

December 2017

Nepenthe Association



LARGE ASSOCIATION OF THE YEAR NORTHERN CALIFORNIA

THE NEPENTHE NEWS

President's Letter

Best wishes for a happy holiday season!

The end of the year is approaching fast. It's time to take stock of 2017 and to think about Nepenthe Association in 2018.

The board set itself four goals back in February.

1. We considered several alternative uses for the University lot and concluded it should continue as our "corporation yard" for the use of our contractors.
2. An ad-hoc committee was appointed to investigate the

condition of underground sewers and to estimate the cost to replace them. While some progress was made, the completion will happen next spring.

3. Another ad-hoc committee investigated the cost of replacing lighting. They did a thorough job and came back with the observation that by in large we already had taken effective steps to conserve energy. They recommended a program, since implemented, of optional garage

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A Joyful Holiday Party

Neighbors and staff had a great time at the Nepenthe Holiday Party on December 1st.



Our Danielle with her daughter Danilah

Approximately 80 attendees came out to the clubhouse for a little nibble and time with the big man himself, Santa Claus!

New families and longtime Nepenthe homeowners attended and a good time was had by all.

You may not know this, but our Elections Committee is also our holiday décor committee! They made the clubhouse looks so festive!



Barkeep / Director Frank Loge hard at work!



Party Peeps Joan Roberts & Santa Claus

Many other volunteers made this event happen as well. Chair Joan Roberts has expressed her gratitude for the folks that took time from their own holiday preparations to make this event such a success for the community.

Enjoy the photos!



Approved Architectural Modifications

1009 Dunbarton	Roof Vent for Gas Water Heater
1045 Commons	HVAC Replacement
507 Elmhurst	Window Replacement
1005 Dunbarton	Amateur Radio Antenna
1124 Vanderbilt	Window Replacement

The improvements listed were approved by the Board of Directors on December 6th.

If you wish to make any exterior changes to your unit that are visible to the community, could impact drainage 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 will next meet on

Tuesday, December 12th at 5:30pm in the Clubhouse Lounge



October Budget Report

Actual year-to-date income of \$2,815,262 versus year-to-date budgeted income of \$2,789,140 produced a positive variance of \$26,122 (most of this came in the form of the irrigation conversion rebate from the City of Sacramento). Of that income, \$1,7441,479 was transferred to reserves to prepare for upcoming repair and replacement projects like roofs and asphalt.

Actual year-to-date operating expenses of 912,566 versus year-to-date budgeted expenses of \$1,088,720 produced a positive variance of \$176,153. The two combined variances produced a positive year-to-date variance of \$202,276 which is budgeted for the large flood policies purchase in December.

October Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2017	\$303,773	\$5,552,488
Prior year due to Ops from management	\$52	
Plus Income	\$2,815,262	
Due from Vendor	(\$101.78)	
Reserve Investment Income		\$41,479
Contributions to Reserve		\$1,700,420
Less Operating Expenses	(\$912,566)	
Reserve Funding	(\$1,700,420)	
Reserve Expenditures		(\$1,224,584)
Receivable from Management	(0)	
Ending Balance 9/30/17	\$506,000	\$6,069,802

Manager's Letter

I hope you made it to the Holiday Party on December 1st. It was such fun, wasn't it? If you didn't make it this year, let's try again next year. I was happy to see what a good showing we had and it appeared that folks were having a really good time.

One person I know had a great time and that was the jolly old elf himself! You know him as Santa, but I call him "husband". This was his second year in the red suit and he loves it! It sure seemed that the kids loved him too judging by the small pile of lovely crafts that collected at his feet. I heard it referred to as the "offerings on the altar of Santa!"

I can't say enough in appreciation of the dedicated volunteers who made this event possible. First of all, there is Joan Roberts who took on Chair duty and our beloved Board Secretary Linda Cook who combined recuperating from her fall in October with party planning duty! Many hands came together to make this event warm and memorable.

I especially want to thank homeowner Bonnie Jean Ueltzen for taking on the photography. The photos are priceless!

For me, the best part about the Holiday Party was that it was an opportunity to



Mr. & Mrs. Clause AKA Mr. & Mrs. Ledesma

just come together and enjoy this community in a fun and meaningful way. This has been a bit of a rough year— both in the larger arena and here in our own neighborhood so it was especially nice to just visit and enjoy folks.

I think this is a good time, as we focus on the things that really matter, to reflect on the things that make Nepenthe so special. There are so many selfless volun-

teers, including the directors, who month in and month out, give of their time and expertise to make this neighborhood so lovely to live in.

It's also a good time to reflect on what we've accomplished:

In 2017 we wrap up our three year siding and painting project. That was a big undertaking that will soon come to a successful close.

We welcomed two brand new directors to the Board.

Our ad hoc committee studied and made thoughtful recommendations around our lighting which the Board has adopted.

We've made numerous improvements to the landscape. One of the most enjoyable being the two new benches.

Our trees have never been better cared for and, in case you didn't notice it, we reduced the amount of liquidambar balls on the ground to a mere fraction of what they've been in years past!

Much to celebrate, much to look forward to. Wishing you all a warm and wonderful December and a bright shining 2018.

-Bettsi Ledesma, General Manager

Christmas Tree Pick Up Service

Christmas Tree Pick up! How convenient! To sign up, drop by the office before January 4th with a check for \$5 per tree made out to Nepenthe Association. Then, on Sunday, January 7th, pull your Christmas tree out to the intersection of your alley and street like you do with any other green waste (does not need to be bagged!) and GP will pick it up on Monday, January 8th.



President's Letter, continued

Welcome, Sarah!

(Continued from page 1)

lighting paid for my members, and replacement of "lollipop" globes and lamps, which will begin soon.

4. The board approved revised committee charters and standards and practices. In addition we had training for committee members in best practices.

Much time and energy was taken up with parking policy. My hope is that we will wind that matter up next year in a way that most members will support.

Many people attended the holiday party at the clubhouse December 1. They stayed for a long time – always

a good sign! And of course Santa was there for kids of all ages.

Much of the time of a director is taken up with problem solving; that's par for the course. Then there are times, such as now, while I'm writing this, when I remind myself of what a wonderful community we have. Our grounds and homes are beautiful. We have excellent amenities. People want to live here. And to all of you with whom I've worked during my time on the board, I thank you!

-Steve Huffman



Sarah Lowrey, our new Assistant Community Manager (ACM), will be joining our staff next week. Sarah is replacing Crystle who, as most of you know, has been promoted within FirstService Residential.

Our Administrative Assistant, Danielle Davis, has done a beautiful job jumping in during this gap period and we're so grateful! Once Sarah gets her feet under her, Danielle will go back to covering the weekend shifts.

Sarah comes from a broad business background. Her most relevant work experience has been as office manager for two local carpet/floor cleaning businesses. That kind of experience—juggling contractors and meeting customers' expectations is a perfect fit for what we do here at Nepenthe.

Come by and say hello, won't you?

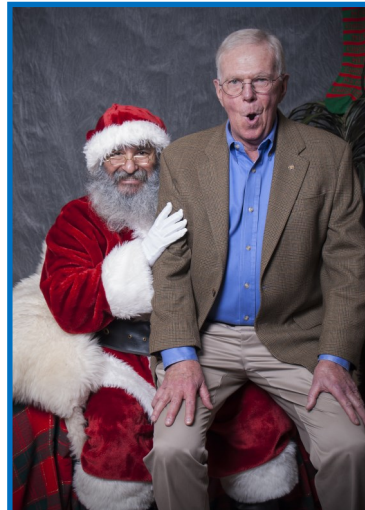
Holiday Party, continued



Santa tells the story about That Foggy Christmas Eve...



Having fun with resident photographer Bonnie Jean Ueltzen!



President Steve Huffman just found out which list he is on!

Secretary
Linda
Cook
and
grand-
daughter
Charlotte



**HAPPY
HOLIDAYS,
NEPENTHE
!
BEST
WISHES
FOR A
HAPPY
2018**



Nepenthe Association
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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

Sarah Lowrey, Assistant Community Manager, sarah.lowrey@fsresidential.com

Danielle Davis, Administrative Assistant, danielle.davis@fsresidential.com

Roger Work, Facility Administrator, roger.work@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

City of Sacramento (garbage, recycling, city street parking enforcement, etc.): 3-1-1

Board of Directors:

Steve Huffman, President, steve@huffmanstrategy.com, 916-214-4500

Joan Haradon, Vice-President, joanh3860@gmail.com, 916-993-5344

Christina George, Treasurer, cjadot@comcast.net, 916-921-2793

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

Frank Loge, Member at Large, fjloge@outlook.com, 916-920-0752

Committees

Board of Directors Open Session Meeting
5:30pm in the Clubhouse on the
1st Wednesday of every month, but in January
the meeting will be held on the 10th due to the
holidays. See you then!

Committee Meetings:

Times, dates and locations of meetings can be
found on the website at
<http://nepenthehoa.com/event-calendar/> or on the
bulletin board outside of the Clubhouse.

Architectural Review Committee

Chair: Jenny Smith

Elections Committee

Chair: Yvonne Del Biaggio

Finance Committee

Chair: John Baker

Grounds Committee

Chair: Pamela Livingston

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer

Holiday Office Hours

Nepenthe office will be closed on these days to allow
staff time to enjoy the holidays with their families:

Friday, December 22nd through Monday, December 25th
and Monday, January 1st

If you need a parking permit for your guests on Elmhurst or
Dunbarton during this time, call Lyons Security at
(916) 844-2912. Leave your name, address, call back number
and the vehicle information including license plate. Don't forget
to include how long your guests will be here. Happy Holidays!



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