

NEPENTHE NEWS

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

Judi Graham, Editor

November, 2010
(916) 929-8380

www.nepenthehoa.com

Happy Thanksgiving

Dear Homeowners,

With holidays, come holiday traditions and Sacramento's Thanksgiving traditions pretty much align with what goes on across the country: special church services for thanks giving, long standing football rivalry games, and of course, the family Thanksgiving dinner with all the trimmings.

Thanksgiving is more than a family day. It's a time of reaching out to those in the community who are in need. One particular community tradition of note deserves your attention--the 17th Annual Run to Feed the Hungry, which benefits the Sacramento Food Bank. Last year, more than 30,000 Sacramentans took part in this really fun walk/run in the River Park/Sac State area. I mention this tradition for a particular reason: the Food Bank suffered a devastating fire two weeks ago, so your participation or contribution is extremely vital this year. We all know what good things the Sacramento Food Bank does throughout the year. Now it's our turn to help them. We'll be collecting food for the food bank here at Nepenthe in a couple of days. Another outreach thought is to think about including someone in your day that you don't usually include. No one should have to spend Thanksgiving alone.

Have a wonderful holiday.

Judi Graham
Nepenthe General Manager

Important Community Meeting on Security Tuesday, November 2 6:30 PM

Vote early so that you can attend an important Community Meeting on Security tomorrow night, beginning at 6:30 pm.

- This meeting is designed to give you accurate information about our situation, what is being done to ensure your safety by Sac PD and our patrol service, and what you can do as lessen your risk.

- Presentations will be made by Alana Henley, Crime Prevention Community Services Officer and Fred Mowrey of Capital Private Patrol and a patrolman will also attend, if available.
- Representatives from four alarm system companies will be on hand in the Library should you want to come early and meet with them.
- The meeting will conclude with a Question and Answer period.

If you are unable to attend the Security Meeting, you can be involved in our crime prevention efforts by being alert for any suspicious persons or vehicles in Nepenthe and reporting anything unusual to the Clubhouse office during business hours @929-8380 or the after hours Merit Emergency Hotline @1-888-596-4984.

Financials Update

September 2010 Financial Summary

Assessment and Cash Summary		
Monthly Assessment Budget	Current Month Assessment Received	Operating Cash Balance
\$ 237,770	\$ 212,776	\$ 258,661

Operating Expense Summary			
Monthly Budget	Current Month Expenses	Year to Date Budget	Year to Date Expenses
\$ 102,863	\$91,970	\$ 925,767	\$ 880,163

Reserve Summary					
Monthly Contribution Budget	Current Month Contribution Actual	Current Month Expenses	Year to Date Contribution	Year to Date Expenses	Year to Date Balance
\$ 136,433	\$ 136,443	\$ 3,689	\$1,767,339	\$ 997,810	\$ 1,403,838

Paving Update

The weekend rain on October 22 and 23 has delayed the alley work which needs to be completed before the final seal coat can be applied. The plan is to do the remaining alley work in the days ahead as soon as favorable weather temperatures allow. You will be notified by E-Blast and bulletins posted on sawhorses at alley entrances. Watch for them.

Irrigation & Landscape News

The irrigation upgrade work in Zone 4 began Monday, October 25. The work is being done by Fernandez Landscape at a cost not to exceed \$65,000. Crack maintenance is scheduled for the week of November 1 in Zone 1 by JP Paving contractors.

Tree Removals

At the September 27 board meeting, the Board approved a one year contract with Valley Crest Tree Care Service for a tree removal plan which includes weight reduction of 117 tulip trees and 31 chinese elms; maintenance pruning of 49 plum trees, 44 locust trees, and 137 birch trees; clearance pruning of all community trees within 3-5 ft. of buldings, 10-15 feet of a roof, walkway, road, signage, and lights; and removal and stump grinding of surface roots of 29 trees listed on a removal priority list dated September 27, 2010 at a cost of \$93,057. The tree inventory will also be updated during this process.

The following is a list of the trees on the removal priority list as it now stands. Removal notices have been placed on the trees which have been designated for removal. Work is scheduled to begin within the next two weeks.

If you have objections or questions about a specific removal, please contact the office and we can provide the reason for the removal.

Tree #	Street Address	Species
131	2315 Swarthmore	Liquidambar
98	16 Adelphi Court	Liquidambar
*224-226	22, 26, 28 Adelphi Court	3 Pears
147 or 876	4 Adelphi	Black Pine
1505	1304 Commons Dr.	Aleppo Pine
325	1025 Vanderbilt	Liquidambar
161	1219 Vanderbilt	Liquidambar
268	206 Elmhurst	Liquidambar
266	208 Elmhurst	Liquidambar
247, 248	306 – 310 Elmhurst	2 Chinese Elms
133	503 Elmhurst	Liquidambar
*97	612 Elmhurst	Pear
Unnumbered	804 Elmhurst	Pear
Unnumbered	806 Elmhurst	Pear
356	1003 Dunbarton	Liquidambar
59	813 Dunbarton	Tulip
168	508 Dunbarton	Ash
133	302 Dunbarton	Tulip
236	101 Dunbarton	Pistache
*23	1515 University	Pear
*138	1563 University	Pear
*46	1593 University	Pear
138??	10 Adelphi	Alder
22	14 Colby	Liquidambar
1411, 1412	1428 Commons Dr.	2 Alders

*Under review. Will be re-evaluated.

SAVE THE DATE
Saturday, November 20
10:00 AM to Noon

Community Forum: Nepenthe Orientation

Recognizing that over 50 new residents have moved into Nepenthe in the last two years and that there are also many questions that are frequently asked by all residents, the next Community Forum is scheduled to answer those questions. This forum, entitled “Nepenthe Orientation,” is designed especially for new homeowners but all residents are welcome. It will be held on Saturday, November 20 from 10:00 AM to 12:00 o’clock noon in the Nepenthe Clubhouse. Some of the questions to be covered are:

- Do I need to purchase extra insurance?
- What is being done about security:
- What is a *work order* and when do I use it?
- Which changes to my residence require pre-approval?

There will also be a Question and Answer period, if time permits. Please remind your neighbors and see the flyer on page 9 for details.

The MeritConnect Community Website Is Coming!!

What is the MeritConnect Community Website? It’s a community website that can only be accessed by Nepenthe Members. The website includes Nepenthe forms, governing documents (CC&R’s, Bylaws, Community Rules), community details and more. You will be receiving a letter in the mail with instructions on how to log into the system and a schedule of upcoming training classes that will be held at the Clubhouse.

Holiday Decoration Clarification

The article in the October Nepenthe Newsletter contained incomplete information. Please know that you may continue to do whatever you have been doing to the front of your home. What has changed is that **the change is that the Board has expanded the placement of seasonal outdoor decorations to the alleys this year.** Decorations may go up beginning November 26 and are to be removed by January 5, 2011.

There are some restrictions for decorating the alley ways:

- Decorations should be in good taste. Flashing or twinkling lights are not allowed, nor are inflatables or paper streamers which “run” when wet. “Lights out” is at 11:00 pm.
- Decorations may not pose safety hazards or interfere with alley vehicle traffic.

- Decorations may not be affixed to the siding of the residence or harm the exterior painting. Be careful not to damage the buildings or fences in any way.
- Homeowners can put up displays individually or collectively, with their neighbors.

Again, this approval is not a lifting of the CC& R's, Bylaws, and/or Community Rules. What is intended is to allow the residents some added enjoyment of the holiday season by saying it's OK to decorate in the alleys.

Please contact the office if you have any questions about your decorating plans.

Are You In or Out? (of Compliance)

The most frequently asked question that we hear in the area of general residential maintenance and repair is: Whose responsibility is it? the Association's or mine? We hope this list will give you your answer:

Component	Association
Roof Shakes & Flashing	X
Exterior Siding & Trim	X
Overhead Garage Door Siding*	X
Exterior Painting on Siding, Trim, & Fences	X
Patio Perimeter Fences	X
Patio Beams – 2200/2300/7700 Models**	X
Rain Gutters – Original and Association installed	X
Roof and Gutter Clearing	X
Landscaping Outside Patio Fences	X
Plumbing – Under Alleys and Common Areas	X
Standard RFD mail box and post	X
Cement Driveway, Outside of patio area	X
Cement Walk, Outside of patio area	X

*The Association is responsible only for the siding on the original-design overhead garage doors.

**"Patio Beams" refer to the exterior portion of those beams which are an integral part of the residential structure.

	Homeowner
Building or Framing Components	X
Brick Chimney, Fireplace, Cap, and all components	X
Doors, Jambs, and Hardware	X
Exterior Paint – touch up	X
Interior Patio "Partition" Fences	X
Fence and Gate Hardware – all	X
Windows, Glass Doors, Frames, etc.	X
Screens	X
Patio Covers/Trellises	X
Rain Gutters – Homeowner Add-ons	X
Homeowner Improvements/Changes	X
Plumbing – All Lines, Valves, Fixtures, and Vents	X
Pest & Insect Related Problems – all	X

Electrical Lines, Fixtures, etc.	Homeowner
Gal lines from main line, Valves, Meters	X
Cable TV, Telephone, Other Utilities	X

Fitness Center Now Open at 5:30 A.M.

The Community Rules have been changed to allow fitness enthusiasts to access the Fitness Center at 5:30 am instead of 7:00 am. There is no fiscal impact associated with this action. This change was approved at the September 27, 2010 Board Meeting.

Do You Have Expertise to Share?

As we continue to renovate and update our community to keep in step with the times and to maintain our property values, the association will be engaged in long range and integrated project planning. In this light, the board is seeking to establish a project resource contact list of homeowners with expertise to assist with planning and development of projects

We envision consulting with homeowners who have experience and expertise in such areas as accounting/budgeting, architecture (landscape and structural), business/strategic planning, construction, contracting, electrical, engineering (design, paving, water conservation/irrigation) and plumbing, etc.

If you are interested, please contact the office with your name, contact information (telephone number and Email address), and area of expertise. Thank you for your help!

In Remembrance

Eleanor Langaap, long time Nepenthe resident and past president of the Board of Directors, passed away October 20 at the age of 88. Eleanor had a long and distinguished career in public health. She was the first woman chief administrator of American River Hospital in 1975.

Note These Dates

Saturday, November 6

**Campus Commons Dog Walkers
Last Group Dog Walk of the Year
10:00 AM. Meet at playground with your pup**

Thursday, November 18

**Campus Commons Dog Walkers
Holiday Dogtail Party
6:00 PM – Campus Commons Clubhouse
Dazzle us with your favorite appetizer or brings some
Spirits (Champagne, wine, etc. Your choice)**

Holiday Charity is the Sacramento City Pound
Contact Mary Darlow @929-1344 or Marilyn Gardner
@564-9555.

Thanks to everyone for making our first Doggie Bingo a success! We will be electing new leaders for our little group. Pam and Terry have had a wonderful year and we encourage two of you to jointly run it next year. It's much easier with two. Questions about leading CCDW? Ask Terry or Pam. Terry (415) 990-8044 or Pam 207-7546. ffairman@pacbell.net or d.pam@sbcglobal.net

Saturday, November 20	Community Forum: Nepenthe Orientation – 10:00 am-Noon
Wednesday, December 8	The Clubhouse is reserved for a private event. 9:00 am-4:00 pm
Thursday, December 9	The Clubhouse is reserved for a private event. 3:00-8:00 pm
Thursday, December 16	“Holiday Cheer” event presented by the Social Committee 6:00-8:00 pm
Saturday, December 18	The clubhouse is reserved for a private event. 4:00-11:00 pm

BARBRA GOLDBERG 916-972-9237
FALL/WINTER 2010 CHI GONG/TAI CHI SCHEDULE
MONDAYS 3:00 -4:00 PM, NEPENTHE CLUBHOUSE \$5.00 fee per class

November 8, 15, 22, 29
December 6, 13, 20
Contact Nicki Shearer @927-2610 if you have questions.

And Save This Date, Too
Thursday, December 16
6:00 – 8:00 PM

*You are cordially invited to
have some Holiday Cheer
with the good people of the Nepenthe Community.
Mark your calendar.*

Details to follow
At Your Service

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

Assistants to the Manager:

Weekdays 9:00 AM – 6:00 PM: Sue Frazee, Merit Property Management – 929-8380 or
nepenthe@meritpm.com;

Weekends – 10:00 PM—2:00 PM. Debbie Tiscareno, Merit Property Management –
929-8380 or nepenthe@meritpm.com

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

Merit Regional Office: 608-3068

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

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

Capital Patrol Service: 447-8500

Electrical Outages: Call SMUD's toll free number 1-888-456-SMUD to report.

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

Meets at 6:30 PM on the 4th Monday of the month in the Clubhouse

- Randy Friedman, President
- Bill Newbill, Member-at-Large
- Judy Semerjian, Secretary
- Barbara Stromick, Treasurer
- Liza Tafoya, Vice-President

Committee Chairs:

- Architectural Review – Dave Digardi
Meets at 9:30 AM on the 1st Saturday of the month in the Clubhouse
- Elections - Yvonne Del Biaggio
- Finance – Marcie Mortensson.
Meets at 6:45 PM. on the 3rd Monday of the month in the Clubhouse
- Grounds – Ivan Gennis-
Meets at 4:00 PM. on the 2nd Thursday of the month in the Clubhouse
- Insurance – Bill Newbill
- Nominating – Randal Friedman
- Outreach – Nicki Shearer
Meets at 5:30 PM on the 2nd Thursday of the month in the Clubhouse
- Social – Iris Bettencourt
Meets at 5:00 on the second Wednesday of the month in the Clubhouse



You're Invited!!



Community Forum: Nepenthe Orientation

Everything you ever wanted to know about Nepenthe...
but didn't know who to ask.

- Do I need to purchase extra insurance?
- What is being done about security?
- What is a *work order* and when do I use it?
- Which changes to my residence require pre-approval?

...and more

When: Saturday, November 20
Time: 10:00 AM – 12:00 o'clock noon
Where: Nepenthe Clubhouse

Light refreshments provided courtesy of John O. Bronson Co.

Please join us!

Please RSVP by e-mail (nepenthe@meritpm.com), by phone (916) 929-8380 or in person at the Nepenthe Office.