

Jazz by the Pool

Join us for the last of the seasonal "Jazz by the Pool" events for this summer!

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 the last of these popular Sunday evening events. Visit with neighbors and guests while listening to the live music under the stars at the Nepenthe Clubhouse Pool. (More info on page 4)

Residents, \$10 and guests \$12.

Concert will be 6:00pm-8:30pm on the last Sunday of August.

August 26th, 2018

One glass of complimentary wine with ticket.

NO GLASS bottles of any kind permitted

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



July's concert turned into
"Classical in the Clubhouse"
(Pictured Above)

June 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 | \$1,876,104 | |
| Due from Vendor | | |
| Reserve Investment Income | | \$27,915 |
| Contributions to Reserve | | \$1,098,038 |
| Less Operating Expenses | (\$750,689) | |
| Reserve Funding | (\$1,098,038) | |
| Reserve Expenditures | | (\$736,349) |
| Receivable from Management | (0) | |
| Ending Balance 6/30/2018 | \$374,731 | \$6,609,449 |

June Budget Report

Actual year-to-date income of \$1,876,104 versus year-to-date budgeted income of \$1,753,446 produced a positive variance of \$122,658.

Actual year-to-date operating expenses of \$1,848,727 versus year-to-date budgeted expenses of \$1,753,446 produced a negative variance of (-\$95,281). The two combined variances produced a positive year-to-date variance of (\$27,377).

Approved Architectural Modifications

| | |
|---------------------|------------------------------|
| 1170 Vanderbilt Way | Emergency Window Replacement |
| 704 Elmhurst Circle | Shade Structure Installation |
| 1390 Commons Drive | Vent Installation |

The improvements listed were approved by the Board of Directors on
August 3rd, 2018 via Ad-Hoc approval by Board Director Liaison.

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



GROUNDS UPDATE

Coast Landscape Management has now been onsite for approximately 2 ½ weeks. They have been working diligently to come “up-to-speed” with the needs of Nepenthe to begin providing services in an emergency fashion.

In addition to ongoing mowing and edging Coast LM’s focus will be weed abatement and irrigation issues – primarily the watering run schedules, leaks and dry areas. We have realized that Coast LM has inherited numerous short comings with weeds and irrigation and appreciate their attention to these important matters.

Weed problems are also being aggressively addressed. The various irrigation issues are being corrected by Coast LM’s dedicated on-site irrigation specialist and Nepenthe is working closely with them to realize the most benefit possible for future plantings, turf and ground cover. If you have a grounds concern you can report it to the office and/or the Facilities Manager Daniel, and he will address the concern accordingly and/or request that a Grounds “Zone Stewart” reach out to you. (Please see the Facilities Manager update on Page 5 of this newsletter)

In conclusion, the Nepenthe Grounds Committee needs additional volunteers! If you would like become more involved with the Nepenthe Grounds please let the main office know or fill out a Volunteer Form and someone from the Grounds Committee will contact you. Thank you!

- Nepenthe’s Ground Committee

Important Dates in August

August 14th @ 5:30pm
Architectural Review Committee
Meeting

August 14th @ 5:00pm
Insurance, Legal and Safety Committee
Meeting

August 16th @ 3:00pm
Grounds Committee Meeting

August 27th @ 7:00pm
Outreach Committee Meeting

August 26th @ 6:00pm– last “Jazz by
the Pool”
Get your tickets now!



The last Jazz by the Pool summer concert will be hosted by the Outreach Committee on August 26th.

Elizabeth Unpingco from the renowned Sacramento State University jazz vocal ensemble brings her dynamic trio — The incredibly talented Brenden Lowe will join her on keys.

Get your tickets now!
One glass/cup of wine included with your ticket.

BRENDEN LOWE



Looking to volunteer for the Outreach Committee and assist with the next big community event? Visit www.NepentheHOA.com or stop by the office to fill out a Volunteer Form!



Stop by and check out the newly updated lighting in the main clubhouse!



The lighting has been in need of updating for some time now and River City Electric has recently assisted us in the installation. It looks beautiful and brighter than ever. Come see for yourself!

An Update From Your Facilities Manager

Hello Nepenthe!

I would first like to thank the Nepenthe staff and its wonderful members for all the warm welcomes and positive reinforcement I have received over the last few weeks. Not only does this reassure me that I made the right decision to be apart of such a beautiful community like Nepenthe, it motivates me to be the very best Facilities Manager I can be.

Currently I am working on a few projects. One of my projects currently under development is the "Landscape Request Procedures" document. This will be a document outlining some generic landscape request processes as well as some other helpful miscellaneous information regarding landscape procedures. So stay tuned!



Another process that we will be implementing is the utilization of "Irrigation Flags". These flags provided by Coast Landscape (Pictured) will help us better identify irrigation issues, potential breaks and/or leaks throughout the community. We invite you to stop by

the office and pick up a few flags to have on hand. This way when a landscape work order is placed there is a more clear indication of where the problem is, in turn helping us reach a resolution faster.

Thank you again for your patience during this transition, I am extremely optimistic for the future and cant wait to continue to learn and grow with Nepenthe!

-Daniel Devlin, Facilities Manager

Important Reminders for All Residents

1) Contractors Working in Nepenthe

If you are having work done within your home. Please be sure to inform your contractors of the information below:

Workers' Restroom: Unlocked bathroom is at the Elmhurst Cabana location on Elmhurst next to the pool just south of the intersection of Vanderbilt and Elmhurst. Restroom is on garage side of building facing the alley.

Expectations for all contractors working at Nepenthe:

- *Workers will wear shirts, vest or badges identifying the company they work for.
- *Radios and smoking are prohibited in the Common Area
- *Vehicles may not block alleys, walkways nor may they park on the wrong side (inner side) of Dunbarton and Elmhurst Circles. If you have a contractor working on these streets, provide them with a special Contractor Parking Pass which can be obtained from the office. It is important to note that homeowners are responsible for the conduct of their contractors while they are working on the property.

2) Green Waste Courtesy Pick Up:

Green Waste can be placed at the intersection of your alley and street on SUNDAY nights only, to be picked up by the landscape crews on Monday mornings. All green waste must be bagged first and should not include any garbage items that would not

be considered green waste. Please be courteous of your neighbors and DO NOT place any of your green waste out during the week as it may not be able to be picked up until Monday and it creates an unsightly eyesore for all.

3) Landscape Work Orders

Please DO NOT contact Coast Landscape directly to place a work order request. Not only does this not guarantee that a proper work order will be placed and attended to, but there is a process that must be followed for the work flow of landscape items in need of addressing. It is this process that must be followed in order for Nepenthe to honor the contract in place. It is imperative that you contact the office as is the requirement of all maintenance requests.

Please also note: The patience shown by the community while we work through this transition is greatly appreciated. While some items may take longer than others to be completed, it is still important to note that it is *prohibited* to water, plant or maintain any common area landscape. This is in accordance with the Nepenthe CC&R's.

4) Illegal Dumping / Trash Piles

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.



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 Manager / Facilities Manager Daniel.Devlin@fsresidential.com

Nirmal Dhesi, Administrative Assistant, 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

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, floge@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

Co-Chair: Don Landsittel

Co-Chair: Open

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer

Outreach Committee

PLEASE NOTE!

- ◆ Please be sure to pick up after your pet's waste.
Bags are located at the pet waste station on
Commons Drive.

*****Regarding Dunbarton Pool: 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.**