

Board Nominations



THE NEPENTHE NEWS

Our bylaws call for a nominating committee to be formed each year, chaired by a sitting director and two or more other owners. The board appointed me as chair. I was joined by past directors Liza Tafoya and Will Vizzard.

We made our report to the board at its meeting March 7. Two owners in good standing agreed to serve two-year terms to end at the annual meeting in May of 2020. Because this is an even-numbered year, two vacancies come up. Our search for possible board members resulted in two volunteers for the two positions. Therefore, unless an owner in good standing wants to self-nominate according to the bylaws, there will be no election this year.

Linda Cook will complete her first two-year term on May 23, the date of our annual meeting. She has been secretary and liaison to the grounds and outreach committees. She was instrumental in re-constituting outreach in recent months.

Jan Summers is a member of the architectural review committee, and she attends meetings of the

board regularly. She takes an interest in what happens in our community.

I thank both Jan and Linda for being willing to serve Nepenthe Association in this important way. Looking forward to 2019, Christina George and Frank Loge will

complete their first two-year terms. I will

complete my second. Being an odd-numbered year, there will be three openings. So

it's not too early to consider running for one of those slots. In general we look

for people who have served on a committee and attend meetings of the

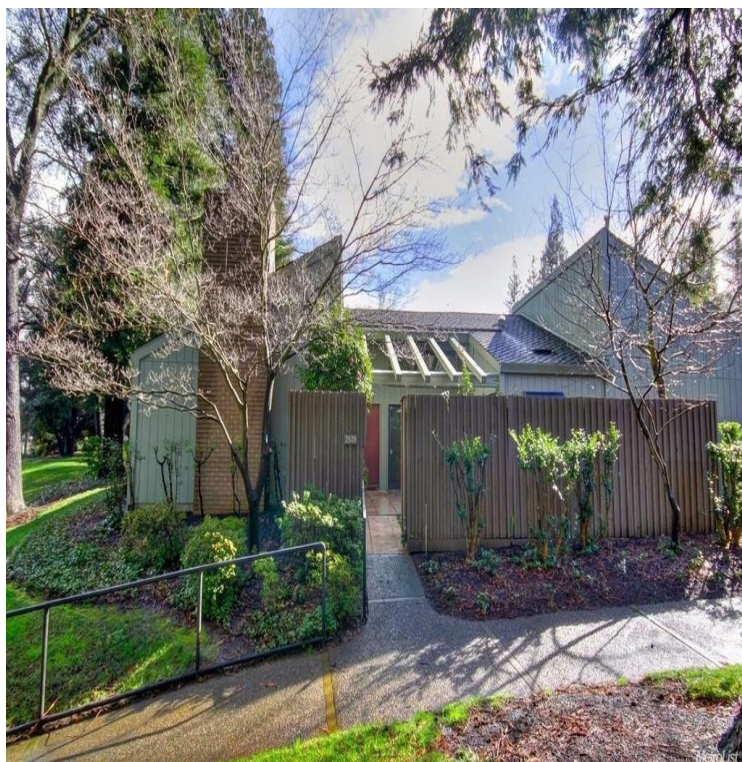
board of directors. I suspect many of you overestimate the time involved. I spend 4 to 6 hours per week on Nepenthe Association business, and as president, my hours are longer than for other directors. That's not a big burden. It gives me lots of time to ride my bike, see my family and travel. What is more, new directors get a thorough orientation so they are well informed prior to their first meeting. Please think about it, and phone me at (916)214-4500 so we can talk. -Nepenthe Association's President Steve Huffman

Mark your calendars!

Nepenthe's Annual Safety Forum is next month on April 28th between 10:00am-12:00pm.

Homeowners can ask questions, discuss concerns or offer suggestions regarding safety practices and policies here at Nepenthe.

Approved Architectural Modifications



1293 Vanderbilt Way	Replace one patio slider with half wall and window
1333 Commons Drive	Window Replacement
1125 Commons Drive	HVAC Replacement
1242 Vanderbilt Way	Emergency Approval—HVAC Replacement
1310 Commons Drive	Solar Panel Installation

The improvements listed were approved by the Board of Directors on
March 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, April 10th, 2018 in the Clubhouse Lounge

January Budget Report

Actual year-to-date income of \$323,793 versus year-to-date budgeted income of \$292,241 produced a positive variance of \$31,552.

Actual year-to-date operating expenses of \$136,841 versus year-to-date budgeted expenses of \$116,250 produced a negative variance of \$20,591. The two combined variances produced a positive year-to-date variance of \$10,960.

January Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2018	\$256,783	\$6,219,844
Prior year due to Ops from management		
Plus Income	\$323,793	
Due from Vendor		
Reserve Investment Income		\$4,765
Contributions to Reserve		\$175,991
Less Operating Expenses	(\$136,841)	
Reserve Funding	(\$175,991)	
Reserve Expenditures		(\$234,234)
Receivable from Management	(0)	
Ending Balance 1/31/2018	\$293,930	\$6,166,367

Talking Trees- What You Need To Know

Most of the people I've met here at Nepenthe say they moved here because of the beautiful trees. I know the trees, for me, are a large part of what I enjoy about working here. Sometimes I step out of the clubhouse after a hard day and the trees will just stop me in my tracks- they are so lovely!

The trees, like people, are imperfect. Like us, they are messy. They can be unpredictable and even dangerous although Nepenthe does all it can to minimize the risk by implementing a comprehensive tree care process. By choosing to live and work here we have acknowledged these imperfections and have assumed some risk. Once we move in, if we decide that we no longer want to live with the imperfection and risk, we are not free to exempt our unit. Whether we like it or not, the trees are our neighbors and the best course is to find a way to accommodate the trees.

Indeed, many of our trees in Nepenthe are "Protected Trees" in the City of Sacramento and even the association does not have the autonomy to prune or remove them. The City's Tree Ordinances decree that any tree over 24" in diameter is a protected tree and therefore subject to City approval before any work is undertaken on the tree. The goal of these ordinances is to protect this vital natural treasure that we are so fortunate to enjoy here. The trees are protected in spite of the annoyance they may cause and as a City, we've agreed to prioritize this goal.

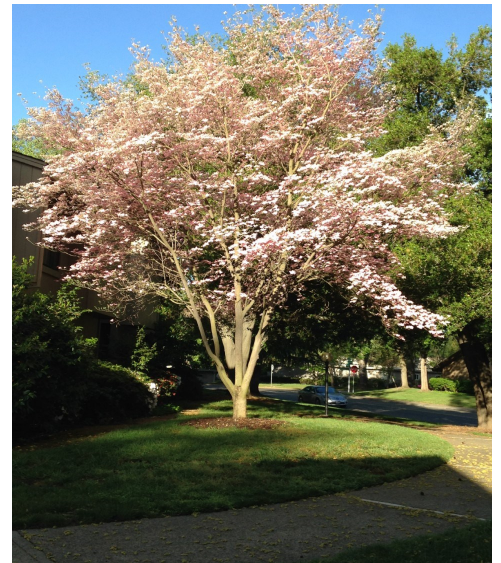
The criteria used by the City to grant a permit is Sacramento City Code SCC 12.56.050. This code states that the requirement for the issuance of a removal permit is that the condition of the tree with respect to disease, danger of falling, or interference with utility services, is such that the public health, safety, or welfare requires its removal; or that the tree or its roots are causing, or threatening to cause, damage to any main structure on the property or on any adjacent property and there are no reasonable alternative means to mitigate the damage or threatened damage while minimizing the impact on the tree. Reasonable alternative means of mitigation include, but are not limited to, cutting tree roots, trimming the tree canopy, or installing a root barrier.

An unfortunate fact about the trees in Nepenthe is that many of them were planted very close to patios and structures. They were planted so close when the property was developed to make the units look attractive to potential buyers. The developer, Robert Powell, had a plan in place to remove many of these particular trees a few years after the homes were built. By that time, however, the Board was no longer developer controlled and the new homeowner Board rejected the removal plan. This is why you will see large Cedars, Ash Trees and Chinese Elms just mere feet from patios and homes.

If you are concerned that a tree is too close to your unit, you are welcome to submit a

written request for an evaluation. Management will place a work order with the Arborist for review. The Arborist's report will be reviewed by the Grounds Committee who will make a recommendation to the Board of Directors. If the Board agrees to the recommended action, whether it is removal or pruning the canopy or roots, the matter will then be referred to the tree care company who will apply for the necessary permit from the City.

If you ever see a tree that appears to be distressed or for which you have some concerns, please email us at Nepenthe.HOA@FSResidential.com or come by the clubhouse to complete a request form so we can have the Arborist take a look at it.



Submit Your Nepenthe News Ideas!

If you have a topic you would like to see in the next months Newsletter, we would love to hear your ideas! Submit your article at least 7 days prior to the monthly Board Meeting. (First Wednesday of each month) You can email to Sarah.Lowrey@fsresidential.com in a Word Doc format or drop off a written article to the office. Please remember, this is a

request. We would love to put every article in the Newsletter but sometimes that is not possible. However your concerns are important to us, and your neighbors. Whether it's a Grounds concern or a suggestion for a fun summer activity don't hesitate to tell us your thoughts and ideas. (Have awesome pictures of Nepenthe? Send those too!)

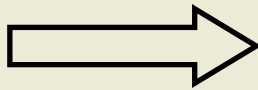
DO NOT FEED THE WILD TURKEYS!

Not only is it against the law, but per the Board of Directors, any Homeowner seen providing food to the turkeys can and will be issued a Violation and possibly assessed fines. Please also keep in mind that feeding the wildlife can have harmful effects to the turkey population



Lost Something?...

...Check With The Office!



Have you recently lost an item somewhere around Nepenthe? If so, remember to check with the office to see if we have had it turned in to our “Lost and Found”. We would love to return the items collected back to each owner.

Parking Updates



New Security Patrol Service

Starting March 1st this year, Nepenthe began using Paladin Security for its security/parking patrols. Recently an email blast was sent out to all homeowners regarding this change. Paladin Security has been in business in Sacramento for many years. Besides providing services to Homeowner Associations, it has a long list of business and private clients. Paladin uses clearly marked patrol cars and have some of the best web-based technology in the business. Paladin will be patrolling both during the day and night seven days a week.

Parking violations will be noted by these patrols in addition to looking for suspicious activities. You can reach them directly by calling 916-331-3175. You can pick up a Paladin magnet with their number at the Clubhouse. Since Paladin is new to Nepenthe, there are bound to be a few glitches. Please, call management with any concerns. Nepenthe is hopeful that Paladin Security will bring positive change in Nepenthe security.

HOW ARE OUR HOA ASSESSMENTS DETERMINED?

WHERE ARE THEY HEADED ?

John Baker
Finance Committee Chair

Owners frequently ask these two questions:

Q) Are our assessments used to fund the Association's operational costs and the Reserve Account?

A) The Reserve Account funds the capital expenditures that are the Association's responsibility. The most significant of these include painting and replacing Unit siding, replacing Owner fencing, installing new roofing, renovating our landscaping, and paving and sealing the private streets. Annually, the Association conducts, through a consultant, a reserve study, which predicts remaining useful lives of its assets, and their replacement costs. The forecast, required by the California Civil Code, extends out 30 years. Currently, of the \$488 monthly dues, \$298 (61%) goes to the Reserve Account.

The largest operational costs and their contribution to the monthly assessments are:

Contract Landscaping Services	\$49.87 / month (~10%)
Flood Insurance	\$42.20 / month (~8.6%)
Onsite Staff and benefits	\$36.44 / month (~7.5%)
Other Insurance	\$13.56 / month (2.8%)
First Service Contract	\$12.20 / month (2.5%)
Gutter and downspout cleaning	\$8.81 / month (1.8%)

Q) Where are our assessments potentially headed?

A) Since 2011, our monthly assessment has increased annually from \$403 to the current \$488. These increases have resulted from the annual reserve study, and increases in operational costs.

Assuming the Board continues to follow the Reserve Study consultant's recommendations that build in an automatic assessment increase of between \$9 and \$11 per month, AND if operational costs continue to increase at 3% annually, , the assessment for the next five years would increase as shown below:

2018 (current)	\$488
2019	\$507
2020	\$524
2021	\$544
2022	\$563

Future years would continue to increase at a similar rate.

President Huffman's February Newsletter article addressing the Board's goals for 2018 stated: "They (the increases) show a future we do not want to happen.....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."



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

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:

Paladin Security: 916-331-3175 or www.PaladinPrivateSecurity.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

Frank Loge, Vice-President, fjloge@outlook.com, 916-920-0752

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

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

Craig Price, Member at Large, 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

- ♦ If you have moss on your roof and would like it treated this year, call or email the office to be added to the Moss Treatment List
- ♦ This Sunday March 11th Daylight Savings time begins! Remember to set your clocks 1 Hour forward.
- ♦ While the pools have not been heated yet, both spa's are heated and available for use!