

NEPENTHE NEWS

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

Judi Graham, Editor

December, 2010
(916) 929-8380

www.nepenthehoa.com

Happy Holidays!!

Dear Homeowners,

What does December hold for you? Do you throw yourself into the holidays or take them in moderation? No matter what your level of participation, you cannot avoid the December festivities. I happen to love the season!! I love the music, the decorations, the enchantment on children's faces. "Miracle on 34th Street." The "Make a Wish List." The California International Marathon on the first Sunday in December.

Most of all, I love the plentiful opportunities to do unexpected things for others at this time of year. If you were to ask me for an example of an unexpected "gift" to another, I would suggest extending your hand in friendship to a neighbor you don't know. This comes to mind because it comes up so often in the course of daily conversation in the office. Neighbors don't seem to know each other in Nepenthe. How about asking the neighbor with the care giver if you could pick something up for them at the store? or offering to bring in someone's papers when they're away? or feeding their pet when they're gone? or helping move their garbage cans on pick up day? or helping them decorate or do some wrapping?

Another tip for enjoying the season is to take care of yourself. If you feel like you're getting sick, stay home, Avoid crowds. Under schedule rather than over schedule. Shop on weekday off hours, if possible. If you get caught in traffic or a long check out line, do some people watching instead of letting your impatience get the best of you. Plan to run several errands at a time instead of having to be out on the roads every day. And remember to secure your valuables in your vehicle. Keep them out of sight to avoid car break-ins.

Best wishes for a safe and happy holiday season,

Judi Graham
Nepenthe General Manager

**The Clubhouse Will Be Closed
December 23 and 24
December 30 and 31**

Thank You to the Elves Who Decorated Our Clubhouse

Yvonne Del Biaggio and Judy Semerjian (with a little help from Roger Work) have done a beautiful job of decorating the Clubhouse this year. Take a few minutes to stop by and enjoy it.

Holiday Cheer Is on Tap Thursday, December 16 6:00 – 8:00 PM

Have you set aside December 16 as the date to celebrate the holidays with our community? We certainly hope so!!

Let's get together at the Holiday Cheer party and enjoy appetizers and beverages. This festive evening takes place from 6:00 PM – 8:00 PM in the Nepenthe Clubhouse.

Tickets are on sale now in the Clubhouse office and are \$10 each. Please see the flyer attached to this newsletter and plan to attend.

Ready, Set, Decorate

Something new is being tried with the holiday decorating policies this year: The Board has expanded decorating into the alleys. The decorating period began November 26 and ends January 5, 2011.

Please know that you may continue to do whatever you have been doing to the front of your home. There are some restrictions for decorating the alleyways, however.

- Decorations should be in good taste. Flashing or twinkling lights are not allowed, nor are inflatables or paper streamers which "run" when wet. "Lights out" is at 11:00 pm.
- Decorations may not pose safety hazards or interfere with alley vehicle traffic.
- Decorations may not be affixed to the siding of the residence or harm the exterior painting. Be careful not to damage the buildings or fences in any way.
- Homeowners can put up displays individually or collectively, with their neighbors.

Again, this approval is not a lifting of the CC& R's, Bylaws, and/or Community Rules. What is intended is to allow the residents some added enjoyment of the holiday season by saying it's OK to decorate in the alleys. Please contact the office if you have any questions about your decorating plans.

River City Food Bank Thanks You

The River City Food Bank is most grateful for your generous donation of food items at Thanksgiving. At your suggestion, the bright red collection basket will remain inside the Clubhouse entrance until December 19.

Outreach Committee Outdoes Itself!

Congratulations to the Outreach Committee on a job well done at its first Nepenthe Orientation for residents on November 20 in the Clubhouse. Of the 30 or so residents attending on a blustery Saturday, about one third were new. There were also several renters in the group.

Panelists Nancy Arndorfer, Karen Lowrey, Nicki Shearer, and Otis Turner covered a wide variety of topics such as homeowner rights and responsibilities, renter and guest policies, governing documents, Association rights and responsibilities, approval for architectural improvements process, grounds, operating and reserve budgets, financial reports, board structure, meetings, and goals for the year, the role of the manager, committees, and how to communicate and volunteer to name a few. Rob McVicar from John O. Bronson Insurance Agency explained the insurance coverage provided to the residents by the Association and answered questions about additional coverage needed by residents. "I thought this session was very informative and well presented. I hope this is presented once a year" sums up the sentiments of the day.

If you were unable to attend and are interested in obtaining a set of handouts from the event, they can be obtained from our office staff.

Financials Update

October 2010 Financial Summary

Assessment and Cash Summary		
Monthly Assessment Budget	Current Month Assessment Received	Operating Cash Balance
\$ 237,770	\$ 242,943	\$ 258,196

Operating Expense Summary			
Monthly Budget	Current Month Expenses	Year to Date Budget	Year to Date Expenses
\$ 102,863	\$82,541	\$ 1,028,630	\$ 962,703

Reserve Summary					
Monthly Contribution Budget	Current Month Contribution Actual	Current Month Expenses	Year to Date Contributions	Year to Date Expenses	Year to Date Balance
\$ 136,433	\$ 124,988	\$ 11,357	\$1,903,608	\$ 997,810	\$ 1,528,826

Paving Update

Mother Nature had her way with our paving project during the first week of November with the onset of rain and lower temperatures; and at the November 22 board meeting, the project technical advisor, Chad Langdon of Allied- Langdon Engineering presented a letter to the board from Tim Crowley, president of J.B. Bostick Company, the asphalt paving contractors, recommending delaying completion of the project until spring of 2011. (Ideal daytime temperatures should range between 50-65 degrees so as not to adversely affect the temperature sensitive materials used in the final phases of the work.) Langdon said he concurs with Crowley's decision and the board voted to accept their recommendation.

The paving of Elmhurst Circle and two of its alleys has been completed along with some asphalt patching in some of the Elmhurst, Swarthmore and Vanderbilt alleys. Also finished is cement work on driveways, sidewalks, curbs and gutters identified as tripping hazards. It is estimated that 3-5 days of work remain for sixty-seven header board repairs/placements, skin patching, crack sealing and seal coating. Most of this time is to allow residents to move their vehicles onto the streets during the daytime hours on days when their alleys are scheduled for work. Thank you to everyone in Zones 2, 5 and 6 for your super cooperation, understanding, and patience. We will give you ample notice when the Bostick people are scheduled to return.

Follow up maintenance in Zone 1 was done by J.P. Paving in early November.

Irrigation & Landscape News

Trenching for the installation of 2-wire electrical lines in Zone 4 began Monday, November 29. The work is being done by Fernandez Landscape at a cost not to exceed \$65,000. Completion of this phase of the project is estimated to be at the end of this month.

Tree Removals

To date, Valley Crest Tree Care Service has removed 17 of the 29 trees identified as high priority in the removal plan. Three alders and 9 pear trees remain and an arborists report is being prepared on each of these in bold face type below:

Tree #	Street Address	Species
131	2315 Swarthmore	Liquidambar
98	16 Adelphi Court	Liquidambar
*224-226	22, 26, 28 Adelphi Court	3 Pears
147 or 876	4 Adelphi	Black Pine
1505	1304 Commons Dr.	Aleppo Pine
325	1025 Vanderbilt	Liquidambar
161	1219 Vanderbilt	Liquidambar
268	206 Elmhurst	Liquidambar

266	208 Elmhurst	Liquidambar
247, 248	306 – 310 Elmhurst	2 Chinese Elms
133	503 Elmhurst	Liquidambar
*97	612 Elmhurst	Pear
Unnumbered	804 Elmhurst	Pear
Unnumbered	806 Elmhurst	Pear
356	1003 Dunbarton	Liquidambar
59	813 Dunbarton	Tulip
168	508 Dunbarton	Ash
133	302 Dunbarton	Tulip
236	101 Dunbarton	Pistache
*23	1515 University	Pear
*138	1563 University	Pear
*46	1593 University	Pear
138??	10 Adelphi	Alder
22	14 Colby	Liquidambar
1411, 1412	1428 Commons Dr.	2 Alders

*Under review. Will be re-evaluated.

In Memoriam

The office has received word of the passing of Ed Sloan, well liked and fondly remembered Neperthe security guard.

Note These Dates

- Wednesday, December 8** The Clubhouse is reserved for a private event
8:30 am-4:00 pm
- Thursday, December 9** The Clubhouse is reserved for a private event
3:00-8:00 pm
- Saturday, December 11** The Clubhouse is reserved for a private event
3:00 pm-11:00 pm
- Thursday, December 16** “Holiday Cheer” event presented by the
Social Committee
6:00-8:00 pm
- Friday, December 17** The Clubhouse is reserved for a private event
9:30 am 4:00 pm

Campus Commons Dog Walkers Send Holidays Greetings to All Our Dog Walkers and Their Four-footed Companions

Thank you to Mary Darlow, Marilyn Gardner, and Sally and Gerry Focacci for organizing our successful holiday party. And thank you, too, to all our members for your generous donations to the Sacramento Pound. Mary informs us that we raised \$345 to support our local pound animals. See you in 2011.

WINTER/SPRING 2011 CHI GONG/TAI CHI SCHEDULE

MONDAYS 3:00 -4:00 PM, NEPENTHE CLUBHOUSE

\$5.00 fee per class

Contact BARBRA GOLDBERG 916-972-9237

December 6, 13, 20

January 3, 10,17, 24

February 7,14, 28

March 7, 14, 21, 28

April 4, 11, 18

May 2, 9,.16, 23

June 6, 13

**Note: No classes are scheduled for February 21, April 20 or May 30.
Classes end for the summer on June 13 and resume again after Labor Day.
Contact Nicki Shearer @927-2610 if you have questions.**

If You Have a Suggestion, We'd Like to Hear It

We're always trying to make operations more efficient. If you have thoughts on the subject, please write them down and put them in the locked box also used for work order requests at the Clubhouse entrance. Thank you.

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 – 10:00 PM—2:00 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

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 2nd 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 1st Thursday of the month in the Clubhouse
- Social – Iris Bettencourt
Meets at 5:00 on the second Wednesday of the month in the Clubhouse