

February 2017

Nepenthe Association



LARGE ASSOCIATION OF THE YEAR NORTHERN CALIFORNIA

THE NEPENTHE NEWS

President's Letter

Last week our area was hit by very wet and windy weather. As a result, we lost six of our approximately 2,000 trees. Some vehicles and residences were damaged. I know of no personal injuries. It could have been much worse. We were lucky – or were we? In important ways we made our own good luck. We keep our trees pruned, so when wind comes this time of year it tends to blow *through* our trees. We also remove unhealthy trees. And we provide a means for prompt tree removal when streets are blocked. Often problems occur at night or on weekends when the office is closed. *What do you do when you see the need for tree removal then? You phone (800)428-5588.* That's a line staffed 24/7 by FirstService Residential, our management company. People there know whom to contact to clear trees

**FirstService Residential
off-hours emergency line:
(800)428-5588**

promptly when it's necessary. Remember that stormy weather sometimes requires that emergency vehicles have to pass through our streets, so prompt action can save lives. What do you do if you forget this emergency number? You can phone the clubhouse. The recording will give it to you. Overall, we should be proud and happy for the out-

come from last week's nasty weather. The system worked.

A reminder: all dogs in our community must be on a leash – no exceptions. I know each owner believes his or her dog is a "good dog." That's admirable. Just know the board of directors is not getting into the business of deciding which dogs are good and which are otherwise. We are prepared to discipline residents who ignore the leash rule. A

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Landscape In Your Community

While most of us are stuck indoors due to the (blessed!) rain, there are a number of landscape projects going on in the community:

1. Alley sprinklers in Zone 4 are being converted to drip. Each alley that is converted to drip saves between 1,000-3,000 gallons of water each week during the watering season. Incredible! Even better, the City of Sacramento is paying the lion's share of this effort through the rebate program our Grounds Committee participates in.
2. Ivy beds are being mowed this month. This practice allows for a thorough cleanout of the bed and encourages good growth in the spring and summer.
3. Pre-emergent is being applied to shrub beds. This liquid chemical prevents weed seeds from germinating. George Procida, our landscape manager from GP tells us that this version should be more effective for our needs.
4. GP is hard pruning shrubs throughout the community. As you have probably seen firsthand, while this can look alarming initially, the re-growth is worth the "ugly duckling" phase.
5. Special treatments to prevent aphids are being applied to certain species of

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Nepenthe Approved Architectural Modifications

Address	Modification
1521 University Avenue	Window Replacement
23 Adelphi Court	Window Replacement
2327 Swarthmore Drive	HVAC Replacement
810 Dunbarton Circle	Window 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.



Please note the ARC Meeting day and time will change to Tuesdays @ 5:30pm beginning in March.

December Budget Report

Actual year-to-date income of \$3,287,658 versus year-to-date budgeted income of \$3,259,548 produced a positive variance of \$28,110.

Actual year-to-date operating expenses of \$1,286,142 versus year-to-date budgeted expenses of \$1,294,356 produced a positive variance of \$8,214.

The two combined variances produced a positive year-to-date variance of \$36,342.

December Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2016	267,381	4,935,051
Prior year due to Ops from mgmt	91	
Plus Income	\$3,287,658	
Reserve Investment Income		\$39,725
Contributions to Reserve		\$1,965,192
Less Operating Expenses	(\$1,286,142)	
Reserve Funding	(\$1,965,192)	
Reserve Expenditures		(\$1,387,481)
Receivable from Management	(0)	
Ending Balance 12/31/2016	\$303,773	\$5,552,488

President's Article cont.

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word to the wise is sufficient!



One of four board goals for 2017 is to investigate the condition of the underground sewers we own and the long-term costs to maintain and/or replace them. We do our best to anticipate future costs to maintain and replace our physical assets -- landscaping, buildings, private streets, etc. That is what the reserve study is all about. The job is toughest when it comes to what we cannot see, what is underground. The board is forming an Ad-hoc Committee on Underground Utilities. *We need members who would be willing to put in time between now and October to accomplish this work. If you are interested in serving, please let the office know. We are looking for engineers and other involved members.* – Steve Huffman

Manager's Report

Legislative News: On September 28, 2016, Governor Brown signed Senate Bill 918 into law, which created Civil Code §4041.

Starting January 1, 2017, this new law requires **homeowners**, on an annual basis, to provide written notice to the association of the following:

- Mailing address to which notices from the association are to be delivered;
- Secondary address to which notices from the association are to be delivered;
- Name and address of legal representative;
- Whether the property is owner-occupied, is rented out, vacant or undeveloped land.

Community associations must solicit these annual notices of each homeowner and must update the association's records at least 30 days prior to making the association's annual disclosure in accordance with Civil Code §5300.

Should a homeowner choose not to provide written notice of the above information to the association, Civil Code §4041 states the property address shall be deemed the proper mailing address to receive notices from the association. This new law places the responsibility on homeowners to provide their correct and current information. Placing this burden on homeowners will clarify where required association notices, including

assessment collection notices, should be delivered and will negate the argument of homeowners that a notice was sent to the wrong address.

In response to this new legislation, FirstService will be sending out email (for those homeowners who have opted-in to receive electronic communication from the association) or hard copy communication to all homeowners requesting the information outlined above. In 2017, the solicitation will be sent with your Association's audit package and in 2018 it will be mailed with your budget disclosure.

2017 Annual Election: Just a reminder that the annual election is fast approaching and your Nominating Committee is actively seeking candidates to run for one of the three open positions on the Board of Directors. At the moment, one incumbent, President Steve Huffman, is running for re-election. Treasurer Will Vizzard is termed out in May and Directors Joan Haradon and Linda Cook have another year left to their terms. If you think you might be interested in serving on the Board, please contact the office and we'll forward your information to the Nominating Committee for follow up.

Parking Town Hall: As I write this, we've held one

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Landscape In Your Community

trees throughout the community. The aphids were particularly active last year- we hope to avoid that problem this year.

During the January storms, we lost six trees and a number of tree limbs. Compared to some past years, this is pretty minor and thankfully the damage was minimal. The Grove Total Tree Care has been a delight to work with – very responsive to emergency calls and proactive with suggestions to best care for our urban forest.

The Grounds Committee continues



We also continue our landscape walks every Friday, weather permitting. You can see the [Zone Walk Calendar](#) by going to the website calendar event for each Friday morning. There is a PDF attachment showing which zone we'll be in on any given Friday.

to meet monthly on the second Thursday of every month at the Dunbarton Cabana at 3:00 pm. Homeowners are always welcome.

As ever, if you have any maintenance requests or see broken pipes or sprinkler heads, please let the office know so they can issue work orders.

Manager's Report cont.

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Town Hall on January 25th and the second is Saturday, February 4th for those who were unable to attend the first one. The survey that ran from January 1st to 18th had 225 responses! Of those, 131 respondents provided additional comments. After the survey and these initial Town Hall Meetings, the committee will be preparing a second survey and Town Hall to further define what Nepenthe's parking policies will look like. The second survey will run from February 15th to March 8th and the second Town Hall will be held March 11th. The end goal will be to have new parking policies adopted and announced by the May 17th Annual Meeting.

Outreach Committee

Saturday morning Coffees continue to bring friends and neighbors together every week at 10 AM

And, in addition, there is a Happy Hour once a month. This month it will be on Thursday, February 9 at 5 PM. Please come by and join the fun. Pastries and coffee are provided on Saturdays. We ask that you bring whatever you would like to drink to the Happy Hour.

Mark your calendar! On March 4 there will be a Resident Forum / Expo at the clubhouse. This is an annual event to provide all residents with important, useful information. There will be representatives from the various committees, management, and some city services. Lots of handouts and a time and place to bring any questions you may have. The doors will open at 9:30 so that everyone can get some refreshments and we can begin on time at 10.

Hope to see you there!





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

Management Staff:

Betsi Ledesma, General Manager, betsi.ledesma@fsresidential.com

Crystle Rhine, Assistant Community Manager crystle.rhine@fsresidential.com

Roshuna Creswell, Administrative Assistant, roshuna.creswell@fsresidential.com

Roger Work, Facility Administrator, nepenthe@fsresidential.com

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

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

Other Important Contacts:

Lyons Security: 916-844-2912 or 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, 916-214-4500

Joan Haradon, Vice-President, joanh3860@gmail.com, 916-993-5344

Will Vizzard, Treasurer, vizzardw@gmail.com, 916-923-9308

Linda Cook, Secretary, linda_cook@att.net, 916-847-8996

Committees

Board of Directors - 5:30 PM, Clubhouse,
1st Wednesday of the month

Architectural Review— Jenny Smith, 5:30
PM, Clubhouse, 2nd Tuesday 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 Arn-
dorfer, 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*

Fightthebite.net

Help the City of Sacramento protect you and your community by reporting dead birds and squirrels. Our District and the California Department of Public Health use dead bird reports to help identify increased West Nile virus activity in an area. Crows and magpies are particularly susceptible to the disease, so they make excellent early warning sentinels for virus activity.



If you see a bird or squirrel that has been dead for less than 24 hours, please call 1-877-WNV-BIRD (1-877-968-2473) or online at fightthebite.net.

* 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.