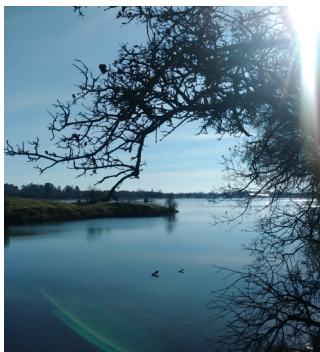


Letter from the President



NEPENTHE NEWS

Hello to all fellow
Nepenthians!

Our clocks move forward this weekend, a sign that Spring is coming. Our grounds are also showing signs of its ultimate arrival. Coast is doing a great job with the general maintenance matters. Thanks for their continued efforts. We also owe Don Landsittel, Grounds Committee Co-Chair, and Nepenthe Management a big thank you for their commitment to grounds vision and oversight.

The first of many Ground Remediation projects has also

been completed. These projects focus on repairing, replacing, and adjusting the plantings in a Nepenthe Zone. Zone 7, which is University Ave, on the levee side of the street, is the first zone to benefit from this project. Finally, the first Grounds Enhancement project is underway at the end of Swarthmore. There is a schematic of this project in the Clubhouse. Both undertakings use additional Coast crews for the work, not the routine maintenance staff, and are funded from Nepenthe Reserve

(Continued on page 2)



Feeling Lucky??

Spring is near! And what a great time for a fun activity.

Check out the last page of this issue of the Nepenthe News. Management will be hosting a St. Patrick's Day coloring contest for all ages.

Show off your artistic abilities and drop off your completed work to the Nepenthe office by March 22nd. Three winners will be selected and receive a special prize from the FirstService Management Team.

Good Luck, Nepenthe!



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The Cooking Club will meet on Sunday, March 31, from 1-3 PM in the **Campus Commons clubhouse**. This month's theme is fruit - fresh or dried. If you'd like to participate, bring an appetizer, salad, side dish, or dessert made with fruit. Contact pathom33@mac.com with any questions.



Photo By Resident Pam Sechrist

Nepenthe Annual Elections

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on **Wednesday, May 22nd**

This year three Director positions are up for election. If you are interested in self nominating for a position on the Board, please contact the Nepenthe Office staff by e-mail (nepenthe.hoa@fsresidential.com) or by phone at (916) 929-8380 by **April 17th**. Following is the timeline for the 2019 election:

ELECTION SCHEDULE

March 6th- Board meeting – Slate of candidates' names presented by Nominating Committee

Friday, April 5 - Candidates' statements and pictures due to Office (to be included in the April newsletter)

Wednesday, April 17 - Names of Self Nominated Board candidates due to Nepenthe Office

Friday, April 19 - Election Committee mails Ballot packets, including statements and pictures, to homeowners (to be returned no later than May 22nd by 5:00pm)

Saturday, May 4th (10:00 a.m. – noon) - **Candidates' Forum** for Nepenthe homeowners

Wednesday, May 22, 5:00 pm - **Annual Membership Meeting and Election**

President's Letter Continued from Page 1

Funds set aside for this purpose. As we move forward, the Board looks to the Grounds Committee for leadership with future landscape special projects. Thanks to all Committee members.

As you may know, coming soon, there is an election for Board members. Committee members and committee chair appointments will also be available.

Nepenthe relies on the participation of its homeowners to function. It is so important to vote in the election, and please consider joining a committee. Details on voting and committees are available from management staff.

-Frank J Loge, Board President

January Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2019	\$252,632	\$7,072,859
Plus Income	\$297,770	
Accounts Payable		
Pending Reserve Expense		
Reserve Investment Income		\$3,337
Contributions to Reserve		\$175,991
Less Operating Expenses	(\$154,439)	
Reserve Funding	(\$175,991)	
Reserve Expenditures		(\$56,694)
Ending Balance 1/31/2019	\$246,158	\$7,195,492

January Budget Report

Actual year-to-date income of \$297,769 versus year-to-date budgeted income of \$299,909 produced a negative variance of \$(2,139).

Actual year-to-date operating expenses and reserve contribution of \$330,429 versus year-to-date budgeted expenses of \$299,909 produced a negative variance of (\$30,520). The two combined variances produced a negative year-to-date variance of (\$32,659).

Approved Architectural Modifications

The improvements listed below were approved by the Board of Directors on March 6th, 2019

(Some applications may have partial approval or include conditions)

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 March 12th, 2019 in the
Clubhouse Lounge at 5:30pm**

Address	Application
1149 Vanderbilt Way	Exterior Security Light Installation
718 Elmhurst Circle	Shade Structure / Awning Installation
300 Elmhurst Circle	Emergency HVAC Replacement

Awarded Contracts

**The following contracts were approved in the
March Executive Session Board Meeting:**

- 1) Zone 2 Roofing Inspections and Repairs: \$14,783
(Also, President Loge designated to approve future zones as we move through the project)
- 2) Brussels Consulting - Clubhouse Inspections:
\$1,000

**The following contracts were approved in the
March Open Session:**

- 1) Arborists Tree Care Proposal for Zone 1: \$15,628

Tree Removals (5)

- Tree #965, Maple, Near 407 Dunbarton Cir
- Tree #78, Locust, Near 700 Elmhurst Cir
- Tree #1761, Tulip, Near 702 Elmhurst Cir
- Tree #2038 Sweetgum, Near 1485 University Ave
- Tree #2058, Ash, Near 1527 University Ave

For more information, see the full monthly Arborist Report which is always available to view in the clubhouse library or on the "Grounds Updates" page of www.NepentheHOA.com.

Letter From The General Manager

All the seasons at Nepenthe are beautiful, but Spring is my favorite. I think more homes in Nepenthe must sell in April than any other month and that's largely due to the dogwoods and azaleas!

Before you head outside to watch the blooming, here are some updates about landscape and facility projects going on in Nepenthe.

Landscape:

The Zone 7 remediations and plantings are complete! All replacement plants were chosen by our Coast landscape manager, Juliana Brown, who is a Certified Landscape Horticulturist and has 20 years of experience in landscape installations. Whether the shrubs planted are familiar or new to Nepenthe, they were chosen carefully to be the "right plant in the right place" and come with a one-year warranty. Each zone, as it receives its plantings, will also have one area which will be chosen to serve as a mini enhancement project. In Zone 7 it is the grotto area between 1569 and 1611 University- check it out!

As we mentioned in previous communications, the spring plantings and remediations will be proceeding in reverse order. New plants will soon be going into Zone 6.

The monthly tree walks have also resumed. In February, our Arborist from The Grove Total Tree Care, Paul Dubois, walked Zone 1 and made a number of important recommendations. The entire report can be viewed on our website at this link: <https://nepenthehoa.com/wp-content/uploads/2019/03/Zone-1-Tree-Work-Report-Feb.-2019.pdf>. The Grounds Committee reviewed his recommendations and then requested a proposal from him which they then recommended for Board approval. Also in landscape, there has been a lot of activity surrounding



irrigation. First, Coast Landscape has completed its annual system check and will be making a number of repairs to the system to obtain optimum efficiency when we begin irrigating again. This is a massive undertaking with a property this size- each zone timer controls close to a hundred valves and the valves run drip and spray irrigation- thousands and thousands of emitters that have to be observed and the deficiencies inventoried.

The second activity in irrigation is that we've begun the third and final phase of the drip irrigation project. Grounds Committee member, Marty Henderson, will again be working with the City to apply for rebates that will cover the cost of the materials used. To date, the association has received \$67,000 in rebate money from the City for this massive undertaking. We are grateful to

the City of Sacramento for supporting Nepenthe in its efforts to be more water wise.

Swimming Pools and Spas:

In February the directors approved a contract to replaster the Clubhouse lap pool and the Dunbarton spa. The lap pool will be a large project so it has been scheduled for October when the swim season is winding down. The Dunbarton spa has to be done sooner as there is a mandatory drain cover retrofit that will be part of the work and the first opportunity with Geremia Pools, the chosen vendor, is in May of this year. We will provide more information as it comes available, but fortunately, only the one spa will be affected- the Clubhouse spa will remain open.

-Bettsi Ledesma, Nepenthe General Manager

YUCK!.....

Does it make sense to throw your used doggy bags on the ground or grass for someone else, rather than taking it to a proper garbage bin?



If a nearby garbage bin is full or locked, does it then make sense to just leave it laying there, rather than taking it home with you for disposal?

We don't think so either. After all, it is *your* pet and *your* responsibility to clean up after.

There are teams of hard working individuals that put in daily effort to keep Nepenthe beautiful. Please join us in our efforts and throw away your pets waste. Don't make others do so for you.

Common courtesy goes a long way, don't you agree?

Slate of Candidates - Report Presented by the Nominating Committee at the March Open Session Board Meeting

The Nominating Committee for 2019 respectfully submits the following slate of candidates for the 2019 vacancies on Nepenthe Board of Directors.

Greg Beale

Christina George

Frank Loge

Will Vizzard

The Candidate Forum is scheduled on Master Calendar for May 4, 2019 at 10:00AM, Nepenthe Clubhouse.

Linda Cook, Nominating Chairperson

Barbara Henry, Committee Member

Barbara Murman, Committee Member

Alan Watters, Committee Member

Dale Shaw, Committee Member

Important Dates for March

- * Nepenthe Book Club3/11 @ 3:30pm
- * Insurance, Safety and Legal Committee Meeting.....3/12 @ 5:00pm
- * Architectural Review Committee Meeting.....3/12 @ 5:30pm
- * Grounds Committee Meeting.....3/21 @ 3:00pm
- * Finance Committee Meeting.....3/18 @ 4:00pm
- * Outreach Committee Meeting.....2/26 @ 4:00pm
- * Cooking Club (Campus Commons Clubhouse).....3/31 @ 1:00pm

For more details, see the Event Calendar at www.NepentheHOA.com

Weekly at the Clubhouse

Mondays - Yin Yoga 9:15am-10:30am (Starting 03/18/19)

Fridays - Social Yoga 9:00am-10:30am

Saturdays - Coffee at the Clubhouse 10:00am-12:00pm

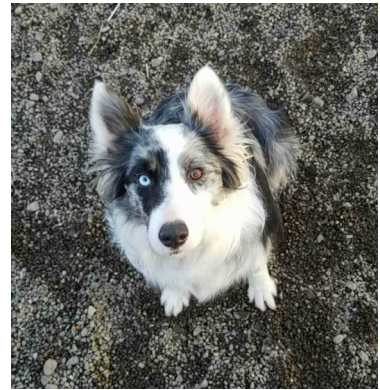
Pickle Ball - See Calendar

Bridge - See Calendar

Events Dates / Times subject to cancellation or changes.

(Check website calendar before attending events)

Pets of Nepenthe!



Pictured above is another charming addition to the neighborhood; Roxy! Thank you to the Holmquists for sharing a picture of this sweet girl with us. If you see Roxy out and about....say hello!

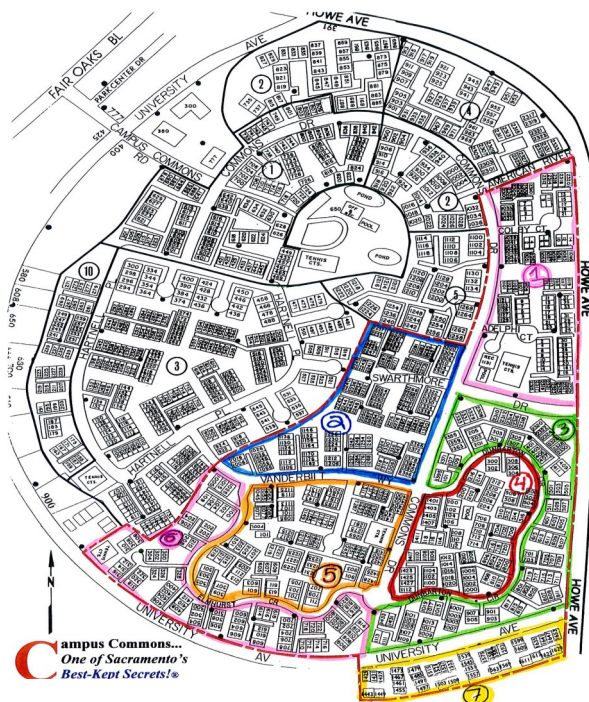


Life's better with great friends, isn't it?

These two best friends would definitely agree. Tess and Beau, pictured above, are enjoying a warm afternoon with their parents Pam and Izumi.

Do You Know What Zone You're In?

If you are a newer resident to Nepenthe, you may not be aware that the entire development is split into what we call "Zones". This helps to organize large projects, landscape maintenance and remediation, cleanings and repairs, grounds / tree evaluations and more. Wondering what zone you are located in? See the map below or give a call to the office to find out.



Show us your furry family!

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

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!



Thinking of having your patio hardscape replaced?...

Having a nice dinner on a warm summer night, visiting with family, watching the breeze blow gently through your wind chimes or simply enjoying a sunny afternoon with friends. These are just some of the many ways you probably enjoy your outside patio area.

It is not uncommon for some residents to upgrade their view by choosing a full replacement of their concrete hardscape surface within their patio lot. If you are thinking about possibly doing so please let us know! Although it is not yet required, we do encourage you to submit an architectural application for this or consult with a member of the Architectural Review Committee before beginning your work. The ARC will be able to offer guidance for proper drainage as well as adequate spacing from the association maintained siding.

***Another very key factor to any hardscape replacement is the proper disposal of the old concrete or construction debris.**

Unfortunately, some recently replaced hardscapes at Nepenthe have created a costly hazard for the

association. Large chunks of concrete were found in the adjacent alley drains, which not only clogged the drains but caused extensive damage to the underground piping. This is not a cost that your neighbors should have to bear. Don't you agree?

Confirm with your contractor the details of ensuring proper drainage as well as a debris disposal plan. However, concrete waste from such projects should never be disposed of in the city/private streets or the street and alley drains.

If you see anyone, resident or contractor, illegally dumping anything into any drain please contact the office immediately or dial the City of Sacramento at 3-1-1. And assist in making sure we prevent this kind of dumping by being active in the on-goings of your project. Talk with your contractor and ensure they have a proper plan for removing the debris and concrete before you begin any work.

A "Nepenthe backyard or patio" surely is a delightful one to enjoy and we want you to continue doing so. We simply ask that you attempt to cover all bases before you embark on a major project that could have consequences if not carefully monitored.

-Thank you!

Finance Committee Report to Board

Missed the March 6th Board Meeting?

Here's the report given to the Board by Finance Committee Chair, Joan Haradon.

"I hope that all of you have taken the opportunity to review the new financial management reports provided in your Board packet this month. They were designed to give the Board the necessary information to make sound financial decisions when prioritizing various projects each month.

It has been a goal of mine since my tenure on the Board to see that the directors have access to better financial management reports. The

accomplishment of this goal is largely due to the perseverance and support received from President Frank Loge and Treasurer Christina George. For the past three and a half months, I have been working with Christina and the General Manager in the design of a report format.

The current reports provided by FirstService Residential are accounting reports and they are mandatory for all businesses. There is a world of difference between financial *accounting* reports and financial *management* reports. Both reports use the same data for very different reasons. Accounting reports are for external users, e.g. banks, investors and regulatory agencies.

Financial *management* reports are for internal users, e.g. operations managers, Boards of directors and financial analysts. They are simple, visually clear and well-annotated monthly reports. They tell the story of how the organization is performing by using performance indicators vis-à-vis fiscal goals.

Our most important goal should be to end every fiscal year within the approved budget allocations. This is what ensures a healthy financial future.

There were a number of challenges and hurdles to overcome to accomplish this task. Again, I want to thank Frank and Christina for their support and recognizing the need for a better financial management tool."



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

Management Staff:

Bettsi Ledesma, General Manager, Bettsi.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

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, President@NepentheHOA.com, 916-920-0752

Linda Cook, Vice President, VicePresident@NepentheHOA.com, 916-847-8996

Steve Huffman, Secretary, Secretary@NepentheHOA.com, 916-214-4500

Christina George, Treasurer, Treasurer@NepentheHOA.com, 916-921-2793

Jan Summers, Member at Large, Director@NepentheHOA.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
ARC@nepenthehoa.com

Elections Committee

Chair: Yvonne Del Biaggio

Finance Committee

Chair: Joan Haradon
FinanceComm@nepenthehoa.com

Grounds Committee

Co-Chair: Don Landsittel
Co-Chair: Open
GroundsComm@nepenthehoa.com

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer
ILS@nepenthehoa.com

Outreach Committee

Chair: Charles Schaffer
Outreach@nepenthehoa.com

Important Reminders

- ◆ Daylight Savings Time Begins this Sunday! Don't forget to turn your clocks 1 hour forward.
- ◆ Green waste is to be put out where your alley meets your street only on Sunday nights. Coast landscape will pick them up on Monday morning.
- ◆ If your roofs and gutters have not been cleaned yet, fear not. Randy Ross Services is still on the job and on their way to you!

What does that mean?

ARC= Architectural Review Committee

ILSC= Insurance, Legal and Safety Committee



