

October 2014

Nepenthe Association



Homeowner Association of the Year Northern California

THE NEPENTHE NEWS

Sierra Campbell, Editor

A publication of the Nepenthe Association

Board Approves Work On Nepenthe Infrastructure.....

As a part of their fiduciary duty to you, the homeowners, the Board of Directors have approved a number of proposals recently for various tasks associated with Nepenthe's infrastructure.

First, the Board approved a proposal from DaRe Concrete for the removal and replacement of cracked, heaved and lifted areas of walkways, driveways and sidewalk. This massive task is undertaken annually and is part of the price we pay for living in this beautiful urban forest. This year the tree roots have been particularly aggressive in their search for water due to the watering restrictions. Management obtained three proposals from qualified concrete contractors. The winning bid by DaRe was is the amount of \$32,180. The total Reserve allocation for this work in 2014 is \$63,172. It is expected that there will be more work identified as DaRe works its way through the community, but overall, we will probably spend quite a bit less than the annual allocation. Their schedule will be based on the 2014 tree work- they will begin a few weeks after the tree work starts so that no new concrete will be adversely affected by the heavy tree equipment.

Secondly, the Board voted to enter into another Four Year Tree Plan with Valley Crest Tree Care. For \$7,500, Valley Crest will update our tree inventory, replace any missing or broken tree tags, prepare specific care recommendations for every one of our 2,200+ trees and respond to the association's requests for specific tree reports throughout the next four years at no additional charge. They will be provided the opportunity to bid the annual tree removal and pruning work, but are not guaranteed the contract.
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From the President's Desk...

The Board of Directors appointed a nominating committee for the 2015 election this week. If you wish to run for the board, please contact the office or any of the following members of the committee:

- Will Vizzard
- Nicki Shearer
- Karen Lowry

In addition to the election for three positions on the board, the election will include updates to the CC&Rs. These are necessary because of changes in California law governing homeowner associations. It is imperative that homeowners vote in this election. Changes in the CC&Rs require that

a **majority** of home owners vote in the affirmative. That is not a majority of those who vote, but a majority of all eligible to vote. Failure to obtain a majority will require us to run another election, and elections cost money- your money.

Please note that beginning in November, we are changing the meeting schedule. Every year there are problems with scheduling the November and December meetings because of holidays. We are moving the meeting to the first Wednesday of the month beginning in December. There will be no November meeting.

-Board President, Will Vizzard

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Did you know?

Management maintains a library of Minutes for Homeowner review? They are available in the Clubhouse Library during business hours.

Last year the Board of Directors asked the City of Sacramento to build a crosswalk on University Ave for the Guy West Bridge. The City is now in the process of building it.

Nepenthe Home Listings

Address	Price	Beds/Baths	Square Feet	Model
12 Colby Court	\$325,000	3/2.5	1,623	1625
5 Colby Court	\$319,900	3/2.5	1,623	1625
21 Adelphi Court	\$315,000	3/2.5	1,623	1625
2266 Swarthmore Drive	\$399,000	3/2.5	1,825	7000
2256 Swarthmore Drive	\$340,000	2/2.5	1,547	3000
1107 Vanderbilt Way	\$339,000	3/2.5	1,731	4000
1437 University Avenue	\$395,000	3/2.5	2,137	5500
707 Dunbarton Circle	\$320,000	3/2.5	1,748	4400
207 Elmhurst Circle	\$475,000	3 Full Bath	2,137	5500
100 Elmhurst Circle	\$432,500	3.2	1,846	3300
2312 American River Drive	\$299,500	2.5	1,370	1384

Budget Report

Actual year-to-date income of \$2,102,545.92 versus year-to-date budgeted income of \$2,055,352 produced a positive year-to-date income variance of \$47,193.92.

Actual year-to-date operating expenses of \$718,146.94 versus year-to-date budgeted expenses of \$835,664 produced a positive expenses variance of \$117,517.06

The two combined variances produced a positive year-to-date variance of \$164,710.98

Other Information:

Unpaid Assessments at August 31, 2014 were: \$23,405

Prepaid Assessments at August 31, 2014 were: \$128,939

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	2,102,546		
Reserve Investment Income		8,183	2,700
Contributions to Reserve		1,208,320	11,360
Less Operating Expenses	(716,287)		
Reserve Funding	(1,219,680)		
Reserve Expenditures		(931,302)	
Ending Balance 8/31/2014	\$587,410	\$3,990,140	\$96,083

Clubhouse Rental Changes

At the August Board Meeting the Board of Directors approved changes to the Nepenthe Clubhouse Rental Agreement. In doing so, the application was simplified and made more current with other Rental Agreements. The rate is now a simple \$40.00 an hour during and outside of business hours. If an event is held outside of a business hours, there is an additional cost of \$100.00 to pay for security to be present during the event, with an additional \$25.00 an hour if security is needed for more than 4 hours.

The new rental application is available in the Nepenthe Clubhouse and online at NepentheHOA.Com

The following is from Ryan DeShong, Nepenthe's Insurance Agent about the importance of an event policy; which is required when you rent the Clubhouse.

“Our society is overrun with litigation these days, and you as the host need to properly protect yourself. Accidents and claims happen, as the person in charge of the event, a special event insurance policy is needed. Most homeowners insurance companies will not cover these events any more, or will not add a venue onto their policy as an additional insured. You as the event planner are similar to a general contractor, meaning you are the one responsible for the event and need to protect yourself and the venue in case somebody has an accident and sues the venue and/or you as the host. These policies offer peace of mind for the event holder while remaining very reasonable from a cost standpoint.”

Ryan can be reached at 916-636-0115. He can help you obtain a one day event policy or answer any of your insurance questions.

New Way To Remediate Tree Removal Sites

At the August Open Session Board Meeting, a tree removal site remediation proposal from GP Landscape was provided for Board review. The Grounds Committee was directed to evaluate the proposed landscape remediations of the 37 tree removal sites.

In the September Board Meeting the Grounds Committee made a recommendation to delay any landscape remediation work at the individual tree removal sites beyond the removal of the stump grindings, soil improvement and the repair of the irrigation system.

Management also made the recommendation that if the Board approved the delay of the remediations that a sign be posted stating that the location was under review. This will help residents and guests to Nepenthe understand that a bare area does not mean that it has been neglected or forgotten, but rather, that it means the leadership team is giving great care and thought to planting the right plants and/or trees for the area.



Board Approves Work On Nepenthe Infrastructure Cont.

Third, there is the 2014 tree work authorized at the August meeting. Four tree care companies were invited to bid the work which included 37 tree removals, clearance pruning and species-specific pruning. The invited bidders, Arborwell, A Plus Trees, The Grove and Valley Crest were all provided a specific scope of work. The best price came from The Grove which is a part of Carson Industries- a local landscape company with a great reputation. The work started October 1 in Zone 1 and will be continuing through the fall months. The work is projected to end in Zone 7 in January. The schedule is posted on the bulletin board outside the Clubhouse entry.

In other tree news, the Board has approved the planting of 20 new trees to be supplied at no cost to the association by the Sacramento Tree Foundation. The groundwork for this re-forestation project has been a labor of love from the Grounds Committee, specifically Board liaison Ivan Gennis and committee chair Pam Livingston. Each proposed site has been vetted and approved by the committee, management and the Tree Foundation with final approval coming from the Board of Directors. Soon the community can expect to see the “new arrivals”.

Lastly, the siding repair and painting has begun in Phase I, the Dunbarton Circle area. Williams & Son started with the homes on the north side of Dunbarton Circle. They will continue along the outer edge of the circle and finish the project next spring with the homes inside the Circle. Next year's Phase II encompasses the Vanderbilt and Elmhurst areas and in 2016, Phase III, consisting of Zones 1, 2 and 7 will receive their repairs and paint. The work for each Phase will go to bid. There is no change to the paint colors.

If you ever have any questions or concerns regarding the care of the common area assets, please get in touch with management or the Board of Directors.
-General Manager, Bettsi McComb

Fundraiser For The University Dog Park

On October 25th from 4 to 7pm a silent auction fundraiser is being held in the Nepenthe Clubhouse. The fundraiser's purpose is to raise money for the University Avenue Off-Leash Dog Park.

\$25 advance tickets

\$35 at the door

(Tickets include 1 adult beverage)

Limited availability

For tickets and other inquiries, email: UniversityAvenueDogPark@yahoo.com

Ticket sales only, call Pam at 916-207-7546

Checks/money orders payable to Gifts to Share/UA Dog Park (tax ID 94-2985546)

Sacramento Police Department Neighborhood Watch Program Calendar

Together we can "Make Sacramento the Safest Big City in California!"

October 2014

Topic: "Crime Prevention Through Environmental Design (CPTED)"

Join us at this month's training to learn how you can make your home and person safer. Learn about door and window locks, lighting, security doors, landscaping, video surveillance, security systems, and so much more. Make your home the least likely target for a break in, and it doesn't have to break the bank!

DAY	DATE	TIME	LOCATION
Tuesday (1 st Tues of each Month)	October 7	6:30 – 8:30pm	Coloma Community Center 4623 T Street, Gold Run Room
Monday (2 nd)	October 13	6:30 – 8:30pm	Police HQ, 5770 Freeport Blvd. Hall of Honor, park in the main lot
Tuesday (2 nd)	October 14	6:30 – 8:30pm	Natomas Police & Community Resource Center, 2701 Del Paso Rd., #140
Wednesday (3 rd)	October 15	6:30 – 8:30pm	Kinney Police Station 3550 Marysville Blvd
Wednesday (4 th)	October 22	6:30 – 8:30pm	Valley Hi North Laguna Library, 7400 Imagination Parkway
Wednesday (2 nd)	October 23	6:30 – 8:30pm	Pannell Community Center, 2450 Meadowview Rd.
Tuesday (4 th)	October 28	6:30 – 8:30pm	Power Inn Alliance, 5310 Power Inn Road, Suite A

RSVP to Barbara Falcon at mfalcon@pd.cityofsacramento.org or call 916-548-4435.

Dog Walkers Cocktail Party

Check your calendars, the DOGWALKERS Cocktail Party will be on November 20th. Please bring a dish or desert to share. If you haven't paid your Dog Walkers 2014 dues you can pay both at \$10.00 for each year. After the first of the year the dues will be going up, so pay them early.

We have a dilemma about the Doggie (POO) bags, we don't have enough funds to keep purchasing them for the doggie stations. We need donations for the purchase of the bags. We are researching if different bags will work and somewhere locally to stop the cost of shipping and handling. Cesar is helping us with this research. Donations may be turned in to Cesar at the Campus Commons Clubhouse, or my mailbox @1202 Commons Drive.

Please come to our Dogtail party and share your opinion. If you haven't paid your 2014 Dog Walkers Dues, you will have to pay \$10.00 for the Party.

-Connie Eaton Campus Commons Resident
916-922-8553

Looking for a dog walker? Dog walker available week nights and weekends. Please call Rebecca at 916-716-2008.

Nepenthe Christmas Party

You're Invited!!!

The Social Committee is planning a Trim the Tree Holiday Party, December 7 from 3-6 PM at the Nepenthe Clubhouse. Music will be provided by strolling "Three Dickens" and food and drink will be served. Everyone is invited to bring an ornament for the tree or Christmas treats to share.

This is an event for Nepenthe residents and their guests.



What Does the Board of Directors Do? Call For Candidates!

Did you know that Nepenthe is a non-profit corporation registered with the State of California?

As such, the membership elects the Board of Directors to conduct business in accordance with state law and the association's legal documents.

The Board of Directors is elected to make decisions, set policy and accomplish the association's goals and objectives. The

Board has the fiduciary responsibility to act at all times in the best interest of the association.

As you can see, the Board has a very important role in the community. All owners are encouraged to attend and participate in the board meetings.

If you are looking for a way to get involved in your community, consider becoming a Board member.

There will be three seats up for election in 2015. All members in good standing are encouraged to run.

Come to the next Board meeting to express an interest or contact Management at the Nepenthe Clubhouse by email or phone.

The gratification of protecting the investment made by all the owners in your community is great!

Halloween Safety Tips

Trick-or-treating should be one of the great adventures of Halloween for kids. They can get dressed in scary costumes and go door-to-door, begging "Trick or Treats" from neighbors or at the local mall. It should be a fun time, without trouble and pain, so following some easy tips can keep your children safe every Halloween:

Small children should never be allowed to go out alone on Halloween. Make sure an older sibling or adult is with them.

Plan a safe route so parents know where their older children will be at all times. Set a time for their return home. Make sure that your child is old enough and responsible enough to go out by themselves.

Let children know that they should stay together as a group if going out to trick-or-



treat without an adult.

Let your children know not to cut through back alleys and fields. Make sure they know to stay in populated, well-lighted areas and not go off the beaten path.

Remind children that they should only stop

at familiar houses in your own neighborhood unless they are accompanied by an adult.

Instruct your child to never go into the home of a stranger or get into their car.

Make sure your child carries a flashlight, glow stick or has reflective tape on their costume to make them more visible to cars.

Instruct your children not to eat any treats until they bring them home to be examined by you.

Remember to Call 911 if you have an emergency or any type of security threat.

Security's Primary Role in Nepenthe is Parking enforcement and to create a watchful presence.

October 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	31	

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, October 8th: Outreach Committee at 6:00 pm—Nepenthe Clubhouse
- ◆ Saturday, October 4th: Architectural Review Committee at 9:00 am—Nepenthe Clubhouse
- ◆ Monday, October 6th: Finance Committee at 10:30 am—Nepenthe Clubhouse
- ◆ Thursday, October 9th: Grounds Committee at 4:00 pm—Nepenthe Clubhouse
- ◆ Wednesday, October 22nd: Board of Directors at 5:30 pm—Nepenthe Clubhouse
- ◆ Friday, October 24th: Deadline for ARC Application submissions to the Management office

Alley Parking

Recently, the office has received an increased amount of calls regarding residents parking in the alley. The reason why this is such a concern is not only because it is in the CC&R's but because it is a city mandate. In the last 60 days, reports have come into the office regarding emergency vehicles not being able to access a home because the alleyway was blocked by a resident or guest parked in violation. This is a huge concern.

Incidents like this are not only a threat to those resident's lives who needed the emergency assistance but to the association and the own-

er of the vehicle. Municipal fines can be levied to the owner of the vehicle for illegally parking and the association for not enforcing the Fire Code.

If you are having work done on your home, contractors are permitted to park in the alley for a short period to unload supplies and equipment but must return their vehicles to the street once completed.

We ask that residents continue to call the office to report this issue to Management.

We appreciate your community spirit and involvement!

Meals on Wheels

Meals on Wheels by ACC serves seniors 60 years of age or better throughout the local area. Meals on Wheels helps keep seniors in their homes and communities by providing nutritious meals, safety net services, social contact, community resource information and much more. On average over 2,000 seniors participate in our programs in each weekday.

Menus are developed by a Registered Dietitian for healthy nutrition.

Eligible seniors who are homebound and need assistance may receive hot or frozen home delivered meals. Hot meals are delivered daily, Monday through Friday, while frozen meal packages are delivered weekly to senior who are

able to heat meals in the microwave or oven. Seniors receiving home-delivered meals need to be 60 years old or better, live in Sacramento and west Placer Counties and meet eligibility requirements that are determined through a home visit and assessment.



Seniors who want to get out can enjoy hot noontime meals at 23 All Seasons Café sites throughout Sacramento County. At the

cafés, seniors can meet over lunch and participate in café activities, such as card games or bingo. The only eligibility criterion for café meals is that participants be 60 years of age or better.

For more information, please visit our page on www.mowsac.org



Nepenthe Association

Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA 95825

Phone: 916.929.8380

Fax: 916.929.1773

E-mail: 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

Resident Informational Forum

The Forum was held in the Nepenthe Clubhouse on September 20th. The Outreach Committee shared a great deal of information. Some of the subjects discussed included

- homeowner maintenance responsibility vs association responsibility,
- how to request repair needs,
- how and when to submit requests to the Architectural Review Committee,
- and finances such as the difference between operating funds and reserve funds.

Some of the information was “news” even to long-time residents

There was time for questions, answers and a cup of coffee. Several of the Board members were present to answer questions on specific issues.

We heard a lot of positive feedback from the attendees. This will be an annual event for the Outreach Committee, so if you

missed it we hope that you will plan to attend next time around!

Additionally, if you are new to Nepenthe and have questions, always feel free to get in touch with management. There are a lot of resources available to you.

Roof and Gutter Cleaning

It's just about time again for the annual roof and gutter cleaning. As in years past, a notice will be posted on the inside of your back gate in an envelope, so please keep your eyes open for that. The cleaners will need access to your patio so they can clean up after themselves!

Don't think you are forgotten if your neighbor receives a notice and you don't—the work is selected based on the amount of debris, not by address.

Management Staff:

Bettsi McComb, General Manager, bettsi.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

Pay Lease (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:

Will Vizgard, President, vizgardw@gmail.com, 916-923-9308

Richard Coombs, Vice President, rec1146@aol.com, 916-568-6100

Marcia Britton-Gray, Treasurer, mcbmd@comcast.net

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

Pamela Zanze Member-at-Large

Committees of Nepenthe

Architectural Review—Marcie Mortensen

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

Regular meeting time is the first Monday of every month in the Nepenthe Clubhouse at 6:00 PM

Meetings are held at the clubhouse.
