



296 Yes Votes Needed

Nepenthe’s CC&R and Bylaw Ad Hoc Committee continues its efforts to update and streamline the governing documents. It is considering revisions recommended by our legal counsel and the members of Nepenthe’s other committees.

The main changes being considered are to:

- 1) Combine the two reserve funds (for private vs non-private streets) to simplify the accounting process.
- 2) Change the terms of Board members from two 2-year terms to either: two 3-year terms or three 2-year terms.
- 3) Relax present restrictive rules to allow members to install security cameras and more exterior lighting, within guidelines.
- 4) Authorize prudent investor rules, con-

sistent with those of other similar sized HOA’s, to expand Nepenthe’s ability to increase its return on invested reserve funds.

The membership will be asked to vote ‘yes’ in the annual election (*May 20*) in favor of the modifications the ad hoc committee recommends. **Therefore, it’s important for you to voice your opinions on any or all of these proposed changes by March 15**, before they actually appear on the ballot.

If any of the four proposals listed above receive significant opposition from the membership, **it may be revised to avoid jeopardizing a positive vote on the other proposals**. Please submit your comments in writing to the management office at Nepenthe.HOA@fsresidential.com or drop

Security Options Considered

At the February meeting the Board began examining options for our security contract. We currently pay \$52,000.00 per year for 6 hours of dedicated patrol services within Nepenthe nightly. Although this service provides some residents with a sense of added security, an examination of the costs and benefits raise questions regarding the value of what we receive for our money. The following was discussed:

- A review of the activity logs reveals no instance in which security has thwarted a crime in Nepenthe.
- Nepenthe is a low crime area with no assaults or robberies and few burglaries
- Many of the thefts (mail, UPS packages) appear to occur during the day when security is not present and

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Have you tried Pickleball yet?

We have paddles and balls ready for checkout and a portable net. All we need now is a way to mark a court in a semi-permanent fashion so folks can try out this fun sport! The tape didn’t work– if you have any ideas, please let us know.

Thanks! -Bettsi McComb, General Manager

Nepenthe Home Listings

Address	Price	Beds/Baths	Square Feet	Model
12 Colby Court	\$299,000	3/2.5	1,623	1625
21 Adelphi Court	\$299,000	3/2.5	1,623	1625
2259 Swarthmore Drive	\$379,000	3/2.5	1,825	2000
707 Dunbarton Circle	\$299,000	2/2.5	1,748	4400
207 Elmhurst Circle	\$425,000	4/3	2,137	5500
710 Elmhurst Circle	\$439,000	3/2.5	2,137	5500

December Budget Report

Actual year-to-date income of \$3,073,925 versus year-to-date budgeted income of \$3,083,040 produced a negative year to date income variance of (\$9,114)

Actual year-to-date operating expenses of 1,348,521 versus year-to-date budgeted expenses of \$1,253,496 produced a negative year to date operating expenses variance of (\$95,025).

The two combined variances produced a negative year to date variance of \$104,140.

Other Information:

Unpaid Assessments at November 30, 2014 were: \$28,257

Prepaid Assessments at November 30, 2014 were: \$76,698

December Cash Flow Report

Sources / Uses	Operations	General Reserves	Private Streets
Beginning Balance 1/1/2014	392,960	3,685,063	84,935
Prior year due to Ops from vendor	151		
Prior year due to Ops from mgmt	114		
Plus Income	3,073,926		
Reserve Investment Income		14,192	2,738
Contributions to Reserve		1,812,480	17,040
Less Operating Expenses	(1,348,521)		
Reserve Funding	(1,829,520)		
Reserve Expenditures		(1,381,828)	(2,913)
Recievables from Management	(211)		
Ending Balance 11/30/2014	\$317,845	\$4,245,229	\$101,805

President's Report

During the February meeting the Board approved revised rental policy applicable to the Dunbarton cabana. The revised policy allows the consumption of beer and wine at Dunbarton without obtaining event liability insurance, so long as the member signs a hold harmless agreement. The

larger venue of the Clubhouse still requires the evidence of insurance coverage.

In addition, the Board approved contracts with James E Williams to conduct the survey for scope of work on the second phase of siding and painting and with Robert Browning for the 2015 reserve

study. A pilot irrigation project on Elmhurst Circle was also approved. This will involve converting spray irrigation to drip and monitoring water flow both before and after to provide empirical evidence regarding the impact of irrigation conversion.

-Will Vizzard

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

The Annual Election of the Nepenthe Board of Directors is rapidly approaching with the Annual Meeting to be held on **Wednesday, May 20th**. This year three Director positions will be up for election.

ELECTION SCHEDULE

February 23 - Names of Board candidates due to the Nominating Committee.

February 23 - Candidates' statements and pictures due to Office (for April newsletter and Ballot packets)

March 4 - Board meeting – Slate of candidates' names presented

April 11, 10:00 am – *Candidates' Forum* for Nepenthe homeowners

April 15 - Election Committee mails Ballot packets, including statements

and pictures, to homeowners (to be returned no later than May 20)

Wednesday, May 20 - Annual Membership Meeting and Election – 5:30 PM ballots counted and election results announced)

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

Security Options Considered...continued

(Continued from page 1)

monitoring potential suspects is virtually impossible.

-Likewise, the small number of residential burglaries appears to have occurred during the daytime, when occupants were away.

-Vehicle burglaries apparently do occur primarily in the late night/early morning hours, but have occurred only sporadically. Security has not ever thwarted any of these or made observations useful in apprehension of the perpetrators.

-Extensive research by a number

of police agencies has established that random patrolling produces little or no deterrent to crime.

-Security officers are not law enforcement officers and must depend on the police to respond to crimes in progress or apprehend suspects.

-Nepenthe does need an ongoing contract with some security company to facilitate rentals of the clubhouse after hours, checking the pools in summer, parking enforcement on private streets, etc.

The options facing the board are:

-Issue a new Request for Proposal (RFP) for 6 hours of nightly,

dedicated patrol services in Nepenthe. No savings likely.

-Issue an RFP for fewer hours of time from a company with significant market penetration in this area. Significant savings likely.

-Contract only for limited special activities. Very significant savings.

The Board is asking for your input. It is your money. Please submit your comments in writing to the management office at Nepenthe.HOA@fsresidential.com or drop off in person at the clubhouse. The Board will discuss this matter again at the March 4th meeting. -Will Vizzard

Goal: Safest HOA in California

Eighty Nepenthe and Campus Commons residents attended a two-hour Emergency Preparedness Training at the Nepenthe clubhouse on January 24. Barbara Falcon, Sacramento Police Department Neighborhood Watch Coordinator, presented the training and introduced Officer Ralph Knecht and Sgt. Christopher Mouzis, who are assigned to our area. Participants learned what to do in various emergency situations, how to shelter-in-place if told to do so, and discussed how neighbors can help each other. They also received a backpack and an Emergency Supply list (available at www.ready.gov) to create a Grab and Go bag.

This and other trainings and resources are announced through the Nextdoor.com website (in partnership with the Sacramento Police Department) that all residents are invited to join by



going to Nextdoor.com on your computer. It's very easy to maintain your privacy and limit the messages...while also showing you what services (home repair, patio clean-up, etc.) your neighbors recommend. Currently, 354 Nepenthe/Campus Commons residents use

Nextdoor.com. Sacramento crime statistics for 2014 show a 14.6% reduction in serious crimes...which follows a 10.1% drop in 2013. Law enforcement credits much of this reduction to community involvement efforts, such as Nextdoor.com and Neighborhood Watch. This and future trainings are part of Nepenthe's efforts to be the safest HOA in California.

-Karen Lowrey

Nepenthe Fine Arts Show, March 30-April 2

A Celebration of Our Resident Fine Artists!

If you are a fine artist and a resident of Nepenthe or Campus Commons and would like to "show" your work to others in our community, this is your opportunity to shine! The Nepenthe Social Committee and a few resident artists are in the process of planning an ART SHOW to display fine art in our community. There will be a time for artists to hang their work in the Nepenthe Clubhouse, a wine and cheese evening reception to celebrate the ART Opening, and an opportunity for you to Show or Sell your own work to neighbors and friends.

Original works by residents of Nepenthe or Campus Commons area are welcome in the following categories:

Paintings: watercolor, oil, acrylic, pastel, etc.

Photography: conventional and digital

Sculptures & Mixed Media: glass metal, wood, textiles, etc.

MORE INFORMATION WILL BE PROVIDED WHEN WE GET ENOUGH INTERESTED RESPONSES

ART SHOW

Please RSVP if you are interested by **FEBRUARY 27, 2015**. Just call (916-929-8380) or email the Nepenthe Association office at Nepenthe.HOA@fsresidential.com.

Board Approves Cabana Rental Change

If you have found yourself frustrated by the insurance requirements when renting the Dunbarton Cabana, you are going to be very happy to hear that the Board approved a change to the “Homeowner Event Rules.”

Here is the crucial wording: “Wine and beer may be served at the Cabana with a signed Waiver of Liability (attached to rental agreement).” The \$1,000,000 one-day event policy is no

longer required.

This is good news for people holding small family events. The Board feels comfortable with this change in part because the room capacity in the Cabana is only 25 people.

If you are interested in renting the Cabana, please call or come by the office during business hours.

Grounds Vision Document is Adopted

Changes to Nepenthe’s landscape are imminent! At the February 4th Open Session, the Board voted unanimously to adopt the Grounds Vision Document as presented. This crucial document will define the look of Nepenthe for years to come.

This has been an ongoing project for over a year- the ad hoc committee behind this herculean effort deserves a round of applause. Chair Steve Huffman and members Elsa Morrison, Liza Tafoya, Mike Notestine and former Chair Pam Livingston with input from Board liaison Ivan Gennis and General Manager Bettsi McComb studied, researched, investigated, listened, discussed, sorted, prioritized and wrote a document that provides a comprehensive view and plan that will inform landscape decisions for the future.

So, what are the hallmarks of this final document? First, no special assessment will be needed, nor will the Association need to borrow money. Instead, well-thought out allocations have been created within the Reserve Fund. These allocations will fund a number of improvements each year.

Within these allocations are many opportunities for decision making. This is the “how” of the document. Based on the

input from the homeowners received in the two informal gatherings and the large forum last year, the committee kept their focus on the four major goals of **Landscape Beauty, Reduced Water Use, Reduced Maintenance Costs and Improved Safety.**

The documents lists specific practices that will ensure that those goals are met. For example, under the goal of Landscape Beauty, the Association has committed to an ongoing program of tree planting. Under Reduced Maintenance Costs, the Association agrees to convert shrub spray irrigation along building foundations and fences to drip irrigation.

These are just two of the many practices that the Board has agreed to adopt. There are many more and if you have not read this important document, it is available on the website, NepentheHOA.com and a printed version is available in the clubhouse library.

GROUNDS VISION FAQ’S

Can I have new plants now? *We certainly hope so! We still have some current inhibitors— limited watering days and the drought are the two most pressing. The good news is that homeowners now have the option to participate in paying for improvements to their immediate common area. Applications for this process are*

available from Management.

When will we see changes in the landscape? *Right away! One thing that has become apparent through this process is an awareness to how interrelated all the options are. At 215, 217 and 219 Elmhurst, a project is underway to convert spray heads to drip. Simultaneously, the shrubs surrounding these units have been hard pruned and/or re-shaped to promote growth that is in keeping with the Vision Document. At the moment, this area may not look “improved”, but the end result will be a reduction in water usage and shrubs that cost less to maintain.*

Will Nepenthe adopt a drought tolerant landscape? *Yes! But don’t be surprised if it doesn’t look very different from what we are used to seeing. Landscape architect is preparing a comprehensive plant palette that will be full of drought tolerant choices. You won’t see any cacti in the mix, but you might see a few succulent ground covers. Additionally, small areas of turf will make way for more water wise options, but we can expect to see our large, beautiful greenbelts to remain.*

How will I know what’s happening? *Landscape improvements will be a regular feature in the newsletter moving forward, so stay tuned!*

-Bettsi McComb

February 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 <i>Tai Chi 3 pm</i> <i>Social Committee</i> <i>5:30 pm</i>	3	4 <i>Board meet- ing 5:30 pm</i>	5	6 <i>Yoga 9am</i>	7 <i>Coffee in the Club- house 10 am</i> <i>Private Rental 12-4</i>
8	9 <i>Tai Chi</i> <i>3 pm</i>	10	11	12 <i>Grounds Committee</i> <i>3 PM</i>	13 <i>Yoga 9am</i>	14 <i>Architectural Review</i> <i>9 am</i> <i>Coffee in the Club- house 10 am</i>
15	16 <i>Tai Chi</i> <i>3 pm</i>	17	18 <i>Clubhouse</i> <i>Rental</i>	19	20 <i>Yoga 9am</i>	21 <i>Coffee in the Club- house 10 am</i>
22	23 <i>Tai Chi 3 pm</i> <i>Finance Commit- tee 2 pm</i>	24	25	26	27 <i>Yoga 9am</i>	28 <i>Coffee in the Club- house 10 am</i> <i>Private Rental 2-8</i>



NEPENTHE MANAGEMENT

Nepenthe Office
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) 9:00AM to 1:00 PM
Saturday—Sunday (Summer) 12:00 PM to 4:00 PM

We're on the web!

NepentheHOA.com

Management Staff:

Betsi McComb, General Manager, betsi.mccomb@fsresidential.com

Crystle Rhine Assistant Community Manager, crystle.rhine@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

PayLease (Auto pay assessments): 1-866-729-5327 or support@paylease.com

Other Important Contacts:

Stonegate Protection (patrol): 1-888-774-0035 or 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, 916-923-9308

Richard Coombs, Vice-President, rec1146@aol.com, 916-803-0756

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

Marcia Britton-Gray, Treasurer

Pamela Zanze, Member-at-Large

Committees of Nepenthe

Architectural Review—Ken Luttrell

Meets 9:00 AM on the 2nd Saturday of the month

Elections—Yvonne Del Biaggio

Finance—Melanie Herman

Meets 9:30 AM on the 3rd 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

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

Phase I Siding Repairs & Painting- Progress Report & a Look Ahead

The Phase I work in Dunbarton Circle continues. James E. Williams and Son, Inc. has been repairing siding and painting along the outer circle. Soon they will be moving to the inner circle. From all reports, they have been good “neighbors”- working with small crews, their impact to homeowners has been very minimal.

Part of what has made them so easy to work with is the easy access homeowners have to address concerns. Brandon, the onsite foreman, has been very responsive to the residents and we’ve heard many good things about him and the work they are doing.

Change orders have been in keeping with the contingency that the Board set aside. Of the \$138,000 contingency, \$39,735 has been used so far. We have every expectation that Phase I will come in at budget.

Owners in Phase II can expect to see estimators from James E. Williams in their area soon. They have been contracted to inspect all 217 buildings and prepare the scope of work. If you live on Elmhurst Circle or the southern half of Vanderbilt, you are in Phase II and will be painted this year.