

Nepenthe Community News

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

June 2011

Shellie Lavalsiti, editor
(916) 929-8380

www.meritconnect.com/NepentheAssociation

Our New Board of Directors have been Elected...

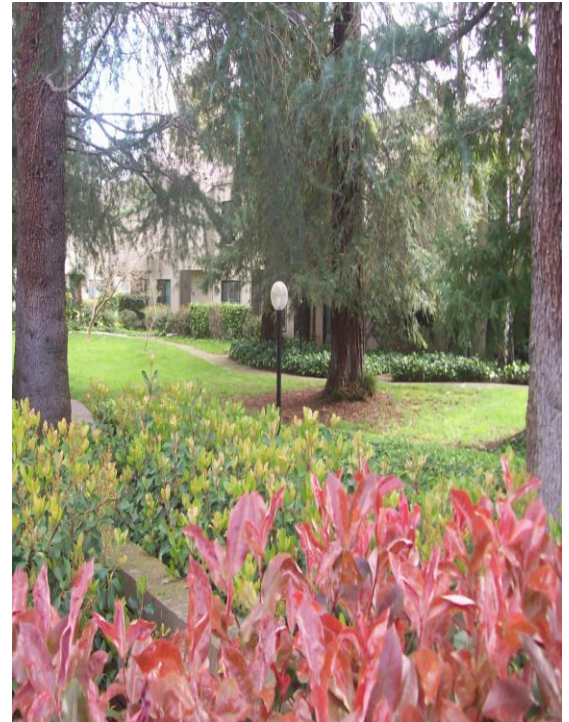
As of May 23rd, three new Directors have been elected onto the Nepenthe Board:

President - Otis Turner
Vice President - Liza Tafoya (existing)
Secretary - Richard Coombs
Treasurer - Will Vizzard
Director at Large - Judy Semerjian (existing)

The new Board Members express their appreciation to departing Board Members, Randy Friedman, Bill Newbill and Barbara Stromick for their service to the community.

During the Board of Directors' Organizational meeting held on June 1, 2011, President's proposals were accepted as follows:

1. Agreed on Board meeting dates and times to be every 4th Wednesday of the month at 5:00 pm
2. Agreed to act as a policy board and not a managing board (i.e. The Board will set policy and direct the Manager, but will not assume management responsibilities, except in emergencies)
3. Agreed that Board would speak with one voice (i.e. Only the President will give direction to the Manager, subject to control by the Board)
4. Agreed to focus on the fundamentals (i.e. Resolve all significant issues with the delivery of basic service before undertaking any new projects)
5. Agreed to serve as a role model for management and committees (i.e. To lead by example)
6. Agreed to reach out to Merit, while asking the management company to identify any Nepenthe policies or practices that keep the company from doing its best work
7. Agreed to meet in Executive session monthly to review Merit's performance over the past 30 days
8. Agreed on expectations of management
9. Agreed to a monthly review of Merit Property Management's performance
10. Agreed to experiment with a standard format for committee minutes
11. Agreed to make committees a part of an advisory board
12. Agreed to set goals for the remainder of the year and the coming year
13. Agreed to try to limit Board meetings to two hours



The Board moved its monthly meeting day from the fourth Monday to the fourth Wednesday, and the time from 6:30 p.m. to 5:00 p.m. This was done for the mutual convenience of the Board and staff with the aim of having more productive meetings.

The Board reappointed all committees and their chairs. Applications are still being accepted for appointments to committees. The Board has resolved to work more closely with committees this year and to seek their help in having productive Board meetings and in making sound decisions. The Board has invited committee chairs to a meeting on Wednesday, June 15th at 5:00 p.m. at the Clubhouse to discuss strategies.

Important Date: The Board has called a special meeting scheduled for Wednesday, June 15th at 6:00 p.m. at the Clubhouse to discuss possible goals for the remainder of the year and the coming year. Committees and Homeowners are invited to attend the meeting and address the Board, and are encouraged to submit ideas to President, Otis Turner, at 1396 Commons Drive, phone at (916) 927-3575, e-mail at otisturner@hotmail.com or to contact the Management Office. Goals will be set at a future Board meeting.

Manager's Minute

Last month Management enclosed within the May Newsletter a Community Management Staffing Evaluation Form. The evaluations are part of Merit's efforts to identify and correct any problems with service to homeowners. Unfortunately, we did not get many responses back and ask that you please take a moment to fill out. In filling out the form you're more than welcome to remain anonymous without placing your name at the top. This form should be mailed to Merit's Regional office at:

*Merit Property Management
101 Parkshore Drive, Suite #100
Folsom, CA 95630*



Those Pesky Rodents...

Some of the homeowners within the community are battling rodent problems around their homes. It is suggested that any dog food or bird feed is brought in at night to avoid this problem.

Patio Landscape...

Please be reminded that all landscaping including shrubs and trees are the responsibility of the homeowner to replace and/or maintain.



Don't Forget your Father on the 19th

Water Conservation...

California is facing severe water challenges, including the effects of a third dry year in a row. But, beyond the current water supply conditions, it's important to think about how to use water wisely every time we turn on the tap. To demonstrate how to Spare the Water outdoors, the Sacramento City Council recently updated the City's Water Conservation Ordinance. It outlines how customers can save water outdoors.

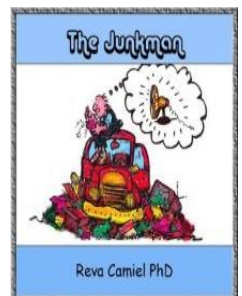
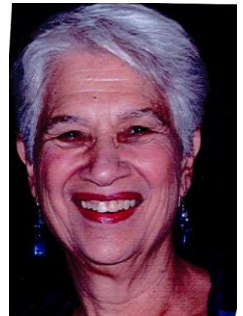
- Any watering in your courtyard (excluding container plants) should be done before 10 a.m. or after 7 p.m.
- Watering should only be done just three days per week
 - ODD number addresses may water on Tuesday, Thursday & Saturday
 - EVEN number addresses may water on Wednesday, Friday & Sunday
- Wash your car before 10 a.m. or after 7 p.m. on your designated day as long as you're watering hose has an automatic shut-off nozzle that stops water from flowing when the hose is not in use.

www.sparesacwater.org

Meet your Neighbor...

Reva Camiel PhD has been a resident of Nepenthe for 33 years. For 30 years Reva has both taught and counseled adults, adolescents, children, prisoners and raised two children who have given her three glorious grandchildren. Reva took much joy in traveling for work and fun around the world.

Reva is an author of several books telling the tales of her and her friends' lives, and books for people seeking change in their jobs and their families. She also wrote a wonderful series of three books about The Junkman, who she met in real life and became friends with. The Junkman, Bob Dandeneau, is a gentle giant, wise and creative who was a homeless man who lived in a van in the middle of a junkyard. Her stories subtly teach children about tolerance and understanding and demonstrate that there is more to a person than first impressions might indicate of which she and "The Junkman" would delight in reading to children in schools and libraries. You can view Reva's books on her website: www.revacamiel.com, or The Junkman series can be downloaded for free at www.junkmanbook.com.



May 23rd 2011 Board Action Items

Siding Repairs

Management has walked the community with Draeger Construction noting areas where tannic acid from some of the T-1-11 siding has leached through causing discoloration. Draeger will have all affected siding cleaned this month while using 25% bleach to 75% water solution. All work performed will be covered under warranty.

Irrigation Retrofit

Fernandez Landscape along with Ewing Irrigation's oversight has commenced the irrigation retrofit for Zone 5 (Elmhurst Circle). Anticipated completion date of this project is at month end at a cost of \$70,963.48. 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 Zones 1 & 4.

University Lot Fence

Clark-Cadman, Inc. has been given approval to proceed with the installation of a 6' high fence with wrought iron across the front (adjacent University Avenue) and vinyl-coated chain link at the sides and back. The fence will provide for future community use and storage. Anticipated completion date of this project is at month end at a cost of \$10,538.

Paving Projects

2009 Paving Project (Zone 1 - Colby & Adelphi Courts) – Management has met with the Paving Engineer, DanMark, to discuss strategy for resolving paving concerns related to the 2009 paving project completed by JP Paving on Colby and Adelphi Courts. Discussions will be had regarding the matter at the June Board meeting.

2011 Paving Project (Zones 2, 5 & 6 - Swarthmore, Vanderbilt & Elmhurst) –JB Bostick has completed all asphalt patching and crack fill per the scope of work within 23 of the 25 alleyways encompassing Swarthmore Drive, Vanderbilt Way and Elmhurst Circle. The final stage of sealing the alleyways has been put on hold pending discussion at the June Board meeting.

2011 Paving Project (Zones 3 & 4 – Dunbarton Circle) – Management has performed three bid walks with Paving Engineers who can perform construction management services for the upcoming paving project on Dunbarton Circle. Management will present at the June Board meeting for review a summary of costs and services for each of the consultants.

Dunbarton Cabana Renovations

Room for Improvement (RFI) has been selected for the interior renovations for the Dunbarton Cabana. Per the Board's direction, Management has requested of RFI to come back with a proposal and color board with a \$12,000 reduction from their original proposal to meet the budget number of \$36,920. The Board will be reviewing the RFI proposal and color board at the June Board Meeting.

Tennis Court Maintenance

Randy Ross Cleaning Services is trying out his new pressure washing equipment and has agreed to clean the two tennis courts on University Avenue free of charge. Once completed and Management is satisfied with the results, Randy will proceed with pressure washing the courts at the Clubhouse and then finally the courts on Commons Drive. The cost to pressure wash the courts is \$250 per court. Further research will be done by Management to determine a fix for leveling some of the low spots on the courts mostly observed on University Avenue and Commons Drive. We will also continue to stick to a strict pruning schedule of the trees surrounding the courts so to prevent the mess they cause.

American Flag

Many of you may have observed the newly installed parabolic light which is being directed onto our American flag at the entry to the Clubhouse. The light is encompassing more area than originally designed and further adjustments are being made to lessen the glare of the light by passer-bys. Efforts were made to save money by only spending \$786 to install the light on the Clubhouse rather than digging a trench to run electrical out to the pole.

FINANCIALS UPDATE APRIL 2011 FINANCIAL SUMMARY

Assessment and Cash Summary					
Monthly Assessment Budget	Current Month Assessment Received	Operating Cash Balance			
\$238,905	\$252,444	\$143,215			
Operating Expense Summary					
Monthly Budget	Current Month Expenses	Year to Date Budget	Year to Date Expenses		
\$102,962	\$98,051	\$465,848	\$404,735		
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	\$136,443	\$70,412	\$547,929	\$74,107	\$2,024,789



Watch

Safety Tip of the Month

If you are home and someone knocks on your door, but you don't want to answer it, make noise to let the person know someone is home. Often burglars will ring a doorbell just to see if anyone is home. If you don't answer the door they may think the house is empty and try to break in, so make some noise to let them know someone is in the house.

...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: Sue Frazee sfrazee@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 2nd Saturday of the month in the Clubhouse)
- Elections – Yvonne Del Biaggio
- Finance – Marcie Mortensson
(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)

June 2011

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

MERIT

Your Home. Our Life's Work.

Homeowner Community Management Staffing Evaluation Form

Please select the response that best applies to your personal evaluation of the service being received from the community management staff assigned to your community:

Your Name (Optional): _____

Your Community Name: Nepenthe Homeowner's Association

Community Manager: Shellie Lavalsiti, General Manager

Associate Community Manager: Sue Frazee, Associate Community Manager

LEGEND

- 1- Unacceptable, significant immediate improvement or staffing change required.
- 2- Unsatisfactory, inconsistently meeting minimum requirements.
- 3- Satisfactory, consistently meeting minimum requirements.
- 4- Good, meeting and sometimes exceeding minimum requirements.
- 5- Excellent, consistently exceeding minimum requirements.

CATEGORY OF PERFORMANCE

PERFORMANCE LEVEL

Communication – How well does Merit communicate information to you? This includes telephone and email response times, clarity of written communications, and personal interactions with Merit staff.

1 2 3 4 5

Professionalism – Overall demeanor and appearance, presentation, and interaction style.

1 2 3 4 5

Knowledge – Possession and utilization of personal knowledge on community management issues specific to the governing documents of the Association.

1 2 3 4 5

Response Time – Timely response to maintenance and/or information requests.

1 2 3 4 5

Availability – Is Merit easy to get in contact with?

1 2 3 4 5

Overall Community Appearance

1 2 3 4 5

Have you ever contacted/utilized Merit's Customer Care Center? YES NO
(The Customer Care Center is available to respond to all general questions from 8am-7pm)

ADDITIONAL COMMENTS:

Thank you for your participation and assistance in our ongoing commitment to providing industry- leading support to you and your community.

Please return completed form to our Regional Office located at:

Merit Property Management

101 Parkshore Drive #100

Folsom, CA 95630