

Nepenthe Annual Elections



May 2020

NEPENTHE NEWS



Turn in your ballots!

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on

Wednesday, May 27th at 5:00pm

This year two Director positions are up for election and the candidates are:

Linda Cook

Mary Gray

Liza Tafoya



Let's Talk...

Are you feeling like you are missing the eblasts from the office? If so, you might want to give us a call to ensure that we have your current email address on file.

We have also created a page on the community website where we will be copying every eblast, with the newest on top, so you can always see what the most recent communication has been. We

don't want anyone missing out and we hope this is a help to you.

The page is right on the home page and is titled "Recent Communications"- look for the little email graphic like the one to the left of this column.

The direct link to the page is: <https://nepenthehoa.com/recent-communications/> .

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March Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2020	\$242,071	\$8,501,059
Plus Income	\$605,973	
Accounts Payable	\$51,826	
Pending Reserve Expense		
Reserve Investment Income		\$6,146
Contributions to Reserve		\$544,869
Due from Reserve	\$12,835	
Less Operating Expenses	(\$422,917)	
Reserve Funding	(\$538,723)	
Reserve Expenditures		(\$324,246)
Miscellaneous		\$12,835
Ending Balance 1331/2020	\$242,071	\$8,501,059

March Budget Report

Actual year-to-date income of \$925,087.33 versus year-to-date budgeted income of \$930,141.00 produced a negative variance of -\$5,053.67

Actual year-to-date operating expenses and reserve contribution of \$973,932.01 versus year-to-date budgeted expenses of \$930,141.00 produced a negative variance of (\$43,791.01). The two combined variances produced a negative year-to-date variance of -\$48,844.68.



Pools Update

For the safety of all residents, all pool facilities have been closed due to the COVID-19 pandemic, as advised by City, County, and State recommendations and regulations.

The Board of Directors is closely monitoring updates and recommendations from local ordinances and is hopeful to reopen the amenities safely, as soon as able. We thank you for your patience and understanding while we navigate this unsure and difficult time.

Approved Proposals

The following proposals were approved in the May 6th Executive Session Board Meeting:

COAST

- ◆ Proposal 46893-58 ~ \$4,317.00 ~ Zone 5
- ◆ Proposal 46893-59 ~ \$3,814.00 ~ Zone 6
- ◆ Proposal 46893-60 ~ \$3,825.00 ~ Various locations

JAMES E WILLIAMS & SON (JWS)

- ◆ Proposal JWS-2761 ~ \$72,599.10 ~ Clubhouse Siding
- ◆ Proposal JWS-2761 ~ \$853.49 ~ Fence
- ◆ Proposal JWS-2670 ~ \$3,985.51 ~ Fence
- ◆ Proposal JWS-2759 ~ \$3,270.90 ~ Fence

Do You Bocce?

Based on a homeowner suggestion, the Board of Directors is considering adding a Bocce Ball court in place of one of the two tennis courts at Elmhurst/University. Bocce is closely related to British bowls and French pétanque, all having developed from games played in the Roman Empire.

Like pickleball, bocce ball has simple rules, making it a fun and easy game for residents of all ages to learn and play. There are two teams, each with four larger balls, the bocci. There is also one small ball, the pallino. Play begins when a

"Bocce is the third most popular sport in the world, after soccer and golf."

member of one team throws the pallino across the court. The teams then switch off throwing the bocci at the pallino where it has landed. After all the bocci have been thrown, the team with the bocci closest to the pallino wins the point.

Bocce is the third most popular sport in the world, after soccer and golf.

George Washington built a bocce court at Mount Vernon in the 1780s.

The surface of a bocce court can be composed of stone dust, dirt, clay, grass or an artificial material.

Regulation bocce courts are 91 feet long by 13 feet wide, and variations are acceptable if foul lines, mid-court lines and inbound markers are designated.

Management is obtaining proposals for Board consideration.



Garage Use Reminder

As a reminder, using garage space for non-parking purposes (i.e., storage, games, hobbies, boats, recreational vehicles, etc.) is prohibited in Nepenthe.

Garages should be maintained to accommodate maximum vehicle parking.

Please reference Nepenthe's Community Rules for more details or contact Management with any questions.

During this COVID-19 crisis, it has become apparent that many people are parking on the



streets in the community.

Think of how much safer it is for the cars and attractive for the residents when vehicles are parked in their garage!

Renting Out Your Home?

Did you know that Nepenthe has rental requirements within the CC&Rs and the Community Rules? If you are unsure of these requirements, please contact Management or access the information on the community website at www.NepentheHOA.com.

Some of the requirements are that

all leases must be in writing and a copy must be furnished to the association. Additionally, tenants must complete a Resident Information Form annually.

Other restrictions have to do with the length of the lease. For example, short term or vacation rentals are prohibited. The shortest lease

permitted is six months.

The most important thing you can do is communicate! Let management know who is in your home. Let your tenants know what the community rules are and who they can contact with questions.

An Excerpt from the Standards and Practices for the Board

This document was adopted by the Board of Directors in 2013. It is provided to every new director. It is excerpted here for your benefit, but the full document is available on the community website here: https://nepenthehoa.com/wp-content/uploads/2020/05/Standards_Practices_Board.2013-12-23.pdf

The purpose of this document is to codify standards and practices of The Nepenthe Association so that all parties have a clear understanding of their roles and to ensure continuity of operations through turnover in the Board, committees and staff.

A. Composition

The Nepenthe Association is governed by a board of five elected directors.

B. Duties

The fundamental duty of the Board is to make timely, prudent and ethical decisions to ensure the fulfillment of the Association's purpose, which is to maintain the property and to respond to homeowner requests for service and information.

The board has six core responsibilities:

- Comply with and enforce the governing documents
- Inform homeowners and encourage their participation
- Manage finances
- Maintain records
- Engage and direct a manager or management company
- Plan for the future

C. Leadership

Board members are expected to demonstrate the attributes of good leaders. Among these are honesty, civility, discipline, frugality, foresight and decisiveness. The Board will be ever-mindful that its conduct serves as a model for the manager and staff, vendors, committees and all homeowners.

D. Service

It is the Board's duty to serve the entire membership. Board members will subordinate their own interests to those of the community. They will not use their positions to reward themselves or their supporters or to punish their detractors.

Each director will read, sign and abide by the Association's conflict-of-interest statement.

E. Accountability

The Board may assign certain tasks to the manager, committees and others, but it may not assign accountability for the results. The Board is solely responsible for the operation of the Association.

F. Type of Board

The Nepenthe Board is a policy board, not a managing board, i.e., it sets policy for the Association and hires a competent manager to implement its policies. The manager is responsible for the day-to-day operation of the Association, and the Board does not assume or interfere with management functions except in emergencies.

G. Consensus

The Board will strive for consensus while being aware that unanimity is not always possible or even desirable. A requirement for unanimous decisions would allow a minority of one or two directors to thwart the will of the majority.

H. One voice

When the Board is divided on an issue, those directors in the minority may not interfere with management's implementation of the decision.

The Board President, as Chief Executive Officer, has sole responsibility for communicating board policy to management and primary responsibility for communicating policy to homeowners. The President is accountable to the Board and may be removed from office for failure to perform this critical task. The President may assign some of his duties to willing directors, unless the board objects, but retains responsibility for seeing that those duties are carried out.



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.

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

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.

Important Dates for May

- ◆ Architectural Review Committee MeetingMay 12th
- ◆ Grounds Committee MeetingMay 21st
- ◆ Memorial DayMay 25th
(Clubhouse Closed—No staff onsite)

