



Jazz By The Pool

JAZZ at Nepenthe Pool with the Dean-O-holics, "The Rat Pack", Sunday, July 26th, 6-8:30. Tickets on sale at Nepenthe Office. Enjoy good music and good food and a glass of wine with friends and neighbors. Residents \$10 and guests \$15, gets you a generous plastic glass of wine. **Cichy Co. Food Truck will be on Commons Dr., 5-8PM.**



"The atmosphere? Pure Las Vegas, Nevada, circa 1960. The Summit...Swingin', smoke-filled and flowin' with booze, broads and pallies, a gasser of a time and a sound that will knock you right outta your Mary Janes.

The act? Strictly Rat Pack; Frank, Dean, Sammy and the gang. And if you like Dean, Frank and Sammy, you're also gonna dig vocalist Jessica R. Abbit and her sultry Marilyn."



Dean-O-holics A.K.A. "The Rat Pack"

A Letter From The President

Hello, everyone:

Triple-digit weather is upon us, and much of our focus is on preserving our landscaping in spite of the watering restrictions imposed by the drought. We're doing additional pilot conversions to drip irrigation, to gain data on what works best and to better predict costs. Pilot conversions have concentrated on shrub beds, and we need to

include trees and be able to separate turf area irrigation. At the present time, drip systems operating schedules are not restricted as long as no visible runoff occurs, and of course, drip systems use much less water. We're also investigating whether it makes financial sense for an HOA of Nepenthe's size to employ an irrigation specialist to install drip systems.

The CC&R/Bylaw measure passed, with 326 yes votes, and 80 no votes, an 80 percent margin in favor. (During the initial voting period, 250 yes votes and 67 no votes were received, about the same percent margin.) 89 additional ballots were received during the extension of the voting period. It was interesting that the item that seemed to create the most controversy related to that of a trustee representing a trust (which actually owns a property placed in trust) having the right to vote and serve on the Board. State law is clear on this point, and Nepenthe had no choice but to recognize it.

The Social Committee had a highly-

Inside this issue:

Jazz By The Pool	1
A Letter From The President	1
A Letter From The President Cont.	3
Benefits of a Trainer in the Fitness Room	3
Local Legend Memorialized By Nepenthe Resident	4
Outreach Committee Mission	4
Managers Report	4
Managers Report cont.	5

Nepenthe Home Listings

Address	Price	Beds/Baths	Square Feet	Model
22 Adelphi Court	\$305,000	3/2.5	1,730	1720
1384 Commons Drive	\$335,000	3/2.5	1,731	4000
718 Dunbarton Circle	\$395,000	2/2.5	1,748	4400
801 Dunbarton Circle	\$367,500	2/2	1,469	2200
905 Dunbarton Circle	\$389,000	2/2	1,469	2200
710 Elmhurst Circle	\$439,000	3/2.5	2,137	5500
1137 Vanderbilt Way	\$379,950	3/2.5	1,731	4000
1170 Vanderbilt Way	\$289,000	2/2.5	1,547	3000

May Budget Report

Actual year-to-date income of \$1,297,957.30 versus year-to-date budgeted income of \$1,319,030 produced a negative year to date income variance of (\$21,072.70)

Actual year-to-date operating expenses of \$381,282.70 versus year-to-date budgeted expenses of \$403,360 produced a positive year to date operating expenses variance of \$22,077.30

The two combined variances produced a positive year to date variance of (\$1,004.60).

Other Information:

Unpaid Assessments at May 31, 2015 were: \$27,851. Prepaid Assessments at May 31, 2015 were: 56,970.

May Cash Flow Report

Sources / Uses	Operations	General Reserves	Private Streets
Beginning Balance 1/1/2015	317,845	4,245,229	101,805
Prior year due to Ops from mgmt.	211		
Plus Income	1,297,957		
Reserve Investment Income		2,969	4
Contributions to Reserve		780,120	8,520
Less Operating Expenses	(381,283)		
Reserve Funding	(788,640)		
Reserve Expenditures		(598,330)	(0)
Receivable from Management	(0)		
Ending Balance 5/31/2015	\$445,235	\$4,429,988	\$110,329

A Letter From The President (continued)

successful 'Jazz by the Pool' this past weekend with music, wine and food trucks. There's another one coming up on July 26, so be sure to put it on your calendar.

Our recent public forum with the management team of James E Williams and Son on the upcoming Phase II siding repairs, was well attended in spite of the triple digit weather. Most came away satisfied with the way the Williams firm handled their concerns. Periodic repair and replacement of siding showing signs of deteriorating, and later painting throughout, is one of the ways that Nepenthe maintains the values of our homes. Cost of this work has already been accumulated in the Reserve Study fund, to which you contribute monthly as part of your dues.

An item of interest at the recent Board meeting was the signs at the pool entrances regarding diarrhea, which word-

ing seems offensive to many. Unfortunately, we are required by law to post that information in one-inch letters by the entrance, but we're looking for ways to make the sign less "in your face".



There has been discussion of asking the City for speed bumps to control speed

on Commons Drive, and also on University Avenue along its Nepenthe frontage. A presentation and discussion at the recent Board meeting indicated that there is some strong opposition to their use. University Avenue south of American River Drive has four sets of speed bumps installed, so Nepenthe residents can drive over them and form their own opinions.

Some time ago, the Board authorized placing benches in various locations around Nepenthe so that persons walking could have places to stop and rest. 21 locations were approved. While funding from Reserves is still on hold, acceptance of donations of benches by homeowners was authorized. The first offer of a bench donation has been received, to be located near the clubhouse left of the entrance near the top of the handicap ramp. This location will be handicap-accessible and receives afternoon shade. It is hoped that others may follow suit with additional bench donations.

Benefits of a Trainer in the Fitness Room

Have you ever wanted to use the equipment in the wonderful fitness room in the newly renovated clubhouse? Or have you been using a few select pieces of equipment because you are not sure how to use the rest? Perhaps you are not sure how to use all of the features of the state of the art cardio equipment. Learning all of the ways to use the equipment and how to set up the equipment to specifically fit your body comes with many benefits. You will prevent injury, whether it is acute and instantaneous, or chronic over time from improper form taking a toll on your body. When you use the equipment in proper form, you will get the most benefit for strength or cardio conditioning, and you will be pain and injury free. This will allow you to enjoy the fitness room to the maximum benefit and will keep you coming back for more! To schedule a one-on-one training session, call Jennifer, Certified and Licensed Instructor. (916) 546-8119.



Local Legend Memorialized by Nepenthe Artist



Our very own Larry Stark has had the distinct honor of being chosen to create the memorial bust of Kirk Breed, a local figure who has been recently honored by the renaming of the Cal Expo racetrack. Kirk was a larger than life figure in Sacramento from 1979 until his death in 2013, dedicating himself to preserving and nurturing horses, racetracks and especially Cal Expo.

The honor of creating this handsome bust, which is to be installed at the Kirk Breed Memorial Race Track, went to local artist and Nepenthe homeowner, Larry Stark. Larry has been making beautiful art and jewelry for 40 years. You may have shopped in his store in the Pavilions. Not long ago he retired, but as is often the case with the talented, he continued to be sought out for custom orders. He has just reopened Stark Jewelers now at 2372 Fair Oaks Blvd, next to Ettore's. To see some of his beautiful work, visit www.StarkJewelers.com.

Outreach Committee Mission

The Outreach Committee mission is to reach as many homeowners as possible with information about Nepenthe and how it works and to encourage input from homeowners. Your thoughts and suggestions are always welcome.

The 10am Saturday morning Coffee In The Clubhouse continues to be well attended and appreciated. If you haven't stopped by you are missing all the fun. In July we will have our first evening get together July 16, 5pm-7pm. Bring your own beverages and if you are so inclined, bring a snack to share.

An Informational Resident Forum will be held in the fall. Date to be determined.

The Committee is actively working to get a revised Nepenthe website up and running. Also we are working with Management on how best to welcome new residents.

The Committee meets on the third Wednesday of the month at 6pm in the Clubhouse. Feel free to join us.



Manager's Report

Hot, hot, hot! Caliente! The poor landscape is really feeling the effects of the high temperatures. When combined with the restrictions on watering, we see Nepenthe at her most strained. If you see wilting new plants, will you give them a little drink? The GP Landscape irrigation tech is doing his utmost to make the watering as efficient as possible given the two day per week watering schedule.

The trees are thirsty too. If you would like to participate in caring for the trees, the Grounds Committee has created the

Adopt A Tree program which is a wonderful way to help. Elsa Morrison has spearheaded the effort and will be able to provide you with the sign up form and instructions. You can reach Elsa by calling the office at 929-8380. According to Eric McClenahan of Valley Crest Tree Services, even our large trees need an assist.

Along that vein, Nepenthe is looking to host a special Tree Care event later in July. The focus will be to teach residents how to spot trees in distress, how to properly care for them

Manager's Report (continued)

(Continued from page 4)

in a drought and how to monitor the overall health of the trees. Currently the most vulnerable trees are the Redwoods and the Deodar Cedars. When it comes to caring for these majestic members of our community, we can all play a part.

Lund Construction just reported to me that they have finished the SMUD project on Elmhurst and Vanderbilt. All SMUD wires in this area are now carried in safe conduit rather than being directly buried in the ground. I just received this email from the job foreman, Steve Green: "I speak for our entire crew when I say thank you to the community for your patience and cooperation for the last 28 days."

Last month, I talked about the Bench Program which allows individuals to donate the price of placing a bench in select areas. Our Board President, Ivan Gennis, has stepped forward to be the first to donate! The remaining Board members voted unanimously to approve the donation. Look for a beautiful new bench soon in front of the Clubhouse.

Finally, I want to highlight some of the recent amazing accomplishments of the volunteers. This is the most humble bunch of people you'll ever meet and they will never toot their own horn, so I will!

The ad hoc committee on the governing document rewrite did a wonderful job, first with the documents themselves and then with the outreach to encourage homeowners to vote. Thank you, Richard Coombs, Melanie Herman, Ken Butler, Joleen Hecht, Nicki Shearer and Karen Lowrey!

The Social Committee put on a fabulous jazz concert on June 28- if you missed it, kick yourself and then come down to the clubhouse to buy tickets for the next concert on July 26. Thank you, Linda Cook, Paige Tiffany and Valerie Weinberg!

Let's not forget Outreach- the weekly coffees have become hugely successful. Thank you, Gerry Gelfand, Nancy Arndorfer, Pam Livingston, Diana Vizzard, Pam Sechrist and Bill Olmsted!

Every Friday, members from Grounds are walking in the heat looking at ways to improve the landscape. Thank you,

Pam Livingston, Kathy Waugh, Diane Luttrell, Elsa Morrison, Diana Vizzard, Pam Sechrist, Liza Tafoya, Cheryl Summers, Stephen Heath, Don Landsittel, Larry Lester, Bob Emalie and Marty Henderson! Each and every month, the Architectural Review Committee carefully looks over the applications and makes thoughtful recommendations to the Board. Thank you, Ken Luttrell, Allen Watters and David Thomas!

The Elections Committee diligently counted ballots twice in the last two months. Thank you, Yvonne Del Biaggio, Kay Chmielewski and Joleen Hecht!

Last, but certainly not least, our Finance Committee and our Insurance, Legal & Risk Management Committee deserve some kudos for their careful reviews and recommendations on topics that require a lot of brain cells. Thank you, Will Vizzard, Ken Butler, Joan Haradon, Bill Newbill and Richard Coombs!

If all of this sounds like hard work, it is. But it's also rewarding and our volunteers always find ways to make it fun. If you know any of these people, please thank them. If you don't know them, come to Coffee in the Clubhouse to meet them. If you want to get to know these really cool people even more, think about joining a committee!



July 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	29 <i>Tai Chi 3 pm</i> <i>Aqua Aerobics</i> <i>@10:00am</i>	30	1 Board Meeting @5:30pm	2	3 <i>Yoga 9am</i>	4 <i>Coffee in the Campus Commons Clubhouse 10 am</i> Office Closed for the Holiday
5	6 <i>Tai Chi 3 pm</i> <i>Aqua Aerobics</i> <i>@10:00am</i>	7	8	9 <i>Grounds Committee 3 pm, Dunbarton Cabana</i>	10 <i>Yoga 9am</i>	11 <i>Coffee in the Clubhouse 10 am</i> <i>ARC Meeting 9am</i>
12	13 <i>Social Committee Meeting @5pm in Nepenthe Library</i> <i>Aqua Aerobics</i> <i>@10:00am</i>	14	15 <i>Outreach Committee Meeting @6:00pm</i>	16	17 <i>Dominoes in Library 10 am-2 pm</i> <i>Yoga 9am</i>	18 <i>Coffee in the Clubhouse 10 am</i>
19	20 <i>Aqua Aerobics</i> <i>@10:00am</i>	21 <i>Bridge Club 10:30am-5:00pm</i> <i>Book Club in the Cabana</i> <i>@11:00am</i>	22	23	24 <i>Yoga 9am</i>	25 <i>Coffee in the Clubhouse 10am</i>
26	27 <i>Aqua Aerobics</i> <i>@10:00am</i>	28 <i>Finance Committee Meeting @3 in Dunbarton Cabana</i>	29	30	31	

If an emergency occurs when the office is closed you can contact the Manager by calling 1-888-425-5588.



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

Roger Work, Facility Administrator, nepenthe.hoa@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:

Lyons Security Service: 916-844-2912 or

sacramentosecuritycompany.com

Power Outages: 1-888-456-SMUD

Nepenthe Insurance: Farmers Insurance, Ryan DeShong, 916-636-0115

Board of Directors:

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

Steve Huffman, Vice-President, steve@huffmanstrategy.com, 916-333-2143

Marcia Britton-Gray, Secretary

Melanie Herman, Treasurer, nepenthemelanie@gmail.com, 916-837-5673

Pamela Zanze, Member-at-Large

Committees of Nepenthe

Architectural Review—Ken Luttrell-

See Calendar

Elections—Yvonne Del Biaggio

Finance—Will Vizzard- *See Calendar*

Grounds—Pamela Livingston

Meets 3:00 PM on the 2nd Thursday of the month in the Dunbarton Cabana

Insurance, Legal & Risk Management—Bill Newbill

Meets ad hoc

Outreach—Gerry Gelfand

Meets 6:00 PM on the 3rd Wednesday of the month

Social Committee—Linda Cook

Meets 6 PM on the 1st Monday of the month

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

Voting Success

The Ad Hoc CC&R Committee and the Elections Committee spent relentless hours making sure every homeowner understood the importance of their vote during this process. After several phone calls and door



to door communication, updating the CC&Rs was a success. With 326 yes votes, the majority of the community has voted towards a better future for Nepenthe.