



NEPENTHE NEWS

Letter From The Board

The Board has received letters from homeowners expressing concern about the use of RoundUp in Nepenthe for weed abatement. It would seem that the solution is simple: Just stop using Roundup. But the issue is more complicated.

The purpose of this letter is to inform homeowners about the consequences of switching from Roundup to another method of weed abatement and to propose a Homeowner Forum where we can invite experts from the City of Sacramento or UC Davis Arboretum in order to become more informed about possible alternatives and, hopefully, arrive at a community consensus.

Our initial research suggests that if we were to stop using Roundup and opt for an organic weed abatement, we would have a

significant increase in our monthly landscape contract price that would then affect our dues. *We would also see a significant increase in weeds.* The only safe alternatives to Roundup are more costly, more labor-intensive to apply, and require new and different equipment for large-scale weed abatement. The Board does not feel it is fair to impose this financial and aesthetic burden on members of the community without hearing from more homeowners.

Several homeowners have also requested that RoundUp not be used around their homes. Because of the now much larger list of no-spray homes there would be an extra charge of \$120 per no-spray home, which will have to be absorbed by the whole community.

Cont'd on Page 2

Did you know?...

The office has copies of the building plans for the majority of the models in Nepenthe. This is only due to the appreciated efforts of a few residents that volunteered to obtain them from the City of Sacramento.

If you are doing some work on your home, or need to view the plans for an approved architectural modification, it may be helpful to you. Simply ask the office staff to "Check Out" the plans for your model of home.

These are slightly more detailed than the floorplans available on our website. However, not all model building plans are available. Maximum days to check out; (2)two days. Not sure what model your home is? Ask the Management staff to look it up for you or find your address on the Interactive Map of www.NepentheHOA.com

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Spraying some homes and not others is not feasible or economical as it is logistically impossible to ensure that all the workers keep meticulous track of where to spray and where not to spray.

Will the community be subject to lawsuits if they make a mistake? Where does “around my home” begin and end? What about common areas around the no-spray home? Does not the whole community have a voice in how our common areas look and are cared for? And does everyone agree to having the No Spray pink flags posted throughout the Community? It is for these reasons that the Board decided not to add any new names to the no-spray list.

Before we ban RoundUp we must have community consensus that we are willing to pay more and willing to tolerate a significant increase in weeds throughout Nepenthe.

Regards,

Christina George, Board President



Welcome Christina Romero!



FirstService Residential has added a new member to the Nepenthe Management Team. Meet Christina Romero, the new Assistant Community Manager. With a strong background in HOA portfolio management, Christina brings her much appreciated industry knowledge to Nepenthe.

She has 4 adult children and 4 grandchildren! In her off time she enjoys camping, BBQs and spending quality family time with her loved ones. Christina says she “was born to be a mother and grandmother!”

Stop by and introduce yourself, won't you? We wish Christina all the best in her new position and are excited to see the great things she will accomplish at this community.

Jazz by the Pool is Back!

Join us for the Annual “Jazz by the Pool” concert series at Nepenthe. The 6/30/19 concert with music by Ryan Hernandez was a success! But there's more.....



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 evening that is sure to please. We hope to see you all there!

Last Sunday of July & August at 6 PM

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!

BYOS - BRING YOUR OWN SIDE DISH

May Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2019	\$252,632	\$7,072,859
Plus Income	\$1,540,254	
Accounts Payable	\$148,272	
Pending Reserve Expense		
Reserve Investment Income		\$62,064
Contributions to Reserve		\$879,955
Less Operating Expenses	(\$673,970)	
Reserve Funding	(\$879,955)	
Reserve Expenditures		(\$248,208)
Ending Balance 5/31/2019	\$361,045	\$7,666,670

May Budget Report

Actual year-to-date income of \$1,540,253 versus year-to-date budgeted income of \$1,499,545 produced a positive variance of \$40,708.

Actual year-to-date operating expenses and reserve contribution of \$1,553,925 versus year-to-date budgeted expenses of \$1,499,545 produced a negative variance of (\$54,380). The two combined variances produced a negative year-to-date variance of (\$13,671).

Awarded Contracts

The following contracts were approved in the July 3rd Executive Session Board Meeting:

- 1) **Coast Landscape, Zone 4 remediation: \$10,727**
- 2) **The Grove Total Tree Care, Deep Root Watering (Tree Health Plan): \$8,400**
- 3) **The Grove Total Tree Care, Zone 4 Tree Care: \$13,935**
- 4) **The Grove Total Tree Care, Zone 5 Tree Care: \$17,890**
- 5) **Advanced Roof Design, Zone 3 Roof Inspections and Repairs: \$12,332**



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 July 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 July 9th, 2019 in the
Clubhouse Lounge at 5:30pm**

Address	Application
1045 Commons Drive	Window Replacement
2242 Swarthmore Drive	HVAC Replacement
804 Dunbarton Cir	Window Replacement
1426 Commons Drive	Pipes / Conduit for Spa

Attention Pool and Spa Swimmers!!!

It has been brought to the attention of Management, that many pool and spa go-ers have been violating the pool/spa rules this Summer swimming season.

*****If you see someone that is not abiding by the pool or spa rules please feel free to inform them of the policy outlined below or inform the office staff for further action by the association.**

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.

pets Of Nepenthe!

This adorable pooch pictured below is Taffy! New to the Nepenthe neighborhood, Taffy is getting to know her new home and neighbors. She is a calm, cute and lovable addition to the community.

If you see Taffy with her Mom Mary enjoying a nice walk, welcome them to 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 them!

Important Dates for July

- * Nepenthe Book Club7/08 @ 3:00pm
- * Insurance, Safety and Legal
- Committee Meeting.....7/09 @ 5:00pm
- * Architectural Review
- Committee Meeting.....7/09 @ 5:30pm
- * Finance Committee Meeting.....7/15 @ 4:30pm
- * Grounds Committee Meeting.....7/18 @ 3:00pm
- * Outreach Committee Meeting.....7/23 @ 4:00pm
- * July Jazz by the Pool Event!.....7/28 @ 6:00pm

Weekly at the Clubhouse

- 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)

NEPENTHE OUTREACH COMMITTEE

Building Community

From hop fields to urban forest with active residents, the rich soil of Campus Commons provides the basis for the forested setting that we enjoy daily and also good ground for a lively community. I can attest that this community is an ideal place to grow friendships as well.

Seniors

Many people moved here when the area was first developed and have never left. They and others who relocated after retiring became a large portion of seniors that comprise a substantial block of Campus Commons residents. Social scientists, per author Peter Lovenheim, find neighborhood ties are half as strong as they were in the 50's. An American Society of Aging article by Janice Blanchard cites the plague of loneliness, helplessness and boredom that can lead to functional decline and hasten death of elders. To counteract these debilitating conditions, friends may be the key. 'Crucial to building relationships is an asset-based approach to community development that creates a custom social architecture which builds on individual and group gifts, interests and experience while addressing the challenges and needs of the community and individuals.' (Kretzmann and McKnight, 1993).

Families with Children

Not as visible, but a significant group, are the families that find Campus Commons so convenient. Small children have green spaces, swimming pools and playgrounds to help them develop and thrive. Their needs have a champion in Nepenthe Outreach Committee member, Cheryl Nelson, herself the grandmother of a 3 year old, who has a head full of ideas to delight the kids and a substantial list of those activities are in the planning stages.

Residents Say

Being a beneficiary of the open-armed friendliness of this community, I asked some of my neighbor friends for their opinions

of living here. Gerry said "I have a sense that if I need something, all I have to do is ask my neighborhood friends. That's very reassuring." Judy related that she was asked if she would move back to her former single family neighborhood and says "there's no way that I would give up what I have here in support and friendships." Cheryl noted that the community provides opportunities for all ages to play and learn together and allows for a space where creative interaction between generations can thrive. Bill went further in his satisfaction with life in Nepenthe. "Following a total upheaval in life as I knew it, I moved from our family home of 35 years into Nepenthe, knowing no one. I loved the peace and beautiful surroundings but quickly became lonely. Almost immediately I started attending Saturday morning coffee and started to volunteer and made friends with so many wonderful folks with diverse backgrounds and life experiences which has made my life marvelous."

Not interesting in committing to the committee as a member, but still want to help out occasionally?

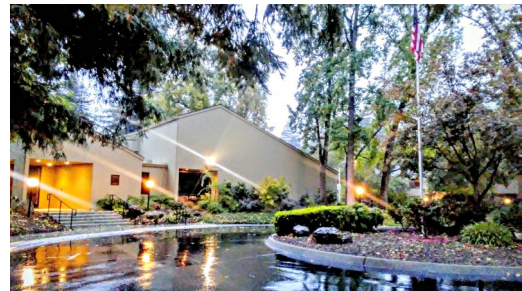
All Help Is Welcome!

Send an email to the Committee Chair, Pam Livingston at PJLRGL@gmail.com. She can go over the upcoming events and opportunities to contribute.

Outreach

The Nepenthe Outreach Committee, newly headed by longtime volunteer, Pam Livingston, is outlining plans to bring residents together to enjoy our beautiful spaces and wonderful neighbors. Besides the informative Homeowner Forums that the committee presents and supports, there are plans for family activities, holiday parties, trips and entertainment opportunities under discussion. Pam Livingston is available for questions about committee membership, volunteering for task force signups and suggestions for the group to consider. She can be reached by email <PJLRGL@gmail.com> or phone 916-802-6361

-Written by Joan Barrett, Outreach Committee Secretary



New Front Door Colors!

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

The Architectural Review Committee has added (8) Eight 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 officially approved these colors at the July Open Session meeting. We will soon have 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.

Spa Repairs: Update

You might have noticed that the repairs at the Dunbarton Spa have taken much longer than expected. As with most projects, some roadblocks can occur while in the process of being completed. In this case, the Spa jets had failed when performing a pressure test. In addition, the water shut off valve, needed to turn off the water in order for the jets to be replaced, also failed by not fully shutting off the water.

Both the faulty valve and the spa jets needed to be repaired before we could move forward with the re-plastering project. Thankfully, those were the only hiccups and the project is now complete!

It does however, take about a week to be properly set and brought back up to the required PH levels. Our dedicated pool technician with Sparkling Clear Pool Service, is working to finalize this step as soon as possible.

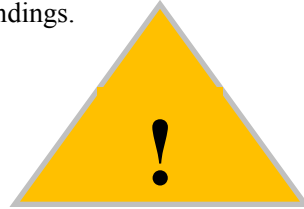
The Dunbarton Spa will be available for use as of **July 15th**. An email announcement will be sent out to all residents once the Spa is fully available to the community.



Photo Credit: Gary Karcz

Safety Concerns

At Nepenthe, your safety and right to enjoy your residence is and always will be our priority. It has recently come to the attention of Management and the Board of Directors, that there has unfortunately been an increase in the number of reported thefts in the area. These reports have been across all of Campus Commons, not just at Nepenthe, and have occurred during the day as well night. For this reason, it is important to remind all residents and homeowners to be vigilant and aware of your surroundings.



- ◆ Be sure to properly secure your home, especially if leaving unoccupied.
- ◆ Take the necessary steps to avoid leaving your garage door open or belongings visible from the outdoors.

We have notified Lyons Security of our concerns and they are making slower patrolling rounds to increase the security presence in the area. While Nepenthe does currently have a patrolling security service, it is important to note the difference in deterring crime by patrolling the area and actively pursuing a criminal. **For the latter, the police department should always be called.**

Your personal safety is of the utmost importance; If you notice suspicious behavior and/or a possible crime taking place, do not hesitate to dial **9-1-1**.

Your community here at Campus Commons and Nepenthe relies on just that... the community. Help your neighbors and your neighborhood by staying proactive and safeguarding yourself as well as your home to the best of your ability.

Green Waste and Trash in the Common Area...

..... Are You Properly Disposing Your Items?

Are you tired of seeing your neighbors put out their Green Waste on Tuesday, knowing you will have to look at it there until the following Monday for pick up? Tired of seeing unwanted items dumped on the street without courtesy or thought to the community?

Yes, we have noticed. Unfortunately, there have been quite a few residents that have dumped their green waste or unwanted belongings without taking their community into consideration. What a shame!

Please help keep Nepenthe beautiful and trash free. Dispose of your unwanted items properly, in your own garbage bin. Or have it hauled away by a private contractor if needed. But placing your trash and debris in the common area or on the street is strictly prohibited and to be blunt, it is extremely discourteous.

Not only is this an eyesore, but the cost to have these extra items removed is a cost your neighbors will unfairly accrue. Let's work together to help prevent this from continuing.

Wait to put your green waste out until Sunday night only. Be sure it is bagged and does not include other trash or dog waste.





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

Christina Romero, Assistant Community Manager, Christina.Romero@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

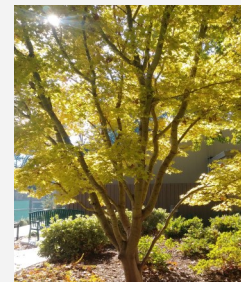
**Insurance, Legal and Safety
Committee**
Chair: Nancy Arndorfer
ILS@nepenthehoa.com

Outreach Committee
Chair: Pam Livingston
Outreach@nepenthehoa.com

Committee Meetings:
Times, dates and locations of
meetings can be found on the
website at
[http://nepenthehoa.com/event-
calendar/](http://nepenthehoa.com/event-calendar/) or on the bulletin
board outside of the
Clubhouse.

Important Reminders

- ♦ Did you know that we have a bike rack in front of the clubhouse? It is available for all residents and is also recommended to use if you or your guests are utilizing the growingly popular rental bicycles. Please be courteous and **do not** store your bike or any rented bike on any light post or in the middle of walkways and sidewalks.



Happy July!

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