



The Nepenthe News

MERIT PROPERTY MANAGEMENT

Common Area Facilities to be Re-Keyed

During the June 27, 2012 Board Open Session Meeting, the Board of Directors approved the re-keying of the common area facilities. This includes all the tennis courts, pools, cabanas, and fitness center. Since there is no current process for controlling access to the facilities or possible way to ensure that only current residents have current access to these facilities, the re-keying will help to ensure that only members of Nepenthe are given the access key. The changing of the locks will take place on August 1, 2012.

Beginning July 23, 2012, residents may pick up a new key at the Nepenthe management office in the Clubhouse pending each member complete a resident information form and provide a \$5.00 key deposit, prior to the release of any new keys. Each key requires a \$5.00 refundable deposit, which may be refunded upon request in writing prior to the return of keys to the management office. An additional key may be purchased for \$2.00 per key. Limit is two keys per each household. Both refundable deposit and additional key purchases must be made by check, payable to the Nepenthe Association.

The Nepenthe Access Gate / Door Key Form can be found on Page 6 of the newsletter and also on the Nepenthe website. If you have any questions, please contact the Nepenthe management at (916) 929-8380.

New Patrol Service Begins August 1st

At the June 27, 2012 Executive Session Meeting, the Board of Directors approved the patrol service contract with Stonegate Protection. The new patrol services with Stonegate Protection will begin August 1, 2012.

Stonegate Protection was started several years ago with the idea of providing our communities with a level of service that law enforcement doesn't provide. Stonegate Protection believes that prevention is key to a safer and happier community.

Stonegate Protection provides free safety classes for the community on everything from residential burglary, auto burglary, financial and internet crimes. This will be a great benefit to the community.

We are excited to welcome Stonegate Protection to Nepenthe!

July 2012

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Next Meeting

The next Board of Directors Meeting will be held:

**July 25, 2012
5:00 pm**

Homeowner comments and suggestions are welcome!

We hope to see you there!

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June Action Items

The Board of Directors took action on the following items during the June 27th Board meeting.

- Approved that the management office no longer provide the vendor resource list for home-owner use or provide personal referral to any vendor. A "Vendor Review Binder" will be created where homeowners may find reports and reviews about service companies in the area. Homeowners may share their experiences with certain vendors with the Community, by placing a signed and dated form in the binder. The form will be supplied by the Management office. This Vendor Review Binder will be placed in the Card Room of the Clubhouse and will not be maintained by Management.
- To finish the recent asphalt paving work throughout the community, the seal coat project was completed the week of July 2nd. Management is very pleased with the outcome.
- The Board recently approved a proposal to repair all lifting concrete walkways and replace all wood, broken or missing, concrete spacers throughout the community. The work is scheduled to begin July 16.
- Directed Management to partner with dog park proponents to gather all information compiled by the group in regards to estimated costs of the project.

Future Action Items

During the Board of Directors Meeting on June 27th, the Board discussed future proposals that may become action items in July or later. The proposed items included:

- A revised policy on the display of holiday decorations. The draft policy is a continuing work in progress.
- Proposal for a late fee removal policy. This policy would grant approval to the Management Company to remove a late fee from a homeowner's account as a one time courtesy.
- Draft Loss Prevention Program, submitted by the Insurance Committee.

These are the latest future action items that Board will continue to discuss, so make sure to stay up-to-date with the current issues.

Introducing Chardae Jones

We would like to introduce Chardae Jones as the new Administrative Assistant to Nepenthe! Chardae will be filling in the weekend shifts in the office.

Chardae comes to Nepenthe with experience in customer service and is currently working to obtain her degree in Community and Regional Development and has her Associates of Arts Degree in Social Sciences.

When you are near the clubhouse, stop by and help us welcome Chardae to the Nepenthe team!

The Nepenthe News

First Residents Remember the Early Days

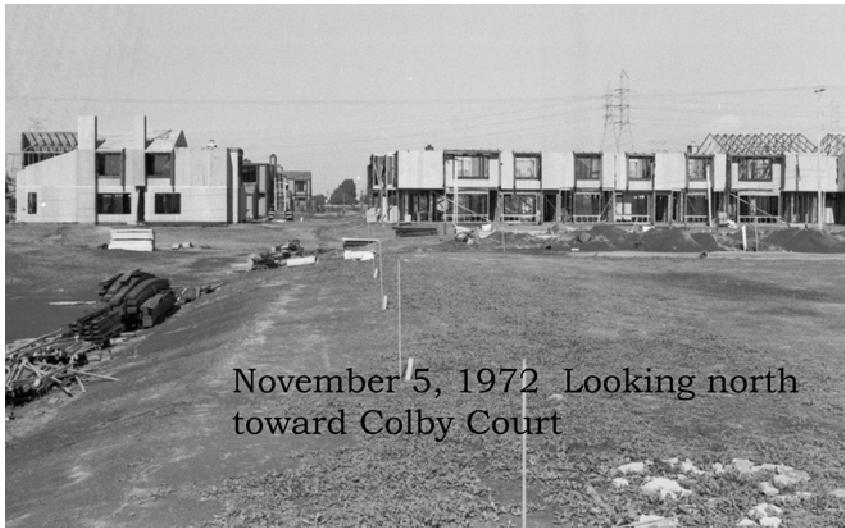
This article was prepared in contribution to the upcoming 40th Anniversary for Nepenthe, which will be celebrated on September 8, 2012. See page 4 for Anniversary celebration information.

On November 1, 1972, I committed to the good life at Nepenthe by signing a purchase agreement with Bob Cassano in the Model Home/Office of Powell Developments at 2304 American River Drive. At the time the homes on the south side of Colby Court were at various stages of construction and it was possible to see that the Powell reputation for workmanship clearly exceeded that of other new homes being built in Sacramento. (Not all would agree with this assessment, but, that's another story).



The homes around Adelphi Court (where I live) were scheduled to be completed in March, but in November this area was just graded dirt with the alleys roughed in. One of the advantages of watching your house being built is that you know what's there under the ground and inside the walls.

The winter of 1972 was a wet one. It rained several days, twice in November—the first of several delays in the construction schedule. More rain again in January and February during framing and installation of the upstairs plywood subfloor. Additional delay was involved for the wood to dry out; but the effects weren't noticeable since the subfloor was covered by carpet, and the framing by wallboard.



During this construction time I visited the property about once a week, usually after work, but occasionally during the day. I do not remember ever seeing anyone else other than workmen, even on weekends.

Finally, by the end of April, completion was in sight. The front lawn was seeded, a couple of bushes and some sticks were planted, the front door was painted and the interior was finished. Move in day was May 6, 1973.

Submitted by: Bob Giess

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Early Days (Continued from page 3)

It was July 1973. Our friends were helping us move into our new home in the first unit of Nepenthe.

Standing at the front window looking out one could only see brown dirt from house to sidewalk and from sidewalk to as far as one could see. There were no trees, not a blade of grass, no tennis courts, no club-house nor pool. There was only the dirt that would soon swirl around us when the wind began to blow.

It would be a while, but soon the amenities were in and a small group of neighbors were enjoying the clubhouse, pool and tennis. (Wonderful memories, good people, great parties and not too bad tennis).

Seems impossible, but here we are in 2012 – 40 years for Nepenthe. Walking around every morning through Campus Commons and Nepenthe, the trees, the greenery and the flowers... it's green, gorgeous and a bit amazing. And the view from our front window... far, far better.

Submitted by: Donna & Ray Irwin

We learned about Campus Commons in 1964 or 1965 when we became minor investors. It was not until 1973 that Robert Powell and Teichert Co. purchased the remaining undeveloped land and started building housing that we liked. We moved in July of that year. We knew that when the city built the Howe Avenue bridge across the American River, Campus Commons would become one of the best residential locations in Sacramento.

We watched the clubhouse, pools and tennis courts being built and worried about the owl and her babies nesting near the fireplug at the corner of Commons and Adelphi Court. Construction of the clubhouse stopped for a few days until the owls left. We spent time every Saturday morning sitting in our second floor bedroom window watching dogs chase jackrabbits in the field across the street. By the way, they never caught them – those jackrabbits were quick and clever!

Incidentally, the homeowner's assessment when we first moved in was \$38.00 per month.

Submitted by: Jack & Clee Bertolucci



**Nepenthe 40th Anniversary Celebration
September 8, 2012
5:00pm to 7:00pm**

**Tickets go on sale August 1st
And will be available in the Office**

**There is limited space! Only 125 tickets are available.
Tickets - \$5.00 per person (includes two drinks)**

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Approved Architectural Applications

At the June 27, 2012 Board of Directors Meeting, the following architectural applications were approved:

- 216 Dunbarton - Hand Rail & Attic Vent Installation
- 1002 Dunbarton - Door, window & HVAC Replacement
- 1025 Vanderbilt - Door & Window Replacement
- 712 Dunbarton - Mailbox Replacement
- 810 Dunbarton - Mailbox 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 1st Saturday of each month at 9:30 a.m. in the Clubhouse.

Nepenthe's Year To Date Cash Flow

Budget Report

Sources / Uses	Operations	General Reserves	Private Streets
Beginning Balance 1/1/2012	136, 626	2,047,918	207,242
Plus Income	1,266,980		
Reserve Investment In- come		25,804	9
Contributions to Reserve		690,770	7,100
Audit Adjustment Re- serve Interest Recog- nition		198	
Payback Reserves	(1,396)	1,396	
Less Operating Expenses	(372,853)		
Reserve Funding	(697,870)		
Reserve Expenses		(222,180)	0
Ending Balance 05/31/12	331,477	2,543,906	214,351

Actual year to date income of \$1,266,980 versus year to date budgeted income of \$1,213,195 produced a positive year to date income variance of \$53,785.

Actual year to date operating expenses of \$372,853 versus year to date budgeted expenses of \$391,905 produced a positive year to date operating expenses variance of \$19,052. The two combined variances produced a positive year to date variance of \$72,837.

Other Information

Unpaid Assessments Over 90 days past due at May 31, 2012 were: \$28,399.92
 Prepaid Assessments at May 31, 2012 were: \$130,254

Nepenthe Association

Nepenthe Access Gate / Door Key

Please complete the form below in order to receive one or more keys to access all Nepenthe pools, tennis courts, the Dunbarton and Elmhurst Cabana's and Fitness Center gates/doors. Each key requires a \$5.00 refundable deposit, which may be refunded upon request in writing prior to the return of key to the management office. An additional key may be purchased for \$2.00 per key. Limit 2 keys per each household.

Please note keys will not be available until July 23, 2012.

Both Refundable Deposit and Additional Key purchases must be made by check, payable to the Nepenthe Association.

Name _____

Address _____ Own ____ Rent ____

Home Phone _____ Email _____

Number of Keys Requested: _____

Refundable Deposit Amount: _____

Deposit Check Received Date: _____

Cost for Additional Key: _____

Check Received Date: _____

Employee Initials: _____

Member Signature: _____

Date: _____

Nepenthe Association
MERIT Property Management, Inc.
1131 Commons Drive
Sacramento, CA 95825
o. 916.929.8380 f. 916.929.1773

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July 2012

Save the Date:
**Nepenthe 40th Anniversary
 Celebration**
 Saturday, September 8, 2012
 5:00 PM - 7:00 PM

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5 Outreach Committee 6PM - <i>Independence Day</i> Canceled	6	7 Architectural Committee 9:30AM
8 Clubhouse Rental	9	10 Yoga 9:30 AM	11	12 Grounds Committee 4PM	13	14
15	16 Finance Committee 6:30 PM <i>Cabana Rental</i>	17 Yoga 9:30 AM <i>Book Club 1:30 PM in Cabana</i>	18	19	20	21
22	23	24 Yoga 9:30 AM	25	26	27	28 Clubhouse Rental
29 Cabana Rental	30	31 Yoga 9:30 AM	Board of Directors Meeting 5PM			

Nepenthe Association

**Monday—Friday: 9:00a.m. – 6:00p.m.
 Saturday—Sunday (Summer): 12:00p.m—4:00p.m.**

Nepenthe Management Office: 916-929-8380

Community Manager:	Sarah McCalla	smccalla@meritpm.com
Associate Community Manager:	Sara Beth Jue	sjue@meritpm.com
Admin Assistant:	Chardae Jones	cjones@meritpm.com
Maintenance:	Roger Work	
MERIT Emergency Hotline:	888-596-4984 — Toll free 24 hours	
MERIT Billing:	800-428-5588 — Press 5 at bypass the message	
MERIT Regional Office:	916-608-3068	
Capital Private Patrol Service:	916-447-8500	
Electrical Outages:	888-456-SMUD	
Nepenthe Insurance:	Farmers Insurance Group	
	Ryan DeShong 916-636-0115	

Board Members:

(The Board meets at 5:00 p.m. on the 4th Wednesday of the month in the Clubhouse)

Otis Turner, President otisturner@hotmail.com / 916-927-3575
Richard Coombs, Vice President rec1146@aol.com / 916-568-6100
Marcia Britton-Gray, Secretary mcbmd@comcast.net / 916-929-3858
William Vizzard, Treasurer vizzardw@gmail.com / 916-923-9308
Bo Grebitus, Director-at-Large bogrebitus@gmail.com / 916-923-0733

Committee Chairs:

Architectural Review – Ken Luttrell
 Meets 9:30 a.m. on the 1st Saturday of the month in the Clubhouse

Elections – Yvonne Del Biaggio

Finance – Greg Crissman
 Meets 6:30 p.m. on the 3rd Monday of the month in the Clubhouse

Grounds – Ivan Gennis
 Meets 4:00 p.m. on the 2nd Thursday of the month in the Clubhouse

Insurance – Bill Newbill

Nominating/Outreach – Nicki Shearer
 Meets 6:00 p.m. on the 1st Thursday of the month in the Clubhouse