

January 2018



THE NEPENTHE NEWS

Happy New Year!

Insurance Questions?

Our insurance agent Ryan DeShong will be here January 20th from 10:00am-11:00am at the Nepenthe Clubhouse.

Find out what kind of coverage Nepenthe has in place for your unit including hazard and flood.

What is covered?

How are claims submitted?

Get your questions answered!

Coffee and refreshments will be provided.

Nepenthe Annual Election

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on **Wednesday, May 23rd**.

This year two Director positions are up for election. If you are interested in running for a position on the Board, please contact the Nepenthe Office staff by e-mail (nepenthe.hoa@fsresidential.com) or by phone at (916) 929-8380, and your name will be forwarded to the Nominating Committee. Following is the timeline for the 2018 election.

ELECTION SCHEDULE

March 7th-23rd - Board meeting – Slate of candidates' names presented

Wednesday, April 4 - Candidates' statements and pictures due to Office (to be included in the April newsletter and Ballot packets mailed to homeowners)

Tuesday, April 17 - Names of Self Nominated Board candidates due to Nepenthe Office

Tuesday, April 17 - Election Committee mails Ballot packets, including statements and pictures, to homeowners (to be returned no later than May 17)

Saturday, May 5th (10:00 a.m. – noon) - Candidates' Forum for Nepenthe homeowners

Wednesday, May 23, 5:00 pm - Annual Membership Meeting and Election

At this meeting, while the Inspectors of Election are tallying the ballots, we will celebrate another successful year of accomplishments. We'll toast our volunteers and generally make merry with wine, cheese and prize drawings. See you there!

Approved Architectural Modifications

1423 Commons Drive	Hand Rail
718 Elmhurst Circle	Window Replacement
1333 Commons Drive	Security Camera
10 Colby Court	Window Replacements
312 Elmhurst Circle	Free Standing Hand Rail at Drive-way
711 Dunbarton Circle	Inner Fence for Patio Facing Howe Ave.
1015 Dunbarton Circle	Emergency HVAC Replacement
709 Dunbarton Circle	Emergency HVAC Replacement
510 Elmhurst Circle	Emergency HVAC Replacement

The improvements listed were approved by the Board of Directors on January 10th, 2018.

If you wish to make any exterior changes to your unit that are visible to the community, could impact drainage 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 will next meet on

**Tuesday, February 13th, 2018 in the
Clubhouse Lounge**

November Budget Report

Actual year-to-date income of \$3,095,499 versus year-to-date budgeted income of \$3,068,054 produced a positive variance of \$27,455

Actual year-to-date operating expenses of \$989,600.59 versus year-to-date budgeted expenses of \$1,197,592 produced a positive variance of \$207,991.41. The two combined variances produced a positive year-to-date variance of \$235,436.88 (which is earmarked for the purchase of Flood Insurance in December)

November Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2017	\$303,773	\$5,552,488
Prior year due to Ops from management	\$52	
Plus Income	\$3,095,499	
Due from Vendor	(\$101.78)	
Reserve Investment Income		\$44,135
Contributions to Reserve		\$1,870,462
Less Operating Expenses	(\$989,600)	
Reserve Funding	(\$1,870,462)	
Reserve Expenditures		(\$1,329,107)
Receivable from Management	(0)	
Ending Balance 11/30/17	\$539,160	\$6,137,977

Manager's Letter

Happy New Year, Nepenthe!

If you have not yet had your roof cleaned, please know that Randy Ross Services is on the property and you will receive a notice on the inside of your back gate to give you a few days lead time. It's important to have your gate open during the window of time provided on the notice. If you leave your patio locked and the crew cannot clean out the debris, it will cost the association (i.e. you and your neighbors) an extra trip charge for them to return and clean up. We recognize that life can get hectic, but please do watch for this notice and comply with the instructions. Timely roof and gutter cleaning followed by a good clean out of the patio will extend the life of the exterior components and that is just good stewardship.

At Wednesday's Board meeting construction management company CM2, retained by the association to inspect the roofs provided their first report which included video from the drones. Nepenthe is beautiful from any angle, but seeing it from a bird's eye view was quite a treat. Dan Poe, who has a long history with Nepenthe's buildings, represented CM2. He explained that the roofs installed from 2004 to 2007 by Advanced Roof Design are performing well. He said that the redesigned hog valleys, especially, have lived up to expectations

for their design. There is still more data to collect, but once every roof is inspected, CM2 will prepare a scope of work for needed repairs. According to Mr. Poe, it does not appear that there is too much to worry about and that most of our roofs will exceed their useful life projections in the Reserve Study. If you should experience any water in your house and suspect



that it may be a roof leak, please call or email the office. Our protocol is to first have Roger inspect the problem and then we will submit a work order with Advanced Roof Design.

As I write this it is cold and blustery, but I am watching the intrepid Pickleball players out on the courts getting their exercise and grinning from ear to ear! Check the calendar at www.NepentheHOA.com to see the regular Pickleball schedule. If getting more exercise is one of your 2018 resolutions, this looks like a fun way to get it!

Speaking of plans for the new year, at Wednesday's Board meeting, we also had our 2018 Event Calendar and scheduled out some events that we hope will be of interest to you:

- Saturday, January 20: Insurance Q&A
- Saturday, March 10 (Tentative): Educational Event- "Living in Nepenthe: What You Need to Know"
- Saturday, April 28: Public Safety Forum presented by the Insurance, Legal & Safety Committee
- Saturday, May 5: Meet the Candidates for the Board of Directors
- Wednesday, May 23: Nepenthe's Annual Meeting (Guess what? Nepenthe is 45 years old this year!)
- Last Sunday in June, July and August: Jazz at the Pool Concerts

It looks to be a busy year! I hope you will continue to watch this newsletter for more details as we approach these events.



Chimney Safety Tips



With the new year upon us, we would like to build awareness of the need for annual chimney inspections and service for your homes. Here are a few tips for ensuring a safe and enjoyable experience with your home fireplace this season.

- ◆ Burn only dry, split firewood. Avoid chemically treated wood.
- ◆ Install a chimney cap or "spark arrestor". (Home Improvement Application required-Can be approved in office)
- ◆ Test your smoke and carbon monoxide detectors to ensure they are working properly.
- ◆ Close Damper when fireplace is not in use.
- ◆ Schedule a yearly fireplace and chimney inspection.

Parking News

Dog Lovers/Walkers Final Act

In September, the Board tasked two directors with tackling some of the parking problems the community has been grappling with. The update below is from Vice President Loge:

First and foremost, parking issues are not just about parking cars in garages in accordance with our current CC&Rs (which the vast majority of homeowners do, thank you). They are also about emergency vehicle access, being courteous not to park directly in front a neighbor's front windows when alternatives are available, having proper signage on our private streets to alert individuals to our parking restrictions, and working with the City on issues such as the speed/reckless driving on University Ave (speed bumps might help).

Nepenthe is contacting homeowners that appear to be out of compliance with the current Nepenthe CC&Rs. It has been wonderful to see so many willing to correct compliance issues.

Everyone can help with parking. First, talk to your neighbors if you have concerns with their parking habits. Second, read and be informed about the current Nepenthe CC&Rs pertaining to parking. Finally, notify Nepenthe management of any concerns or suggestions you have regarding parking. There is a lot of misinformation floating about so before drawing any conclusions, talk to management. I hope you will also email any positive suggestions to the Nepenthe office as well.

That's all for now, Thank you!

If you have been a member (past or present), please join us on Friday, January 26th for a Final get-together. This will replace the November "Dogtail Party". We will meet at The Villages at Campus Commons Clubhouse at 6 PM. As we have done in the past, please bring an appetizer to share. Drinks will be provided. If you have questions or want to help call: Connie Eaton, (916) 692-5716

**HAPPY NEW
YEAR,
NEPENTHE!**

**BEST WISHES
FOR A HAPPY
2018**



Nepenthe Association
1131 Commons Drive
Sacramento, CA 95825

Phone: 916-929-8380
Nepenthe.HOA@FSResidential.com

Office Hours:
Monday–Friday 9:00 AM to 6:00 PM
Closed for lunch, 1:00 to 2:00 PM
Saturday–Sunday (Winter) 9:00AM to 1:00 PM
Saturday–Sunday (Summer) 12:00 PM to 4:00 PM

www.NepentheHOA.com

Management Staff:

Bettsi Ledesma, General Manager, bettsi.ledesma@fsresidential.com

Sarah Lowrey, Assistant Community Manager, sarah.lowrey@fsresidential.com

Danielle Davis, Administrative Assistant, danielle.davis@fsresidential.com

Roger Work, Facility Administrator, roger.work@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: 916-844-2912 or sacramentosecuritycompany.com

Power Outage: 1-888-456-SMUD

Nepenthe Insurance: Farmers Insurance, Ryan DeShong, 916-636-0115

City of Sacramento (garbage, recycling, city street parking enforcement, etc.): 3-1-1

Board of Directors:

Steve Huffman, President, steve@huffmanstrategy.com, 916-214-4500

Frank Loge, Vice-President, floge@outlook.com, 916-920-0752

Christina George, Treasurer, cjadot@comcast.net, 916-921-2793

Linda Cook, Secretary, linda_cook@att.net, 916-847-8996

Craig Price, Member at Large, cepricenca@gmail.com, 916-939-9000

Committees

Board of Directors Open Session Meeting
5:30pm in the Clubhouse on the
1st Wednesday of every month, but in January
the meeting will be held on the 10th due to the
holidays. See you then!

Committee Meetings:

Times, dates and locations of meetings can be found on the website at <http://nepenthehoa.com/event-calendar/> or on the bulletin board outside of the Clubhouse.

Architectural Review Committee

Chair: Jenny Smith

Elections Committee

Chair: Yvonne Del Biaggio

Finance Committee

Chair: John Baker

Grounds Committee

Chair: Pamela Livingston

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer

Brief Reminders

- ◆ It is important that we are being safe and courteous while traveling within our community. Please keep in mind that the speed limit is 5 MPH on our private streets.
- ◆ For those that do not know, your green waste may be placed at the corner of your street and alley on Sunday evenings for pick-up on the following Monday.
- ◆ While the Clubhouse is enjoyed by all, we ask that you be respectful while a private event is taking place. Please give the private event renters of the Clubhouse their privacy by waiting until the event end before entering the kitchen, Library or Lounge. The lobby is open if you have association business.

