

# December 2019

## HAPPY HOLIDAYS!!

You are invited to  
**Nepenthe's Annual  
Holiday Party!**

Nepenthe Clubhouse

December 12th from 5:00 to 8:00 PM



# NEPENTHE NEWS

### Christmas Tree Pick Up

Coast will be picking up your

Christmas trees

for free on Monday January 6th 2020.

On Sunday evening, January 5th, pull

your trees out to the alley and street

like you do with any other green

waste and it will be picked up

Monday January 6th.



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## October 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>3,014,279</b>	
Accounts Payable	270,357	
Pending Reserve Expense		
Reserve Investment Income		103,321
Contributions to Reserve		1,759,910
<b>Less Operating Expenses</b>	<b>(1,275,729)</b>	
Reserve Funding	(1,759,910)	
Reserve Expenditures		(671,764)
<b>Ending Balance</b>	<b>461,707</b>	<b>8,331,161</b>

## October Budget Report

Actual year-to-date income of \$3,014,278.80 versus year-to-date budgeted income of \$2,999,090.00 produced a positive variance of \$15,188.80.

Actual year-to-date operating expenses and reserve contribution of \$3,035,638.85 versus year-to-date budgeted expenses of \$2,999,090.00.00 produced a negative year-to-date operating expenses variance of -\$36,548.85

## Approved Architectural Modifications

The improvements listed were approved by the Board of Directors on

December 4th, 2019

(Some applications may have partial approval) 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 December 10th, 2019 in the  
Clubhouse Lounge at 5:30pm**

Address	Application
1109 Dunbarton	Handrail and Water Heater
1104 Dunbarton	HVAC
1207 Vanderbilt	Patio Hardscape
2265 Swarthmore	Fence Relocation
718 Elmhurst	Windows
901 Elmhurst	Fence/Gate
712 Dunbarton	Windows and Solar Tubes

# Reminders for the Community!

## **Landscape:**

Please remember Nepenthe is responsible for all landscaping in the Common Area. Homeowners may not plant anything in the Common Area without Board approval. Also homeowners may not mow, prune, water (except as necessitated by drought with instruction from the Association), fertilize or otherwise cultivate in the Common Area.

## **Guests of Residents:**

Guests must adhere to all rules applicable to Owners and Residents plus the following rules that pertain specifically to them. Guests must be accompanied by resident when using the amenities. Long term guests, such as house sitters, may use the amenities independently if the resident provides a note to management in advance. No more than (3) guests per homeowner in any of the tennis and pickleball courts.

## **Holiday Decorations:**

Members may place seasonal holiday decorations (from the weekend before Thanksgiving until January 7) on the immediate front entrance, garage door surrounds, gutters, alley ways, including shrubs, bushes, and trees immediately adjoining a Member's property to a maximum height of fifteen feet. Members are unrestricted in placing holiday decorations in the interior of their property visible to the exterior. Decorations may not be placed upon roofs, and no person shall access the roof for installation. As always, please be safe!!

## **Parking:**

Please take time to review the Community Rules for parking on private streets. As you welcome guests into your home for the holidays, please remember to get a parking pass for them. This can easily be done online through [nepenthe.parkingattendant.com](http://nepenthe.parkingattendant.com). You will need your 4 digit code from the office. Please call the office at 916-929-8380 and we will be happy to assist you. This only applies to those of you that live on the private streets.

# **LANDSCAPE APPROVED PROPOSALS!**

12/04/2019

## **COAST LANDSCAPE PROPOSALS APPROVED**

Proposals from Coast Landscape:

**\*\*Zone 1 Tree Replacements**

Proposal # 46893-46 \$4320.00

**\*\*Zone 2b 2247-2251 Swarthmore**

Proposal # 46893-47 \$475.00

**\*\*Zone 5 Remediation**

Proposal # 46893-48 \$4832.00

**\*\*Zone 6b Remediation**

Proposal # 46893-49 \$6701.00

**\*\*Zone 7 Remediation**

Proposal # 46893-50 \$8265.00

### **Attention!!!**

Volunteers are needed for the  
Finance Committee.

If you are interested in volunteering on a committee,  
please contact the office for an application.

### **CONGRATULATIONS !!**

To Steve Huffman, who has been  
appointed as the new  
Chair of Grounds Committee .



# Veterans Day Reception



On Veterans Day the Nepenthe Outreach Committee sponsored an event to recognize and honor all service veterans.

Wonderful food and drink were provided, and a touching program was enjoyed by the many attendees. As a bonus, there was an Opportunity Drawing for items that had been donated by residents and Nepenthe vendors.

The drawing raised \$270 which was donated to the Wounded Warriors Project.

Thank you to our vendors and residents for their charitable donations

- Coast Landscaping
- Grove Total Tree Care
- Progressive Paint
- Augius & Terry
- Farmers Insurance
  - JWS
- Judy Brewington
  - Joe Bender
  - Ducky







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

### **Management Staff:**

Dawn Robinson General Manager, [Dawn.Robinson@fsresidential.com](mailto:Dawn.Robinson@fsresidential.com)

Christina Romero Assistant Community Manager, [Christina.Romero@fsresidential.com](mailto:Christina.Romero@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:**

**Lyons Security: 916-844-2912 (For leaving messages only) or**  
[www.SacramentoSecurityCompany.com](http://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](mailto:President@Nepenthehoa.com)

Linda Cook, Vice President, [Vicepresident@Nepenthehoa.com](mailto:Vicepresident@Nepenthehoa.com)

Jan Summers, Secretary, [Secretary@Nepenthehoa.com](mailto:Secretary@Nepenthehoa.com)

Will Vizzard, Treasurer, [Treasurer@Nepenthehoa.com](mailto:Treasurer@Nepenthehoa.com)

Greg Beale, Member at Large, [Director@Nepenthehoa.com](mailto:Director@Nepenthehoa.com)

## **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

#### **Finance Committee**

Chair: OPEN

#### **Grounds Committee**

Chair: Steve Huffman

#### **Insurance, Legal and Safety Committee**

Chair: Nancy Arndorfer

#### **Outreach Committee**

Chair: Pam Livingston

## **Important Dates**

- ♦ **Insurance, Safety and Legal Committee Meeting 12/10/2019 at 5:00 PM**
- ♦ **Architectural Review Committee Meeting 12/10/2019 at 5:30 PM**
- ♦ **Grounds Committee Meeting 12/19/2019 at 3:00 PM**
- ♦ **In observance of the Christmas holiday, the clubhouse office will be CLOSED on Christmas Eve and Christmas Day  
Dec. 24th and Dec. 25th**
- ♦ **In observance of New Years the clubhouse office will be CLOSED New Years' Eve and New Years' Day  
Dec. 31st and January 1st**