

September 2014

Nepenthe Association



Homeowner Association of the Year Northern California

# THE NEPENTHE NEWS

Sierra Campbell, Editor

A publication of the Nepenthe Association

## Your Involvement Is The Key To Our Success

We had a fantastic turnout of residents for the Phase 1 Nepenthe Paint Project. Thank you to all of those who attended and asked questions.

For the residents whose homes are a part of the Phase 1 Paint Cycle, we ask that you please keep watch in your email for the schedule. Shortly after the schedule has been released, James E. Williams will begin the process of notifying individual residents of when the work is to take place on their unit by posting a flyer on their garages.



## New at Nepenthe



Your Management team has been hard at work!

In August we added new doors with the electronic card key scanner system to the front entrance of the Dunbarton Cabana. The new doors at the Cabana run on the same system as the pool keys. Additionally, an automated door opener was installed at the front entrance of the Nepenthe Clubhouse to provide easy access to residents and guests who need it.

## From the President's Desk...

As a result of a recent burglary of an unlocked home in Campus Commons while the resident was in the back yard and an attempted entry in Nepenthe, there has been a surge of interest in neighborhood security. Although the neighborhood has little crime and virtually no violent crime, there are actions residents can take to thwart theft and burglary.

Do not leave unattended garages open to the alley. Thefts from open garages have

been one of our most persistent problems.

Do not leave valuables, or things that look like valuables in cars parked on the street. Better yet, park in your garage; our CC&Rs require that garages be maintained in a condition to allow two parked cars.

Do not leave front doors unlocked. If you have a security screen door, lock it. Having served search warrants for years, I can tell

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### Did you know?

There is now a homeowner vendor referral binder in the Clubhouse Library. If you've had a good experience with a handyman or vendor, please stop by the Clubhouse and fill out a referral form to help your neighbors.

# Nepenthe Home Listings

Address	Price	Beds/Baths	Square Feet	Model
12 Colby Court	\$325,000	3/2.5	1,623	1625
21 Adelphi Court	\$330,000	3/2.5	1,623	1625
2 Adelphi Court	\$359,000	3/2.5	1,777	1776
2266 Swarthmore Drive	\$399,000	3/2.5	1,825	7000
2256 Swarthmore Drive	\$340,000	2/2.5	1,547	3000
1211 Vanderbilt Way	\$329,000	3/2.5	1,731	4000
1437 University Avenue	\$395,000	3/2.5	2,137	5500
707 Dunbarton Circle	\$335,000	3/2.5	1,748	4400
820 Elmhurst Circle	\$499,000	3/2.5	2,137	5500
207 Elmhurst Circle	\$475,000	3 Full Bath	2,137	5500
2312 American River Drive	\$299,500	2.5	1,370	1384

## Budget Report

Actual year-to-date income of \$1,802,530.82 versus year-to-date budgeted income of \$1,798,433 produced a positive year-to-date income variance of \$4,097.82.

Actual year-to-date operating expenses of \$591,792.56 versus year-to-date budgeted expenses of \$731,206 produced a positive expenses variance of \$139,413.44

The two combined variances produced a positive year-to-date variance of \$143,511.26

### Other Information:

Unpaid Assessments at July 31, 2014 were: \$30,826

Prepaid Assessments at July 31, 2014 were: \$93,558

## Cash Flow Report

Sources / Uses	Operations	General Reserves	Private Streets
<b>Beginning Balance 1/1/2014</b>	<b>392,960</b>	<b>3,685,063</b>	<b>229,205</b>
Prior year due to Ops from vendor	151		
Prior year due to Ops from mgmt	114		
<b>Plus Income</b>	<b>1,802,531</b>		
Reserve Investment Income		7,532	2,351
Contributions to Reserve		1,054,280	9,940
<b>Less Operating Expenses</b>	<b>(591,793)</b>		
Reserve Funding	(1,067,220)		
Reserve Expenditures		(931,302)	
<b>Ending Balance 7/31/2014</b>	<b>\$558,939</b>	<b>\$3,734,597</b>	<b>\$241,497</b>

# Pool Safety/Drowning Prevention

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

## **SUPERVISION**

Curiosity, rapidly changing skills, and an inability to understand danger places 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".

Look in the pool area first if a child is missing.

Communicate pool safety measures with the baby-sitter and train the sitter in CPR. You can also hire sitters specifically that have a CPR certification.

## **PREPARATION**

Learn how to swim, proper rescue techniques and CPR.

Mount rescue equipment is located by the pool. This should include a lifesaving ring, shepherd's hook, and CPR sign. Many float-type toys like arm floats and inflatable rings are thought to be lifesavers. They aren't. They are only toys and should be used only as toys.

Post the 9-1-1 emergency phone number on your phones. Have a phone near the pool area. Don't leave children unattended while talking on the phone.

## **Important Facts About Childhood Drowning**

Drowning is the leading cause of accidental death to children under five years of age in 18 states, and Cali-

fornia leads the nation.

A pool or spa is 14 times more likely than a vehicle to cause the death of a child under five.

Drowning is a silent event. Children under five do not understand the dangers of falling

into water and do not splash or cry out for help.

Children can drown during surprisingly short breaks in visual contact.



# From the President's Desk...(continued)

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*(Continued from page 1)*

you they are difficult to open and provide an extra level of security if you answer your front door.

Do not leave door between attached garage and house unlocked at night or when away. Preferably install a dead bolt rather than using the knob lock. Recently a resident had to call a locksmith to re-enter her house after locking herself out. Dead bolts are more secure and will prevent you from locking yourself out. If you have an alarm, turn it on when you are away. It is of

no use turned off.

Do not allow people you do not know into your house. If someone claims to be from SMUD or some other entity, check identification, if still in doubt make calls.

Form neighborhood watch on your alley. Get to know your neighbors and watch out for each other's property.

If you see a crime in progress or seriously suspicious actions, call Sacramento Police Department. Write down detailed descriptions of persons or vehicles. A number of people have been frustrated that the office does not relay information on thefts in e-

blasts. The best method for informing or being informed is nextdoor.com. You can join and restrict incoming information to the immediate neighborhood. The office staff is no more trained to evaluate or filter information than are residents. Inserting them between the person with the information and other residents simply adds delay, more potential for inducing error and liability for the staff. If you have information that is relevant to your neighbors, you are the best source; but timeliness and specific details are necessary components of useful information.

# Ad Hoc Irrigation Committee

## Information you might want to know:

When and how often do they water?

Here's the current watering schedule from GP as of 8/8/2014 per their Controller Watering Guides:



Nepenthe Association Watering Schedule			
Zone	Days	Times/Day	Between
1	Tues/Sat	2	2AM & 9PM
2	Wed/Sun	3	3AM & 10PM
3	Tues/Sat	3	2:55AM & 10PM
4	Tues/Sat	2	12:45AM & 9PM
5	Tues/Sat	2	12:45AM & 9PM
6	Wed/Sun	3	2:55AM & 10PM
7*	Wed/Sun	1	12:45AM
If you should notice water not conforming to this schedule please contact the office immediately. Please identify the Zone and watering discrepancies.			
We also encourage each homeowner to continue reporting watering deficiencies, overwatering, excessive water runoff, and broken sprinklers and water lines.			

**\*Note:** We were unable to confirm the actual watering times in Zone 7 before the newsletter deadline. We will provide updates for any schedule changes.

Thanks

-Your Ad Hoc Irrigation Team

## Call For Volunteers for the Board and Committees

### Ten Reasons to Volunteer for the Association:

**Protect your self-interests.** Protect your property values and maintain the quality of life in your community.

**Correct a problem.** Have you noticed increased speeding throughout the community, or would you like to see improvements within the common area?

**Be sociable.** Meet your neighbors, make

friends and exchange opinions.

**Give back.** Repay a little of what has been done for you.

**Advance your career.** Build your personal resume by including your community volunteer service.

**Have some fun.** Association work is not drudgery. It is fun accomplishing good things with your neighbors.

**Get educated.** Learn how it is done—we will train you.

**Express yourself.** Help with creative projects like community beautification.

**Earn recognition.** If you would like a little attention or validation, your contributions will be recognized and celebrated.

**Try some altruism.** Improve society by helping others.

## Neighborhood Watch

It is certainly no surprise that many cities are encouraging, and even coordinating Neighborhood Watch Programs. They have been shown to really work and make huge improvements in the security of a Community.

A new homeowner by the name of Mike Harrington came from a community that had a very active Neighborhood Watch. Mike would like the help of his neighbors to build an active and organized Neighborhood Watch program in Nepenthe.

The reason they work is simple: One of the best ways to deter crime and vandalism in a community is to create a network of neighbors looking out for each other. An active presence deters criminals from the area. Not only do police and sheriff's departments encourage Neighborhood Watch Programs, they sponsor educa-

tional programs to help participants learn more about fighting crime in their community.



Taking part in a Neighborhood Watch program is simple. The only thing you need is the participation of you and your neighbors. If you would like to participate in a Neighborhood Watch Program for our community, please email Mike Harrington at [jewelryfrog@hotmail.com](mailto:jewelryfrog@hotmail.com).



# September 2014

Sun Mon Tue Wed Thu Fri Sat

	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

## SCHEDULE OF EVENTS

- ♦ Mondays: Tai Chi has returned! Mondays in the Nepenthe Clubhouse from 3:00 pm to 4:00 pm
- ♦ Fridays: Yoga in Common Room 9:00-10:30am—Nepenthe Clubhouse
- ♦ Wednesday, September 3rd: Outreach Committee at 6:00 pm—Nepenthe Clubhouse
- ♦ Saturday, September 6th: Architectural Review Committee at 9:00 am—Nepenthe Clubhouse
- ♦ Thursday, September 11th: Grounds Committee at 4:00 pm—Nepenthe Clubhouse
- ♦ Saturday September 20th: Nepenthe Resident Forum 10:00 am-12:00 pm—Nepenthe Clubhouse
- ♦ Wednesday, September 24th: Board of Directors at 5:30 pm—Nepenthe Clubhouse

## End of the Summer Jazz

Nepenthe's Social Committee and Volunteers did a fantastic job with the Jazz Concerts this summer. Sadly, all good things must come to end. Nepenthe residents enjoyed the last Jazz Concert for this year with a truly amazing performer, Gayiel Von. Keep watching the calendar for future fun events from the Social Committee.

Thanks, Social Committee!



## Nepenthe Resident Forum

The Outreach Committee will be hosting a Nepenthe Orientation designed for new homeowners.

insurance coverage, and the purpose of the Association.

The forum will be held on

However all residents are welcome to attend, including renters.



Saturday, September 20th, from 10:00am to noon in the Nepenthe Clubhouse. Please

The orientation will be covering topics such as homeowner responsibility vs. Association responsibility, in-

RSVP by calling the management office at 916-929-8380 or email Nepenthe.HOA@fsresidential.com



## Nepenthe Association

Nepenthe Clubhouse  
1131 Commons Drive  
Sacramento, CA 95825

Phone: 916.929.8380

Fax: 916.929.1773

E-mail: [nepenthe.hoa@fsresidential.com](mailto:nepenthe.hoa@fsresidential.com)

### Office Hours:

Monday—Friday 9:00 AM to 6:00 PM

Lunch Hours 1:00 PM to 2:00 PM

Saturday-Sunday (Winter) 9:00AM to 1:00 PM

Saturday—Sunday (Summer) 12:00 PM to 4:00

We're on the Web!

[NepentheHOA.com](http://NepentheHOA.com)

# AT&T's New Call Center!

It is truly a frustration when you have to call for help or service and can't get through to a real person. This August, Nepenthe's AT&T Account Manager Darrell Hicks informed management that they have changed their phone number to 877.910.0501. The beauty of this new phone number is there is no wait time and you get a live person every time.

More information about AT&T and their promotions is available in the Nepenthe Clubhouse.

**AT&T U-verse®**

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Make your choice (up to \$300 value) with your order for a qualifying bundle from AT&T U-verse

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Call 1.877.910.0501 Click [att.com/uverseconnect](http://att.com/uverseconnect)

Call AT&T Representative Darrell Hicks 916.243.9512 or E-Mail [dh1325@att.com](mailto:dh1325@att.com)

## Management Staff:

Bettsi McComb, General Manager, [bettsi.mccomb@fsresidential.com](mailto:bettsi.mccomb@fsresidential.com)

Sierra Campbell, Assistant Community Mgr, [sierra.campbell@fsresidential.com](mailto:sierra.campbell@fsresidential.com)

Sarah Liebman, Administrative Assistant, [sarah.liebman@fsresidential.com](mailto:sarah.liebman@fsresidential.com)

Roger Work, Facility Administrator, [nepenthe@fsresidential.com](mailto:nepenthe@fsresidential.com)

FirstService Residential Customer Care Center: 1-800-428-5588

FirstService Toll Free 24 Hour Emergency Hotline: 1-866-596-4984

Pay Lease (Auto pay assessments): 1-866-729-5327 or [support@paylease.com](mailto: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:

Will Vizzard, President, [vizzardw@gmail.com](mailto:vizzardw@gmail.com), 916-923-9308

Richard Coombs, Vice President, [rec1146@aol.com](mailto:rec1146@aol.com), 916-568-6100

Marcia Britton-Gray, Treasurer, [mcbmd@comcast.net](mailto:mcbmd@comcast.net)

Ivan Gennis, Treasurer, [ivan.gennis@gmail.com](mailto:ivan.gennis@gmail.com), 916-564-3007

Pamela Zanze Member-at-Large

## Committees of Nepenthe

**Architectural Review**—Marcie Mortenssen

Meets 9:00 AM on the 1st Saturday of the month.

**Elections**—Yvonne Del Biaggio

**Finance**—Melanie Herman

Meets monthly—contact office for information

**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

September 2nd, 6:00 PM—7:30 PM

Regular meeting time is the first Monday of every month.

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Meetings are held at the clubhouse.

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