



## Changes to Architectural Criteria for Solar Installations

Please be sure to check the attachment for important proposed changes to the Solar Energy Criteria. The changes provide important protections to the association. When the association is protected by good architectural criteria, all members benefit.

The two biggest changes are that owners with rooftop solar installations will be required to carry liability insurance and that an Agreement Affecting Real Property must be filed with the County Recorder.

If you have any questions about the proposed criteria, please contact the General Manager, bettsi Ledesma at 916.929.8380 or via email at [bettsi.ledesma@fsresidential.com](mailto:bettsi.ledesma@fsresidential.com).

The Board of Directors will consider adopting this criteria at the June 13, 2018 Open Session. Comments to the Board on this matter must be made in writing and delivered to the office by June 6, 2018.

Candidates Forum Saturday May 5th  
from 10:00am-12:00pm

Come to the Nepenthe Clubhouse to  
meet the candidates for 2018-2019  
Board of Directors.

### Cinco De Mayo Celebration!

Join your neighbors for some food, fun and music Saturday, May 5th from 5pm-8pm at the Nepenthe Clubhouse. There will be a taco bar, live guitarist playing a lovely selection of Spanish music and complimentary margaritas! Get your tickets from the office, just \$10/each.

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**NOTE: The June Open Session Board Meeting will be held on June 13th (Second Wednesday)**

# March 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>\$959,922</b>	
Due from Vendor		
Reserve Investment Income		\$13,422
Contributions to Reserve		\$570,065
<b>Less Operating Expenses</b>	<b>(\$404,168)</b>	
Reserve Funding	(\$570,065)	
Reserve Expenditures		(\$500,742)
Receivable from Management	(0)	
<b>Ending Balance 3/31/2018</b>	<b>\$321,031</b>	<b>\$6,302,590</b>

# March Budget Report

Actual year-to-date income of \$959,922 versus year-to-date budgeted income of \$876,723 produced a positive variance of \$83,199.

Actual year-to-date operating expenses of \$974,233 versus year-to-date budgeted expenses of \$876,723 produced a negative variance of (-\$97,510). The two combined variances produced a negative year-to-date variance of (-\$14,311).

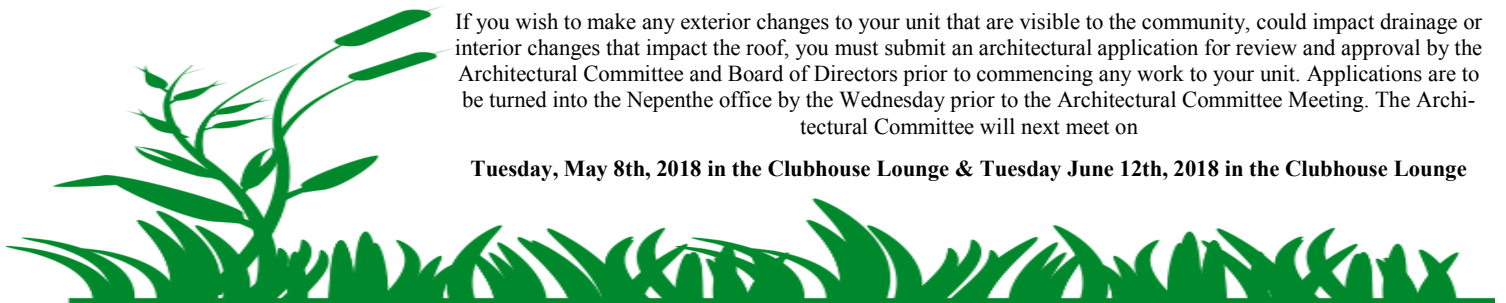
## Approved Architectural Modifications

1433 Commons Drive	Solar Panels
1233 Vanderbilt Way	Window Replacement
1509 University Ave	Solar Tubes
718 Elmhurst Circle	Solar Tubes
1018 Dunbarton Circle	Window Installation and Replacement
324 Elmhurst Circle	Patio Hardscape

The improvements listed were approved by the Board of Directors on  
May 2nd, 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, May 8th, 2018 in the Clubhouse Lounge & Tuesday June 12th, 2018 in the Clubhouse Lounge**



# Letter From the President

## Landscaping Contract and Ad-hoc Committee on Siding

I want to begin my message by saying thank you to the Finance and Grounds Committees for all the good work they have done to write the requests for proposal to potential landscape contractors for 2019. Also for seeking bidders, receiving and evaluating the bids, and finally for sending the board their well-informed opinions of the proposals we've received.

GP Landscape has been our contractor for several years. Even though we have been generally happy with their performance, it's a good business practice to get competitive proposals every few years. The board has now reduced the number to two possible contractors. Later this month we directors will interview them at a special board meeting. It will be an executive session because it has to do with contract formation. So it's likely we'll have a final decision by the June 13 board meeting.

One of our biggest expenses is siding replacement. Experience tells us we need to do selective replacement every six years. We've just completed a three-year cycle during which rotten panels and trim have been replaced and painted. We'll have a couple years of rest and then it will be time to prepare for the next three-year cycle! Why does it have to be this way?

One reason is our residences have no eaves, so the T1-11 plywood panels we use are exposed to more weather than

otherwise would be the case. Another is that the trees which distinguish our community not only provide the shade we love, but also keep some siding panels wet longer in the rainy months. Many panels last a long time, my guess is as much as 20 years, but many others rot in less than six years, and of course rot in one panel can infect the one next to it.

Can we do better? We're looking for answers. That's why the board is asking for members of the community to volunteer to serve on the Ad-hoc Committee on Siding. We are especially looking for members with backgrounds in construction, and such a person has already volunteered. But if you're good at researching information, you'd be able to contribute. You'd look at the experiences of other associations with the T1-11 plywood we use, as well as other materials. Then you'd analyze the economics of using new materials. Please call the office to volunteer.

Please note: Next month's meeting will be on the second Wednesday, June 13th, rather than the usual first Wednesday. Bettsi is taking a well-deserved vacation late this month, and this change will allow us enough time to prepare for the June meeting.

**-From Nepenthe Association's President,  
Steve Huffman**

## Volunteer for Siding Committee

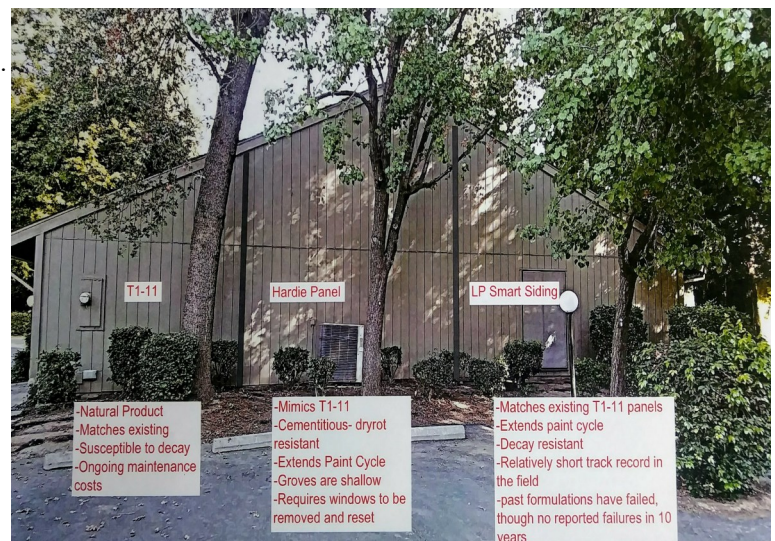
### Construction Expertise a Plus!

Do you want to help shape the future of our maintenance obligations? The Board has created a charge for the right committee. This charge is tied to their goal this year to explore siding options.

Those with a background in engineering and/or construction are a perfect fit for this task! These are the things you will be working on:

- Research the experiences of other associations in Campus Commons that use T1-11 siding.
- Research the experiences of other associations which use different materials, such as Hardie Panel and LP Smart Siding.
- Monitor the experience of the test residence at 1503 University Avenue.
- Analyze the economics of using a longer-lasting siding material. Is the added cost likely to be justified by longer life? If so, recommend a replacement schedule. Should we replace existing

siding as it deteriorates or should we adopt an accelerated schedule?

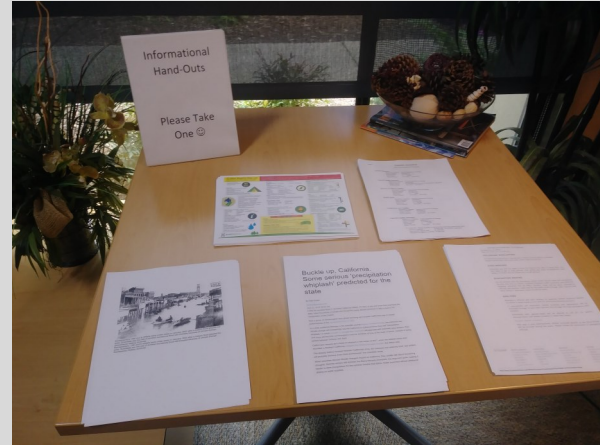




# Thank You to All That Attended the 2018 Annual Safety Forum!



*Greg Beale gives presentation on fire protection and preparedness.*



*Informational safety handouts are still available at the Nepenthe Office.*



And a BIG thank you to the Insurance, Legal and Safety Committee for hosting the event for Nepenthe and all its residents. We look forward to next year!

## **Parking Lot Sale**

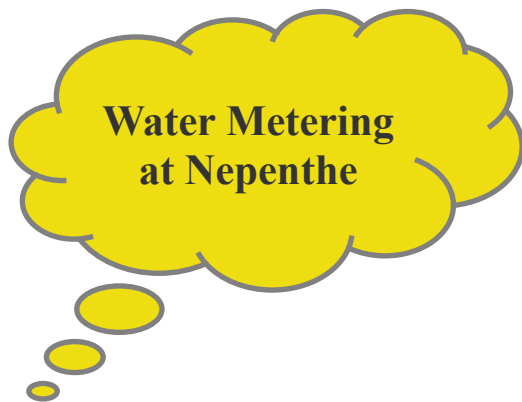
There will be a community parking lot sale on May 12th in the Campus Commons parking lot. The hours will be 9 AM to 2 PM. If you want to get rid of some "stuff", you can rent a space for \$10.

Or you can come to the sale to see what treasures are available. Email for additional information or to reserve a space –

gerisg@pacbell.net

## **Abandoned Bikes**

If you are missing a bicycle you should call the Campus Commons Clubhouse office. They have a collection of bikes that have been abandoned in the neighborhood and plan to sell any unclaimed bikes at the Parking Lot Sale. Phone number is (916) 924-9555



## Water Metering at Nepenthe

### Regarding Water Meters

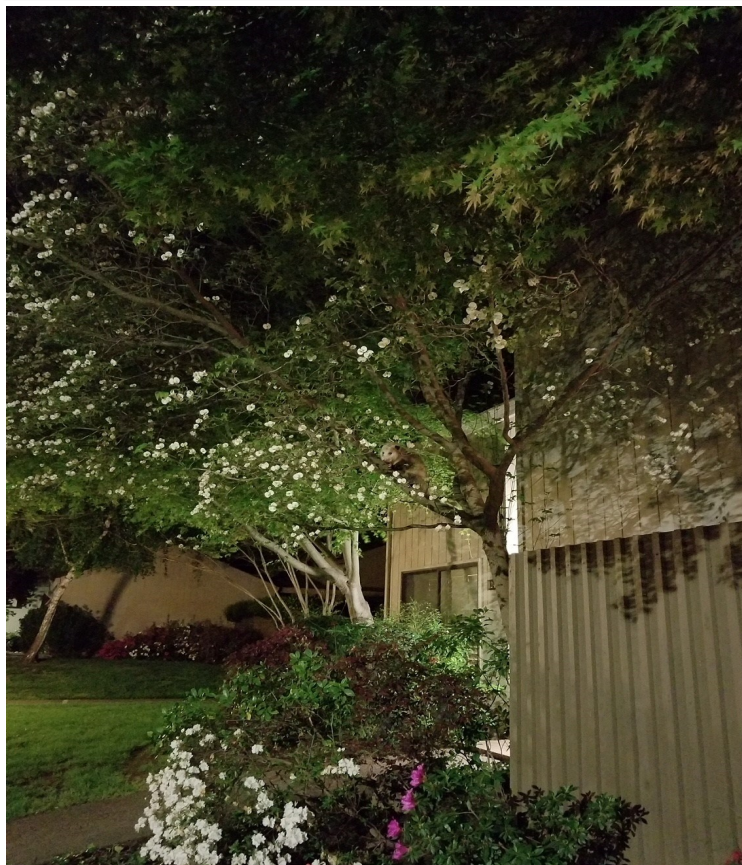
There has been a lot of interest in the decision that the Board made at the April 4th Board Meeting regarding the installation of water meters in Nepenthe. This is an important topic and it's great that there are homeowners who want to understand why the Board made the choice they did.

Per Chapter 13.04 of the Sacramento City Code, if an existing unmetered water service connection in a common interest development is changed to a metered connection, the meter shall be installed on the existing connection.

The code goes on to say that if the connection serves more than one separate interest, as our connections do, the City may install separate water meters for each separate interest, if requested by the association managing the common interest.

Sounds easy, right? If the goal of water metering is to make individuals responsible for their water consumption, then this is the way to do it. However, this is also where the situation gets more complicated. The code goes on to say that the City will first determine whether it is feasible to and appropriate to put in individual meters. To make that determination, the association will, at no cost to the City, Locate and expose those portions of the development's private water distribution system where the separate water meters would be installed as may be required by the City to determine whether it is feasible to install separate meters, Install all piping and other improvements required by the City to install separate meters, and Convey to the City all easements or other property rights required for installation, operation, maintenance, repair and replacement of the separate meters and the meter boxes containing them.

### Can You Spot the Critter?



...Continued on Page 7

## Mark your Calendars!

The Annual Members Meeting is May 23rd from 10:00-12:00pm at the Nepenthe Clubhouse.

Results announced for the new Board of Directors!

### Important Dates in May:

Candidates Forum - May 5th @ 10:00am-12:00pm

Cinco De Mayo Celebration - May 5th @ 5:00pm-8:00pm

Architectural Review Committee Meeting - May 8th @ 5:30pm

Insurance, Legal and Safety Committee Meeting - May 8th @ 5:00pm

Grounds Committee Meeting - May 10th @ 3:00pm

Outreach Committee Meeting - May 22nd @ 7:00pm

Nepenthe Annual Meeting—May 23rd @ 10:00am



# Landscape Report

First, the irrigation is on. Per City of Sacramento ordinance, the spray system is run twice per week. The drip runs for 8 hours a day, three days per week. All the hard work and disruption of installing the subterranean drip will pay off for us as we slide into the summer heat. You may have seen a few “geysers” as the GP irrigation staff works to get everything running smoothly. Please take a minute to email us at [nepenthe.hoa@fsresidential.com](mailto:nepenthe.hoa@fsresidential.com) or call us at (916) 929-8380 to let us know. We’ll have these concerns addressed quickly!

As you may know, the Grounds Committee, with management and GP Landscape, walks one of the seven zones in the community each Friday. The purpose of these walks is to provide oversight to the work completed by the landscaper, monitor the overall health of the landscape and to identify areas in need of renovation.

Our newer homeowners may not know that for a good length of time in the late 2000’s there was no funding or plan for the landscape. Other needs were more pressing at that time and, in fact, a special \$5,000 assessment was assessed to all owners to take care of those needs. After finishing the re-roofing, there was quite a bit of work needed. The unit exteriors, the paving of the alleys and private streets and the clubhouse remodels come immediately to mind. That work, as we all know, has been completed. In 2014, a Grounds Vision Committee was formed and worked with the community to identify goals for the grounds going forward.

Some of the important changes that were made after the Board adopted the final Grounds Vision Report were that landscape renovations funding now comes from Reserves, we have a program for

installing benches throughout the community, we are converting to drip irrigation and we have a plant palette prepared for us by a licensed landscape architect. There’s more to the report, as I’m sure you can imagine, and if you would like to review it for yourself it is available in the clubhouse library or online at this link: [http://nepenthehoa.com/wp-content/uploads/2015/10/Grounds\\_Vision\\_Document.pdf](http://nepenthehoa.com/wp-content/uploads/2015/10/Grounds_Vision_Document.pdf).



I give you all this background to help you understand why you might see inconsistencies in the appearance of the landscape. In some areas, we’ve obviously done quite a bit of renovating and they look beautiful. In other areas, we have hedges that look threadbare and woody and grass that barely deserves the name.

For the past three years, the areas for renovation have been identified during the weekly walks and executed thereafter by the landscaper. It was important to the group that improvements be made throughout the community rather than just focusing on one section at a time. This way each zone could see improvement. To us it feels like we’ve changed out so much, but we recognize that there is still so much to do.

While it is all common area, the common area closest to your front door is where your concern lies and that’s understandable. If you have an area near your home that makes you cringe when you look at it, please submit a Resident Request so the Grounds Committee can evaluate it for renovation. The goal, of course, is that ALL of Nepenthe should be made beautiful.

-Bettsi Ledesma, General Manager

# Water Meters Continued...

... The code goes on to say that even after going through the above steps, the right to individual meters will be subject to such other terms and conditions specified by the City.

Not in the code, but something to be aware of, it is very possible that if the association wanted to pursue individual meters, some alleys might get them and some might not because the project will not be completed in a single swoop. It will be done connection by connection, alley by alley. Some alleys may not be feasible for meters and some might. If that's the case, some homeowners will be paying their individual water bill to the City AND covering the other homes' water use in increased dues.

There are other considerations that haven't even been touched on in this article and that is why the Board of Directors is exploring the idea of contracting with an independent engineering firm to have an analysis completed and published to the membership. Look for updates here in the newsletter.



## **NEPENTHE ASSOCIATION**

**1131 Commons Drive  
Sacramento, CA 95825**

**May 4, 2018**

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

**Date: June 13, 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 June 13, 2018, at 5:30 p.m. at the Nepenthe Clubhouse, 1131 Commons Drive, Sacramento, CA 95825.**

**You are invited to 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](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)

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:*

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

- ♦ Remember, all work requests should go through the office. We are here to help and make sure the right contractor gets the job done!
- ♦ The Clubhouse pool heater is up and running! Both spas are also heated and available for use! We are still evaluating the recent repairs to the Dunbarton Pool heater.
- ♦ For safety reasons, pets and children under the age of 12 should not be in the fitness center at any time.