

May 2014

Nepenthe Association



Homeowner Association of the Year Northern California

THE NEPENTHE NEWS

Bettisi McComb, Editor

A publication of the Nepenthe Association

Paint Project Begins

Work has already begun on the community-wide siding repair and paint project. At the April meeting, the Board approved management's recommendation for a three-year cycle.

In 2014, the first portion of Nepenthe to receive paint will be the Dunbarton Circle area. This area is bordered by Swarthmore Drive on the north, Commons Drive on the west, Howe Ave. on the east, and University Ave. to the south.

The next step in the process will be the initial dry rot inspections by general contractor, Williams & Son, Inc. for the purpose of creating bidding specifications.

Notices will go out soon informing residents in the 2014 cycle that the exterior of their homes will be inspected. Williams & Sons will need access to the patios for this process.

Residents can help make this portion smooth for everyone by moving pots and decorative items into the center of the patio and away from the walls and fences. This will help the estimators to get a good look at the condition of these structures while keeping resident belongings safe.

Williams & Son has been the association's contractor of choice for dry rot repairs for a number of years. They have proven themselves as exemplary workmen time and time again. Once they have identified all of the necessary repairs, the project will be put out to bid.

2015 will see the Elmhurst, Vanderbilt area painted and the project will end in 2016 when American River Drive, Colby Court, Adelphi Court, Swarthmore Drive, north Commons Drive and University Ave. are painted.

Don't Miss This- It's for the Dogs!

Mark your calendars for Saturday, May 10th from 8:30 am to 1:00 pm to attend the **community-wide rummage sale** in the parking lot at the Nepenthe Clubhouse, Campus Commons.

The sale is a fundraising event to benefit the University Avenue Dog Park fund. Stop by the sale and find that special something you can't live without; say hello to your neighbors, and enjoy a cold drink.

Priority admission gets you through the gate early (at 8:00am) before the throngs of bargain hunters, and is only \$10. Admission is free after 8:30am.

Volunteers and donations are still needed. Please call or e-mail Cheryl Summers if you'd like to help, or have donations for the sale. Cheryl can be reached at 916.929.5156 or dsum-



Inside this issue:

Home Listings/Financial Reports	2
Board Election News	3
All About the University Ave. Dog Park	3
Help! Librarian(s) Needed	3
The Architectural Review Process	4
May Calendar	5
What You Don't Know About Parking...	6

Ever wanted to learn to knit? Have something in the back of the closet you've been wanting to finish up? All interested knitters (and crocheters) are invited to meet Wednesday mornings 10:30 to noon at the Campus Commons Clubhouse. No fee, just show up. Call Diane Powell at (916) 943-5434 or email at ctdiane@gmail.com for more info.

Nepenthe Home Listings

Address	Price	Beds/Baths	Square Feet	Status
2285 Swarthmore Drive	\$289,00	2/2.5	1,835	Active
2270 Swarthmore Drive	\$329,000	2/2.5	1,835	Active
1331 Commons Drive	\$350,000	3/2.5	2,137	Active
1197 Vanderbilt Way	\$374,900	2/2.5	1,835	Active
12 Colby Court	\$339,000	3/2.5	1,623	Active

Budget Report

Actual year-to-date income of \$794,106 versus year-to-date budgeted income of \$772,857 produced a positive income variance of \$21,249.

Actual year-to-date operating expenses of \$251,835 versus year-to-date budgeted expenses of \$313,374 produced a negative expenses variance of \$61,539.

The two combined variances produced a positive year-to-date variance of \$82,788, a good portion of which is being accumulated for clearing roofs and gutters in the fall and for flood insurance at the end of the year.

Other Information:

Unpaid Assessments at March 31, 2014 were: \$25,244;

Prepaid Assessments at March 31, 2014 were: \$108,636

Cash Flow Report

Sources / Uses	Operations	General Reserves	Private Streets
Beginning Balance 1/1/2014	392,960	3,685,063	229,205
Prior year due to Ops from vendor	151		
Prior year due to Ops from mgmt	114		
Plus Income	791,412		
Reserve Investment Income		1,697	998
Contributions to Reserve		453,120	4,260
Less Operating Expenses	(251,835)		
Reserve Funding	(457,380)		
Reserve Expenses		(712,980)	
Ending Balance 2/28/2014	\$504,368	\$3,397,952	\$234,463

Annual Meeting is May 28 at 5:00pm

Ballots were sent to all homeowners on April 24th. The Nominating and Election Committees wish to remind homeowners that it is a privilege and a right for each Nepenthe residence to participate in this process. Each residence is entitled to one ballot.

Your ballot will ask you to cast your vote to fill two vacancies coming open on the Board of Directors. Additionally, you are asked to approve last year's Annual Meeting minutes and to vote on whether you wish to apply any excess association revenue towards next year's budget. This is the IRS Revenue Ruling 70-604 Election. A positive

vote on this measure allows the association more options when filing taxes.

You are welcome to mail in your ballot or drop it off in person at the Clubhouse. The deadline is 5:00 pm on May 28th



when the Annual Meeting is called to order.

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 to achieve a quorum. Without quorum, the election will not be valid. Failure to achieve quorum would necessitate running the election again— a costly exercise that could be easily avoided.

Be sure to exercise your right and send in your ballot. **YOUR VOTE IS IMPORTANT!**

About the University Ave. Dog Park

An off-leash community dog park has been the dream of dog owners, who are residents of the Campus Commons and Nepenthe communities. Ann Harriman, along with other members of the Campus Commons Dog Walkers has worked for several years with the goal of creating a neighborhood dog park, where dogs can run and play off-leash. Now, with the support of Council Member Kevin McCarty, the City of Sacramento has agreed to convert the existing park at 1900 University Avenue to a dog park.

The park has already been designed by City staff, and covers 1.3 acres to be divided into two areas, a large dog and a small dog area. Construction of the park will cost \$120,000 and the City of Sacramento has agreed to bear half the expense. So, local residents must raise the remaining \$60,000. This is obviously a large amount. Cheryl Summers, longtime resident of Nepenthe, dog lover and park fundraiser looks at it another way, "We

know raising this amount IS doable.... it's really 600 people giving \$100 or 1,000 people giving \$60. The point is, no amount is too small to donate."

To see an aerial view of the park, photos of past fundraising events and happy dogs, visit the University Avenue Dog Park Fundraising Page and like us on Facebook. <https://www.facebook.com/universityavedogparkfundraising>

Can't attend the sale, but want to donate?

Donations in any amount are welcome. All funds will be deposited into a City non-profit account "Gifts to Share Program." This is a 501(c)(3) entity and is a tax deductible donation. Contributions should be addressed to: City of Sacramento Gifts to Share, Inc.

To donate online with a credit card or through PayPal go to: www.giftstoshareinc.org Select "Donate Now," then select University Avenue Dog Park from the drop down menu.



Dog Walker Picnic

The Nepenthe/Campus Commons Dog Walkers invite you to the Annual Summer Picnic to be held on May 15 at 5:30 pm on the Hartnell greenbelt near 550 Hartnell. This year the event will be a "Bring Your Own Dinner" (BYOD). Desert will be provided by the Dog Walkers. Remember to bring chairs or a picnic blanket. Well-behaved dog friends are also welcome at the event.

RSVP to Joan Lenk at (916) 929-0206.

Love Books? The Nepenthe Library Needs You!



The Clubhouse Library

Do you and books have a lifelong love affair? Do you enjoy organizing and grouping? Yes? Then we have just the thing for you!

The Nepenthe Library needs someone to organize the books and to provide regular straightening up thereafter.

The books were organized once since the clubhouse re-opened, but we have

since received three more shelves to be installed.

If you can take on this task, please let the office know so we can set up a time and recruit some helpers for the initial set up.

The Library is an honors-based system for all the residents of Nepenthe. We hope someone out there will wish to take care of this wonderful resource.

The Architectural Review Process

The weather is warming up and with that the Architectural Review Committee (ARC) is seeing an increase in home improvement applications. Here are a few things to think about before embarking on your project.

The first thing is to determine whether an application is required. These improvements DO require an application:

- 1) Attic fans
- 2) Burglar alarms and security systems
- 3) Chimney caps
- 4) Front door including screen and security doors
- 5) Handrails
- 6) Garage attic vents
- 7) Garage door
- 8) Gutter down spout
- 9) Exterior lights
- 10) Swimming pool
- 11) Solar tube or skylight
- 12) Solar window film or sun shades
- 13) Solar roof panels
- 14) Trellis or patio cover
- 15) Windows
- 16) Gas meters
- 17) Heating and Air Systems (emergency approval is available for this item)

It is important to know that many of these items have specific criteria that must be adhered to so please do check the website (www.nepenthehoa.com) and review the section titled "Approvals Needed".

Most applications are forwarded from management to the committee for review. Occasionally an item such as a door can be approved by management immediately.

After the ARC reviews the applications, it makes its recom-

mendations for approval or rejection to the Board of Directors who will make the final determination at the regularly scheduled open Board meeting.

When completing your application, the ARC and management want you to include certain things to make the approval process painless for everyone.

Please fill out one application for each improvement. That way, if one is not approved, it does not delay approval for other projects that you may have in the works.

If your project will impact your neighbors in any way, either during implementation or when installed, please inform your them and ask them to sign off on the acknowledgement form. This is not asking for neighbor "approval", but it lets the committee know that you've informed anyone who might be affected by your project.

Include a floor plan with your application, showing the proposed improvements. These are available for every model at the association office and will soon be on the website.

The committee will want a detailed description of what you are proposing. Often the best way to describe the project is to include the contractor's proposal and any applicable promotional materials. Don't forget to include the contractor's contact information— this can be invaluable to the committee.

Lastly, consider attending the ARC meeting itself. They are held the first Saturday of every month at 9:30 am at the clubhouse. This way, if the committee has any questions, they can be addressed immediately and will not slow down the approval process.

May 2014

Sun

Mon

Tue

Wed

Thu

Fri

Sat

				1	2 Yoga 9-10:30 AM Architectural Committee 6:00 PM	3
4	5 Tai Chi 3:00 PM	6	7 Outreach Committee 6:00 PM	8 Grounds Committee 4:00 PM	9 Yoga 9-10:30 AM	Rummage Sale 8:30am-1:30pm Clubhouse Parking Lot
11	12 Tai Chi 3:00 PM	13	14	15	16 Yoga 9-10:30 AM	17
18	19 Tai Chi 3:00 PM	20 Book Club Meeting in Cabana 1:30 PM	21 Deadline for submissions for Board Packet	22	23 Yoga 9-10:30 AM	24
25	26 Memorial Day	27	28 Annual Meeting 5:00 PM	29	30	31



NEPENTHE ASSOCIATION

Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA 95825

Phone: 916.929.8380

Fax: 916.929.1773

E-mail: nepenthe@fsresidential.com

Office Hours:

Monday—Friday 9:00 AM to 6:00 PM
Saturday—Sunday (Winter) 9:00 AM to 1:00 PM
Saturday—Sunday (Summer) 12:00 PM to 4:00 PM

We're on the Web!

NepentheHOA.com

What You Don't Know About Parking...

Could hurt you!

Part of the association's job is to establish fair and reasonable rules to help the residents get along together and keep the community safe. Management's job is to enforce these rules. In regards to parking, we do this primarily through issuing parking notices and if necessary, **towing**.

The Parking Rules are:

- Alleys and driveways are to be kept clear; there is **NO** parking here.
- University Avenue guest parking stalls are for **guests** only— not for residents.
- The outside (right side) of Dunbarton and Elmhurst Circles is available for parking during the **day** by residents and guests.
- Short term overnight **guest only** parking on Dunbarton and Elmhurst Circles is available via permit. Permits may be picked up at the office.
- City streets (American River Drive, Colby Court, Adelphi Court, Commons Drive, Swarthmore Drive, Vanderbilt Way and University Avenue) have their own set of rules that are enforced by the City of Sacramento. Questions about these can be answered by dialing 311.
- Lastly, the CC&R's state that garages are for parking **standard passenger vehicles** only and are not to be converted or used for any other purpose.

Management Staff:

Bettsy McComb, General Manager, bettsy.mccomb@fsresidential.com
Sierra Campbell, Assistant Community Mgr, sierra.campbell@fsresidential.com
Sarah Liebman, Administrative Assistant, sarah.liebman@fsresidential.com
Roger Work, Facility Administrator, nepenthe@fsresidential.com
FirstService Residential Customer Care Center: 1-800-428-5588
FirstService Toll Free 24 Hour Emergency Hotline: 1-866-596-4984
PayLease (Auto pay assessments): 1-866-729-5327 or support@paylease.com

Other Important Contacts:

Stonegate Protection (patrol): 1-888-774-0035
Power Outages: 1-888-456-SMUD
Nepenthe Insurance: Farmers Insurance, Ryan DeShong, 916-636-0115

Board of Directors:

Bo Grebitus, President, bogrebitus@gmail.com, 916-803-0756
Richard Coombs, Vice President, rec1146@aol.com, 916-568-6100
Marcia Britton-Gray, Secretary, mcbmd@comcast.net, 916-929-3858
Will Vizzard, Treasurer, vizzardw@gmail.com, 916-923-9308
Ivan Gennis, Member-at-Large, ivan.gennis@gmail.com, 916-564-3007

Committees of Nepenthe

Architectural Review—Ken Luttrell

Meets 9:30 AM on the 1st Saturday of the month

Elections—Yvonne Del Biaggio

Finance—Gregory Crissman

Meets every other month

Grounds—Pamela Livingston

Meets 4:00 PM on the 2nd Thursday of the month

Insurance, Legal & Risk Management—Bill Newbill

Meets ad hoc

Outreach—Nancy Arndorfer

Meets 6:00 PM on the 1st Wednesday of the month

Social—Linda Cook

Meeting times to be announced

Meetings are held at the clubhouse.
