

April 2014

Nepenthe Association



Homeowner Association of the Year Northern California

THE NEPENTHE NEWS

Bettisi McComb, Editor

A publication of the Nepenthe Association

Homeowners Define Priorities at Grounds Visioning Workshop

If you were not at the Grounds Visioning Workshop on March 22, the committee wants to be sure that you hear what the outcomes were. After all, this important work will have a lasting effect on the Nepenthe landscape.

The committee's hard work on this event really paid off. Close to sixty residents attended. The Master Grounds Vision Committee made all the arrangements including the facilitator's needs, the seating, maintaining a database of par-



Homeowners participate in small group discussion.

ticipants including their lunch needs, and ordered individual boxed lunches from Boudin.

A packet of materials was prepared for each participant that included a list of possible landscape goals and a ballot for marking the most important goals of the group.

Facilitator Kevin Wolf did an excellent job providing information and ground rules that allowed everyone attending an equal opportunity for participa-

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Board Appoints New Director

Last month Nepenthe lost one of its greatest champions. Otis Turner passed away on March 26, 2014 from an aggressive, fast-moving cancer. We will be feeling this loss for a long time to come. His contributions to this association are too many to count.

Otis was embarking on his final year of service on the Board of Directors. In compliance with the Nepenthe Bylaws and generally accepted business practices, the remaining directors met in a duly noticed open session on March 31 to appoint a director to the vacant seat.

Treasurer Will Vizzard moved to appoint Richard Coombs and Secretary Marcia Britton-Gray seconded the motion. The motion

passed unanimously.

Richard Coombs was the fourth nominee running for the three available seats during last year's Board election making him a logical choice for the position.

Additionally, Richard served on the Board from May 2011 to May 2013.

A second motion to name Bo Grebitus as President and Richard as Vice President was made by Will and seconded by Marcia. This also passed unanimously.

While no one can ever replace Otis, there is reassurance in the fact that the Board is complete with the required five members.

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Do you need to file an Architectural Review Application?

- **New Garage Door? Yes, but...**

The approval can be done in the management office. Staff just needs to check that the door is in the prevailing style. Homeowners are responsible for painting the new door to match the home.

Nepenthe Home Listings

Address	Price	Beds/Baths	Status
316 Elmhurst Circle	\$325,000	3/2	Active
1217 Vanderbilt Way	\$280,000	2/2	Active
1331 Commons Drive	\$365,000	3/2.5	Active
1197 Vanderbilt Way	\$389,000	2/2.5	Active
12 Colby Court	\$349,000	3/2.5	Active
5 Colby Court	\$334,900	3/2.5	Active

Budget Report

Actual year-to-date income of \$537,403 versus year-to-date budgeted income of \$515,238 produced a positive income variance of \$22,165.

Actual year-to-date operating expenses of \$159,304 versus year-to-date budgeted expenses of \$208,916 produced a negative expenses variance of \$49,612.

Other Information

Unpaid Assessments at February 28, 2014 were: \$28,737;

Prepaid Assessments at February 28, 2014 were: \$118,928

Cash Flow Report

Sources / Uses	Operations	General Reserves	Private Streets
Beginning Balance 1/1/2014	392,960	3,685,063	229,205
Prior year due to Ops from vendor	151		
Prior year due to Ops from mgmt	114		
Plus Income	536,034		
Reserve Investment Income		682	687
Contributions to Reserve		302,080	2,840
Less Operating Expenses	(159,304)		
Reserve Funding	(304,920)		
Reserve Expenses		(326,825)	
Pending Reserve Transfer	(7,458)		
Due from Vendor	(643)		
Ending Balance 2/28/2014	\$485,881	\$3,632,053	\$232,732

Five Candidates for Board of Directors

The Nepenthe's Nominating Committee is happy to announce the running of five candidates for election the Board with two Director seats to fill this year. The candidates are:

- Marcia Britton-Gray
- Bill Newbill
- Liza Tafoya
- Bob Trathen
- Pamela Zanze

Candidates' statements are attached to this newsletter on pages 7 through 11. Mark your calendars for Candidates' Night on Tuesday, April 8 at 7:00 PM. You will have an opportunity to listen

to each candidate and ask questions that are important to you.

The Annual Election for the Nepenthe Board of Directors will be held Wednesday, May 28 at 5:00 PM in the Nepenthe Clubhouse.

Ballots will be sent out to residents no later than April 23. It is a privilege and the right of each Nepenthe residence (one vote per household) to participate in this process by casting your vote.

Please remember that your vote is critical to the success of the election process at Nepenthe. For the election to be valid, 25% or 148 of the 590 Nepenthe home-

owners must vote. One of the Board's goals this year is to achieve a 50% quorum. Failure to achieve the 25% quorum can result in a costly second attempt election.

You will receive your ballot materials in the mail. If you do not receive your election ballot by May 2, please contact the management office and another ballot will be provided to you. Additionally, if you have any questions about the process of casting your ballot, staff will be happy to go over the instructions with you. Please be sure to exercise your right and cast your vote in this year's election.

Homeowners Encouraged to Serve on Committees

Each year at the Annual Meeting, not only are new directors elected to the Board, but committee members are appointed to serve on the eight volunteer committees in Nepenthe.

New and returning committee members must complete an application to serve. An application will be included in each ballot packet, but are also available at the office any time.

Committees serve a vital role in the overall success of the association. The role of the committees is to advise the

Board of Directors and help the Board make sound decisions for the association.

The eight committees of Nepenthe are:

- 1) Architectural Review
- 2) Elections
- 3) Finance
- 4) Grounds
- 5) Insurance, Legal and Risk Management
- 6) Nominating
- 7) Outreach
- 8) Social

All of these committees serve important functions within the community as a whole. Serving on a committee is a great way to be involved and make a positive difference in the community.

The deadline to submit an application is May 21 so it can be included in the Board packet. Appointments are for one year and will be announced in the June newsletter.

Please call the office at (916) 929-8380 if you have any questions.

T I M B E R! CAI Event to be Held at Nepenthe

As a long time member of the Northern California Chapter of the Community Associations Institute (CAI), Nepenthe Board President Otis Turner appreciated the education events held by the chapter.

With the Board's approval, Otis worked

with the chapter board to arrange an educational event at Nepenthe. **TIMBER!** is an afternoon event that will be held on April 17 for local CAI members. Valley-Crest will be demonstrating a tree removal and stump grinding on Swarthmore. GP Landscape will also be plant-

ing a tree at the clubhouse.

The chapter board and the Nepenthe Board and staff are looking forward to making this last project of Otis' a resounding success.

Social Committee Approved by Board

As authorized by the Board at the March 26 meeting, Nepenthe now has a Social Committee!

Homeowner Linda Cook really took the lead on making this happen and is very excited about bringing a social program to the community.

According to the charter, the committee will exist to assist in planning and coordinating events for the pleasure and enjoyment of the community.

Linda brings a wealth of experience with her and is joined on the committee by Valerie Weinberg, Phyllis Eldridge and Diana Vizzard.

At the April Board meeting, the committee will be bringing a proposal for a summer jazz concert series on the Nepenthe pool deck.

If you have not yet filled out the interest survey, it is still available in the Clubhouse. This will help shape future social events at Nepenthe.

...Master Grounds Vision, continued

(Continued from page 1)

tion.

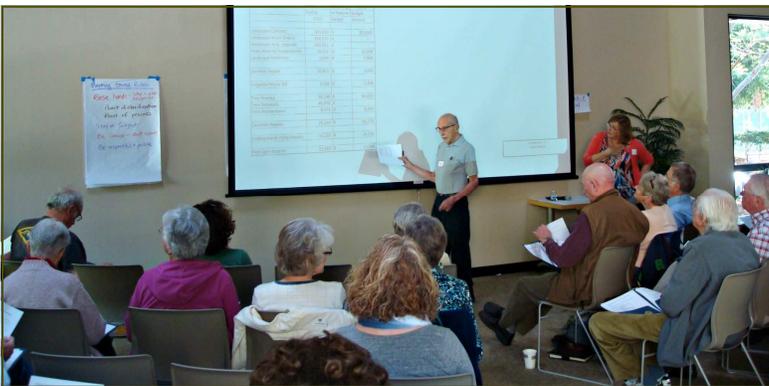
Board liaison Ivan Gennis and General Manager Bettsi McComb provided a brief report about the financial aspects of the landscape including current costs and projected costs including the cost for metered water and the cost to make improvements to the irrigation system.

Water Use, Reduced Maintenance and Replacement Costs and Improved Safety.

After the goals were chosen, the participants met in small groups to discuss implementation ideas. They made notes of their ideas and turned them in to the committee who will now sift through it all and make a report to the Board.



New and longtime owners each brought their unique perspectives.



Ivan Gennis provides some financial facts to the participants.

Kevin then engaged the participants in a discussion about the list of goals and whether it was complete or needed to be amended in any way. Each of the goals on the list was discussed and defined.

At this point, the group used their ballots to indicate their preferences for the priority placement of each of the goals.

The top goal selected was Improved Landscape Beauty followed by Reduced

This report will be distributed to all the homeowners and will also inform the next step of a proposed implementation plan.

The overall feedback from the participants was incredibly positive. The homeowners seemed to really value the opportunity to take a hands-on approach and know that their input is valued.



Facilitator Kevin Wolf and Chair Pam Livingston at the event

Additionally, the committee is so pleased by the level of positive input they received and have promised to “stay the course” to see this project through to implementation and beyond.

April 2014

Sun

Mon

Tue

Wed

Thu

Fri

Sat

		1	2	3 Outreach Committee 6:00 PM	4 Yoga 9-10:30 AM	5 Architectural Committee 9:30 AM
6	7 Tai Chi 3:00 PM	8 Candidates Night 7:00 PM	9	10 Grounds Committee 4:00 PM	11 Yoga 9-10:30 AM	12
13	14 Tai Chi 3:00 PM <i>Passover (begins at Sundown)</i>	15	16 Deadline for submissions for Board Packet	17	18 Yoga 9-10:30 AM	19
20 <i>Easter</i>	21 Tai Chi 3:00 PM	22 Book Club Meeting in Cabana 1:30 PM	23 Board of Directors 5:00 PM	24	25 Yoga 9-10:30 AM	26
27	28 Tai Chi 3:00 PM	29	30			



NEPENTHE ASSOCIATION

Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA 95825

Phone: 916.929.8380
Fax: 916.929.1773

E-mail: nepenthe@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

We're on the Web!

NepentheHOA.com

Concerning the Amenities...

Electronic Amenity Keys are available at the office between the hours of 4:00 PM to 6:00 PM Monday through Friday and 10:00 AM to 1:00 PM on the weekend. Please bring your checkbook for the \$10 deposit as we are not equipped to accept cash.

Pools will be heated again after seven consecutive days of temperatures above 70°. Both spas are already being heated.

Clubhouse and Cabana are both available to be rented for parties by homeowners. Please see Sarah Liebman, our Administrative Assistant to see if the date you want is available. She will walk you through the paperwork as well. Sarah is here

on Saturday, Sunday and Monday.

Fitness Center is complete.

Have you seen the newly remodeled gym in the clubhouse? Available for use are:

- Two treadmills
- Two stationary bikes
- One stairclimber
- One elliptical
- One total gym weight machine

We also have a new flat screen television. To help avoid issues with the service, staff will be mounting operating instructions on the wall. If you are unsure how to use the AT&T system, please come in during business hours and staff will be happy to demonstrate it for you.

Management Staff:

- Bettsi McComb, General Manager, bettsi.mccomb@fsresidential.com
 Sierra Campbell, Assistant Community Mgr, sierra.campbell@fsresidential.com
 Sarah Liebman, Administrative Assistant, sarah.liebman@fsresidential.com
 Roger Work, Facility Administrator, nepenthe@fsresidential.com
 FirstService Residential Customer Care Center: 1-800-428-5588
 FirstService Toll Free 24 Hour Emergency Hotline: 1-866-596-4984
 PayLease (Auto pay assessments): 1-866-729-5327 or support@paylease.com

Other Important Contacts:

- Stonegate Protection (patrol): 1-888-774-0035
 Power Outages: 1-888-456-SMUD
 Nepenthe Insurance: Farmers Insurance, Ryan DeShong, 916-636-0115

Board of Directors:

- Bo Grebitus, President, bogrebitus@gmail.com, 916-803-0756
 Richard Coombs, Vice President, rec1146@aol.com, 916-568-6100
 Marcia Britton-Gray, Secretary, mcbmd@comcast.net, 916-929-3858
 Will Vizzard, Treasurer, vizzardw@gmail.com, 916-923-9308
 Ivan Gennis, Member-at-Large, ivan.gennis@gmail.com, 916-564-3007

Committees of Nepenthe

Architectural Review—Ken Luttrell

Meets 9:30 AM on the 1st Saturday of the month

Elections—Yvonne Del Biaggio

Finance—Gregory Crissman

Meets every other month

Grounds—Pamela Livingston

Meets 4:00 PM on the 2nd Thursday of the month

Insurance, Legal & Risk Management—Bill Newbill

Meets ad hoc

Outreach—Nancy Arndorfer

Meets 6:00 PM on the 1st Wednesday of the month

Social—Linda Cook

Meeting times to be announced

Meetings are held at the clubhouse.

Marcia C. Britton-Gray, MD

Candidate Statement

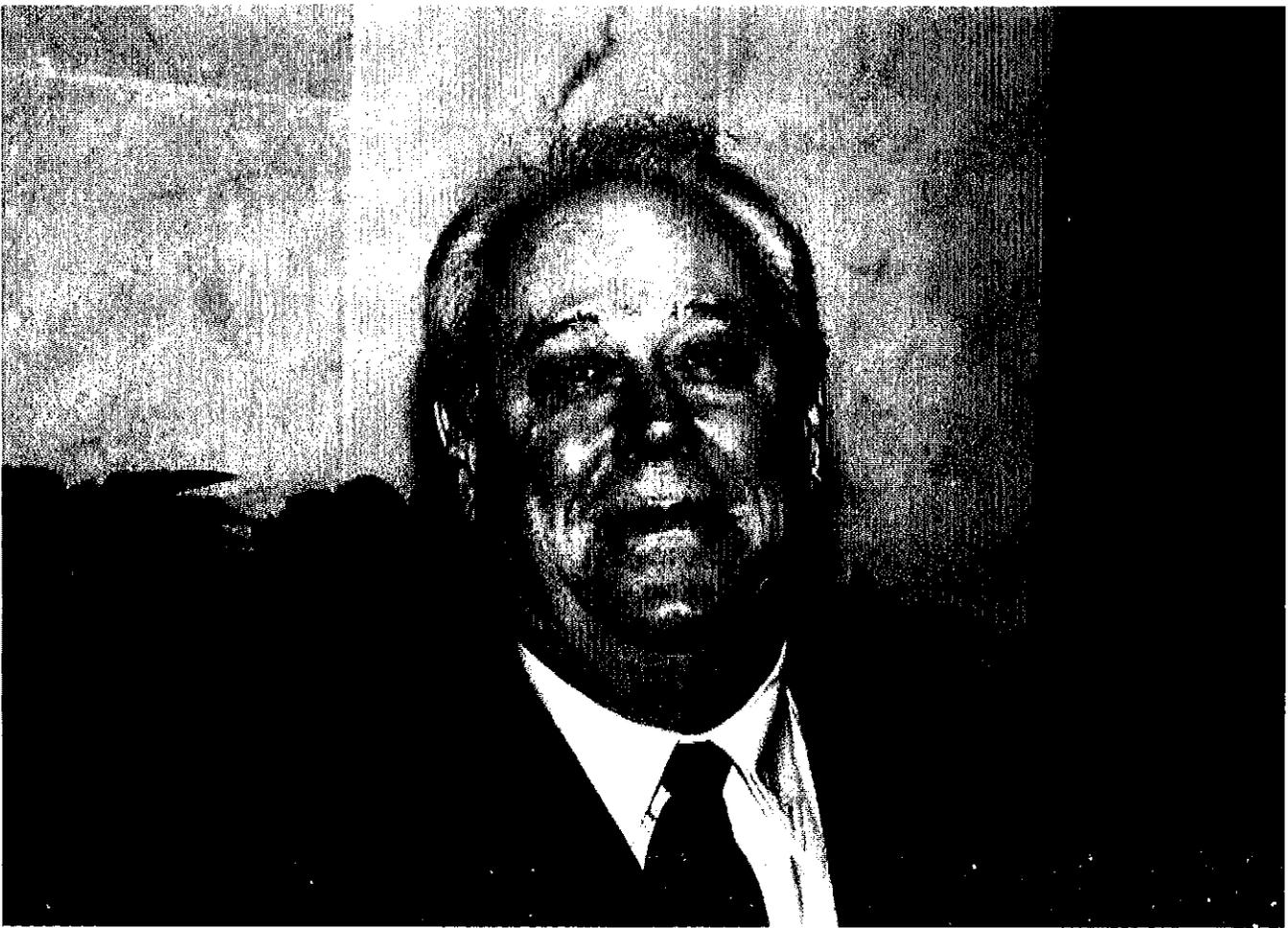
I am a semi-retired physician and, together with my husband, have enjoyed living here in Nepenthe since 1974. I have served on the Grounds Committee, the Finance Committee, and on our Outreach Committee to get a well-rounded picture of how Nepenthe works and, for the past 2 years, as one of your representatives on our current board of directors. I ask for your vote so I may continue to contribute to the maintenance and evolution of our association, its beautiful environment, and its secure lifestyle for a second term.

The accomplishments of this board have been well documented in our newsletters as they occurred. Rather than list them all, I would like to call your attention to two in particular that should be of most interest to you.

1. For the first time, at least in my memory, we began publishing a list of goals for the year *plus* an end-of-year statement of whether or not these goals were accomplished and where they stand going in to the coming year. By going on record, we have created a path for all to see and measure the effects of the actions we have taken on your behalf.

2. On matters that could require considerable expense to the community, we have sought professional expertise to help us make educated decisions. Granted, some decisions were not always popular with some ... but in every case, the rationale behind each decision was made publicly and in the best interest of all of us both for the short term and the long.

Finally, serving on the board is not easy. This property as well as its rules and regulations are 40 years old. Bringing it and keeping it up to date is a daunting task requiring significant time, effort, and cooperation. I've tried to serve you well and ask for your support for reelection to a second term on the Nepenthe Board of Directors.



RE: Nepenthe Association – Board of Directors Election

My name is William C. Newbill asking that you allow me the opportunity to serve on the Nepenthe Association Board of Directors for the term 2014 to 2016.

I served on the board of directors 2008-2011 where we completed numerous projects including: roofing, siding, painting and the ongoing landscape projects. We adopted new insurance and risk management specifications saving the association thousands of dollars each year.

I have served on numerous boards to include: President of the Western Association of Insurance Brokers, California State University – Alumni Association (13 years), The Involvement Corp. (Small Business Development), The Children's Hospice, etc. I continue to support Special Olympics, Make-A-Wish Foundation, U.S.O., Disabled Vet rains and American Legion

I am a graduate of California State University – Sacramento where I received BA in Public Administration and MA in Social Science. I hold a number of advanced certificates from Registered Professional Liability Society and Certified Insurance Counselor.

I received my California Insurance Brokers license in 1969 with the McClatchy Insurance Agency and in 1971 purchased the agency. In 2009 my son took over the agency where I continue as an insurance broker – consultant. I have served on a number of insurance company agent's broker marketing projects including The Fireman's Fund Insurance Group, Aetna Insurance Company, The Hartford Insurance Group and The California Insurance Group.

I purchased my first Campus Commons home in 1975 when the urban forest and landscape was young and yet to be realized. The association has matured over the years to the point where it is recognized as THE PLACE TO LIVE.

The Nepenthe Association is not responsible for the design or content of the candidate's statements. Distribution of the statement does not imply agreement with claims or proposals made in the statement.

Liza Tafoya for Nepenthe Board of Directors



Phone: (916) 927-1346

Email: elizabet.tafoya@sbcglobal.net

As a homeowner, I have enjoyed the natural feel and beauty of our community. The landscape, homeowners walking their pets, proximity to the university and local businesses are a few reasons I live in Nepenthe.

I have been a homeowner for over 10 years. During that time, I served on the finance, grounds and policy committees. I was elected to the board in 2005 and 2010.

My professional background includes 17 years experience in program administration, policy development, facility management, procurement and acquisition of goods and services, and budget services for the Department of Motor Vehicles.

As a current member of the Master Grounds Program Committee, Ad-Hoc Committee for Mailbox security, and Grounds Committee, I am aware of homeowner concerns and issues in the community.

If elected, I will:

- Respond to homeowner concerns
- Use project management tools to tract projects and follow up contacts with homeowners
- Insist on contractor /vendor accountability
- Address environmental concerns
- Ensure dues are managed wisely
- Amend the reserve study detail
- Plan for the future

I appreciate your support.

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My wife Jeanne and I have lived in Nepenthe for 25 years. I left C.S.U. Chico with a masters degree in education and started teaching in San Juan school district until I retired after 37 years. I have served on the grounds committee and on an ad hoc committee on siding. My main concerns for Nepenthe are the grounds which, over the 25 years we have lived here have changed a great deal and not always for the best. I also think we need to watch closely our monthly homeowner's dues. We don't want to price people out of their homes. I also think this is very important for resale value.

Robert Trathen

Pamela A. Zanze

901 Dunbarton Circle

(916) 649-1376



My husband John and I have been homeowners in Nepenthe for nearly 26 years. I'm running for the Board of Directors for two reasons:

First – I've become increasingly concerned about the appearance of the grounds and landscaping for the past several years. Our beautiful urban forest and unique landscaping are declining at a rapid pace. The grounds have always been Nepenthe's crowning glory and a main factor in preserving our property values. We must protect the wonderful and unique ambiance, and we must protect our property values.

Second – I'm concerned about the revolving door in the management staff. Managers come and go so frequently that they rarely have time to get to know the community and the residents, and we have no chance to get to know them. They are hired by and owe their allegiance to Merit, not to Nepenthe, and that is not in our best interests.

I believe I'm well qualified to serve on the Board. I have 30 years' experience in property management. For 13 years I was part of the management team at Woodside, and manager of Woodside Sierra and Woodside Oaks. While there, I was recruited by Nepenthe to be on the staff, and I remained until I retired after 16+ years of continued service.

I'm committed to Nepenthe and want it to be the best it can be. I think it could be better than it is.

FUNDRAISER

HELP US BUILD UNIVERSITY AVENUE DOG PARK!

Featuring author of "Dogs for Dummies,"

"Cats for Dummies," and

"Birds for Dummies,"

Former *Pet Connection* columnist,

Gina Spadafori

Gina available for meet and greet from

5:30pm to 8:30pm

20% of all Giovanni's purchases go towards

University Dog Park funds

Present this flyer to Giovanni's staff at time
of purchase



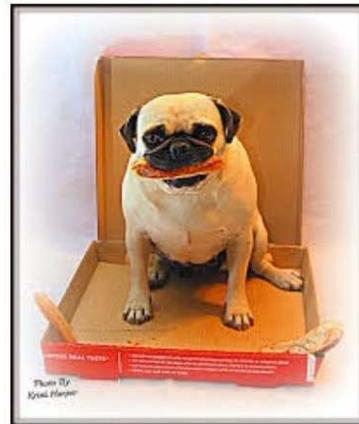
Tuesday April 8, 2014

All day: 11am-9pm

Giovanni's Pizza in

East Sacramento

6200 Folsom Blvd.



Well-behaved dogs welcome

in outdoor seating area

RSVP Cheryl Summers

dsummers@pacbell.net

Health & Wellness Fair

Sunday, April 6th 1-4pm

Nepenthe Clubhouse

1131 Commons Drive

Stop by
and
browse!

Raffle
Drawings

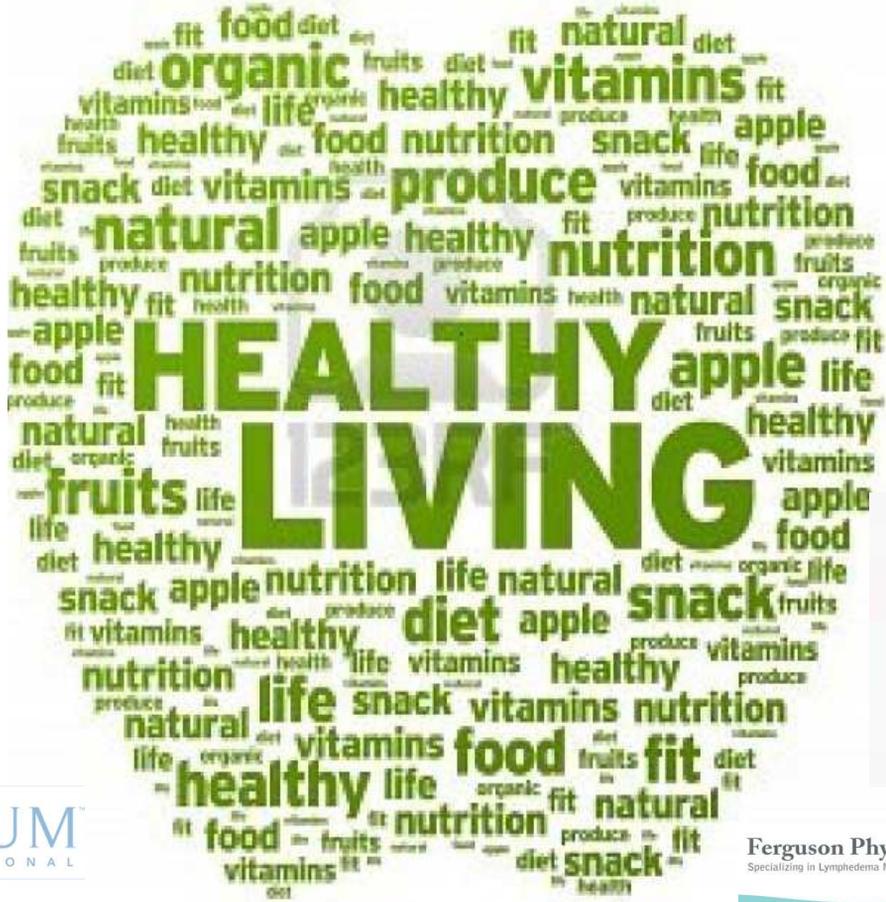
Bikram Yoga
A New Beginning
SACRAMENTO



KEYSTONE
CHIROPRACTIC

LE GRAND
CONFECTIONARY

Fitness
connection



ALBIE AWARE
BREAST CANCER FOUNDATION

Bio
Feedback

Massage Envy
SPA

Save Ourselves
A Chain of Survivors Since 1991

NERIUM
INTERNATIONAL

Ferguson Physical Therapy
Specializing in Lymphedema Management

SACRAMENTO
NATURAL FOODS CO-OP
locally owned since 1973

BloodSource
Yes, you do save lives.

HOMEOWNER EVENT – NOT AFFILIATED WITH NEPENTHE ASSOCIATION