

NEPENTHE NEWS

*A monthly publication of the Nepenthe Association
1131 Commons Drive, Sacramento, CA 95825*

*Judi Graham, Editor
(916) 929-8380*

September 2010
www.nepenthehoa.com

Message from the Manager

Dear Homeowners,

To many people, Labor Day signals the end of summer. The last hoorah, if you will. Some celebrate with an outdoor party while others squeeze in one more road trip. Although the official start of Fall is three weeks away, we're turning our attention to preparing for the change of season at Nepenthe, focusing on landscape and outside repair issues before the weather changes.

Everybody has a favorite season and Fall is mine. I love the crisp days, the trees changing colors, and the crackle of leaves underfoot. I especially love the excitement of the World Series, the return of football season and "Dancing with the Stars," and my favorite holiday, Thanksgiving. They're all about to unfold and I can't wait.

Whether you're traveling this weekend or you're opting to stay home, we hope you enjoy your holiday. Remember that the clubhouse is officially closed on Monday in observance of Labor Day.

Judi Graham
Nepenthe General Manager

Special Board of Directors Meeting Scheduled for September 21

Regular Board of Directors Meeting Is September 27

A Special Board of Directors meeting has been scheduled for Tuesday, September 21, 2010 at 6:30 PM to address unfinished business from the August 31, 2010 Board Meeting. The regular meeting of the Board will take place on Monday, September 27, 2010, at 6:30 PM.

Financials Update

July 2010 Financial Summary

Assessment and Cash Summary					
Monthly Assessment Budget	Current Month Assessment Received	Operating Cash Balance			
\$ 238,906	\$ 250,043	\$ 160,516			

Operating Expense Summary			
Monthly Budget	Current Month Expenses	Year to Date Budget	Year to Date Expenses
\$ 102,863	\$ 89,026	\$ 720,041	\$ 700,617

Reserve Summary					
Monthly Contribution Budget	Current Month Contribution Actual	Current Month Expenses	Year to Date Contribution	Year to Date Expenses	Year to Date Balance
\$ 136,433	\$ 138,705	\$ 309,383	\$ 1,492,049	\$ 978,330	\$ 1,148,075

Irrigation & Landscape News

The Board will consider future irrigation upgrades at the September 21 Special Board Meeting.

Please remember that the City of Sacramento's "summer" water restrictions are still in effect. Rather than reprint the details of the restrictions, you can find them spelled out in the August newsletter which is posted on the Nepenthe website: www.nepentheHOA.com Copies of the newsletter are also on file in the Clubhouse office. We'll keep you posted when the "summer" water restrictions have been lifted.

More on the Paving Project

At the August 30 Board Meeting, the Board approved the hiring of a "technical paving expert" to perform many of the functions a project manager would normally perform such as conducting an independent assessment of the road and alleyway pavement, developing a scope of work based on the conditions found, reviewing the proposals received and recommending which proposal best addresses our issues, preparing the contract, and conducting a limited number of onsite inspections once the work has begun.

Merit is now interviewing qualified paving experts and anticipates their work to conclude by September 15. The Board will be selecting the paving contractor at its Special Meeting on September 21. Homeowners who are affected will receive work related notices prior to the start of paving.

Dunbarton Cabana and Pool Renovation

Twenty-two Nepenthe homeowners have formed an ad hoc committee to study and make recommendations to the Board for renovation of the Dunbarton Cabana and Pool. The committee was organized at the suggestion of Board President Randy Friedman. The property has not been completely refurbished since it was built in 1976. Ken and Pat Butler, who are 10 year residents of the community, are serving as co-chairs the committee.

The committee is in the process of inspecting the property; identifying needed repairs; and suggesting ways to update the property making it more attractive, safe and usable. Areas under consideration include interior lighting and painting, flooring, bathroom tiles, kitchen appliances, interior and exterior furniture, and pool decking. Funds for the renovation are contained in the budget for major reserve projects. Anyone who would like to know more about the project should contact Ken or Pat Butler at patkenb@aol.com or by phone at 922-7739. Ken stated that the entire Nepenthe community will have an opportunity to review and critique the planned renovation before it is presented to the Homeowners Board.

Outreach Committee Tracks 'WishList' Progress

At the June 10 Nepenthe Open House, residents recorded their suggestions and priorities for the coming year on easels set up around the room. The resulting residents' 'Wish List' was printed in the August issue of the Nepenthe Newsletter (available on the Nepenthe website at www.nepenthehoa.com). The Nepenthe newsletter will regularly report on items from that 16-item list as they are completed or resolved. The following four items are resolved as follows:

- "Have a suggestion box with someone not on the Board in charge of reading and filtering and passing on to the Board or appropriate committee."
A new sign has been ordered for the Homeowner Service Request box near the entrance to the Nepenthe Clubhouse. It will read: Homeowners Suggestions and Service Requests. As soon as it arrives (eta: September 10) residents will be able to put suggestions in the Homeowners Service Request box. Blank suggestion forms will be provided at the box. Office staff will review the suggestions and forward them to the Board, Nepenthe staff, or a committee, as appropriate, for response.
- "Need to fill two vacant positions on the Board ASAP."
In June, Barbara Stromick was appointed by the Board to fill the existing vacancy. There are no other vacancies at this time.
- "Appoint Dr. Marcia Gray Britton to the Board."
Dr. Britton requested and was approved to be a member of the Nepenthe Finance Committee.
- "Holiday decorations--let's lighten up and have some fun."
This item will be on the agenda for the September Board meeting.

10 Volunteers Needed To Be Neighborhood Watch Captains

by Sue Frazee

We have been experiencing some trying times at Nepenthe with the recent rise in the incidents of crimes reported. We have taken a few steps to address this. We would like to keep you informed of some of the things that have been put into place and those being considered.

I have been in contact with the Sacramento Police Department. Extra patrols and surveillance have been requested. Community Service Officer Amanda Henley is helping us set up a Neighborhood Watch Program. **In order to get this set up we will need a minimum of 10 people to volunteer to be a Block Captain. Once we have the Block Captains confirmed, we will schedule a Neighborhood Watch and Safety Meeting.** Officer Henley will give a presentation informing us on Neighborhood Watch, Operation Identification, reporting suspicious activities, home security and personal safety. Capital Patrol Service will also participate. If you are interested in attending the meeting and/or becoming a Block Captain, please contact the Nepenthe office at 929-8380. We hope to be able to arrange this Community Security Meeting something in September. As soon as the date is set, you'll be notified by an Email. Blast

I have contacted a few alarm companies to see if we can get a community discount. Safe Side Security, Inc. has offered a 10% discount to all Nepenthe Residents. The discount coupon is included in this newsletter.

In addition to the items mentioned above we have been working with our own security officers at Capital Patrol. They have offered some helpful hints. They have offered to attend our community safety meeting/s. We are considering altering or rotating the hours they patrol so as not to be predictable. They have added a bicycle to their patrol so they can cover more area than their patrols on foot.

We have had a few reports of door knocking and doorbell ringing in the early morning hours. The homeowner opens the door, no one is there. I have been doing some research online and apparently this is very common behavior for burglars. I have included a list of helpful hints that I heard on the radio and found online.

The following list was compiled by a criminology professor and a security consultant at the University of Missouri. They interviewed 105 admitted burglars and came up with this informative list. (Some of the items do not apply to our community but, print the list for your friends and pass this along as it may apply to them).

21 Things a Burglar Won't Tell You

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering the new refrigerator.
2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier.

3. Love those flowers. That tells me you have taste and taste means you have nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have inside.
4. Yes, I really do look for newspapers piled up on the driveway. I might leave a pizza flyer at your front door to see how long it takes you to remove it.
5. If it snows while you're out of town, get a neighbor to create car or foot tracks into the house so it looks like you are home.
6. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it is set. That makes it too easy.
7. A good security company alarms the windows over the sink and the windows on the second floor. These access your master bedroom. That's where you keep all of your jewelry. Please don't put a motion detector in the master bedroom that makes my job too hard.
8. It's raining. You are fumbling with your umbrella. You forget to lock your door. I don't take a day off because of bad weather.
9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your windows.
10. Do you really think I won't check your sock drawer? I always check dresser drawers, the bedside table and the medicine cabinet.
11. Helpful hint! I almost never go into kid's rooms.
12. You're right! I won't have enough time to break into that safe where you keep your valuables but, if it is not bolted down, I'll take it with me.
13. A loud TV or radio can be a better deterrent than the best alarm system. If you are reluctant to leave your TV on while you are out of town you can buy a \$35 device that simulates the flickering glow of a real TV. (Find it at www.faketv.com)
14. Sometimes I carry a clipboard or a rake. I try my best to not look like a crook.
15. The two things I hate most are loud dogs and nosey neighbors.
16. I'll break a window to get in even if it makes a little noise. If your neighbor hears one loud sound, they'll stop what they are doing and wait to hear it again. If he doesn't hear it again, he'll just go back to what he was doing. It's human nature.
17. I'm not complaining but, why would you spend all that money on an alarm system and then leave your house without setting it. Thanks!!
18. I love looking in your windows. I'm looking for signs that you are home, and for a flat screen TV. I'll drive or walk through the neighborhood at night before you close your blinds, just to pick my targets.
19. Don't announce your vacation on your Face book page or other networking software. It is easier than you think to look up your home address.
20. To you leaving the window open a crack during the day is a way to let in some fresh air. To me, it is an invitation.
21. If you don't answer when I knock. I try the door again. Occasionally I hit the jackpot and walk right in.

Are You In or Out? (of Compliance)

If you're looking for some interesting reading in the upcoming days, allow us to recommend some non-fiction thrillers called the Nepenthe Association CC&R's, Bylaws, and Community Rules. No need to run out and buy them; you received your copies when you purchased your home. In the event, however, that these important documents are still tucked in with your escrow papers, copies can be viewed on the

Compliance, continued. Nepenthe website (www.nepenthehoa.com), in the Clubhouse library, or Clubhouse office. We bring this up so that you can be sure the new mailbox, screen door, or window coverings you are thinking of buying are “in compliance.”

Applause for Our Super Staff!!

Sue Frazee is the August winner of the Merit “You Rock!” Award in recognition of job performance above and beyond the call of duty during the time of a new GM search. Way to go, Sue. And a big thank you to Roger Work for providing us with the ramp at the Clubhouse entrance. Roger designed and produced the ramp by himself.

Note These Dates

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|-------------------------------|---|
| Saturday, September 4 | The Clubhouse reserved for private party 2:00 – 10:00 PM. |
| Monday, September 6 | The Clubhouse is officially closed in observance of Labor Day. A private party is scheduled 3:00 – 6:00 pm. |
| Thursday, September 16 | Doggie Bingo Night, animal non-profit fund-raiser
Watch for details in next month’s newsletter. Prize donations welcome (and needed). Contact Terrie (415) 990-8044 tfairman@pacbellnet or Pam 207-7546 d.pam@sbcglobal.net if you can contribute. |
| Sunday, September 19 | The clubhouse is reserved for a private party 10:00 AM – 3:00 PM. |
| Tuesday, September 21 | Nepenthe Book Club Regular Meeting at 1:30 PM in the Cabana Room. The topic is poetry and each attendee is invited to bring a favorite poem to read. Everyone is welcome. Call Flo Perry at 921-0809 if you have a question. |
| Friday, September 24 | The Clubhouse is closed for a private party 6:00 – 9:00 PM. |
| Thursday, October 7 | The Social Committee presents an “Ocktoberfest” 6:00 – 8:00 pm. Deadline for signup is October 2. See flyer for details. |
| Thursday, November 18 | Campus Commons Dog Walkers Holiday Party at the Campus Commons Clubhouse |

BARBRA GOLDBERG 916-972-9237

FALL/WINTER 2010 CHI GONG/TAI CHI SCHEDULE

MONDAYS 3:00 -4:00 PM, NEPENTHE CLUBHOSE \$5.00 fee per class

September 13, 20, 27; October 4, 11, 18, 25; November 8, 15, 22, 29

December 6, 13, 20. Contact Nicki Shearer @927-2610 if you have questions.

At Your Service

Nepenthe Manager: Judi Graham, Merit Property Management – 929-8380 or jgraham@meritpm.com
(You can bypass the recorded message by clicking the # sign on your phone's keypad.)

Assistants to the Manager:

Weekdays 9:00 AM – 6:00 PM: Sue Frazee, Merit Property Management – 929-8380 or nepenthe@meritpm.com;

Weekends – Noon – 4:00 PM: Debbie Tiscareno, Merit Property Management – 929-8380 or nepenthe@meritpm.com

Nepenthe Maintenance: Roger Work, Merit Property Management – 929-8380

Merit Regional Office: 608-3068

Merit HOA Emergency Hotline: (888) 596-4984 - Toll free 24 hours

Emergency Leaks: Mark Edelman – 825-3156. 24 hours.

Merit Billing: 1-800-428-5588 press extension 5 at any time to bypass the message

Capital Patrol Service: 447-8500

Electrical Outages: Call SMUD's toll free number 1-888-456-SMUD to report.

Nepenthe Insurance: John O. Bronson Co.

- General questions – Rob McVicar – 480-4138
- Flood insurance questions - Irene Sabourin - 480-4146
- Property and liability insurance requests – Rocio Leon – 480-4134

Board Members

Meets at 6:30 PM on the 4th Monday of the month in the Clubhouse

- Randy Friedman, President
- Bill Newbill, Member-at-Large
- Judy Semerjian, Secretary
- Barbara Stromick, Treasurer
- Liza Tafoya, Vice-President

Committee Chairs:

- Architectural Review – Dave Digardi
Meets at 9:30 AM on the 1st Saturday of the month in the Clubhouse
- Elections - Yvonne Del Biaggio
- Finance – Marcie Mortensson.
Meets at 6:45 PM. on the 3rd Monday of the month in the Clubhouse
- Grounds – Ivan Gennis-
Meets at 4:00 PM. on the 2nd Thursday of the month in the Clubhouse
- Insurance – Bill Newbill
- Nominating – Randal Friedman
- Outreach – Nicki Shearer
Meets at 5:00 PM on the 2nd Thursday of the month in the Clubhouse
- Social – Iris Bettancourt pending Board action
Meets at 5:00 pm on the second Wednesday of the month in the Clubhouse