



Option for Additional Lighting in Alleys

Did you know that you can now add lighting to your garage exterior outside of your fence? This used to be prohibited, but thanks to the good work of the Ad Hoc Committee on Lighting, the Board approved a specific fixture and criteria for adding light to the alley side of homeowners' units.

The approved light fixture is the WAC Lighting WS-W20506-BZ Scoop LED Outdoor Wall Light Fixture, One Size, Bronze. This fixture is available from www.amazon.com or from local store, Lumens Light and Living, located at 2028 K Street, Sacramento. Lumens offers a discounted price for Nepenthe owners.



Light source/bulb must be fully shielded. Angle of light beam shall face downward perpendicular to the ground. Fixture lighting brightness shall be approximately 800 lumens (60w equivalent) when controlled by a manual ON and OFF switch; and approximately 450 lumens (40w equivalent) when automatically reactivated by a motion

sensor; not to exceed six hours of total night operation. Lighting color shall be warm white (not to exceed 3000K = kelvins). Light fixture installation shall be hardwired; wiring and/or conduit concealed within structure.

Fixture placement shall be centered above the garage house number plaque; the bottom of the fixture installed 66 inches above the bottom edge of the building siding. There should be at least 3 inches, but no more than 4 inches, between the top of the address number plaque and the bottom of the light fixture. (In some instances, this may require relocation of the house number plaque to accommodate the light fixture and meet this criteria.)

The community owes a debt of gratitude to committee which was led by Renee Mendez who was joined by Cheryl Cochran, Joel Weeden and Bill Olmsted.

Homeowners who wish to install this light can access the home improvement application on the website at <http://nepenthehoa.com/home-improvement-request/>.



Solar Tubes Add Light, Save Energy

If you've been thinking of adding more daylight to your kitchen, living room, or dark hallway, a solar tube may be the way to go. At a fraction of the cost of a skylight, a solar tube provides plenty of indirect light and requires almost no maintenance or repairs. They maximize the amount of sunlight they collect while filtering out heat and glare, for a safer and more effective light source. Compared to a daylight, solar tubes offer sunlight while filtering out heat and glare, for a safer and more effective daylight source. They cannot, however, be opened due to their sealed design and they do not allow a direct view of the sky.

Many of our residents have them; just look on the roof for a white plastic globe. The globe gathers light from outside; the diffuser spreads the light in a pure white glow. A solar tube is a 10- or 14-inch-diameter sheet-metal tube with a polished interior. The interior acts like a

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Nepenthe Architectural Modifications

1009 Dunbarton	Patio hardscape
509 Elmhurst	Window replacements
1124 Vanderbilt	Window replacements
2267 Swarthmore	Window Replacements
1109 Dunbarton	Window Replacements
1366 Commons	HVAC Replacement
1236 Vanderbilt	Fence Relocation for HVAC

The improvements listed were approved by the Board of Directors on July 5th. If you wish to make any exterior changes to your unit that are visible to the community, could impact drainage or interior changes that impact the roof, you must submit an architectural application for review and approval by the Architectural Committee and Board of Directors 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 will next meet on **Tuesday, October 10th at 5:30pm in the Clubhouse Lounge**

August Budget Report

Actual year-to-date income of \$2,303,368 versus year-to-date budgeted income of \$2,231,312 produced a positive variance of \$72,057.

Actual year-to-date operating expenses of \$750,784 versus year-to-date budgeted expenses of \$870,967 produced a positive variance of \$120,192.

The two combined variances produced a positive year-to-date variance of \$163,245.

August Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2017	303,773	5,552,488
Prior year due to Ops from mgmt	52	
Plus Income	\$2,274,365	
Reserve Investment Income		\$29,004
Contributions to Reserve		\$1,360,336
Less Operating Expenses	(\$750,784)	
Reserve Funding	(\$1,360,336)	
Reserve Expenditures		(\$960,987)
Receivable from Management	(0)	
Ending Balance 8/31/17	\$467,700	\$5,980,840

Board Takes Action on Private Street Parking

At the October 4th open session, the Board of Directors adopted the following policies with regard to parking on the private streets, Dunbarton and Elmhurst Circles:

The Board leaves intact the current private street parking program. Current parking regulations on private streets in Nepenthe specify that no public parking is allowed at any time. Further, no vehicles shall be parked on these streets between the hours of 2:00am and 6:00am. Residents may obtain permits from the Association office for short-term overnight guest parking at Management discretion. No back-to-back permits are allowed. Residents whose garages are temporarily unavailable due to construction may also receive short-term permits at Management discretion.

Private streets in Nepenthe are winding, narrow and lack sidewalks. They are intended for walking and for resident and visitor vehicle ingress and egress. In addition, because of the narrowness of these streets, signage specifies no parking at all on one side of the street. It is clear that the intent of the CC&R's governing private street parking is that parking on these narrow streets be reserved for guests, contractors, service and delivery vehicles and that residents are to park in the two-car garages designed for that purpose. To minimize vehicle parking on these streets and to follow the clear intention of the CC&R's, the following rules are adopted:

1. Management is instructed to enforce the stipulation that no public parking is allowed on private streets. Increased diligence is necessary to avoid becoming a default parking space for CSUS students and faculty. Management should immediately follow up on any report of student cars left on private streets. We also suggest signage at the entry point from Vanderbilt to Elmhurst and clearer signage at other en-

try points into private streets to discourage vehicles with no legitimate purpose from turning into them.

2. Management will increase the enforcement of requiring garages for parking cars at all times except for brief loading and unloading. Residents must use their garages, not the private street, as their designated parking spot. Minimal resident parking on these streets makes them safer and more enjoyable for walkers and children and more aesthetically pleasing and is a deterrent to public parking abuse. For non-compliance, penalties and fines shall apply in accordance with Governing Document Enforcement Policy revised March 2, 2016, pursuant to the CC&Rs Article XVI, Section 16.6(b).

3. Management will increase signage to indicate no parking at points where parking, even on one side, is obstructive, dangerous or aesthetically detrimental. For example, for safety it may be necessary to restrict parking on tight corners on curves such as at the Vanderbilt entry to Elmhurst Circle and the cul-de-sac near the Elmhurst Circle tennis courts. We need to ensure that emergency vehicles have swift access to our private streets at all points. On occasion, red lines may indicate no parking in front of fire hydrants and walkways. Red lines will be used sparingly. Parking in front of resident housing located immediately facing the street blocking main living room views is discouraged unless all other parking options are unavailable.

4. Overnight Guest Permits will be issued up to 14 days. Abuse of guest permits by residents will result in the forfeiture of the guest permit privilege. The directors recognize that parking is a multi-faceted issue and are thoughtfully addressing each concern in an organized and methodical manner. Look for further updates in future newsletters.

Solar Tubes Add Light, Save Energy cont.

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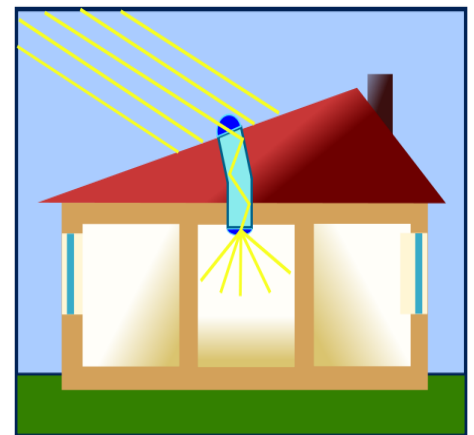
continuous mirror, channeling light along its entire length while preserving the light's intensity. It captures daylight at the roof and delivers it inside your home.

Solar tubes cost about \$500 to \$1,000 when professionally installed, compared with more than \$2,000 for a skylight. Unlike a skylight, a solar tube doesn't require new drywall, paint, and alterations to framing members. Please ask the dealer about a potential 30% federal tax credit for 2017 on the cost of the system and installation.

Installation of these tubes does require approval from the Architectural Review Committee.

Please check the guidelines in ARC Guidelines or contact a committee member.

By Diane Vanderpot



Board Adopts Reserve Study Update for 2018

After extensive review by the Finance Committee, the Board approved the 2018 Reserve Study prepared by Browning Reserve Group which calls for a monthly increase to the reserve contribution of \$10.29 per owner per month at the October 4th open session. This will make up a portion of the overall monthly assessment increase for 2018.

Just what next year's monthly assessment will be is still under review. The Finance Committee has worked hard scrutinizing current and projected costs for the coming year. What originally looked like a possible monthly assessment of \$491 per owner per month has now been brought down to \$487.

There are still a few more line items to finalize before the committee will be ready to make a recommendation to the Board for approval at the November 1 open session. The annual budget disclosure will be mailed to all owners by November 30th and the new monthly assessment amount will be effective January 1, 2018.



The Landscape Letter

GP Landscape is actively installing drip irrigation around all of the townhomes. Currently they are finishing up the outer circle of Elmhurst and will then move onto the inner portion. They will then cross Vanderbilt and work on the north section of Nepenthe. Marty Henderson of the Grounds Irrigation Committee continues to oversee the work and ensure that all possible rebates from the City of Sacramento are applied for timely.

Shrub trimming continues in the community. Jay and his crew will continue until the winter dormancy. They are also busy aerating the turf areas and will soon be overseeding to rejuvenate certain areas of turf.

Of course, we all know that the annual leaf drop is just getting started and that is always a big job for the landscape crews. During the worst of it, their focus will be to keep alleys and walkways clear and safe. If there is a little pile up in the shrub beds, they will return for detail cleaning after the bulk of the leaf drop is completed. If you see piles of leaves in the street next to the curb, please avoid parking there. If the crews cannot retrieve the leaves, they quickly begin to degrade and become slipping hazards.

This month has marked something of a turnover in the GP staffing pattern. While we've certainly enjoyed having GP owner George Procida personally managing our account for the last two or three years, it is time for him to pass the baton to onsite supervisor Pete Gerould. Pete is a familiar face to

Nepentheans as he has been working on the property for a little over a year. George has been training him to step into the manager role here and he has been a real asset to the team. Please remember, though, all landscaping concerns need to come through the office for proper routing. When homeowners take it upon themselves to instruct the landscapers, it takes time away from scheduled activities and slows everything to a crawl.

Expect to see Grove Total Tree Care conducting the annual clearance pruning in the next few weeks. They will be beginning in Zone 1 (American River Dr.) and moving sequentially through the property ending in Zone 7 (University Ave.). This annual event removes the summer's heavy end weight from the trees and reestablishes a clear zone of 3 to 7 feet around every home.

The Grove Arborist, Paul Dubois, also continues to walk one zone each month with representatives from the Grounds Committee and management. The purpose of this walk is to inspect trees identified by residents, Grounds Committee members and management as potentially failing and/or hazardous and to complete an overview inspection of the trees in the zone. This proactive approach is improving the overall health of our urban forest which all agree is one of Nepenthe's greatest assets. If you have a concern about a tree, please complete a Resident Request Form and Paul will inspect on his monthly walk.





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

Danielle Davis, Administrative Assistant, danielle.davis@fsresidential.com

Roger Work, Facility Administrator, roger.work@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

City of Sacramento (garbage, recycling, city street parking enforcement, etc.): 3-1-1

Board of Directors:

Steve Huffman, President, steve@huffmanstrategy.com, 916-214-4500

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

Christina George, Treasurer, cjadot@comcast.net, 916-921-2793

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

Frank Loge, Member at Large, fjloge@outlook.com, 916-920-0752

Committees

Board of Directors Open Session Meeting
5:30pm in the Clubhouse on the
1st Wednesday of every month.

Committee Meetings:

Times, dates and locations of meetings can be found on the website at <http://nepenthehoa.com/event-calendar/> or on the bulletin board outside of the Clubhouse.

Architectural Review Committee

Chair: Jenny Smith

Elections Committee

Chair: Yvonne Del Biaggio

Finance Committee

Chair: John Baker

Grounds Committee

Chair: Pamela Livingston

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer

Wishing Linda Cook a Speedy Recovery!!!

In the No Good Deed Goes Unpunished Category, Board Secretary Linda Cook took a spill while helping her daughter move. She broke her wrist and elbow and dislocated bones. She's recovering at home, but will be out of commission for a while. We're sending you good wishes for a speedy recovery, Linda!

To give her space to heal, please direct cards to the office.

