

February 2018



# Love is in the air & We love Nepenthe!

## Letter from the President

# THE NEPENTHE NEWS

### Board Goals for 2018

When your board met February 7th, it committed to pursuing six goals for this year. They are as follows:

- 1) Complete the grounds contact rewrite and solicit bids from various vendors.** It's been a while since we put out the grounds contract to bid because we have been happy with the performance of GP Landscape. But it's good business to look at alternative contractors to make sure we get good value for our money. The Grounds and Finance Committees will work together to produce a request for proposal to potential contractors. That group will review the responses and recommend a new vendor to the board. We expect final selection at the July board meeting – well in advance of 2019.
- 2) Nepenthe Clubhouse Lounge Renovations.** If you've attended a night meeting in the lounge recently, you'll understand the need for mostly new lighting and better sound and audio-visual equipment. The lighting is poor and the sound system is unreliable. At it's executive session February 7th, the directors approved contracts for all of this work.
- 3) Change the standards and practices of the Finance Committee to involve them more extensively in getting the Association good value for our major improvement projects.** Examples are roofing, fencing, siding replacement and painting. At the meeting John Baker, chair of Finance, showed projections of future monthly assessments if current trends continue. They show a future we do not want to happen! Of course we don't want to contain assessment increases by cutting service or by deferring maintenance. Those are false economies. However, we believe there are ways to reduce the costs of future improvements while maintaining quality. The Finance Committee, working with management and other committees, will lead this effort.
- 4) Work with the City to improve public street parking and emergency vehicle access.** Examples are red curb painting at fire hydrants and making sure fire trucks can operate during emergencies in the Commons Drive roundabout and cul-de-sac turnarounds.
- 5) Look for ways to extend the life of residences' siding beyond the current six years in such a way that we save money long-term.** Siding replacement accounts for a large percentage of expenses paid from reserves. Getting longer life from siding might reduce such expenses, even though we would probably have to spend more money than we do now for T1-11 siding. We'll see.

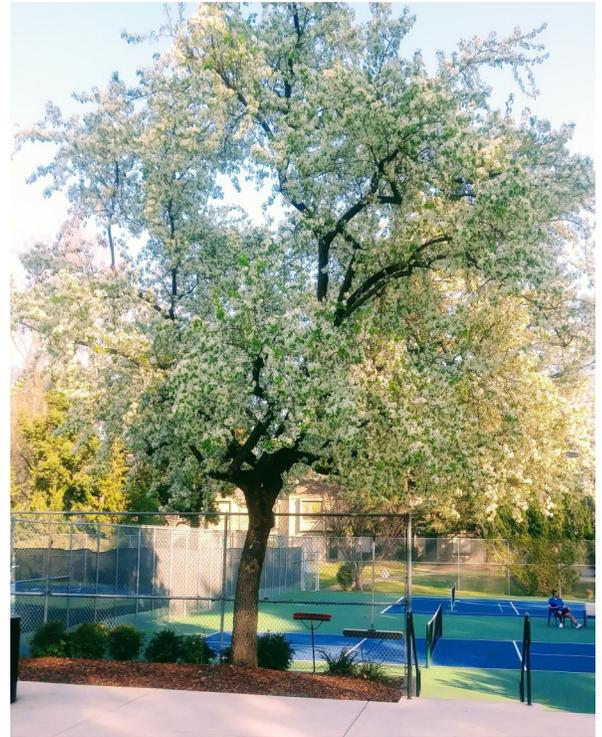
# Approved Architectural Modifications

816 Elmhurst Circle	Solar Tube
816 Elmhurst Circle	Attic Fan
816 Elmhurst Circle	Outside Garage Light
818 Elmhurst Circle	Replacement Windows
411 Dunbarton Circle	Replacement Windows
709 Dunbarton Circle	HVAC Replacement
510 Elmhurst Circle	HVAC Replacement

The improvements listed were approved by the Board of Directors on February 7th, 2018.

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, March 13th, 2018 in the Clubhouse Lounge**



## December Budget Report

Actual year-to-date income of \$3,426,538 versus year-to-date budgeted income of \$3,346,968 produced a positive variance of \$79,570.

Actual year-to-date operating expenses of \$1,381,277 versus year-to-date budgeted expenses of \$1,306,364 produced a negative variance of \$74,813. The two combined variances produced a negative year-to-date variance of \$46,790

## December Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2017</b>	<b>\$303,773</b>	<b>\$5,552,488</b>
Prior year due to Ops from management	\$52	
<b>Plus Income</b>	<b>\$3,374,991</b>	
Due from Vendor	(\$101.78)	
Reserve Investment Income		\$51,546
Contributions to Reserve		\$2,040,504
<b>Less Operating Expenses</b>	<b>(\$1,381,277)</b>	
Reserve Funding	(\$2,040,504)	
Reserve Expenditures		(\$1,424,694)
Receivable from Management	(0)	
<b>Ending Balance 12/31/2017</b>	<b>\$256,933</b>	<b>\$6,219,844</b>

# Manager's Letter

Happy Spring, Nepenthe!  
The pear trees and camellias are blooming- have you noticed? Next we'll see the magnolias and Eastern red buds- keep your eyes on the landscape because things are about to get gorgeous!

Because we are having a bit of a dry spell, GP Landscape is running the irrigation on a modified short schedule. This is under close surveillance and will be used only as needed. Cross your fingers for a little more rain.

The Grounds Committee has resumed its weekly landscape walks. The committee with management and GP Landscape walk every Friday.



*Have you seen our treasured bee hive? Obviously, I was quite delighted by it! The siding contractors discovered the abandoned hive while working on the property. It is approximately 12" tall, 12" wide and 18" long. It is on display in our clubhouse lobby for a few more weeks after which it will go to the Powerhouse Science Center, our local science and nature museum located at 3615 Auburn Blvd, Sacramento, CA 95821.*

Nepenthe, as you may know, is split into seven zones which helps us identify and monitor needed work. On these walks we cover one zone each week to identify irrigation or maintenance issues, areas in need of renovation and monitor the overall health of the landscape.

If you have concerns about your landscape, please complete a maintenance request so we can check out the issue on the landscape walk and put in a work order, if needed. We all have the common goal of making Nepenthe as beautiful as it can be!

## Our telephone dialing to change Feb. 10

Because AT&T is running out of phone numbers in the 916 area code, it is creating a new "overlay" area code for our area, 279. We will have two area codes covering the greater Sacramento area; This means that for any call, even a local call, we will need to dial each and every

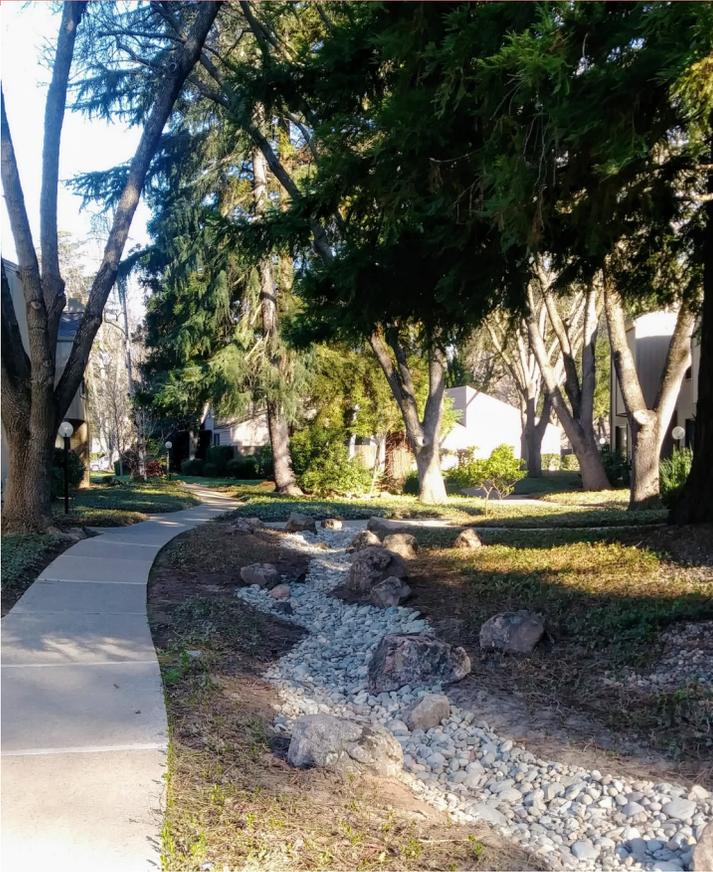
number as if it were a long distance call. Even if the call is just to next door.

**(Example) "1" + Area code + number.**

This does not apply to three-digit calls to services such as 911, 311, 411, etc.

## **Avoid Late fees... sign up for Automatic Bill Pay instead!**

If you currently pay your monthly HOA assessment each month by mail or phone you can come by the office and fill out an ACH (Automatic Bill Pay) form. Once properly submitted, your payment will be automatically withdrawn each month for your convenience.



## **Have moss of your roof ?**

Call, email or come by the office to let management know that you would like to be put on the list for moss treatment. This treatment can only be done near late spring when moisture and rainfall have minimized.

# **Parking Updates**

The Board's Parking Committee has been hard at work!

Often, it is not apparent that anything is happening to improve compliance with the Nepenthe CC&R's, but it is. A small number of chronic violators have been contacted by Nepenthe Management and some hearings have been held with a few homeowners as well. Some violations take a while to resolve because the Board wants to assure that due process is being followed, and every homeowner can express their points of view.

In addition, the City is reviewing the need for red curbs by fire hydrants and emergency vehicle access, and has been in contact with the Board.

Please contact Nepenthe Management to obtain clarification on any parking issues or concerns that come to your attention. Although, it has been great that many parking problems have been resolved by homeowners talking to one another.

The Board is also making every effort to correct any parking misinformation by providing J-Permit and Parking Guidelines in the Clubhouse lobby.

Regards to all. Director Frank Loge

# Board Approves New Contracts

At the February 7 Executive Session the directors reviewed and approved a number of proposals.

Recently the lighting in the lounge has begun to fail. Management, working with volunteers obtained two proposals for new fixtures plus a proposal from our electrician for installation. The fixtures that were installed in 2013 are fluorescent fixtures and, unfortunately, the ballast has already failed in many of them. The ballasts, while still currently available, are not Title 24 compliant which means that they could be phased out at any time by the manufacturer. Additionally, the lights are much too high to be safely maintained by our own staff.

Lofings and Lumens both sent representatives out to evaluate the space and they both agreed that if the light fixtures were to be hung level approximately 10-11' feet above ground level, there would be an immense improvement in the capacity to light the room. They both also recommended LED lighting for its quality and longevity.

The Board approved the proposal from Lofings for new pendant lights and a ceiling fan for a total cost for the equipment and installation not to exceed \$7,300 payable from the Reserve Fund.

In 2013 we remodeled the clubhouse. One of the last items to decide upon and purchase was our audio visual equipment. At that time, we had encountered a number of change orders with the overall project and found that our budget for AV was restricted. Much of the final \$24,000 expense involved the labor to run the necessary cabling to the various rooms.

The equipment we purchased was of a lower quality and much of it was analog rather than digital which is the industry standard. Since installation, the amplifier and a number of the microphones have failed. Currently, the amplifier we have in place is a loaner from 3D for us to use while evaluating our replacement options.

Director Loge and management met with representatives from our current AV equipment vendor, 3D and with Paradyme to discuss the best options for replacing our failed equipment. Director Loge, specifically, spent a lot of time with the two vendors and in researching the specifications of the available options.

The two proposals received were for very similar equipment. Based upon Paradyme's excellent reputation and breadth of resources, the directors approved their proposal for new audio equipment in the amount of \$30,306.83 payable from the Reserve Fund.

Lastly, this year the community is due for a Reserve Study that includes a site visit. The Board approved the proposal from Browning Reserve Group in the amount of \$6,000 which will include a number of site visits to confirm the existence and condition of the assets. They will also compile spending data, bank balances and recommendations from trusted contractors regarding the remaining useful life of many components. They will then work with management and the Finance committee to record the cost histories of the components and prepare projections for future costs.



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

### **Management Staff:**

Betsi Ledesma, General Manager, [betsi.ledesma@fsresidential.com](mailto:betsi.ledesma@fsresidential.com)

Sarah Lowrey, Assistant Community Manager, [sarah.lowrey@fsresidential.com](mailto:sarah.lowrey@fsresidential.com)

Danielle Davis, Administrative Assistant, [danielle.davis@fsresidential.com](mailto:danielle.davis@fsresidential.com)

Roger Work, Facility Administrator, [roger.work@fsresidential.com](mailto: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](mailto:support@paylease.com)

### **Other Important Contacts:**

**Lyons Security: 916-844-2912 or [sacramentosecuritycompany.com](http://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](mailto:steve@huffmanstrategy.com), 916-214-4500

Frank Loge, Vice-President, [fjloge@outlook.com](mailto:fjloge@outlook.com), 916-920-0752

Christina George, Treasurer, [cjadot@comcast.net](mailto:cjadot@comcast.net), 916-921-2793

Linda Cook, Secretary, [linda\\_cook@att.net](mailto:linda_cook@att.net), 916-847-8996

Craig Price, Member at Large, [cepricenca@gmail.com](mailto:cepricenca@gmail.com), 916-212-9948

## **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

#### **Outreach Committee**

Chair: Charles Schaffer

## **Brief Reminders**

- ◆ The office will be closed on February 19th, 2018 for Presidents Day. Please contact Lyon Security or the First Service Residential Care Center (listed above) should you have any concerns while the office is closed.
- ◆ If you are thinking about or planning to have your windows cleaned, you can first check with the office to make sure you are not on the schedule for roof/gutter cleaning. We don't want to mess up your clean windows!
- ◆ If you are considering an estate sale, please remember these two things: Estate sales are to be one day only. Signs attached to light poles are prohibited.