

January 2015

Bettsi McComb, Editor



Nepenthe Association

# THE NEPENTHE NEWS

## Free Emergency Preparedness Training and Supplies

**January 24, 2015  
10:00 am – Noon  
Nepenthe Clubhouse**

Disaster preparedness isn't just a case of preparing for the worst, it's being prepared to do your best when it matters most.

What would you do if a major fire, flood, earthquake, or toxic spill occurred near where you live or work?

If you had 15 minutes to evacuate, what would you take? Where would you go?

What if you were isolated at home?

Could you survive at least three days without heat, power, running water or telephone services with only the supplies you have on hand?

What if you were separated from your family? How would you find them?

Do you know the emergency broadcast radio station?

The Sacramento Police Department will provide the training and items that you need to create your own personal emergency plan and Grab and Go Bag.

This training will provide 10 simple steps everyone can take to help protect themselves, their families, their pets and their property in case of an emergency or disaster.

Please also tell your friends and neighbors in the other Campus Commons villages—all are welcome.

Signing up is as simple as a phone call to the Nepenthe office at (916) 929-8380 or by sending an email to

[NepentheHOA@fsresidential.com](mailto:NepentheHOA@fsresidential.com).

## Angels Among Us— Thanks, Nepenthe!



Nepenthe residents showed off their hearts of gold last month when gift after gift showed up under the Next Move Giving Tree hosted by the Outreach Committee.

From November 24 to December 11, Nepentians were welcome to drop off gifts for the 24 residents at Home At Last, Next Move's supportive permanent housing for chronically homeless seniors. This often overlooked por-

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### Time is Flying...

- The deadline to submit written comments to the Board of Directors on the Grounds Vision Document is January 15. This item will be on the agenda February 4th for possible Board adoption.

# Nepenthe Home Listings

12 Colby Court	\$299,000	Pending
21 Adelphi Court	\$305,000	Active
2259 Swarthmore Drive	\$379,000	Active
2256 Swarthmore Drive	\$299,000	Active
303 Dunbarton Circle	\$425,000	Pending
508 Dunbarton Circle	\$359,950	Active
707 Dunbarton Circle	\$299,000	Active
207 Elmhurst Circle	\$425,000	Active
1170 Vanderbilt Way	\$298,000	Active
1248 Vanderbilt Way	\$294,900	Active

## November Budget Report

Actual year-to-date income of \$2,814,280 is less than the year-to-date budgeted income of \$2,833,809 by \$19,529.

Actual year-to-date operating expenses of \$1,017,537 are less than the year-to-date budgeted expenses of \$1,149,08 by \$131,501.

The two combined variances produced a positive year-to-date variance of \$111,972.

The association has \$517,277 in operating funds which represents two months of budgeted expenses and reserve contributions.

### Other Information:

Unpaid Assessments at November 30, 2014 were: \$29,308

Prepaid Assessments at November 30, 2014 were: \$58,672

## November 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>84,935</b>
Prior year due to Ops from vendor	151		
Prior year due to Ops from mgmt	114		
<b>Plus Income</b>	<b>2,797,940</b>		
Reserve Investment Income		13,602	2,738
Contributions to Reserve		1,661,440	15,620
<b>Less Operating Expenses</b>	<b>(1,017,537)</b>		
Reserve Funding	(1,677,060)		
Reserve Expenditures		(1,381,678)	(2,913)
Prepaid Ins. + Rec'v from Mgmt	(8,237)		
<b>Ending Balance 11/30/2014</b>	<b>\$517,277</b>	<b>\$4,093,750</b>	<b>\$100,380</b>

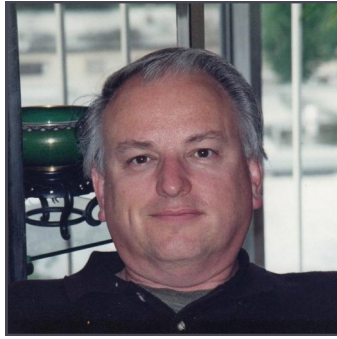
# President's Report

Siding, painting, and tree removal continue apace. Concrete repair has been completed for the year, and the front steps to the clubhouse are being replaced. The latter is at no cost to Nepenthe, as the sub-contractor did not comply with the approved plans.

During the January meeting the board approved a revised rental fee for the clubhouse. Those wishing to rent only the main room during business hours can do so at a reduced rate of \$30 per hour. If the member wishes to also

rent the kitchen and library area in addition, the current rate of \$40 per hour will apply.

We have received pickleball equipment on loan and will temporarily tape off a court near the clubhouse in the near future. If pickleball proves popular, more permanent adjustments will fol-



Bill Pesce, longtime Nepenthe member who served on the Finance Committee passed away December 23rd.

low. Paddles and balls can be checked out at the clubhouse.

I would like to close by recognizing the passing of Bill Pesce. Bill served for many years on the Finance Committee and consistently brightened their meetings with his good humor. He will be missed.

-Will Vizzard

## Angels Among Us...continued

*(Continued from page 1)*

tion of our population is especially forgotten during the holidays— many have no family at all. Thanks to Nepenthe, the 17 ladies and 7 gentlemen were able to experience some of the joy of the holidays.



By December 5, the North Pole Area of my office looked like this:

By the 15th, the gifts were overflowing! The ladies from Next Move brought a van to pick them up and it was filled to the top



by the time we were done.



Sleigh!

If you did not receive a receipt for your donation, but would like to have one,

please contact us at the Nepenthe office and we will take care of this for you.

Cheerful elf Roger Work helped to transport the bounty and members of the Outreach Committee were on hand to help fill Santa's



Thank you, Outreach Committee and Nepenthe residents— you truly are the angels among us!



# Holiday Party Report

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The Social Committee brought another highly enjoyable event to the community December 7. Delicious hors d'oeuvres and sweets, a roaring fire and beautiful music combined to make a memorable afternoon.

The Three Dickens strolled about the clubhouse singing classic holiday songs acapella—such a beautiful way to enjoy these old favorites.

Next from the Social Committee— an art show this spring!

Contact the office for more information.



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## Annual Membership Meeting/Election, May 20, 2015...Very Important

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This year it's more important than ever for each homeowner to vote in the Nepenthe Board Election to be held on May 20. In addition to filling three vacancies on the Board of Directors, homeowners will be asked to approve several changes to Nepenthe's Covenants, Conditions, and Restrictions (CC & R's).

**In order for the required changes to be made, at least 51% of all homeowners must vote Yes to approve. If 296 'yes' votes are not received, another election**

**will be required...incurring significant extra expense.**

An ad hoc committee of Nepenthe homeowners is reviewing changes that have been recommended for the ballot by chair persons of Nepenthe Committees and management.

Copies of Nepenthe's current CC & R's, Bylaws, and Community Rules are available at [www.NepentheHOA.com](http://www.NepentheHOA.com). All proposed changes to these documents will be pre-

viewed in future issues of this newsletter and will be discussed at the Candidate Forum, scheduled for Saturday, April 11 from 10:00 to noon, in the Nepenthe Clubhouse.

Any homeowner wishing to be listed on the ballot as a candidate for the Board of Directors must submit their name, statement, and a picture to the Nepenthe office by Monday, February 23. Additional timeline information will appear in the February newsletter.

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## Your Assessment Dollars— Where Do They Go?

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Your \$440 monthly assessment is a good-sized amount of money. Most owners know that their assessment pays for their roof and siding, but there is much more to the picture.

First of all, the top \$270 of your assessment goes into the Reserves which is the association's savings account. The monies accumulated there are earmarked for the replacement of the assets of the association as they wear out. These assets are more than the roofs and siding— the list includes items such as the concrete walkways, driveways, lollipop lights, underground wiring, irrigation lines and sewer lines. Many of these assets aren't even readily visible, but like everything else, they do eventually need replacing. Funding for them in the

Reserves makes it possible for the association to make the replacements without tapping homeowners for a special assessment.

So where does the remaining 40% go? This \$180 per owner per month is for the operating expenses— the largest of which is the association's insurance which represents 11.3%. Flood insurance alone accounts for \$35 of the monthly dues.

The landscape maintenance represents 11% of the assessment. This includes maintaining and repairing the above-ground irrigation components, the weekly mowing, blowing and collection of debris, the pruning and replacements of shrubs and flowers and the application of necessary fertilizers and weed suppressants.

Another 12% or \$21 is spent on administration. This includes the management fees, the salary for the onsite staff, monitoring delinquent assessments, the annual financial review and preparation of tax returns and a tiny budget for community events.

Lastly, there are utilities and common area expenses such as roof cleaning, security patrol and janitorial service. This total category is only six or so percent of the total budget.

If you would like to see more complete details, the budget is on the community website, [NepentheHOA.com](http://NepentheHOA.com) on the "Documents" page.

# January 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
				Happy New Year! Office closed	Yoga 9am	Coffee in the Clubhouse 10 am
4	5	6	7	8	9	10
	Tai Chi 3 pm Social Committee 5:30 pm		<b>Board meeting 5:30 pm</b>	Grounds Committee 3 PM	Yoga 9am	Architectural Review 9 am Coffee in the Clubhouse 10 am
11	12	13	14	15	16	17
	Tai Chi 3 pm				Yoga 9am	Coffee in the Clubhouse 10 am
18	19	20	21	22	23	24
	Tai Chi 3 pm		Outreach Committee 6 pm CC&R Committee 1 pm		Yoga 9am	<b>Neighborhood Emergency Training 10 am</b>
25	26	27	28	29	30	31
Clubhouse rental	Tai Chi 3 pm Finance Committee 2 pm				Yoga 9am	Clubhouse rental



## NEPENTHE MANAGEMENT

Nepenthe Office  
1131 Commons Drive  
Sacramento, CA 95825

Phone: 916.929.8380  
Fax: 916.929.1773

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

### Office Hours:

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

*We're on the web!*

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

### **Management Staff:**

Betsi McComb, General Manager, [betsi.mccomb@fsresidential.com](mailto:betsi.mccomb@fsresidential.com)

Crystle Rhine Associate Community Manager, [crystle.rhine@fsresidential.com](mailto:crystle.rhine@fsresidential.com)

Evon De La Rosa, Administrative Assistant, [evon.delarosa@fsresidential.com](mailto:evon.delarosa@fsresidential.com)

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

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

PayLease (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 or [security@stonegateprotection.com](mailto:security@stonegateprotection.com)

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), 916-803-0756

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

Marcia Britton-Gray, Treasurer

Pamela Zanze, Member-at-Large

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## **Committees of Nepenthe**

**Architectural Review**—Marcie Mortenson

Meets 9:30 AM on the 2nd Saturday of the month

**Elections**—Yvonne Del Biaggio

**Finance**—Melanie Herman

Meets 9:30 AM on the 4th Monday of the month

**Grounds**—Pamela Livingston

Meets 3:00 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

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*All meetings are held in the main Clubhouse unless otherwise noted.*

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## **On The Agenda...**

At the January meeting the Board approved a sidewalk repair on Commons Drive, approved a reduced rental rate for residents wishing to rent the main lounge only during business hours and adopted the following goals for 2015:

- Improve strategies for funding the underground utilities reserve.
- Adopt charters for all the committees.
- Review investment policies.
- Develop Pickleball in Nepenthe.
- Revise CC&R's and Bylaws.
- Put the landscape contract to bid.
- Review current security strategies and review options.
- Improve the Nepenthe website.

Some of what will be on the February 4 agenda includes:

- The Grounds Vision Document
- Phase II Siding Inspections authorization
- A proposal for the 2016 Reserve Study Update with site visit review
- A resolution to change the insurance requirements for renting the Dunbarton Cabana

As always, homeowners are welcome and encouraged to attend.