

**NEPENTHE ASSOCIATION
BOARD OF DIRECTORS MEETING**

March 2, 2016 5:30 PM

Nepenthe Clubhouse | 1131 Commons Drive | Sacramento, CA 95825

WELCOME

Thank you for attending. This is a business meeting, open to members of the Nepenthe Association and guests of the Board. The primary purpose of the meeting is to ensure that the Association is meeting its responsibility to maintain the property and to serve homeowners.

Members may comment or ask questions about any agenda item during the two homeowner forums (Items V and IX). Please address all comments or questions to the chair. The Board will be unable to accept comments or questions from the floor during its deliberations.

Two three-ring binders with supporting documentation for agenda items are available in the room for homeowner use. Please share them. The packets are always available in the office at least four days prior to Board meetings.

Please silence all electronic devices. These proceedings may be recorded to assist with the preparation of minutes. The Board appreciates your cooperation.

OPEN SESSION AGENDA

I. CALL TO ORDER

Present	Arrival	Board Member	Positon	Departure
		Ivan Gennis	President	
		Steve Huffman	Vice President	
		Marcia Britton-Gray	Secretary	
		Will Vizzard	Treasurer	
		Pamela Zanze	Member at Large	

II. ANNOUNCEMENTS

- a. **Executive Session Disclosure:** In accordance with Civil Code Section 4935(a), the Board met in Executive Session on February 3, 2016 in order to consider matters relating to personnel, member discipline, legal matters and the formation of third-party contracts.
- b. **General Announcements from the Board**

III. COMMITTEE REPORTS

- a. **Architectural Review Committee** **Pages 6-7**
- b. **Election Committee**
- c. **Finance Committee** **Page 8**

- d. Grounds Committee..... Pages 9-10
- e. Insurance, Legal and Safety Committee
- f. Nominating Committee
- g. Outreach Committee Pages 11
- h. Social Committee
- IV. MANAGEMENT REPORTS
 - a. Operations Report Pages 12-13
 - b. Master Calendar Report Pages 14
 - c. Report on Survey Results Pages 15-25
- V. HOMEOWNER CORRESPONDENCE..... Pages 26-27

VI. HOMEOWNER FORUM

In accordance with California Civil Code Section 4920(a), the Association must post or distribute the agenda for Regular Session Meetings no fewer than four (4) days prior to a Regular Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board and/or Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code 4925(b), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

- VII. CONSENT CALENDAR** In an effort to expedite the Board meetings, Management has placed several business items on a Consent Calendar. Please review the items prior to the meeting so that you may have your questions answered in advance. Action required: Board Resolution.
Proposed Resolution: The Board approves Consent Calendar items A to D as presented.

Begin Consent Calendar

- a. **Approval of Minutes February 3, 2016 Open Session..... Pages 28-33**
 Proposed Resolution: The Open Session minutes dated January 6, 2016 are approved as presented.
- b. **Financial Statement: January 2016 Separate Packet**
 Proposed Resolution: The Board accepts the January 2016 interim financial reports and bank reconciliations as presented, subject to annual review. The report reflects a positive year to date variance of \$\$26, 427 and reserve funding of \$164,949 compared to the reserve funding budget of \$163,766. The reserves are funded through January 2016. The Association has \$292,552 in operating funds, which represents 1.1 months of budgeted expenses and reserve contributions. The Association has \$4,933,117 in reserve funds.
- c. **Applications for Committee Membership**

Proposed Resolution: The Board appoints Diane Mortimore, Grounds Committee, Connie Henderson, Outreach Committee, M.J. Lindgren, Outreach Committee and Ken Gromacki, Outreach Committee, all members in good standing, to serve on the selected Committees. Their applications have been received and reviewed by management and all have agreed to abide by the Conflict of Interest Policy.

d. Lien Resolution:Page 34

Per the enclosed Resolution dated January 15, 2016, Management is requesting authorization to place liens on the following accounts should the delinquent assessments not be paid within the time period established in the Intent-to-Lien letter.

Account Number	Past Due Amount
2378-02	\$897.00

e. Architectural Applications Pages 35-39

The Architectural Review Committee met on February 13, 2016 to review the enclosed applications. The committee recommends approval of these applications.
Proposed Resolution: The Board approves/denies the applications as recommended by the committee.

Address	Application for
700 Elmhurst Circle	Air Conditioner/Heat Pump Replacement
1406 Commons Drive	Window Replacement
1406 Commons Drive	Patio door replacement

Architectural Committee did not vote on the following applications:

Address	Application for
812 Dunbarton Circle	Installation of Handrails

Architectural Application emergency approval from ARC Committee

Address	Application for
1000 Dunbarton Circle	Retractable Awning

<i>End Consent Calendar</i>

VIII. UNFINISHED BUSINESS-

a. Revision of Fines Schedule

The Board of Directors published a revision of the Fines Schedule for the purpose of fining owners who proceed with architectural improvements without first obtaining approval and will vote to adopt the revision. No comments have been received from the membership.

Action Required: Board resolution

Proposed Resolution: In accordance with California Civil Code Section 4360 (a), the Board approves the proposed revised Fines Schedule and directs Management to distribute the rule change to the membership.

b. Appoint Ad Hoc Committee for Evaluation of Options Regarding the University Avenue Lots

Action Required: Board discussion and possible resolution

Proposed Resolution: The Board appoints Director Vizzard to chair an ad hoc committee to evaluate options for use of lot on University Ave. and report to the Board including potential costs and benefits of each option. Members of the committee to be appointed at the next open session of the Board.

IX. NEW BUSINESS

a. Urgent Tree Removal.....Pages 40-44

Management has obtained a bid for the removal of three trees in the community. These trees were noted to be causing significant damage to the water lines as well as the concrete repair being completed by James E. Williams. The arborist was consulted and recommended immediate removal. The trees have been posted for removal. No comments have been received to date concerning this proposed removal. Please also see the enclosed photos of damage caused by trees.

Action Required: Board Resolution

Proposed resolution: The Board approves the proposal from The Grove in the amount of \$3,720.00 to be paid from the reserve allocation for tree removals which has a remaining 2016 allocation of \$54,000 +/-.

b. Permanent Pickleball Courts

The homeowners who have driven the interest in the sport are requesting that permanent Pickleball courts be created on the location of the two existing temporary courts and that two more courts be created over the existing tennis court immediately west of the existing Pickleball courts.

Action Required: Discussion item only.

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- XI. NEXT MEETING:** Wednesday, April 6, 2016 at 5:30 pm in the Nepenthe clubhouse
- XII. ADJOURN**

NEPENTHE ARCHITECTURAL COMMITTEE MINUTES
Saturday, February 13, 2016 at 9:00 pm in Clubhouse

Members present: Kenneth Luttrell, Chair; David Thomas, Alan Watters.

Present: Steve Huffman - Board liaison; Pamela Livingston

A. Welcome and Opening Remarks.

B.1. Homeowner requests not voted on:

1. **812 Dunbarton Circle** – John and Pat Bloomer – Install handrail at front entry, which is the gate in the fenced patio in this 2300 model home. There are steps in the walkway and the ground slopes down. Applicant's drawing appears to show a curving handrail running from the fence and the stoop to the street. The drawing and information are incomplete. A.R.C. had earlier asked for a drawing of the handrail (in keeping with Nepenthe's approved specifications for handrail) from the contractor James E. Williams. David Thomas sketched a suggested simpler design in which the handrail could be straight and not angled or curved.

B.2. Homeowner Requests Recommended to be Approved. (With conditions if so noted.)

1. **700 Elmhurst Circle** – Kelly Cole – In this 2300 model, replacement of HVAC system with a Carrier 3-ton 16 SEER split-horizontal system gas furnace 80% AFUE and air conditioning Puron condensing unit: The outdoor condenser unit will be in the same location as the current, outside the garage (on the small fenced patio side, next to 702 Elmhurst) on the south exposure. Install a new gas line from meter to north side wall (adjacent to Elmhurst Cir.) of garage, 12 inches above grade; gas line is to run inside garage up to furnace in attic. Clarke & Rush is to be the contractor. **Approved with Conditions:** "Recommend approval contingent on applicant re-using the existing refrigerant lines or installing new lines inside the building wall [underneath the siding]. No exterior fluid or power lines permitted."
2. **1406 Commons Dr.** – Gary and Gloria Ransom – Replace windows in this 4000F Model: replace 6 windows using Amerimax's vinyl-framed Craftsman Portrait Series sliding windows by contractor Luxem Design. Exterior color to be "Bronze." **Approval Recommended.**

3. **1406 Commons Dr.** – Gary and Gloria Ransom – Replace patio doors in this 4000F Model: replace 2 patio doors using Amerimax’s vinyl-framed New Horizons Series patio doors via contractor Luxem Design. Exterior color to be “Bronze.” **Approval Recommended.**

B.2.A. Homeowner Requests Already Approved. None.

B.3. Homeowner Requests Not Approved: None.

C. Approval of Minutes: done via email.

D. Reviewed Non-Compliance Notices from Homeowners. None.

F. Old Business: none.

G. New Business:

Discussion of the Drafted Fine schedule to be placed before the Board for approval at next board meeting. Discussion of handrails community-wide.

H. Next meeting. Saturday, March 12, 2016, 2:00 P.M. in the Clubhouse. The committee agreed to move the hour of the meeting. The next A.R.C. preparation meeting, if necessary, is scheduled for Monday, March 7, 2016, 5:00 P.M. in the Clubhouse.

Respectfully submitted, Alan Watters, A.R.C. secretary

Nepenthe Homeowners Association

Finance Committee

Minutes of January 25, 2016

Attendees: Ken Butler, Chair; John Baker, Member; Joan Haradon, Member; Bettsi Ledesma, HOA Manager

1. Approved Minutes of December 15, 2015
2. Next meeting is scheduled for Monday, February 22, 2016, 3:00 pm.
3. Committee to review Wells Fargo Investments portfolio at next meeting.
4. Bettsi explained the methodology of the Year-End 2015 Reserve Expense Report
5. Bettsi agreed to send committee members a copy of Monthly Financial Statement.

**NEPENTHE ASSOCIATION
GROUNDS COMMITTEE MEETING**

February 11, 2016 3:00 PM

Dunbarton Cabana | 150 Dunbarton Circle | Sacramento, CA 95825

MINUTES

Attendees:

Pam Livingston, Don Landsittel, Bettsi Ledesma (General Manager), Elsa Morrison, Diana Vizzard, Steve Harris, Ivan Gennis (Board President), Liza Tafoya, Grace Long, Diane Luttrell, Kathy Waugh, Pam Sechrist

Absent:

Pam Zanze (Board Liaison), George Procida (GP Landscape), Marty Henderson, Bob Emslie, Cheryl Summers,

Guests:

Diana Mortimore, Lynn Livingston

Handouts:

- February 2016 Grounds Committee Meeting Agenda
- 2016 Grounds Committee Roster
- Campus Commons Maps with Nepenthe Zones Identified
 - Maps of each zone
- (Nepenthe) Standards and Practices for Committees
- 2016 Zone Walks (schedule)
- Nepenthe Landscape Schedule 2016
- 2016 Nepenthe (Volunteer) Committee Applications

- I. Meeting called to order at ~3:10 by Pam Livingston
- II. Home Owners Requests -- none
- III. General Manager, Bettsi Ledesma's Report
 - a. Grounds crew appreciation luncheon scheduled of Dunbarton Cabana, February 17, 2016 at noon
 - b. Water Wise Nepenthe scheduled for April 2, 2016 at 12:00PM to 3:00PM – demonstrations and discussions – all Nepenthe are welcome
 - c. Progress Reports:
 - i. Irrigation progress – in process
 - ii. Tree Trimming - Arborwell – complete as of this date
 - iii. Tree Removal – New cutting approved (9 Trees) The Grove - \$2905 approved by Board of Directors – to begin February 15, 2016.
 - iv. Roof Cleaning – continuing
 - v. Concrete (Replacement) Work – to begin February 15, 2016. Hand rails to be repaired as necessary
 - vi. Zone 1 steps – repairs completed (Zone One Stewards to do final check)
 - vii. Zone Walks – Procedures –

1. Zone Stewards are to pre-walk prior to Zone Walk using Zone maps distributed to identify issues to be addresses during the formal Zone Walk with Bettsi Ledesma and George Procida
- viii. New Trees – New locations are being developed. All Committee members to suggest locations for new trees
- ix. Planting Project – Islands – To meet Sacramento “River Friendly Plantings” goals. 14 islands within Nepenthe – various kinds/designs. GP Landscaping are preparing some sample drawings.

IV. Other discussions:

- a. Access from University to Nepenthe to be investigated/reviewed to consider possible actions. Concern is for locations currently being used as passageways where no passageways were originally intended. Purpose is to reduce non-resident use of Nepenthe.
- b. Grounds crews not thoroughly cleaning under shrubbery.
- c. Grounds crews should be reminded that care is required around new ground cover etc. to avoid pulling up new plantings.
- d. Turkey survey results are available and can be reviewed at the Clubhouse.

V. Requests for the Board of Directors -- none

VI. Meeting adjourned ~ 4:30PM

Next Grounds Committee meeting scheduled for March 10, 2016 at 3:00PM at Dunbarton Cabana.

D.A. Landsittel
02/22/2016

Outreach Committee Minutes

February 10, 2065 – 6 PM

In Attendance – Gerry Gelfand, Kathleen Montgomery, Pam Livingston and prospective member

Connie Henderson

Board Liaison –

Minutes of January meeting were approved.

There is nothing new to report on the website.

The Board approved the combination of the Outreach and Social Committees. Social to be a subcommittee of the Outreach and will continue the large events such as the Jazz by the Pool.

Gerry introduced a Master Calendar for the committee so that we can see the upcoming events more clearly and can plan accordingly.

Linda Cook sent a Planner/Organizer for the Cinco de Mayo event so that we can develop plans and volunteers for the date. Kathleen offered to create crepe paper flowers for decorations. Other Mexican items can be used for décor

Kathleen also has music and a speaker for the evening

We will look into getting a “margarita man” or similar. It was suggested that we also have “virgin” drinks available. Wine and soft drinks

We will need tickets for pre-sale and to use for the “free drink”

Adjourned at 6:45

Adjourn 6:45

Nepenthe Association

Management Report - March 2, 2016

1 COMMUNICATION

The Nepenthe News was last published on February 5, 2016. The next newsletter will be published on March 4, 2016. Topics to be covered are:

- President's Report
- Manager's Report
- Cinco De Mayo Save the Date
- Results of Turkey Relocation Survey
- Seal Coating Coming Soon

After last month's Board meeting and based on the discussion started in response to last month's homeowner correspondence, we published a survey to gauge homeowner opinion on whether a plan might be necessary to reduce the turkey population. The results of the survey are in favor of no action at this time. The complete survey results are enclosed with this report. Letters received on this matter are also enclosed in the Board packet.

2 FACILITIES

The following are status updates on various facilities projects:

- Phase II Siding and Fencing Repair and Painting is in process. President Gennis has approved 2 change orders since last Board Meeting. All change orders are first inspected and recommended for approval by Facility Coordinator, Roger Work. The total amount of change orders to date is \$58,693.35.
- James E. Williams & Son, Inc. has started Concrete Repairs throughout the community. This work is estimated to be completed by March 15th.
- Management conducted a bidder's walk for asphalt seal coating. Both private streets and all alleys are scheduled to receive seal coats this year. We anticipate that this major project will take place in June and will take 5-6 days to complete. Bids are due March 28th.
- The sauna in the Dunbarton Cabana is still non-operable. Management is finding difficulty locating a Certified Contractor, but will continue to work on this project.
- The pools were serviced on schedule. Service occurs three to five days each week and includes all pools and spas.
- Sparkling Clear Pool Service has ordered the Pentair filters and will be installing them this month.
- The janitorial service performed all regular scheduled cleanings which include cleaning the clubhouse, the Dunbarton cabana restrooms and sauna and the Elmhurst cabana service restroom five days per week.

- 43 work orders were generated for Roger Work since the last meeting. 35 work orders were closed during the same period.

3 GROUNDS

Since the last Board meeting on February 3, 2016 management has conducted landscape walks on the following dates:

- 2/5/2016, Zone 4, Attended by Bettsi Ledesma, General Manager; George Procida, GP Landscape; Don Landsittel, Zone Steward. Extra work: \$1, 806.00.
- 2/12/2016, Zone 5, Attended by Crystle Rhine, ACM; Jay, GP Landscape; Pam Sechrist, Zone Steward. Extra work: \$717.00.
- 2/19/2016, Zone 6, Attended by Bettsi Ledesma, General Manager; George Procida, GP Landscape; Kathy Waugh, Zone Steward, Diana Mortimore, homeowner and Pam Livingston, Grounds Chair. Extra work \$3,538.75.

The walk notes showing photographs of all extra work are filed in a binder in my office- Board members and homeowners interested in reviewing the walk notes are always welcome to do so.

An irrigation pipe needed repair at 1025 Vanderbilt. This pipe was damaged by a Liquidambar with an aggressive root system. The repair was expensive at \$1,200 and required turning off the water to all residents on Elmhurst Circle for 6 hours on February 24th. There are a number of valves and backflows at this location. We are asking the Board to authorize removal of this tree to avoid more of these types of costly repairs.

GP has been issued 11 work orders since the last report. 8 work orders have been completed and closed during that time period.

4 FINANCIAL

Just a couple of notes on Reserve Expenses in January:

- Pruning from Fall 2015 was paid in January GL Code N23282.
- GL Code N23275 includes concrete cutting for \$15,901, Zone 1 wooden porch surrounds for \$5,554.75 and December landscape extra work for \$10,953.

5 GOVERNANCE

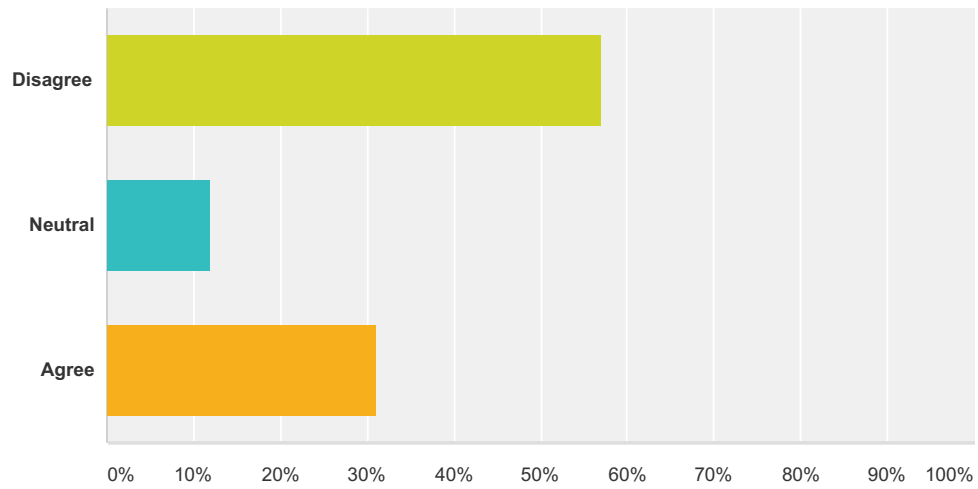
- **Violations:** There were 6 violations of the governing documents cited since the last Board meeting.
 - 1 Trim Patio Trees
 - 2 Common Area Encroachment
 - 3 Improperly Parked
- **Courtesy Patrol:** Since the last Board meeting, there were a total of 11 violation notices placed on vehicles in the community. There were no vehicles towed during this time.

March 2, 2016 Master Calendar Report

2/3	Board Meetings: Closed 3:30 PM, Open 5:30 PM	2/3
2/5	Nepenthe News published	2/5
2/9	Seal Coat Bidders' Walk	2/23
2/11	Grounds Committee meeting 3:00 PM	2/11
2/13	ARC meeting 9:00 AM	2/13
2/15	Minimal Staffing in Office for President's Day	2/15
2/22	Committee Minutes due in management office	2/22
2/22	Lock in agendas for Board meetings	2/25
2/23	Finance Committee meeting 3:00 PM	2/23
2/26	Manager posts agenda and distributes Board packets	
2/26	Phase III Inspection Reports due	
2/26	Publish RFP for Phase III Construction and Painting	
3/1	Election Committee organizational meeting	
3/1	Pool contractor to inform management of any equipment needs for the pool season	
3/2	Board Meetings: Closed 4:00 PM, Open 5:30 PM	
3/3	Bidders' walk for Phase III	
3/4	Manager to post candidate statements on websites	
3/4	Nepenthe News published- Slate of Candidates, Candidates' Forum, Election timeline, Private Street Clean up Event	
3/10	Grounds Committee meeting 3:00 PM	
3/12	ARC meeting 9:00 AM	
3/16	Outreach committee meeting 6:00 PM	
3/18	Call Republic to order dumpsters for private street clean up event April 11-18	
3/21	Manager to mail hearing notices to delinquent owners	
3/23	Board President to sign tax returns	
3/24	Phase III Proposals due	
3/25	Good Friday: Office closes at noon	
3/28	Committee Minutes due in management office	
3/28	Lock in agendas for Board meetings- 1) DQ hearings 2) Seal Coat bids 3) Phase III bids 4) Accept Annual Review by CPA 5) Slate of Candidates (need statements and photos) 6) Risk Assessment Report by agent	
3/29	Finance Committee meeting 3:00 PM	
4/1	Manager posts agenda and distributes Board packets	
4/6	Board Meetings: Closed 4:00 PM, Open 5:30 PM	

Q1 Having a plan for reducing the turkey population is necessary.

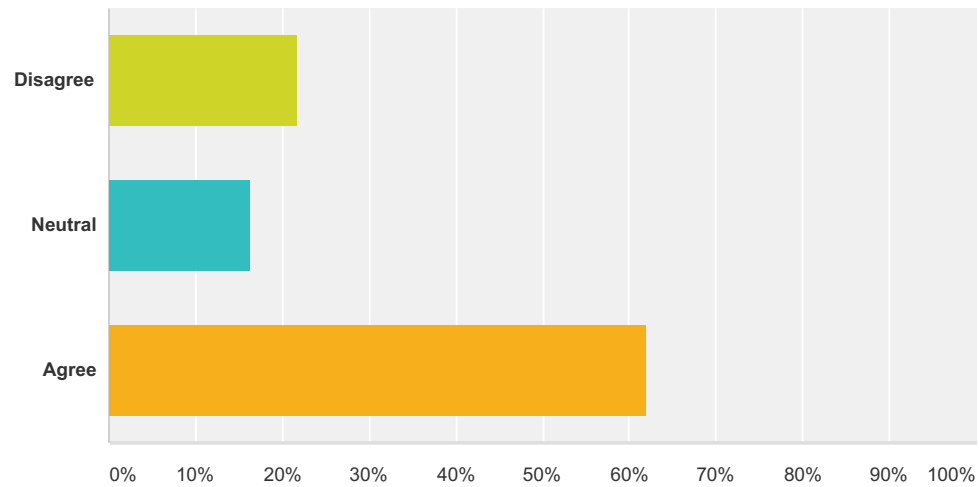
Answered: 321 Skipped: 12



Answer Choices	Responses
Disagree	57.01% 183
Neutral	11.84% 38
Agree	31.15% 100
Total	321

Q2 The turkey population in Nepenthe should be protected and preserved.

Answered: 313 Skipped: 20



Answer Choices	Responses
Disagree	21.73% 68
Neutral	16.29% 51
Agree	61.98% 194
Total	313

Q3 What else would you like to tell the Board of Directors related to this topic?

Answered: 241 Skipped: 92

#	Responses	Date
1	The turkeys are fine	2/24/2016 8:28 PM
2	Don't mess with the wildlife; it lives here.	2/17/2016 3:38 PM
3	First of all, trappers do not relocate turkeys, they kill them. Turkeys were removed in Campus Commons a couple of years ago, new ones from the river took their place almost immediately. No village board ever admitted to having initiated the removal and a lot of residents were angry.	2/17/2016 3:29 PM
4	Get people to stop feeding turkeys. They are wild animals and can find food; feeding them encourages them to associated people with food and to hang around doorways.	2/16/2016 4:45 PM
5	What prob lems are they causing? Are they costing money? Destroying property?	2/15/2016 5:33 PM
6	I love seeing the turkeys and other animals in Nepenthe	2/15/2016 1:24 PM
7	Number of turkeys is increasing every year. Not yet a nuisance, but getting there fast. Population may have to controlled humanely in near future, and I would change my vote from neutral to agree on that question.	2/15/2016 12:56 PM
8	Turkey population is much too high and needs reduction asap ! Thanks !	2/15/2016 8:51 AM
9	Don't mess with the turkeys. You have no idea what they're capable of.	2/13/2016 5:47 PM
10	I feel physically threatened by the turkey presence in my neighborhood.	2/13/2016 3:54 PM
11	It'll be a crap shoot whatever we decide. You can't please everybody!	2/13/2016 12:58 PM
12	The turkeys had charm and delight to the neighborhood. They are not a nuisance. Please keep them as they add so much to the neighborhood.	2/12/2016 7:48 PM
13	Residents must stop feeding wildlife.	2/12/2016 7:11 AM
14	We couls save the expense of "relocating" the turkeys by contracting with a farmer who raises turkeys. In return for removing the turkeys he could keep the meat.	2/11/2016 8:58 PM
15	They bring great joy to me. They congregate in the redwood fgrove in fron of my house on Swarthmore and I love to watch their antics. They are really interesting characters. Did you know, "Ben Franklin wanted to name them the National Bird" This is true.	2/11/2016 1:28 PM
16	Keep the turkeys. Leave them alone. Often I'd rather have the turkeys than so many yippy dogs. I agree we should not feed any wildlife or leave food on patios for our own pets--draws skunks, rats etc. But the turkeys belong here. I love it when they gather in the street and make our speeders slow down. Let's get a plan to relocate those fast drivers who run stop signs.	2/11/2016 7:40 AM
17	Leave the turkeys alone.	2/10/2016 8:32 PM
18	The Turkeys don't just wander in Npenthe.	2/10/2016 7:22 PM
19	We have seen in Yellowstone National Park that making a 'simple' change causes many unforeseen consequences. Once the wolves were reintroduced the river even changed. So, no, don't change the turkey population. Leave them alone, they're serving many purposes, including traffic calming.	2/10/2016 6:10 PM
20	Leave them alone. The turkeys hurt no one.	2/10/2016 2:30 PM
21	I enjoy having mascots around unless they pose some sort of health issue.	2/10/2016 1:05 PM
22	Simply, I agree with the implication that it's desiraeable to have some of these birds around, but probably not more than a dozen or so.	2/10/2016 11:21 AM
23	Yes, having a general plan for the size of the turkey population that the community can/should reasonable support makes sense. Thank you for allowing us to contribute to the process in this way. (Lynette Lee - 1143 Vanderbilt Way)	2/10/2016 11:20 AM
24	The turkeys should be protected.	2/10/2016 8:02 AM

25	They are not harming anyone and not causing any damage that I am aware of. A nice reminder of the beautiful wildlife around us.	2/10/2016 6:54 AM
26	Preserve but protect against overpopulation using humane methods such as capture and release into the wild.	2/9/2016 9:00 PM
27	The turkeys are a unique asset to the neighborhood and generally mind their own business. Leave them be!	2/9/2016 8:09 PM
28	The few homeowners that take issue should strongly consider moving. The turkeys have been here long before this community has. This is the same as someone buying a home next to a dairy farm, then demanding the farm to close because of the smell. The few complainers do not speak for the rest of us. Also, Campus Commons should be notified or consulted before such actions are taken or even considered. Shame on Nepenthe!	2/9/2016 7:55 PM
29	The turkeys belong in our community! I am appalled that a few homeowners have complained about them, suggesting they be removed from our neighborhood. Those individuals should consider relocating themselves.	2/9/2016 7:47 PM
30	The turkey population pose no threat to the community.	2/9/2016 5:50 PM
31	leave the turkeys alone	2/9/2016 5:18 PM
32	I think the turkeys are a welcome sight in our complex and I haven't had any problem with them beking in our area.	2/9/2016 5:11 PM
33	The turkeys are among the joys of living in Nepenthe. We are privileged that they "let" us live here, too. Let them be.	2/9/2016 3:10 PM
34	You need to let the other villages in this area have input	2/9/2016 2:57 PM
35	na	2/9/2016 2:40 PM
36	The grandkids enjoy watching these "residents of the neighborhood	2/9/2016 2:28 PM
37	I love our Turkeys at University Ave. Please do NOT relocate them!	2/9/2016 2:23 PM
38	I love the turkeys. My sightings don't seem to indicate over population at this point.	2/9/2016 1:48 PM
39	Granted I agree that there are a lot turkeys but what harm do they do? If nothing then leave them alone and spend the money on more important issue like security.	2/9/2016 12:57 PM
40	It is relaxing to see them walking around, No danger. Department of Dish and WILDLIFE is O for advice.	2/9/2016 12:35 PM
41	The very most special aspect of Nepenthe is the way we live with nature We are so lucky to have wildlife around us! Populations naturally wax and wane over the years. We've seen it with skunks and coyotes. Now we seem to have a surfeit of turkeys but eventually a turkey sighting will be a rare and special event, In the meantime I suggest we try to cultivate an appreciation for that which is not made -- or controlled -- by man. We truly are blessed to be observers of the wider world during the short time we can.	2/9/2016 11:23 AM
42	It is a surprise and thrill to see them. It also slows traffic down.	2/9/2016 11:02 AM
43	Unless the population is causing environmental damage, I do not believe it should be necessary to relocate them.	2/9/2016 10:19 AM
44	Stop!!! You have no legal right to relocate turkeys. They are wild animals. Next you will want to move the song birds because they make noise.	2/9/2016 9:23 AM
45	The turkeys are a part of our community, and should stay. Turkeys have been part of our country from before the Revolutionary War. Please do everything you can to preserve this wonderfully unique aspect of Nepenthe. Thank you very much for your consideration.	2/9/2016 9:10 AM
46	Please leave them alone.	2/9/2016 8:24 AM
47	Relocate; too many!	2/9/2016 8:02 AM
48	As wild animals go, turkeys seem pretty harmless. Now if we were talking about skunks or coyote, an entirely different matter. For all we know, the turkeys might be keeping them away.	2/9/2016 7:03 AM
49	Turkey droppings create unsanitary mess on pavements. The turkeys must be a nuisance to homeowners next or near trees where the turkeys roost overnight and may adversely affect the value of those properties.	2/9/2016 6:40 AM
50	can we just shoot em?	2/9/2016 6:27 AM
51	I think it's part of the charm of where we choose to live	2/9/2016 5:35 AM
52	What is best for Nepenthe.	2/9/2016 3:51 AM
53	leave the turkeys alone? They are part of our natural habitat.	2/9/2016 1:35 AM
54	It is nice to see the wild life; the turkeys aren't hurting anyone or anything; leave them alone!	2/8/2016 11:24 PM
55	Find other things more important than the turkeys to examine like stopping the cutting of our shrubs to excessive amounts. Do more planting to make the grounds more beautiful.	2/8/2016 10:56 PM

56	I believe the turkeys are extremely messy and unpleasant. I believe they should be controlled.	2/8/2016 10:05 PM
57	Some homeowners seem to feed them, which need to be stopped. Such behaviors could encourage them to approach to the residents in a way that "annoys" them.	2/8/2016 9:49 PM
58	What problems are the turkeys causing?	2/8/2016 9:43 PM
59	Keep the turkeys in nepenthe! They are an asset to the community.	2/8/2016 9:37 PM
60	The turkeys enhance the natural landscape and ambience of the neighborhood and should be left to roam.	2/8/2016 9:36 PM
61	Leave them alone, please	2/8/2016 9:12 PM
62	WE ARE LIVING IN TURKEY TERRITORY. WHO WAS HERE FIRST?	2/8/2016 9:02 PM
63	Enjoy the wildlife that comes with living near the river, but the turkey poo is a real problem.	2/8/2016 9:00 PM
64	The turkeys were one of the reasons my husband and I bought in Campus Commons two years ago!!!! It is one of the most special and unique attractions. Please, please let's adore, guard and protect them!!! We feel so passionate about this!	2/8/2016 8:43 PM
65	Living next to the river we should not be surprise with visits from wild life. Transplanting these turkeys will not prevent return of turkey or next generation of turkey. I would like our \$ to be spent else where. Thank you.	2/8/2016 8:40 PM
66	Humane and careful removal is extremely important.	2/8/2016 8:26 PM
67	This topic should not have been brought up on a st specific to nepenthe owners. This is a topic that effects campus commons as a whole and should be treated as a larger issue. The turkeys are part of our identity and for a small group to speak on behalf of the larger community isn't appropriate, especially in survey form on a website.	2/8/2016 8:02 PM
68	People should move away from the American River Parkway,one of the gems of California if they can't co exist with the wildlife.	2/8/2016 8:01 PM
69	Turkeys are undoubtedly a nuisance--they slow traffic significantly--but they also contribute to the naural feel of the neighborhood.	2/8/2016 7:59 PM
70	These birds, just like any other breed of bird that lives here, deserve to stay in their home. When my Dad bought his brand new village 3 home in the mid 70s, Nepenthe wasn't in existence, it was a field. So no you were not here first Nepenthe, the birds were. I bought a home in CC V3 to be near my Dad, on the same alley. I am the last condo on Vanderbilt and you can still see the line in the road where Vanderbilt ended and the field began. One of the concerns is having to stop while the turkeys cross the road. Ridiculous! The people who find this a problem probably need to slow down and stop speeding through our neighborhood. What are the other concerns? I'm willing to bet that I have a rational argument as to why the concern is irrelevant.	2/8/2016 7:55 PM
71	It appears that the number of turkeys is increasing. They create a traffic hazard, while most homeowners wait patiently for them to cross the street, I watched one impatient driver pass3 waiting cars and cross into oncoming Landon Commons Dr.	2/8/2016 7:50 PM
72	their feces is a safety issue, (they crap of sidewalks) it is very very slick. i have complained about it already. also they destroy property ; they scratch cars up when they stand on them. once they are scared off with loud blasts (blanks perhaps) they will run away to the river and won't come back. i know . once they ;know it is not safe here they will go away and stay away.	2/8/2016 7:34 PM
73	We like them but the rate of growth is not sustainable without driving safety issues.	2/8/2016 7:30 PM
74	Since the turkey like our area, why dont we like them?	2/8/2016 7:21 PM
75	They are a pain, but do control the snail other bug problems we used to have.	2/8/2016 7:21 PM
76	Population should be controlled not eliminated	2/8/2016 7:08 PM
77	Like everyone else, I have enjoyed the turkeys for many years. However, there are so many of them now that they have become a nuisance and a health hazard.	2/8/2016 7:02 PM
78	The turkeys cause a terrible mess and are a traffic hazard .	2/8/2016 6:55 PM
79	The turkeys are a real problem and are only getting WORSE	2/8/2016 6:51 PM
80	They are a bit of a nuisance but they are wil and are not really hurting anything. How would you know which turkeys go with their mates/siblings/other?	2/8/2016 6:41 PM
81	Without hesitation, one of the reasons we were attracted to living at Nepenthe was the natural environs - including the fact that these lovely animals choose to live among us. - We have no problem slowing down for them when they are on the road and we love watching theses gentle, calm animals come up to the windows of my unit to forage - both young and old. If they present a health hazard then we should deal with that. If not, we should LEAVE THEM ALONE.	2/8/2016 6:36 PM

82	as long as the turkeys are "rescued" and not just slaughtered !	2/8/2016 6:35 PM
83	Relocation for some would be a good thing. Please note that the turkeys travel in family groups, so it would be humane to capture them by groups for their relocation to protected areas. We never saw any of them hit by cars but if the population continues to grow, that could be a sad possibility.	2/8/2016 6:27 PM
84	Need to trap and release the damn turkeys, do it!!	2/8/2016 6:23 PM
85	Have been here for 10 years and have not had any problems. They are part of Nepenthe's appeal. Protect them	2/8/2016 6:23 PM
86	Don't do it please	2/8/2016 6:22 PM
87	let nature be. They aren't hurting anything, except for making people patiently wait for them to get off the road when we drive. I find it a good visual addition of nature in our metropolitan back yards. They aren't making a mess or	2/8/2016 6:19 PM
88	I am unwilling to participate in this expense unless it generates revenue in the same or greater amount.	2/8/2016 5:46 PM
89	Educate residents about consequences in feeding wild turkeys. I do not want to spend money.	2/8/2016 5:46 PM
90	Please remove all of these bothersome, messy and nasty fowl. Thank you.	2/8/2016 5:44 PM
91	I am not bothered by the Turkeys.	2/8/2016 5:44 PM
92	I love seeing the turkeys roaming about.	2/8/2016 5:42 PM
93	It's becoming very unsanitary. It was kind of cute at first, but no longer	2/8/2016 5:28 PM
94	Turkeys are harmless and the wooded areas and birds make it unique	2/8/2016 5:27 PM
95	Some turkeys are fine, but we need to reduce the number to a reasonable level.Contract with a farmer who raises turkeys and have him butcher some. He can keep the meat.	2/8/2016 5:06 PM
96	Leave them alone, I'm not seen anything that says what harmful impact they are making.	2/8/2016 5:05 PM
97	leave them alone. should not be an hoa issue.	2/8/2016 5:02 PM
98	we like having a few turkeys around but the large flock (over 30 at some counts) seems large enough so as to be a nuisance.	2/8/2016 5:01 PM
99	I love the turkeys and think they're one of the charming, unique features of Nepenthe. If their presence helps slow traffic speed, that's another plus. However, they've increased to 40 or more, so I think the number should be controlled. Recently, at least 6 were on my roof for 20 minutes picking through the leaves for bugs. I now have rodents in my attic, which may be due to areas loosened by the turkeys (only a guess). If you relocate some, you'll need to share specific information about numbers and what happens to the ones that are relocated...or opponents may fill in the information gap with horrible predictions ;=)	2/8/2016 5:00 PM
100	Leave the Turkey,s alone!	2/8/2016 4:51 PM
101	Fine people who feed the turkeys.	2/8/2016 4:49 PM
102	The number of turkeys is getting a bit large for the area.	2/8/2016 4:48 PM
103	The turkeys are a charming part of our neighborhood. I realize they may ultimately become too numerous, but we are nowhere near that yet. They are very social creatures and removing them would break up their social groups and families and would be very traumatic for them.	2/8/2016 4:48 PM
104	The turkeys are my least favorite aspect of living in Nepenthe..	2/8/2016 4:45 PM
105	leave well enough alone. They are not hurting anyone, and it even slows down the traffic as most people are very watchful for them.	2/8/2016 4:45 PM
106	Nothing	2/8/2016 4:44 PM
107	I'm more concerned about the skunks and wild rats, and the people skimming mail boxes than the turkeys.	2/8/2016 4:43 PM
108	I like seeing all the beautiful wildlife! and that includes the Turkeys. I know at times they have a tendency to own the roads, but it is no bother for me. Thank you	2/8/2016 4:41 PM
109	The population will reach a balance in time. The expense of trapping them is unwarranted. What harm do they do other than stopping traffic occasionally?	2/8/2016 4:39 PM
110	The turkeys are overrunning our neighborhood. They are noisy, their droppings are a health hazzard, and their population grows and grows!	2/8/2016 4:38 PM
111	The turkeys are part of the charm of nepenthe. They bring me lots of smiles and chuckles	2/8/2016 4:36 PM

112	Turkey droppings might carry transferable germs and become a real health problem. This is something about which I've been quite concerned.	2/8/2016 4:34 PM
113	Plan for resettling the turkeys sounds good.	2/8/2016 4:33 PM
114	The time to step in is when the population experiences a health problem. We are not yet overrun with turkeys and they are much less messy than the geese in our other HOA neighborhoods. The turkeys add charm.	2/8/2016 4:27 PM
115	we love the Turkey's.	2/8/2016 4:27 PM
116	not interested in spending money for this	2/8/2016 4:26 PM
117	We like the turkeys and think they add to our ambience	2/8/2016 4:26 PM
118	Leave the turkeys alone. They do no harm.	2/8/2016 4:25 PM
119	There are many other important issues the Board is dealing with and this one should be eliminated	2/8/2016 4:24 PM
120	Forget it completely they are fine	2/8/2016 4:20 PM
121	We are comfortable with the turkey population in the neighborhood.	2/8/2016 4:20 PM
122	There are folks feeding the wild turkeys which exacerbates the problem. Too many birds for our small community.	2/8/2016 4:20 PM
123	Why is Nepenthe doing this? Campus Commons is much more than Nepenthe. All the Villages have turkeys, it goes with the territory.	2/8/2016 4:18 PM
124	Thank you for taking this under consideration...The birds seem to be pretty heavy and could damage a child, dog, or bicycle	2/8/2016 4:17 PM
125	We love the turkeys and all the wildlife.	2/8/2016 4:17 PM
126	Please don't relocate them--it would be traumatic for them	2/8/2016 4:14 PM
127	They are not much of a bother, and force us to slow down. Leave the status quo. If there is a problem it is with homeowners who go out of their way to feed them.	2/8/2016 4:13 PM
128	We like the turkeys!	2/8/2016 4:12 PM
129	Do anything legal to rid Nepenthe of turkeys.	2/8/2016 4:12 PM
130	I don't want it to cost me more money.	2/8/2016 4:07 PM
131	I understand that they are messy, but they can be quite entertaining !	2/8/2016 4:01 PM
132	They are not an endangered species. Let get rid of them.	2/8/2016 4:00 PM
133	If the cost to remove is \$50/turkey or more, I would not be in favor of spending the money. I would be in favor of seeing someone find the nests and removing some or all of the eggs for future growth control. They will die off over time, or the numbers could be reduced/controlled.	2/8/2016 3:56 PM
134	My wife and I enjoy the turkeys	2/8/2016 3:56 PM
135	Enjoy the wild life. We live near the river and wildlife is part of the privilege. I'd rather see a reduction in the ridiculous number of cars parked outside on the street. Turkeys are a joy to observe the cars make this neighborhood look second rate.	2/8/2016 3:55 PM
136	Ask an avian veterinarian about the issue.	2/8/2016 3:55 PM
137	Cost would be a factor in whether or not to proceed.	2/8/2016 3:48 PM
138	Get rid of them if possible. I get tired of stepping turkey do do.....also they are are causing damage to the grounds.....	2/8/2016 3:40 PM
139	Don't move the wildlife. They are harmless and turkeys have probably been in this area since before Campus Commons.	2/8/2016 3:37 PM
140	Waste of money	2/8/2016 3:34 PM
141	Really? Aren't there serious issues to resolve?	2/8/2016 3:34 PM
142	The turkeys have been around for years and are not a bother to me. My grandchildren are entertained by their presence. I see a lot of turkeys coming from the river up American River Dr.	2/8/2016 3:30 PM
143	This seems like it will be an ongoing problem. More turkeys will find their way here just as the current ones have done.	2/8/2016 3:28 PM
144	Please don't remove any turkeys at this point. if it becomes critical in the years to come, we certainly can take another vote.	2/8/2016 3:25 PM

145	We have been here for 40 + years and we have always had turkeys roaming around!	2/8/2016 3:25 PM
146	The turkeys are a danger and need to be removed	2/8/2016 3:24 PM
147	Although they can be loud at times, and the poop is annoying, I love having nature around campus commons and want them to stay. We used to live in WSAC and duck hunting season was so loud and annoying. I love the turkeys.	2/8/2016 3:23 PM
148	the turkeys are all up and down the river. They range from Folsom to old Sac. Any attempt will be a waste of time and money.	2/8/2016 3:22 PM
149	Could we please have more information about how this would affect the yearly budget and monthly homeowner dues. Need more information about the cost and process.	2/8/2016 3:21 PM
150	Leave them alone. I don't see them hurting anything. We have taken their habit away and can co exist	2/8/2016 3:20 PM
151	Only if the turkeys have hurt anyone or exhibit very aggressive behavior should bait and capture occur. I have no problems. What about the Villages, do they want this too?	2/8/2016 3:20 PM
152	There are turkeys throughout the neighborhood of Sacramento. There is no point in spending money unnecessarily to remove these turkeys who will only return again in time. What is the problem? I have lived here for many years., and I really do not see any real problem other than some additional noise during mating season. The birds in the area are even noisier. I've lived here for many years and have never felt the turkeys were a serious problem. Let's not waste money.	2/8/2016 3:18 PM
153	The turkeys are a welcome addition to the community. Please leave them alone.	2/8/2016 3:12 PM
154	Some of the residents are feeding the turkeys. Therefore they are no longer "wild" as they have become dependent on the humans here. Relocating them without changing there codependent nature will kill them in a natural environment. It is important that we first educate the public on the dangers of feeding wild animals. This codependency that has been allowed to flourish has created the over abundance of these creatures. A humanitarian approach to returning to a more natural existence for these birds is necessary	2/8/2016 3:11 PM
155	Has there been any effort to count the population? It isn't a problem all in my area on Vanderbilt. I don't see enough around to be problematic.	2/8/2016 3:11 PM
156	I don't think spending money on trapping and relocating them will work. They are all over the area, Fair Oaks, Carmichael, Arden Oaks, Arden Park Vista among other locations. If you relocate them I think they will be back. I don't think the association should spend money on this without a due diligent study.	2/8/2016 3:09 PM
157	The turkeys are dirty, noisy and annoying. By all means we need to reduce if not eliminate the population.	2/8/2016 3:08 PM
158	much adieu about nothing	2/8/2016 3:07 PM
159	Get rid of the squirrels, mice and rats first	2/8/2016 3:03 PM
160	Richard should be in charge of this, since he cares so much about being on our board despite living here.	2/8/2016 3:00 PM
161	A concern seems to be that we need to slow down to avoid hitting the turkeys. Since speeding is always an issue in and through Campus Commons, it seems the turkeys are doing a service slowing us all down. What harm do the turkeys do? Appreciate their beauty, their resourcefulness as their young grow up, and let us share our beautiful environment with them. 1007 Dumbarton Circle	2/8/2016 2:58 PM
162	They are a welcome, colorful, and entertaining part of our community.	2/8/2016 2:57 PM
163	The turkey population is growing because we have many residents feeding them. this costs us all money and maybe that should be the focus. We will always have an issue as long as someone is feeding them no matter if you remove some or all of them. We live by the river and will always get more.	2/8/2016 2:54 PM
164	Please don't spend the money to relocate. They are not hurting anyone and should be allowed to stay. I quite enjoy seeing them everyday. What should we do next, try to relocate all the dogs on the property? I see the turkeys the same as I see all animals. They have the right to be there.	2/8/2016 2:52 PM
165	Turkey poop on sidewalks, I am surprised that some one hasn't slipped and fallen in it and sued!! Turkeys in street are a menace and could cause an accident. Noise in AM, isn't there something about not starting before 8:00AM. They have become a real nusunce in the area. Anyone feeding is just bring in more rats, skunks, etc!!!!	2/8/2016 2:51 PM
166	can they be dangerous?	2/8/2016 2:51 PM
167	Focus on something important	2/8/2016 2:48 PM
168	Let nature be. They bring so much character to this area. They also eat bugs!!	2/8/2016 2:47 PM
169	Stop those feeding them, however.	2/8/2016 2:46 PM

170	Is there a problem with the wild turkeys causing problems, like defecating on sidewalks, ruining plants or property? If so, then I suppose it is a problem. If not, I would prefer the HOA not spend money on relocation.	2/8/2016 2:44 PM
171	I love having the turkeys in our midst, but they have reached a population that needs to be controlled. To me, being "protected and preserved" does not eliminate having some regulation and control.	2/8/2016 2:43 PM
172	Unless they're causing considerable damage and/or threatening residents, I see no problem with them wandering around ... they add a bucolic air to the sterile surroundings!	2/8/2016 2:42 PM
173	There are an excess of turkeys in this area, far more than Sierra Oaks where I recently resided	2/8/2016 2:38 PM
174	The turkeys are part of the wildlife that make living in this park-like environment so wonderful just like the squirrels and other birds. Leave them alone!	2/8/2016 2:35 PM
175	I am not sure how feasible this idea is, but is worth considering. Not sure how ;you can get people to stop feeding the turkeys, but that should be step 1	2/8/2016 2:33 PM
176	A few turkeys is fine. We have far too many. Poop everywhere, on roofs, and negatively affect Nepenthe quality of life. We should have an ongoing yearly thinning of the number on a regular basis. Hope management is talking to other associations and getting them on board.	2/8/2016 2:31 PM
177	I recommend that the residents who have been feeding the turkeys and other wild animals be discouraged from doing so. That will likely stabilize the size and dispersal of the turkey population within Nepenthe. Ken Luttrell	2/8/2016 2:31 PM
178	Residents should keep animal feed out of turkeys ' reach	2/8/2016 2:29 PM
179	I love the turkeys! Until they are damaging property or harming pets/children, they can stay.	2/8/2016 2:29 PM
180	Turkeys are indigenous to the American River Parkway, but other neighborhoods have instituted plans to remove and relocate. The current population needs to be reduced significantly.	2/8/2016 2:29 PM
181	A small population of them is acceptable. Should be monitored on going to keep the number down.	2/8/2016 2:28 PM
182	I thoroughly enjoy the turkeys! They make me smile!	2/8/2016 2:28 PM
183	You would know better than I but so far the turkeys don't seem to be destructive, a nuisance or have a negative effect on the community. I think the turkeys are a unique nice wildlife addition to the neighborhood. My 15month daughter loves to point out the turkeys when she sees them.	2/8/2016 2:22 PM
184	People should NOT feed them! They are wild animals and can find their own food.	2/8/2016 2:20 PM
185	It's important that the turkey population be reduced by relocating them	2/8/2016 2:17 PM
186	This is an urban forest. The turkeys contribute to that fact.	2/8/2016 2:17 PM
187	They are a nuisance and could be a health hazard. Some of them are aggressive.	2/8/2016 2:17 PM
188	Our family loves the turkeys. Their population rises and falls naturally. They have been prevalent lately, but that won't last. Similarly, if we waste effort getting rid of them, they will just come back.	2/8/2016 2:17 PM
189	I think they are going to overtake the humans.	2/8/2016 2:16 PM
190	they are dirty, noisy and annoying and cause traffic jams	2/8/2016 2:16 PM
191	Do NOT exterminate them.	2/8/2016 2:12 PM
192	Unless there is an impact on our environment or an issue with the population, I strongly disagree that we should make any changes to the turkey population. If the reasons for this issue are personal feelings including inconvenience then we should not force the turkeys into relocation.	2/8/2016 2:11 PM
193	I suggest we hold an annual fundraising Thanksgiving event where we allow people to hunt a limited amount of turkeys to keep the population down.	2/8/2016 2:10 PM
194	As Nepenthe evidently has become a highly suitable habitat for the wild turkeys, I'd expect that even if we remove many, eventually the same number would return. Still it is worth looking into the cost of reducing the population.	2/8/2016 2:09 PM
195	Unless there is significant property damage as a result of the turkeys roaming through Nepenthe, please leave them alone.	2/8/2016 2:08 PM
196	I think the natural wild life adds to the beauty of Campus Commons. Keep the turkeys.	2/8/2016 2:06 PM
197	If they are destructive or causing danger, I think they should be relocated.	2/8/2016 2:06 PM
198	plan ok to maintain # of population, as opposed to reducing.	2/8/2016 2:05 PM
199	I don't understand why the turkey population should be a concern for our Board of Directors.	2/8/2016 2:04 PM

200	Have The F & G issue tags to hunters with trapping skills to depopulate turkeys.	2/8/2016 2:04 PM
201	Leave them alone	2/8/2016 2:04 PM
202	The turkeys are a health problem. Each year, we are slipping and sliding on more turkey poop. Also, the Toms can be aggressive and dangerous for children and small pets. The turkey flock grows bigger each year and they are out of control.	2/8/2016 2:03 PM
203	The turkeys add to the beauty of the place. They are not a problem. The malcontents that want to get rid of the turkeys are the turkeys.	2/8/2016 2:02 PM
204	I love them. It gives our neighborhood a different feel-- nature within our area--- are they hurting anyone??	2/8/2016 2:01 PM
205	I see the turkeys as fun and interesting, especially at breeding time. I'd like to know what bothers people. The turkeys are less nuisance than the squirrels, in my opinion.	2/8/2016 1:59 PM
206	The turkeys have become both a nuisance and a traffic hazard.	2/8/2016 1:59 PM
207	The turkeys are an interesting wildlife feature.	2/8/2016 1:58 PM
208	This is ridiculous. What's next? Get rid of all birds, squirrels, etc. also don't ask us to pay for it	2/8/2016 1:57 PM
209	Turkey add little.	2/8/2016 1:56 PM
210	Trapping and relocating turkeys who have made their home at Nepenthe would be a terrible mistake and injustice. How could trapping and relocating be done without thoroughly traumatizing or injuring the birds in question? How could it be done without breaking up closely bonded families? Where could the turkeys be relocated where they would be safe from predators without the safety-in-numbers their flock provides? We need to be more tolerant and accepting of the wild animals who live among us. Please DO NOT proceed with this ill-advised plan to reduce the turkey population in our neighborhood. Please DO advise residents NOT to feed them, but to enjoy their presence without doing them any harm. They have as much right to this land as we have--perhaps more.	2/8/2016 1:56 PM
211	The turkeys add character and charm to the neighborhood. For my family it would be hugely disappointing to see them gone. I don't see any need to take them away or incur the extra expense.	2/8/2016 1:55 PM
212	I see no threat posed by the turkey population. What harm are they doing? They don't even bark like many household pets!	2/8/2016 1:53 PM
213	Keeping some Turkeys is fine, some homeowners want and like the turkeys. We need to have an ongoing plan to reduce the herd to an acceptable leve. Should be a plan that is ongoing so we do not have to approve every year. Our sidewalks, planting areas, roofs are horribly affected by such a large number and does impact quality of life.	2/8/2016 1:53 PM
214	The turkey's are only looking for food and as long as residents don't feed them leave them alone. They are entitled to wonder our complex. They don't hurt anyone and at times it is fascinating to watch how they strut around. Thank you	2/8/2016 1:53 PM
215	The turkey population is too large at this time. It would be wise to relocate many of them.	2/8/2016 1:52 PM
216	A few turkeys are "cute" , alot of turkeys are a nightmare!	2/8/2016 1:51 PM
217	They seem to be thriving, if it continues it will certainly be a problem but it's not a big deal right now.	2/8/2016 1:49 PM
218	let nature take its course they are not harmful to anyone	2/8/2016 1:49 PM
219	Agree strongly. I counted over 30 turkeys outside my place.	2/8/2016 1:49 PM
220	Focus attention on more important issues.	2/8/2016 1:49 PM
221	call dept fish and game in rancho cordova and talk to the unit biologist. igav e ivan the nos and who totaltkto about theproblem.	2/8/2016 1:48 PM
222	There are better ways to spend our money.	2/8/2016 1:47 PM
223	The turkeys were fun at first when there were a few. The are a pest and nuisance now by digging up the landscape, droppings on walkways and slowly crossing streets!	2/8/2016 1:47 PM
224	turkeys add character to the neighborhood, but are getting a bit out of hand	2/8/2016 1:46 PM
225	We appreciate them a lot	2/8/2016 1:46 PM
226	N/A	2/8/2016 1:44 PM
227	The turkeys are an asset and an entertainment. Not a problem.	2/8/2016 1:44 PM
228	What harm has the turkey population caused? I don't understand what has prompted this proposal.	2/8/2016 1:44 PM
229	Let the turkey population grow. They are a highlight within the Nepenthe neighborhood.	2/8/2016 1:44 PM

Turkeys in Nepenthe

SurveyMonkey

230	The turkeys add a charming and pastoral touch to the neighborhood.	2/8/2016 1:44 PM
231	I am concerned with any actions that increases monthly fees.	2/8/2016 1:44 PM
232	Leave the turkeys alone	2/8/2016 1:44 PM
233	The turkeys need to be gotten rid of - They are pests!	2/8/2016 1:43 PM
234	People are really complaining about the turkeys? Too much time on their hands.	2/8/2016 1:42 PM
235	a .22 would be cheaper!	2/8/2016 1:41 PM
236	I would like the turkeys to stay.	2/8/2016 1:41 PM
237	The Turkeys are an interesting aspect of Nepenthe but theyd are occasionally aggressive and always messy	2/8/2016 1:41 PM
238	turkeys are organic soeed bumps rhat require speeders to slow down! also, organic aerator of the soil, organic pest control, and organic fertilizer. we appreciate and enjoy the turkeys. let nature and life cycle handle the turkeys. " relocate" means to distroy	2/8/2016 9:54 AM
239	thanksgiving is a good time to reduce the population mmm	2/8/2016 8:14 AM
240	1. They get bark all over the sidewalk in front of my home. They also poop's all over the sidewalk. They are very messy. In several occasions recently I have to stop for them crossing the streets on Commons Drive. This is happening more often. I think we need a plan.	2/6/2016 4:48 PM
241	Do nothing. The turkeys are an irritant in that they dig up mulch and poop in the common area, but it's not worth it to remove them. If we did more would come from other neighborhoods.	2/5/2016 8:48 PM

Good morning,

We read the latest newsletter and the request for feedback re: relocating some of the wild turkeys. Unless they present a health hazard or if there is a risk of danger to the turkeys themselves, we recommend the Board take no action.

We feel honored that the turkeys have chosen to live here. They bring a lovely sense of peace and "communing with nature" to our community, and we don't mind slowing down when driving the community streets to allow the turkeys to pass.

Thanks,
John & Kira Chermesino

Hi.

I hit the done button accidentally. I thought it meant done with that answer, not the entire survey.

My thoughts:

- we should have a plan for reducing and then maintaining a reasonably sized population
- I don't know the definition you are using for protect? I don't think we protect the other wildlife like squirrels and skunks so the turkeys should not get more than they do.
- A couple of things I want the board to think about? What costs more... Eradicating the turkeys or paying extra for cleaning up their feces? Do the turkeys provide an environmental benefit to the campus commons ecosystem? If so, what is that?

I do think we should allow some level of population.... Nature is a good thing for all of the residents and a lovely accessory for trees and plants. That's why the words flora and fauna go so well together.

A couple of side benefits of having so many turkeys:

- People do drive slower because of the turkeys
- Some of the more busy body type neighbors talk less about each other since they are busy talking about the turkeys.

Thank you!!
Jenni Murphy

I have lived in the Nepenthe community for approximately 30 years. Part of the charm of living in Nepenthe is not only the incomparable urban forest we enjoy, but also the delightful wild life such as the turkeys. A glimpse of the turkeys while taking a walk around our lovely grounds is a special treat. It is fun to watch the flock crossing the street, even if the traffic has to wait 20 seconds!

The turkeys harm no one and nothing. They bring joy to the animal loving residents.

I object in the strongest terms to trapping and relocating a single turkey! I certainly do not wish to have \$1 of my dues wasted on such an unnecessary, cruel project! Animals that are relocated frequently do not survive or do well for many reasons.

PLEASE just leave the turkeys alone; let them enjoy their lives; and let the animal lovers enjoy the turkeys! Benjamin Franklin held turkeys in such high esteem, he proposed that the turkey be selected as the national bird.

People who can't stand to share their environment with other living creatures should move to a more sterile, institutional setting.

PLEASE, don't diminish the environment for those of us who appreciate the beauty, diversity, and miracles our natural world has to offer.

Sincerely,

Jean Fletcher

Jean Fletcher
jfletcher7@att.net
(916) 927-5841

Dear Nepenthe Board and Management,

Thank you for the opportunity to weigh in on this important issue. I took the survey and left a comment. I also posted a comment on Nextdoor because I feel so strongly that the wildlife in our neighborhood should be left alone. Judging from several of the comments that followed, it appears that not ALL Campus Commons stakeholders were given the same opportunity to let their voices be heard. If this is the case, it is a mistake. All thoughts and opinions ought to be considered and weighed. It is encouraging to me that 100% of those who replied to my Nextdoor post are in absolute agreement with me that we should leave the turkeys in peace. I hope the Board and Nepenthe Management will consider all of these comments as well. The post, titled Nepenthe's Turkey Survey, and subsequent comment thread can be found on Nextdoor under Posts in General. Thank you.

Jan Weeks

NEPENTHE ASSOCIATION

BOARD OF DIRECTORS MEETING

February 3, 2016 5:30 PM

Nepenthe Clubhouse | 1131 Commons Drive | Sacramento, CA 95825

OPEN SESSION MINUTES

I. CALL TO ORDER 5:31pm

Present	Board Member	Positon
	Ivan Gennis	President
X	Steve Huffman – Meeting Chair	Vice President
X	Marcia Britton-Gray	Secretary
X	Will Vizzard	Treasurer
X	Pamela Zanze	Member at Large

II. ANNOUNCEMENTS

Executive Session Disclosure: In accordance with Civil Code Section 4935(a), the Board met in Executive Session on February 3, 2016 in order to consider matters relating to personnel, member discipline and the formation of third-party contracts. Items of discussion include:

1. Delinquency Reports
2. Fine Schedule
3. Phase III Inspection Contract with James E. Williams
4. Closed the Wells Fargo Private Street Account

a. General Announcements from the Board

III. COMMITTEE REPORTS

- a. Architectural Review Committee-** Minutes provided to Board in their packet. Verbal report provided at meeting.
- b. Election Committee-** Verbal report provided at meeting.
- c. Finance Committee-** Minutes provided to Board in their packet. Verbal report provided at meeting.
- d. Grounds Committee-** Minutes provided to Board in their packet. Verbal report provided at meeting.
- e. Insurance, Legal and Safety Committee-** Minutes provided to Board in their packet. Verbal report provided at meeting.
- f. Nominating Committee-** Verbal report provided at meeting.
- g. Outreach Committee-** Minutes provided to Board in their packet. Verbal report provided at meeting.
- h. Social Committee-** Verbal report provided at meeting.

IV. MANAGEMENT REPORTS

- a. Operations Report-** Manager provided report in writing to the Board. Items of note include:

- i. Phase II Siding and Fencing Repair and Painting is in process. President Gennis has approved 2 change orders since last Board Meeting. All change orders are first inspected and recommended for approval by Facility Coordinator, Roger Work. The total amount of change orders to date is \$56,059.56.
- ii. James E. Williams & Son, Inc. has completed the Zone 1 wood replacement work on the porches.
- iii. 14 work orders were generated for Roger Work since the last meeting. 16 work orders were closed during the same period.
- iv. GP has been issued 14 work orders since the last report. 11 work orders have been completed and closed during that time period.
- v. There were 13 violations of the governing documents cited since the last Board meeting.
 - 11 Architectural Application- Need Notice of Completion
 - 1 Nuisance- Excessive Noise
 - 1 Vehicle Repairs Not Permitted

b. 2015 Reserve Expenditures Report

c. 2016 Reserve Allocations Report

d. Master Calendar Report

e. Homeowner Correspondence- Management and Board Members received an email from Homeowner Frank Loge regarding the overwhelming turkey population. Management was instructed by the Board of Directors to construct a survey and investigate the costs associated with turkey relocation.

V. **HOMEOWNER FORUM** - A number of Homeowners addressed the Board on various issues. Management made note of the concerns for possible Board action on a later agenda.

VI. CONSENT CALENDAR

Motion: Director Marcia Britton- Gray

Second: Director Pam Zanze

Vote: All in Favor

Resolution: The Board approved Consent Calendar items A to D as presented.

Begin Consent Calendar

a. Approval of Minutes: January 6, 2016 Open Session

Resolution: The Open Session minutes dated January 6, 2016 were approved as presented.

b. Financial Statement: December 2015

Resolution: The Board accepted the December 2015 interim financial reports and bank reconciliations as presented, subject to annual review. The report reflects a negative year-end variance of \$42,168 and year-end reserve funding of \$1,902,656 compared to the reserve funding budget of \$1,892,736. The reserves are funded through December 2015. The Association has \$267,231 in operating funds, which represents 1.1 months of

budgeted expenses and reserve contributions. The Association has \$4,935,306 in reserve funds.

c. Appoint Inspectors of Election

Resolution: In conformance with Article II, Section 2.4(h) of the Nepenthe Bylaws, the Board hereby appointed Yvonne Del Biaggio, Kay Chmielewski, and Joleen Hecht to serve as the Inspectors of Election. The Inspectors will provide written designation of location to receive ballots as well as the poll closing time and date.

d. Set "Record Date" for Annual Election

Resolution: For the purpose of determining which Owners are entitled to receive notice of any meeting, vote, act by written ballot without a meeting or exercise any rights in respect to any lawful action, the Board of Directors fixed April 6, 2016 as the "Record Date" for the 2016 Election in conformance with Article III, Section 3.8 (a) of the corporation's Bylaws.

e. Appoint Director Vizzard to serve as Chair of the Nominating Committee

Resolution: In conformance with Article IV, Section 4.6(a) of the Nepenthe Bylaws, the Board appointed Director Will Vizzard as Chair of the Nominating Committee for the 2016 Election.

f. Lien Resolution:

Per the enclosed Resolution dated December 16, 2015, Management is requesting authorization to place a lien on the following account should the delinquent assessments not be paid within the time period established in the Intent-to-Lien letter.

Account Number	Past Due Amount
1957-01	\$880.00

g. Architectural Applications

The Architectural Review Committee met on January 8, 2016 to review the enclosed applications. The committee recommends approval of these applications.

Resolution: The Board approved/denied the applications as recommended by the committee.

Address	Application for
302 Elmhurst Circle	Air Conditioner/Heat Pump Replacement
1008 Dunbarton Circle	Window Replacement
1008 Dunbarton Circle	Air Conditioner/Heat Pump Replacement

2247 Swarthmore	Window Replacement
2247 Swarthmore	Emergency Air Conditioner/Heat Pump Replacement

Architectural Committee recommends denial of the following applications:

<i>Address</i>	<i>Application for</i>
306 Dunbarton Circle	Installation of gas line pipe

<i>End Consent Calendar</i>

VII. UNFINISHED BUSINESS

a. Board Goals for 2016

Motion: Director Will Vizzard

Second: Director Marcia Britton-Gray

Vote: All in Favor

Resolution: The Board approved the Board Goals for 2016 as presented.

b. Tree Removal Proposals

- i. #1396, Pear, 605 Elmhurst, Poor structure
- ii. #1357, Crabapple, 707 Elmhurst, Aged out-potentially hazardous
- iii. #574, Birch, 1268 Vanderbilt, Aged out -potentially hazardous
- iv. #575, Birch, 1268 Vanderbilt, Aged out -potentially hazardous
- v. #585, Birch, 1268 Vanderbilt, Aged out-potentially hazardous
- vi. #653, Liquidambar, 1066 Vanderbilt, Poor Structure
- vii. #663, Pine, 1006 Vanderbilt, Poorly located
- viii. #486, Birch, 2274 Swarthmore, Aged out-potentially hazardous

Motion: Director Will Vizzard

Second: Director Marcia Britton-Gray

Vote: All in Favor

Resolution: The Board approved the bid from The Grove in the amount of \$2,905 payable from Reserve GL N23282 which has a 2016 allocation of \$57,400.

VIII. NEW BUSINESS

a. Revision of Fines Schedule

Motion: Director Will Vizzard

Second: Director Pam Zanze

Vote: All in Favor

Resolution: In accordance with California Civil Code Section 4360 (a), the Board directed management to publish the proposed revised Fines Schedule to the membership for a thirty day comment period before formally adopting the revision at the March 2nd Open Session.

b. Appoint Ad Hoc Committee for Evaluation of Options Regarding the University Avenue Lots

Motion: Director Zanze

Second: Director Britton-Gray

Vote: Directors Huffman, Britton-Gray, Zanze: Aye

Director Vizzard: Abstain

Resolution: Table until March 2, 2016 Board of Directors Meeting.

c. Addition to Nepenthe's Standards and Practices for Walkways

Motion: Director Zanze

Second: Director Britton-Gray

Vote: All in favor

Resolution: The Board hereby amends the Standards and Practices for Walkways to include the following text: Any homeowner that chooses to contract for a solid concrete walkway within the common area must choose an exposed aggregate finish installed in compliance with these Standards and Practices.

d. Merge Outreach Committee and Social Committee

Motion: Director Will Vizzard

Second: Director Marcia Britton-Gray

Vote: All in Favor

Resolution: The Board hereby dissolved the Social Committee as a stand-alone committee and incorporates it as a sub-committee of the Outreach Committee.

e. Revision to Standards and Practices for the Finance Committee

Motion: Director Will Vizzard

Second: Director Marcia Britton-Gray

Vote: All in Favor

Resolution: The Board approved the change to the Standards and Practices for the Finance Committee.

f. Board Discussion regarding the possible installation of a backup generator at the Clubhouse

No action taken. Discussion item only.

g. Proposal to repair front step at 810 Dunbarton Circle

Motion: Director Marcia Britton-Gray

Second: Director Will Vizzard

Vote: All in Favor

Resolution: The Board approved the proposal from James E. Williams & Son, Inc. in the amount of \$1,003.19 for the repair of the steps, replacing the brick with exposed aggregate to match walkway, and directs management to use this as the repair standard for brick porches going forward. Repairs to be funded from Reserve GL code N23275 which has a 2016 allocation of \$64,247.

h. Proposal to conduct Phase III Siding Inspections

Motion: Director Will Vizzard

Second: Director Marcia Britton- Gray

Vote: All in Favor

Resolution: The Board approved Proposal 0116-0025 in the amount of \$11,995.00 from James E. Williams, Inc. for the inspection and preparation of scope of work for Phase III of the three year Siding Repair and Painting Project to be paid from Reserve GL Code N23270 which has a 2016 allocation of \$543,417.

i. Proposal for Pool Filter Tanks

Motion: Director Will Vizzard

Second: Director Marcia Britton-Gray

Vote: All in Favor

Resolution: The Board approved the Proposal in the amount of \$6,300.00 from Sparkling Clear Pool Service for the purchase and installation of Pool Filter Tanks for the Clubhouse Lap Pool, Clubhouse Spa and Elmhurst Pool to be paid from Reserve GL Code N23271 which has a combined 2016 allocation of \$20,838.

IX. HOMEOWNER FORUM

There were no comments from the Homeowners.

X. NEXT MEETING: Wednesday, March 2, 2016 at 5:30 pm in the Nepenthe clubhouse

XI. ADJOURN 6:31pm

NEPENTHE

February 16, 2016

WHEREAS, Section 5673 of the California Civil Code requires that, the decision to record a lien for delinquent assessments shall be made only by the Board of Directors of the association and may not be delegated to an agent of the association; and

WHEREAS, Section 5660 of the California Civil Code requires that a warning letter be sent by certified mail to the owner of record at least 30 days prior to recording a lien; and

WHEREAS, the Association has sent this letter and the 30 days has or will soon expire; and

WHEREAS, as of the date of this report payment has not been received to pay the delinquent assessment amount on the property listed below

NOW THEREFORE BE IT RESOLVED that the Board of Directors approves by a majority vote of the board members present at a duly called open meeting for FirstService Residential to record a lien on the separate interests/accounts listed below on behalf of the association and to mail a copy of the recorded lien to all known owners and addresses once the 30 days has elapsed from the mailing of the warning letter and no payment has been received.

<i>Date</i>	<i>Account No.</i>	<i>Total Amt Due</i>	<i>Past Due Assessment Only</i>	<i>Approved</i>	<i>Denied</i>	<i>Comment</i>
02/12/16	2378-02	\$946.48	\$897.00			

Deferred Items from prior meeting

<i>Date</i>	<i>Account No.</i>	<i>Total Amt Due</i>	<i>Past Due Assessment Only</i>	<i>Approved</i>	<i>Denied</i>	<i>Comment</i>

Any two (2) Board members must sign:

By: _____ Date: _____

By: _____ Date: _____

HOME IMPROVEMENT APPLICATION

Nepenthe Association
C/O FirstService Residential
1131 Commons Dr., Sacramento, CA 95825

Phone: 916-929-8380; Fax: 916-929-1773
Email: Nepenthe.HOA@fsresidential.com
House Model Number: 2300

NAME Kelly Cole
ADDRESS 700 Elmhurst Circle
PHONE: 916/397-8360
SIGNATURE
DATE 1/19/16
ALT. PHONE

Handwritten signature and date 1/19/16

SUBMITTAL CHECK LIST: (Please attach the following to this Home Improvement Application if applicable)

- Facing, Adjacent and Impacted Neighbor Statement when the change is visible from the exterior
1 Set of Drawings - Should include details of dimensions, height and distance from fencing, size, design, color and materials. Location of drains must be included on drawings. Please fold plans to 8 1/2" x 11".

PROJECTS BEING SUBMITTED: Please review Nepenthe Architectural Criteria.

DOORS

- Front Door (only approved doors)
Screen Door (only approved doors)
Rear Patio (if visible from common areas)
Garage (only approved garage doors) *

POOL

- Patio Pool & Equipment

PATIO STRUCTURES

- Trellis (Floral/Overhead) (size, type, color) **

ROOF

- Chimney Caps
Gutter/Downspouts
Satellite Dishes *
Skylight (**attach inspection fee)
Solar Energy Roof Panels (**attach inspection fee)
Solar Tubes (**attach inspection fee)

UTILITIES

- Air Conditioner/Heat Pump (placement & size)
Gas Line and Meter (**attach inspection fee)

WINDOWS

- Garden
Exterior - sun screen
Exterior window - security
Replacement - Frames and Glass (only approved windows, frame size, and color)

Handwritten note: Brochures emailed to ARC Chair

SMALL EXTERIOR INSTALLATION

- Burglar Alarm
Hand Rail (type and placement)
Mail box insert (type and placement)
Mail Slot (type and placement)
Wire & Pipe installations
Vent Relocations (placement) (**attach inspection fee)
Signs (Nepenthe provides house numbers. Call the office. No exceptions)

OTHER Please describe in detail

* automatic approval from office if following Nepenthe criteria

**attach completion inspection fee - certain changes require post installation inspection by Nepenthe agent. Fee is \$40. Check must be attached.

DO NOT WRITE BELOW THIS LINE (For Committee Use Only)

The Architectural Review Committee has determined that the above submittal is:

- Approved
Approved With Conditions
Disapproved as Submitted

ARC Chair [Signature] Date 2/13/16

- See notes on plans.
Resubmit patio cover with additional dimensions and elevation.
See comments below and/or on reverse
Submit originally reviewed plans with revised drawings.
Resubmit with more details for

COMMENTS: Recommend approval contingent on re-using the existing rebar/rafter lines or installing new lines inside the building wall. No exterior fluid or power lines permitted.

Final Inspection Required: Yes [checked] No

OWNER MUST SUBMIT NOTICE OF COMPLETION AND PICTURES WHEN WORK HAS BEEN COMPLETED

WINDOWS

Move King Bronze Vinyl Frames to be used

HOME IMPROVEMENT APPLICATION

Nepenthe Association
C/O Merit Property Management, Inc.
1131 Commons Dr., Sacramento, CA 95825

Phone: 916-929-8380; Fax: 916-929-1773

House Model Number: 4000F

NAME SARITOLGIA RANSON SIGNATURE [Signature]
ADDRESS 1406 COMMONS DR DATE 02.10.2016
PHONE 916.203.7648 ALT. PHONE 916.924.3160

SUBMITTAL CHECK LIST: (Please attach the following to this Home Improvement Application if applicable)

- Facing, Adjacent and Impacted Neighbor Statement when the change is visible from the exterior
- 1 Set of Drawings - Should include details of dimensions, height, distance from fencing, size, design, color and materials. Location of drains must be included on drawings. Please fold plans to 8 1/2" x 11".

PROJECTS BEING SUBMITTED: Please review Nepenthe Architectural Criteria.

DOORS

- Front Door (only approved doors)
- Screen Door (only approved doors)
- Rear Patio (if visible from common areas)
- Garage (only approved garage doors) *

POOL

- Patio Pool & Equipment

PATIO STRUCTURES

- Trellis (Floral/Overhead) (size, type, color) **
- Shed/Outbuilding

ROOF

- Chimney Caps
- Gutter/Downspouts
- Satellite Dishes *
- Skylight (**attach inspection fee)
- Solar Energy Roof Panels (**attach inspection fee)
- Solar Tubes (**attach inspection fee)

UTILITIES

- Air Conditioner/Heat Pump (placement & size)
- Gas Line and Meter (**attach inspection fee)

WINDOWS

- Garden
- Exterior - sun screen
- Exterior window - security
- Replacement -Frames and Glass (only approved windows, frame size, and color)
- Interior Coverings

SMALL EXTERIOR INSTALLATION

- Burglar Alarm
- Hand Rail (type and placement)
- Mail box insert (type and placement)
- Mail Slot (type and placement)
- Wire & Pipe installations
- Vent Relocations (placement) (**attach inspection fee)
- Signs (Nepenthe provides house numbers. Call the office. No exceptions)

OTHER Please describe in detail OUR WINDOWS ARE BEING RETROFITTED
THERE ARE NOT CHANGE IN SIZE OR STRUCTURE. HUYEM DESIGN
'S CONSTRUCTION HAS DONE MORE 30 HOMES IN OUR COMMUNITY

*automatic approval from office if following Nepenthe criteria AND KNOW WELL OUR PROCEDURES.
**attach completion inspection fee - certain changes require post installation inspection by Nepenthe agent. Fee is \$40.
Check must be attached.

DO NOT WRITE BELOW THIS LINE (For Committee Use Only)

The Architectural Review Committee has determined that the above submittal is:

- Approved
- Approved With Conditions
- Disapproved as Submitted

ARC Chair [Signature] Date 2/13/16

- See notes on plans.
- See comments below and/or on reverse
- Resubmit with more details for _____
- Resubmit patio cover with additional dimensions and elevation.
- Submit originally reviewed plans with revised drawings.

COMMENTS:

Final Inspection Required: Yes No

DOORS

Architectural Review Committee

HOME IMPROVEMENT APPLICATION

Nepenthe Association
C/O Merit Property Management, Inc.
1131 Commons Dr., Sacramento, CA 95825

Phone: 916-929-8380; Fax: 916-929-1773

House Model Number:

NAME Gary & Gloria Ransom SIGNATURE Gary Ransom
 ADDRESS 1401 Commons Dr. DATE 02/16/2014
 PHONE: 916.203.7648 ALT. PHONE 916.924.3160

NOTE: (info) Bronze Vinyl Frames to be used.

SUBMITTAL CHECK LIST: (Please attach the following to this Home Improvement Application if applicable)

- Facing, Adjacent and Impacted Neighbor Statement when the change is visible from the exterior
- 1 Set of Drawings - Should include details of dimensions, height, distance from fencing, size, design, color and materials. Location of drains must be included on drawings. Please fold plans to 8 1/2" x 11".

PROJECTS BEING SUBMITTED: Please review Nepenthe Architectural Criteria.

DOORS

- Front Door (only approved doors)
- Screen Door (only approved doors)
- Rear Patio (if visible from common areas)
- Garage (only approved garage doors) *

POOL

- Patio Pool & Equipment

PATIO STRUCTURES

- Trellis (Floral/Overhead) (size, type, color) **
- Shed/Outbuilding

ROOF

- Chimney Caps
- Gutter/Downspouts
- Satellite Dishes *
- Skylight (**attach inspection fee)
- Solar Energy Roof Panels (**attach inspection fee)
- Solar Tubes (**attach inspection fee)

UTILITIES

- Air Conditioner/Heat Pump (placement & size)
- Gas Line and Meter (**attach inspection fee)

WINDOWS

- Garden
- Exterior - sun screen
- Exterior window - security
- Replacement -Frames and Glass (only approved windows, frame size, and color)
- Interior Coverings

SMALL EXTERIOR INSTALLATION

- Burglar Alarm
- Hand Rail (type and placement)
- Mail box insert (type and placement)
- Mail Slot (type and placement)
- Wire & Pipe installations
- Vent Relocations (placement) (**attach inspection fee)
- Signs (Nepenthe provides house numbers. Call the office. No exceptions)

OTHER Please describe in detail OUR DOORS ARE BEING RETROFITTED. NO CHANGE IN SIZE OR STRUCTURE. LUXEM DESIGN'S CONSTRUCTION HAS COMPLETED MORE THAN 30 HOMES IN OUR COMMUNITY AND KNOWS ALL OUR PROCEDURES.

*automatic approval from office if following Nepenthe criteria
 **attach completion inspection fee - certain changes require post installation inspection by Nepenthe agent. Fee is \$40. Check must be attached.

DO NOT WRITE BELOW THIS LINE (For Committee Use Only)

The Architectural Review Committee has determined that the above submittal is:

- Approved Approved With Conditions Disapproved as Submitted

ARC Chair [Signature] Date 2/13/14

- See notes on plans.
- See comments below and/or on reverse
- Resubmit with more details for _____
- Resubmit patio cover with additional dimensions and elevation.
- Submit originally reviewed plans with revised drawings.

COMMENTS:

Final Inspection Required: Yes No

HOME IMPROVEMENT APPLICATION

Nepenthe Association
C/O FirstService Residential
1131 Commons Dr., Sacramento, CA 95825

Phone: 916-929-8380; Fax: 916-929-1773
Email: Nepenthe.HOA@fsresidential.com
House Model Number: _____

NAME John & Pat Blechner
ADDRESS 812 Dunbarton Circle
PHONE: 916-568-9383

SIGNATURE [Signature]
DATE 1/23/16
ALT. PHONE 916 517-9385

SUBMITTAL CHECK LIST: (Please attach the following to this Home Improvement Application if applicable)

- Facing, Adjacent and Impacted Neighbor Statement when the change is visible from the exterior
- 1 Set of Drawings - Should include details of dimensions, height and distance from fencing, size, design, color and materials. Location of drains must be included on drawings. Please fold plans to 8 1/2" x 11".

PROJECTS BEING SUBMITTED: Please review Nepenthe Architectural Criteria.

DOORS

Front Door (only approved doors)

[Handwritten notes in grey box:]
 [] Contacted Homeowner
 []
 []
 PO • Informed that his app.
 PA Is incomplete
 []
 RO • needs house model &
 []
 [] Cut sheet from contractor
 []
 [] James E. Williams.

UTILITIES

Air Conditioning (Heat Pump, Radiant, etc.)

[Handwritten notes in grey box:]
 John & Pat:
 we took no action
 on your application
 today because we
 need a design from
 your contractor.
 Attached a suggested
 configuration that
 would meet code and
 the HOA required
 setback from the
 curb face (to
 avoid damage to
 near view mirrors).

OTHER Please describe in detail

*automatic approval from office if following Nepenthe criteria
**attach completion inspection fee - certain changes require post-approval attached.

DO NOT WRITE BELOW THIS LINE

The Architectural Review Committee has determined that the above submitted application is:

Approved Approved With Conditions Disapproved as Submitted

- See notes on plans. Resubmit
- See comments below and/or on reverse Submit
- Resubmit with more details for _____

COMMENTS:

Final Inspection Required: Yes No

OWNER MUST SUBMIT NOTICE OF COMPLETION AND PICTURES WHEN WORK HAS BEEN COMPLETED

Architectural Review Committee

HOME IMPROVEMENT APPLICATION

Nepenthe Association
C/O Merit Property Management, Inc.
1131 Commons Dr., Sacramento, CA 95825

Phone: 916-929-8380; Fax: 916-929-1773

House Model Number:

NAME: LARAIN SILBERSTEIN, ADDRESS: 1000 Dunbar Circle, PHONE: 916-804-9833, SIGNATURE: [Signature], DATE: 2/22/2016, ALT. PHONE: 916-921-7721

SUBMITTAL CHECK LIST: (Please attach the following to this Home Improvement Application if applicable)

- Facing, Adjacent and Impacted Neighbor Statement when the change is visible from the exterior
1 Set of Drawings - Should include details of dimensions, height, distance from fencing, size, design, color and materials. Location of drains must be included on drawings. Please fold plans to 8 1/2" x 11".

PROJECTS BEING SUBMITTED: Please review Nepenthe Architectural Criteria.

DOORS

- Front Door (only approved doors)
Screen Door (only approved doors)
Rear Patio (if visible from common areas)
Garage (only approved garage doors) *

POOL

- Patio Pool & Equipment

PATIO STRUCTURES

- Trellis (Floral/Overhead) (size, type, color) **
Shed/Outbuilding

ROOF

- Chimney Caps
Gutter/Downspouts
Satellite Dishes *
Skylight (**attach inspection fee)
Solar Energy Roof Panels (**attach inspection fee)
Solar Tubes (**attach inspection fee)

UTILITIES

- Air Conditioner/Heat Pump (placement & size)
Gas Line and Meter (**attach inspection fee)

WINDOWS

- Garden
Exterior - sun screen
Exterior window - security
Replacement - Frames and Glass (only approved windows, frame size, and color)
Interior Coverings

SMALL EXTERIOR INSTALLATION

- Burglar Alarm
Hand Rail (type and placement)
Mail box insert (type and placement)
Mail Slot (type and placement)
Wire & Pipe installations
Vent Relocations (placement) (**attach inspection fee)
Signs (Nepenthe provides house numbers. Call the office. No exceptions)

OTHER Please describe in detail

Retractable Awning from Goodwin Cole

*automatic approval from office if following Nepenthe criteria

**attach completion inspection fee - certain changes require post installation inspection by Nepenthe agent. Fee is \$40. Check must be attached.

DO NOT WRITE BELOW THIS LINE (For Committee Use Only)

The Architectural Review Committee has determined that the above submittal is:

Approved, Approved With Conditions, Disapproved as Submitted, ARC Chair, Date

- See notes on plans. Resubmit patio cover with additional dimensions and elevation.
See comments below and/or on reverse. Submit originally reviewed plans with revised drawings.
Resubmit with more details for

COMMENTS:

Final Inspection Required: Yes No

February 24, 2016



Bettsi McComb
The Nepenthe Association
1131 Commons Drive
Sacramento, CA 95825
Phone: (916) 929-8380
Email: bettsi.mccomb@fsresidential.com

**RE: Tree Work Contract
100 Elmhurst Circle & 1127 Commons Dr.**

This commercial bid is to provide labor and material as stated below. All tree work is in accordance with ANSI A300 standards and the scope of work referenced in Addendum #1.

WORK DESCRIPTION

Tree Species	Qty	Service Description	Location	Cost
Liquidambar	1	Remove and Stump Grind	Next to backflow	\$1,200.00
Liquidambar	2	Remove and Stump Grind	1127 Commons Dr. Tree #298 & #299	\$2,520.00
TOTAL CONTRACT PRICE				\$3,720.00

NOTES

1. Addendum #1 is incorporated and an enforceable part of this contract.
2. This proposal may be withdrawn by us if not accepted within 30 days.

TERMS

Payment in full is due upon completion of the work. A finance charge of 1.5% per month will be added to the unpaid balance after 30 days. In the event legal action is taken to collect on a past due account, the debtor agrees to pay all collection costs including interest, attorney's fees and court costs. Any alteration or deviation from the above involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be in writing. The Grove Total Tree Care is not to be held liable for damage to irrigation when grinding stumps. Our workers are fully covered by Worker's Compensation and our firm covered by liability insurance.

Carson Landscape Industries

Contractor's License No. 470283
9530 Elder Creek Rd.
Sacramento, CA 95829-9306
Phone: (916) 856-5400 • Fax: (916) 856-5410
Email: pjohnson@thegrovetotaltreecare.com

The Nepenthe Association
1131 Commons Drive
Sacramento, CA 95825
Phone: (916) 929-8380
Email: bettsi.mccomb@fsresidential.com

By: Phil Johnson (by C. Strobusch)
Name: Phil Johnson
Title: ISA Arborist / Account Manager
Date: 2/24/2016

By: _____
Name: Bettsi McComb
Title: _____
Date: _____





ADDENDUM #1
GENERAL TERMS AND CONDITIONS

SCOPE OF WORK: All contracted services performed by The Grove are in accordance with the “Practical Specifications for Contract Tree Management,” through the American National Standards Institute and all pruning conforms to ANSI A300 guidelines. The Grove conducts all work in compliance with ISA ANSI Z133 Standards, OSHA and all state and local regulations. Contracted tree care work includes removal of all resultant debris and job site cleanup.

PAYMENT & INVOICING: Work will be invoiced in full upon completion. Payment is due 10 days from date of invoice. A finance charge of 1.5% per month will be added to the unpaid balance after 30 days. In the event legal action is taken to collect on a past due account, the debtor agrees to pay all collection costs including interest, attorney’s fees, and court costs.

CHANGE ORDERS & ADDITIONAL WORK: Any alteration or deviation to this proposal involving extra cost of material and/or labor will only be executed upon written and signed orders for same, and will become an extra charge over the sum mentioned in this contract. The order must describe the scope encompassed by the change order, the amount to be added or subtracted from the contract and the effect the order will have on the schedule of progress payments, if applicable. Failure to obtain a signed Change Order does not preclude the recovery by Contractor of compensation for work performed based upon quasi contract, quantum merit, restitution or other similar legal or equitable remedies.

TREE & STUMP REMOVAL/GRINDING: Trees removed will be cut as close to the ground as possible based on conditions near to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump is completed 8-12 inches below surface grade at an additional charge to the Client/Owner.

SCHEDULING OF WORK: This proposal is null and void if the jobsite conditions materially change from the time of approval of this proposal to the time work starts, such that the job costs are adversely changed. Scheduling of work is dependent on weather conditions and workloads.

PERMITS, FEES & ASSESSMENTS: Unless otherwise agreed to in writing by both parties, the owner assumes full responsibility to obtain and pay for all necessary permits, fees, property taxes, and assessments.

DISCLAIMER: This proposal for tree care services was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. Visual inspection is reflected solely in bid provided. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. The work performed by The Grove is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The corrective work proposed herein cannot guarantee exact results.

LIABILITY: The Grove is not responsible for damage done to sprinklers or underground utilities such as, but not limited to, cable, water, gas and electrical. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. The Grove will repair damaged irrigation lines at the Client/Owner’s expense and approval. Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.

WAIVER OF LIABILITY: Requests for crown thinning in excess of twenty-five percent (25%), or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

COMMERCIAL GENERAL LIABILITY INSURANCE: Contractor carries commercial general liability insurance written by Golden Eagle Insurance. You may call John O. Bronson Company at 916-480-4150 to verify our coverage.

WORKER’S COMPENSATION INSURANCE: Contractor carries worker’s compensation insurance for all employees.

ATTORNEY’S FEES: In the event that litigation is commenced to interpret or enforce any of the rights or obligations under this Agreement, the prevailing party shall be entitled to recover his attorney’s fees and litigation expenses incurred as a result of the litigation. Said attorney’s fees and expenses shall be fixed by the court or arbitrator.

CANCELLATION: Notice of cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

Client / Owner: _____





