

NEPENTHE NEWS

*A monthly publication of the Nepenthe Association
1131 Commons Drive, Sacramento, CA 95825*

*Rob Hessing, Editor
(916) 929-8380*

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www.nepenthehoa.com

Attention All Nepenthe Homeowners: Committee Call to Arms – Please Get Involved!

Doesn't your heart sing when you turn into our community? Beautiful trees, well-designed houses, our personally appointed homes. Nepenthe lives up to its name – a place that produces a pleasurable sensation of forgetfulness of any troubles. It is an oasis of calm and relaxation...

Over the past several years, Nepenthe has taken on some big refurbishing projects – first, the roofs. Then, the siding and painting. Next, bringing our irrigation system into the 21st century. With Rob Hessing sitting in the general manager seat, Merit Property Management is taking over more and more of our daily work and coordination. Merit can only do so much, however.

But Merit can't do this by itself! There are many pieces come together to create our oasis. And many of your neighbors help with this process. Can we interest you?

A successful HOA needs interested and committed community volunteers to help the overall management. We have several standing committees and our board that help guide the direction and look and feel of Nepenthe. Some have commented to me that since things are going so well, there is no need to volunteer. Not true! There are term limits for your board members. Three of us will go off in 2011. Even if the bylaws were changed to eliminate term limits, you cannot be sure anyone wants to invest more than 4 years, even to a shangrila.

Our three year round committees that meet once a month:

Finance – prepares and monitors the annual operating budget for board approval. Advises the Board on our financial picture. Need: homeowners who have experience with reviewing large budgets and financial statements.

Grounds – monitors the HOA grounds – looking for efficiency in irrigation and beauty in planting. Needed: homeowners who have some background in landscaping or gardening.

Architectural Review – reviews requests for changes or modifications to the buildings or homes to ensure consistency of look. Needed: owners who have some background with architecture and design and/or construction.

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As needed committees:

Nominating – prepares the annual slate of officers for the May election. Needed: homeowners who know many or most of our homeowners and who can encourage owners to get involved.

Elections – prepares the ballot and supervises the voting process.

And the Board of Directors itself.

It is helpful to have had some committee experience (particularly on the finance committee) prior to becoming a board member, it is not necessary.

The Board meets once a month in regular session. In addition to that meeting, there are other meetings during the month to review contract proposals or status of projects. The Board also meets to review the reserves and to determine if dues increases are needed to maintain our community.

It is helpful for board members to have backgrounds including reading financial statements, coordinating multiple projects simultaneously, communicating to large groups – employees, customers, or others.

As you drive into Nepenthe to go to your own personal oasis, give a thought to volunteering for one of our committees or to run for the board.

Without You- WHO?

Please feel free to call or email me personally if you want to know more about volunteering in Nepenthe. (I respond to email much faster than voice mail). Mm95825@yahoo.com or 929-2292.

Marcie Mortenson
President of the Nepenthe Board of Directors

Master Landscape Meeting Postponed

The September 12th Town Hall Meeting regarding the master landscape plan for Nepenthe has been postponed. A new date for the meeting has not yet been set. Please contact Manager Rob Hessing (929-8380 or rhessing@meritpm.com) if you have any questions or comments regarding this change.

Water Conservation Reminder

Individual Residences

- No watering between 10 AM and 6 PM.
- Odd addresses are allowed to water on Tuesday, Thursday and Saturday.
- Even addresses are allowed to water on Wednesday, Friday and Sunday.
- No watering is allowed on Monday.
- You must utilize a shut-off nozzle on your hose if you are washing your car, and the same odd/even rules apply to car washing.

Nepenthe Common Area

- No watering between 10 AM and 6 PM. The exception to this will be when water conservation changes are being made in an area after 10 AM and the system may need to be tested.
- Because many of Nepenthe's common area valves service both even and odd addresses, Nepenthe cannot conform to the even/odd watering mandate by address. Instead, watering will be implemented by zone. Zones 1, 3 & 4 will be watered on Tuesday, Thursday and Saturday. Zones 5 & 6 will be watered on Wednesday, Friday and Sunday. Due to mowing schedules, Zone 2 will be watered on Tuesday, Friday and Sunday. The only exception to this schedule would be due to water conservation system testing, as noted above.
- Nepenthe Association is not watering on Monday. As noted above, we may briefly turn a valve on to test an area where irrigation changes have just been made.

Please contact the Clubhouse (929-8380 or nepenthe@meritpm.com, or the MERIT hotline at 888-596-4984 if the Clubhouse is closed) to report any irrigation issues such as excessive watering, broken heads, sprinklers pointing in the wrong direction, etc.

Siding and Painting Project Continues

Phase II is nearing completion and phase III is underway, as the siding and painting project continues its way through Nepenthe. Phase II should be completed within the next couple of weeks.

Financials Update

The June Financials, dated July 31, 2009, reflect \$142,711.95 in operating funds, plus \$150 in petty cash, and \$1,912,253.02 in reserve funds for a total cash balance of \$2,055,114.97. Member's equity is \$2,182,897.04, which is a decrease of \$62,539.75 from the previous month. The decrease is due primarily to siding and painting work.

Patrol and Safety Update

There were no reported instances of criminal or safety-related activity during the month of August. However, tough economic times continue, and that means that the potential for criminal activity still looms large. Some things to remember, especially during this economic downturn:

- Keep your doors and windows closed and locked, especially when left unattended.
- Keep your garage and gates closed at all times.
- Do not leave anything of value exposed in your vehicle.
- Do not grant access into your home to strangers.
- Call the Sacramento Police should you encounter any illegal activity, and then notify management and/or Capital Patrol.

Please remain alert, and do everything in your power to minimize the chance of becoming a victim of crime. An ounce of prevention...

As instance of criminal or safety-related activities have occurred, our residents that have signed up for email blast were made aware of these occasions. Please contact us at the Clubhouse (929-8380 or nepenthe@meritpm.com) if you would like to be added to email blast, enabling you to receive these and other important updates.

Nepenthe Book Club

The Nepenthe Book Club meets monthly on the third Tuesday at 1:30 PM at the Nepenthe Clubhouse. New members are always welcome.

Campus Commons Dog Walkers

The next meeting of the Campus Commons Dog Walkers is scheduled for Thursday, September 17th, beginning at 6 PM at the Campus Commons Clubhouse. Dog Groomer Tracey Wilkinson will speak about dog food and health, and Sally McKeag will speak about efforts to raise money for dog beds at the Sacramento Animal Shelter. Those planning to attend should bring an appetizer and something to drink. Please contact Judy Herek at 927-7689 if you have any questions.

Campus Commons / Nepenthe Men's Group

The Men's Group of Campus Commons and Nepenthe gets together every Friday from noon to 4 PM at the **Campus Commons Clubhouse** for an afternoon of Bridge, Gin Rummy, Poker, Dominoes, and more. Please contact Dave at (916) 568-7478 for further information.

Worth Repeating...

- It is the responsibility of any homeowner who leases or rents their home to make sure that the **Resident Information form** is filled out with the relevant details associated with the lessee.

This form can be obtained from the office. This is important information, as it shows who has privileges here for pool use, etc. It also has the information to contact the lessee if there are issues.

- Please remember that all **garden waste** is picked up by the landscapers on Monday morning. Please do not leave garden waste out at other times unless coordinating with the landscaper, as this is a violation of the Community Rules.
- Please remember that all **alleys are considered fire lanes** and parking is not allowed. Parking in the alley can block neighbors from getting in and out of their garages, and could prevent emergency vehicles access when needed. Parking in the alley could result in the vehicle being towed without notice. Please review this with your guests to ensure that they are properly parked when they visit. This includes contractors that may be providing service at your property. Please make sure that they are parked in a manner that is not obtrusive to your neighbors.
- The City of Sacramento has added a couple of points of contact in an effort to improve communications with residents:
“Dial 311”: 311 provides a single point of contact for City of Sacramento government services. They handle requests from stray animals to utility services, and much more. 311 customer service representatives are at your service 24 hours a day, seven days a week, including holidays. You may also email them at 311@cityofsacramento.org.
Sacramento City Police: The Sacramento City Police website (www.sacpd.org) now allows you to file police reports on line. Just look for the link about halfway down the left side of their web page. Nepenthe Association encourages residents to file reports with the police whenever they witness or are themselves the victims of criminal activity. It is important for the police to be completely aware of all illegal activity that is taking place in and around our neighborhood.
- Have you checked out the **Nepenthe Homeowners Association website**? Please visit www.nepenthehoa.com for all the latest information about your community. We are working on improving the website to create a one stop shop for Nepenthe residents. Currently you will find information about what is needed for various architectural submittals. You will find information about the associations committees and their responsibilities as well as the contact information for the chair of each committee in case you have any questions or concerns. You can access the association legal documents and information about the parking rules.
- **Monthly billing statements** are due the 1st day of each month and late on the 15th. Preferred method of payments are automatic withdraw or U.S. Mail. Checks dropped off at the Nepenthe Clubhouse must be received no later than the last day of the month in order to be assured of being applied to your next month’s payment without possible late fees.

September Events Calendar

Monday, September 7 – Clubhouse closed for Labor Day (pools and gym open regular hours).

Saturday, September 12 – Architectural Review Committee – 9:30 AM in the Clubhouse.

Saturday, September 12 – Private Party – 10 AM to 5 PM in the Clubhouse.

Monday, September 14 – Tai Chi Class – 3 PM to 4 PM in the Clubhouse.

Tuesday, September 15 – Nepenthe Book Club Meeting – 1:30 PM in the Clubhouse.

Thursday, September 17 – Private Party – 3 PM to 10 PM in the Clubhouse.

Thursday, September 17 – Grounds Committee – 4 PM to 5 PM in the Dunbarton Cabana.

Friday, September 18 – Deadline for September newsletter.

Monday, September 21 – Private Party – 9 AM to 3 PM in the Dunbarton Cabana.

Monday, September 21 – Tai Chi Class – 3 PM to 4 PM in the Clubhouse.

Monday, September 21 – Finance Committee – 6:45 PM in the Clubhouse.

Thursday, September 24 – Private Party – 1 PM to 4 PM in the Clubhouse.

Saturday, September 26 – Private Party – Noon to 4:30 PM in the Clubhouse.

Saturday, September 26 – Private Party – 5:30 PM to 12 AM in the Clubhouse.

Monday, September 21 – Tai Chi Class – 3 PM to 4 PM in the Clubhouse.

Monday, September 28 – Board of Directors Meeting – 6:30 PM in the Clubhouse.

Tuesday, September 29 – Private Party – 5 PM to 10 PM in the Clubhouse.

At Your Service

Nepenthe Manager: Rob Hessing, Merit Property Management – 929-8380 or rhessing@meritpm.com
(You can bypass the recorded message by clicking the # sign on your phone's keypad.)

Assistant to the Manager: Janay Cash or Shasta Diggs, Merit Property Management – 929-8380 or nepenthe@meritpm.com

Nepenthe Maintenance: Roger Work, Merit Property Management – 929-8380

Merit Regional Office: 608-3068

Merit Emergency Hotline: (888) 596-4984 - Toll free 24 hours

Emergency leaks: Dan Poe – 275-0082 or Mark Edelman – 825-3156. 24 hours.

Merit Billing: 1-800-428-5588 press extension 5 at any time to bypass the message

Capital Patrol Service: 447-8500

Nepenthe Insurance: John O. Bronson Co.

- General questions – Rob McVicar – 480-4138
- Flood insurance questions - Irene Sabourin - 480-4146
- Property and liability insurance requests – Rocio Leon – 480-4134

Board Members

- Randy Friedman - 646-4112
- Marcie Mortensson - 929-2292
- Bill Newbill - 929-8380
- Joan Trotta - 929-8458

Committee Chairs:

- Architectural Review - David Digardi
- Elections - Yvonne Del Biaggio
- Finance – Nancy Arndorfer
- Grounds – Ivan Gennis
- Insurance - Richard Coombs
- Nominating – Joan Trotta

Nepenthe website - nepenthehoa.com