

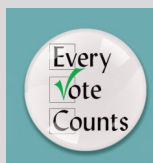
## NEPENTHE NEWS

The Annual Election of the Nepenthe Board of Directors is approaching! This year, three Director positions are up for election. There are four (4) candidates running for the Board and you can meet them Saturday May 4th. This is a great opportunity to ask questions and get to know the potential Board members. Snacks and refreshments will be provided. We hope to see you all there!

### May 4th (10:00 a.m. – noon) - Candidates' Forum

All voting ballots must be turned in by the May 22nd at 5:00pm in order to be counted. If you have not received your ballot in the mail by *May 15th* please see the office and one will be provided. Results will be announced at the Annual Meeting as well as emailed out to the entire community the next day.

**Annual Membership Meeting and Election will be held on Wednesday, May 22nd**



### Dunbarton Spa Closing

Beginning May 15th the Spa at Dunbarton Cabana will be closed for repairs and replastering. Spa will be back up and running by approximately June 9th.

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

(More pool / Spa updates on page 2)



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**It's that time of year again!  
It's heating up here in Sacramento  
and we encourage you all to enjoy  
your pool and spa amenities at  
Nepenthe.**

**As a reminder, the following applies  
to all Nepenthe pools, spas and areas  
enclosed by fencing:**

- ◆ Pools, spas and pool areas are restricted to Nepenthe residents and their guests.
- ◆ Nepenthe residents must accompany their guests in and around the pool areas.
- ◆ Residents are limited to 4 guests per residence.
- ◆ Children under 6 are not permitted in the spa. While in the spa, children aged 6-12 should be closely supervised.
- ◆ Pregnant women, people with health problems and people using alcohol, narcotics and other drugs that cause drowsiness should not use the spa without first consulting a doctor. Long exposure to hot temperatures can cause dehydration, dizziness and nausea.
- ◆ Quiet hours are from 7:00 pm to 10:00 pm to minimize disturbing residents who live near the pools.
- ◆ Lap pool is for swimming laps only.
- ◆ For guests who require swim pants or swim diapers, please use best

*practices which include checking the pants/diapers every 30-60 minutes and changing pants/diapers in the restrooms to allow for handwashing afterwards.*

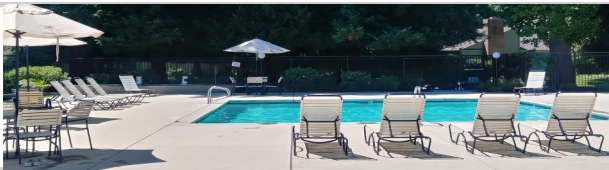
- ◆ Food is permitted in plastic containers only and waste is to be disposed of in the provided trash receptacles. Food is only permitted on the pool deck and not the in the pool.
- ◆ Beverages are allowed in plastic containers only.
- ◆ Masks, goggles, swim fins, safety rings and small plastic inner tubes for infants are allowed. All other items, including lap boards, snorkels, bikes, toys, balls, and pool games are prohibited.
- ◆ Pets are not allowed in the pools or pool area.
- ◆ Running, rough housing and obnoxious behavior are prohibited.
- ◆ Acceptable swimming attire only – cutoffs, non-swimming shorts, etc. are not permitted.
- ◆ Smoking and "vaping" are not permitted.

*The Nepenthe Clubhouse Staff and/or the Nepenthe Patrol Service have the responsibility and the final authority to interpret and enforce pool, spa and pool area rules.*

*Pool Hours for Nepenthe Residents and Guests 7:00 am-10:00 pm daily*

*Staff and/or patrol are authorized to deny use of the facilities based on these criteria.*

**Pools  
Now  
Open!**



### **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!

## **Letter from the President**

Hello Nepenthians!

VOTE, VOTE, VOTE. The ballot has been mailed along with candidate statements. You can mail in your ballot or drop off at the Clubhouse ballot box. The Candidate Forum is this Saturday, May 4<sup>th</sup>. A great chance to hear from the candidates and ask questions.

As the current Board year draws to a close, I just want to say how privileged I feel to have been the President. The Board tackled many projects, worked hard at oversight, improving financial practices, and dealt with many CC&R issues. We as a Board reviewed water meter installation strategies and put on great Water Meter Forums which helped all homeowners, including Board members, understand the issues and select the best course of action for our community. We have developed new financial reports, with the help of the Finance Committee, to better understand and control our expenditures. The Board selected a different investment advising group to manage our reserve funds. This has led to an increase in earnings and responsiveness to the Board.

Nepenthe's contract with FirstService Residential was revised to clarify Nepenthe's expectations of Management and level of service. CC&R's and Bylaws were reviewed. Whew, what a list. These activities were, of course, on top of normal Board responsibilities. So, thank you to the outgoing Board. We can be proud of our accomplishments!

Hello new Board. Yes, there are items the old Board was not able to finish such as the Financial Management Practices and Internal Control review to be done by our Statutes and Nepenthe's financial controls. We are fortunate to have great candidates for the Board who will continue providing great leadership for our community. So, VOTE,VOTE,VOTE.

*-Frank J Loge, Board President*

## March Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2019</b>	<b>\$252,632</b>	<b>\$7,072,859</b>
<b>Plus Income</b>	<b>\$879,237</b>	
Accounts Payable	\$99,438	
Pending Reserve Expense		
Reserve Investment Income		\$13,897
Contributions to Reserve		\$527,973
<b>Less Operating Expenses</b>	<b>(\$382,151)</b>	
Reserve Funding	(\$527,973)	
Reserve Expenditures		(\$210,727)
<b>Ending Balance 3/28/2019</b>	<b>\$312,995</b>	<b>\$7,404,003</b>

## March Budget Report

Actual year-to-date income of \$897,236 versus year-to-date budgeted income of \$899,727 produced a negative variance of (\$2,490).

Actual year-to-date operating expenses and reserve contribution of \$910,123 versus year-to-date budgeted expenses of \$899,727 produced a negative variance of (\$10,396). The two combined variances produced a negative year-to-date variance of (\$12,887).

### Approved Architectural Modifications

The improvements listed below were approved by the Board of Directors on May 1st, 2019

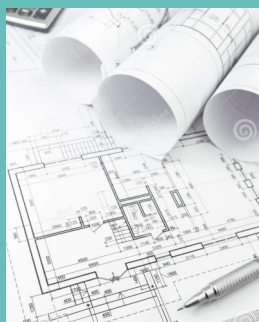
(Some applications may have partial approval or include conditions)

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 May 14th, 2019 in the Clubhouse Lounge at 5:30pm**



### Awarded Contracts

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

- 1) Coast Landscape, Zone 5 Remediation: \$11,830
- 2) Coast Landscape, Zone 5 Enhancement View: \$5,345
- 3) Sparkling Clear Pools, 28 Cartridge Replacements for pool/spa filters: \$3,500

#### **Approved in Executive Session on April 16 Special Meeting:**

- 1) Coast, Zone 2 Drip Irrigation Conversion: NTE \$70,000

#### **The following contracts were approved in the May Open Session:**

- 1) The Grove Total Tree Care, Arborists Tree Care Proposal for Zone 3: \$11,170

#### **Tree Removals (4)**

- Tree #871, Birch, Near 2326 Swarthmore Drive
- Tree #813, Birch, 605 Dunbarton Circle
- Tree #981, Birch, 603 Dunbarton Circle
- Tree #791, Sweetgum, 709 Dunbarton Circle

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](http://www.NepentheHOA.com).

Address	Application
410 Elmhurst Circle	Security Screens / Patio Doors
1333 Commons Drive	Awning / Shade Structure
1403 Commons Drive	Outbuilding / Sauna Installation
1103 Dunbarton Circle	Window Replacement
1182 Vanderbilt Way	Emergency HVAC Replacement

# Letter From The General Manager

In 2015, the Board of Directors committed to renovating the irrigation distribution system. As part of that ongoing commitment, on April 16th, the Board approved a proposal from Coast Landscape for the conversion of 25 valves in Zone 2 from overhead spray irrigation to subterranean drip irrigation for a fee not to exceed \$70,000.

Coast proposed a number of improvements over the prior installations. First, the lines will be run 12" apart as per the manufacturer's recommendations. Unfortunately, there are areas, especially in Zone 6, where the spacing has left dry zones that now require special emitters to be run to reach the plants.

Second, the connection points will occur at the lateral rather than attaching to a riser. This will prevent damage to the connection points which is a frequent problem with the older installations. Also, indicator heads will be included- these pop up when the system is running allowing technicians see at a glance that the system is on and running.

Third, the drip lines will be properly buried which is something that the previous contractor did not do in all cases, sometimes because it simply wasn't possible given

the size of the hedges or because at that time it was agreed that a top dressing of mulch would cover the lines instead.

These three improvements do involve more labor, but the result should be an excellent system that provides what is needed to keep the landscape healthy. The approved labor cost is not to exceed \$48,750 and the parts are not to exceed \$21,250 for a total of \$70,000.



It is also important to note that the cost proposed is a "not to exceed" price so Nepenthe will only be billed for the actual work completed. As this is Coast's first installation of this type at Nepenthe, they have indicated that they are trying to be careful in their proposal to account for any unforeseen difficulties.

Don Landsittel and Marty Henderson of the Grounds Committee sat down with Juliana and me to discuss the installation and the associated costs. Both committee members recommended approval of the proposal.

Lastly, it's important to mention that the work will qualify for a rebate from the City of Sacramento. Marty Henderson has guided Nepenthe through this process from the beginning of our conversion process. To fully appreciate the help this has been, see the table of expenditures to date below:

	TOTALS TO DATE	2016	2017	2018
ALLOCATION	\$715,287	\$179,375	\$183,456	\$188,456
INITIAL EXPENDITURE	\$274,989	\$55,984	\$198,524	\$20,481
MINUS REBATES RECEIVED	-\$94,578	-\$19,833	-\$67,064	-\$7,681
FINAL EXPENDITURE	\$177,411	\$36,151	\$128,460	\$12,800

## Finance Chair, Joan Haradon's Report to the Board at 05/01/2019 Open Session Meeting

*"I will be on vacation between May 11th and May 26th. Therefore, I will miss the May 22nd Annual Meeting and the announcement of the new Board. So, I would like to take this opportunity to thank the current Board for the tremendous support and leadership it has provided me and the Finance Committee for the past 4 months. As a team, we have made significant progress in refining*

*financial reports for better and more timely decision-making.*

*This month, in a series of meetings with the General Manager, Board President and Treasurer, we are documenting the yearly budget process flow to insure that input from all key stakeholders is reflected in the 2020 reserve and operations budgets. A draft of this process will be the subject of the Finance Committee's agenda in June.*

*The Finance Committee meeting is cancelled for May and the next meeting is June 19th at 4:30 pm. As with all committee meetings, resident guests are welcome to attend. I encourage anyone interested in discovering how an annual \$2.5 million of expenditures is allocated to please sit in on one or more committee meetings.*

*I am looking forward to working with the new Board in the coming months.*



### Important Dates for May

- \* **Candidates' Forum** .....5/4 @10:00am
- \* **Nepenthe Book Club** .....5/13 @ 3:30pm
- \* **Insurance, Safety and Legal**
- Committee Meeting**.....5/14 @ 5:00pm
- \* **Architectural Review**
- Committee Meeting**.....5/14 @ 5:30pm
- \* **Grounds Committee Meeting**.....5/16 @ 3:00pm
- \* **Nepenthe Annual Meeting and Election**.....5/22 @ 5:30pm
- \* **Outreach Committee Meeting**.....5/28 @ 4:00pm

### 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 (Ends May 25th When weekend office hours switch to 12:00pm-4:00pm)**

**Pickle Ball - See Calendar**

**Bridge - See Calendar**

Events Dates / Times subject to cancellation or changes.

(Check website calendar before attending events)

### *Pets of Nepenthe!*

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](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!

### No Jazz Fest This Year : (

The Memorial Day Jazz Fest that was scheduled for May 27th is unfortunately cancelled at this time.

We apologize, however, the Outreach Committee has a series of fun community events scheduled for the whole summer. See the last page of the newsletter for a full Summer Events calendar.

### Join Us For A Fiesta!

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 now**

**Residents: \$10**

**Guests: \$12**

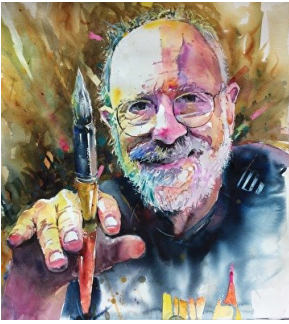
Interested in lending a helping hand for this event? Email [Sarah.Lowrey@fsresidential.com](mailto:Sarah.Lowrey@fsresidential.com) to see how you can help. Hope to see you there!

### Attention Committee Volunteers

Are you currently serving on a Nepenthe Committee? Or have you been interested in seeing how you can contribute to the community? If you desire to continue your service or start serving on a Committee you will need to submit a Volunteer Application. New homeowners are encouraged to volunteer as well!

While each member is a valuable contributor it is important to note that the members on each committee here at Nepenthe are essentially volunteering to work for the association and the Board of Directors. Your unique gifts and experience are welcome.

Questions about joining a committee? Talk to the office staff. They are happy to assist you.



Nepenthe Resident, David Lobenberg, is generously hosting a class at the Dunbarton Cabana for a workshop on watercolor painting!

You can see more information about David and his artwork by visiting: <https://lobenbergart.com/>

**There will be two classes held—→ May 26th, 2019 from 9:00am-4:00pm & November 23rd, 2019 from 9:00am-4:00pm**



**Cost is \$160 per person to attend. To sign up or for more information, email David at: [davidlobenberg@me.com](mailto:davidlobenberg@me.com)**

### **Something New!**

New “Info-Boxes” have been placed at all three pool facilities as well as one 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!



### **New Front Door Colors!**

Interested in changing or updating the color of your front door?

The Architectural Review Committee has added a number of new colors for the front door paint options. All are available for viewing at the Nepenthe office. Please come take a look and tell us what you think.

The Board is expected to officially approve these colors at the June Open Session meeting. In the meantime, we would love your feedback! Once approved, the Nepenthe website will have an announcement including a printable sheet that will have each color and the batch numbers for each of them listed. These new and vibrant colors can be purchased at Home Depot and Dunn Edwards.



### **Mark your calendars for Sunday, June 2nd!**

The Outreach Committee has secured special pricing for an excellent seating section of Raley Field for all Campus Commons residents.

The game is on 6/2/19 at 1:05 pm. Price of one ticket is \$28. Parking is \$10 per vehicle. Transportation will not be provided, but if you car pool, vehicles with four attendees do not pay for parking.

Tickets can be purchased at the Nepenthe clubhouse!

Nepenthe Association lost a good friend Sunday, May 2<sup>nd</sup>.

Independent Contractor and longtime roof and gutter cleaner for our neighborhood, Randy Ross, passed away after suffering a massive heart attack a few days prior.

Randy was a remarkable individual. He was a man of his word. A thoughtful man, a man who never shied away from hard things. He served our community with such care and he will be greatly missed.

We have a card at the management office for anyone who would like to send their condolences to his wife Connie and their sons.





## Landscape Notes

- \* Landscape Remediations continue this month in Zone 5. Just as a reminder, Coast is remediating lost plants and bare spots throughout the community. The work started in Zone 7 and is going backwards, ending in Zone 1. You'll know your area is next when you start to see flags with plant names cropping up!
- \* Landscape Enhancements: With each zone there is a small area that is chosen to go from "Eye Sore" to "Eye Candy". In Zone 7 this was the grotto between 1569 and 1611 University. In Zone 6, it was the end of the alley area facing University between 316 and 318 Elmhurst. In Zone 5, this area will be the south side of the tennis courts on Commons near to the dog waste station. These areas are chosen by the Committee Zone Stewards, the Grounds Chair, the Landscape Manager and the General Manager.
- \* The Remediations and Enhancements are completed by a different crew than the maintenance crew and are paid for from Reserves which have been set aside for this purpose. All of the work is overseen by our dedicated Coast Landscape Manager, Juliana Brown.
- \* Shrub beds and ivy are not cleaned out every week. That type of



work is known as "detail work" and under our contract it is done between every four to six weeks. Please do not take it upon yourself to do this work and leave the piles for Coast to clean up. You are adding work to their plate that is not on their schedule. This slows down their schedule and affects the level of quality that they are trying to provide to the entire community- not just the ivy outside of your home.

- \* The debris around each unit is blown each week and, while the goal is to blow away from the home and the fence, it's very likely that some debris may get under or over your fence. Please understand that it is impossible to completely avoid this unfortunate occurrence.
- \* Redwood duff is left under the redwoods to act as a natural mulch to a depth of a few inches. This helps the trees roots to retain moisture and keeps the soil cool. Please do not take it upon yourself to "clean it up" as it is supposed to be there.
- \* If you have any questions at all about the maintenance practices, please come to the Grounds Committee meeting on the 3<sup>rd</sup> Thursday of every month at 3:00 pm at the Clubhouse. The Committee Chair and Coast Manager would be happy to explain why things are done the way they are on a commercial contract of this size.

## Swarthmore View—Landscape Enhancement Area Update

**Coast did a wonderful job at completed the long awaited "Swarthmore View"! Each zone at Nepenthe will be receiving a similar enhancement or novation.**

**Pictures of the process here:**

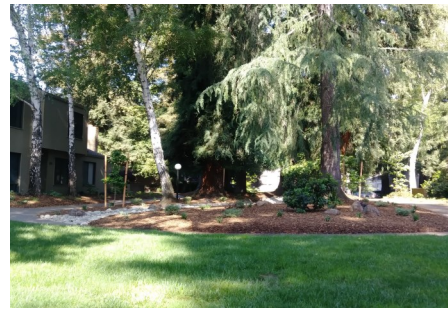
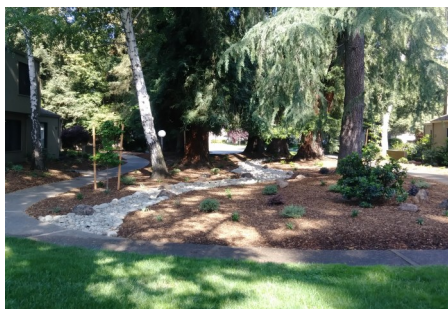


**Demolition day! Above is the first day of the project and a blank slate for beauty to come.**



**Almost done. ....Pictured to the left are the new plantings and dry creek bed fully installed. A beautiful difference!**

**All finished... What a great view!**





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:

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)

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, [President@NepentheHOA.com](mailto:President@NepentheHOA.com), 916-920-0752

Linda Cook, Vice President, [VicePresident@NepentheHOA.com](mailto:VicePresident@NepentheHOA.com), 916-847-8996

Steve Huffman, Secretary, [Secretary@NepentheHOA.com](mailto:Secretary@NepentheHOA.com), 916-214-4500

Christina George, Treasurer, [Treasurer@NepentheHOA.com](mailto:Treasurer@NepentheHOA.com), 916-921-2793

Jan Summers, Member at Large, [Director@NepentheHOA.com](mailto: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.**

#### Architectural Review Committee

Chair: Jenny Smith  
[ARC@nepenthehoa.com](mailto:ARC@nepenthehoa.com)

#### Elections Committee

Chair: Yvonne Del Biaggio

#### Finance Committee

Chair: Joan Haradon  
[FinanceComm@nepenthehoa.com](mailto:FinanceComm@nepenthehoa.com)

#### Grounds Committee

Co-Chair: Don Landsittel  
Co-Chair: Open  
[GroundsComm@nepenthehoa.com](mailto:GroundsComm@nepenthehoa.com)

#### Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer  
[ILS@nepenthehoa.com](mailto:ILS@nepenthehoa.com)

#### Outreach Committee

Chair: Open  
[Outreach@nepenthehoa.com](mailto:Outreach@nepenthehoa.com)

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.

## Important Reminders

- ◆ Please remember to P.U.P (Pick.Up.Poop) of your pets. A number of residents are noticing the lack of that simple action for the pet waste in the community. If you have a dog that you are walking please be courteous of others and the neighborhood by cleaning up after your pet.
- ◆ Weekend office hours change to 12:00pm-4:00pm as of June 1st.

Happy May!

#### What does that mean?

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





## Summer Events at Nepenthe!!!

Sunday May 5th @ 5:00pm: Nepenthe Clubhouse ..... Cinco De Mayo Party!  
Tickets \$10/each

Sunday May 26th @ 9am: Dunbarton Cabana.....Water Color Painting Class  
Price \$160/each. See page 6 for details

Sunday June 9th @1:00pm: Raley Field.....RiverCats Game  
Price \$28/each plus parking. See page 6 for details

Sunday June 30th @ 6:00pm: Nepenthe Clubhouse.....Jazz by the Pool  
Tickets \$10/each

Sunday July 28th @ 6:00pm: Nepenthe Clubhouse.....Jazz by the Pool  
Tickets \$10/each

Sunday August 25th @ 6:00pm: Nepenthe Clubhouse.....Jazz by the Pool  
Tickets \$10/each. (Last one of the season)

And much more to come!....