

Nepenthe Community News

A monthly publication of the Nepenthe Association
1131 Commons drive, Sacramento, CA 95825

August 2011

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(916) 929-8380

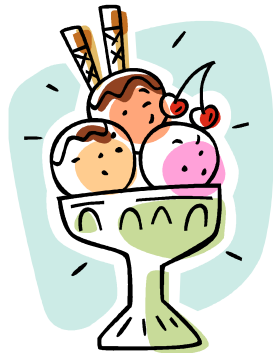
www.meritconnect.com/NepentheAssociation

Join your Neighbors to Meet your Board Members and Committee Representatives of the Nepenthe Homeowners Association....

Learn about committees and projects of interest to you, and help set priorities for the future...

We want to hear your ideas!

ICE CREAM SOCIAL



When: Thursday, August 11th

Time: 6:00 – 8:00 PM

Where: The Nepenthe Clubhouse

Ice cream sundaes and beverages will be served for your enjoyment

Please RSVP by e-mail nepenthe@meritpm.com, by phone 929-8380 or in person at the Nepenthe Office by Wednesday, August 10th.



Manager's Minute by Shellie Lavalsiti



Is your Home Safe...

Carbon Monoxide (CO) is called a silent, deadly killer because the gas is odorless, colorless and tasteless, yet is highly toxic. Hundreds of people die from CO poisoning and thousands of others require medical treatment. Per the Health & Safety Code §17296 and §17926.2, condominiums must install them by no later than January 1, 2013.

What are the Symptoms of CO Poisoning?

- Headache, nausea, shortness of breath, dizziness and fatigue. Since the symptoms are fairly commonplace, people are often misdiagnosed with the flu or a “bug”. Unfortunately, they unknowingly return back home, further exposed to the deadly gas.

What are the Sources of CO in a Home?

- The killer often resides in a faulty fuel burning appliance or fixture, such as a furnace, fireplace, oven, range, hot water heater or space heater. Other sources are idling cars in garages, charcoal burned indoors or inside a tent or camper.

What can a Homeowner do to Carbon Monoxide Proof Their Home??

- Install Carbon Monoxide Detectors Today! A variety of models are available at most hardware stores and cost no more than smoke detectors. Two major manufacturers make multi-tasking products that detect both smoke and carbon monoxide.

Conclusion: The price of carbon monoxide poisoning is extremely high, but the cost to prevent it is very low. Install a CO detector in your home this weekend to protect your family from this invisible killer.

COMMUNITY CORNER

Vacation Watch

Capital Private Patrol provides the community with security services Mon.-Sun., and upon request is able to keep a special eye on your home when away on vacation or for any extended period. Please notify the Management Office for coordination.



Pet Setting

Suzanne Schaff of Nepenthe is offering pet services to members in the community looking for a little TLC for their pets...



Walks & Potty Time
Day/Night Sleepovers
Playtime with Love & Cuddles
Feeding & Fresh Water
Light Brushing & Dispensing of Medications
Special Requests



Contact Suzanne Schaff at 916-922-6399 or email at sgschaff@gmail.com

We're Looking for an Avon Representative



Calling any Avon Reps...There have been requests coming from the community wanting Avon products. If you are out there, please drop off your catalog and contact information to the Management Office so that we can share with all.



Sacramento Reverse 911 Program Extends Coverage to Cell Phone...

The Sacramento Police Department's Reverse 911 system is now able to register cell phones, allowing police to inform more residents and businesses about emergencies in their area. The Reverse 911 program originally registered land lines at specific addresses. The land lines would be contacted with a recorded message when an emergency developed. But with more people using cell phones instead of land lines, the program is extending its service to more people living and working where health and safety becomes a concern. Cell phones registered with the system are required to list an address that can be used to associate that number with crimes in a given area. To register your phone, visit the Sacramento Police Department's website at www.sacpd.org and click on the Reserve 911 tab on the lower left side of the screen.

Welcome Shannon to Nepenthe...

We're pleased to announce **Shannon Enea** to the Nepenthe community. While Sue is out for a bit of R&R, Shannon will be filling in as the Assistant Community Manager. Shannon's work experience is a compilation of Commercial Real Estate and Vendor Relations. She has served on the Board for BOMA (Business Owners & Managers Association) for a few years. For the past two years she has been fortunate to be a stay at home mom to her two beautiful daughters. Shannon is active in serving on her kids school PTA, delivering dinners to Eskaton Senior homes and a leader for the Girl Scouts of America. She is excited to return back to the workforce and helping to provide a positive environment for homeowners within Nepenthe.



FINANCIALS UPDATE

JUNE 2011 FINANCIAL SUMMARY

Assessment and Cash Summary						
Monthly Assessment Budget	Current Month Assessment Received			Operating Cash Balance		
\$238,905	\$264,847			\$155,263		
Operating Expense Summary						
Monthly Budget	Current Month Expenses	Year to Date Budget	Year to Date Expenses			
\$102,962	\$90,980	\$617,772	\$618,071			
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	\$137,663	\$468	\$829,928	\$67,664	\$2,303,148	

July 27, 2011 Board Action Items

Irrigation Retrofit

Fernandez Landscape will have the irrigation retrofit for Zone 5 (Elmhurst Circle and Vanderbilt Way) completed by month end. The Board has approved Fernandez Landscape to commence the irrigation retrofit for Zone 2 (Swarthmore Drive and Vanderbilt Way) upon completion of Zone 5 at a cost of \$64,924. This is a continuation of an overall project that will reduce water usage within the community and future labor costs by removing the need to manually turn on and off over 500 valves. To-date we've completed Zone 1 (American River Drive and Colby & Adelphi Courts) and Zone 4 (Dunbarton Circle).

Dunbarton Cabana Renovations

Room for Improvement (RFI) has begun the remodel of the interior renovations for the Dunbarton Cabana with purchase of the appliances and furniture. We had originally hoped that the remodel would have been completed by the end of August, but with unanticipated delays of shipment of materials we are looking at a completion date at the end of September. Even with having to change out the lighting and sofa and coffee table we are still able to meet the budget amount of \$36,920. Rental of the cabana will be limited from now until completion

Paving Projects

The Board has approved all paving projects within the community –

Zone 1 (Colby & Adelphi Courts) – The repairs performed in 2009 have structurally held up well with the exception of filling cracks. JB Bostick will be laying two seal coats down to further protect and extend the life of alleyways.

2009 paving expenditures - <\$182,225>	\$213,539 - Budgeted
2011 paving expenditures - <\$ 10,759>	
<\$192,984>	\$213,539 = \$20,555 Favorable Variance

Zones 2, 5 & 6 (Swarthmore Drive, Vanderbilt Way and Elmhurst Circe) – After much thought and research the Board has elected to return to these alleyways and perform a mill and pavement inlay on 22 of the 25 alleyways with two alleyways already completed in 2010. Much of the asphalt patching and crack fill already performed would have still been necessary as prep work since the mill and inlay only excavates an 1½ from the surface. The remaining portion of Elmhurst Circle will have a pavement overlay and all surfaces seal coated.

2010 paving expenditures - <\$161,743>	\$185,115 - Budgeted
2011 paving expenditures - <\$ 61,594>	
2011 paving expenditures - <\$256,070>	
<\$479,407>	\$185,115 =<\$294,292> Unfavorable Variance

Zones 3 & 4 (Dunbarton Way and University Avenue) - The Board approved the pavement overlay of Dunbarton Circle and mill and pavement inlay of alleyways. The alleyways on University Avenue are in pretty good condition with only minor repairs needed at the entries where tree roots have lifted the pavement. All surfaces will be seal coated.

2011 paving expenditures - <\$322,620>	\$659,849 - Budgeted
<\$322,620>	\$659,849 = \$337,229 Favorable Variance

The above work is scheduled to commence the first week of September with inlays and overlays completed by October. A construction timeline will be distributed to all homeowners in efforts to alleviate some of the disturbances. Once all work is complete, we will continue on a maintenance program by which all surfaces will be seal coated every 5-7 years. Total cost for the paving project for the entire community will be \$995,011 + \$4,989 contingency = \$1,000,000 while budgeted at \$1,058,503 for a favorable variance of \$58,503.

Turf Fertilization

Fernandez Landscape has applied a slow release fertilizer to all turf areas within the community. The advantages to fertilizing promotes green color, foliage growth and root development. In addition, it improves the overall health of the lawn, which in turn crowds out weeds and wards off pests. The cost for application of fertilizer is \$2,629.



Safety Tip of the Month

If you're going to be away from home for any period of time, be sure to stop delivery of your newspaper and mail, or ask a neighbor to pick it up for you. Also be sure to ask a neighbor to check your front porch every couple of days to remove any flyers that may have been left at the front porch. Having newspapers and flyers pile up at your home is a clear sign that no one is home and makes you more vulnerable to being burglarized.

...Help put the "Neighbor" back into Neighborhood...

AT YOUR SERVICE

MERIT PROPERTY MANAGEMENT

Weekdays: 9:00a.m. – 6:00p.m.
Weekends: 12:00 Noon – 4:00p.m.

Nepenthe Management Office: 929-8380

Community Manager: Shellie Lavalsiti slavalsiti@meritpm.com
Associate Community Manager: Shannon Enea senea@meritpm.com
Assistant Administrator: Veronica Mendez 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 5:00 p.m. on the 4th Wednesday of the month in the Clubhouse)

- Otis Turner, President
- Liza Tafoya, Vice President
- Richard Coombs, Secretary
- William Vizzard, Treasurer
- Judy Semerjian, Member-at-Large

Committee Chairs:

- Architectural Review – Dave Digardi
(Meets at 9:30 a.m. on the 1st Saturday of the month in the Clubhouse)
- Elections – Yvonne Del Biaggio
- Finance – Greg Crissman
(Meets at 6:30 p.m. on the 3rd Monday 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)

August 2011

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 9:30 AM YOGA CLASS (ALL LEVELS)	3	4 5:00 PM OUTREACH/ NOMINATING COMMITTEE	5	6 Private Party 9:30am-3:30pm
7 Private Party 1:00pm-5:00pm	8	9 9:30 AM YOGA CLASS (ALL LEVELS)	10	11 6:00 PM - 8:00 PM MEET THE BOARD & COMMITTEE MEMBERS 	12	13 9:30 AM ARCHITECTURAL COMMITTEE
14	15 6:30 PM FINANCE COMMITTEE	16 9:30 AM YOGA CLASS (ALL LEVELS)	17	18 4:00 PM GROUNDS COMMITTEE	19	20 Private Party 12:00pm-4:00pm
21	22	23 9:30 AM YOGA CLASS (ALL LEVELS) 1:30 PM BOOK READERS	24 5:00 PM BOARD MEETING	25 Private Party 1:00pm-6:00pm (Dunbarton Cabana)	26	27
28	29	30 9:30 AM YOGA CLASS (ALL LEVELS)	31			