

Letter From The President



NEPENTHE NEWS

Hello fellow Nepenthians!

Spring is gradually coming albeit the rain continues its erratic appearances. The grounds are looking beautiful, thanks to Mother Nature, with a little help from our landscape contractor. The wet year has brought out fabulous tree and shrub flowers. The grass is green. Trees producing new leaves. It is worth a walk about our 55 acres just to take it all in. It really renews your appreciation to be able to live here. Yes, the summer dryness will come, but let's live in the moment.

The Finance Committee has been hard at work preparing for the upcoming 2020 budget cycle. Joan Haradon presented the Committee's approach and tasks to be undertaken in order to have 2020 budget recommendations ready for the Board by October 2019. A copy of the Chair's report is included on page 4 in this newsletter.

It's important to point out that scrutiny of

Nepenthe's reserve projections and balances will be a key part of the Finance Committee's work. Nepenthe has several critical reserve funded projects over the next few years, and "getting it right" will give us the correct answer to next year's reserve funding needs that affect monthly dues.

Several changes have been implemented in financial reports and how Nepenthe accounts for its operating budget needs, which is the second part of homeowner dues. Thanks again to the hard work of the Finance Committee, and Joan Haradon's tireless efforts, Nepenthe has much better data surrounding annual operating budget spending and trends. The Board looks forward to the Committee recommendations.

Finally, Board elections and committee appointments are coming up next month. Risking sounding like a broken record, I

(Continued on page 2)

Save the Date!

The annual **Cinco De Mayo** party will be held on May 5th from 5:00pm-8:00pm, at the Nepenthe clubhouse. There will be Mexican appetizers and snacks, Spanish guitar music, lots of laughs and best of all.....a Margarita Bar!

Ticket on sale at the office April 19th.

Residents: \$10

Guests: \$12

Interested in lending a helping hand for this event?

Email Sarah.Lowrey@fsresidential.com to see how you can help!



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Help Fund Community Events!

The FirstService management team is now offering keychains with the Nepenthe logo engraved on them, in exchange for a \$5.00 donation to the Outreach Committee.

Your \$5.00 donation puts \$2.20 into the Outreach Event Budget for event funding with the remaining \$2.80 to cover the association's initial output.



Get yours at the office now!

Upcoming Spa Closure

At the February Executive Session Board Meeting, the Board approved two proposals from Geremia Pools for the re-plastering of the clubhouse Lap Pool as well as the Dunbarton Spa.

The Lap Pool re-plastering will be scheduled for later this year after the pool/swimming season is over which is expected to be around October 1st, 2019. However, the Dunbarton Spa will need to have the re-plastering done much sooner than that due to the time restrictions of an additional repair to the spa drain, which will need to be done after the new plaster is laid down.

The drain and cover must be brought up to code (for size requirements), before our next safety inspection by the County of Sacramento.

The County of Sacramento typically comes out for their inspection during the peak swimming and pool usage season, which of course is the middle of Summer.

As the replacement of the drain and cover would likely damage the plaster, it is wise to do so after the new plastering is complete. Unfortunately, what this means is that the Dunbarton Spa will be closed for the duration of this repair and re-plaster. **Please note your calendars: The Dunbarton Cabana Spa will be closed from approximately May 14th – June 9th, 2019.**

We certainly apologize for any inconvenience this may cause and appreciate your patience as we continue to improve the amenities at Nepenthe.

*-FirstService
Management Team*

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

Friday, April 5 - Candidates' statements and pictures due to Office (included on Page 7 & 8 of this newsletter)

Wednesday, April 17 - Names of Self Nominated Board candidates due to Nepenthe Office (See Bylaws, Article IV, Section 4.6 (c) for details)

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

can't emphasize enough the importance of voting. To help homeowners make informed choices, there is a statement from each Board candidate on pages **7 and 8** of this Newsletter. In addition, there will be a Candidates Forum on May 4th from 10-12. Don't forget to consider a committee appointment!

-Frank J Loge, Board President

February Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2019	\$252,632	\$7,072,859
Plus Income	\$587,219	
Accounts Payable	\$75,021	
Pending Reserve Expense		
Reserve Investment Income		\$6,715
Contributions to Reserve		\$351,982
Less Operating Expenses	(\$261,851)	
Reserve Funding	(\$351,982)	
Reserve Expenditures		(\$175,056)
Ending Balance 2/28/2019	\$274,851	\$7,256,500

February Budget Report

Actual year-to-date income of \$587,219 versus year-to-date budgeted income of \$599,818 produced a negative variance of \$(12,599).

Actual year-to-date operating expenses and reserve contribution of \$613,832 versus year-to-date budgeted expenses of \$599,818 produced a negative variance of (\$14,014). The two combined variances produced a negative year-to-date variance of (\$26,614).

Approved Architectural Modifications

The improvements listed below were approved by the Board of Directors on April 3rd, 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 April 9th, 2019 in the Clubhouse Lounge at 5:30pm

Address	Application
1109 Dunbarton Circle	Gas Line / Meter Installation
410 Elmhurst Circle	Window / Patio Slider Replacement
1083 Vanderbilt Way	Window Replacement / Installation
212 Dunbarton Circle	Gas Line Installation
408 Elmhurst Circle	Gas Line Installation
1217 Vanderbilt Way	Shade Structure / Awning Installation
324 Elmhurst Circle	Patio Hardscape Installation
502 Elmhurst Circle	Screen Door Installation

Awarded Contracts

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

- 1) Coast Landscape, Zone 6 Remediation: \$16,574
- 2) Coast Landscape, Zone 6 Enhancement View: \$3,720
- 3) Sparkling Clear Pools, 28 Cartridge Replacements for pool/spa filters: \$3,500
- 4) Red Leaf Development, Concrete Repairs: \$3,908
- 5) Elite Service Experts, Weekly power washing (Turkey "Mess" areas): \$1,191
- 6) Propp, Christiansen & Coniglia, Review, report and make recommendations for financial management practices: NTE \$11,600

The following contracts were approved in the April Open Session:

- 1) The Grove Total Tree Care, Arborists Tree Care Proposal for Zone 2: \$11,520
- 2) The Grove Total Tree Care, Tree Removal/Stump Grind Liquidambar at 210 Elmhurst Cir: \$1,510

Tree Removals (\$)

- Tree #384, Pear, Near 1304 Commons Drive
- Tree #404, White Birch, Near 2261 Swarthmore Dr.
- Tree #452 & Tree #N/A, (2) White Birch, Near 2245 Swarthmore Dr.
- Tree #965, Redwood, Swarthmore Dr (island)
- Tree #435, Crepe Myrtle, Near 2247 Swarthmore Dr

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

Happy Spring, Nepenthe!

Have you noticed that the Dogwood Trees are beginning to blossom and the Eastern Red Bud Trees are putting on a show for you? In between rain showers, there is no finer activity than looking at what's in bloom in Nepenthe in the springtime.

With Daniel's departure, I am finding myself more heavily involved in grounds activities and, while it adds a lot to my already full day, it is a joy to be a part of the beautiful landscape again.

To help keep you up to date on grounds activities, I invite you to check out the Grounds & Landscape Updates page at [NepentheHOA.com](https://nepenthehoa.com/grounds-landscape-information-and-updates/). If you're reading this newsletter via your email, here's a direct link: <https://nepenthehoa.com/grounds-landscape-information-and-updates/>. Sarah has done a wonderful job of populating it with important information such as the Grounds Committee recent meeting minutes, the 2019 Arborist Reports and more. I hope you'll continue to check this important resource to keep abreast of landscape activities. Speaking of the landscape,



lately there have been some recent cases of trees sustaining some serious damage from activities undertaken by homeowners. Most of the time, these homeowners are well-intentioned, but the sad result is that the damage is costly and it is borne by ALL homeowners. Please remember that Common Area means all that area outside of your fenced patio. Common Area belongs to the Association which is funded by all homeowners. Even if part of the Common Area is adjacent to your home, it is still not yours to plant in and the trees are not under your care - they are under the care of Arborist Paul Dubois of The Grove Total Tree Care working on the Nepenthe Association's behalf.

On a lighter note, the Swarthmore enhancement project is currently in process and looks to be completed in the next two weeks or so, weather

permitting. Photos of the area as it looked this morning, ready for installation, can be seen on the Grounds Updates page of the website. Next month's newsletter will have some completed photos for us to compare to. It is great fun to see an area go from "shab" to "fab"!

Finance Chair, Joan Haradon's Report to the Board at 04/03/2019 Open Session Meeting

"Just as you need to meet with your financial planner or CPA each year to insure that you will have sufficient income to cover all your expenses, the Board of Directors has the responsibility to do the same for the Nepenthe HOA .

It's not too soon to start planning for next year's financial needs. This includes a thoughtful examination of anticipated expenditures from 2020 Reserve allocations and the Operations budget. The year-end fund balance determines the future financial viability of the association.

The current Board President and Treasurer have played a vital role in identifying potential shortcomings in our current reserve allocations, primarily in the repair/ maintenance line items. At this time, we may be underfunded unless we change our policies in how we prioritize repairs and maintenance requests. The Board President, Treasurer, HOA Manager, and Finance Chair will meet with Browning, in April, to update the reserve study's proposed allocations for 2020.

Over the next seven months a number of tasks need to be completed to develop preliminary budgets for Reserves and Operations

for Board review. A chart of the tasks, due dates, and the person responsible for completion will be developed within the next few weeks and made available to the Board.

The methodology for estimating 2020 costs will include the following: historical data (6-9 months); negotiated service contracts (there are currently 8 service contracts); percentage increases based on CPI or other indexes.

The 2020 Operations budget will be submitted to the Board by October 2, 2019, for their review and approval."

Important Dates for March

- * Nepenthe Book Club4/8 @ 3:30pm
- * Insurance, Safety and Legal
- Committee Meeting.....4/9 @ 5:00pm
- * Architectural Review
- Committee Meeting.....4/9 @ 5:30pm
- * Last Day for Board of Directors
- Self-Nominations.....4/17 @ 5:00pm
- * Grounds Committee Meeting.....4/18 @ 3:00pm
- * Finance Committee Meeting.....4/15 @ 4:00pm
- * Outreach Committee Meeting.....4/23 @ 4:00pm
- * Candidates' Forum5/4 @10:00am

Weekly at the Clubhouse

Mondays - Yin Yoga 9:15am-10:30am
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)



Pictured to the left is the marvelous Meg! (posing as The Prince & the Pea). Meg and her mom Susan visit the clubhouse almost daily on their routine walk .

Outside of Nepenthe, Meg offers her therapy dog services by bringing joyful smiles to people of all ages. She has a talent for warming the hearts of neighbors and staff alike. Stop and say hi to Meg if you see her on her next walk!

Pets Of Nepenthe

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

Love Living at Nepenthe?

No experience is required, just a desire to be an integral part of our community and make it a great place to live. And there are so many ways to get involved!

The Nepenthe Board of Directors are seeking residents who would like to serve as Committee members. Join the Outreach Committee and help promote a sense of community by engaging residents in a variety of educational and social activities and events. If you do not wish to officially become a Committee member, the Outreach Committee can always use a helping hand with Nepenthe events. Decorating, advertising, food and drink service or prep are just a few ways you can contribute.

Have an interest in Grounds and Landscaping, Architectural Improvements, Insurance and Safety, or Finance? We would love your valuable input and participation.

Nepenthe Library

Have you visited the recently reorganized library in the Nepenthe Clubhouse? Both fiction and non-fiction hardback and paperback books are available for residents to enjoy. Resident volunteers work to maintain the library and ask that you help by following these guidelines:

Returns: Please put returned books in the white 'return box'. Volunteers re-shelve books weekly.

Donations: Please do not donate more than three books at a time. Please do not donate over-sized books, dictionaries/encyclopedias or magazines. This is a small space and volunteers have to transport excess donations to the Book Den (see below).

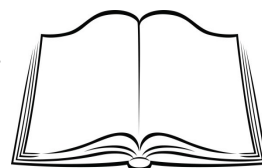
Alternative Options for Book Donations:

Any branch of the Sacramento Public Library

Local thrift stores

Friends of the Sac. Public Library Book Den (8250 Belvedere Ave, Suite E, 916-731-8493, <http://saclibfriends.org/book-den/>. Belvedere Ave. is one block south of 14th Ave., off Power Inn Rd. Hours: Wednesday, 9-12 and Friday/Saturday, 10-4.

The Book Den accepts all books, magazines, cassettes, CD's, DVD's, VHS, games, puzzles, sports cards and stamps for resale and donation to other organizations.



LIVING IN NEPENTHE: WHAT YOU NEED TO KNOW

WHAT IS COVERED?

Hopefully, you will never suffer a sudden loss, but if you do, you need to know what Nepenthe Insurance Policies will cover. The photo below is what the association's master policy will pay for- reconstruction up to this point. Everything else- the fixtures and contents will be covered under your insurance. Also, it's important to know that the insurance deductible is your responsibility. Currently, this deductible is \$10,000.

Homeowner Insurance

Wall texture
Cabinetry
Appliances
Plumbing Fixtures
Flooring
Lighting Fixtures
Personal Belongings



Missing Sacramento's Memorial Day Jazz Fest?

Mark your calendars! Join us at the Nepenthe Clubhouse on Monday evening, Memorial Day, May 27, 7:00 pm, for our Spring Jazz evening. Valerie V and Chet Chwalik will keep the music alive as we head into our summer jazz series in Campus Commons. Non residents welcome.

Join us is remembering and honoring our fallen veterans, with family and friends.

\$10 Residents

\$12 non-Residents

ALL ARE WELCOME

(Glass of wine and chocolate included)



Something New!



New "Info-Boxes" have been placed at all 3 pool facilities as well as 1 at the pet station on Commons Drive. The boxes will be used as another information resource for the community and will include newsletters, event flyers, important updates and more!

Nepenthe Insurance

Building Structure
Plumbing
Electrical wiring
Doors and windows
Drywall and taping



Come join a

NEW CLASS at the Nepenthe Clubhouse

Donation based

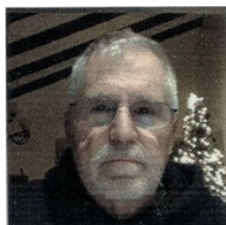
Stretching with Yin Yoga Mondays, 9am at the clubhouse, led by Alexandra Spitz

Join us to stretch and practice healthy movement. This is a non-impact class. Bring a yoga mat or a beach towel. All other materials are provided. Wear loose clothing that allows you to move without restriction, no shoes are necessary but you may choose to wear socks. No experience is necessary. For more information about Yin Yoga please visit contact Alexandra at aws.yinyoga@gmail.com.



Candidates' Statements

Listed alphabetically by last name



Greg Beale

"My name is Greg Beale. We moved to Nepenthe

about two years ago. The purpose of my running for the Board is to provide the experience and leadership of advising a large organization as I have done in the past.

My goals as a Director are three fold: 1. Listen and learn. 2. Continue the work I did on the Legal Safety and Insurance Committee in the area of emergency preparedness and flood and fire emergency matters. The new reality that affects all of California requires a more vigilant and aggressive approach to structure safety and emergency preparation. 3. Work on member satisfaction that the HOA fee is fair and appropriate.

I have experience in management, having been a school administrator. I was a partner in running a multi-million dollar educational enterprise, ranging from administering building and grounds, safety and educational excellence and running a good athletic program.

I also served in the City of Redding Recreation and Parks Commission for five years, was the Chairperson and Treasurer of the Shasta County Democratic Central Committee, was active in Sons in Retirement, was an Officer in the California Athletic Directors Association and was President of the local chapter of the Association of California School Administrators. I have served as an Assistant Principal, Principal, Asst. Supt. of Human Resources and Superintendent. As a teacher I was a Resource Specialist in Special Education and was a teacher of Honors History and English. I currently do Focus On Learning Accreditations for the Western Association of Schools and Colleges, going into schools and working with them to improve student achievement. I have chaired over forty WASC Accreditations. I am no stranger to administration. I have a BA from Stanford in Political Science and MA in Government from CSU Sacramento. And I was a

letterman at Stanford in football; and yes, I bleed Cardinal. Recently I have been teaching a seminar for Renaissance at CSI-J Sacramento on The Native American Experience. I have always been interested in the Campus Commons/Nepenthe Experiment in a community living situation with common grounds. I believe our home is a harbinger of the future, since suburbs involve too much cost to the environment in transportation and pollution. As a Director I would work to continue the progress you all have made in this experiment in community."

Candidate Questionnaire and Answers (Optional submission)

Please relate your experience with Nepenthe committees or other Nepenthe activities.

I am currently on the Insurance, Legal and Safety Committee of Nepenthe. I am active in the Saturday Coffees and attend many of the social events.

Are you able and willing to devote 4 to 8 hours a week to association business?

Yes, I fully understand the hourly commitment to the position and am willing and able to devote the time to get the job done.

Will you provide a phone number and email address that home owners can contact? Yes, I will provide a phone number and email address.

Are you able and willing to serve as liaison to one or more committees?

Yes, If elected being the liaison to the committee I presently serve on would be a natural. I am willing to serve on any other committee as well.

Will you be able to regularly attend monthly board meetings?

Yes, I will be able to attend monthly board meetings regularly.

Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations?

Yes, I am willing to be listed on financial accounts and sign checks and authorizations.

Will you be willing to respond to inquiries from homeowners?

Yes, that is one reason I'm running. My former job was listening to what we called "stakeholders" (parents who not always agreed with our assessment of their child).

What are your top three priorities for Nepenthe during the next two years?

1. Listen and learn.
2. Safety especially of fire and flood.
3. Ensure that the HOA is perceived as worth the money for the stakeholders in Nepenthe.



Frank Loge

"My wife Sherrie and I moved to Nepenthe in 1998 from

Davis. Our kids were launched, and we wanted to downsize and live in Sacramento. We had driven through Nepenthe many times and we were already in love with the beautiful community. I was near retirement with the University of California where I served for a little over 10 years as the Director of Hospital and Clinics at University of California Davis Medical Center. Prior to that time, I was the Director of Fiscal Affairs and Chief Operating Officer for UCDMC. I have served on many Boards, both local and national.

I have a BA in finance and accounting, and a graduate MBA in finance and operational management. While my formal education has been invaluable, it is the interaction with others: team building, developing common visions, and working towards collective goals that have proven to be the best skills I have had the pleasure to acquire. Accomplishments happen with teamwork, and collective vision. As Nepenthe President, I have benefited from great Board members and committee chairs. So many good problem-solving solutions come from others. I came on the Board in August 2017 and became President in May 2018. The Board has discussed over this period, several matters that have become important goals this year-2019. The review of Nepenthe financial management practices, which has not been done since FirstService Residential contracted with Nepenthe in 2007, and the reexamination of the contract with FirstService are two critical actions that will need extensive follow up this year. Nepenthe CC&Rs and Bylaws are also in the process of review. I would like to continue to be involved with these important undertakings.

Having Board members who can provide continuity to these endeavors over the next year is very important. While there are ongoing concerns about parking and grounds that need to continually be addressed (I think the two most discussed issues by homeowners, including Sherrie and me), the real concern should be our fiscal management, and increasing dues. While dues increases are a reality, we must assure that the best financial information is available upon which we make dues and other fiscal decisions. Efficient daily operations are the responsibility of management. Oversight and setting organizational direction are the responsibility of the Board. I want to continue being part of this process. Sherrie and I love Nepenthe. Helping to manage our association as part of a great team is my commitment to all homeowners."

Candidate Questionnaire and Answers (Optional submission)

Please relate your experience with Nepenthe committees or other Nepenthe activities.

In past years, I served on the Finance Committee for a brief period. Most recently I have been on the Board. For the past year, I have served as Board President.

Are you able and willing to devote 4 to 8 hours a week to association business?

Yes, I am

Will you provide a phone number and email address that home owners can contact?

Yes, I will

Are you able and willing to serve as liaison to one or more committees?

Yes, I am

Will you be able to regularly attend monthly board meetings?

Yes

Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations?

Yes, I am and will be available to sign checks and authorizations.

Will you be willing to respond to inquiries from homeowners?

Yes

What are your top three priorities for Nepenthe during the next two years?

- a. Complete the review of Nepenthe financial internal controls and procedures
- b. Complete the review and updating of the Nepenthe management contract with First Service Residential.
- c. Bylaws and CC&R review just got underway. Important to complete this task

Candidates' Statements -Continued from page 7



Christina George

"I have been a Nepenthe homeowner since 1982. I joined the Board in 2017.

As Treasurer, I am the liaison to the Finance Committee. I have been working closely with the Committee, Management and Board President to create an awareness of the importance of financial decisions made at Board level. We spend around \$2.5M annually to fund our operating expenses and the replacement of assets. We need close scrutiny and financial focus to reach targeted goals. Finance is the area that seems to get the least resident scrutiny and comment at monthly Board meetings. Yet, Finance is arguably Nepenthe's biggest challenge for the future. It is all very well to wish to keep dues down, but this desire means nothing without an examination of the details of financial management. How do we fund water meters, aging grounds and trees, continuing siding and fencing issues? These are all big-ticket expenditures looming in our future.

As of January 2019, the Finance Committee now meets monthly and takes a more proactive role in reviewing the monthly financial reports. It is essential to have Board Member continuity this coming year as these review efforts continue. There is a steep learning curve for anyone who delves into the details of Nepenthe finances, not to mention a willingness to spend

a good deal of time and energy reading and analyzing regular reports. These practices and procedures, will only work with proactive oversight from the Board. This is the main reason I seek another term. We need continuity on the Board going forward.

The Board President and I are in the process of reviewing and revising the First Service Residential contract, which has not been formally looked at since signed by Otis Turner in 2012. I have also been directed by the Board to review our financial management procedures and internal controls

My work experience: In charge of the openings of large London-managed hotels in the Middle East, which honed my organizational skills, my ability to assess contracts and work within a budget. Working for Lockheed Martin in International Sales and Business Development. One of the most exciting but also demanding parts of my work was organizing sales/technological support for airshows in Paris and London. In this capacity, I worked with various Divisions and personnel ranging from salespersons to engineers to military. Fielding these competing interests and areas of expertise helped me understand how to bring disparate parties together for a common purpose.

I feel very fortunate to have lived for over 30 years in this unique community in the heart of Sacramento. I hope to continue exploring ways to preserve the value and beauty of the area while monitoring financial expenditures with an eye to meeting our future financial challenges as efficiently as possible."



William J Vizzard

"My wife, Diana, and I have resided in Nepenthe since

1997. We have both served on a variety of committees and participated in several activities. My longest committee service has been on the Finance Committee, on which I served several years before being elected to the Board of Directors in 2011, and on which I have served since leaving the Board in 2017.

While on the Board I served in both the positions of President and Treasurer and was liaison to the Finance Committee. I also served as the Board representative and chair of the ad-hoc committee that oversaw the redesign and remodel of the club house, cabanas and pools. This involved overseeing architects and various contractors and sub-contractors. The project came in on time and at budget.

My first priority has always been to maintain the long-term financial viability of this association. Sometimes this requires facing difficult choices that some might attempt to postpone or avoid; However, the board has a fiduciary responsibility to all property owners to maintain both our community assets and our reserves. In addition, I consistently endeavored to facilitate communication between the board and the owners/residents and among members of the board. The board must balance the interests of all owners by listening and acting in a reasonable and prudent way, resolving conflicting demands to the greatest degree possible while maintaining responsible

management.

I am currently retired, have spent twenty years as a professor of criminal justice at Sacramento State. I spent nine years as department chair managing fifty-five faculty and staff. Prior to that, I spent twenty-nine years in county and federal law enforcement, the majority of that time as a supervisor or manager."

Candidate Questionnaire and Answers (Optional submission)

Please relate your experience with Nepenthe committees or other Nepenthe activities.

*Finance Committee 2006-2011 and 2017-19

*Member Nepenthe Board of Dir. 2011-2017 (served as Treasurer and President)

*Chaired club house remodel committee and oversaw remodel

*Chaired ad hoc committees on siding and gym upgrade

Are you able and willing to devote 4 to 8 hours a week to association business?

yes

Will you provide a phone number and email address that home owners can contact?

yes

Are you able and willing to serve as liaison to one or more committees?

yes

Will you be able to regularly attend monthly board meetings?

yes

Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations?

yes

Will you be willing to respond to inquiries from homeowners?

yes

What are your top three priorities for Nepenthe during the next two years?

*Maintaining long term financial viability

*Maintaining the condition of grounds, siding, roofs and common assets

*Supporting reasonable and workable rules and policies



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:

Betsi Ledesma, General Manager, Betsi.Ledesma@fsresidential.com

Sarah Lowrey, Assistant Community Manager, Sarah.Lowrey@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: Open
Outreach@nepenthehoa.com

Important Reminders

- ♦ The 2018 Annual Financial Review will be mailed out to all homeowner by April 30th, 2019 in conformance with CA Civil Code. Look for it in the mail early May.
- ♦ Congrats to Sarah, Julian, Miyuki, and Brenden on winning the March St.Patrick's Day coloring contest! Thank you for participating. Check your monthly Nepenthe News for more family fun events and contest to come!
- ♦ No contest this month, but feel free to find your inner coloring artist on the back page of this issue of the Nepenthe News.

Happy Spring!

What does that mean?

ARC= Architectural Review Committee
ILSC= Insurance, Legal and Safety Committee
NTE= Not To Exceed

