

Nepenthe Community News

Nepenthe Annual Election

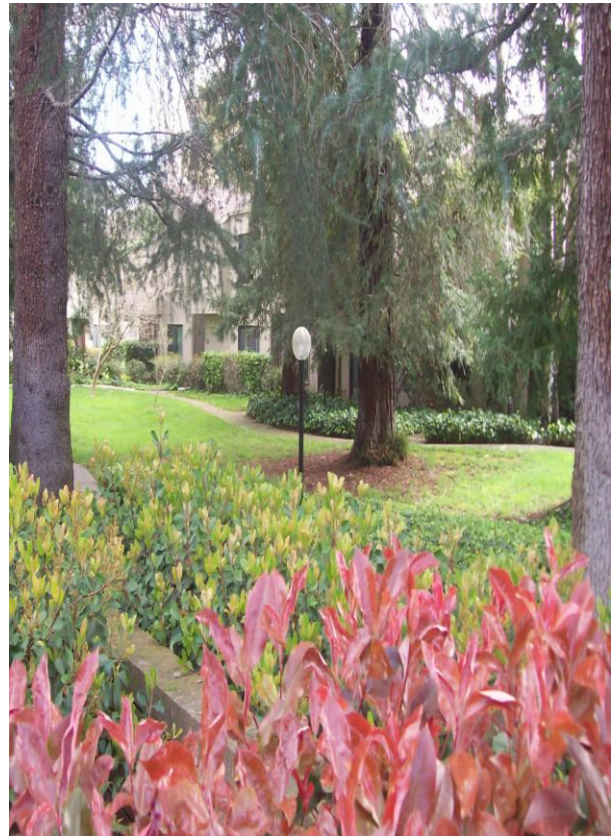
We are happy to announce that we have four candidates running for election with three Director Seats to fill this year. The candidates running are:

Richard Coombs
Marcia Britton-Gray, MD
Otis Turner
William Vizzard

The candidate's statements are attached. Residents will have an opportunity to meet and ask questions of the candidates at **Candidates Night**, which will be held **Monday, April 25th from 5:30 PM to 6:30 PM at the Nepenthe Clubhouse**. Light refreshments will be served.

Annual Election for the Nepenthe Board of Directors is scheduled for **Monday, May 23rd, 6:30 PM at the Nepenthe Clubhouse**. Ballots will be sent out to residents no later than April 18th. It is a privilege and the right of each Nepenthe resident to participate in this process by casting their vote. Ballots must be received via mail at the Clubhouse by Sunday May 22nd or in person at the Clubhouse by Monday, May 23rd no later than 6:30 PM.

Please remember that your vote is critical to the success of the election process at Nepenthe. 25% (148) of the 590 Nepenthe homeowners must vote for the election to be valid. Failure to achieve the 25% number would result in costly re-mailings to the community. Please be sure to exercise your right and cast your vote in this year's election.



Manager's Message

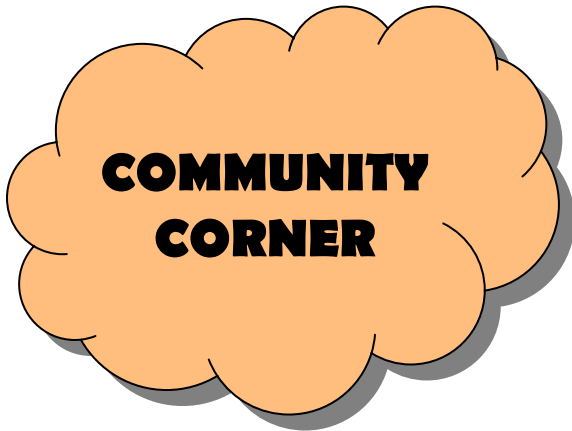


Hello All,

My name is Shellie Lavalenti, and I am your new Community Manager at Nepenthe. I come to you with over 20-years of experience working in the private sector as a Commercial Property Manager. I am excited to jump into the coordination and management of the various reserve projects at Nepenthe as well as provide in-depth oversight of the existing contracts.

My goals and interests lie in providing efficiency and cost-savings measures to the community while enhancing your enjoyment and long-term return on your investment.

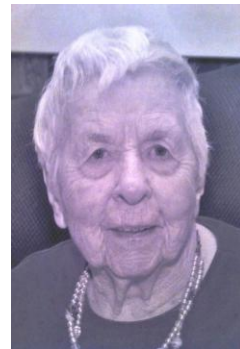
When not at work you can find me hanging out with my family and two labs at the park or in our Coleman trailer near Lone. Thank you for allowing me to be apart of your community at Nepenthe!



Celebrating a Birthday...

Lone Bradley who has lived at Nepenthe since 1983 is celebrating her 100th birthday on April 6th

Happy Birthday Lone!



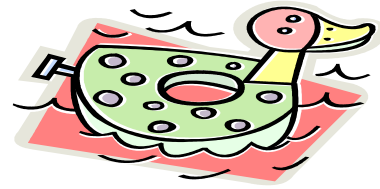
Financial Committee Announcement

Carol Duke and Bob Emslie who have served on our Financial Committee, have announced their departure. We thank both of them for all their time and efforts while serving the community.

The Clubhouse is Closed for Easter Sunday



In observance of Easter Sunday, the Clubhouse will be closed on Sunday, April 24th.



Back in the Pool

Summer is near, which means the pool heaters will be turned back on mid-April. To assist in encouraging all residents in enjoying the pool amenities this summer, please take a moment to review the pool rules. The rules for the pool use are displayed in the form of a sign at each pool. Also, please make certain that your children and guests know and follow the rules. Thank you for your cooperation.

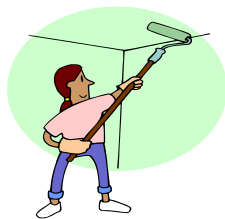
FINANCIALS UPDATE FEBRUARY 2011 FINANCIAL SUMMARY

Assessment and Cash Summary		
Monthly Assessment Budget	Current Month Assessment Received	Operating Cash Balance
\$238,905	\$240,041	\$180,162

Operating Expense Summary			
Monthly Budget	Current Month Expenses	Year to Date Budget	Year to Date Expenses
\$102,962	\$105,050	\$205,924	\$203,389

Reserve Summary					
Monthly Contribution Budget	Current Month Contribution Actual	Current Month Expenses	Year To Date Contributions	Year To Date Expenses	Year To Date Balance
\$136,443	\$138,579	\$28,652	\$272,886	\$38,553	\$1,825,061

March 28, 2011 Board Action Items



Dunbarton Cabana Renovations

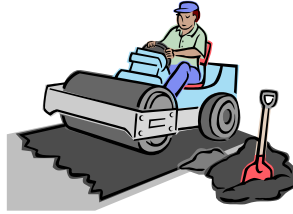
The Dunbarton Cabana Renovations have been approved. Room for Improvement (RFI) has been selected as the designer. Management will be meeting with RFI to select final finishes and appliances which will be presented to the Board at the upcoming Meeting this month.

Landscaping – Planting Lists



The spring planting and site remediation lists have been approved for installation this month. Many of you have seen a crew out walking the community fine-tuning the planting lists. Trees for removal due to illness and/or causing upheaval of home foundations as well as tree replacements were also reviewed and are pending pricing and Board approval.

Paving



Please be advised that Management is working toward resolving paving issues in Zone 1 (*work completed in 2009*) and on Elmhurst Circle (*work completed in 2010*) with the Contractors. We too are moving forward on the 2011 paving schedule with sites to be identified by next month.



Security Bulletin

The neighborhood Watch Program is off to a great start! Many residents have signed up to be Neighborhood Watch (NW) Captains, but we still need more (*there is a map at the Nepenthe office that shows which alleys we still need NW Captains*).

Our goal is to have one NW Captain for every alley in Nepenthe. One of the main responsibilities of a NW Captain is to be the central contact for your alley and to pass on information regarding safety issues. For more information on the NW program, or about becoming a NW Captain, please contact Rene Husakow at 567-1972 or email her at lillynme@att.net. There is also a sign-up sheet in the Nepenthe Office.

To help promote safety, starting in May we will be featuring a "Safety Tip of the Month" in the Nepenthe Newsletter. Also we have ordered NW window stickers for those who want one. Please contact the Nepenthe office after April 10th to pick up a sticker.

...Don't be the victim of a crime. Help prevent one and become a NW Captain Today...

AT YOUR SERVICE

MERIT PROPERTY MANAGEMENT

Weekdays: 9:00a.m. – 6:00p.m.
Weekends: 10:00a.m. – 2:00p.m.

Nepenthe Management Office: 929-8380

Community Manager: Shellie Lavalsiti slavalsiti@meritpm.com
Associate Community Manager: Sue Frazee sfrazee@meritpm.com
Assistant Administrator: Debbie Tiscareno nepenthe@meritpm.com
Maintenance: Roger Work

Merit Regional Office: 608-3068

Merit HOA Emergency Hotline: (888) 596-4984 – Toll free 24 hrs.

Merit Billing: (800) 428-5588 (press extension 5 at anytime to bypass the message)

Capital Private Patrol Service: 447-8500

Electrical Outages: Call SMUD's toll free number (888) 456-SMUD to report

Nepenthe Insurance: John O. Bronson Company

- General questions – Rob McVicar 480-4138
- Flood insurance questions – Irene Sabourin 480-4146
- Property and liability insurance requests – Ricio Leon 480-4134

Board Members:

(The Board meets at 6:30 p.m. on the 4th Monday of the month in the Clubhouse)

- Randy Friedman, President
- Liza Tafoya, Vice President
- Judy Semerjian, Secretary
- Barbara Stromick, Treasurer
- Bill Newbill, Member-at-Large

Committee Chairs:

- Architectural Review – Dave Digardi
(Meets at 9:30 a.m. on the 2nd Saturday of the month in the Clubhouse)
- Elections – Yvonne Del Biaggio
- Finance – Marcie Mortensson
(Meets at 6:45 p.m. on the 2nd Thursday of the month in the Clubhouse)
- Grounds – Ivan Gennis
(Meets at 4:00 p.m. on the 2nd Thursday of the month in the Clubhouse)
- Insurance – Bill Newbill
- Nominating/Outreach – Nicki Shearer
(Meets at 5:00 p.m. on the 1st Thursday of the month in the Clubhouse)
- Social –
(Meets at 5:00 p.m. on the 2nd Wednesday of the month in the Clubhouse)

APRIL 2011

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2 <i>Private Party</i> 5:00pm-11:00pm
3	4 3:00 PM CHI GONG/ TAI CHI CLASS	5 9:30 AM YOGA CLASS ALL LEVEL	6	7 5:00 PM OUTREACH/ NOMINATING COMMITTEE	8	9 9:30 AM ARCHITECTURAL REVIEW <i>Private Party</i> 2:00pm-7:00pm
10 <i>Private Party</i> 10:00am-4:00pm	11 3:00 PM CHI GONG/ TAI CHI CLASS	12 9:30 AM YOGA CLASS ALL LEVEL	13 5:00 PM SOCIAL COMMITTEE	14 4:00 PM GROUNDS COMMITTEE 6:45 PM FINANCE COMMITTEE	15	16
17	18 3:00 PM CHI GONG/ TAI CHI CLASS BALLOTS MAILED	19 9:30 AM YOGA CLASS ALL LEVEL 1:30PM BOOK CLUB 6-8PM	20	21 6:45 PM FINANCE COMMITTEE	22 EARTH DAY 	23
24  EASTER SUNDAY	25 5:30PM-6:30PM CANDIDATE'S NIGHT 6:30PM – BOARD MEETING	26 9:30 AM YOGA CLASS ALL LEVEL	27	28 <i>Private Party</i> 1:00pm-4:30pm	29	30

Richard E. Coombs
815 Dunbarton Circle
Sacramento, CA 95825

916-564-8287 (h)
916-568-6100 (o)
916-568-6111 (f)
Rec1146@aol.com



Traditional candidate's statements are often a dissertation of personality, experience, and qualifications. Mine differs in the sense I want to convey how much I appreciate living in the Nepenthe Community.

What is right about Nepenthe is its serenity, tranquility and privacy in the midst of a very vibrant urban environment. My Mom and Dad (Marjorie and Ed Gunn) are long time residents and so am I. For over 20 years I've enjoyed Nepenthe's benefits. We are all grateful for past Nepenthe leadership and embrace visionary concepts for the future.

Since 1978 I have served as a legal advisor, Board and Committee member on many nonprofit corporations, currently as a Director of USA Hockey, one of our several National and Olympic governing bodies. I've chaired task forces and provided guidance to that organization as a member of Legal and Marketing Councils for over 15 years. I have also served as a member of the Nepenthe Insurance Committee during times when escalating insurance costs were brought under control through the leadership of Bill Newbill and our Board. My personal learning curve as a Board member will not be steep. Knowledge, skill and experience to serve, to protect homeowners' interests, and to preserve the integrity of our community is what I possess.

A few areas on which I will focus my efforts:

- Analyzing and strengthening our relationship with our property management firm
- Establishing fiscal, operational and legal goals for Nepenthe
- Creating a better, interactive website to improve communication and dialogue with our homeowners
- Solutions to homeowners' problems
- Engaging homeowners in the process of operating our community
- Planning for and accommodating an aging Nepenthe community
- Security for homeowners

Directors are stewards of our community - now and in the future. I view that responsibility seriously. Thank you for your support.

Richard

MARCIA BRITTON-GRAY, MD
Candidate
Nepenthe HOA Board of Directors

My husband and I have been Nepenthe homeowners since 1974. We love its natural beauty and enjoy the friendliness and sense of community created by other residents.

I am a physician with extensive administrative, fiscal, and community outreach experience acquired during 30 years as director of a large health program and member/consultant/advisor of more than 35 community organizations, coalitions, and boards.

As a past member of Nepenthe's Grounds committee and a current member of its Finance committee, I am aware of and share the concerns of many of you regarding security, maintenance of our homes and environment, and for the most efficient utilization of homeowner revenues and reserve funds in order to avoid future dues increases.

I am able to participate fully as a Nepenthe Board member and bring many years of relevant experience, knowledge of community resources, and knowledge of the Nepenthe organization. I would appreciate your vote.

Why not be the best?

By **OTIS TURNER**
Candidate for the Nepenthe Board

There is no reason that Nepenthe cannot be the best homeowner association in the Greater Sacramento Area.

An association is measured not by its size, not by its age, not by its budget, but by how well it protects property values and how well it serves its members.

Nepenthe should be the best at:

1. Keeping homeowners informed and encouraging their participation.
2. Responding to homeowners' requests for service.
3. Providing surroundings that are quiet, friendly and safe for homeowners and guests.
4. Managing money and keeping records.
5. Maintaining the buildings and grounds.
6. Planning and investing for the future.

If elected, I will ask the Board to:

- Improve communication so that everyone knows where we are going and how we intend to get there.
- Educate homeowners about their rights and responsibilities and offer opportunities to learn about the successful operation of homeowner associations.
- Learn more about the needs and expectations of homeowners, possibly adopting a Mission Statement that will help us stay focused on the big picture.
- Set specific goals every year and engage everyone in the effort to meet those goals.
- Control costs with more careful needs assessment, aggressive bidding and tighter control of contractors.
- Conduct regular performance reviews of management.
- Adopt a Standards and Practices Manual to ensure continuity through turnover of boards, committees, managers and vendors.
- Approve an Emergency Preparedness Plan to ensure continuity of operations in case of a flood or other disaster.
- Draft a master plan for managing our urban forest and the grounds.
- Take advantage of every opportunity to enhance and promote the Nepenthe brand.

My hope is that Nepenthe will be so well run and of such value to its members that no one wants to leave, but that if you do leave you will receive top dollar for your home because everyone knows we are the best homeowner association in the Greater Sacramento Area.



Otis Turner is a retired journalist who has lived at 1396 Commons Drive for 35 years with his wife Naomi, a clinical laboratory scientist. He has served as a volunteer member of the Roofing Committee and Chair of the Architectural Review Committee. He was elected to the Board in 2004 and 2006, serving once as Chief Financial Officer and twice as President.

Otis will be happy to discuss his ideas or yours. Call (916) 927-3575 or e-mail otisturner@hotmail.com.

Candidate Statement

William Vizzard



My wife and I have resided in Nepenthe since 1997. I have served on several ad hoc committees and currently serve on the Finance Committee. I spent thirty years in law enforcement and law enforcement management before shifting to university teaching. I recently retired from sixteen years in this career, after nine years as chair of the Division of Criminal Justice at California State University Sacramento; although I continue to teach half time.

My focus as a board member would be:

- Prudent stewardship of our financial resources
- Assuring adequate reserves and realistic estimates of future expenses
- Facilitating effective coordination and oversight of management
- Pursuing options that will encourage briefer board meetings