

The Nepenthe News

A PUBLICATION OF THE NEPENTHE ASSOCIATION

1131 Commons Dr. Sacramento, CA 95825



June 2013

Three Members Elected to Board of Directors

The 2013 Annual Meeting of the Membership was held on May 22nd for the purpose of electing three directors to the board. Ivan Gennis, Otis Turner, and Will Vizzard have been elected to the Nepenthe Board:

Your Board Directors are:

Otis Turner
Marcia Britton-Gray
Will Vizzard
Bo Grebitus
Ivan Gennis

The Board would like to express its appreciation to departing Board Member, Richard Coombs, for his service to the community.

The Association needed 148 members to participate in the election in order to reach a quorum. One of the goals of the Board was to achieve at least 50% homeowner participation. Out of the 587 homeowners eligible to vote, the Association received ballots from 276 members resulting in a 47% homeowner participation.

There were 19 ballots that were determined invalid; 11 were found invalid due to the outer envelope not being signed, 4 were invalid because the ballot was not placed in the white, outer envelope, and 4 were invalid due to miscellaneous reasons.

In accordance with election laws, the Board of Directors must notify the members of the tabulated election results within fifteen (15) days of the election.

The results for the election held for the Nepenthe Association on May 22, 2013 are as follows:

Richard Coombs - 123 votes

Ivan Gennis - 153 votes

Otis Turner - 173 votes

Will Vizzard - 178 votes

Minutes from the 2012 Annual Meeting were approved with 172 votes Approved, 2 against and 52 abstained.

IRS 70-604 was approved with 182 votes approved, 2 against and 34 abstained.

If you have any questions concerning the election process, please contact General Manager Sarah McCalla at 916-929-8380 or smccalla@meritpm.com.

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Next Meeting

The next Board of Directors Meeting will be held:

**June 26, 2013
5:00 PM**

Homeowner comments and suggestions are welcome!

Items “Missing” from Grounds May be Claimed at the Office

In the May and June newsletters, homeowners were asked to remove any personal articles they had placed in the common area. The objective is to maintain neat, consistent and predictable landscaping throughout the community.

As previously announced, any personal articles found in the common area after June 1 will be removed and held in the office for two weeks. If the articles are not claimed, they will be donated to Goodwill Industries. The Association will not be responsible for loss of or damage to articles removed from the common area.

Also, please do not plant anything in the common area. The Association is solely responsible for the appearance and maintenance of the grounds. It has the right to remove without notice all unapproved homeowner plantings and to charge the responsible person for the cost of restoring the planted area. *(See Articles in Common Area, page 4)*



Items, such as the pots pictured above, will be removed starting June 1st.

Clubhouse/Cabanas Decision Postponed Until June 26

The Board of Directors held a special meeting on May 15th for the purpose of approving the cost for the Clubhouse and Cabanas renovations, however, due to it being over budget, the project has been delayed by five weeks. The Ad Hoc Committee requested an extension for them to review the hard costs and to adjust the plans as necessary in order to stay within the \$1.4 million budget.

The committee expects to have final cost estimates and plans by June 19th for the board and membership to review prior to the June 26th board meeting. The board is scheduled to discuss and take action on the plans at the June meeting so that the final plans can be submitted to the City to obtain the necessary permits.

The office will be accepting rental reservations for the Clubhouse and Dunbarton Cabana for the month of June. As of right now, management will not be accepting reservations for July through December. Once there is a more concrete schedule, we will notify the membership. If you have any questions, please contact us at 916 929 8380.

Board’s June Meeting Will Have A Full Agenda

In addition to issues covered elsewhere in this newsletter, the following items will be considered by the Board of Directors at its June 26 meeting:

- Tree Maintenance Plan - Management will be providing the board with the 2013 Tree Removal List. Once approved by the board, notices will be placed on the trees marked for removal for thirty days to allow for homeowners to comment.
- Hoses in Alleys - The board will be discussing what action should be taken against hoses in the alleys. Should hoses be allowed or should all hoses be removed?
- Children in Spas - The current policy for the spas is that no children, under the age of 18, are allowed to use them. A homeowner has requested that the board change this policy to allow children in the spas with adult supervision.
- Cable Contracts - At the April executive session, the board approved contracts with AT&T and Comcast which will bring the association a significant amount of income during the next 5 years. The board will be discussing what the unexpected income can be used for.

Board Considers Allowing Benches in the Common Area

At the May board meeting, the Grounds Committee provided the board with their report on the pros and cons of having benches installed in the common area. The committee reported on the cost and styles of benches that are located throughout the area, including a bench found in Village 3 of Campus Commons.

At the June 26th board meeting, the board will be considering a proposal to allow homeowners to donate benches for the common area. This was initiated by a homeowner's request to purchase a bench for the association.

The board will discuss what criteria should be used, such as the style of bench and location. Homeowner feedback is encouraged.



The Grounds Committee is recommending the board approve this style of bench which is located in Village 3.

Homeowners Might Be Allowed to Purchase Landscaping

The CC&Rs state that the Association is solely responsible for maintaining the common area landscape. Homeowners are restricted from removing or planting any shrub, tree, or other plant material in the common area. Due to the interest from homeowners to plant in the common area, the board has been discussing a proposed policy that would allow homeowners to pay for landscape material to be planted in the common area from an approved planting list.

Approving this policy requires it to be added to the rules, and members would receive a thirty day notice of the change. The board is expected to take action on it at the June 26th board meeting. If you have any comments, please either attend the board meeting or submit a written correspondence to the office for the board to review.

Those Solicitors May Not Be What They Appear To Be

What's an illegal solicitor? Usually you find them walking from door-to-door. They pretend to be a representative from a well-known company, such as SMUD or AT&T, without the business's authorization.

To verify if a door-to-door sale's person is legitimate, don't hesitate to contact the local police department, as the solicitor will need permission prior to knocking on doors. If given permission, the sale's person should carry a document with them that proves they have authorization. If they do not have this, they could be convicted of fraud.

Many solicitors will play off your compassion or vulnerability. Don't be afraid to ask them for documentation proving that they are legitimate.

Recently, there has been some young people posing as grandchildren of a resident in order to get homeowners to donate money to them. Be wary of any person who knocks on your door asking for money or for personal information. If they are asking on behalf of a charity, ask them for the charity's information so you can contact them directly to verify the legitimacy of it.

In the event that you suspect an illegal solicitor has contacted you, call the local authorities with your suspicions. Make sure you provide them with a detailed description of the solicitor and the direction they were going. Even though you may have not fallen for their schemes, your neighbors are still at risk, especially the elderly. After calling the police, please contact the office to let us know of the situation.

Articles in Common Area *(Continued from Page 2)*

Below are comments commonly heard from homeowners who wish to plant or place articles in the common area:

"My sculpture adds a touch of class to the landscape."

The homeowner with the pink plastic flamingoes says the same thing!

"My plants add color/variety to the grounds."

That may be true, but it does not make them compatible with the overall landscape design. That is a decision that can be made only by the board, acting on advice from management and our professional landscaping team.

"None of my neighbors has complained to me about the hibiscus I planted."

They may have objections but may not wish to confront you. They or others may have complained to management or to the board. In any case, it would be impractical to base such decisions on ever-shifting homeowner opinion.

"What's wrong with putting one little potted plant in the common area?"

Nothing, except that it leads to two pots at another house, then three pots at another house, then bigger pots, then stacks of empty pots

"Why are you picking on me?"

No one is being singled out. That is why these articles have been published in the newsletter.

"A former manager (or former board member) said I could do it."

The governing documents make it clear that neither the manager nor any board member has authority to grant exceptions to the CC&Rs. Only the board can do that. If you can show that the board granted you a variance and recorded it in the minutes, you probably have a good case.

"Don't you have something better to do?"

The Association has few things better to do than to ensure the uniform appearance and efficient maintenance of the grounds. Landscaping is one of our biggest expenses. It enhances everyone's enjoyment of the community. It adds to the curb appeal for homebuyers and helps to maintain our property values.

"May I place plants or articles on the stoop at my front door?"

Plants and other objects may be placed on the raised brick area at your front door. That is your property. It is not common area. Sidewalks, however, are common property and must be left clear, both for safety and for maintenance.

"If I am having a party, may I stake a lawn flag or something similar in the common area in front of my home?"

Of course, but please remove such items when your event has ended.

"What about Christmas decorations?"

There are separate rules for Christmas decorations. The rules are published annually in the November newsletter. Copies are also available at the office and on the web site, or they can be emailed to you.

Nepenthe's Year-To-Date Cash Flow As of 4/30/13

Sources / Uses	Operations	General Reserves	Private Streets
Beginning Balance 1/1/2012	354,215	3,158,799	224,354
Plus Income	1,056,349		
Reserve Investment In- come		851	151
Contributions to Reserve		571,956	5,680
Audit Adjustment Re- serve Interest Recogni- tion			
Payback Operating			
Less Operating Expenses (356,338)	(356,338)		
Reserve Funding	(577,636)		
Reserve Expenses		(232,552)	(15,035)
Ending Balance	467,021	3,505,730	215,150

April 2013 Budget Report

Actual year to date income of \$1,056,349 versus year to date budgeted income of \$997,048 produced a positive year to date income variance of \$59,301.

Actual year to date operating expenses of \$356,338 versus year to date budgeted expenses of \$314,568 produced a negative year to date operating expenses variance of \$41,769.

The two combined variances produced a positive year to date variance of \$17,532.

Other Information

Unpaid Assessments at April 30, 2013 were: \$24,342

Prepaid Assessments at April 30, 2013 were: \$118,514

Approved Architectural Applications

At the May 22, 2013, Board of Directors Meeting, the following architectural applications were conditionally approved:

- 1605 University - HVAC Replacement
- 1055 Commons - Window Replacement
- 1119 Commons - Asphalt Cold Patch
- 2263 Swarthmore - HVAC Replacement
- 1095 Vanderbilt - 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 1st Saturday of each month at 9:30 a.m. in the Clubhouse.

Practicing Pool Safety Can Prevent Drowning

As the summertime is upon us, we must all remember to practice safety precautions when in the pool areas. The swimming pool experience can be very enjoyable but there are many accidents that are related to the pools. To avoid them, there are certain rules and regulations that are setup by the association for homeowner safety. Below are some of the pool safety rules and tips:

- Children under 14 years old need adult supervision - Never allow children to swim alone without adult supervision. Be sure to supervise all activities when children are near the pool. Keep in mind that it only takes a few seconds for a child to fall into a pool.
- No running or obnoxious behavior - Remember that the ground may be wet from the pool, so horseplay and running around the pool areas are not allowed. A person can be seriously injured if they slip and fall.
- No children under 18 years old are permitted to use the spa - Young children are at risk of serious medical conditions if left in a hot spa, such as over-heating. Keep in mind that the board will be discussing the age restriction at the June meeting.
- No food or glass container beverages are allowed in the pool area - Remember that most people in the pool area walk barefoot, so if a glass container were to break, people would be at risk for getting cut by the glass.

There are many other safety tips out there, such as swimming with a buddy, and educating your family on the general pool safety rules before they enter the pool area. The complete list of the "Pool Rules" are posted in the pool vicinity so that they are visible for all homeowners and their guests. If you have any questions, please contact the office at 916 929 8380.

Enjoy the summer, and as always, stay safe!

Remember To Provide The Office With Your Contact Info

Many homeowners have already given the office their contact information, which includes telephone numbers, and email addresses, however, there are still quite a few homeowners we are missing information for.

Providing the association with your telephone number and email address allows the office to contact you in regards to updates on work order requests, association news, and / or property related emergencies. The office sends out several e-blasts a month which contain important information, such as the monthly newsletter, board packets and agendas, and updates on projects.

The office is also requesting that homeowners' provide us with an emergency contact person so that if we are unable to get a hold of you during a property related emergency, we will be able to contact someone who can help. It is not mandatory to give out your contact information, but it is helpful in times of urgency. If you are not sure if the office has your information, please contact us at 916 929 8380 and we can check for you. The Resident Contact Form is located at the office and on the website. Upon request, it can be emailed or a hard copy can be mailed.

Weekend Office Hours To Change During Summer Months

The weekend Clubhouse Office hours are changing to 12:00 pm to 4:00 pm starting June 1st. If you have an after-hours property threatening emergency please call 1-888-596-4984. Please have your community name, property address, and nature of emergency ready when you call. Merit's on-call staff will then be paged to assist you. Please note that the fitness center and pool hours remain the same.

June 2013

SUN	MON	TUE	WED	THU	FRI	SAT
						1 Architectural Committee Meeting 9:30 am
2	3 Tai Chi 3 pm	4 Yoga 9:30 am	5	6 Outreach Committee Meeting 6:00 pm	7 Yoga 9:00 am	8
9	10 Tai Chi 3 pm	11 Yoga 9:30 am	12	13 Grounds Committee Meeting 4:00 pm	14 Yoga 9:00 am	15
16	17 Tai Chi 3 pm Finance Committee Meeting 6:30 pm	18 Yoga 9:30 am Book Club in Dunbarton Cabana 1:30 pm	19	20	21 Yoga 9:00 am	22 Clubhouse Rental
23	24 Tai Chi 3 pm	25 Yoga 9:30 am	26	27	28 Yoga 9:00 am	29 Clubhouse Rental
						Board of Directors Meeting in the Clubhouse 5:00 pm
30						

Nepenthe Contact Information

Nepenthe Management Office: 916-929-8380

nepenthe@meritpm.com

Community Manager:

Sarah McCalla

smccalla@meritpm.com

Facility Administrator:

Roger Work

nepenthe@meritpm.com

Associate Community Manager:

Sara Beth Jue

sjue@meritpm.com

Administrative Assistant :

Chardae Jones

cjones@meritpm.com

Office Hours:

Monday—Friday: 9:00a.m. – 6:00p.m.

Saturday—Sunday (Winter): 9:00a.m—1:00p.m.

Saturday-Sunday (Summer): 12:00 pm-4:00p.m.

MERIT Emergency Hotline:

888-596-4984 — Toll free 24 hours

MERIT Customer Care Center:

800-428-5588

PayLease (Auto Pay)

866-729-5327 -or- support@paylease.com

Stonegate Protection- Patrol Service:

888-774-0035 -or- security@stonegateprotection.com

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

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

Ivan Gennis ivan.gennis@gmail.com / 916-564-3007

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