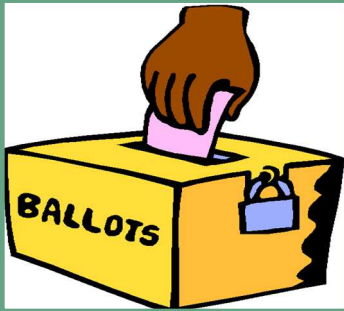


May 2015



Nepenthe Association

THE NEPENTHE NEWS

Annual Meeting May 20, 2015

Ballots were sent to all homeowners on April 24th. The Nominating and Election Committees wish to remind homeowners that it is a privilege and a right for each Nepenthe residence to participate in this process. Each residence is entitled to one ballot.

Your ballot has four measures: 1) Approve new governing documents, 2) Board of Directors Candidates, 3) Approve last year's Annual Meeting minutes and 4) IRS Revenue Ruling 70-604 Election. All items are important, but the different items have different quorum requirements. For the new governing documents, 50% + 1 must vote yes for them to become our new CC&R's and Bylaws. For the rest of the items, a simple majority of all voters is all that is needed.

You are welcome to mail in your ballot or drop it off in person at the Clubhouse. The deadline is 5:00 pm on May 20th when the Annual Meeting is called to order.

Please remember that your vote is critical to the success of the election process at Nepenthe. Twenty-five percent (or 148) of the 590 Nepenthe homeowners must vote to achieve a quorum. Without quorum, the election will not be valid. Failure to achieve quorum would necessitate running the election again— a costly exercise that could be easily avoided.

Be sure to exercise your right and send in your ballot.

YOUR VOTE IS IMPORTANT!



Why Is Your Vote Important

By now, you should have received your ballot packet. If you have not, we have extras here at the office. The packet includes a letter explaining the proposed changes to the governing documents, the ballot itself, FAQ's about the balloting process, the candidates' statements and the proposed governing documents. Some folks have asked how our governing documents have gotten so out date. There are a couple of things that can explain this. First, changing the documents is not easy! Getting more than 50% of the

owners to vote YES, is a difficult task and so it may have been put off. The second thing that has happened is that the entire section of Civil Code (the Davis-Stirling laws) that governs Common Interest Developments underwent a major restructuring effective January 2014. The minute that went into effect, every association's CC&Rs became outdated.

The proposed documents do two things. First, it brings us into alignment with the restructuring of the Davis-Stirling laws. Second, it clarifies and codifies the way that we already do so many things. For example, many people run businesses out of their home. The internet and other societal changes have made this an attractive option, but under the current CC&Rs, this practice is not allowed. The proposed CC&Rs allows home businesses with reasonable use restrictions.

We really owe a debt to the hardworking committee that has made this happen. Big thanks to Melanie Herman, Joleen Hecht, Nicki Shearer, Ken Butler and Karen Lowry for your hard work and dedication to this difficult task. And a special thank you to exiting Board member and liaison to this committee: Richard Coombs.

Inside this issue:

Annual Meeting May 20, 2015	1
Why Your is Vote Important	1
Managers Notes	3
Presidents Report	3
Jazz By The Pool	5
Brief Reminders	5
Election Timeline	6

Nepenthe Home Listings

Address	Price	Beds/Baths	Square Feet	Model
22 Adelphi Court	\$319,000	3/2.5	1,730	1720
1338 Commons Drive	\$270,000	1/2	1,163	2000
1384 Commons Drive	\$318,500	3/2.5	1,731	4000
1402 Commons Drive	\$322,000	3/2.5	1,731	4000
801 Dunbarton Circle	\$375,000	2/2	1,469	2200
514 Dunbarton Circle	\$519,000	3/2.5	2,137	5500
809 Dunbarton Circle	\$299,000	2/2.5	1,748	4400
710 Elmhurst Circle	\$439,000	3/2.5	2,137	5500
2256 Swarthmore Drive.	\$400,000	2/2.5	1,547	3000
1107 Vanderbilt Way	\$318,500	2/2.5	1,731	4000
1006 Vanderbilt Way	\$369,000	2/2.5	1,547	3000
1173 Vanderbilt Way	\$319,900	2/2	1,835	5000
1653 University Avenue	\$339,950	2/2	1,469	2200

March Budget Report

Actual year-to-date income of \$788,659.53 versus year-to-date budgeted income of \$791,418 produced a negative year to date income variance of (\$2,758.47)

Actual year-to-date operating expenses of \$234,375.50 versus year-to-date budgeted expenses of \$242,016 produced a positive year to date operating expenses variance of (\$7,640.50).

The two combined variances produced a negative year to date variance of \$4,882.03.

Other Information:

Unpaid Assessments at March 31, 2015 were: \$29,631. Prepaid Assessments at March 31, 2015 were: \$78,892.

March Cash Flow Report

Sources / Uses	Operations	General Reserves	Private Streets
Beginning Balance 1/1/2015	317,845	4,245,229	101,805
Prior year due to Ops from mgmt.	211		
Plus Income	788,660		
Reserve Investment Income		1,374	2
Contributions to Reserve		468,072	5,112
Less Operating Expenses	(234,375.50)		
Reserve Funding	(437,184)		
Reserve Expenditures		(247,770)	(0)
Receivable from Management	(0)		
Ending Balance 3/31/2015	\$396,850	\$4,466,905	\$106,919

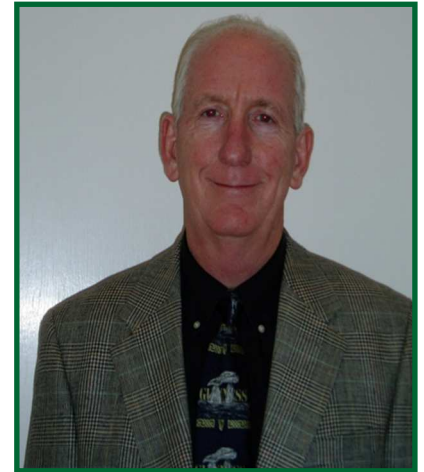
President's Report...

This is my last President's Report, and I am pleased to say that the current Board is going out on a high note. This week the Board approved contracts for the second phase of siding repair and a new grounds contract. On May 20th you will have two new Board members, which leads me into my final request that all owners vote in the current election. Some have raised spurious objections to the revised CC&Rs and Bylaws. You might note that these objections are seldom substantive. A number of volunteers and the Board have worked for some time to try and update these documents and bring them into compliance with state law. There is no practical way to accommodate yes/no votes on each change.

The CC&R's requires a 50% plus one vote of all owners for approval. Offering individual sections would generate multiple versions, none of which could reach 50%. The alternative would be a series of elections to affect what constitute minimal changes. Given the difficulty of motivating over 50% of homeowners to vote, this would also assure failure on every option. Remember a failure to vote is functionally a no vote because of the required 50% plus one requirement.

Finally, I would like to thank the volunteers and staff of Nepenthe for all their support over the four years I spent on the board. They have made it possible to achieve significant progress toward improving our financial viability, upgrading our physical facilities, managing our

grounds and urban forest and improving service to our home owners.



Thank you Will Vizzard for all your hard work, time and dedication to Nepenthe during your presidency. The community is a better place because of you.

Manager's Notes...

Many of you know that at the February Board meeting, a very important document was approved by the directors. This document is the Grounds Vision Document. This document will guide landscaping decisions for years to come. It was two years in the making- perhaps you even participated in one of the three homeowner forums or emailed comments in to the committee. If you haven't seen the approved document, you can read it on the community website, www.nepenthehoa.com under the tab "Homeowners and Renters" > "Documents".

One of the key sections of the document is titled "Realizing the Vision". This is a list of the actions that must

occur to achieve the four goals agreed upon by the While they may not look very attractive after the initial pruning, they will recover and when they do, they will be smaller thereby reducing safety hazards and they will be maintained in a more natural shape.

Another important component of realizing the vision is improving the irrigation system. A report was provided to the Board at Wednesday's meeting that outlines the recommended renovations, an implementation plan which includes a monthly status report and a discussion of the financial impact. The implementation of drip irrigation around all of our buildings is expensive and the report recommends doing it over a four year period during the winter months.

The turf conversion which is the most "visible" portion of our irrigation system can be completed more quickly- probably over a single year. Our Reserve Specialist has indicated that this expensive project can be funded out of the Reserves without implementing a special assessment. This report can be viewed at the clubhouse or staff will be happy to email a copy upon request.



Jazz By The Pool...

SUMMER JAZZ BACK BY POPULAR DEMAND! DELICIOUS NEW SURPRISE- GAMEDAY GRILL!!

Join us for poolside live music the last Sunday in June, July, and August 6-8 PM--invite family and friends for a relaxing and wonderful way to top off your weekend--new this year, food truck for your dining pleasure (menu includes chicken, tri-tip and more--)

June 28th, The Valerie V Vibe kicks it off. Our own resident jazz vocalist, along with our terrific social committee has put together another summer of great music. Mark your calendars and see you at the pool on June 28th!

-Valerie V Music

www.valsvocals.com Click here for a sneak peak!



Brief Reminders...

- California is still in a drought and it is becoming difficult for our plant life to survive these waterless days. Find ways you can help here, <http://saveourwater.com>.
- This month we have welcome our new security patrol company: Lyons Security Service. If you have any questions or need assistance their telephone number and website are updated in Other Important Contacts on the last page.
- Did your bushes get pruned severely and look a little barren? This is not a permanent feature. The plants that are getting cut back immensely are the hearty bushes that need this process to grow fuller during the spring and summer time. So please be patient as they look a little sticky, they will be back to being full and beautiful in no time!
- Did you know you can Adopt A Tree? In the process of trying to protect our landscape from this severe drought we are asking homeowners to help with watering. If you are interested in adopting a tree to care for please contact Elsa Morrison Isamore@comcast.net.



The Kentucky Derby was a great success. Thank you to everyone that participated.



Also, ending his term on the Board of Directors is Richard Coombs our Vice President. Thank you Richard for all you have done for Nepenthe during your last term. You have really made a difference in the community.

May 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Yoga 9am	2 Kentucky Derby Party @3:00pm Coffee in the Club-house 10 am Summer office hours start
3	4 Tai Chi 3 pm	5	6 Board Meeting @5:30pm	7	8 Yoga 9am	9 ARC Meeting 9am Coffee in the Club-house 10 am
10	11 Tai Chi 3 pm	12	13	14 Grounds Committee 3 pm, Dunbarton Cab.	15 Dominoes in Library 10 am-2 pm Yoga 9am	16 Coffee in the Club-house 10 am
17	18 Tai Chi 3 pm	19 Bridge Club 10:30am-5:00pm Book Club in the Cabana @11:00am	20 Annual Meeting of the Members @5:00pm	21	22 Yoga 9am Finance Committee meeting at 3pm in Dunbarton Cabana	23 Coffee in the Club-house 10am
24	25 Finance Committee Meeting in Dunbarton Cabana @ 3:00pm Office Closed Memorial Day	26	27	28	29 Yoga 9am	30 Coffee in the Club-house 10am
31 Private Rental 12-5pm						



NEPENTHE MANAGEMENT

Nepenthe Office
1131 Commons Drive
Sacramento, CA 95825

Phone: 916.929.8380
Fax: 916.929.1773

E-mail: nepenthe@fsresidential.com

Office Hours:

Monday—Friday 9:00 AM to 6:00 PM
Saturday-Sunday (Winter) 9:00AM to 1:00 PM
Saturday—Sunday (Summer) 12:00 PM to 4:00 PM

We're on the web!

NepentheHOA.com

Management Staff:

Betsi McComb, General Manager, betsi.mccomb@fsresidential.com
Crystle Rhine, Assistant Community Manager, crystle.rhine@fsresidential.com
Mona Acuna, Administrative Assistant, mona.acuna@fsresidential.com
Roger Work, Facility Administrator, nepenthe@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 Service: 916-844-2912 or sacramentosecuritycompany.com
Power Outages: 1-888-456-SMUD
Nepenthe Insurance: Farmers Insurance, Ryan DeShong, 916-636-0115

Board of Directors:

Will Vizzard, President, vizzardw@gmail.com, 916-923-9308
Richard Coombs, Vice-President, rec1146@aol.com, 916-564-8287
Ivan Gennis, Secretary, ivan.gennis@gmail.com, 916-564-3007
Marcia Britton-Gray, Treasurer
Pamela Zanze, Member-at-Large

Committees of Nepenthe

- Architectural Review**— Ken Luttrell
Meets 9:00 AM on the 2nd Saturday of the month
- Elections**—Yvonne Del Biaggio
- Finance**—Melanie Herman- *See Calendar*
- Grounds**—Pamela Livingston
Meets 3:00 PM on the 2nd Thursday of the month in the Dunbarton Cabana
- Insurance, Legal & Risk Management**—
Bill Newbill
Meets ad hoc
- Outreach**—Nancy Arndorfer
Meets 6:00 PM on the 3rd Wednesday of the month

All meetings are held in the main Clubhouse unless otherwise noted.

Election Timeline....

ELECTION SCHEDULE

Wednesday, May 20 - Annual Membership Meeting and Election – 5:00 PM (ballots counted and election results announced)

