

NEPENTHE NEWS

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

*March, 2011
(916) 929-8380*

Manager's Message

Dear Homeowners,

March 21 marks the official First Day of Spring. Thoughts of home improvements come to mind, and we're noticing an increased number of inquiries from residents about how to get improvement projects approved. Please see the article on the Architectural Control Committee and planning process for exterior home improvements. The office has a resource list of vendors for you to use and we're also happy to guide you in the Architectural Review Committee approval process for improvement projects. Please give us a call or stop by.

Judi Graham
Nepenthe General Manager

The Deadline to Submit Candidate Names for the Nepenthe Annual Election Has Been Extended to March 21, 2011

As noted in last month's newsletter, the annual election of the Nepenthe Board of Directors is rapidly approaching with the Annual Membership Meeting scheduled on Monday, May 23.

This year, three positions will be open for election—those of board members Randy Friedman, Bill Newbill and Barbara Stromick. If you are interested in running for a position on the Board, please contact Judi Graham or Sue Frazee in the Nepenthe Clubhouse office by Monday, March 21 and they will forward your information to the Nominating Committee. However, homeowners may also campaign as write-in candidates after March 21.

Monday, March 21
Monday, March 28
Tuesday, March 29
Monday, April 18
Monday, April 25
Monday, May 23

Names of Board candidates due to the Nominating Committee
Nominating Committee submits candidate names to the Board
Candidates statement due to the office for the April newsletter
Ballots mailed to homeowners to be returned no later than May 23
Candidate's Night (prior to the regularly scheduled Board meeting)
Annual Membership Meeting (ballots counted and election results announced)

Do You Have Expertise to Share?

As we continue to renovate and update our community to keep pace 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 E-Mail address), and area of expertise. Thank you for your help!

Social Committee Needs a New Leader

We are sorry to announce the departure of Iris Bettencourt from the Social Committee. Iris was the committee chairman, an energetic leader with innovative ideas who put together great events. We'd like to thank Iris for her service. To say she will be missed is an understatement.

If you enjoy entertaining, please give some thought to joining the Social Committee. The next meeting is Wednesday, March 9 at 5:00 PM in the Nepenthe library or contact Judi Graham to find out how you can help.

Financials Update January 2011 Financial Summary

Assessment and Cash Summary		
Monthly Assessment Budget	Current Month Assessment Received	Operating Cash Balance
\$238,905	\$ 244,693	\$84,467

Operating Expense Summary			
Monthly Budget	Current Month Expenses	Year to Date Budget	Year to Date Expenses
\$102,562	\$98,090	\$102,562	\$98,090

Reserve Summary					
Monthly Contribution Budget	Current Month Contribution Actual	Current Month Expenses	Year to Date Contributions	Year to Date Expenses	Year to Date Balance
\$36,433	\$136,433	\$11,946	\$136,433	\$11,946	\$1,686,482

February 28, 2011 Board Action Items Irrigation and Landscape

- During the February board meeting, the board approved \$70,964 for the irrigation system retrofit in Zone 5, the Elmhurst Circle area. The upgrades and automation of irrigation systems in Zones 1 and 4 have been completed at a total cost of \$92,830.
- Contingent on management review, the board approved \$11,406 for the Spring Planting and Tree Remediation lists.
- The board also approved the removal of redwood needles under the trees except along the perimeter of the property (Howe and University avenues), where they serve as a noise barrier.

Administrative

- Approved a motion to allow the Social Committee to open a checking account for the deposit of event revenues and reimburse committee members for their expenses.
- Approved a motion to notice a Special Open Session Board Meeting followed by an Executive Session on Thursday, March 10, 2011 at 6:30 PM.

Roof and Gutter Cleaning Progress

The annual process of clearing your roof top and cleaning out the gutters is coming to a close. Randy Ross and crew have 50 houses to go in the second round of cleaning for those of you who live in densely planted tree areas. You will be noticed approximately two days in advance of the workmen's arrival. Only keep your gate unlocked between the hours of 8:30 am and 5:00 pm on the designated days. If you have any question about the process, please contact the office and we will be more than happy to answer your questions.

Tree Removals

To date, Valley Crest Tree Care Service has removed 17 of the 29 trees identified as high priority in the removal plan. Three alders and 9 pear trees remain and the arborists reports will be submitted to the board for review and discussed at the March 28 meeting. Trees in question are highlighted in bold type below:

Tree #	Street Address	Species
224-226	22, 26, 28 Adelphi Court	3 Pears
97	612 Elmhurst	Pear
Unnumbered	804 Elmhurst	Pear
Unnumbered	806 Elmhurst	Pear
23	1515 University	Pear
138	1563 University	Pear
46	1593 University	Pear
38??	10 Adelphi	Alder
1411, 1412	1428 Commons Dr.	2 Alders

Security Update

- **February 22 Community-wide Security Meeting**

Forty residents attended our community-wide meeting on security in February. Alana Henley and Dan Nutley from the Sacramento Police Department and Fred Mowrey of Capitol Private Patrol also participated.

- **Neighborhood Watch Captains Needed**

Law enforcement cannot do its job without our help. Our goal is to have a Captain for each alley. So far we have 23 captains. A few more may be needed since some of our alleys are large and may require two. The job of captain doesn't require a lot of time after you get the initial alley meeting set up. It's mainly about being watchful about what is going on in your immediate surroundings and picking up the phone when something is amiss.

- **New Security Tips**

Break-ins are crimes of opportunity. Let's not make it easy for someone to enter.

Carry your cell phone with you when you are out for a walk. Calls from a cell to 911 are otherwise routed go to the CHP.

From your land line, report **emergencies** (crimes in progress) to 911.
Program your cell phone, call 732-0100 or 264-5151 to reach Sac PD.

Report **non-emergencies** (suspicious looking individuals) to 264-5471
Know the people you hire to do work on your home. Make sure their employees are bonded.

Secure your garage door opener, registration and insurance papers in the glove compartment. Be sure windows, sliding doors, gates, garage doors, and the door from the garage to the unit are LOCKED.

Architectural Review Committee Says Plan Ahead

If you are considering making some home improvements in the near future, please remember that the changes you are planning need to be approved by BOTH the Architectural Review Committee (ARC) and the Board of Directors and you need to allow time for this process. The committee meets on the second Saturday of the month at 9:30 AM in the Nepenthe Clubhouse. Your application should be submitted to the office several days ahead of the meeting in order to be on the agenda for the meeting.

Applications are available in the office. The application contains valuable information. Please read it carefully and come prepared. Make sure your plans are clearly outlined. Drawings are helpful and it is important to include product names. In the case of an extensive remodel, it's a good idea to have your contractor come with you to the meeting.

Dog Walkers

The Campus Commons Dog Walkers group has a meeting scheduled on Thursday, March 24 from 6:00 – 8:00 PM in the Campus Commons Clubhouse. Donations for the Sacramento County Animal Shelter on Bradshaw Road will be collected at the meeting. The shelter, although recently renovated, is in dire need of items for both dogs and cats to help keep the shelter going. Some of the items needed are blankets, leashes, Science Diet dog and cat food, peanut butter (for Kong toys), and dog and cat beds. A donation box recently placed in the Campus Commons Clubhouse yielded five boxes of items for the shelter. More items are needed.

If you can, please bring an item from the list above to the March 24 meeting. If you have any questions, contact Rene' Husakow at 567-1972 or send an E-Mail to lillynme@att.net. There will also be a speaker from the Red Cross at the meeting to discuss pet first aid. Would you know what to do if your pet needed first aid? If you have a pet, or if you take care of someone else's pet, you won't want to miss this meeting.

More on Merit Connect

The Nepenthe MeritConnect website is up and running!! Please take the time to register and login to this informative website for Nepenthe Members only. You can check your account balance, view Open Board Packages, Board Minutes, Community Documents, the Community Calendar and more!! As stated in the January Newsletter, you will need to register before you can access the website. You should have received a letter in the mail with registration instructions. Members can reach the website via a link on the Nepenthe website at nepenthehoa.com or go to it directly at mericonnect.com/nepentheassociation. If you have any questions on how to register or login to the system, please contact our Merit Customer Care Department at 1-800-428-5588 for assistance.

At Your Service
Merit Property Management

Weekdays 9:00 AM – 6:00 PM
Weekends – 10:00 AM—2:00 PM

Nepenthe Manager: Judi Graham – 929-8380 or jgraham@meritpm.com

Assistants to the Manager:

Sue Frazee, Associate Community Manager - 929-8380 or nepenthe@meritpm.com

Debbie Tiscareno, Assistant Administrator - 929-8380 or nepenthe@meritpm.com

Roger Work, Nepenthe Maintenance - 929-8380 or nepenthe@meritpm.com

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 Private 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

The Board meets at 6:30 PM on the 4th Monday of the month in the Clubhouse.


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

Committee Chairs:

- Architectural Review – Dave Digardi
Meets at 9:30 AM on the 2nd Saturday of the month in the Clubhouse
- Elections - Yvonne Del Biaggio
- Finance – Marcie Mortensson.
Meets at 6:45 PM on the Thursday before the fourth 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 5:00 PM on the 1st Thursday of the month in the Clubhouse
- Social – Chair is vacant.
Meets at 5:00 on the second Wednesday of the month in the Clubhouse

NEPENTHE ASSOCIATION CALENDAR

MARCH 2011

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
		9:30 AM—All Level Yoga Class	5:00—Social Committee 6:00—8:00 PM Neighborhood Watch Alley Meeting	4:00—Nominating/ Outreach Committee		Private Parties 11:00 AM—2:00 PM 3:00 PM—8:00 PM
6	7	8	9	10	11	12
	3:00 PM—Chi Gong/ Tai Chi Class	9:30 AM—All Level Yoga Class		4:00 PM—Grounds Committee 4:30 PM - Board Meeting Exec. Session follows		9:30 AM— Architectural Review Committee
13	14	15	16	17	18	19
Daylight Savings Time Begins	3:00 PM—Chi Gong/ Tai Chi Class	9:30 AM—All Level Yoga Class 1:30 PM—Book Club 6:00 PM—8:00 PM Neighborhood Watch Alley Meeting		HAPPY SAINT PATRICK'S DAY 		
20	21	22	23	24	25	26
	3:00 PM—Chi Gong/ Tai Chi Class <i>Spring</i>	9:30 AM—All Level Yoga Class		6:45 PM—Finance Committee		Private Party 7:00—10:00 PM
27	28	29	30	31		
	3:00 PM—Chi Gong/ Tai Chi Class 6:30 PM - Board of Directors Meeting	9:30 AM—All Level Yoga Class				