

Annual Meeting and Board Election Results

If you missed the Annual Meeting on May 22nd, here is the latest news:

The Board and Michael Marshall, Regional Director of FirstService Residential, expressed their gratitude to Directors Frank Loge and Steve Huffman for their contributions to the community by serving as Board Directors this past term. The dedicated participation and input from each of them was greatly appreciated, thank you Frank and Steve.

First Service's Michael Marshall also gave a brief update on the current status of the open General Manager position. Interviews are currently being held with a few very strong candidates and it is anticipated that there will be a replacement very soon. Michael expressed his dedication to finding the best possible candidate for Nepenthe, to come on board as Manager.

The Board also welcomed new Directors, Greg Beale and Will Vizzard! Greg and Will have been active and involved owners at Nepenthe and have graciously agreed to participate in the important work done here in our community. Stop by and say hello to them at the next Open Session Board Meeting!

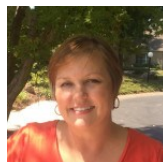
The Board agreed to the following officer's position:

Christina George, Board President - Liaison to Grounds Committee
Linda Cook, Vice President—Liaison to Outreach Committee
Jan Summers, Secretary—Liaison to Architectural Review Committee
Will Vizzard, Treasurer - Liaison to Finance Committee
Greg Beale, Member at Large—Liaison to Insurance, Safety and Legal Committee

Our long-term General Manager, Bettsi Ledesma, has accepted another position within another company. Her last day with us was May 17, 2019. It is an exciting opportunity for her, and we all wish her the very best. Bettsi has been the General Manager since 2013 and she will be sorely missed.

The Board has met with FirstService Residential representatives and is in the process of recruiting a new General Manager. During this transition, the Board will be working closely with all assigned staff to minimize disruption as much as possible. Your understanding and patience are greatly appreciated.

As Bettsi moves to another chapter in her career, we can reflect on our memories of her efforts to make Nepenthe a wonderful place to live. She has often gone the extra mile, well beyond expected normal management responsibilities: countless hours with weekend activities, and constant availability to homeowners as well as the many Board members she has worked with over the years. Such commitment is rare. Hopefully FirstService Residential will find another dedicated person for our General Manager position.



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Letter from the New Board President

Greetings friends and fellow homeowners from your new Board and Board President

The Board hopes to get to know more of you in the months to come. Our immediate task is to interview and hire a new General Manager to replace Bettsi Ledesma who left FirstService Residential a few weeks ago. We are also interviewing for a new Assistant Community Manager. The Board is working hard to maintain management continuity during this difficult situation. The Board has set its standards for these persons at a high level. Finding an excellent replacement for the Nepenthe Manager position may take some time.

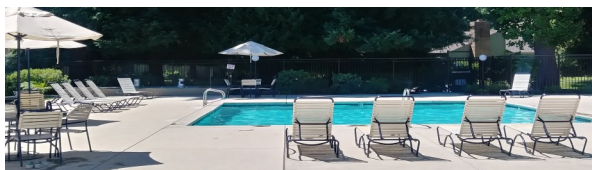
We are asking homeowners to be patient with an overwhelmed office staff adjusting to a new Board, Board President, and an office that is not fully staffed. Sarah Lowrey has stepped up quickly and efficiently to take over many of Bettsi's duties, assisted by Nirmal Deshi.

Of course, the Board, in addition to these staffing issues, is continuing to perform its normal duties while at the same time, attempting to keep all operations working as smooth as possible.

We know you all will be supportive of our efforts and will wish us well in the months ahead. Thank you for being the good neighbors that make Nepenthe such a wonderful community.

Regards,

Christina George, Board President



**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.

**Pools
Now
Open!**

- ◆ 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.

April Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2019	\$252,632	\$7,072,859
Plus Income	\$1,219,736	
Accounts Payable		
Pending Reserve Expense		
Reserve Investment Income		\$37,233
Contributions to Reserve		\$703,964
Less Operating Expenses	(\$570,031)	
Reserve Funding	(\$703,964)	
Reserve Expenditures		(\$324,577)
Ending Balance 3/28/2019	\$296,040	\$7,489,479

Approved Architectural Modifications

As there was no June Board meeting, the improvements listed below were approved by the appointed liaison of the Board of Directors on June 5th, 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 Ne-penthe office by the Wednesday prior to the Architectural Committee Meeting.

The Architectural Committee will next meet on

Tuesday June 11th, 2019 in the

Clubhouse Lounge at 5:30pm



April Budget Report

Actual year-to-date income of \$1,219,735 versus year-to-date budgeted income of \$1,199,636 produced a positive variance of \$20,099.

Actual year-to-date operating expenses and reserve contribution of \$1,273,995 versus year-to-date budgeted expenses of \$1,199,636 produced a negative variance of (\$74,359). The two combined variances produced a positive year-to-date variance of \$54,259.

Awarded Contracts

The following contracts were approved in the May 22nd Executive Session Board Meeting:

- 1) James. E. Williams, Handyman Services: \$2,000 per month, for 8 hours per week of handyman services.

Address	Application
1617 University Ave	Skylight Installation (2)
2264 Swarthmore Drive	Awning / Shade Structure
2242 Swarthmore Drive	Window Replacement
1225 Vanderbilt Way	Patio Slider Replacement
1225 Vanderbilt Way	Patio Hardscape
709 Elmhurst Cir	Window Replacement

Important Dates for June

- * Nepenthe Book Club6/10 @ 3:00pm
- * Insurance, Safety and Legal
- Committee Meeting.....6/11 @ 5:00pm
- * Architectural Review
- Committee Meeting.....6/11 @ 5:30pm
- * Finance Committee Meeting.....6/17 @ 4:30pm
- * Grounds Committee Meeting.....6/20 @ 3:00pm
- * Outreach Committee Meeting.....6/25 @ 4:00pm

Weekly at the Clubhouse

- Mondays - Yin Yoga 9:15am-10:30am (Please note: Last Yin Yoga date for the remainder of this year is June 17th)
- Fridays - Social Yoga 9:00am-10:30am
- Pickle Ball - See Calendar
- Bridge - See Calendar

Events Dates / Times subject to cancellation or changes.
(Check website calendar before attending events)

Pets of Nepenthe!



This sweet girl pictured above is Dora! She often is seen walking the neighborhood or visiting the office for a tasty treat. She is full of lots of energy and playfulness each time she is seen and just loves to show off her “handshake” skills.

If you see Dora out and about with her owner Holly, say hello!

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!

Pets of Nepenthe!

Jazz by the Pool is Back!

Join us for the Annual “Jazz by the Pool” concert series at Nepenthe. Bring your friends or the whole family! Each event will be held at the Nepenthe Clubhouse main pool deck on the dates below. It's a fun and music filled event that is sure to please. We hope to see you all there!

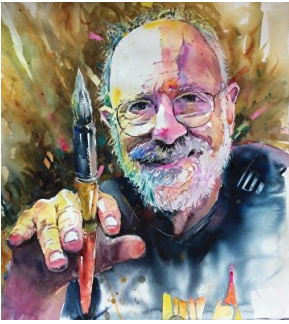
Last Sunday of June, July & August at 6 PM

- 6/30 - Ryan Hernandez Music
- 7/28 - Jackson Stafford jazz (sac state students)
- 8/25 - world renowned jazz harpist Motoshi Kosako (not to be missed!)

\$10 residents with glass of wine with ticket
\$12 non residents/ guests
All welcome!

Pizza by the slice available for \$2.00
BYOS - BRING YOUR OWN SIDE DISH





Nepenthe Resident, David Lobenberg, hosted a class at the Dunbarton Cabana for a workshop on watercolor painting! Stop by and see the awesome work of Koi Fish water color done by the attendees.

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

There will be one more classes held—> 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

Mark your calendars for Sunday, July 3rd!



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

The June 2nd game the we had reserved was postponed by the Outreach Committee to allow for more time to sign up. The new reserved game date is 7/3/19 at 7:05 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.

Ask the staff at the Nepenthe clubhouse for details on how to get your ticket.

DON'T MISS OUT: As this game is held on the eve of Independence day....There will be fireworks for all to enjoy!

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 July 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.

Use of "RoundUp" at Nepenthe

Concerns have recently arose surrounding the current use of the product "RoundUp" for weed abatement in the landscaped areas of Nepenthe. The Board of Directors are currently discussing these concerns and any possible alternatives. Community health is of the utmost importance to the Board as well as making sure all other options are thoroughly researched and vetted.

Management has been instructed to inform homeowners inquiring or requesting a cease in this service, that the Board will consider all requests but *that no alteration will be made to the current weed abatement practice until the Board has made a final determination.* If you have already placed a request with the office regarding RoundUp, Management will be sure to note your request and more information will be forthcoming within approximately the next few weeks as the Board moves forward with addressing this concern.



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:

Sarah Lowrey, Interim General 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: Phone numbers to be updated next month

Christina George, President, President@NepentheHOA.com,
Linda Cook, Vice President, VicePresident@NepentheHOA.com,
Jan Summers, Secretary, Secretary@NepentheHOA.com,
Will Vizzard, Treasurer, Treasurer@NepentheHOA.com,
Greg Beale, Member at Large, Director@NepentheHOA.com,

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

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

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

- ◆ Office Hours for Saturday and Sunday are now 12:00pm-4:00pm. Hours will remain 12pm-4pm until October 1st, 2019 when they will switch back to morning hours.
- ◆ Please remember to BAG your greenwaste before placing it Sunday night to be picked up on Monday mornings.

Happy June!

What does that mean?
ARC= Architectural Review Committee
ILSC= Insurance, Legal and Safety Committee
NTE= Not To Exceed



Summer Events at Nepenthe!!!

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!....