

Jazz by the Pool



THE NEPENTHE NEWS



Mark your calendars... "Jazz by the Pool" is back!

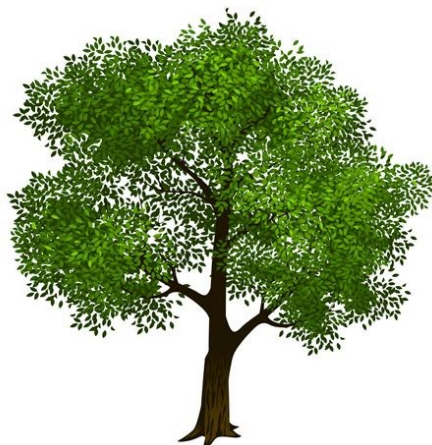
Tickets will be pre-sold at the office, or you can purchase at the door. Residents, \$10 and guests \$15. Bring a picnic if you'd wish or just relax and enjoy these popular Sunday evening events. Visit with neighbors and guests while listening to the live music under the stars at the Nepenthe Clubhouse Pool.

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

June 24th * ** July 29th * ** August 26th
One glass of complimentary wine with ticket.
NO GLASS bottles of any kind permitted
Jazz music by "Zorelli"

Trimming your Patio Trees

Please remember to trim your own trees within the confines of your patio area. Overgrown trees can present a fire hazard and a nuisance to your neighbors. The trimming of the landscape located within your patio is a homeowner responsibility, so it is imperative that each resident do their do their part in maintaining their yard.



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NOTE: The July Open Session Board Meeting will be held on July 11th (Second Wednesday)

April 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	\$1,284,607	
Due from Vendor		
Reserve Investment Income		\$18,767
Contributions to Reserve		\$746,056
Less Operating Expenses	(\$551,579)	
Reserve Funding	(\$746,056)	
Reserve Expenditures		(\$589,390)
Receivable from Management	(0)	
Ending Balance 3/31/2018	\$338,174	\$6,395,278

April Budget Report

Actual year-to-date income of \$1,284,606 versus year-to-date budgeted income of \$1,168,964 produced a positive variance of \$115,642.

Actual year-to-date operating expenses of \$1,297,635 versus year-to-date budgeted expenses of \$1,168,964 produced a negative variance of (-\$128,671). The two combined variances produced a negative year-to-date variance of (-\$13,028).

Approved Architectural Modifications

2317 Swarthmore Drive	Emergency HVAC Replacement
1010 Dunbarton Circle	Solar Panels
514 Dunbarton Circle	Security Cameras
504 Elmhurst Circle	Solar Panels
1433 Commons Drive	Solar Tubes
1217 Vanderbilt Way	Window/Patio Slider Replacement

The improvements listed were approved by the Board of Directors on
June 13th, 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, July 9th, 2018 in the Clubhouse Lounge & Tuesday August 14th, 2018 in the Clubhouse Lounge



Letter from the President

This is my first letter as your new President of Nepenthe Association Board of Directors. With so many great things happening in Nepenthe these days, it is exciting to be a real part of the action.

I want to encourage all of you to get involved in the committees, and yes, even the Board. Our Association greatly benefits from participation by our members.

The first exciting news is that the Board has selected a new landscape/grounds contractor to start January 1, 2019. After an extensive review of possible landscape candidates over the past six months and with input from our Grounds and Finance Committees, we have chosen Coast Landscape.

While we give great thanks and appreciation for the fine work done by GP Landscape over the last six years, we believe it is time to take the next step in improving and enhancing our beautiful grounds at Nepenthe. GP Landscape, in partnership with the Nepenthe leadership team, has made many improvements in our landscape. We feel confident that Coast Landscape will work with us in providing further improvements.

Coast is also an industry leader and like Nepenthe, it is recognized for its progressive and comprehensive approach to landscaping. Our property will be managed by Juliana Brown who is certified in Nursery

Management and Landscape Horticulture. As part of the regular monthly service contract, Juliana will be on the property three days or more per week. We feel confident that this will provide Nepenthe with the comprehensive approach needed for our premier property.

We hope you will join us in thanking the GP crew members and managers for their excellent service and care. We also hope you will join with us in welcoming Juliana and the rest of the Coast team next January. The Coast website is: <http://www.coastlandscapemanagement.com/locations/sacramento>

The Board has also selected Advanced Roof Design to provide roof maintenance starting this year. They have provided roofing services here in the past with quality workmanship. CM Squared, Inc. performed the roof reviews and developed the work plan and specifications that will be the basis of the Advanced Roof Design contract.

Finally, the issue of water meters. The Board is planning a forum on this matter. We want to bring in experts to present the two main options given by the City of Sacramento to help us understand their implications and costs to Nepenthe members. Director Linda Cook will be coordinating with Nepenthe management to get this forum scheduled. Last month's newsletter has a more comprehensive article on water meters.

Regards: Frank Loge

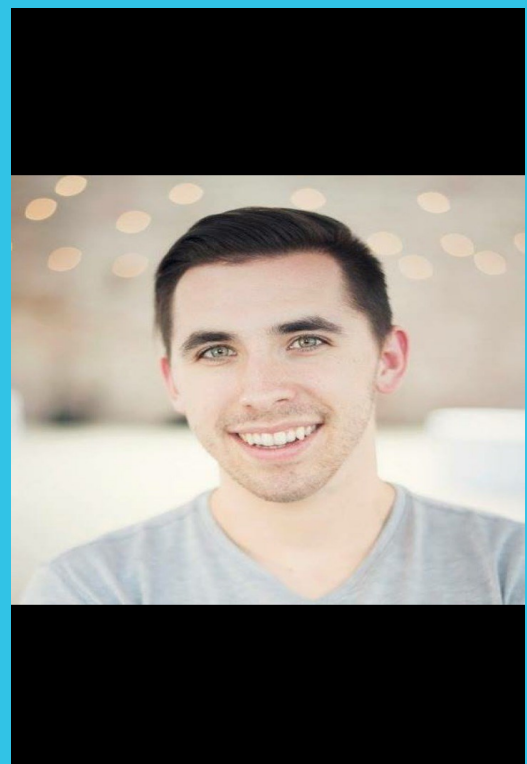
Meet Our New Addition to the Team!

Please help us in welcoming Daniel Devlin; He has an extensive property management background with experience in work order oversight, landscape management and much more.

As many of you know, our onsite Maintenance Technician Roger Work retired in April of this year. Although we miss him dearly, we have had an opportunity to re-design a position tailored to Nepenthe's needs.

We have no doubt that he will be a great addition to the office team.

If you have a chance please stop by the clubhouse and say hello!





Dumpsters located on the private streets of Dunbarton and Elmhurst for the “Private Street Clean Up” will be picked up next Thursday June 21st.

Bin Locations:
407 Dunbarton Circle
1001 Dunbarton Circle
325 Elmhurst Circle
800 Elmhurst Circle

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.

Manager's Letter

"Change is the law of life and those who look only to the past or present are sure to miss the future." This quote from John F. Kennedy is a great reminder for us all. Here at Nepenthe we have a rather large change on the horizon. Soon, Coast Landscape Management will be our landscaper.

What does this mean for the homeowners?

Obviously, your Board of Directors feels that this will bring about some positive changes for the community. Coast is a well-respected company that can claim many accolades. I know that they are coming in with many new ideas and a genuine desire to beautify our grounds. I look forward to helping them be successful here.



I have enjoyed working with GP for the last five years. Everyone I've worked with has demonstrated the high integrity that begins with the owner of the company, George Procida. They have been tireless in their care for Nepenthe and they have overcome a number of obstacles to implement the beautiful landscape we currently enjoy. They will be greatly missed.

This new chapter will bring new opportunities to try new things. I am excited to be a part of that and I am excited to build new relationships with current and future homeowners.

Specifically, I hope you will consider getting involved. We always have a great need for volunteers. It's easy to think that moving into Nepenthe and paying your monthly assessment will afford you a resort-like lifestyle. That is not technically the truth. The truth is that you have become a member of a non-profit corporation and you have certain responsibilities. Those who get involved help set the tone and direction of this community.

Let me tell you about the committees in Nepenthe.

First, there is the Architectural Review Committee. Since all homeowners contribute to the cost of exterior repairs, this committee is the first defense against extra expenses. By reviewing applications for solar panels, HVAC systems, new doors and windows, etc. they protect the value of our assets by ensuring that the exterior membrane of each residence is never compromised. Thank you to each of the wonderful volunteers that step up for this important work. They are not experts in building materials, but homeowners who have taken steps to learn what they need to know in order to protect YOUR home's building envelope.

Second, there is the Grounds Committee. All landscaping outside of your patio is common area. The CC&Rs are very clear that it is the Association's duty to maintain this landscape. The volunteers on this committee do not have the luxury of joining Renaissance at CSUS- they are too busy on Friday mornings walking their zones ensuring that the landscapers are completing their work timely and satisfactorily. They are looking at the irrigation and monitoring the trees. They work closely with the Arborist and the landscaper to ensure that Nepenthe is landscaped beautifully.

Third, the Finance Committee provides oversight to the finances. You know what your dues are. The Finance Committee makes sure that that money is allocated, budgeted and invested in the best way for the community. To serve on the committee, one does not need to be a financial guru. A strong desire to learn and ask questions are the best assets.

Next we have the Insurance, Legal and Safety Committee. This committee's purpose is to mitigate risks of personal injury and property loss within Nepenthe Association. They do this in many ways. Currently they are working towards the creation of an emergency preparedness plan for the community.

Lastly there is the Outreach Committee who has been charged with reaching out to the membership to encourage education and involvement. They recently hosted a Cinco de Mayo party at the Clubhouse and they also put together the popular Jazz at the Pool series. Another of their duties is the creation of a welcome packet for new members as well as putting together a member orientation event each year.

...Continued on Page 6



“Sarah, You Rock!”

Congratulations, Sarah! At this month’s FirstService regional team meeting, Sarah was awarded the “You Rock” award for outstanding customer service. Based on the large amount of emails I’ve received from you, the homeowners, I nominated Sarah and was thrilled when Regional Vice President Shane Gillaspie gave the award to our super Assistant Community Manager. Great job, Sarah. It is a pleasure to work with someone who demonstrates such a high level of helpfulness!

-General Manager, Bettsi Ledesma

Managers Letter: Continued from Page 5

...Our Board of Directors is where the buck stops. They are homeowners just like you, but they’ve taken a big step forward to serve the community. They make the big decisions on policy, rules and contracts. Usually, Board members have served on committees to help them understand the inner workings of the community before taking the leadership reins.

So, while the amenities, landscape and exterior maintenance are advantages of living here, they are not possible without assistance from homeowners just like you! My staff is small and we are busy all the time. We absolutely could not do our job without our dedicated volunteers. And I’ll share a little secret with you- they have a lot of fun! You really get to know your neighbors when you get involved. And, really, what riches do any of us have if we do not have connection with each other?

If you would like to learn more, please email me at Bettsi.ledesma@fsresidential.com. I would love to share more with you and see if there isn’t a right fit for you in one of the committees. Let’s work together!

Meeting Dates in June:

Architectural Review Committee Meeting (Past)- *June 12th @ 5:30pm*

Insurance, Legal and Safety Committee Meeting (Past)- *June 12th @ 5:00pm*

Open Session Board Meeting (Past)- *June 13th @ 5:30pm*

Grounds Committee Meeting (Past) - *June 14h @ 3:00pm*

Outreach Committee Meeting - *June 20th @ 7:00pm*

Jazz by the Pool - *June 24th @ 6:00pm*

Fight the Bite!

Do you have standing water? You may be creating a mosquito breeding ground. Mosquitos spread West Nile Disease. Get more information here:

<http://www.fightthebite.net/mosquitoes/>

From the Yolo-Sacramento Mosquito and Vector Control District:

Help us protect you and your community by reporting dead birds and squirrels. Our District and the California Department of Public Health use dead bird reports to help identify increased West Nile virus activity in an area. Crows and magpies are particularly susceptible to the disease, so they make excellent early warning sentinels for virus activity.

If you see a bird that has been dead for less than 24 hours, please call 1-877-WNV-BIRD (1-877-968-2473)

***NEPENTHE ASSOCIATION
1131 Commons Drive
Sacramento, CA 95825***

***Notice of Board's Proposed Adoption
of Solar Energy Systems Installation Rules***

Date: August 4th, 2018

Time: 5:30 PM

Location: 1131 Commons Dr.

Dear Homeowner:

Your Board is intending to adopt rules that address the requirements for Owners seeking the Association's approval for the installation of solar energy systems. Please see the proposed rules enclosed.

The intended purpose and effect of these rules are to set forth requirements for Owners to install solar energy systems. The requirements include an application process, and other obligations, all in compliance with State law.

The Board intends to adopt the rules at its Board meeting on August 1st, 2018, at 5:30 p.m. at the Nepenthe Clubhouse, 1131 Commons Drive, Sacramento, CA 95825.

You are invited to submit comments to the management team of the Architectural Committee for consideration or you can comment on the rules at the Board meeting before the Board adopts the rules.



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

Daniel Devlin, Assistant Community Manager / Facilities Manager

Daniel.Devlin@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:

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

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

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

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

Jan Summers, Member at Large, 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

Chair: TBD

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer

Outreach Committee

Chair: Charles Schaffer

Brief Reminders

- ♦ Remember, all work requests should go through the office. We are here to help and make sure the right contractor gets the job done!
- ♦ Both the main Clubhouse pool and Dunbarton pool heaters are up and running! Both spas are also heated and available for use!
- ♦ Please be sure to clean up after your pets. Doggy clean up bags are available at the pet clean up station located on Commons by the tennis courts.