



Be sure to stop by the clubhouse on Monday, February 10th to welcome Bettsi Ledesma as Nepenthe's General Manager

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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 by **February 27th**, 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 (to be returned no later than May 19)
- Saturday, April 25th (10:00 a.m. – noon)** - **Candidates' Forum** for Nepenthe homeowners
- Wednesday, May 27th, 5:00 pm** - **Annual Membership Meeting and Election**

Mark Your Calendars



Upcoming Outreach Committee Events

CPR Class ~ Saturday, March 28th (see below)

Easter Egg Hunt ~ Saturday, April 11th

Cinco de Mayo ~ Tuesday, May 5th

Outreach Committee meetings are held the third Wednesday of each month at 4pm in the Clubhouse

Guests are welcome!

The Nepenthe Book Club is welcoming new members. The book club meets at 3:30pm in the Nepenthe Library on the second Monday of each month



to discuss pre-selected books . If you are interested, please contact Jode Landsittel at jlandsittel@aol.com for further information.

Important Dates for February

- * Nepenthe Book Club 02/10 @ 3:30pm
- * Insurance, Legal and Safety Committee Meeting..... 02/11 @ 5:00pm
- * Architectural Review Committee Meeting..... 02/11 @ 5:30pm
- * Outreach Committee Meeting.....02/19 @ 4:00pm
- * Grounds Committee Meeting.....02/20 @ 3:00pm

Saving a Life Starts with You

CPR CLASS

Cardio-Pulmonary Resuscitation Training

Saturday, March 28, 2020

10:00 a.m. - 2:00 p.m.

Nepenthe Clubhouse

Fee: \$30 per person

(Please RSVP and make checks payable to Nepenthe HOA by March 1st)

This training will cover topics associated with cardiac events, choking and unresponsive victims

Build confidence with hands-on techniques in a relaxed, easy-to-learn environment

ASHI (American Safety & Health Institute) approved trainer certified in CPR and First Aid, Jimmy Mogannam

Water Meter Reminder

The following is information related to the water meter retrofit project within Nepenthe.

The Contractor will notify the HOA/Resident at least one day prior to the start of construction. Below is the Contractor's contact information. Please feel free direct any questions to contacts below:

Contractor Name & Number: Florez Paving 916-452-3903

Contractor Superintendent Name: Sam Florez Jr. 916-224-2320

City Construction Inspector Name and Number: Eric Katapodis 916-410-2394 and John VanMatre 661-680-8190

In addition to the retrofit work south of University Avenue, the Contractor needs to verify the size of the mains where meters will be installed in other areas of Nepenthe. The prep work will include potholing the remaining large service connections. **A map is available at the clubhouse for locations.**

December Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2019	\$252,632	\$7,072,859
Plus Income	\$3,600,364	
Accounts Payable		
Pending Reserve Expense		
Reserve Investment Income		\$142,636
Contributions to Reserve		\$2,035,901
Miscellaneous	(\$39,022)	
Less Operating Expenses	(\$1,535,102)	
Reserve Funding	(\$2,035,901)	
Reserve Expenditures		(\$763,172)
Miscellaneous	(\$900)	\$12,835
Ending Balance 12/31/2019	\$242,071	\$8,501,059

December Budget Report

Actual year-to-date income of \$3,743,000 versus year-to-date budgeted income of \$3,598,908 produced a positive variance of \$144,092.

Actual year-to-date operating expenses and reserve contribution of \$3,713,639 versus year-to-date budgeted expenses of \$3,598,908 produced a negative variance of (\$114,731). The two combined variances produced a positive year-to-date variance of \$29,361.

Approved Architectural Modifications

The improvements listed below were approved by the Board of Directors on February 5th, 2020

(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 11th, 2020 in the
Clubhouse Lounge at 5:30pm**

Address	Application
500 Elmhurst	Windows
1230 Vanderbilt	Windows and Slider

Approved Proposals

The following proposals were approved in the February 5th Executive Session Board Meeting:

COAST

- ◆ Proposal 46893-54 ~ \$4157.00 ~ Zone 6B
- ◆ Proposal 46893-51 ~ \$9686.00 ~ Zone 6A

THE GROVE

- ◆ Root Excavation ~ 1411 Commons ~ \$300
- ◆ Root Excavation ~ 1425 University ~ \$300

JAMES WILLIAMS & SON (JWS)

- ◆ Proposal JWS-2627 ~ \$2431.44 ~ Fence
- ◆ Proposal JWS-2651 ~ \$1676.63 ~ Fence
- ◆ Proposal JWS-2654 ~ \$783.98 ~ Gate
- ◆ Proposal JWS-2632 ~ \$783.98 ~ Gate



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 10:00am to 2:00pm
Sunday–Closed

www.NepentheHOA.com

Management Staff:

Betsi Ledesma, General Manager, Betsi.Ledesma@fsresidential.com

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

Nirmal Dhesi, Assistant Community Manager, Nirmal.Dhesi@fsresidential.com

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

Other Important Contacts:

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:

President, Christina George President@NepentheHOA.com

Vice President, Linda Cook VicePresident@NepentheHOA.com

Secretary, Jan Summers, Secretary@NepentheHOA.com

Treasurer, William Vizzard Treasurer@NepentheHOA.com

Member at Large, Greg Beale 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/](http://nepenthehoa.com/event-calendar/)

or on the bulletin board outside of the Clubhouse.

Architectural Review Committee

Chair: Jenny Smith
ARC@nepenthehoa.com

Elections Committee

Chair: Yvonne Del Biaggio

Finance Committee

Chair: Open
FinanceComm@nepenthehoa.com

Grounds Committee

Chair: Steve Huffman
GroundsComm@nepenthehoa.com

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer
ILS@nepenthehoa.com

Outreach Committee

Chair: Pam Livingston
Outreach@nepenthehoa.com

Grounds Committee

From Steve Huffman

I thought we never cut grass in the winter. After all, there is nothing to cut-right? Well, I've learned there is. In our climate grass grows all year-round. For this reason the turf is still mowed, but not nearly as often as in the summer. Also, the grasses we desire generally grow slower than invasive grasses and weeds in the winter, then mowing helps keep a uniform appearance. So, you will see mowers operating in our turf areas this time of year. That way we can impede the growth of those undesirable plants.

At the same time, the ground is often soggy now. Coast's use of mowers can lead, and has led, to unsightly ruts and soil compaction. Recently we've addressed this matter with them. They are training their crews to use discretion when they mow, using lighter mowers in some areas and only cutting where they can see grass and weeds actively growing. Our committee is making it a priority to check that these changes to Coast's practice are carried out. If you see ruts in turf, please notify the office. Thanks.