



January 2020

NEPENTHE NEWS

From the Board

The Board of Directors has requested that Dawn Robinson be removed as the General Manager of Nepenthe effective immediately. We are currently in discussions with FirstService Residential. The Board will be interviewing prospective candidates and hope to have a replacement soon. In the interim, please contact one of Nepenthe’s Assistant Community Managers, Christina Romero or Nirmal Dhesi for assistance.

Nepenthe Annual Elections

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on **Wednesday, May 27th**

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 2020 election.

ELECTION SCHEDULE

- March 4th**- Board meeting – Slate of candidates’ names presented by Nominating Committee
- Friday, March 20th** - Candidates’ statements and pictures due to Office (to be included in the April newsletter and Ballot packets mailed to homeowners)
- Friday, March 20th** - Names of Self Nominated Board candidates due to Nepenthe Office
- Friday, April 24th** - Election Committee mails Ballot packets, including statements and pictures, to homeowners
- Saturday, April 25th (10:00 a.m. – noon)** - **Candidates’ Forum** for Nepenthe homeowners
- Wednesday, May 27th, 5:00 pm** - **Annual Membership Meeting and Election**

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November Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2019	252,632	7,072,859
Plus Income	3,291,206	
Accounts Payable	294,774	
Pending Reserve Expense		
Reserve Investment Income		132,913
Contributions to Reserve		1,935,901
Less Operating Expenses	(1,413,504)	
Reserve Funding	(1,935,901)	
Reserve Expenditures		(617,764)
Ending Balance	449,284	8,536,744

November Budget Report

Actual year-to-date income of \$3,424,118.44 versus year-to-date budgeted income of 3,298,999.00 produced a positive variance of \$125,119.44.

Actual year-to-date operating expenses and reserve contribution of \$3,482,318.09 versus year-to-date budgeted expenses of 3,298,999.00 produced a negative year-to-date operating expenses variance of -\$183,319.09.

Approved Architectural Modifications

The improvements listed were approved by the Board of Directors on

January 8, 2020

(Some applications may have partial approval) 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 January 14, 2020 in the
Clubhouse Lounge at 5:30pm**

Address	Application
2281 Swarthmore	Approved for window replacement and sliding glass door
1008 Dunbarton	Approved for solar electric panels on roof of garage and residence

APPROVED PROPOSALS

The following proposals were approved in the January Executive Session Board Meeting:

Coast Landscape

Zone 4 Remediation Proposal 46893-52 / \$14,697.00

Zone 5B Remediation Proposal 46893-53 / \$5,578.50

The Grove Total Tree Care

410 Elmhust Circle Stump Grinding \$300

1111 Commons Drive Tree Removal #372 / \$803.25

1411 Commons Drive Tree Removal #1096 / \$2,981.00 and Stump Grinding \$600

Fire Code Safety Equipment, Inc

5 year Annual Inspection Private Fire Hydrants \$1,650.00

CAM Construction and Painting

Constructive Testing and Scope of Work for Clubhouse Repairs \$1,232.16

Advanced Roof Design

Zone 6 Roof Inspections \$10,525.00

Zone 7 Roof Inspections \$5,554.00

IMPORTANT NEWS

New Assistant Community Manager—Nirmal Dhese has been promoted to Assistant Community Manager at Nepenthe HOA.

Sunday Office Hours—Starting immediately the office will be closed on Sundays until further notice. If assistance is needed on Sunday, please leave a message for Management or call Customer Care at 800-428-5588.

The Nepenthe Finance Committee is in need of members. If you are interested in being a volunteer, please contact Management and your information will be forwarded to the Board of Directors.

PG&E Update—PG&E is currently finishing their project of installing new gas pipelines. We have been told it should be completed this week.

Water Meter Installation—The City of Sacramento is currently prepping for installation of the water meters. As more information is received owners will be notified.

Committee News

From Steve Huffman, Chair, Grounds Committee

Here is what to expect in this year's early months.

Heavy leaf drop is almost over. Now Coast's crews can remove debris from plant beds. A frequent complaint I have heard is that this is done well around the clubhouse and near streets, but not so well in less visible areas. The committee agrees. We all pay the same monthly assessment, so we all should expect clean beds wherever we live. Coast has advised us this work should be complete by mid-February.

At the same time Coast will be applying pre-emergent weed killer so by the time we get to spring and summer we should have less weed growth than we suffered from last year. Also they will apply mulch to many areas. It prevents weeds while reducing water use. Even though we don't water this time of year, Coast is maintaining irrigation equipment to minimize failures when hot weather returns. They will catch up on shrub pruning. Many are currently overgrown.

Grounds quality suffered last year because of turnover in key positions within Coast. Additionally we had turnover in the office and on the Grounds Committee. An unfortunate result was breakdown in communication among the committee, management and our contractors. To remedy the situation, Iris Bettencourt, Marty Henderson, the General Manager and I have been working on an improvement plan. We expect to implement it this spring, but at the same time we are taking short-term steps to improve communication.

From Pam Livingston, Chair, Outreach Committee

Nepenthe's Outreach Committee sponsored several successful holiday activities during December.

*Nepenthe residents gave generously to two charitable organizations, the Sac State (CSUS) Food Pantry for students in need and to Next Move, which provides housing for previously homeless seniors and adults. Both charities express overwhelming gratitude for the generosity of Nepenthe residents. Thank you Nepenthe!

*Over 100 neighbors enjoyed good food and holiday cheer at the annual Holiday Party on December 12. The clubhouse had been transformed into a glittering wonderland by residents Yvonne Del Biaggio, Kay Chmielewski and Joleen Hecht, assisted by Outreach Committee members. The evening was highlighted by a bigger-than-life Santa, who "danced and sang" all evening.

*On December 31, residents again gathered to enjoy a New York New Year's Eve, complete with a big screen and celebratory singing and dancing.

As we enter a new year . . . And a new decade. . . The Outreach Committee will plan more events and informational forums for the benefit of residents. We welcome your suggestions.



Holiday Happenings





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 10:00 AM to 2:00 PM

www.NepentheHOA.com

Management Staff:

General Manager, Open

Christina Romero Assistant Community Manager, Christina.Romero@fsresidential.com

Nirmal Dhese, Administrative Community Manager Nirmal.Dhese@fsresidential.com

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

Other Important Contacts:

Lyons Security: 916-844-2912 (For leaving messages only) or www.SacramentoSecurityCompany.com

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:

Christina George, President, President@Nepenthehoa.com

Linda Cook, Vice President, Vicepresident@Nepenthehoa.com

Jan Summers, Secretary, Secretary@Nepenthehoa.com

Will Vizzard, Treasurer, Treasurer@Nepenthehoa.com

Greg Beale, Member at Large, Director@Nepenthehoa.com

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

Finance Committee

Chair: Open

Grounds Committee

Chair: Steve Huffman

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer

Outreach Committee

Chair: Pam Livingston

Important Dates

- ♦ Insurance, Safety and Legal Committee Meeting 01/14/2020 at 5:00 PM
- ♦ Architectural Review Committee Meeting 01/14/2020 at 5:30 PM
- ♦ Grounds Committee Meeting 01/16/2020 at 3:00 PM
- ♦ February Board Meeting 02/05/2020 at 5:30 PM