

December 2014

Nepenthe Association



Homeowner Association of the Year Northern California

THE NEPENTHE NEWS

Sierra Campbell, Editor

A publication of the Nepenthe Association

Nepenthe Holiday Happenings!

Nepenthe Giving Tree

The Outreach Committee and Management have worked with local charity Next Move to bring a "Giving Tree" to Nepenthe. This tree will be benefiting 23 chronically homeless disabled seniors that now reside in Next Move permanent supportive housing program.

Interested residents can purchase secret Santa stocking stuffers for these deserving seniors. For ideas on what to buy, please stop by the Nepenthe Clubhouse to get an approved list of items.

This is a wonderful way to help those less fortunate right from our own Clubhouse!



Nepenthe Holiday Party

The Social Committee is planning a Trim the Tree Holiday Party, December 7th from 3-6pm 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 holiday treats to share. This is an event for Nepenthe Residents and their guests.

We look forward to seeing you there!

Nepenthe Nominated By CAI

Both Nepenthe and Board Member Ivan Gennis were Nominated for awards by The Community Associations Institute North Chapter. This was Nepenthe's second year of being nominated for Large Association of the year. Nepenthe took home the award last year, but sadly lost to another association this year.



Board Member Ivan Gennis was nominated for Community Volunteer Leader of the Year, but the award went to another very dedicated Volunteer.

Nepenthe continues to be a shining star in the eyes of the Community Association

and we are confident there will be many more opportunities for Nepenthe to be recognized by nominations and awards.

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Did you know?

Auto withdrawal is available for your month dues.

Stop by the Nepenthe Clubhouse for more information. Staff can help you get set up. All you need is a blank check linked to the account you want the dues to be withdrawn from.

Nepenthe Home Listings

Address	Price	Beds/Baths	Square Feet	Model
12 Colby Court	\$299,900	3/2.5	1,623	1625
21 Adelphi Court	\$305,000	3/2.5	1,623	1625
2259 Swarthmore Drive	\$379,000	3/2.5	1,825	2000
2256 Swarthmore Drive	\$299,00	2/2.5	1,547	3000
1107 Vanderbilt Way	\$324,500	3/2.5	1,731	4000
707 Dunbarton Circle	\$320,000	3/2.5	1,748	4400
500 Dunbarton Circle	\$349,000	2/2	1,469	2200
508 Dunbarton Circle	\$359,950	2/2	1,469	2200
207 Elmhurst Circle	\$465,000	3 Full Bath	2,137	5500

Budget Report

Actual year-to-date income of \$2,559,065.27 versus year-to-date budgeted income of \$2,569,190 produced a negative year-to-date income variance of (\$10,127.73).

Actual year-to-date operating expenses of \$939,619.41 versus year-to-date budgeted expenses of \$1,044,580 produced a positive expenses variance of \$104,960.59.

The two combined variances produced a positive year-to-date variance of \$94,835.86

Other Information:

Unpaid Assessments at October 31, 2014 were: \$26,550

Prepaid Assessments at October 31, 2014 were: \$75,163

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		10,878	2,725
Contributions to Reserve		1,510,400	14,200
Less Operating Expenses	(939,619)		
Reserve Funding	(1,524,600)		
Reserve Expenditures		(931,302)	
Ending Balance 10/31/2014	\$498,901	\$4,158,488	\$98,947

Briefly.....

- Dues will be going up in January. Residents with private street access will be paying \$446 now instead of \$435, and residents on public streets will be paying \$440 instead of \$430. The overall increase to the dues is \$10 and a \$1 increase was made to the private street Reserves.
- The ARC Committee meeting changed to the 2nd Saturday of every month.
- The Outreach Committee meeting has changed to the third Wednesday of every month.
- The Clubhouse will be closed on the following days due to the holidays;

12/24/14, 12/25/14, 12/31/14 and 1/1/15

Call For Candidates

If you're looking for a way to get involved with your community, serving on the Board of Directors or on a Committee is a great way to do it!

The Annual Election of the Nepenthe Board of Directors is rapidly approaching with the Annual Meeting to be held on Wednesday, May 20th. This meeting's only purpose will be the electing of the candidates. The Board will meet regularly to review Association business in open session on May 6th.

2015 will have three Director positions up for election. The deadline for submissions for candidates will be February 23rd. The committee will submit the recommended slate of candidate to the board at the March 4th meeting.

If you are interested in running for a position on the Board, please contact Will Vizzard, Chair of the Nominating Committee, by e-mail (vizzardw@gmail.com) or by phone at 923-9308.

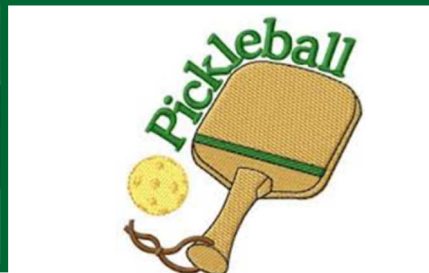
Pickleball at Nepenthe!

There was a great turn out for Pickleball at the Nepenthe Clubhouse. Many residents enjoyed the day and have shown great enthusiasm for a future of more Pickleball at Nepenthe.

If you missed the Pickleball event on November 15, you'll be happy to know that plans are in the works to bring more Pickleball opportunities to Nepenthe! A portable net is on order and we will soon have paddles and balls available for check out at the Clubhouse. There are informational handouts available now in the Clubhouse and you can always check out the videos on www.usapa.org.

We'll send out a Community Update when the equipment is officially ready for check out at the Clubhouse.

Also in our future- more clinics with Rich Waters, the ambassador for the USAPA!



December 2014

Sun. Mon. Tues. Wed. Thu. Fri. Sat.

	1 Tai Chi 3-4pm Social Committee Meeting 6pm	2	3 Board of Directors Meeting 5:30pm	4 Clubhouse Rental	5 Yoga 9am	6
7 Nepenthe Holiday Party 3-6pm	8 Tai Chi 3-4pm Finance Committee Meeting 2pm	9	10	11 Grounds Committee Meeting 4:00pm	12 Yoga 9am	13 ARC Comm. Meeting 9am Clubhouse Rental
14	15 Tai Chi 3-4pm	16	17 Outreach Committee Meeting 6:00pm	18	19 Yoga 9am	20
21	22 Tai Chi 3-4pm	23	24 Clubhouse Closed	25 Clubhouse Closed	26 Yoga 9am	27
28	29 Tai Chi 3-4pm	30	31 Clubhouse Closed			

2014 Nepenthe Accomplishments!

2014 was a busy year for the Nepenthe Board and Management Team. Management oversaw many projects and prepared several bids for the Board to review and approve. The following is a brief view of the many things accomplished in 2014.

In February, the Clubhouse renovations were completed and Management moved back into the newly renovated Clubhouse. Things really went into motion after that.

In March, the Clubhouse had its grand re-opening party. Sadly at that same time, Nepenthe lost one of its greatest Community Servants, Otis Turner. The Grounds Committee also had a very productive and successful landscape vision forum. The Board also approved a new Committee for Social Events.

In April, Management mailed the 2013 Financial Review to the community. Management also worked closely with the Nominating Committee and ensured that all timelines were met for the annual election.

In May, Nepenthe had over a 50% voter turn out and elected two members to the Board of Directors.

In June, the Board approved the 2014 Tree Removal List and Management held a successful Private Street clean-up event.

In July, the Board approved Standards and Practices for selecting tree planting locations, a change to the Nepenthe Pool rules permitting food at the pool, and the cleaning of signs and street lights.

In August, the Board and Management successfully completed and approved an updated clubhouse rental application.

In September, the Board approved the first batch of tree planting sites in Nepenthe by the Sacramento Tree Foundation.

In October, the Board approved the contract for roof and gutter cleanings, concrete work, tree work. Management also coordinated the beginning of the Phase I Painting and Siding project on Dunbarton Circle and James E. Williams and Son began their work.

In November, Management successfully coordinated the completed of the utility audit with Pacific Utility Audit. Management also reached out to the City of Sacramento to start the process of improving traffic safety in a certain location of Nepenthe. Pickleball also made its grand entrance at Nepenthe!

In December, Management and the Outreach Committee coordinated and setup a giving tree in the Nepenthe lobby. The Clubhouse also saw a record number of event rentals.

Dog Walkers Donations

The Dog Walkers Club is unable to continue supplying doggy waste bags for the Campus Commons neighborhood collection stations.

If you would like to help maintain the supply, please stop by the Nepenthe Clubhouse to drop off your donation.

Thank you for your support.

-Dog Walkers Club



Grounds Vision For The Future!

The Ad-hoc Grounds Vision Committee completed its Vision Document and presented it to the Board on December 3rd. It lays out long-term strategy that will guide grounds decision making well into the future. A summary can be found on page 6. For the complete document go to NepentheHOA.com, Select Homeowners and Renters and then Documents. It is the very top document titled Grounds Vision Document.



The document will come up for final approval when the Board meets on February 4th.

-Steve Huffman, Master Grounds Committee Chair

Grounds Vision Executive Summary

BACKGROUND: In 2013 the Board of Directors formed the ad hoc Grounds Vision Committee to produce a long term vision for the Grounds, and to recommend standards and practices for grounds activities.

Two homeowner brainstorming sessions and a Master Grounds Vision Forum were held to learn what homeowners saw as our highest priorities for the future. The top four priorities identified were:

1. Enhance landscape beauty,
2. Reduce water use,
3. Reduce maintenance and replacement costs, and improve safety.

Much of the landscape is in need of repair or replacement, and reserves may not be adequate. Now is the time to take a long view.

Sacramento's flat rate water charges currently are quite low, but are expected to increase drastically with the advent of water meters. Availability of irrigation water is expected to be reduced. This makes it necessary to utilize irrigation water more effectively.

WHY A VISION? Our association has to make decisions today in order to achieve the grounds vision that we describe for the future. Few doubt that water will become more costly and possibly rationed. Plants age and need to be replaced. Consistent funding needs to be available. The numbers presented are based on considerations of future needs.

VISION STATEMENT: The Nepenthe residential community has a well-earned reputation as one of the premier places of serenity and beauty within an urban forest in the Sacramento area. The association makes a number of commitments for policies to maintain and enhance this environment for current and future residents.

MISSION STATEMENT SUMMARY: A summary of our landscape mission is to enrich the lives of Nepenthe residents and maintain property values.

REALIZING THE VISION: Actions by the association are listed which need to happen, in order to

1. Keep our grounds beautiful,
2. Reduce water use and associated costs,
3. Reduce maintenance costs, and Improve safety.

HOW WILL BUDGETS BE IMPACTED? WHAT ARE THE TRADEOFFS? Funding of actions called for in this Vision would require either installments over several years, or a one-time assessment. The installments over several years method was selected as the most likely to succeed. A revision in the landscape-related portion of the Reserve Study budget was proposed to provide installment Reserve funding, and is being implemented. These establish a logical and consistent basis for funding landscape-related capital improvements and replacements over a number of years. This would avoid a special assessment and make sure new plantings work as planned before they are extended community-wide. Property values will be preserved or increased by the actions called for in this Vision, and failing to invest in the grounds would negatively affect property values.

Members are encouraged to view the document on the web as directed on page 5 and send their comments to General Manager Bettsi.McComb@fsresidential.com by January 15th. The Grounds Vision Committee thanks the Nepenthe Homeowners for all of their support and input in creating this document.



Nepenthe Association

Nepenthe Clubhouse
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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

5 Safety Tips to Prevent Car Break-Ins

It's that time of year! People are holiday gift shopping. Here are some handy tips to follow to ensure your valuables and gifts are protected.

Conceal All Your Valuables

Don't leave any "bait" out in plain sight for thieves; stow your valuables, electronics and accessories out of sight or bring them with you. Hide power plugs, iPod adapters and navigation mounts. In well over 90% of the time when thefts from vehicles occurred, something of value was left in plain sight.

Stash Before - Not After - You Park

Get in the habit of putting shopping bags and other valuables in your trunk right when you return to the vehicle, rather than after you park. Experienced thieves often stake out parking lots to watch for people putting items in their trunk.

Lock Your Doors

Close to 25% of thefts from vehicles nationally are from unlocked cars. Get into the habit of double checking locks.

Park for Visibility/Check Your Surroundings

Park in busy areas and avoid concealment from larger vehicles, fences or foliage. Always be alert and aware of your surroundings. Take a few seconds to look around. Is there a person sitting in a truck parked a few cars away? Does the area feel safe?

Most Stolen Items

GPS units and electronics items are the most common items stolen in car break-ins. Handbags, purses, wallets, gym bags, briefcases, backpacks, even empty bags or boxes and any other visible items are next on the thieves list.

Management Staff:

Bettsi McComb, General Manager, bettsi.mccomb@fsresidential.com

Sierra Campbell, Assistant Community Mgr, sierra.campbell@fsresidential.com

Evon De La Rosa, Administrative Assistant, evon.delarosa@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 Vizzard, President, vizzardw@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 Committee— 9:00 AM on the 2nd Saturday of the month

Elections—Yvonne Del Biaggio

Finance—Melanie Herman

2nd Monday of every month at 2:00pm

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 3rd 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.
