



# NEPENTHE NEWS

## Letter From the President

Hello to all fellow Nepenthians!

We survived the January Great Leaf Drop, winds, and a power outage for some homeowners. Now on to February and whatever it brings.

The January Water Meter Forums were a great success. Lots of very informative and useful information. The Board approved the water valve study and recommendations prepared by Wood Rogers. The expectation is to see some activity by the City this month.

The Board also approved the purchase of a new clubhouse projector. This is the final project in Nepenthe's conference/meeting upgrades in the main clubhouse which was started last year. The new projector should provide better picture quality and help projection during daylight hours. This is a real selling point for clubhouse rentals and, of course, for Nepenthe events.

Work has begun on the goals for 2019 approved by the Board at the January meeting. A complete review of Nepenthe's contract with First Service Residential will begin this month. The first contract was signed in 2007 when First Service was known as Merit Property Management. Some revisions occurred in 2012.

Nepenthe will review its financial management procedures, internal controls, and compliance with applicable

*(Continued on page 2)*



### Inside this issue:

Letter from the President	1
Presidents Letter Continued	2
Annual Election	2
Important Dates/Cookbook Club	2
Awarded Contracts	3
Financial Report	3
Approved Architectural Modification s	3
Manager's Letter	4
Pets of Nepenthe	5
Book Club / Pets of Nepenthe/Water Meters	5
Turkey Lurkey	6
Grounds Update	6
Important Contacts and Reminders	7



## Take Me Out to the Ballgame!



**Mark your calendars for Sunday, June 2nd!**

**The Outreach Committee has secured special pricing for an excellent seating section of Raley Field for all Campus Commons residents.**

**Transportation will not be provided, but if you car pool, vehicles with four attendees do not pay for parking.**

**More information coming soon!**

## President's Letter Continued from Page 1

State regulations this year. The accounting firm of Propp, Christensen, Caniglia will perform the review and will involve the Finance Committee and be directed by Treasurer Christina George. These are just a couple of the goals approved by the Board. The others are also being worked on as well by the Board.

Finally, I hope some of you are considering serving on Nepenthe committees. The list of committees is on the Nepenthe web page and management would be happy to discuss their duties with you.

Enjoy the rest of winter. The hot days will return.

*-Frank J. Loge, Board President*



The Cooking Club will meet for a soup tasting at the Dunbarton Cabana on Sunday, February 24, from 1-3. If you'd like to participate, bring the soup of your choice!

Contact [pathom33@mac.com](mailto:pathom33@mac.com) with any questions.



### Important Dates for February

- \* Nepenthe Book Club .....2/11 @ 3:30pm
- \* Insurance, Safety and Legal Committee Meeting.....2/12 @ 5:00pm
- \* Architectural Review Committee Meeting.....2/12 @ 5:30pm
- \* Grounds Committee Meeting.....2/21 @ 3:00pm
- \* Finance Committee Meeting.....2/18 @ 4:00pm
- \* Nepenthe Cooking Club .....2/24 @ 1:00pm
- \* Outreach Committee Meeting.....2/26 @ 4:00pm

## Nepenthe Annual Elections

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on **Wednesday, May 22nd**

This year three 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](mailto:nepenthe.hoa@fsresidential.com)) or by phone at (916) 929-8380 by **February 22nd**, and your name will be forwarded to the Nominating Committee. Following is the timeline for the 2019 election:

### ELECTION SCHEDULE

**March 6th-** Board meeting – Slate of candidates' names presented by Nominating Committee

**Wednesday, April 5** - Candidates' statements and pictures due to Office (to be included in the April newsletter and Ballot packets mailed to homeowners)

**Tuesday, April 19** - Names of Self Nominated Board candidates due to Nepenthe Office

**Tuesday, April 19** - Election Committee mails Ballot packets, including statements and pictures, to homeowners (to be returned no later than May 19)

**Saturday, May 4th (10:00 a.m. – noon)** - **Candidates' Forum** for Nepenthe homeowners

**Wednesday, May 22, 5:00 pm** - **Annual Membership Meeting and Election**

# December Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2018</b>	<b>\$256,783</b>	<b>\$6,219,844</b>
<b>Plus Income</b>	<b>\$3,618,625</b>	
Accounts Payable		
Pending Reserve Expense		
Reserve Investment Income		\$59,479
Contributions to Reserve		\$2,153,984
<b>Less Operating Expenses</b>	<b>(\$1,494,979)</b>	
Reserve Funding	(\$2,153,984)	
Reserve Expenditures		(\$1,360,449)
<b>Ending Balance 12/31/2018</b>	<b>\$256,783</b>	<b>\$7,072,859</b>

# December Budget Report

Actual year-to-date income of \$3,618,625 versus year-to-date budgeted income of \$3,506,892 produced a positive variance of \$111,733

Actual year-to-date operating expenses and reserve contribution of \$3,648,963 versus year-to-date budgeted expenses of \$3,506,892 produced a negative variance of (\$142,071). The two combined variances produced a negative year-to-date variance of (\$30,338).

## Approved Architectural Modifications

The improvements listed below were approved by the Board of Directors on February 6th, 2019

(Some applications may have partial approval or include conditions)

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 before starting any work.

Applications are due at the Nepenthe office by the Wednesday prior to the Architectural Committee Meeting.

The Architectural Committee will next meet on

**Tuesday February 12th, 2019 in the  
Clubhouse Lounge at 5:30pm**

Address	Application
1551 University Ave	HVAC Replacement
24 Adelphi Court	Emergency HVAC Replacement
1338 Commons Drive	Emergency HVAC Replacement

## Awarded Contracts

The following contracts were approved in the February Executive Session Board Meeting:

- Roof Inspections & Repairs in Zone 1, \$13,496
- Replaster Dunbarton Spa and retrofit safety drain, \$9,925
- Replaster Clubhouse Lap Pool, \$19,625
- Replace Clubhouse Lounge Projector, \$8,274.27
- Install Electronic Key Card readers at the following locations:, \$19,000:
  - Dunbarton Pool Deck
  - Elmhurst Pool Deck
  - Landscapers' Restroom
  - Swarthmore Pool Gate

Approved in the February Open Session:

Swarthmore Landscape Enhancements, \$24,495

If you would like to see the plans for the enhancement project, they are available to view in the clubhouse.

# Letter from your FirstService Residential Management Team

Better. It's a great word. An adjective, an adverb, a noun and a verb. Feel better. Do better. Be better. Better solution. Better service.

Better is what we all strive for isn't it?

At Nepenthe, the homeowners and residents appreciate good service, attractive grounds and well-maintained facilities.

The directors, who are also homeowners and serve on the Board as volunteers, are always seeking ways to make Nepenthe a better place to live. Their annual goals are created and pursued with just that thought.

We, the management team made up of Nirmal, Daniel, Sarah and I, also continually look for ways we can improve our processes and provide better value to you, our clients.

We work for FirstService Residential who is in contract with the association. Initially, in 2007, Nepenthe contracted with Merit Property Management. In that same year Merit was acquired by FirstService Residential and the name was officially changed in 2013 to FirstService Residential California.

FirstService Residential is a respected leader in community association management. The company does business in seventeen states and in Canada. The California division is headed up by President Bob Cardoza who started with Merit in the late 1980's in the accounts receivable department.

One of the things that we enjoy about working for FirstService Residential is their commitment to their Global Service Standards and their six Core Values. Those values are Be Genuinely Helpful, Own It, Aim High, Improve It, Do What's Right, Build Great Relationships. We strive to live out those values every day.

Do we always hit the mark? No. I can assure you, we make mistakes. Sometimes we miss the mark completely. What I can tell you is that each one of us comes here to do better every day.

2018 was a year of great change and activity. We are a new crew – a new staffing model - and we are



Photo Credit: Gary Karcz

working to improve our processes to better serve Nepenthe.

Each day we come together for ten minutes to take part in "FirstCall", a team building exercise created by FirstService Residential to remind of us our shared vision and goals.

Weekly, this staff meets to review operational challenges and formulate plans for new projects. Monthly, the Sacramento region comes together to learn, celebrate and focus on new ways to improve and grow. We also participate in a monthly webinar

conducted by our California training team to ensure that we are empowered with new tools and solid operational know-how.

Part of doing things better is seeking feedback. You'll notice that every FirstService Residential employee's email signature offers our supervisor's name and contact information. We hope you'll use it to let us know what we've got right and what needs to be done... you guessed it... better!

One of the things we are committed to improving is better follow up to service requests. We know you want to be kept informed when you submit a request for service. Even if we can't prioritize your request, we're going to let you know that we have your request and we'll give you a timeline. If the timeline changes, we'll let you know that too.

Other improvements we're implementing are better front desk coverage and quicker call back or email response times. You may come into our lobby and think it is a calm place, but I can assure you that we are all working hard behind the scenes! We know good communication is a cornerstone for all relationships.

We love working for FirstService Residential and we love serving Nepenthe. The relationships we've built with you, the homeowners and residents, is what makes serving here so special.

Bettsi Ledesma, CMCA  
General Manager



# Pets of Nepenthe!

These bundles of joy are long time Nepenthians and I am not just talking about Mr. and Mrs. Shaw! Below are Graycie and Harpo with mom and dad.



Pictured below is the lovely golden retriever, Rosie Sadao. To the right is Rosie and a group of very talented Rosie impersonators! (Aka: Twix and Honey)  
Rosie loves tennis balls and gets especially happy when one is gifted to her by the local tennis players.



In 2019's monthly Nepenthe News we want to feature pictures of the adorable Nepenthe pets you love.

Submit your pictures to

[Sarah.Lowrey@fsresidential.com](mailto:Sarah.Lowrey@fsresidential.com)

and look for your pet each month. Include the name and a fun fact if you'd like!

All pet pictures welcome; Dogs, cats, hamsters, reptiles, birds or whatever kind of pet you know and love. We want to see them!



## Did You Know?

Did you know that there are 590 homes in Nepenthe and only one third of them face a street? The other two-thirds face green spaces and walking paths which is part of the great charm of Nepenthe. Robert Powell, the developer, tried very hard to minimize the impact of street views within the community.

If you are fortunate enough to enjoy greenbelt views from your front windows, it seems rather unkind, doesn't it, to ask your neighbors with street facing views to look at your car parked on the street?

Unlike some of the other Campus Commons communities, Nepenthe enjoys a full two-car garage for every unit. These garages are comfortably accessible and intended for resident vehicles.

Not only is it kind to your neighbors to park your cars in your garage, it is compliant with the CC&Rs which states that garages are to be used for the storage of resident vehicles rather than for any other purpose.

*The Nepenthe Book Club has space for 3-4 new members! If you are interested in joining the group, please contact the coordinator, Joan Haradon, at [joanh3860@gmail.com](mailto:joanh3860@gmail.com) for additional information or feel free to show up at the next meeting and introduce yourself.*

*The Book Club meets at 3:00pm in the Clubhouse library the second Monday of each month. Hope to see you there!*



shutterstock.com • 149476472

## January Water Meter Forums

Kevin Gustorf of Wood Rodgers engineering firm came out to the Nepenthe Association on January 5th and 15th to present their cost analysis of the upcoming water meter installations. It was a great turnout with almost all seating occupied at the start of the events!

Their full report and presentation has been made available on the Nepenthe website for viewing and downloading. It is located on the home page of

[www.NepentheHOA.com](http://www.NepentheHOA.com). Scroll down on the homepage and click on the photo of the water meter to go to this page:

<https://nepenthehoa.com/water-meter-installation-project/>



# Landscape Update

Hello Nepenthe!

Coast has been quite busy during this dormant season. They have been mowing the ground covers and applying a preemergent to the turf areas and shrub beds to keep weed seeds from germinating.

I am pleased to announce that going forward Coast Landscape will be providing management with quarterly calendars which will outline upcoming tasks in the following categories:

- *Turf Care*
- *Shrub, Vine & Groundcover Care*
- *Irrigation Systems*
- *Miscellaneous and Special Projects*

The quarterly report will be addressing maintenance items on a **macro level**, i.e. maintenance strategies, seasonal treatment plans, and special projects. This report is in addition to the **routine** maintenance report that is provided to Management from Coast on a weekly basis.

The Board of Directors, Management, and the Grounds Committee strives to keep the community informed as much as possible so please stay tuned and be on the lookout for future communications with more details regarding the "**1<sup>st</sup> Quarter Report of 2019**".

## **PLANT REPLACEMENT PROJECT UPDATE:**

As stated in last month's newsletter Zone 7 will be the first to undergo plant replacements and remediation. If you see **GREEN FLAGS** near your home please do not remove them, as these flags will indicate the location of new plantings. Please note that there is no timeline for the "Plant Replacement Project" as the sizes of each zone are different, however it is our goal to complete the first rotation of plantings before the warmer months arrive.

I know we're all excited to see new plants at Nepenthe!

Daniel Devlin  
Assistant Community Manager



Photo Credit: Gary Karz

The best course of action is to make it as uncomfortable as possible using non-lethal means, and hope that they move on. Some non-lethal options would include: Automatic sprinklers or optical deterrents such as predator-mimicking beach balls or hanging reflecting streamers.

Some homeowners just can't resist feeding them. That's really when trouble begins. A few stray turkeys soon become a flock of permanent residents that have lost their natural fear of humans. So the key to keeping the population numbers down and not attracting them to stay in the area is to NOT feed them.

The damages and health hazards that their growing flock create, also generates a cost to repair, re-landscape or clean up after. That cost is sure to amplify if residents continue to ignore the CC&R's and restrictions against feeding the local wild life, which has and is bound to keep attracting more of them. The Board of Directors and Management will immediately cite anyone violating this policy, but with the help of all residents we can aid in stopping the Wild Turkey over-population from growing anymore than it already has.

They are indeed beautiful creatures; Let's assist in keeping them beautiful and wild by leaving them to be just that.

Sarah Lowrey  
Assistant Community Manager

## Growing Turkey Population at Nepenthe

You may have noticed more and more wild turkeys coming out and showing us just how much their local population has grown.

Last year, around early Spring, we did some extensive research as to what options the association has to reduce these numbers. The subject was brought about as the large birds can be incredibly destructive to landscape, roofs and even cars! The turkey excrement left behind in their "favorite" areas is cause for concern and during the breeding season they can, at times, be aggressive. They use their sharp talons to scratch at the bark and landscaped areas and can even damage vehicles by scratching them. If they see their reflection in the shiny finish of a car, they can sometimes believe this is a turkey in competition and attempt to fight it. (Funny but true!)

### **Here's what we learned:**

This species of turkey is not actually native to the area. The California Fish and Game Commission (*now the California Department of Fish and Wildlife*) introduced thousands of farm-raised turkeys from the Texas Rio Grande area into the California wild from the early 1900s through the 1950s, as part of a major state-

sponsored recreational hunting program.

It seems they had no problem adapting to the California climate and environment. We now have over 100 Wild Turkeys that call Nepenthe and Campus Commons home! With each new year, and new nesting season, their numbers are sure to grow. They are now federally protected and we are prohibited from relocating them more than 1 mile. As you can imagine, this option is not too helpful considering the size of the Nepenthe development, but this 1 mile restriction is to prevent the cross-contamination of blood borne pathogens or diseases from one flock to another.

If we can provide proof of damage caused by the turkeys, (Which we of course can) then the most the Department of Fish and Wildlife will permit is euthanasia. And the cost for trapping would still be one that the association would have to cover. We do not want this either. Although they may be somewhat bothersome or inconvenient, we certainly appreciate all local wildlife and do not wish to harm it in any way.

**So what can we do?**



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  
Saturday-Sunday (Winter) 9:00AM to 1:00 PM  
Saturday–Sunday (Summer) 12:00 PM to 4:00 PM

[www.NepentheHOA.com](http://www.NepentheHOA.com)

### Management Staff:

Betsi Ledesma, General Manager, [Betsi.Ledesma@fsresidential.com](mailto:Betsi.Ledesma@fsresidential.com)

Sarah Lowrey, Assistant Community Manager, [Sarah.Lowrey@fsresidential.com](mailto:Sarah.Lowrey@fsresidential.com)

Daniel Devlin, Assistant Manager / Facilities Manager [Daniel.Devlin@fsresidential.com](mailto:Daniel.Devlin@fsresidential.com)

Nirmal Dhesi, Administrative Assistant, [Nirmal.Dhesi@fsresidential.com](mailto:Nirmal.Dhesi@fsresidential.com)

FirstService Residential Customer Care Center: 1-800-428-5588

### Other Important Contacts:

**Security Concerns? Call the Nepenthe Office or the After-Hours Customer Care Center at 1-800-428-5588**

**Power Outage: 1-888-456-SMUD**

**Nepenthe Insurance Questions? Need a certificate? Call management 916-929-8380**

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

### Board of Directors:

Frank Loge, President, [President@NepentheHOA.com](mailto:President@NepentheHOA.com), 916-920-0752

Linda Cook, Vice President, [VicePresident@NepentheHOA.com](mailto:VicePresident@NepentheHOA.com), 916-847-8996

Steve Huffman, Secretary, [Secretary@NepentheHOA.com](mailto:Secretary@NepentheHOA.com), 916-214-4500

Christina George, Treasurer, [Treasurer@NepentheHOA.com](mailto:Treasurer@NepentheHOA.com), 916-921-2793

Jan Summers, Member at Large, [Director@NepentheHOA.com](mailto:Director@NepentheHOA.com), 916-927-5570

## Committees

**Board of Directors Open Session Meeting  
5:30pm in the Clubhouse  
on the  
1st Wednesday of every month.**

### 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  
[ARC@nepenthehoa.com](mailto:ARC@nepenthehoa.com)

#### Elections Committee

Chair: Yvonne Del Biaggio

#### Finance Committee

Chair: Joan Haradon  
[FinanceComm@nepenthehoa.com](mailto:FinanceComm@nepenthehoa.com)

#### Grounds Committee

Co-Chair: Don Landsittel  
Co-Chair: Open  
[GroundsComm@nepenthehoa.com](mailto:GroundsComm@nepenthehoa.com)

#### Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer  
[ILS@nepenthehoa.com](mailto:ILS@nepenthehoa.com)

#### Outreach Committee

Chair: Charles Schaffer  
[Outreach@nepenthehoa.com](mailto:Outreach@nepenthehoa.com)

## Important Reminders

- ◆ Did you know we have a website? It's full of useful information and updates. This resource is a great tool that all residents can utilize. Visit [www.NepentheHOA.com](http://www.NepentheHOA.com)
- ◆ What a shame– Some residents have been dumping their unwanted belongings on the private streets. Please be courteous of your neighbors and properly dispose of your items.
- ◆ Green waste is to be put out where your alley meets your street only on Sunday nights. Coast landscape will pick them up on Monday morning.
- ◆ If your roofs and gutters have not been cleaned yet, fear not. Randy Ross Services is still on the job and on their way to you!

