

July 2018



# THE NEPENTHE NEWS

## President's Letter

Well, as we all enjoy another wonderful Sacramento summer; your Board is hard at work. At the April 4<sup>th</sup> Board meeting, the Directors approved one of the City installation options for water meters. The May Newsletter covers this issue in some detail. Board Director Linda Cook is working with Nepenthe Management on a presentation outlining the City options for meters and related costs ultimately to all of us. The Board hopes to have this forum in September.

Coast Landscape will start on July

15<sup>th</sup>. GP Landscape chose not to complete its contract and gave Nepenthe notice in accordance with the contract. Coast has been working hard to gear up with such short notice. The Board and management have met with Coast. There will be staff here from Coast and a full irrigation crew starting the 15<sup>th</sup>. Coast will be meeting with the Grounds Committee at their next meeting on July 19<sup>th</sup>. Any concerns regarding grounds should follow the same notification process currently in place which is through Nepenthe Management. *Continued on Page 3*

### *Jazz by the Pool*



Join us for the seasonal "Jazz by the Pool" event this month!

Tickets are available NOW at the office, or you can purchase at the door. Bring a picnic if you'd wish or just relax and enjoy these popular Sunday evening events. Visit with neighbors and guests while listening to the live music under the stars at the Nepenthe Clubhouse Pool.

**Residents, \$10 and guests \$12.**

**All concerts will be 6:00pm- 8:30pm on the last Sunday of July and August.**

**July 29th \*\*\*\* August 26th**

One glass of complimentary wine with ticket.

NO GLASS bottles of any kind permitted

### **In this Month's Issue...**

May Cash Flow Report	-Page 2
Approved Architectural Applications	-Page 2
President 's letter Continued	-Page 3
Important Dates	-Page 3
Pool Rules	-Page 4
Managers Letter	-Page 5
Welcome to New Owners	-Page 6
New Admin. Assistant	-Page 7
Reminders and Contact Info	-Page 8

**NOTE: The next Open Session Board Meeting will be held on *September 5th***

**(No August Board Meeting will be held)**

## May Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2018</b>	<b>\$256,783</b>	<b>\$6,219,844</b>
Prior year due to Ops from management		
<b>Plus Income</b>	<b>\$1,574,757</b>	
Due from Vendor		
Reserve Investment Income		\$20,655
Contributions to Reserve		\$922,047
<b>Less Operating Expenses</b>	<b>(\$638,169)</b>	
Reserve Funding	(\$922,047)	
Reserve Expenditures		(\$736,349)
Receivable from Management	(0)	
<b>Ending Balance 5/31/2018</b>	<b>\$392,666</b>	<b>\$6,426,198</b>

## May Budget Report

Actual year-to-date income of \$1,547,756 versus year-to-date budgeted income of \$1,461,205 produced a positive variance of \$113,551.

Actual year-to-date operating expenses of \$1,560,215 versus year-to-date budgeted expenses of \$1,461,205 produced a negative variance of (-\$99,010). The two combined variances produced a positive year-to-date variance of (\$14,540).

## Approved Architectural Modifications

The improvements listed were approved by the Board of Directors on  
July 11th, 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 August 14th, 2018 in the Clubhouse Lounge**

2273 Swarthmore Drive	Emergency HVAC Replacement
14 Colby Court	Emergency Window Replacement
803 Dunbarton Circle	Window / Patio Slider Replacement
504 Elmhurst Circle	Shade Structure Installation
1623 University Ave	Emergency Vent Installation
720 Dunbarton Circle	Emergency HVAC Replacement



*Presidents Letter Continued from Page 1*

There may be a short time where non-critical grounds issues may be delayed as Coast begins to add staff. Speaking of grounds. The contract with Coast is available to all Nepenthe homeowners, as are all other contracts for services. It is available at the Nepenthe Clubhouse. The finalists for this contract, in terms of costs, were very similar. As I indicated in my May letter the decision to award the contract to Coast came down to its approach and staffing talent.

Finally, I want to give a “shout out” to our Finance Committee who have been working very hard reviewing the 2018 and proposed 2019 reserve studies. As you know, a large portion of the monthly dues go toward funding our reserves at an adequate level to cover future major expenses, such as siding. The Committee has also been reviewing various operating budget matters as well. Thank you!

-Frank J Loge President

**Important Dates in July**

**July 10th @ 5:30pm (Past)**

**Architectural Review Committee Meeting**

**July 10th @ 5:00pm (Past)**

**Insurance, Legal and Safety Committee Meeting**

**July 11th @ 5:30pm (Past)**

**Open session Board Meeting**

**July 19th @ 3:00pm**

**Grounds Committee Meeting**

**July 23rd @ 4:00pm**

**Finance Committee Meeting**

**July 24th @ 7:00pm**

**Outreach Committee Meeting**

**July 29th @ 6:00pm- "Jazz by the Pool"**





**It's that time of year again!  
It's heating up here in Sacramento and we  
encourage you all to enjoy your pool and  
spa amenities at Nepenthe.**

***As a reminder, the following applies to all  
Nepenthe pools, spas and areas enclosed by  
fencing:***

- Pools, spas and pool areas are restricted to Nepenthe residents and their guests.
- Nepenthe residents must accompany their guests in and around the pool areas. Residents are limited to 4 guests per residence.
- Children under 6 are not permitted in the spa. While in the spa, children aged 6-12 should be closely supervised.
- Pregnant women, people with health problems and people using alcohol, narcotics and other drugs that cause drowsiness should not use the spa without first consulting a doctor. Long exposure to hot temperatures can cause dehydration, dizziness and nausea.
- Quiet hours are from 7:00 pm to 10:00 pm to minimize disturbing residents who live near the pools.
- Lap pool is for swimming laps only.
- For guests who require swim pants or swim diapers, please use best practices which include checking the pants/diapers every 30-60 minutes and changing pants/diapers in the restrooms to allow for handwashing afterwards.
- Food is permitted in plastic containers only and waste is to be disposed of in the provided trash receptacles. Food is only permitted on the pool deck and not the in the pool.
- Beverages are allowed in plastic containers only.
- Masks, goggles, swim fins, safety rings and small plastic inner tubes for infants are allowed. All other items, including lap boards, snorkels, bikes, toys, balls, and pool games are prohibited.
- Pets are not allowed in the pools or pool area.
- Running, rough housing and obnoxious behavior are prohibited.
- Acceptable swimming attire only – cutoffs, non-swimming shorts, etc. are not permitted.
- Smoking and “vaping” are not permitted.

The Nepenthe Clubhouse Staff and/or the Nepenthe Patrol Service have the responsibility and the final authority to interpret and enforce pool, spa and pool area rules.

### **Pool Hours for Nepenthe Residents and Guests 7:00 am-10:00 pm daily**

Staff and/or patrol are authorized to deny use of the facilities based on these criteria.

**NOTE: As you may know we recently had to replace the Dunbarton pool heater; What you may not know is that the heater was supposed to have 2 more years of life. Our contractor advised us that it burnt out prematurely because the pool had been kept too warm when in use. To maximize the lifespan of the new heater we will only be heating the Dunbarton pool to a maximum of 82 degrees per manufactures recommendation. We think that all Nepenthe Homeowners would agree that this is good stewardship.**

# Manager's Letter

You may have been at Wednesday's Board meeting, but if not, here is a synopsis of my recent report to the directors:

- We have prepared an informational letter for realtors marketing homes in Nepenthe. This is a resource that realtors can look to when discussing the association with potential buyers. Our office sends the letter to realtors with active listings in the community and a small supply is at the informational table in the clubhouse lobby.

- We've also prepared a reference sheet for contractors working in Nepenthe. It outlines our expectations and provides useful information about restrooms, parking, etc. It is for contractors working for homeowners as well as for contractors working for the association. We hope this will be a helpful resource. Homeowners may obtain copies by contacting our office.



- As I write this, new lighting is being installed in the main lounge of the clubhouse. This lighting will provide more even light and uses more standard bulbs than the ones installed by the previous lights. A ceiling fan is also being installed which will further enhance guest's enjoyment of the space.

- The fence repair contract is clicking right along. Jimmy Webb of JWS is making fast work of the many wood fences and gates that needed repair. Painting will be forthcoming.
- The light pole retrofit is almost complete. In conformance with the recommendations of the ad hoc committee on lighting, the new globes have been installed on 95% of the light poles in the community. The new bulbs and globes provide even light and a consistent look throughout the community.

- Management continues to work with the Finance Committee in reviewing the first draft of the Reserve Study. They will soon be meeting with the Board and the reserve specialist, Bob Browning to finalize the final allocations. The goal is to have the Board adopt a final Reserve Study for the coming year at the September 5, 2018 Board meeting.

We will also begin working on the 2019 Budget soon with a target date of October 3, 2018 for Board approval.

If you have any questions about the items in this report, please feel free to reach out to me. I can be reached by phone at 916-929-8380 or via email at [Bettsi.ledesma@fsresidential.com](mailto:Bettsi.ledesma@fsresidential.com).

# **A Welcome to Nepenthe's** **New Owners!**

Please allow me to introduce you to Nepenthe Association! We are a premier 590-unit townhome community nestled in the Campus Commons area of Sacramento. We are just a short walk from the Guy West Bridge which connects Sac State University to the west side of the American River.

This unique and beautiful community is renowned for its majestic urban forest of mature cedars, redwoods, tulip trees, oaks and more. Home values in our neighborhood have remained consistently steady throughout the years including during the great recession.

As a Planned Unit Development, each homeowner owns the lot upon which their home sits. Owners also benefit from a very comprehensive maintenance program included in the Nepenthe CC&Rs. Dues pay for roof and siding maintenance, fences, exterior painting, all common area landscaping including the care of 2,000+ trees, maintenance and replacement of sidewalks and pathways, three recreation centers including pools, spas, tennis courts, pickleball courts and a fitness center. Nepenthe also provides major hazard and flood insurance for each property. The association is governed by a volunteer Board of Directors and is professionally managed by FirstService Residential, an international leader in the field of community association management.

If you are in the process of purchasing a home within the Nepenthe Association we would like to welcome you to tour our recently remodeled clubhouse at 1131 Commons Drive and encourage you to ask any questions you might have. We would also like to highlight a few important things you should know before buying in this unique and beautiful enclave.

First, each townhome has a two car garage and the CC&Rs are very clear that the garage is to be used for the parking of vehicles only and not to be converted to any other purpose or used for storage if such storage will preclude parking within it. While on the theme of parking, it is important to note that on the two private streets, Dunbarton and Elmhurst, parking is reserved for contractors and guests only.

Second, recreational vehicles of any type are prohibited within the development. This includes van conversions. The same holds true for trailers, boats, non-operational vehicles, etc.

Third, homes that are not occupied by their owner as a Primary Residence are subject to an annual surcharge which is a direct pass through expense from the National Flood Insurance Exchange. This surcharge is assessed as part of the flood insurance policy and is due and payable April 1<sup>st</sup> of each year. It is added to the owner's April homeowner assessment statement.

Fourth, the Nepenthe Association requires owners to submit certain documents regarding each property owners and occupants. These documents include, but are not limited to: the Resident Information Form detailing automobile information, emergency contacts, phone numbers and occupant names; lease agreements signed by tenants; and any other information determined by the Association to be needed for the effective Management of the property. All submitted documents must be kept up to date.

Realtors, potential purchasers, and those wishing more information about Nepenthe, its advantages, and governing rules and process, are more than welcome to stop by the Nepenthe Clubhouse. Our onsite staff is happy to provide assistance.





*June's Jazz by  
the Pool event  
had a great  
turnout!*

*Come out to the  
July concert and  
enjoy some  
music with your  
neighbors!*

*(Tickets on sale now)*



We love your pictures! Submit your pictures of the Jazz concert for next months newsletter.

Welcome, Nirmal!

We hope you will join us in welcoming Nirmal Dhesi to the management team. Nirmal is our new part-time administrative assistant and she will be staffing the clubhouse on the weekends. She will also provide some part-time support during the week.

Nirmal worked for HealthNet for twenty years providing support to veterans with their health plans. With her incredible background in customer care, we feel so lucky to have her here.



When not at Nepenthe, Nirmal takes care of her four year old grandson, Armaan. She has four young adult children, two daughters and two sons. Born in the Fiji Islands, Nirmal moved to the United States in 1980 and obtained her citizenship twenty years ago.

Come by and say hello to Nirmal- you will enjoy a warm greeting from her!



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:

Bettsi Ledesma, General Manager, [bettsi.ledesma@fsresidential.com](mailto:bettsi.ledesma@fsresidential.com)

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

Daniel Devlin, Assistant Manager / Facilities Manager [Daniel.Devlin@fsresidential.com](mailto:Daniel.Devlin@fsresidential.com)

Nirmal Dhesi, Administrative Assistant, [Nirmal.Dhesi@fsresidential.com](mailto:Nirmal.Dhesi@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:

**Paladin Security: 916-331-3175 or [www.PaladinPrivateSecurity.com](http://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:

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

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

Steve Huffman, Secretary, [steve@huffmanstrategy.com](mailto:steve@huffmanstrategy.com), 916-214-4500

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

Jan Summers, Member at Large, [Summersj10@Yahoo.com](mailto:Summersj10@Yahoo.com), 916-927-5570

## 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**

Co-Chair: Don Landsittel

#### **Insurance, Legal and Safety Committee**

Chair: Nancy Arndorfer

#### **Outreach Committee**

Chair: Charles Schaffer

## Brief Reminders

- ♦ Please be sure to pick up after your pet's waste. Bags are located at the pet waste station on Commons Drive.
- ♦ While we understand residents that live on the public streets within Nepenthe may want to pay for a city pick-up of unwanted items, it is important to inform the office before you do so. Anyone found to be illegally dumping items anywhere within the development will be subject to HOA fines and reported to the City of Sacramento.