

August 2015



Nepenthe Association

THE NEPENTHE NEWS

Final Jazz Performance

The Rio Americano HS Band Jazz Ensemble will be performing at the Nepenthe Pool, August 30 for the final 2015 summer concert.

The Rio Americano HS Jazz Ensemble is recognized as one of the top 15 high school jazz bands in the U.S.! Playing a selection of show tunes, old favorites, and new compositions, you are sure to enjoy the enthusiasm and talent of these high school students. Nepenthe and Campus Commons are delighted to welcome this prestigious group of young performers.

Bring your chair and a picnic, or purchase a delicious meal from the CICHY Food Truck; sit back and enjoy the evening with friends and neighbors under the stars.

Nepenthe Clubhouse Pool
August 30, 6-8:30.

Tickets go on sale at Nepenthe Office
Monday, August 10

Residents \$10 Guests \$15
Ticket includes a glass of wine



The Rio Americano High School Jazz Band

Nepenthe: Unique Value

Nepenthe: a balm that reduce stress while enhancing contentment, happiness, and joy. Ok, so that's not the official dictionary definition of "nepenthe" but it's not far off. Nepenthe is a community designed to reduce the troublesome burdens of home ownership and simplify our lives.

Few other places in the Sacramento Region, or in the entire State for that matter, are like Nepenthe. Our homes are cooled at night by the gentle delta breeze wafting up the American River. Our precious urban forest shades our homes and walkways and lends a feeling of living in the woods even though we're in the heart of the city. Doesn't the evening feel marvelous when we open our windows and let the redwood-scented breeze cool our homes? When we sit quietly on our flowered patios and read while listening to the breeze fluttering the leaves on our trees? When we walk out to the mailbox and greet our neighbors who are enjoying their time here, too? It feels like a little piece of paradise.

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Nepenthe Home Listings

Address	Price	Beds/Baths	Square Feet	Model
22 Adelphi Court	\$305,000	3/2.5	1,730	1720
1384 Commons Drive	\$335,000	3/2.5	1,731	4000
812 Dunbarton Circle	\$419,000	2/2	1,586	2300
710 Elmhurst Circle	\$439,000	3/2.5	2,137	5500
2323 Swarthmore Drive	\$347,000	3/2.5	1,623	1625
1137 Vanderbilt Way	\$369,950	3/2.5	1,731	4000
1224 Vanderbilt Way	\$280,000	3/2.5	1,731	4000

June Budget Report

Actual year-to-date income of \$1,560,680.40 versus year-to-date budgeted income of \$1,582,836 produced a negative year to date income variance of (22,155.60)

Actual year-to-date operating expenses of \$460,238.58 versus year-to-date budgeted expenses of \$484,032 produced a positive year to date operating expenses variance of \$23,793.42

The two combined variances produced a positive year to date variance of \$1,637.82.

Other Information:

Unpaid Assessments at June 30, 2015 were: \$33,466. Prepaid Assessments at June 30, 2015 were: \$62,083.

June 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	1,560,680		
Reserve Investment Income		3,851	5
Contributions to Reserve		936,144	10,224
Less Operating Expenses	(460,239)		
Reserve Funding	(946,368)		
Reserve Expenditures		(754,419)	(0)
Receivable from Management	(0)		
Ending Balance 6/30/2015	\$472,098	\$4,430,805	\$112,034

President's Report

Water continues to dominate the concerns of the Board members. We recently had a meeting with City utilities engineering staff to help control how the mandatory water meters will be installed in Nepenthe and what financial impacts may result from metering. Each home is now billed a flat rate for domestic water piped to the home. Irrigation for common areas and facilities is the Nepenthe Association's responsibility, and it appears that Nepenthe is now billed a flat rate for the clubhouse and cabanas and little or nothing for common area irrigation.

City staff described two alternatives for metering domestic water to the homes. The first, which would be easiest for the City, would be to install master meters at the various points where our internal water mains connect to City water mains. Under this scenario, Nepenthe would pay the City for all water used, be responsible for determining water usage at

each home and billing each owner, which might require installing our own meters. Further, the master meters would include water used at fire hydrants for fires or for flushing water mains, or lost during line breaks, which could be substantial.

The second and most desirable alternative would be for the City to install a meter at each home in the same way as in any regular single family subdivision lot. Homeowners would be billed for the actual amount of water used, plus the monthly charge for the meter. The City already has billing accounts set up for each home, and individual meters would provide an economic incentive to conserve water. The City imposed two conditions for this alternative, both of which we already meet. One was that the connection point be accessible, and the other was that utility easement be provided. Nepenthe intends to request this alternative, and the resolution to do so was a

new business item at the August 5th Board meeting.

The method of metering the water used for irrigating common areas is a completely separate issue. A map prepared by the Wood-Rodgers engineering firm shows 132 points of connection of irrigation manifolds to the water main system. Each manifold contains a double-check-valve backflow preventer and from one to six solenoid valves which control the flow to each irrigated area. Some consolidation or clustering is likely in order to reduce monthly meter charges, but this has not yet been worked out.

We are also investigating the availability of water conservation grant funds to help cover some of the costs which are likely to arise both from metering and from conversions to drip irrigation.

-Ivan Gennis, President

Nepenthe: Unique Value

(Continued from page 1)

We each own our roofs and siding but all we have to do is make a phone call if we have a problem. The nuts and bolts, the pesky details of maintenance, are taken care of quietly and competently by our volunteers and management. Likewise, they make sure that our streets are paved and sealed and that our fences are painted and repaired, our trees are trimmed, our lawns mowed, our pools cleaned and much more. It feels like we have our own personal manager—which we really do. What a luxury!

There are many social opportunities if one is inclined in that direction: yoga, card games, dog walking, coffees, concerts, committee activities, etc. All we have to do to

get started is look at Nepenthe's calendar and pick one. Just show up. It is that easy. If you don't see something you like, offer some ideas! Nepenthe's volunteers are always seeking ways to make your life here happier and more fulfilling.

Nepenthe is a well maintained, managed and governed community that simplifies home ownership and adds value to our investment. It is a remarkable place to live.

-Ken Butler and Melanie Herman



Flood Insurance Surcharge

You may have noticed the note on your assessment statement this month—we are asking all homeowners who reside in their unit to provide proof of residency.

Section 8 of the Homeowner Flood Insurance Affordability Act of 2014 (HFIAA) requires an annual premium surcharge of \$250 for policies on non-primary residences. For NFIP (National Flood Insurance Program) rating purposes, a primary residence is one that you or your spouse will live in for more than 50% of the 365 days following the policy renewal date. If the Nepenthe property address listed is your primary residence, lived in by you or your spouse more than half of the year, the NFIP requires verification of primary residence status through documentation.

It's important to note that a \$25 surcharge is being added to

ALL policies; the association will pick up this charge. It is the additional \$225 that, when assessed, will be assessed against the non-resident homeowner.

You can submit your proof of residency in person at the clubhouse or go to www.NepentheHOA.com > Home Owners and Renters > Insurance Resident Form. Once there, you can print out the PDF form, fill it out and return it to the clubhouse or email or fax it to Ryan DeShong, Farmers Insurance at RDeShong@farmersagent.com or (888) 415-5803.

The good news is that we will only ask for this once unless your residency status should change. As new homeowners purchase in Nepenthe, they fill out the affidavit at closing. Please let us know if you have any questions about this new requirement.

Manager's Report

This month Nepenthe residents showed just how much they really value their beautiful trees. On July 10th management and the Grounds Committee sent out a plea to residents to help with watering the neighborhood's many redwood trees. To date, 49 Nepentheans have signed up as "Redwood Heroes". We know that there are also many more that have just gotten to work and not informed the office. We would ask that any resident who is watering trees to let us know.

We are preparing a list of trees that need extra water, but have not been "adopted" yet.

Director Herman picked up a good quantity of drip line that connects to a standard spigot. So far, this product has been laid at 216 Dunbarton, 310—316 Elmhurst and on the berm separating Nepenthe from Howe Avenue. It will soon be put under the redwoods on the

This outpouring of community care has been wonderful to see and with this kind of buy in, I'm sure our trees will survive this summer.

We did lose one tree just this last week, but not to drought-related causes. A locust tree went down across Commons. The arborist tells us that basal rot was to blame. This condition can often be undetected. It can happen when a tree is wounded. When the bark recovers, there is no way to know if decay has set in inside the trunk.

In other news, the Phase II painting contract was let to Progressive Painting. The Board voted unanimously to accept their bid amongst the three submitted. Phase II consists of the Elmhurst and Vanderbilt area. James E. Williams and Son, Inc. is scheduled to begin next week to address siding and fencing repairs in this area.

Phase I, the Dunbarton Circle area is coming to an end. Williams Construction has been an excellent asset to Nepenthe—we've had overwhelmingly positive comments on their workmanship and professionalism and very few complaints.

Lastly, there are some exciting digital changes in Nepenthe's future. The ad hoc website design committee has been working closely with designer Jennifer Loret de Mola to create a new website that is attractive and functional. Some of the new features are Resident Request Forms that can be filled out and submitted right from the website and an interactive events calendar. Nepenthe will also be launching a community Facebook page as just one more means of communicating with our residents.

-Bettsi McComb



August 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Coffee In the Clubhouse @ 10am
2	3 Aqua Aerobics @ 10 am	4	5 Board Meeting @ 5: 30pm	6 Happy Hour Social @ 5-7 pm	7 Yoga @ 9am	8 Coffee @ 10am ARC Meeting @ 9am
9	10 Aqua Aerobics @ 10 am	11	12	13 Grounds Committee Meeting @ 3pm (Dunbarton Cabana)	14 Yoga @ 9am	15 Coffee In the Clubhouse @ 10am
16	17 Aqua Aerobics @ 10 am	18	19 Outreach Committee Meeting @ 6pm	20	21 Yoga @ 9am	22 Coffee In the Clubhouse @ 10am
23	24 Aqua Aerobics @ 10 am	25 Book Club in the Cabana @ 11am Finance Committee Meeting @ 3pm	26	27	28 Yoga @ 9am	29 Coffee In the Clubhouse @ 10am
30	31 Aqua Aerobics @ 10 am					



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:

Bettsi McComb, General Manager, bettsi.mccomb@fsresidential.com

Crystle Rhine, Assistant Community Manager,
crystle.rhine@fsresidential.com

Roger Work, Facility Administrator, nepenthe.hoa@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:

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

Steve Huffman, Vice-President, steve@huffmanstrategy.com, 916-333-2143

Marcia Britton-Gray, Secretary

Melanie Herman, Treasurer, nepenthemelanie@gmail.com, 916-837-5673

Pamela Zanzé, Member-at-Large

Committees of Nepenthe

Architectural Review—Ken Luttrell-

See Calendar

Elections—Yvonne Del Biaggio

Finance—Will Vizgard- *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—Gerry Gelfand

Meets 6:00 PM on the 3rd Wednesday of the month

Social Committee—Linda Cook

Meets 6 PM on the 1st Monday of the month

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

Other Important Contact Info

- * Contact 3-1-1 for all non-emergency city related needs. Ex... Animal control, garbage or mail concerns, etc.
- * Contact FirstService Residential at 1-888-425-5588 for any after hour association related emergencies.
- * Contact Lyons Security Service(contact info above) for parking issues, trespassers, noise complaints and any other non-emergency security need.
- * **9-1-1 EMERGENCY**

