

November 2016

Nepenthe Association



LARGE ASSOCIATION OF THE YEAR NORTHERN CALIFORNIA

THE NEPENTHE NEWS

Parking Input Needed

We Want You! And Your Input on Parking Policies

As you may remember, an Ad Hoc Parking committee was appointed by the Board in July to study the parking issues and concerns on public and private streets within Nepenthe. A report with their finding and recommendations was presented to the Board in August.

Based on the recommendations of this committee, the Board has entered into an agreement with Kristin Vandersluis of PIPER Consulting Group. Over the next five months, Kristin will be guiding the Board and the community-at-large through a process for the implementation of parking policies that will meet the needs of the community.

Information on how you can become involved in this process will be forth-

coming. I urge you to participate to the fullest extent possible, to insure that we continue to live in the most premiere community in Sacramento!

-Ivan Gennis, Board President



WE NEED YOU

Outreach Committee News

Get your calendars out! Lots going on in the next two months.

The committee continues to find ways to reach out to the community. At the weekly "Coffees" and the monthly "Happy Hour Socials" many connections and friendships have been created. Be sure to attend some of the events and share in the fun.

Speaking of fun, be sure to mark December 9 on your calendar. That is the date of our annual Holiday Party. Music, food, and drink for all. Look for details in this newsletter.



(Continued on page 3)

Nepenthe Approved Architectural Modifications

Address	Modification
809 Dunbarton	Window Replacement
1111 Dunbarton Circle	HVAC Replacement
700 Elmhurst Circle	Window Replacement
709 Elmhurst Circle	Screen Door Installation
2248 Swarthmore Drive	Window Replacement
1207 Vanderbilt Way	Patio Door Replacement
811 Dunbarton Circle	HVAC Replacement
13 Colby Court	HVAC Replacement

If you wish to make any exterior changes to your unit that are visible to the community or interior changes that impact the roof, you must submit an architectural application for review and approval by the Architectural Committee and Board of Directors prior to commencing any work to your unit. Applications are to be turned into the Nepenthe office by the Wednesday prior to the Architectural Committee Meeting. The Architectural Committee meets on the 2nd Monday of each month at 4:30 p.m. in the Clubhouse.



September Budget Report

Actual year-to-date income of \$2,455,873 versus year-to-date budgeted income of \$2,444,661 produced a positive variance of \$11,212.

Actual year-to-date operating expenses of \$717,218 versus year-to-date budgeted expenses of \$970,767 produced a positive expenses variance of \$253,549.

The two combined variances produced a positive year-to-date variance of \$264,761.

September Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2016	267,381	4,935,051
Prior year due to Ops from mgmt	91	
Plus Income	\$2,455,873	
Reserve Investment Income		\$26,388
Contributions to Reserve		\$1,473,894
Less Operating Expenses	(\$717,218)	
Reserve Funding	(\$1,473,894)	
Reserve Expenditures		(\$856,533)
Receivable from Management	(0)	
Ending Balance 09/30/2016	\$532,071	\$5,578,801

Outreach Committee News cont.

(Continued from page 1)

This month's Happy Hour Social will be on November 10 at 5 PM. Bring whatever you would like to drink. And if you would like to bring a snack or appetizer to share, that is always appreciated but not necessary.



On November 11, Veterans Day, the Villages

at Campus Commons Clubhouse will be honoring all vets. This event will have a cost of \$10 which includes food and open bar. If you have any photos or memorabilia that can be shared that evening, please let me know. There will be a slide show of photos and table for Memory Items. The Veterans Day Committee is asking for donations to help the homeless veterans in the Sacramento Veterans Medical center at Mather AFB. Some of the items requested are travel size personal care items – toothbrush and paste, soap, combs, deodorant, etc. New clothing and sugar-free snacks. This is just a partial list. Call me for additional information

Another group that has an activity planned is the Dog Lovers Club. The annual Dogtail Party will be on November 18, at 6 PM at the Villages at Campus Commons Clubhouse. This a



group of people who either have dogs, or like dogs, or like people who like dogs. In other words you are invited. Just bring your most delectable appetizer and champagne or wine and join the party.

Any questions, you can contact me at Gerry@gerrygelfand.com

Let's Talk About Satellite Dishes & Cable

Nepenthe wants you to know that while the association does not restrict homeowners from contracting for satellite or cable TV service, it does have certain criteria for the way the service is installed.

Since the association is tasked with maintaining the roof and siding, it is careful about employing the best strategies. Nepenthe is also tasked with preserving a high aesthetic standard. That is why the Architectural Review Committee developed these criteria.

The CC&Rs, Section 3.11 require that you seek approval of the installation of cable TV or satellite dishes from the Nepenthe management office. Please go to the office to pick up the Home Improvement Application and obtain a letter of authorization.

one meter (39.37 inches) in diameter.

- Dish/antenna mast must not be more than 12 feet above the roofline.
- Dish/antenna hardware may not be attached to roof or siding. Attaching to the roof fascia or trim board is permitted.
- Dish/antenna/mast may not be placed in or above any common area, which includes, but is not restricted to walkways, sidewalk, alleys or other fence lines.
- Dish/antenna should be located at the highest point on the roofline to minimize visibility.
- Homeowner is responsible to paint the cables/wire to match the color of the home.

IMPORTANT: It is YOUR responsibility to ensure that the installation is completed in

compliance with this Criteria.

This is an important point because many services are vying for your dollar. If you do not set the tone for the installer before he comes to the property, he will put that dish or cable wherever and however is most convenient *for him*

When the installer is gone, it is the homeowner who is on the hook for a poorly executed installation. The association will expect *you* to correct it and could even fine you for every day that the correction is not made after putting you on notice. Nobody wants to see that happen – especially when it is so avoidable with a little awareness and forethought.

SATELLITE / CABLE / ANTENNA INSTALLATION CRITERIA

- All old, obsolete cables, wires, dishes, and antennae must be removed at the time new installation.
- Cables or wires may not be strung over a roof or gutter but must run along the edges of home's trim boards as inconspicuously as possible.
- Installer may drill a small hole in the siding to create an access for the wiring, while properly caulking/sealing area.
- Dish/antenna can be no more than



Highest point, attached to fascia.



Lowest point, attached to siding.

If you suspect that the satellite dish or cabling that you have is not in compliance with the criteria, please call the office. For a limited time, the association may be able to help you become compliant without worry of invoking the disciplinary process.

Let's work in partnership!

-Bettsi Ledesma
General Manager

How a Burglar Operates

This is a news story by Kyle Iboshi, KGW News in Portland, Oregon

Do you ever wonder whether your home security system or “Beware of Dog” sign actually keeps burglars away? We did too. So KGW’s investigative team sent letters to 86 inmates currently serving time for burglary in the Oregon Department of Corrections. The inmates were asked to respond anonymously to 17 questions detailing how they broke in, when the crime occurred and what they were looking for. What we learned could help you keep your home safe from burglaries.

Below is a summary of the answers we received:

1. How did you typically break into a home or apartment?

Most inmates broke in through an unlocked door or window.

Several burglars kicked the door open.

“I would kick in the door rather than break glass. Loud bangs are better than loud glass breaking, plus you run the risk of getting cut,” said one inmate.

2. Once inside, what was the first thing you looked to steal?

Jewelry, electronics, cash and credit cards are all attractive to burglars. Inmates also added collectibles and guns. “NRA sticker on car bumper = Lots of guns to steal,” wrote one burglar.

3. Where did you look for hidden valuables?

Most burglars started by searching the master bedroom for valuables, then moved through the rest of the house. “Everywhere! From the stove and freezer, to the fish tank and toilet tank, book shelves and in boxes of cereal,” said an inmate.

4. What time of the day did you prefer to break in?

Burglars prefer breaking in early morning or afternoon. “Between 12:30 pm and 2:30 pm. Anyone that was home for lunch should be gone by then and most kids should all still be in school,” wrote a convicted burglar.

5. Did home protection or security signs posted outside the home deter you?

Burglars had mixed opinions about home security signs. Some burglars said it didn’t faze them. Others said they knew how to disable alarms or avoid setting them off.

6. Did pets in the home, like a dog, make you think twice?

If a homeowner had a big, loud dog most burglars would stay away. Smaller dogs don’t seem to bother them. “Dogs are a deal breaker for me,” said one inmate. “Big breeds, home protectors are the best to keep people out.”

7. Did you typically knock on the front door before breaking into a home?

Yes. All of the inmates who responded said they would knock on the front door before breaking in.

8. If someone answered the door, what would you do or say?

“Act like I was lost or looking for a friend.” “I would approach the resident as though they had posted an ad on Craigslist.” “Say wrong house, sorry and thank you.” “Ask if they’d seen my dog and leave.” “Sometimes I would wear nice clothing and print a questionnaire off the Internet and carry a clipboard and see if they could spare a moment for an anonymous survey.”

9. If a home alarm system went off, what would you do?

Most intruders said they would leave immediately if a security alarm went off. “I would try and turn it off or get the hell out of there,” said one burglar.

10. If there was a security camera visible, would it keep you from breaking in?

Generally, burglars agreed security cameras were a deterrent. But some said it also likely signaled there were valuables inside the home.

11. Did lights on in the home make you think twice?

Responses were mixed regarding lights on in a home. Some said it was a deterrent. But one burglar said the combination of lights on and blinds closed created an attractive location. “Would drive through upper class neighborhoods looking for many things, like porch light on with all window blinds closed,” wrote one inmate.

12. If you heard a radio or TV on inside the home, would you still break in?

Most burglars feared someone might be home if they heard a radio or TV. They wouldn’t break in. “Absolutely not,” wrote a burglar.

13. Would it make a difference if there was a vehicle in the driveway?

As a homeowner, this is one of the best precautions you can take. Almost all of the burglars said they’d think twice if there was a car in the driveway.

“Most of the time that is a sure-fire sign of someone being home,” wrote an inmate.

14. What was your ideal target for a burglary?

Burglars don’t want to be seen. They looked for homes with big fences and overgrown trees or bushes.

“Home away from other homes, blind spots, older window frames, cheap wooden doors,” wrote a burglar. “Large trees, bushes or



(Continued on page 5)

President's Letter

Hello, everyone:

Irrigation water continues as a major concern of the Board. With City water meters scheduled for next year, and common area irrigation water now essentially free, we're doing what we can to minimize the cost to our operating budget when we start paying for common area irrigation water. We're taking advantage of the City landscape rebate program where the City rebates the cost of materials for in-line drip systems and high-efficiency sprinkler heads. And, a round of applause for Marty Henderson of our Grounds Committee who guided our applications through the maze of City rules and received a \$25,000 rebate commitment!

A round of applause for homeowner Marty Henderson of our Grounds Committee who guided our applications through the maze of City rules and received a \$25,000 rebate commitment!

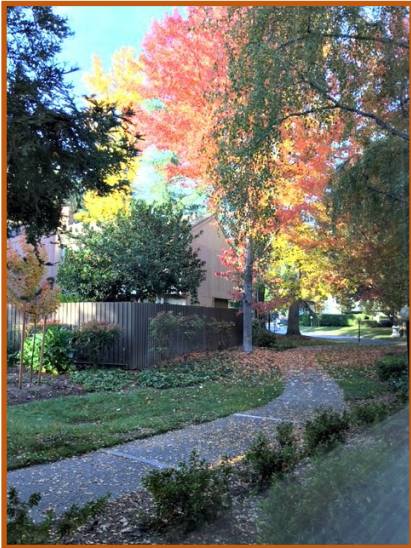
Don't forget that there will be separate meters for domestic water use at each home, including irrigation of patio areas inside the fences. Homeowners should take advantage of City rebate programs for low-flow toilets and landscape upgrades, for both the rebates and for future cost savings when metered.

Irrigation Rebate!

There's lots of interest in security measures that we can implement in the near future. These include restarting the neighborhood Watch Committees, and selecting a uniform light fixture to install over each garage door. Let the office know if you're interested in helping out on these.

For you pickleball players, be aware that the Board approved adding pickleball striping overlay to one of the two tennis courts on University/Elmhurst, for two additional pickleball courts.

Sincerely, Ivan Gennis, President



Manager's Report

Happy November, Nepenthe! I hope this month brings you many opportunities to connect with friends and family. As the leaves change color and the temperatures move downward, I have a few reminders for you:

Assessment Increase- beginning January, your monthly assessment will be \$469. Look for your annual disclosure packet in the mail this month.

Tree Pruning- The Grove Total Tree Care

is continuing the annual maintenance/clearance pruning. They have completed the area north of the Clubhouse. Currently they are working on Dunbarton Circle. They will move to University Avenue and then back up Elmhurst Circle, Vanderbilt Way and finish with Swarthmore Drive.

Annual Roof and Gutter Cleaning- Randy Ross Services begins their work on the homes impacted by the redwoods on the levy. They then move north to clean the

How a Burglar Operates, Continued

(Continued from page 4)

shrubs around the home, or very reserved and conservative neighbors," wrote another inmate. "Nice home with nice car = A person with money," another said.

15. Did you ever do surveillance on your target?

The responses were mixed. Some burglars did surveillance before a burglary, while others did not.

16. If you did surveillance, what were you trying to figure out? Of those burglars who did surveillance, most agreed they were looking for the best opportunity to break-in. "Who lives in the home, what are their weekday schedules (weekends are too unpredictable), what they drive, is there a dog, a hidden key," wrote one inmate. "What time the house would be empty and for how long," wrote another.

17. What is the one thing homeowners can do to avoid being burglarized?

Burglars suggest homeowners make their property visible with good lighting and trimmed bushes and trees. You should get to know your neighbors and alert police if you see anything suspicious.

"In my opinion, I think homeowners should always leave a TV or radio on," said one inmate.

"Get a camera and make it visible!" wrote another.

"Put bars on your windows and doors, get an alarm, keep an extra car in the driveway, keep lights, TVs and radios on when you leave your home," read one questionnaire.

"Home alarm, know your neighbor so they can report suspicious people around the neighborhood," said a burglar.
END





Nepenthe Association
1131 Commons Drive
Sacramento, CA 95825

Phone: 916-929-8380
Nepenthe.HOA@FSResidential.com

Office Hours:
Monday–Friday 9:00 AM to 6:00 PM
Closed for lunch, 1:00 to 2:00 PM
Saturday–Sunday (Winter) 9:00AM to 1:00 PM
Saturday–Sunday (Summer) 12:00 PM to 4:00 PM

www.NepentheHOA.com

Management Staff:

Bettsi Ledesma, General Manager, bettsi.ledesma@fsresidential.com

Crystle Rhine, Assistant Community Manager crystle.rhine@fsresidential.com

Roshuna Creswell, Administrative Assistant, roshuna.creswell@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:

Lyons Security: 916-844-2912 or sacramentosecuritycompany.com

Power Outage: 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, 916-214-4500

Will Vizzard, Treasurer, vizzardw@gmail.com, 916-923-9308

Linda Cook, Secretary, linda_cook@att.net, 916-847-8996

Joan Haradon, Member at Large, joanh3860@gmail.com, 916-993-5344

Committees

Board of Directors - 5:30 PM, Clubhouse, 1st Wednesday of the month

Architectural Review— 4:30 PM, Clubhouse, 2nd Monday of the month

Elections—Yvonne Del Biaggio, meets ad hoc

Finance—Ken Butler, 4:00 PM, Dunbarton Cabana, 4th Monday of the month

Grounds—Pamela Livingston, 3:00 PM, Dunbarton Cabana, 2nd Thursday of the month

Insurance, Legal & Safety—Bill Newbill, 5:00 PM, Dunbarton Cabana, 2nd Tuesday each month

Outreach/Social—Gerry Gelfand, 5:00 PM, Clubhouse, the 3rd Wednesday of the month

Dates and times may vary, check calendar on website

Manager's Report, Continued

(Continued from page 5)

heavily forested areas of Dunbarton and from there they will be monitoring the leaf drop and cleaning as the adjacent trees lose most of their leaves. This work generally finishes up in January. You will be provided with a notice on the inside of your back gate informing you of your clean out day. Please be sure to leave your gate unlocked on the designated day(s). It is very messy work and I'm sure you will want Randy's crew to get the mess OUT of your patio!

Avoid fires by having your dryer vents and chimney cleaned. This is generally a job for a professional. A great resource is <http://www.csia.org/>, the Chimney Safety Institute of America. The site has a wealth of useful information and you can look up certified chimney sweeping services in our area.

The pools are no longer being heated, but the good news is that the spa at the Clubhouse *and* the one at Dunbarton Cabana will continue to be heated all winter! Enjoy!

Landscape— the irrigation is all turned off for the winter, but if you see water seeping from a sprinkler head, please let us know so we can have it repaired. You might want to turn off your irrigation system too if you haven't already. We will continue to have our weekly grounds walks on Friday mornings to ensure that we keep things looking "tip-top" through the winter. The tree walks will also continue on a monthly basis so if you have any concerns about a tree, please give us a call and we can check it with the arborist.

Happy Fall, Y'all! -Bettsi Ledesma, General Manager.

* For calendar of events please see the Nepenthe website (address above). Event Calendar is also located on the bulletin board in front of the office.