

The Nepenthe News

A PUBLICATION OF THE NEPENTHE ASSOCIATION

1131 Commons Dr. Sacramento, CA 95825



September 2013

Clubhouse Ready for Renovations

As you read this, the Nepenthe staff is relocating to the Dunbarton Cabana where they will work until the Clubhouse renovations are completed in early 2014. The process has not been without a few bumps, but there have also been some bright spots as well.

Community volunteers extraordinaire, Karen Lowrey, Pam Livingston, Pat Spencer and Diana Vizzard took over the huge task of packing up the library and the kitchen. "Thank you" just doesn't seem like enough to express how grateful the staff is for this large assist.

Another bright spot in this process has been the hard work and dedication of the ad hoc Capital Improvements Committee— Ken



Luttrell and Dave DiGardi. Nepenthe is fortunate to have their input and expertise. The value of the work they have done to date is incalculable.

As you can see from the photos, the Clubhouse is empty. The permits are almost in hand and DesCor is ready to jump in on the construction.

The City requires that 20% of the budget of any construction project must go toward increasing accessibility for disabled persons. Currently, they are asking the Association to put in special pool lifts to meet that 20% requirement.

...Continued on Page 3



Clubhouse Pools Closing Soon

Concurrent with the interior renovations, the Clubhouse pool will also be getting a new lease on life. The pool will be drained and any leaks will be located and fixed. The entire decking area will be demolished and re-poured. The existing fence will be removed and replaced with 6' wrought iron fencing. The fence will also be moved in to meet the deck thus eliminating the need to provide maintenance for small strips of landscaping inside the fence and will allow the trees more room for root growth.

New pool furniture, an additional exit out to Commons Drive and changes to the landscaping will completely refresh this valuable community asset.

The pool is estimated to close when construction begins on the clubhouse— approximately September 15. The Elmhurst and Dunbarton pools will remain open for the rest of the summer.



INSIDE THIS ISSUE

CLUBHOUSE RENOVATIONS	1
POOLS CLOSING	1
FINANCIAL UPDATE	2
PROPOSED RESOLUTIONS FOR SEPTEMBER MEETING	2
UNDERSTANDING THE GENERAL RESERVES	3
DOG WALKERS EVENT	3
DID YOU KNOW?	3
ANNUAL TREE WORK UPDATE	4
PROPOSED RULE CHANGE	4
SEPTEMBER CALENDAR	5
CONTACT INFO	6

Next Meeting

The next Board of Directors Meeting will be held:

**September 25, 2013
5:00 PM**

Homeowner comments and suggestions are welcome!

Nepenthe's Year-To-Date Cash Flow As of 7/31/13

Sources / Uses	Operations	General Reserves	Private Streets
Beginning Balance 1/1/2013	354,215	3,158,799	224,354
Plus Income	1,884,371		
Reserve Investment In- come		7,292	1,154
Contributions to Reserve		1,000,923	9,940
Less Operating Expenses	(578,969)		
Reserve Funding	(1,010,863)		
Reserve Expenses	(2,547)	(391,703)	(15,035)
Ending Balance	642,573	3,778,923	220,414

July 2013 Budget Report

Actual year-to-date income of \$1,892,816 versus year-to-date budgeted income of \$1,750,434 produced a positive year to date income variance of \$142,382.48.

Actual year-to-date operating expenses of \$578,969.44 versus year-to-date budgeted expenses of \$550,494 produced a negative year to date operating expenses variance of (\$28,475).

The two combined variances produced a positive year to date variance of \$22,374.

Other Information

Unpaid Assessments at July 31, 2013 were: \$23,326

Prepaid Assessments at July 31, 2013 were: \$121,693

Proposed Resolutions For the September Board Meeting

Two items of business that have been discussed at recent Board meetings are the purchase of common area plants by homeowners and a proposal to allow members to display decorations on their front doors or gates.

Director Gennis will write the proposed resolution which will allow homeowners to apply to the Board for the option of paying for plantings in the common area to enhance their homes. There are other associations that have found this practice to be helpful in stretching the landscape budget while enhancing the overall esthetic of the community.

The second proposed resolution will allow for residents to hang a wreath or other decoration of their choice from their front gate or front door, provided that the decoration does not damage the gate or fencing. This proposal attempts to strike a balance between all homeowners' desire for a visually appealing neighborhood and some homeowners' desire to personalize the exteriors of their homes.

Should the resolutions meet with Board approval, they will be sent to the membership for a thirty day comment period before being adopted in open session.

Understanding the General Reserves

Nepenthe's General Reserve Study anticipates that homeowner contributions to the reserve fund will increase every year, both to keep up with inflation and to gradually build the size of the reserve fund. The study calls for an increase of \$8.49 per unit per month in 2014. Nepenthe's consultant, the Browning Reserve Group, recently updated the study and confirmed that the increase will be necessary.

The Finance Committee and Board are reviewing the study. The Board will take action on the study and on the 2014 contribution level at its September 25 meeting. A copy of the study is on file in the office for homeowner review during business hours. Copies can also be emailed upon request. Comments may be addressed to the manager, to the Finance Committee (which meets September 16), or to the Board.

The General Reserve Study identifies all roofs, siding, mechanical equipment and other components that may have to be replaced over the next 30 years. The replacement cost and remaining life of each component are estimated. A schedule is then prepared showing the contributions necessary to fund all replacements. Adhering to the schedule, with incremental annual increases, helps avert the need for special assessments to fund major projects.

For instance, this year's \$1.4 million clubhouse/cabanas project is fully funded and will not require a special assessment. The next big project is the painting of all buildings, which begins in 2014. That work will not require a special assessment either, because of monthly contributions to the reserve made by homeowners.

Contributions currently are \$242.45 per unit per month. If the board accepts the consultant's recommendation, contributions will rise next year to \$250.84 per month. That represents about 60 percent of each homeowner's monthly assessment.

Clubhouse Ready ... (continued from Page 1)

DesCor and our architect from LPAS believe the requirement can be met with improvements that better meet the needs of the members. DesCor is going through the proposed improvements carefully to see if the City's requirements can be fulfilled through some other means. Once this issue is dealt with, the permits will be issued and DesCor will get to work. It is anticipated that this will be mid-September.

During the remodel, you will find the staff housed in the Dunbarton Cabana. The phone number (929-8380) is the same and the email addresses are also the same. The staff will have parking permits, pool and tennis keys and request forms at the Cabana so there should be no change in service to residents. The hours of operation will remain the same: 9:00 AM to 6:00 PM, Monday through Friday and Noon to 4:00 PM, Saturday and Sun-

Calling All Dog Walkers:

The next Campus Commons Dog Walkers Get-Together will be held on Thursday, September 19, from 6:00 PM to 8:00 PM. We will meet at the Campus Commons Clubhouse. Anyone who has a dog, or just loves dogs, is welcome to attend. Please bring a drink and appetizer to share.



Did you know?

Chimney maintenance is a homeowner responsibility. The National Fire Protection Association recommends that chimneys be inspected annually and cleaned as needed, to reduce the hazard potential for chimney fires and other chimney problems. The required cleaning frequency will depend on the amount of use, the type of installation, and the type of fuel. Nepenthe recommends that homeowners contact a professional chimney sweep service to inspect and evaluate chimneys and establish a cleaning schedule.

Annual Tree Work Update

Tree Removals:

At the August 28 meeting, the Board approved a proposal from Valley Crest for the removal of 46 trees. These trees were identified by our arborist, Dan Jones as needing removal due to either poor structure, poor overall health or because they are damaging foundations, driveways or walkways. The original list published in the July newsletter grew to account for trees identified at the Dunbarton Cabana that also need to be removed. These trees are on the south side of the pool and are pushing up the fence. Since the fence is due to be replaced, this is the time to deal with these trees.



One difference between last year's removals and this year's is the possible removal of all stump grindings. Previous experience has taught us that the grindings can get in the way of making a good assessment as to the status of the stump grinding and it hampers remediation. The wood in the grindings continues to decay causing depressions in the landscape. The best way to remediate these areas is to thoroughly remove as much of the roots as possible and then fill in with good topsoil.

Some of the trees on the list this year were approved last year in connection with the Clubhouse renovations. Those trees have already been removed. There are also a few trees that homeowners have requested for removal, but are still being evaluated by the arborist and the risk management group—our insurance agent and our committee. Once they have made their recommendations, the Board will make their final decisions.

Tree Pruning: This year the pruning will be done by Arborwell. They are well respected in the tree care industry and the Board and management are confident that they will do an exemplary job with the pruning identified in the tree plan for 2013.

Proposed Rule Change Going Out for Comment Period

At the August 28, 2013, Board of Directors Meeting, the Board voted to send out a proposed rule change for member comment. This rule changes the current spa rules to allow children between the ages of 5 to 14 to use the spa with the supervision of a responsible adult. Children under the age of 5 will not be allowed to use the spa. Currently, the spa rules state "No one under the age of 18 is allowed in the spas at any time."

California Civil Code requires the association to provide members with at least thirty days notice to allow the members time to review and comment upon the proposed rule. Official notice along with the text of the current rule and the proposed rule will be mailed to all owners by September 11. The Board of Directors intends to vote on the proposed rule at the October 23 meeting.

Comments in writing may be mailed to the Board at 1131 Commons Drive (mail is being forwarded to the Dunbarton Cabana during the Clubhouse renovations) or faxed to (916) 929-1773. Emails may be directed to nepenthe@fsresidential.com.



September 2013

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
			Outreach Committee Meeting			Architectural Review Committee Meeting
8	9	10	11	12	13	14
				Grounds Committee Meeting		
15	16	17	18	19	20	21
	Finance Committee Meeting					
22	23	24	25	26	27	28
			Board of Directors Meeting 5:00 PM at Campus Commons Clubhouse			
29	30					

Nepenthe Contact Information

Nepenthe Management Office: 916-929-8380

nepenthe@fsresidential.com

District Manager:	Rachel Corona	rachel.corona@fsresidential.com
General Manager:	Betsi McComb	betsi.mccomb@fsresidential.com
Facility Administrator:	Roger Work	nepenthe@fsresidential.com
Associate Community Manager:	Sierra Campbell	sierra.campbell@fsresidential.com
Administrative Assistant :	Sarah Liebman	sarah.liebman@fsresidential.com

Office Hours:

Monday—Friday: 9:00a.m. – 6:00p.m.
Saturday—Sunday (Winter): 9:00a.m—1:00p.m.
Saturday-Sunday (Summer): 12:00 pm-4:00p.m.

FirstService Residential Customer Care Center: 800-428-5588

PayLease (Auto Pay) 866-729-5327 -or- support@paylease.com

Stonegate Protection- Patrol Service: 888-774-0035 -or- security@stonegateprotection.com

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

Otis Turner, President otisturner@hotmail.com / 916-927-3575

Marcia Britton-Gray, Secretary mcbmd@comcast.net / 916-929-3858

William Vizzard, Treasurer vizzardw@gmail.com / 916-923-9308

Bo Grebitus, Director-at-Large bogrebitus@gmail.com / 916-923-0733

Ivan Gennis ivan.gennis@gmail.com / 916-564-3007

Committees: Contact the office for the location of the committee meetings.

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

Elections – Yvonne Del Biaggio

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

Grounds – Pamela Livingston
Meets 4:00 p.m. on the 2nd Thursday of the month

Insurance – Bill Newbill

Outreach – Nancy Arndorfer
Meets 6:00 p.m. on the 1st Wednesday of the month