

The Nepenthe News



MERIT PROPERTY MANAGEMENT

Nepenthe Annual Election - May 23, 2012

The Annual Election for the Nepenthe Board of Directors will be held on Wednesday, May 23rd at 5:00 PM in the Nepenthe Clubhouse. The Nepenthe's Nominating Committee is happy to announce the running of three candidates for election to the Board with two Director seats to fill this year.

Please remember that your vote is critical to the success of the election process at Nepenthe. Twenty-five percent or 148 of the 590 Nepenthe homeowners must vote for the election to be valid. One of the Board's goals for 2012 is to achieve a 50% quorum. Failure to achieve the 25% number would result in costly re-mailings to the community. Please be sure to exercise your right and cast your vote in this year's election.

Ballots were sent out to residents prior to April 22. It is a privilege and the right of each Nepenthe residence (one vote per household) to participate in this process by casting your vote. Ballots will be received via mail or you may drop them off in the ballot box located at the Clubhouse. Please make sure to sign the outer envelope so your vote counts!

If you are the homeowner and did not receive an election ballot in the mail, please contact the Nepenthe office at (916) 929 - 8380 so we can provide you with one.

Enforcement of Rules & Regulations

In April of 2012 the Board of Directors approved the Enforcement of Rules & Regulations Policy. Starting June 1, 2012, management will begin violation walks of the community and proceed with sending courtesy notices according to the restrictions set forth in the Governing Documents (CC&R's, Community Rules, etc.) and Fine Schedule.

Section 2.02 of the Nepenthe Association Second Amended and Restated Declarations of Covenants, Conditions and Restrictions (CC&R's) state that all present and future Owners, tenants, and occupants of Lots within the properties shall be subject to, and shall comply with each and every provision of the Governing Documents. Therefore, the Board of Directors will enforce the Governing Documents as specified within the Associations Governing Documents. The enforcement of such Governing Documents will follow the Fine Schedule and Governing Document Enforcement Policy, approved by the Board of Directors on January 25, 2010.

If you have any questions or comments regarding the Enforcement of Rules & Regulations, please contact the management office at (916) 929-8380.

May 2012

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Next Meeting

The next Board of Directors Meeting will be held:

**May 23, 2012
5:00 pm**

Homeowner comments and suggestions are welcome!

We hope to see you there!

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April Action Items

The Board of Directors took action on the following items during the April 25th Board meeting.

- Approved the proposal to authorize managements use of a Purchasing Cards (P-Cards). This will allow management to use a debit or credit cards when purchasing certain products and services. Types of expenditures include those from online suppliers, suppliers requiring payment on the spot or suppliers that do not accept checks.
- Approved five homeowner applications for the installation of new windows, a front door, and a trellis replacement per Nepenthe criteria and as recommended by the Architectural Review Committee.
- Recorded liens against two homeowners who are in arrears on their assessments.
- Approved the Enforcement of Rules & Regulations Policy. Starting June 1st, management will begin violation walks of the community and proceed with sending out courtesy notices.

All homeowners are invited to join the Board of Director's Open Session meetings. The Board meetings are held on the 4th Wednesday of each month at 5:00 PM in the Nepenthe Clubhouse. Homeowner comments and suggestions are encouraged!

Future Action Items

During the Board of Directors Meeting on April 25th, the Board discussed future proposals that may become action items in May or later. The proposed items included:

- Proposal to discontinue the practice of giving homeowners contact information for plumbers, window installers, etc. This list may create a false sense of responsibility on the Associations behalf, by recommending vendors.
- A revised policy on the display of holiday decorations. The draft policy is a continuing work in progress.
- Proposal for itemized homeowner Assessment billing statements. This proposed change will include more detailed information including how much of the monthly homeowner assessment is deposited towards the Operating and Reserve Accounts.
- Proposal for a late fee removal policy. This policy would grant approval to the Management Company to remove a late fee from a homeowner's account as a one time courtesy.
- Proposal for a policy on the purchasing and storage of irrigation supplies. This policy would authorize Fernandez Landscape Service to purchase and store all irrigation supplies needed for the Association to complete work orders and ongoing maintenance and repairs.

These are the latest future action items that Board will continue to discuss, so make sure to stay up-to-date with the current issues.

MAY 30TH - HAPPY 40TH ANNIVERSARY NEPENTHE

Nepenthe 40th Anniversary Celebration
SEPTEMBER 8, 2012

SAVE THE DATE - MARK YOUR CALENDAR

(The following is part of an article written by Bob Giess, Board President 2001-2002, which appeared in the January 2002 Newsletter)

A Look Back at the Early Days of Campus Commons - Nepenthe

One of the things that makes Campus Commons so desirable is that it lies at the geographical center of the Sacramento metropolitan area, along the north bank of the American River four and one-half miles east of the State Capitol building.

In the early 1960's only one large area of land close to the City of Sacramento remained undivided into suburban building lots. This area was comprised of the Horst and Haas ranches lying in the bend on the north side of the American River, south of Fair Oaks Boulevard. The Horst Corporation acquired its property in 1913 and had devoted the 555 acres to hop production since 1940.

By December 1964, agreement was reached for the sale of the Horst Ranch for \$4.5 million to a group consisting of 12 partners who had incorporated as Horst Ranch Venture. Two of the partners, Henry Moss and Robert Hurst, had previously acquired the 126-acre Haas Ranch, which was now added to the Venture's property for a total of 681 acres.

The following year, 661 acres were annexed to the City of Sacramento, with the remaining 20-acre strip subdivided as part of Sierra Oaks outside the new city limits. The area which had been zoned "Agricultural" was rezoned "Planned Unit Development." It was the first total community design approved by the City Planning Commission under the new Planned Unit Development section of the zoning ordinance which had become effective June 13, 1964. In September 1965, the development plans were announced to the public..

"Campus Commons will be developed as a contoured, carefully landscaped, architecturally consistent community, one of large, open common areas of carefully screened – even hidden – parking and traffic areas of inviting shopping areas...."

In April 1967, the City Council decided to extend Howe Avenue southward from Fair Oaks Boulevard across the American River to Folsom Boulevard. It was also in early April 1967 that the pedestrian bridge connecting Campus Commons with the College was dedicated. Costing \$636,000, the suspension structure is patterned after the Golden Gate Bridge in San Francisco, and named for Guy West, the first president of Sacramento State College, (now California State University, Sacramento).

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In November 1970, R.C. Powell Developments and Teichert Land Co. formed a joint venture to build 400 housing units on 46 acres of Campus Commons purchasing property for \$1 million from a subsidiary of Moss Land Company. Of the 1200 lots in the original Campus Commons plan, Powell eventually purchased 900.

"Both Robert Powell and Lou Riggs, vice-president of Teichert Land Co., said their design would follow the basic concept of Campus Commons community plan developed by Callister and Paine..."

Forty Years Ago – 1972 to 1980

It was on May 30, 1972 that Nepenthe Association was incorporated. The area south of American River Drive, between Commons Drive and Howe Avenue went on sale August 5, 1972 with the opening of the model homes on American River Drive. Prices ranged from \$27,500 for the one-story Plan 1100, to \$37,000 for the Plan 1776.

In December home owners began moving in on Colby Court and in March of 1973 on Commons Drive, followed by Adelphi Court in May and extending south to Swarthmore Drive in June. Construction of the Clubhouse buildings, tennis courts and pools was well underway in September. Thursday, December 20, 1973 marked the celebration of the opening of the Nepenthe Clubhouse and the first of the annual holiday parties for residents.

The map for Unit 7A was filed with the city on October 29, 1973 and construction began immediately with residents establishing homes in early 1974. In February, the tennis courts were completed and the new swimming pools were heated for use. The first cocktail party and potluck dinner were held on Sunday, February 17, 1974. Marcia Strowbridge, Nepenthe Club Manager, commented in the March Newsletter "Many thanks to all of you who made our first Potluck dinner such a success. We had plenty of good food and it was a delightful evening for all who attended" In March the Tennis committee had selected and hired Robyn and Bill Ray as the Nepenthe tennis instructors. On July 1, 1974 Mrs. Candy Ray became manager and began to organize many social events usually two or three each month with the help of a lot of volunteers. But remember, at that time, everything was new and the Developer was still taking care of all of the landscaping, the pools, and other facility maintenance.

In June 1975, Harold Sumner became Association Manager and construction was well underway south of Vanderbilt Way. Tennis was very popular at this time and the Powell Development Company announced that two additional tennis courts would be built along Commons Drive. Also during this time the Tennis committee was very active with a variety of party events being held open to all residents and benefiting from the contributions of many volunteers from throughout the community. As of September 1975 the base prices of new home ranged from \$45,000 to \$56,000.

On June 6, 1976 there was a special preview showing of the new model homes designs for the Dunbarton Circle neighborhood which featured a private street owned and maintained by the Association. Later in the year homeowners began moving in.

On January 21, 1977 the last 61 homes in Dunbarton Circle went on sale with base prices ranging from \$57,500 to \$70,500. In 1977 and 1978 the two final neighborhoods, Elmhurst Circle and University Avenue were begun. By March 1980 a total of 1164 residential units had been constructed on all of the property in Campus Commons in the area encircled by University Avenue and bordered by Howe Avenue.

40th Anniversary Celebration Committee

Call Pamela Livingston at 802-6361 and join the committee

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Pool Safety for Children

Learn the action steps you can take for safeguarding children in and around the water.

SUPERVISION

Curiosity, rapidly changing skills, and an inability to understand danger place young children at high risk. Adults must establish and communicate responsibility for child supervision:

- Assign an adult "water watcher" to supervise the pool/spa area, especially during social gatherings.
- Assign a second adult to maintain constant visual contact with children in the pool/spa area. Don't assume someone else is watching a child.
- Never leave a child alone near a pool or spa, bathtub, toilet, water-filled bucket, pond, or any standing water in which a child's nose and mouth may be submersed.
- Don't rely on swimming lessons, life preservers, or any other equipment to make a child "water safe".
- Don't allow children to play in the pool/spa area.
- Look in the pool area first if a child is missing.
- Remember, dogs are never allowed in the pool areas. If you see anyone with a dog in the pool area, contact management at (916) 929-8380
- If you see any suspicious person(s) using the facilities, please contact the local police at the non-emergency number: (916) 874-5115

Patio Clippings

Garden clippings from a homeowner's patio may be set out for pick-up by our landscape contractor on a weekly basis. The clippings are to be in plastic bags or securely bundled and placed on street curbs not earlier than Sunday afternoon nor later than 9:00 AM Monday morning for pick-up. Clippings that are set out after the pick-up on Monday mornings will not be removed by the landscape contractor.



The Association asks that each resident follows the rules and guidelines for patio clippings. If you have any questions or concerns, please contact the Nepenthe office at (916) 929-8380.

Annual Dog Walkers' Picnic

The Annual Dog Walkers' Picnic will be held on Thursday, May 17th, from 6:00 PM to 8:00 PM. This is the only dog walker event that dogs are allowed to attend, pending they are kept on a leash at all times. The picnic will be held in the Hartnell greenbelt. Attendees are asked to bring their own food and beverages. Dessert and soft drinks will be provided by the club.

If you are new to Nepenthe and interested in joining the Dog Walkers Group, you are more than welcome to attend the picnic. If you have any questions, please contact Rene' Husakow at (916) 567-1972. They hope to see you and your best friend there!

Nepenthe Seeking Committee Volunteers

The Nepenthe Association are currently seeking residents who wish to volunteer in one of the seven committees. If you are interested, please contact the Nepenthe office at (916) 929-8380.

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Approved Architectural Applications

At the April 25, 2012 Board of Directors Meeting, the following architectural applications were approved:

2244 Swarthmore Drive - Window Replacement
 608 Elmhurst Circle - Window Replacement
 1125 Commons Drive - Window Replacement
 1107 Dunbarton Circle - Front Door Replacement
 1179 Vanderbilt Way - Trellis Replacement

If you wish to make any exterior changes to your unit that are visible to the community or interior changes that impact the roof, you must submit an architectural application for review and approval by the Architectural Committee and Board of Directors prior to commencing any work to your unit. Applications are to be turned into the Nepenthe office by the Wednesday prior to the Architectural Committee Meeting. The Architectural Committee meets on the 1st Saturday of each month at 9:30 a.m. in the Clubhouse.

Architectural Applications are available in the management office or online at:

www.meritconnect.com/NepentheAssociation

Financial Update– March 2012		
Assessment and Cash Summary		
Monthly Assessment Budget	Current Month Assessment Received	Operating Cash Balance
\$242,139	\$260,745	\$281,432

Operating Expense Summary			
Monthly Budget	Current Month Expenses	Year to Date Budget	Year to Date Expenses
\$103,985	\$50,764	234,843	\$202,989

Reserve Summary				
Current Month Contribution Actual	Current Month Expenses	Year to Date Contributions	Year to Date Expenses	Balance
\$138,154	\$37,980	\$414,462	\$140,419	\$2,321,592

May 2012

Save the Date:
**Nepenthe 40th Anniversary
 Celebration**
 Saturday, September 8, 2012
 5:00 PM - 7:00 PM

SUN	MON	TUE	WED	THU	FRI	SAT
		1 Yoga 9:30 AM	2	3 Outreach Committee Meeting 5:00 PM	4	5 Architectural Re- view Committee 9:30 AM
6	7 Tai Chi 3:00 PM	8 Yoga 9:30 AM	9	10 Grounds Committee Meeting 4:00 PM	11	12 Clubhouse Reserved 12:00 PM - 6:00 PM
13 Mother's Day	14 Tai Chi 3:00 PM	15 Yoga 9:30 AM Book Club Meeting 1:30 PM in the Cabana	16	17	18	19
20	21 Finance Committee Meeting 6:30 PM	22 Yoga 9:30 AM	23 Board of Directors Meeting Annual Election for the Nepenthe Board 5:00 PM	24	25	26
27	28 Memorial Day - Clubhouse Open	29 Yoga 9:30 AM	30	31		

**NEPENTHE ASSOCIATION
RESIDENT REQUEST FORM**

Date & Time Submitted to Management: _____

Resident Name: _____

Address: _____

Email Address: _____

Phone: _____

MAINTENANCE REQUESTS:

Please provide the following information. Management will contact you to confirm your request has been processed or ask for any additional information, if necessary, within 24 hours of receiving your request.

Location and description and problem:

Example: I have a bush located under the window on the right side of my front door, (if you are facing my front door), that is overgrown and blocking my view – please trim.

PARKING PASS REQUESTS:

Please provide the following information. Parking Pass requests will be processed the same day they are received. Management will contact you when your pass is ready to be picked up.

Vehicle Make, Model & License Plate #: _____

Duration of Stay - Start Date: _____ End Date: _____

Note: Parking passes are good for Elmhurst Circle and Dunbarton Circle and parking spots on University Avenue and Elmhurst Circle. Maximum time for a pass is 2 weeks. All other streets are public with a 2 hour limit during the day. Parking on public streets is enforced by the City of Sacramento. The City Enforcement Number is 916-808-8499.

Please place all completed requests in the box located at the front door of the Clubhouse marked "Homeowner Requests" OR place them in the in box by the Office.

Nepenthe Association

Monday—Friday: 9:00a.m. – 6:00p.m.
Saturday—Sunday (Winter): 9:00a.m—1:00p.m.

Nepenthe Management Office: 916-929-8380

Community Manager:	Sarah McCalla	smccalla@meritpm.com
Associate Community Manager:	Sara Beth Jue	sjue@meritpm.com
Admin Assistant:	Rachel Murray	rmurray@meritpm.com
Maintenance:	Roger Work	

Merit Regional Office:	916-608-3068
Merit HOA Emergency Hotline:	888-596-4984 — Toll free 24 hours
Merit Billing:	800-428-5588 — Press 5 at bypass the message

Capital Private Patrol Service: 916-447-8500

Electrical Outages: 888-456-SMUD

Nepenthe Insurance: Farmers Insurance Group
Ryan DeShong 916-636-0115

Board Members:

(The Board meets at 5:00 p.m. on the 4th Wednesday of the month in the Clubhouse)

Otis Turner, President
otisturner@hotmail.com / 916-927-3575
Elizabeth Tafoya, Vice President
elizabeth.tafoya@sbcglobal.net
Richard Coombs, Secretary
rec1146@aol.com / 916-568-6100
William Vizzard, Treasurer
vizzardw@gmail.com / 916-923-9308
Judy Semerjian, Member-at-Large

Committee Chairs:

Architectural Review – Ken Luttrell
Meets 9:30 a.m. on the 1st Saturday of the month in the Clubhouse

Elections – Yvonne Del Biaggio

Finance – Greg Crissman
Meets 6:30 p.m. on the 3rd Monday of the month in the Clubhouse

Grounds – Ivan Gennis
Meets 4:00 p.m. on the 2nd Thursday of the month in the Clubhouse

Insurance – Bill Newbill

Nominating/Outreach – Nicki Shearer
Meets 5:00 p.m. on the 1st Thursday of the month in the Clubhouse