



Board Actions and Best Wishes to Roger

The subject of parking took up much of the board's time this past Wednesday. See the article elsewhere in this issue. At the meeting we took actions on other important matters.

We received bids for roofing repair gathered for us by CM², our construction manager. They had previously surveyed all our roofs, mostly using drones. Their conclusion was that our roofs are in excellent shape. Even so, some limited work is needed. They sought bids from four possible contractors and received three. They expect to get the fourth soon, so we can award the contract at our May 2 meeting. About every three years we group a batch of repair work in order to get economies of scale. Of course emergencies, such as a tree branch going through a roof during a winter storm, are addressed immediately. While those repairs are necessary, we get no economies of scale, so they are comparatively expensive.

Members Don Landsittel and Bob Giess, both engineers, presented their final report regarding underground utilities, specifically sanitary and storm sewers. The costs that are the most difficult to estimate in the reserve study are for sewer repairs, maintenance and replacement. After all, they are underground. After much diligent work over the past year, they concluded that our reserves are adequate and perhaps greater than are necessary. Their report will be shared with Bob Browning our reserve specialist. Don and Bob also made recommendations for better tracking of these costs in the future and steps we can take to extend sewer life. If you see them, say "thank you."

Michelle Eckerd and Chris Powell from the city's department of utilities, had sent us a report regarding the installation of water meters in Nepenthe. They estimate that work will happen next year. The board was faced with a decision as to where meters should be placed and how many. The city will furnish the meters, it will require that we expose our water pipe at the point where each meter will be installed so they can be assured that it is

sound. Doing so will require work at our expense. We could separately meter each of our 590 residences. That way each unit would be billed for exactly what it consumes. Last year the board decided on that option, but on Wednesday we re-considered another one, that is to have a meter at each connection point where we receive water from the city. There are 59 of them.

Exposing 59 connection points versus 590 of course would cost us far less. Besides, there is very little room for a meter leading in to many of our units. The disadvantage of this option is that every unit of the same size will pay the same rate regardless of consumption.

In the end we decided on the latter option.

We were convinced that the costs of individual metering would be too much. Once the work is done how will you be billed?

There are two possibilities. You could be billed directly by the city just as you are now, based on the size of your unit. My six-room residence currently pays \$55.33 per month. Or the city might bill Nepenthe Association, which would then split the cost to each member, based on unit size, as a part of the monthly assessment. In that case you would no longer have water as part of your city utility service bill.

Ryan DeShong of Farmers Insurance made his annual safety inspection. In all of our 85 acres, he found only four tripping hazards in walkways. We will repair them shortly.

We approved four locations for benches, bringing in the total to seven. Per our standards and practices we will place a sign at each location. That will give you opportunities to send in your opinions to the office. Installation will follow.

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February 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	\$638,878	
Due from Vendor		
Reserve Investment Income		\$7,288
Contributions to Reserve		\$351,982
Less Operating Expenses	(\$301,257)	
Reserve Funding	(\$351,982)	
Reserve Expenditures		(\$371,733)
Receivable from Management	(0)	
Ending Balance 2/28/2018	\$294,795	\$6,207,381

February Budget Report

Actual year-to-date income of \$638,878 versus year-to-date budgeted income of \$584,482 produced a positive variance of \$54,396.

Actual year-to-date operating expenses of \$301,257 versus year-to-date budgeted expenses of \$232,500 produced a negative variance of (-\$68,757). The two combined variances produced a negative year-to-date variance of (-\$14,361).

Approved Architectural Modifications



1117 Commons Drive	Windows
506 Elmhurst Circle	Window Replacement
705 Elmhurst Circle	Solar Panels
1400 Commons Drive	Windows
1333 Commons Drive	Windows

The improvements listed were approved by the Board of Directors on
April 4th, 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
& Tuesday May 8th, 2018 in the Clubhouse Lounge**

Cinco De Mayo Celebration!

... Mark Your Calendars

The Outreach Committee has planned a wonderfully fun and music filled event in celebration of Cinco De Mayo! Join us on Saturday May 5th, 2018 from 5pm-8pm at the Nepenthe Clubhouse. There will be appetizers and snacks for everyone as well as a margarita bar. Dress casual as we should be having some great weather by then. A live guitarist will also be play-

ing a variety of Spanish music for us to enjoy!



Get your tickets from the Nepenthe Office during business hours. Tickets will be \$10.00 each and available for purchase on April 16th, 2018.

It's sure to be a great time and we hope to see you all there!

Letter From The President Continued...

...Finally, I am sorry to tell you that Roger Work, who has been with us for 14 years, retired on Wednesday. He's been a visible presence in our community, driving our streets in his truck, doing such necessary work as making repairs to the common area, power washing the pool areas, unclogging downspouts and representing us to contractors. Before bills are paid for major work such as plantings, pruning, siding

replacement and painting, it was Roger who inspected the work to verify it was done per contract. He has asked for no celebration of his retirement, but I know I speak for all of us when I wish him well. His new life will not be idle. He owns property, including a home here at Nepenthe Association. He raises cattle and loves to mine for gold. Best to you, Roger, and thanks for a lot of good work over the years!

Parking Concerns and Overview of Recent Actions

A number of residents attended Wednesday's Board meeting to speak to the directors on the topic of parking. Homeowners can be passionate about this topic and the Board appreciated hearing from them. It is important to note that unless an item is on the agenda, the Board cannot act or even provide much response during the two homeowners' forum periods so hopefully, this article will answer many of those questions.

HISTORY:

In May 2016 management put together a set of parking rules based on issues observed in the day to day administration of the property.

The directors commissioned a committee to look at parking to determine whether or not a problem existed and to make a recommendation to the directors.

The committee returned to the Board in August 2016 with a problem statement that identified six specific issues and recommended that the governing documents concerning parking be clarified.

The Board then embarked on an outreach effort to hear from the community. They published two surveys and held two town hall meetings between November 2016 and April 2017. The message that was communicated to the Board was that homeowners do desire parking control.

Based on the input received, the Board asked counsel to prepare a revision to the CC&Rs. The amendment put to ballot in April 2017 was intended to make it clear that street parking was for guests and not residents. For the amendment to pass, 295 "yes" votes were required. In the end, 258 "yes" votes were received and 132 "no" votes.

Even though the amendment did not pass, it is reasonable to assume from these numbers, along with the high attendance at the town hall meetings and the many complaints made to management and the Board that homeowners do desire more emphasis on parking control in the community.

To that end, in September 2017, the Board appointed Directors Christina George and Frank Loge to represent the Board and work with management to enforce the current CC&R garage and parking restrictions, assess red curb or parking signage enhancements on our private streets and to meet with the City of Sacramento to encourage the City to improve parking control

on Nepenthe public streets via red curb enhancements, City no parking signage, increased parking patrols, or any other appropriate measures.

ACTIONS TO DATE:

Since that time, a number of actions have taken place:

Guidelines summarizing the CC&Rs and encouraging courteous behavior were published in October 2017 and January 2018. These guidelines were sent to the residents via email and are always available in the Clubhouse lobby.

In October 2017, the Board took action to clarify that on the two private streets, Dunbarton and Elmhurst Circles, street parking is for guests and not residents. The October newsletter contained an article explaining the Board action.

New signs were erected at the entrances to the private streets and some red curbs were painted to help residents, guests and contractors understand the parking restrictions.

The City of Sacramento was consulted and they performed an audit of the fire hydrants in the community. As a result, the City painted the curb red in front of three hydrants.

The City of Sacramento was also consulted regarding emergency vehicle access around the traffic circles. At Nepenthe's request, the traffic engineer and the fire chief performed a site survey and met with Director Loge and the General Manager to share their findings. The City agreed that the situation was less than ideal for emergency vehicle access but they would work with the street configurations to meet the needs of the community. Nevertheless, they agreed it would be to the community's benefit to desist from parking on the narrow streets to facilitate emergency vehicle access.

Most homeowners, when notified of parking infractions have taken voluntary steps to get into compliance. Less than ten homeowners have been brought to hearing for garage misuse. The good news is that these owners are now parking in their garage.

Most households with more than two vehicles or with oversized vehicles have been identified and contacted.

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Parking Concerns Continued (From Page 4)...

PARKING POINTERS:

- Private Streets
 - Parking on private streets is for guests and contractors. Residents are to park in their garages except for brief loading and unloading.
 - Daytime parking placards for guests, caregivers and contractors are issued by the office after completing a Resident Information Form.
 - Regular daytime guests can be added to a list at the president's request that will prevent them from receiving parking notices from Paladin.
 - Overnight guest permit process remains the same as in the past. If you cannot get to the office during business hours, call Paladin at 916-331-3175 and advise them of the guest vehicle. Any parking notices given in error to guests can be voided by contacting the office.
 - Dunbarton cabana. Office will advise Paladin not to issue parking notices when the cabana is rented for a private function.
- Public streets
 - Controlled and monitored by the City. However, Nepenthe CC&Rs require that garages be used for car parking.
 - Owners living on the public streets are encouraged to obtain guest J-Permits from the City to allow their guests to park on Commons and Vanderbilt during the day.

We all can work together to follow the Nepenthe parking rules. All homeowners benefit. We can monitor the use of our private streets and reduce the parking impact on public streets which is what we all want. With the increase parking issues at CSUS and parking in general (more cars per household, especially in rented units), controlling parking to the extent possible will help maintain our love and enjoyment of Nepenthe by all.

Benches At Nepenthe

In 2015, the Board of Directors adopted a comprehensive Standards and Practices for the Locating, Design, Financing and Approving of Benches. The directors agreed that having benches on our grounds is desirable. Much thought was put into the Standards & Practices and they were published for the community to weigh in on before the Board adopted them.

Interested homeowners can read the Standards & Practices in the library at the Clubhouse or online at: <http://nepenthehoa.com/wp-content/uploads/2016/08/Approved-Standards-Benches.2015.pdf>.

The cost to purchase and install a bench is approximately \$2,000. The Board has created a reserve allocation to purchase two benches each year for a total of 19 benches. This small component increases the overall expenditures by a very small amount— perhaps equal to 2 cents per owner per month. Owners are also welcome to contribute a bench at their expense in accordance with the adopted standards.

There are currently three benches installed. The locations are: the Nepenthe Clubhouse, 500 Dunbarton Circle and 1236 Vanderbilt Way.

This year is the second year that the allocation is available for Board implementation. Four sites from the standards were chosen— 1. West of 14 Adelphi, 2. West of 2270 Swarthmore, 3. West of 901 Elmhurst, 4. West of 208 Elmhurst. Signs will be posted in these locations to allow homeowners time to provide comments to the Board before the May 2nd Open Session.

Important Dates in April:

Architectural Review Committee Meeting - April 10th @ 5:30pm

Insurance, Legal and Safety Committee Meeting - April 10th @ 5:00pm

Grounds Committee Meeting - April 12th @ 3:00pm

Outreach Committee Meeting - April 24th @ 7:00pm

Finance Committee Meeting - April 23rd @ 4:00pm

Annual Safety Forum - April 28th @ 10:00-12:00pm



Now available for use are hanging Guest Day Parking Placards for parking on the private streets of Elmhurst Circle and Dunbarton Circle (**Blue** Placards/Passes pictured below). When a guest arrives, they can hang from the rear-view mirror of their vehicle to indicate to security that they are a temporary guest of your home. These placards are good for the duration of each year. Limit 2 per household; Additional placards available for special circumstances if approved by Management. To obtain your guest placards simply drop by the Nepenthe Office during business hours and complete a Resident Information Form.

If you have a contractor conducting repairs or services at your home please pick up a Contractors Day Parking Pass (**Green** placards pictured below) which will allow your contractor to park for 30-days while performing the services rendered. Regular daytime guests can also be added to a list that will prevent them from receiving parking notices from Paladin. Any parking notices given in error to guests can be voided by contacting the office.

Residents are still to park in their garages except for brief loading and unloading and *Overnight* guest permit process will remain the same as in the past. Any questions can be directed to Management.



Letter From The Manager

I received the letter below from one of our Homeowners and I think he makes some interesting points.

We should be innovative in exploring options and new technologies to lessen the annual increased assessments. With this in mind, I offer the following:

Siding: If you add painting at factory for ferro-cement siding you increase the paint warranty to 25 yrs., thus eliminating the need for painting every 6-8 yrs.

Replacement of wood fencing with brick fencing. Average life span of brick fencing is estimated at 100-500 yrs. with only maintenance of repointing every 68 yrs. on the average. There are several brick fences in the community on Elmhurst Circle in the 300's.

As 1.8% (\$8.81/month or 105.72/per annum) goes to gutter and downspout cleaning, I believe that we need to revisit the use of gutter guards. This item has not been reviewed for the past 13-15 yrs. New technologies and products have arisen in those yrs. that have or might resolve the previous concerns. The possible installation of which could increase the interval needed for cleaning thus lowering the monthly cost in the budget.

Usage of vacant lot. Why not put in a Solar Electrical Structure. Can it be used to sell electricity back to the utility companies? Can it be used to offset the HOA cost for clubhouse electrical needs, night lighting throughout HOA. The cost to erect, depreciation, run, applicable permits, return on investment, etc., I have no answer to these and multiple other questions concerning this issue. But it's a thought.

I would encourage all owners to become active with submitting thoughts on how to save on operating costs without decreasing services.

*Joe Bender
504 Elmhurst Circle*

I love how innovative and forward thinking Joe is in his ideas! These are all great concepts to explore and I will definitely encourage the Board of Directors to consider adding these to future goals. In fact, at the March



meeting the directors adopted a charge for a future siding committee. I hope Joe will consider joining that committee!

Speaking of committees, if you currently serve on one of Nepenthe's five committees, it is time to "re-up"! Appointments to the committees are done annually and usually coincide with the Annual Members Meeting in May. This year that meeting will be held at 9:00 am on May 23rd at the clubhouse. Please submit your committee application and signed Conflict of Interest Policy Acknowledgement by May 16th. If you've never served on a committee

before, please consider joining one. It is a great way to get to know your neighbors and serve your community. The forms can be picked up at the office or you can send us an email and we'll send you what you need electronically.

Also happening at the Annual Members Meeting will be the appointment of two homeowners to the Board of Directors. Linda Cook will be returning for a second term and Jan Summers will be beginning her first term. I applaud both of these ladies for volunteering for service that can be difficult, challenging, rewarding and, hopefully, fun once in a while! While there is no election this year, both of them have prepared candidate statements so you can get to know them a little.

There has been some contention lately on NextDoor.com. This website can be a valuable resource, but sometimes there are those who will use it to "stir the waters" and spread misinformation and that's a shame because the majority of residents who use NextDoor use it to become educated. I hope that if you ever find yourself concerned about something on that website, you will reach out to me or my staff or a director for clarity. Every director has volunteered to have their personal contact information published on the back of every newsletter. We all, residents, directors and management want Nepenthe to be the best place to live in Sacramento! -Bettsi Ledesma (General Manager)



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:

Betsi Ledesma, General Manager, betsi.ledesma@fsresidential.com

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

Danielle Davis, Administrative Assistant, danielle.davis@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, flogel@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

- ♦ Be sure to mark your calendars for our Annual Safety Forum on April 28th from 10am-12pm at the Nepenthe Clubhouse. Homeowners can ask questions, discuss concerns or offer suggestions regarding safety practices and policies here at Nepenthe.
- ♦ 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.
- ♦ While the pools have not been heated yet, both spas are heated and available for use! The pools will be heated upon 7 consecutive days of 70 degrees or above weather. Management will be tracking this so that we can make all Homeowners aware when it is heated & available for use.