

January 2016

Nepenthe Association



Large Association of the Year Northern California

# THE NEPENTHE NEWS

## Board Goals For 2016

Your Board of Directors is in the process of identifying goals for 2016. The list below is what they have agreed upon thus far. If you have any ideas of projects you would like to see happen in Nepenthe, please send them via email to [Nepenthe.HOA@fsresidential.com](mailto:Nepenthe.HOA@fsresidential.com). The Board will review and consider all suggestions.

- Appoint committee to evaluate options for use of lot on University Ave, and report to the Board including potential costs and benefits of each option.
- Map and develop funding strategies for maintenance and renovation of underground utilities.
- Obtain outside funding for turf renovations and low-water use irrigation methods.
- Research renovation or replacement of current landscape lighting.

**A dream becomes a goal when action is taken toward achieving it...**

## Election Timeline

Can you believe it's already time to think about the Annual Meeting? This year the annual meeting will be held on May 25, 2016 and there are two Director positions coming available.

The Nominating Committee will begin their work of meeting with interested candidates very soon.

Here is the timeline for the 2016 election:

Election Timeline:

June 3, 2015: Nominating Committee was formed.

February 3, 2016: Inspectors of Election to be appointed by Board.

March 2, 2016: Nominating Committee announces slate of candidates.

April 21, 2016: Ballots mailed to all homeowners.

April 30, 2016: Candidates Forum.

May 25, 2016: Annual Meeting- Inspectors tally votes and announce new Directors.

If you think you may be interested in running for the Board of Directors, please let us know- we will be sure that the Nominating Committee knows of your interest and gets in touch to let you know more about the requirements for Board service.

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**WE**  **VOLUNTEERS**

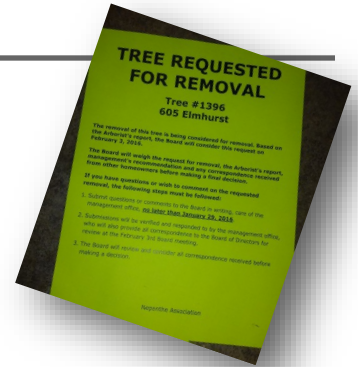
# Nepenthe Approved Architectural Modifications

Address	Modification	
605 Dunbarton Circle	HVAC System Replacement	*If you wish to make any exterior changes to your unit that are visible to the community or interior changes that impact the roof, you must submit an architectural application for review and approval by the Architectural Committee and Board of Directors prior to commencing any work to your unit. Applications are to be turned into the Nepenthe office by the Wednesday prior to the Architectural Committee Meeting. The Architectural Committee meets on the 1st Saturday of each month at 9:00 a.m. in the Clubhouse.
2300 American River Drive	HVAC System Replacement	
219 Elmhurst Circle	HVAC System Replacement	

## Trees Posted for Possible Removal

Pear Tree #1396 at 605 Elmhurst	Birch Tree #575 at 1268 Vanderbilt
Oracle Oak Tree #666 at 1016 Vanderbilt	Birch Tree #486 at 2274 Swarthmore
Pine Tree #663 at 1006 Vanderbilt	Pine Tree #1289 at 808 Dunbarton
Birch Tree #585 at 1268 Vanderbilt	Crabapple Tree #1357 at 707 Elmhurst
Birch Tree #574 at 1268 Vanderbilt	

\* Any suggestions or comments please see the office



## November Budget Report

Actual year-to-date income of \$2,887,139 versus year-to-date budgeted income of \$2,901,866 produced a negative income variance of (\$14,727).

Actual year-to-date operating expenses of \$1,192,639 versus year-to-date budgeted expenses of \$887,392 produced a negative expenses variance of (\$305,247).

The two combined variances produced a negative year-to-date variance of (\$319,973).

*\*Two of the association's largest annual invoices were paid in November- flood insurance in the amount of \$305,640 and annual roof and gutter cleaning for \$57,872. These two line items populate in the Income Report in December which is why there is such a large negative variance in November. By the end of the year, our variance should be essentially zero which, of course, is where we want to see it.*

## November Cash Flow Report

Sources / Uses	Operations	General Reserves	Private Streets
<b>Beginning Balance 1/1/2015</b>	317,845	4,245,229	101,805
Prior year due to Ops from mgmt	211		
<b>Plus Income</b>	<b>2,887,139</b>		
Reserve Investment Income		9,202	9.74
Contributions to Reserve		1,716,264	18,744
<b>Less Operating Expenses</b>	<b>(1,192,639)</b>		
Reserve Funding	(1,735,008)		
Reserve Expenditures		(1,155,948)	0
Receivable from Management	(0)		
<b>Ending Balance 11/30/2015</b>	<b>\$277,488</b>	<b>\$4,814,747</b>	<b>\$120,559</b>

# A Letter From Your President

Hello, all:

Now that we've settled in after the holidays, there are a number of issues coming up that homeowners should be aware of.

The first of these is the future of the  $\frac{3}{4}$  acre University Avenue lot which contains the contractor's storage lot and two tennis courts which have seen no recent activity. The tennis courts are scheduled to be resurfaced this year (if retained), and the storage lots operate under a temporary use permit. I'm going to appoint an ad hoc committee to evaluate options for use of the lot and make recommendations to the Board with costs and benefits of each option. The committee will include a person with real estate background, someone who is an adjacent homeowner, and someone from James E Williams and Sons (who utilize the storage yard). Persons interested in participating are encouraged to call Bettisi or myself.

There will be construction activity on Commons Drive and American River Drive as PG&E replaces aging gas mains. We should be pleased that this is taking place—we don't want another San Bruno here.

Tree removals that were approved by the Board will take place this month. Be assured that each removal site was evaluated by an arborist and had a clear need for removal. Removal sites will later be evaluated for planting replacement trees.

One of the sticky issues that frequently come to the Board is that of homeowners making improvements to buildings and fences without approval of the Architectural Review Committee, and planting in the common area without approval of the Grounds Committee. (Committee approvals are reviewed by the Board before becoming valid.) Some recent homeowners may not be aware that the exterior of buildings and all of the common area outside of fences is the responsibility of the Nepenthe Association, not the individual homeowner. This is necessary to maintain a harmonious appearance over the years in order to maintain property values. The Board intends to implement a schedule of fines which would be assessed in the event of improvements made without approval.

Improvements made without approval fall into two categories; those which would have been approved if applied for, and those which would have been denied for good reason. The Board has the authority to require removal of improvements which would have been denied.

The Board wishes to avoid creating bureaucratic hassles, but finds it necessary to deal with this issue. We would like to hear from you on this.



Recent rains have blunted our awareness of water shortages and costs, but they still exist. Water meters are coming, and the resulting increased water costs will be a continuing incentive to reduce water consumption. One way

that homeowners can greatly reduce water consumption is to convert patio irrigation systems to drip irrigation. We hope to have further information on this in the future.

Best wishes for the New Year, Ivan Genis, President.

## Nepenthe Library Update

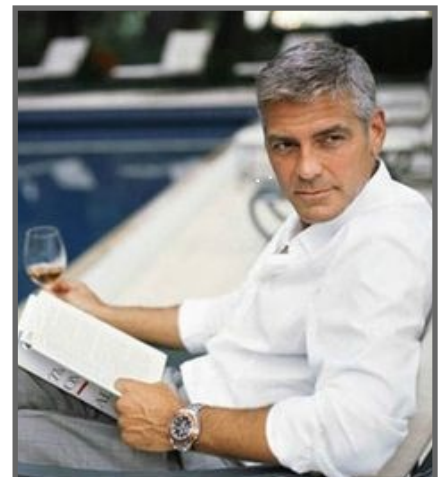
The library is really used by Nepentheans, but sadly it cannot be enlarged.

We absolutely appreciate your donations and want them to continue, but we ask that you limit it to 4 or 5 books whenever you come in. Boxes of books overwhelm our limited space.

Nepenthe volunteers bring in new and remove old, unread books all the time and are always careful to keep your favorite authors and categories on the shelves. Your suggestions can always be left at the office.

Reading is a perfect winter and El Nino pastime.

Come check us out! -Flo Sleeper



# News from the Outreach Committee

Have you looked at the new and improved Nepenthe website? [www.nepenthehoa.com](http://www.nepenthehoa.com). Some of the highlights include a comprehensive Event Calendar, a Member Directory, and all of the Governance documents. You can save a trip or phone call to the office for forms that are now available on the website. Take a look and tell us what you think.

The Saturday Coffees are a great place to meet a few of your neighbors. Attendees of the Coffees have

connected with others with similar interests such as tennis, pickleball, music, and art. There have been discussions of having a movie night, book clubs, and knitting groups. Other suggestions are encouraged. Stop by the Clubhouse any Saturday at 10 AM.

One other ongoing event is the monthly Happy Hour Social. It happens the first Thursday of every month from 5-7 PM. Another fun way to get together with friends and neighbors.

Hope to see you around the neigh-

borhood

Gerry Gelfand, Outreach Committee Chair



Don't forget to mark these dates on your calendar.

## Manager's Report

Happy New Year! We're settling back into normal routines now that the holidays are over. We are getting many phone calls from folks with questions about the increase in the monthly assessment. If you have questions about what the increase is needed for, there were some very good articles in the October 2015 newsletter. The President's Letter went into the needed increase rather in depth and there were two shorter articles by then Finance Chair, Will Vizzard. You can view this newsletter at [www.NepentheHOA.com](http://www.NepentheHOA.com)

Here is a portion of what management reported at Wednesday's Board meeting:

- Phase II Siding and Fencing Repair and Painting is in process. President Gennis has approved 4 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 \$53,823.36.
- Precision Concrete Cutting has completed the work called out for in bid.
- James E. Williams & Son, Inc. will soon be conducting concrete removal and replacement projects throughout the community.
- The sauna in the Dunbarton Cabana is still non-operable. Management is soliciting bids for the repair and will bring

the bids before the Board at next month's meeting.

- Nine trees have been posted for removal – see page 2 of this newsletter for the locations. The Board will make decisions regarding the proposed removals at the February 3, 2016 Open Session.
- Violations: There were 3 violations of the governing documents cited since the last Board meeting.
  1. Dog not on a leash.
  2. Improperly parked vehicle
  3. Unapproved architectural modification
- Courtesy Patrol: Since the last Board meeting, there were a total of 13 violation notices placed on vehicles in the community and one vehicle was towed over Christmas weekend.

Lastly, we would like to encourage you to register on the community website at [www.NepentheHOA.com](http://www.NepentheHOA.com). When you register, you will have access to a member directory. How much contact information you make available is at your discretion, but this can be such a nice way to connect with your neighbors. It's important to note that part of the use agreement for the website is that you are prohibited from using the directory for soliciting your neighbors.



Nepenthe Clubhouse  
1131 Commons Drive  
Sacramento, CA 95825

Phone: 916.929.8380  
Fax: 916.929.1773

E-mail: [nepenthe@fsresidential.com](mailto:nepenthe@fsresidential.com)

**Office Hours:**

Monday—Friday 9:00 AM to 6:00 PM  
Saturday-Sunday (Winter) 9:00AM to 1:00 PM  
Saturday—Sunday (Summer) 12:00 PM to 4:00 PM

We're on the Web!

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

**Management Staff:**

Betsi Ledesma, General Manager, [betsi.ledesma@fsresidential.com](mailto:betsi.ledesma@fsresidential.com)

Crystle Rhine, Assistant Community Manager [crystle.rhine@fsresidential.com](mailto:crystle.rhine@fsresidential.com)

Kelvin Warren, Administrative Assistant, [kelvin.warren@fsresidential.com](mailto:kelvin.warren@fsresidential.com)

Roger Work, Facility Administrator, [nepenthe@fsresidential.com](mailto:nepenthe@fsresidential.com)

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

FirstService Toll Free 24 Hour Emergency Hotline: 1-866-596-4984

PayLease (Auto pay assessments): 1-866-729-5327 or [support@paylease.com](mailto:support@paylease.com)

**Other Important Contacts:**

Lyons Security: 916-844-2912 or [sacramentosecuritycompany.com](http://sacramentosecuritycompany.com)

Power Outages: 1-888-456-SMUD

Nepenthe Insurance: Farmers Insurance, Ryan DeShong, 916-636-0115

**Board of Directors:**

Ivan Gennis, President, [ivan.gennis@gmail.com](mailto:ivan.gennis@gmail.com), 916-564-3007

Steve Huffman, Vice-President, [steve@huffmanstrategy.com](mailto:steve@huffmanstrategy.com), 916-214-4500

Will Vizzard, Treasurer, [vizzardw@gmail.com](mailto:vizzardw@gmail.com), 916-923-9308

Marcia Britton-Gray, Secretary

Pamela Zanze, Member-at-Large

**Committees of Nepenthe**

**Architectural Review**—Ken Luttrell- Meets 9:00 AM, second Saturday of the month

**Elections**—Yvonne Del Biaggio

**Finance**—Ken Butler,

**Grounds**—Pamela Livingston , Meets 3:00 PM on the 2nd Thursday of the month in the Dunbarton Cabana

**Insurance, Legal & Safety**—Bill Newbill

**Outreach**—Gerry Gelfand , Meets 6:00 PM on the 3rd Wednesday of the month

**Social Committee**—Linda Cook , Meets with the Outreach Committee (time & Date Above)

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All meetings are held in the main Clubhouse unless otherwise noted.

Dates and times may vary, check calendar on website

**Briefly....**

- Gold stars are due all around for Nepenthe's election committee! If you enjoyed the Clubhouse décor this holiday season, please thank Yvonne Del Biaggio, Joleen Hecht and Kay Chmielewski. They did a beautiful job!
- Speaking of holiday décor, remember to take down your exterior decorations this weekend.



A big thank you to all our Homeowners and Volunteers for the well wishes this Christmas.