



# Happy Holidays, Nepenthe!

Sunday, December 2nd, the Outreach Committee hosted the Annual Holiday Party for all Nepenthe residents and their guests. It was a HUGE success! With well over 100 people in attendance, the event was swarming with happy faces and friendly conversations. We are so thankful to all that volunteered their time to decorate for the season and to put on this joyous event. It was a great evening filled with music, food, drinks and laughter. Many new residents were there as well and we hope they were able to meet and greet many acquaintances. We thank each of you that came out and made this night a holiday success....See you next year!

## NEPENTHE NEWS



*Residents enjoying a nice conversation in library*

*^ Director Linda Cook with the welcoming team Karen Lowrey and Pam Livingston*



Happy Holidays to all! It has been a busy year for the Board and Nepenthe Management. Lots of success in enhancing our management practices and facilities. A list of the major accomplishments is shown on page 5.

The annual holiday party was well attended. Many new homeowners attended. Food and drink were first class. Even the singing caused many to raise their voices with good cheer. Thank you, Outreach Committee. A classy event.

The Board adopted six goals for 2019. You can read about these on page 2

Finally, I would like all homeowners to consider joining the various Board committees. There are also many other volunteer opportunities for individual events and projects to consider. Nepenthe is reliant upon community participation, and as members of the Association, it is up to all of us to provide leadership and oversight- this may be a great New Year's Resolution!

Have a great rest of 2018!

-Frank Loge, President

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A full house!...clubhouse, that is.



*Ann Conway enjoying a snack with Bill Henle and Bill Olmsted*

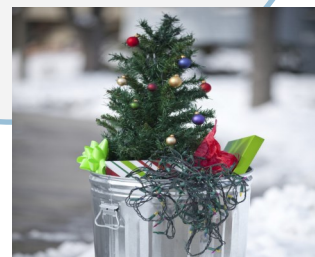
### Important Dates for December

- \* Nepenthe Cook Book Club (Dunbarton Cabana).....12/9 1:00pm-3:00pm
- \* Insurance, Safety and Legal Committee Meeting.....12/11 @ 5:00pm
- \* Architectural Review Committee Meeting.....12/11 @ 5:30pm
- \* Grounds Committee Meeting.....12/20 @ 3:00pm
- \* Christmas Eve & Christmas Day.....12/24 - 12/25  
(Office will be closed on 12/24 and 12/25)
- \* New Years' Eve and New Years' Day.....12/31 - 1/1/19  
(Office will be closed on 12/31 and 1/01)
- \* New Years Party (Clubhouse).....1/01/19

### **Christmas Tree Pick Up.....How Convenient!**

To sign up, drop by the office before January 4th with a check made out to Coast Landscape for \$5, per tree. Then, on Sunday, January 6th, pull your tree out to the intersection of your alley and street like you do with any other green waste (Does not need to be bagged) and Coast will pick it up Monday Jan. 7th.

Thank you Coast!!



## *Board Goals for 2019*

The Nepenthe Board of Directors has a long-standing history of adopting yearly goals pertinent to the association for the Board to focus on achieving. At the December 5th Open Session Board Meeting, the Board of Directors adopted a number of Goals for the 2019 year. The Goal list is as follows:

- 1) Review financial practices, procedures and internal controls.
- 2) Review and renegotiate FirstService Residential contract
- 3) Fencing Materials - Research Options
- 4) Oversee Water Meter Installation
- 5) CC&Rs and Bylaws - Correct and Revise

### The Giving Tree

As you make your holiday shopping list, you are invited to add a few items for the kids at the Sacramento Children's Home on Sutterville Road. Sac Children's Home helps thousands of local children and their families every year with:

- \* Emergency childcare and support for families in crisis
- \* Early intervention violence prevention
- \* After school activities that help kids in their formal education
- \* Counseling services for children and young adults
- intensive care for abused or neglected males age 6-18

Children at SCH need so many simple things that we often take for granted, including clothes, books, toys, games, arts and crafts supplies, and more. You can pick up a "Giving Star" with the name of a specific gift at the Nepenthe office after November 7th. There will be a donation box for the new, unwrapped gifts in the lobby until December 11th (Extended date!).

This project is being initiated by a new group tentatively named "Our Community Group". Our mission is to promote community activities and awareness. ALL are welcome to participate.

You can call or email Gerry for additional information at:  
Gerry Gelfand, [gerry@gerrygelfand.com](mailto:gerry@gerrygelfand.com),  
916-900 4613

Wood Rogers, respected professionals who are comprehensive in their approach to projects, has been contracted by the Board of Directors to do a complete analysis of the anticipated costs associated with water metering. They have graciously scheduled two dates to be here with us for a forum to discuss and explain the changes that Nepenthe can expect to see after the installations take place. They will go over their analysis and help with any questions that residents might have.

Mark your calendars for the below dates. Your attendance is strongly recommended.

Saturday, January 5th from 10:00am-12:00pm  
Tuesday, January 15th from 7:00pm-9:00pm



### **Water Meter Forums**

## October Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2018</b>	<b>\$256,783</b>	<b>\$6,219,844</b>
<b>Plus Income</b>	<b>\$3,038,287</b>	
Accounts Payable	\$261,867	
Pending Reserve Expense	(\$27,769)	
Reserve Investment Income		\$40,980
Contributions to Reserve		\$1,802,002
<b>Less Operating Expenses</b>	<b>(\$1,290,136)</b>	
Reserve Funding	(\$1,802,002)	
Reserve Expenditures		(\$1,119,258)
<b>Ending Balance 10/31/2018</b>	<b>\$437,029</b>	<b>\$6,943,569</b>

## October Budget Report

Actual year-to-date income of \$3,038,286 versus year-to-date budgeted income of \$2,922,410 produced a positive variance of \$115,876.

Actual year-to-date operating expenses and reserve contribution of \$3,092,137 versus year-to-date budgeted expenses of \$2,922,410 produced a negative variance of (\$169,727). The two combined variances produced a negative year-to-date variance of (\$53,851).

## Approved Architectural Modifications

The improvements listed were approved by  
the Board of Directors on

December 5th, 2018

(Some applications may have partial approval)

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 before starting any work.

Applications are due at the Nepenthe office by the Wednesday prior to the Architectural Committee Meeting.

The Architectural Committee will next meet on

**Tuesday December 11th, 2018 in the  
Clubhouse Lounge at 5:30pm**

Address	Application
1225 Vanderbilt Way	Window Replacement





# A Brief Note From the Manager

First of all, Happy Holidays, Nepenthe!

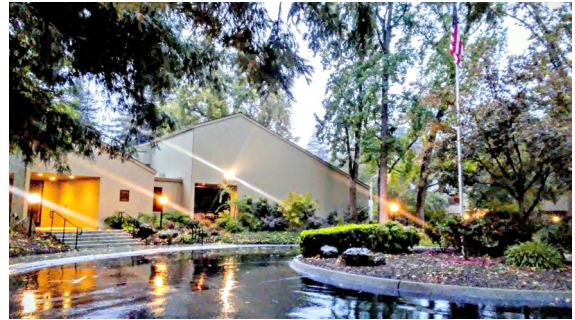
I hope every one of you gets the opportunity to spend time with people you love doing things that bring you joy. This time of year always makes me feel reflective and I feel a lot of gratitude for the interactions and people who have touched my life this year.

Most people only reach out to management when there is a problem- and that is okay! We are happy to be providers of solutions. It is nice, though, to gather together like we did at Sunday's holiday party and just connect in happy ways. I appreciate this community. I am thankful for my staff and for the directors and the

many other volunteers who work so tirelessly on behalf of Nepenthe.

It is an honor to work with all of you!

*- Bettzi Ledesma, General Manager*



## About Roof and Gutter Cleaning

If you've lived in Nepenthe for a while, you're very familiar with this process. If you're new, you might want to continue reading!

Nepenthe contracts with Randy Ross Services each year to clean the roofs and rain gutters of all the homes within the community. It is a very messy and dirty job!

You will receive a notice taped on the inside of your main gate that will give you a three-day window in which you are to leave your gates unlocked. You will want to follow this notice because if the gate is locked when Randy's crew comes through, they will be unable to blow the debris out of your patio and no one enjoys coming home from work to find all of the roof dirt in their patio.

We would love to be able to publish a schedule so you could know exactly when to expect Randy, but unfortunately that is not possible because Mother Nature is in charge of the schedule and she's not much of an advance planner! Randy is waiting for the majority of leaves to drop over a group of units before he cleans those roofs. Every species of tree is different and even within the community, there are differences between the ways that a species of tree will behave. We do know that the work will be entirely completed by March 1<sup>st</sup>.

So, please, do leave the gate unlocked. It's not just a "nice" thing to do- it is mandated in the CC&Rs that the association has access to the patios to complete its maintenance duties. We've had homeowners in the past tell us they didn't want their roofs cleaned and that was why they did not leave their gates unlocked. Per the CC&Rs, roof maintenance is the association's responsibility and it is imperative that the contractor be able to complete his job.

## New Year's Day with Old Friends and New

Join other residents of Nepenthe for a New Year's Day social event. All are welcome! Drop by for some fun and friendly games, conversation and more.

Feel free to bring your own beverage, snacks or games. Tea and coffee will be provided. Free to attend. Event starts at 11:00am and will go on until about 4:00pm.



# 2018 Accomplishments

## What a busy year! In 2018 the association...

- ◆ Welcomed all new hourly staff.
- ◆ Upgraded the Audio-Visual Equipment in the Clubhouse Lounge.
- ◆ Improved the Clubhouse Lounge lighting.
- ◆ Began daytime parking enforcement on the private streets.
- ◆ Purchased padded stacking banquet chairs for the Clubhouse Lounge.
- ◆ Repaired and replaced 2,000 +/- square feet of concrete
- ◆ Repaired and replaced close to 50 fences
- ◆ Completed the siding and painting project begun in 2014!
- ◆ Began contract with new landscaper.
- ◆ Replaced all 52 alley signs.
- ◆ Adopted a new solar panel criteria.
- ◆ Processed 63 Home Improvement Applications.
- ◆ Converted a little used storage room at the clubhouse into a functioning office.
- ◆ Installed four benches.
- ◆ Installed cameras at the pools.
- ◆ Improved exterior clubhouse lighting at the pool deck, flag pole and parking lot.
- ◆ Installed attractive address sign on exterior west wall of clubhouse.
- ◆ Changed investment advisors.
- ◆ Hosted numerous events- Cinco de Mayo, Jazz at the Pool, Homeowner Education Forum, Jazz at the Fireplace and the Holiday Party.
- ◆ Completed and adopted the 2019 Reserve Study and Budget.
- ◆ Planted 20 trees.
- ◆ Issued 623 Work Orders.
- ◆ Conducted 45 Grounds Zone Walks



.....Just to name a few.

*Everyone is invited to participate in the Cookbook Club cookie exchange to be held on Sunday, December 9th, from 1 to 3 PM in the Dunbarton Cabana. Please bring six dozen homemade cookies - five dozen for exchange and one dozen for sampling during the event. Tea will also be provided. Hope to see you there!*



In 2019's monthly Nepenthe News we want to feature pictures of the adorable Nepenthe pets you love. Submit your pictures to

[Sarah.Lowrey@fsresidential.com](mailto:Sarah.Lowrey@fsresidential.com)

and look for your pet each month. Include the name and a fun fact if you'd like! All pet pictures welcome; Dogs, cats, hamsters, reptiles, birds or whatever kind of pet you know and love. We want to see them!



Anyone interested in participating in a Nepenthe golf club, please contact Charles Schaffer at:  
[charles.b.schaffer@gmail.com](mailto:charles.b.schaffer@gmail.com)



## REMINDER: Holiday Decoration Policy

As we enter the Holiday season, we direct your attention to the Holiday Decoration Policy for the Nepenthe community:

*Members may place seasonal holiday decorations (from the weekend before Thanksgiving until January 7) on the immediate front entrance, garage door surrounds, gutters, alley ways, including shrubs, bushes, and trees immediately adjoining a Member's property to a maximum height of fifteen feet. By doing so, Member assumes all responsibility for any damage caused by Holiday Decorations to the Common Area or Common Facilities and any damage or injury to persons or property.*

*Decorations may not interfere with health or safety of the public or create a risk of injury or damage to persons or property by encroaching upon alleys or walkways or present a trip hazard in areas normally traveled by pedestrians. Decorations may not obscure address plaques or Common Area lighting. No electrical seasonal decorations shall be placed on or in any Common Area or Common Facility light fixture.*

*Members are unrestricted in placing holiday decorations in the interior of their property visible to the exterior. Decorations may not be placed upon roofs, and no person shall access the roof for installation.*

*Decorations may be installed on exterior walls and fences by plastic or metal clips so long as they do not cause damage to the Common Area or Common Facilities. Clips may be left in place for use seasonally. Any such clips that are not made of clear plastic will be painted the same color as the siding. The Association is not responsible for maintenance or removal of said clips, except that the Association may remove the clips to perform maintenance on any fence or building and will not be responsible for damage to or loss of clips, nor for replacing or reinstalling the clips.*

*Sound effects and flashing lights, twinkling lights and inflatable decorations in the Common Area are prohibited. Decorations or electrical connections which pose a safety hazard or which expose the Association to increased insurance costs are prohibited. Electrical decorations shall be installed pursuant to manufacturer's recommendations.*

*Compliance with this policy is exclusively reserved by the Association. Association reserves the right to disconnect, relocate or remove Holiday Decorations not in compliance with this policy. Association will make reasonable efforts to notify a member and request compliance. Association will not be responsible for damage to any Holiday Decoration it disconnects, relocates or removes.*

## Grounds Update

Hello Nepenthe!

Winter is closing in on us and so are all the leaves. Coast Landscape is working to rid Nepenthe of these "gifts" the trees keep giving. They have provided extra crew members the first week of December and they conducted significant cleanup in the alleys. They prioritized the main walking areas followed by alleys, then the streets and turf areas and will continue to do so. All this while the trees are continuing to "give". We appreciate your patience as we work through the leaf drop and abatement.



Also, irrigation has been turned off for the Winter months, as is done annually, and is expected to be turned back on in the early spring.

Another quick reminder; The wild turkeys in this area have returned and they've brought their new baby turkeys with them. We are having the main "turkey waste" areas in the walkways/alleys pressure washed bi-weekly to help with this. If a flock of Turkeys are blocking your path while driving, please do not stop completely and stop traffic. Wild turkeys will often remain in your way if you do this. Simply move forward slowly and cautiously and they will give way to your vehicle.





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  
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

### Other Important Contacts:

**Security Concerns? Call the Nepenthe Office or the**

**After-Hours Customer Care Center at 1-800-428-5588**

**Power Outage: 1-888-456-SMUD**

**Nepenthe Insurance Questions? Need a certificate? Call management 916-929-8380**

**City of Sacramento (garbage, recycling, city street parking enforcement, etc.): 3-1-1**

### Board of Directors:

Frank Loge, President, [fjloge@outlook.com](mailto:fjloge@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.**

#### 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**

Chair: Charles Schaffer

## Important Reminders

♦ Please pick up after your pets. There has been a number of instances where pet waste has been left for others to pick up. Please be courteous of your neighbors and clean up after your pet. NOTE: If the pet waste station is full, DO NOT leave your dog waste bags on the ground. Not only is this littering, but this is also very unsightly. Residents found to be littering in this manner will be issued a violation. A quick call to the office will ensure the problem gets taken care of. Again, please be courteous of others and find another receptacle to place these bags in until the station is replenished with a new bag. Thank you.

♦ In observance of the Christmas holiday, the Clubhouse Office will be **CLOSED on Dec. 24th and Dec. 25th**, so that the FirstService Residential management team may enjoy this holiday with their families.

Thank you and happy holidays everyone!