

# Nepenthe Community News

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

**September 2011**

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[www.meritconnect.com/NepentheAssociation](http://www.meritconnect.com/NepentheAssociation)

## **Board & Committee Open House a Success...**

The Nepenthe Outreach Committee hosted the second annual Board & Committee Open House for residents on August 11<sup>th</sup> in the Clubhouse. The purpose of the gathering was for residents to meet their Board members, learn about each committee's purpose and primary activities, and share their ideas and priorities in planning for the future. Residents were encouraged to write their ideas on cards and leave them in a Suggestion Box. The resulting list of suggestions is seen below.

Sixty-two individuals attended this year's event and enjoyed ice cream sundaes while they mingled with residents.



*Board & Committee Open House*

## **Resident's Suggestions**

- Identify the Clubhouse with a larger sign
- Post office operating hours on the Clubhouse front door
- Provide a light in the alleyway behind Adelphi Court
- Would like better weed control along the sidewalks on Dunbarton and Elmhurst Circle
- Is there a plan to eradicate the crab grass? Crab grass is spreading throughout the greenbelt area between Vanderbilt and Swarthmore
- Would like the office staff to acknowledge receipt of emails
- Provide irrigation flags to homeowners so they can mark locations needing sprinkler repair or other attention
- The outdoor clocks at Dunbarton and Clubhouse are not working - ***DONE***
- The large shrub inside the Dunbarton pool area is overgrown and requires pruning
- Provide 24/7 security patrol within the community
- Turn a tennis court into a putting green
- Would like a hosted singles get-together
- Would like the "No Children" in spa and proper attire for all (i.e. no T-shirts & levis) rule more closely monitored
- Would like excursions planned for some of the elderly residents in the community
- Do not remove the Billiard's room from the Clubhouse when the remodel is being planned
- The roundabout at the south end of Commons is confusing and often observe individuals driving the wrong direction. A sign is recommended that states "Right Turn Only"
- Invite George Clooney to the Christmas Party!

## **August 24, 2011 Board Action Items**

### **Irrigation Retrofit**

Fernandez Landscape has completed the automating of the irrigation controls within Zone 5 (Elmhurst Circle and Vanderbilt Way) in the amount of \$64, 924. They are scheduled to return back to zones already automated (Zones 1 & 4) to fine tune the sprinkler heads and nozzles so that adequate coverage is obtained and to ensure that water is not hitting siding, windows or homeowner's front doors as well as limit any excessive water runoff. The Board has approved Fernandez Landscape to commence the irrigation retrofit for Zone 2 (Swarthmore Drive and Vanderbilt Way) which is to commence Mid-September. 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), Zone 4 (Dunbarton Circle) and Zone 5 (Elmhurst Circle and Vanderbilt Way).

### **Dunbarton Cabana Renovations**

Room for Improvement (RFI) commenced construction to the interior of the Dunbarton Cabana the week of August 22<sup>nd</sup>. Lighting is currently being installed followed by paint and carpet and finally appliances and furniture brought in. Artwork for the walls has been chosen from a Nepenthe homeowner, Jack Kavanagh, who has taken beautiful pictures of the Campus Commons area. We are continuing to look at a completion date of September 30<sup>th</sup>, while remaining within budget at \$36,920. Rental of the cabana will be limited from now until completion.

### **Fire Extinguisher Inspection & Certification**

Sentinel Fire completed the annual testing and certification of the facilities twelve (12) fire extinguishers in the amount of \$176. Fire extinguishers are located in the Clubhouse, Dunbarton Cabana and Elmhurst restrooms as well as out at the pools.

### **Pool/Spa Annual Inspections**

The County of Sacramento, Environmental Health Department, was on-site to perform the annual pool and spa inspections. Violations which are scheduled for repair this month included:

- Hydraulic closers on tennis court and pool gates
- Add railing to wrought iron fence to eliminate gaps greater than 4" from bottom of railing to the ground
- Testing of Chlorine & pH levels of the pools and spas daily
- Replacement of pool & spa lights

## **Paving Projects**

JB Bostick has completed repairs and one seal coat to seven (7) alleyways within Zone 1 (Colby & Adelphi Courts) in the amount of \$10,759. In 2009 paving repairs and seal coat was completed in the amount of \$182,225 for a total expenditure of \$192,984. \$213,539 was originally budgeted realizing a saving of \$20,555.

JB Bostick is currently working on a timeline for the paving of the remaining community with anticipated commencement of Zones 2, 5 & 6 (Swarthmore Drive, Vanderbilt Way & Elmhurst Circle) on September 19<sup>th</sup>. Once a timeline is presented it will be distributed to all homeowners in efforts to alleviate some of the disturbances.

This is a continuation of an overall paving project that will continue on a maintenance program by which all surfaces will be seal coated every 5 years and include minor crack fill and repairs. Total cost for the paving project for the entire community will come in at \$995,011 while originally budgeted at \$1,058,503 for a favorable variance of \$63,492.



*Zone 1 (Adelphi & Colby Paving Repairs)*

## **Pesticide Treatment to the Common Area Lawn**

Effective **September 22<sup>nd</sup> through September 30<sup>th</sup>** Fernandez Landscape will be treating the lawn in the common areas with a Herbicide (Turflon Ester) for the control of annual and perennial broadleaf weeds and ornamental turf grass in which to treat insects. This Herbicide can be harmful if swallowed due to the pesticide contents of chemicals, and we highly recommend that all individuals and animals be kept inside during treatment from **6:00 a.m. to 6:00 p.m.** Please note below the schedule of treatment:

Zone 3 (University) -	Thur., Sept. 22 <sup>nd</sup>
Zone 6 (Elmhurst & University) -	Fri., Sept. 23 <sup>rd</sup>
Zone 1 (American River, Commons, Adelphi & Colby) -	Mon., Sept. 26 <sup>th</sup>
Zone 2 (Swarthmore & Commons) -	Tue., Sept. 27 <sup>th</sup>
Zone 4 (Dunbarton-Interior & Commons) -	Wed., Sept. 28 <sup>th</sup>
Zone 5 (Elmhurst, Vanderbilt & Commons) -	Thur., Sept. 29 <sup>th</sup>
Zone 3 (Swarthmore, Dunbarton-Exterior & Commons) -	Fri., Sept. 30 <sup>th</sup>

Please be reassured that all areas receiving treatment will be properly identified for further precautionary measures. Also the MSDS sheets are available in the Management office if you would like to review.

## **Tree Survey**

Valley Crest Tree Care Services provided a tree survey for the Nepenthe Community in which all 2,216 trees have been inventoried, tagged and tracked by GPS. Each tree is indicated within the survey over a four (4) year period for its expectations. The focus is aimed on the following key areas; Liability (dead trees, deadwood 2' and greater), and aesthetic improvements which will not only help in the trees appearance, it will preserve the trees and make them less prone to failure. Properly maintained trees do not have the amount of problems during storms, summer heat and high winds as those trees left unattended.

## **Fall Tree Removals & Pruning**

The fall tree removal and pruning list has been presented in the August Board Package for review. Work is scheduled for October in the estimated amount of \$98,556. A tree management plan has been implemented by which certain trees are scheduled for removal in order to reduce liability exposure, unforeseen costs and maintain a healthy, beautiful urban forest. The four year plan concentrates this year on removal of many of the Liquidambars and heavy pruning of the Camphor's and Cedar trees. The Association will, under this plan, spend less money per month per tree with the needs of every tree addressed. Also please note that Management has compiled over the year an on-going list of tree removals and pruning requested by homeowners that has been incorporated within the list.

**The Fall Tree Removal & Pruning list is available for viewing in the management office.**

## **Fall Planting (Trees, Shrubs, Ground Covering)**

The fall plantings for shrubs, trees and ground covering has been presented in the August Board Package for review. Fernandez Landscape is scheduled to complete the plantings in October in the estimated amount of \$18,876. The Grounds Committee has walked the community reviewing sites deficient in plantings or areas where shrubs have died. It's been noted that many of the Raphiolepis shrubs around the community have reached the end of their life span and are requiring replacement as identified on the Fall Planting list.

The Grounds Committee and the Sacramento Tree Foundation Forester have reviewed 30 tree removal sites within the community and have recommended ten (10) trees for replacement this year in addition to tree site remediation which includes ground covering and grass seed. The new tree plantings and remediation sites are identified on the Tree Remediation & Replacement list. Continual replacement of trees is essential so that young trees are in place to produce shade as dying or hazardous trees are removed. 5-gal. trees will be furnished without cost by the Sacramento Tree Foundation.

**The Fall Tree Remediation & Tree Planting list is available for viewing in the management office.**

# Manager's Minute by Shellie Lavalsiti

## Work Order System

In efforts to streamline the office, efficiently manage more projects and most importantly accommodate homeowner's needs, Management asks that you assist in the completion of a new Resident Request Form for any work order requests. The form can be found in the management office and at the Suggestion Box at the exterior Clubhouse entry. For those of you who prefer to email us your work order requests or concerns please continue to do so. This method of communication is still very efficient. I've attached a copy of the new Resident Request Form for your review and/or use. Turn around time for most work orders is 24 hrs. If of course you have an emergency concern, please do not hesitate to call the management office at (916) 929-8380 for immediate attention.

Also please note that the management office will be staying to a strict schedule of either having the Manager's or Assistant's door closed during business hours in efforts to have uninterrupted time to accomplish all that is necessary to properly manage Nepenthe.

We appreciate your continued support and understanding.



## Committee Minutes & Requests



Reminder to all Committee Chairs and Members - Please have Minutes and any Committee Requests turned into management no later than the 3<sup>rd</sup> Wednesday of the month in order to have them included in the upcoming Board Package.

## Flood Insurance Notice



We are quickly approaching insurance renewals for Nepenthe which is a good time to remind everyone of your Flood Insurance policy. Included in your Association fees is protection for loss in the event of a flood.

- \$ 355 - Homeowner premium (*included in Association fees*)
- \$250,000 - Building (home) structure
- \$100,000 - Interior building (home) contents
- \$ 1,000 - Homeowner deductible

Many residents may want to check their policies to ensure that they are not double indemnifying themselves for flood coverage particularly as it references interior building contents.

## Contractor Notification



Please be on alert that many Utility Companies and Contractors (SMUD, AT&T, Comcast etc,) which may or may not have easements within the Nepenthe community are performing work without advanced notice to the Management Office. We have asked staff and existing vendors to notify management of any such occurrence, and we'd like to have your participation as well. Many times these Contractors leave the site with work pending including a large trench dug or they have been known to cut irrigation and electrical lines, and without knowing exactly who was on site management is at a disadvantage of taking proper action.



## Realtor Signs

Please be aware of the new policies put in place for display of Realtor Signs within the community. Per the CC&R's Section 8.08 - Signs – No advertising signs or billboards shall be displayed on any lot or posted within or upon any portion of the Common Area. A single “For Sale” or “Rent” sign of reasonable dimensions is allowed on the inside of a homeowner’s window. Signs permitted hereunder shall not be nailed to the exterior of any residence or staked in any lawn or green area in front of any residence, common area or roadway. A-frame or other directional signs of real estate brokers advertising “Open House” of homes for sale or lease shall only be allowed directly in front of the home. Directional signs to be placed in the common areas or roadways (i.e. Swarthmore Island or Howe Avenue) can be checked-out at the Nepenthe Management Office Monday through Friday from 9:00 a.m. to 6:00 p.m. Signs are limited so a \$100 deposit will be required upon pick-up to ensure that they are returned to the office. By using the uniform Nepenthe directional signs many realtors can take advantage of its presence. In implementing this new policy the community will continue to maintain its conformity to the rules and regulations that have already been established.

## In Loving Memory

Our dear friend and neighbor, **Bela John Foris**, passed away August 27<sup>th</sup> at the age of 91. John was a longtime Sacramento business owner who fled his native Hungary during the 1956 revolt against communist rule. John and his wife Izabella have been long standing members of Nepenthe since 1977 when they bought their first home.

We will miss him and always remember his smile and sunny disposition.



*Bela John Foris*

**Alvin “Bud” Goldberg**, an architect who designed homes and commercial projects in the Sacramento region passed away August 28<sup>th</sup> at the age of 80. In earning his architectural degree, Bud studied at Waseda University in Tokyo and École des Beaux-Arts in France. Bud and his wife Rita have been members of Nepenthe for eight years.

A celebration of his life is set for later this month at the Nepenthe Clubhouse.



*Bud Goldberg*



## Save the Date

For you Dog Walkers’ out there...Don’t forget the next Dog Walkers’ get together on Thursday, September 15<sup>th</sup> at 6:00 p.m. at the Nepenthe Clubhouse – Mark your calendars. The winner of the “Name the Newsletter” contest will be announced!



## Dogs Must be on Leash

There has been some concern amongst some of the members in the community that homeowner's are allowing their dogs to run loose. Please be aware that this is prohibited per the CC&R's which states in Sec. 8.07(b) "Dogs shall only be allowed on the Common Area when they are leashed and otherwise under the supervision and restraint of their Owners". This rule is in place to protect the safety of all who live within the community. Thank you in advance for strictly adherence to the community rules.

## FINANCIALS UPDATE JULY 2011 FINANCIAL SUMMARY

### Assessment and Cash Summary

Monthly Assessment Budget	Current Month Assessment Received	Operating Cash Balance
\$238,905	\$225,127	\$121,858

### Operating Expense Summary

Monthly Budget	Current Month Expenses	Year to Date Budget	Year to Date Expenses
\$102,962	\$147,439	\$720,734	\$765,510

### 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	\$15,339	\$968,459	\$83,003	\$2,426,341



## Safety Tip of the Month

It's a good idea to have your neighbor's phone number on speed dial. If your home alone and an emergency arises, your neighbor can be reached quickly if you need assistance by having them on speed dial. During an emergency you may not remember the number or even know it by heart, so it can save you valuable time from having to locate it. Also, if needed, you can ask your neighbor to stay with you until help arrives.

***...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	<a href="mailto:slavalsiti@meritpm.com">slavalsiti@meritpm.com</a>
Associate Community Manager:	Shannon Enea	<a href="mailto:senea@meritpm.com">senea@meritpm.com</a>
Assistant Administrator:	Veronica Mendez	<a href="mailto:vmendez@meritpm.com">vmendez@meritpm.com</a>
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 4<sup>th</sup> Wednesday of the month in the Clubhouse)

- Otis Turner, President  
[otisturner@hotmail.com](mailto:otisturner@hotmail.com) / (916) 927-3575 / 1396 Commons Drive
- Liza Tafoya, Vice President  
[elizabet.tafoya@sbcglobal.net](mailto:elizabet.tafoya@sbcglobal.net)
- Richard Coombs, Secretary  
[rec1146@aol.com](mailto:rec1146@aol.com) / (916) 568-6100
- William Vizzard, Treasurer  
[vizzardw@gmail.com](mailto:vizzardw@gmail.com) / (916) 923-9308
- Judy Semerjian, Member-at-Large

**Committee Chairs:**

- Architectural Review – Dave Digardi  
(Meets at 9:30 a.m. on the 2<sup>nd</sup> Saturday of the month in the Clubhouse)
- Elections – Yvonne Del Biaggio
- Finance – Greg Crissman  
(Meets at 6:30 p.m. on the 3<sup>rd</sup> Monday of the month in the Clubhouse)
- Grounds – Ivan Gennis  
(Meets at 4:00 p.m. on the 2<sup>nd</sup> Thursday of the month in the Clubhouse)
- Insurance – Bill Newbill
- Nominating/Outreach – Nicki Shearer  
(Meets at 5:00 p.m. on the 1<sup>st</sup> Thursday of the month in the Clubhouse)

# September 2011

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						
				1	2	3 1:00 pm-6:00 pm <i>Private Party</i>
4	5 <b>LABOR DAY</b> 	6 5:00 PM <u>OUTREACH COMMITTEE</u> 9:30 AM YOGA CLASS (ALL LEVELS)	7 6:30 PM FINANCE COMMITTEE	8 4:00 PM GROUNDS COMMITTEE	9	10 9:30 AM ARCHITECTURAL COMMITTEE
11	12	13 9:30 AM YOGA CLASS (ALL LEVELS)	14	15 6:00PM - 8:00PM DOG WALKERS	16	17
18	19 6:30 PM FINANCE COMMITTEE	20 9:30 AM YOGA CLASS (ALL LEVELS) 1:30 PM <u>BOOK CLUB</u> 11:30 am-2:00 pm <i>Private Party</i>	21 10:30 am-2:30 pm <i>Private Party</i>	22	23 FIRST DAY OF FALL 	24 11:00 am-5:00 pm <i>Private Party</i>
25	26	27 9:30 AM YOGA CLASS (ALL LEVELS)	28 5:00 PM BOARD MEETING	29 11:30 am-5:00 pm <i>Private Party</i>	30	

**NEPENTHE HOMEOWNERS ASSOCIATION  
RESIDENT REQUEST FORM**

*Please place all completed requests in the box located at the front door of the Clubhouse marked "Homeowner Suggestion Requests or Service Requests" OR place them in the in basket by the Management Office.*

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**Resident Name & Address:** \_\_\_\_\_

**Date & Time Submitted to Management:** \_\_\_\_\_

**How would you like to be contacted?**

Email Address: \_\_\_\_\_

OR

Phone: \_\_\_\_\_

**MAINTENANCE REQUESTS:**

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Please provide the following information. Management will contact you to confirm your request has been processed or ask for any additional information, if necessary, within 24 hours of receiving your request.

Location and description and problem:

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*Example:* I have a bush located under the window on the right side of my front door, (if you are facing my front door), that is overgrown and blocking my view – please trim.

**PARKING PASS REQUESTS:**

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Please provide the following information. Parking Pass requests will be processed the same day they are received. Management will contact you when your pass is ready to be picked up.

Vehicle Make, Model & License Plate #: \_\_\_\_\_

Duration of Stay - Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

*Note:* Parking passes are good for Elmhurst Circle and Dunbarton Circle and parking spots on University Avenue and Elmhurst Circle. Maximum time for a pass is 2 weeks. All other streets are public with a 2 hour limit during the day. Parking on public streets is enforced by the City of Sacramento. The City Enforcement Number is 916-808-8499.

**Facility Rental Applications and Architectural Applications are located by Management Office front door.**