



NEPENTHE NEWS

Board Approved 2020 Budget

The Board of Directors has approved the 2020 budget. It will result in a \$19 per month increase in assessments for the coming year. This reflects a 3.6% increase in the operating budget and a 3.2% increase in reserve contributions. The major portion of the increased assessment goes towards the annual federal flood insurance premium, which increased by 6%.

SAVE THE DATE



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Please email slynnsearch@yahoo.com (Cheryl Nelson)		



Letter from the President

As Board President and Grounds Committee Liaison, I am committed to make the changes necessary to achieve needed improvements in our landscape maintenance. I am working closely with the Grounds Co-Chair, Nepenthe management staff and the contractor through the recently established **Grounds Steering Committee** to insure the timely and accurate communication of information and follow-up required to manage 55 acres of landscaped grounds. The greenbelts, walkways, trees, shrubs, and flowering accents are what makes Nepenthe unique in Sacramento.

The management of the Grounds is a three-legged stool: **Nepenthe Management, Contractor and Grounds Committee**. Each entity needs competent leadership; they need to work together as a team which includes a clear understanding of how they are to communicate with each other to accomplish the desired outcome. There was a serious breakdown in this process with the recent resignation of three Nepenthe staff members and the Coast account supervisor.

When I assumed the position of President and Grounds Liaison in June 2019, the Board was faced with addressing a number of issues that led to the deterioration in the ground's maintenance during the past 12 months. In May 2018, the previous landscape contractor chose not to fulfill its contractual obligation through December 2018 and gave a 30-day notice to quit. Our current contractor struggled to meet the challenge of stepping in 5 months earlier than anticipated which coincided with the beginning of the leaf fall season.

The conversion to a drip system that started in 2016, has presented challenges that were not anticipated. New shrubs and trees installed by the previous contractor were not placed near the drip system outlets. Hence, over 400-600 plants/trees died from lack of water. Every Zone walk has identified new and old plants that have needed to be replaced because of irrigation issues.

The weed pre-emergent abatement treatment was not undertaken in early 2019 which resulted in an overwhelming emergent of weeds everywhere this year.

MOVING FORWARD

The **Steering Committee** meets weekly to review: the grounds Scope of Work requirements for Coast, prioritize approved work orders, review contractors progress reports, review zone walk comments, and other issues brought by members of the Grounds Committee.

The recently hired **First Service** management staff (3) are still learning the scope of their responsibilities and how best to effectively communicate with the contractors, committees, homeowners and Board.

The contractors **Coast and Grove** have recently started providing weekly progress reports to the Steering Committee for all Board approved proposals for work.

The **Grounds Committee**, in the coming weeks, will be looking at processes that support the effectiveness of the communication between homeowners, management, and Steering Committee. The Zone Stewards are the "eyes on the ground" and view the grounds through the homeowner's perspective.

These meetings have made it abundantly clear that to continue to blame the landscape maintenance company (currently Coast) for all the perceived landscape issues is simply getting us nowhere. Unless we fix Nepenthe management oversight and how Nepenthe sets its landscape priorities, true long-term improvements are not possible. That is why the Board is working so hard to get it right.

Let's all work together toward successful stewardship of Nepenthe's park like grounds.

Christina George
Board President

Where Your Money Goes

Each year the Board, with input from the finance committee, must approve two budgets for the coming fiscal year. Understanding the nature of these two budgets is key to understanding our finances.

1. The **operating budget** pays recurring expenses such as utilities, insurance, contract management, and grounds maintenance. Costs are projected by using the prior year's expenses, plus estimated increases for the coming year. To offset these expenses, the manager pinpoints areas where savings can be made and adds back future income such as club house rental fees. Past boards have achieved significant savings in the costs of insurance and security, which have served to offset increases in other areas.
2. The **reserve budget** is essentially a savings account, required by law, to pay for the future repair and replacement of our common assets, such as the club house, pools, alleys, private streets, sidewalks, siding, roofing, trees, irrigation systems and equipment. The board bases this budget on our ongoing reserve study, prepared by a professional consultant, who updates the study yearly. This study provides a timeline for projects such as painting, roofing and fence replacement and estimates the cost of maintaining such common assets over the next 30 years. The timeline and estimates of cost are not "guesstimates". Every three years the consultant physically inspects our common area components, from large items like roofs, fences and siding to small items like the refrigerator and ice machine in the kitchen and updates the estimate of their useful life and projected replacement cost. These inspections utilize experts in areas such as roofing and paving, employed by the reserve consultant. In addition, the reserve plan has a built in 3.2% yearly increase designed to build the reserve fund long term to an adequate level. A copy of the reserve study is available for review in the Nepenthe office.

In the past, Nepenthe allowed its reserves to fall below the level needed to complete roofing and siding repairs, which resulted in the 2008 special assessment of \$5000, which created community turmoil and financial hardship for some homeowners. Not wanting a repeat in the future, boards have consistently followed the reserve study recommendations to assure that this will not reoccur.

Residents should view the existing reserves as a common asset. They allow Nepenthe to maintain the quality and value of the whole community. Potential sellers and buyers need to recognize the value of this asset to every homeowner.

History

Tracking the details of the budget prior to FY 2012 is difficult. Records are not on the computer, and paper records not organized. However, an examination of budget data from FY 2012 to date reveals the following:

Between 2012 and 2019, operating expenses increased from \$174.00 per household, per month to \$203.00, a total of \$29.00 or 17%.

The reserve budget increased from \$234.00 to \$298.00. This is a \$64.00 or a 27% increase. However, the majority of this increase results from the 2.3% annual increment to build the fund. Actual expenses grew by only 10% over seven years.

2020 Budget

On October 2, 2019, the board approved the 2020 budget with a monthly assessment of \$519.00 per month per household. This reflects a 3.6% increase in the operating budget and a 3.2% increase in the reserve budget. The operating cost increase primarily reflects higher labor costs, although utilities and insurance also contributed. The increase in reserve allocation results from the built in 3.2% yearly escalation built into the reserve plan.

-Will Vizzard, Treasurer

October Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2019	\$252,632	\$7,072,859
Plus Income	\$2,412,268	
Reserve Investment Income		\$76,118
Contributions to Reserve		\$1,407,928
Accounts Payable	\$221,523	
Prior Year Accounts Payable	(\$26,187)	
Due from Vendor		
Less Operating Expenses	(\$922,684)	
Reserve Funding	(\$1,407,928)	
Reserve Expenditures		(\$535,285)
Ending Balance 8/31/2019	\$529,624	\$8,021,619



Architectural Modifications

The improvements listed were approved by the Board of Directors on October 2nd, 2019.

804 Dunbarton Circle

HVAC Replacement

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.

2320 Swarthmore Drive

HVAC Replacement

Applications are due at the Nepenthe office by the Wednesday prior to the Architectural Committee Meeting.

The Architectural Committee
will next meet on

**Tuesday October 8th, 2019 in the
Clubhouse Lounge at 5:30pm**

"Won't You Meet My Neighbor?"



As I came around a corner shortly after moving to Nepenthe four years ago, I saw two gorgeous women, dressed beautifully, banging loudly on metal pie plates with wooden spoons and laughing with delight. This is not something one sees every day so naturally, I stopped to inquire. Marcia Van Court and Helga Dicker explained through laughter that they were 'discouraging' the turkeys* that roosted in the Deodor Cedar that hovered over Helga's house, bespoiling the pristine patio below and occasionally falling out of the tree onto Helga's roof during the night and creating a racket. These two were, and still are, finding the fun in situations that some may find frustrating and discouraging with humor and a great attitude.

Even if you don't know Helga, the walkers among you have probably noticed her concrete goose, Gertrude, who resides at her front gate. An otherwise ordinary garden goose, Gertrude was a present to Helga years ago and remained fairly unknown until she gained a dresser, Marcia, who remained anonymous for a long time. Gertrude has an extensive wardrobe for every season and occasion that Marcia lovingly crafts outfits for; Christmas, Halloween, spring, fall, Super Bowl, St. Patrick's Day are just a few of the events that Marcia has collected clothing, hats, bows and eyeglasses to commemorate. Residents bring their kids, grandchildren and guests to visit Gertrude and take photos and other homeowners regularly detour to discover the latest outfit that Marcia has devised. All are done with taste and style and never fail to bring a smile.

Marcia moved to Nepenthe in 1997 and met Doug and Helga Dicker as they unpacked to move in in 1998. "The warden is out now", Marcia recalls the late Mr. Dicker saying in a joking/loving manner as she welcomed them to the neighborhood. The two women became fast friends and remain each others support system to this day.

*The turkeys were not discouraged by the only option that was offered to get them to find a new boudoir.



DID YOU KNOW?

The Outreach Committee hosts a coffee social every Saturday from 10:00 AM to 12:00 PM that is open to ALL Campus Commons residents. Please feel free to stop by and enjoy a hot cup of Coffee and an assortment of pastries to start your day!



Important Dates

Architectural Meeting

Nepenthe ClubhouseOctober 8th at 5:30pm

Insurance, Safety and Legal Meeting

Nepenthe ClubhouseOctober 8th at 5:00pm

Grounds Committee Luncheon

Nepenthe Clubhouse.....October 10th at 11:00am

Book Club

Nepenthe Clubhouse.....October 14h at 3:30pm

Outreach Committee Meeting

Nepenthe Clubhouse.....October 16th at 4:00pm

Grounds Committee Meeting

Nepenthe Clubhouse.....October 17th at 3:00pm

Finance Committee Meeting

Clubhouse Library.....October 21st at 4:30pm

Halloween!October 31st

Outreach Halloween Costume Party 4:00pm –6:00pm

Volunteer Highlight of the Month

For 17 years I have been a schoolmarm/docent at the Old Sacramento Schoolhouse Museum in Old Sacramento. The Schoolhouse on Front Street is a replica of the one room schoolhouses that provided education to children in the rural areas of Sacramento in the mid to late 19th century. This one was constructed in 1976 to show today's school children and tourists from Sacramento and from far off countries what life and education were like following the California gold rush.

As a docent, I give 30-45 minute lessons to children who visit on school field trips. These are generally 4th graders studying California history. They visit from local schools and as far away as San Diego. When not teaching classes our volunteers greet walk-in visitors; local tourists to world travelers.

In my second job at the Schoolhouse, I train new volunteers, Schoolmarms and Schoolmasters. If anyone is interested in getting more information, I am available at <dianavizzard@comcast.net> with Schoolhouse in the subject line.



Welcome Emily Luetchford!

First Service has added a new Assistant Manager to the Nepenthe Management team. Emily is a former Realtor, and has brought years of Property Management experience with her from working with HOA's and managing Multifamily residences in San Francisco and the surrounding Bay Area.

Emily and her Husband relocated to Sacramento from the Bay Area in January, and recently added another member to their family by adopting Gus, their Golden Retriever puppy. In her off time, she enjoys traveling, hiking and skiing in Lake Tahoe, attending music festivals, and spending time with her family.

If you have not had the chance to meet Emily, feel free to stop by the club house and introduce yourself. We wish Emily all the best in her new position and are excited to see what great things she will accomplish here at Nepenthe.





"Pets of Nepenthe"



Meet Gus the Golden!

This is our ACM Emily Luechford's Golden Retriever. He is 3 months old and very curious, full of energy, and loves to watch his "Mom" cook.

Do you have a cute furry family member that you want to share with us?

Please submit your pictures to

Emily.Luechford@fsresidential.com

Reminder - Pool Closures & Resurfacing

- ◇ A friendly reminder that all pools are scheduled to be closing after 7 consecutive days of nighttime low temperatures below 45 degrees or no later than **October 31st**.
- ◇ The resurfacing of the lap pool is scheduled to start on the **14th or 15th of October**. The work should take approximately 4 weeks to conclude, and 7 to 10 days once the pool is filled to get the PH balanced. Approximate closed time of 6 weeks.

Pumpkin Pancakes Recipe

INGREDIENTS

2 cups flour
 1/3 cup sugar
 5 teaspoons baking powder
 1 teaspoon salt
 1 teaspoon cinnamon
 1/4 teaspoon cloves
 1/4 teaspoon nutmeg
 1 1/2 cups milk
 2 eggs
 1/2 cup oil
 1 teaspoon vanilla
 1 cup pumpkin puree
 whipped cream pecans, and maple syrup, for topping



- Mix Dry Ingredients – In a large bowl, mix together the flour, sugar, nutmeg, salt, baking powder, cloves and cinnamon.
- Mix Wet Ingredients – Using a smaller bowl, whisk together the milk, oil, eggs, vanilla and pumpkin puree until they are fully blended together.
- Combine & Rest – Pour the wet ingredients into the bowl with the flour mixture and then stir until everything has combined. Once everything is mixed together, let the batter rest for about 5 to 10 minutes.
- Cook – Warm your skillet or pancake griddle to about medium heat before cooking the pumpkin pancake batter. Pour the batter onto the griddle and cook each side for about 3-4 minutes. You'll know it's time to flip when there are large bubbles forming in the batter.
- Toppings – Add whipped cream, nuts, homemade syrup or any of your other favorite toppings and serve.



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 10:00 AM to 2:00 PM

www.NepentheHOA.com

Management Staff:

Dawn Robinson General Manager, Dawn.Robinson@fsresidential.com

Christina Romero Assistant Community Manager, Christina.Romero@fsresidential.com

Emily Luetchford Assistant Community Manager, Emily.Luetchford@fsresidential.com

Nirmal Dhesi, Administrative Assistant, Nirmal.Dhesi@fsresidential.com

FirstService Residential Customer Care Center: 1-800-428-5588

Other Important Contacts:

Lyons Security: 916-844-2912 (For leaving messages only) or
www.SacramentoSecurityCompany.com

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:

Christina George, President, President@Nepenthehoa.com 916-921-2793

Linda Cook, Vice President, Vicepresident@Nepenthehoa.com 916-847-8996

Jan Summers, Secretary, Secretary@Nepenthehoa.com, 916-712-2957

Will Vizzard, Treasurer, Treasurer@Nepenthehoa.com, 916-923-9308

Greg Beale, Member at Large, Director@Nepenthehoa.com, 916-993-9538

Committees

Quick Reminders

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

Finance Committee

Chair: Joan Haradon

Grounds Committee

Chair: Joan Haradon

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer

Outreach Committee

Chair: Pam Livingston

- Daylight Savings time ends on Sunday November 3rd, next month. Be sure to mark your calendars and set your clocks backwards 1 hour.
- It is officially fire season, so check your batteries in your smoke detectors.
- The Orange notices placed inside of your trash cans are simply a violation courtesy notice.