

January 2017

Nepenthe Association

2017

LARGE ASSOCIATION OF THE YEAR NORTHERN CALIFORNIA

THE NEPENTHE NEWS

## Work Proceeds on Parking Changes

The Parking Survey went live on January 1<sup>st</sup>. It has already become apparent from the written responses received that there are a number of misconceptions that owners have about parking in our development. There seems to be a lot of confusion over the permit systems at play in Nepenthe, the association's authority to regulate parking and the City's role in enforcement.

While the survey is garnering a good response from our homeowners so far, more responses will lead to a better crafted CC&R amendment so please take a moment to participate in this endeavor. The survey is intended for homeowners and only takes two to three minutes to complete. A link to the survey can be found at [www.NepentheHOA.com/announcements](http://www.NepentheHOA.com/announcements). If you prefer, hard copies of the survey are available at the Clubhouse, but whether

completed online or by submitting a paper version, each response will be viewed and collated by the parking committee.

We hope you will also consider attending one of the two identical Town Hall meetings on January 25<sup>th</sup> or February 4<sup>th</sup>. At those meetings we will publish the full survey response to the attendees and use that response to help formulate the policies that govern parking in Nepenthe for years to come.

The Eblast sent to the owners on January 1<sup>st</sup> had some incorrect information about the day of the first Town Hall Meeting. The information below is the corrected version:

### Parking Town Hall Meeting - Option 1A

Wednesday, 1/25/17, 5:00 pm – refreshments, 5:30-7:00 pm - meeting

### Parking Town Hall Meeting - Option 1B

Saturday, 2/4/17, 9:30 am – refreshments, 10:00-11:30 am - meeting

Both sessions will be held at the Nepenthe Clubhouse. Refreshments will be provided 30 minutes before each session begins. If you know which one you will be attending, it would be helpful if you would call management at (916) 929-8380 so we can be sure to have enough refreshments. Please join us and stay tuned for additional steps in the months to come!



## Nepenthe Annual Election – Three Positions

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on **Wednesday, May 17<sup>th</sup>**.

This year three Director positions are up for election. If you are interested in running for a position on the Board, please contact the Nepenthe Office staff by e-mail ([nepenthe.hoa@fsresidential.com](mailto:nepenthe.hoa@fsresidential.com)) or by phone at (916) 929-8380, and your name will be forwarded to the Nominating Committee. Following is the timeline for the 2017 election.

### ELECTION SCHEDULE

**Friday, March 24** - Names of Board candidates due to Nepenthe Office

**Wednesday, March 29** - Candidates' statements and pictures due to Office (to be included in the April newsletter and Ballot packets mailed to homeowners)

**Wednesday, April 5** - Board meeting – Slate of candidates' names presented

**Thursday, April 13** - Election Committee mails Ballot packets, including statements and pictures, to homeowners (to be returned no later than May 17)

**Saturday, April 22 (10:00 a.m. – noon)** - **Candidates' Forum** for Nepenthe homeowners

**Wednesday, May 17, 5:00 pm** - **Annual Membership Meeting and Election**

At this meeting, while the Inspectors of Election are tallying the ballots, we will celebrate another successful year of accomplishments. We'll toast our volunteers and generally make merry with wine, cheese and prize drawings. See you there!

# Nepenthe Approved Architectural Modifications

Address	Modification
2263 Swarthmore Drive	Window Replacement
23 Adelphi Court	Window Replacement
606 Elmhurst Circle	HVAC 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 2nd Monday of each month at 4:30 p.m. in the Clubhouse.



## November Budget Report

Actual year-to-date income of \$3,004,540 versus year-to-date budgeted income of \$2,985,919 produced a positive variance of \$16,621.

Actual year-to-date operating expenses of \$1,171,023 versus year-to-date budgeted expenses of \$1,186,493 produced a positive expenses variance of \$15,470.

The two combined variances produced a positive year-to-date variance of \$32,090.

## November Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2016</b>	<b>267,381</b>	<b>4,935,051</b>
Prior year due to Ops from mgmt	91	
<b>Plus Income</b>	<b>\$2,974,221</b>	
Reserve Investment Income		\$30,381
Contributions to Reserve		\$1,801,426
<b>Less Operating Expenses</b>	<b>(\$1,171,023)</b>	
Reserve Funding	(\$1,801,426)	
Reserve Expenditures		(\$1,268,560)
Receivable from Management	(0)	
<b>Ending Balance 11/30/2016</b>	<b>\$269,254</b>	<b>\$5,498,235</b>

# President's Article

At the January 4 board meeting we directors spent about half an hour deciding on



our goals for 2017. Achieving them will take much of our time this year. Of course we will accomplish the usual work at the same time – that having to do with such matters as grounds improvement and maintenance, finances and social events.

You may know we own a lot on University Avenue northwest of the tennis courts. Currently we use it only as a yard for our contractors, who can save money for themselves and us by storing construction materials there rather than trucking them in each day. But we have more land there than the contractors need. We are considering adding parking and

storage space which would be available to Nepenthe members for a monthly fee. Options are to provide covered parking and storage, or uncovered parking. The ad-hoc committee looking into this, headed by Director Will Vizzard, will obtain cost estimates, expected revenue streams and payback periods for each option. We expect their final report by the August 4 board meeting.

One of our duties as directors is to make sure our reserves are adequate for future needs. Some items are easy to estimate. Paving private streets is an example; we have lots of past experience to use in forecasting. The most difficult facilities to reserve for are underground plant – sewers, underground wiring and underground water. After all, we can't see them. Electrical and water lines will be replaced as needed, and future costs may be greater than in the past as they deteriorate. On the other hand, the condition of sewers can be learned by

using television cameras. Some sewers are owned by municipalities and others we own. So this goal is to investigate the condition of the sewers we own and get a better-informed estimate of future replacement costs. We will appoint a committee to do that work and receive their final report at the November 1 board meeting.

Many of our "lollipop" lights are old. In time they will need to be replaced. When we do so, we'll take a whole new look at their locations and design. Newer fixtures require far less energy – they may even be solar-powered. A major reason for lighting is safety. We are getting expert



help how best to make people – both residents and intruders – more visible at

*(Continued on page 4)*

## Outreach Past Year Summary



During the year we had a very popular Candidates Forum for the mayoral candidates, a Cinco de Mayo Fiesta, a parking lot sale, and the Ever Popular pool concerts.

In December we had a wonderful Holiday Party with music by Valerie V, and then we had a fun New York New Year's Eve party to end the year

We facilitated two giving opportunities for the holidays. One was for the Next

Move organization that has a program for chronically homeless senior residents, and the second one was the Urban Garden program at Luther Burbank High School. Thank you to all of you who participated.

### LOOKING TO THE FUTURE

Watch for information on the next Resident

Forum which is scheduled for March. We plan to have information that will be of interest to all residents.

The committee meets at the clubhouse on the 3<sup>rd</sup> Wednesday of the month at 5 PM. Everyone is welcome to attend and we would love to hear from you on projects or events that might be of interest.



The Committee has had a busy year, and we hope that you have enjoyed some of the events that were offered. Of course we have the "Coffee" every Saturday at 10 AM, and we have an evening social on the second Thursday of the month at 5 PM. These are held at the Nepenthe Clubhouse.

# Manger's Report



Water, water everywhere! Isn't that a great thing to be able to say? We're finally getting rain here and snow in the Sierras and that is going to be great for California! All that water is not without its own set of worries. Here is a great website to be plugged into for the

next week or so: <http://www.waterrsources.saccounty.net/stormready>. Here you will find links to various flood watch and alert systems as well as resources to call if you observe flooding. There also good tips for making sure your home is secure and storm ready.

Over the weekend, if you observe fallen trees on the private streets or blocked storm drains in the alleys, please call 1-800-428-5588 to report

to FirstService Residential, Nepenthe's management firm. They have Nepenthe's list of vendors to call. Trees and storm drains on the public streets can be called into the City at 3-1-1.

The landscape loves all of this water! Now that most of the leaves have fallen and been cleared away, the landscape crews will be starting another round of treating tree suckers and weeds. They will also be pruning shrubs and mowing back the ivy. The subterranean drip project will be continuing as will the tree maintenance pruning.

At the January meeting, the Board of Directors approved the removal of the following trees:

- Birch Trees #1217, 1219 next to 306 Dunbarton Cir. Both trees have several structural defects along with beetle infestation.
- Cherry Tree #705 at 1009 Dunbarton. Tree has several structural defects with cavities on trunk. The tree is leaning on the fence at the address.

Hope you are all enjoying the quiet after the holidays and I hope to see you at one of the Town Hall Meetings regarding parking!

## President's Article cont.

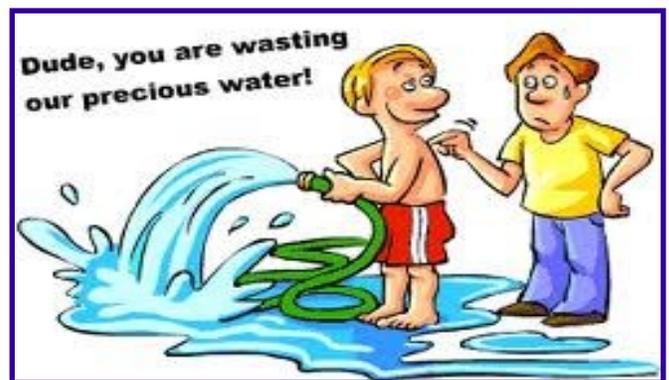
*(Continued from page 3)*



night. We already know the placement and color of lighting is critical. We also want new lighting to be attractive and compatible with our architecture. So the board will appoint an ad-hoc committee composed of members of the Grounds, Architectural Review, and Insurance, Legal and Safety Committees to investigate our options, estimate costs and come to our September 6 meeting with a final report.

The fourth and last board goal addresses the functioning of committees. Ultimate responsibility for the operations and financial health of Nepenthe rests with us directors. But we cannot do all the work ourselves; that's why we appoint committees. And believe me; we appreciate all the good work they do! How well (or not so well) they work makes all the difference. So during February we will review all committee charters and their standards and practices and revise them as needed. Then during March Directors Linda Cook and Joan Haradon will train all committees on best practices, such as setting goals, taking minutes and making recommendations for board action.

I want to close by mentioning two very important goals not on the list above. The first is one assigned to the Grounds Committee in the new year – that of continuing the work they started last year of improving our irrigation methods to conserve water, and once again obtaining funding from the City of Sacramento. They were very successful doing that in 2016. We did not adopt it as a board goal because it can be assigned to a single committee without the board having to attend to the details.



The second is to have a new parking policy by June. Elsewhere in this issue General Manager Bettsi Ledesma describes what is happening on that front this month. This is a matter of great importance. The board wants to hear your opinions. I urge you to express them in the survey and at one of the two town hall meetings coming up soon.



Nepenthe Association  
1131 Commons Drive  
Sacramento, CA 95825

Phone: 916-929-8380  
Nepenthe.HOA@FSResidential.com

Office Hours:  
Monday—Friday 9:00 AM to 6:00 PM  
Closed for lunch, 1:00 to 2:00 PM  
Saturday-Sunday (Winter) 9:00AM to 1:00 PM  
Saturday—Sunday (Summer) 12:00 PM to 4:00 PM

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

Roshuna Creswell, Administrative Assistant, [roshuna.creswell@fsresidential.com](mailto:roshuna.creswell@fsresidential.com)

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

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

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 Outage: 1-888-456-SMUD

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

### **Board of Directors:**

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

Joan Haradon, Vice-President, [joanh3860@gmail.com](mailto:joanh3860@gmail.com), 916-993-5344

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

Linda Cook, Secretary, [linda\\_cook@att.net](mailto:linda_cook@att.net), 916-847-8996

## Committees

**Board of Directors** - 5:30 PM, Club-house, 1st Wednesday of the month

**Architectural Review**— Jenny Smith, 4:30 PM, Clubhouse, 2nd Monday of the month

**Elections**—Yvonne Del Biaggio, meets ad hoc

**Finance**—Ken Butler, 4:00 PM, Dunbarton Cabana, 4th Monday of the month

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

**Insurance, Legal & Safety**—Nancy Arndorfer, 5:00 PM, Dunbarton Cabana, 2nd Tuesday each month

**Outreach/Social**—Gerry Gelfand, 5:00 PM, Clubhouse, the 3rd Wednesday of the month

*Dates and times may vary, check calendar on website*

## Brief Reminder

You may not give a lot of thought to the trees in your patio, but this picture demonstrates why you should! Trees need regular maintenance pruning to prevent them from becoming top heavy. When professionally pruned, wind blows through the branches instead of against them. By having a reputable firm do the work you can also get an assessment about the tree's overall health which can provide a lot of peace of mind. Just like the association's trees, an annual schedule will provide maximum benefit. And, in case you're wondering, damage to association-maintained components by an owner's tree is billed back to the owner. That may be the most compelling reason to maintain patio trees in optimal condition!



\* For calendar of events please see the Nepenthe website (address above). Event Calendar is also located on the bulletin board in front of the office.

# Santa Was Here

