

# The Nepenthe Association



MERIT PROPERTY MANAGEMENT

## Insurance & Risk Management Session

Mark your calendars and join a forum on risk management and information session:

**December 3, 2011 at 9:00 a.m.  
Nepenthe Clubhouse**

Topics will include a presentation by Ryan DeShong of Farmers Insurance Group on the **limits** of Nepenthe's Insurance protections of its members, **member responsibilities** for their property, and risk management.

Nepenthe welcomes Farmers Insurance Group as a Nepenthe partner in managing and minimizing damage claims and encourages all members to attend.

## Annual Tree Pruning & Removal

Nepenthe has an extremely dense forest and to ensure that this 'urban forest' is easily managed on an ongoing basis, the Board of Directors has approved a tree pruning and removal project with Valley Crest Tree Care Services.

Trees are the most valuable aspect of any landscape and should be managed accordingly. A regular maintenance cycle is required to ensure the long term health, beauty and value of the trees and property. This value cycle includes pruning, fertilization, pest management and selective removals.

The overall goal of this project is to better protect the community from tree related liabilities and enhancing property values by ensuring the long term health and vigor of the trees.

Trees throughout the property have been marked with a red tag, providing 30 day notice of removal. Trees will not be removed prior to management verification and Board review and approval.

If you have any questions or concerns about a particular tree that has been marked for removal, please submit your request in writing to the Nepenthe office prior to **November 10, 2011**. Your comments and concerns will be reviewed by both management and the Board of Directors prior to any tree removal.

## November 2011

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## Next Meeting

The next Board of Directors Meeting will be held:

**November 16, 2011  
5:00 pm**

Homeowner comments and suggestions are welcome!

**We Hope to see you there!**

# The Nepenthe Association

## Community Updates

### Annual Roof and Gutter Cleaning

The Board of Directors have approved the annual roof and gutter cleaning with Randy Ross Cleaning Services. This project will begin the second week of November.

Complete cleaning schedules will be posted on [www.meritconnect.com/NepentheAssociation](http://www.meritconnect.com/NepentheAssociation) and hand delivered notices will be sent to all residents. If you have opted in to receive association news via email, please check your email for the complete cleaning schedule.

In order to better advise all residents of the cleaning, notices will also be hand delivered, 24 hours prior to your cleaning date and time. The notices will be delivered by the Randy Ross Cleaning Team, in a sealed envelope and placed in either your mail slot, or on the inside of your backyard patio gate.

If you do not enter through your patio gate, please look for this notice to ensure your roof and gutters are accessible for cleaning. If you were unable to leave access to your backyard gate, please contact management to schedule a separate cleaning.

### Holiday Clubhouse Hours

Please remember that the Clubhouse and Management Office will be closed on the dates below for the Holiday Season.

#### **CLUBHOUSE CLOSED**

November 24, 2011— Thanksgiving Day  
November 25, 2011— Day after Thanksgiving

December 24, 2011—Christmas Eve  
December 25, 2011—Christmas Day

January 1, 2012—New Year's Day

### 2012 Budget

The 2012 Operating Budget was approved at the October 26th Board of Directors Meeting, which projects:

- Gross income of \$2,901,705
- Contributions of \$1,657,874 to the General Reserve Fund
- Contributions of \$17,040 to the Private Streets Reserve Fund
- Operating expenditures of \$1,243,858

The total monthly assessments in 2012 will increase to \$408 for General and \$413 for Private Streets. If you have any questions, please contact management. You may also view the approved 2012 Budget on the Nepenthe Website:

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

# The Nepenthe Association

## Campus Commons Dog Walkers

Dog Tail Cocktail Party to be held on  
**Thursday, November 17th from 6:00–8:00 p.m.**  
 At the Campus Commons Clubhouse.  
 This year's theme is **Denim to Diamonds**

Everyone is asked to bring a hardy appetizer and wine or champagne.

See you there!

## Neighborhood Watch Holiday Safety Tips

The holidays are here and unfortunately it's the busiest time of year for thieves. Be extra vigilant in protecting yourself and your valuables. Here are a few suggestions to help keep you safe:

- Lock **all** doors when you leave your home and turn on your burglar alarm, if you have one.
- Don't place wrapped gifts in front of a window where they can be easily seen from outside.
- When in your car, lock all valuables in your trunk and be sure to set your car alarm, if you have one.
- Always park in a well lit area at night.
- Notify your neighbors if you're going away so they can keep an eye on your home.
- And **always** keep your cell phone with you in case of emergency.



## Monthly Assessment Payments

All assessment payments must be mailed in to the address below, for processing.

It is the homeowners responsibility to ensure that all assessment payments are mailed to the address below, each month. Any payments received in the management office may not post to your account before the monthly due date and late fees may be assessed.

To ensure your monthly assessment payment is processed in a timely manner, please mail all payments to:

**Nepenthe**  
**c/o Merit Property Management**  
**PO Box 30488**  
**Los Angeles, CA 90030-0488**

# The Nepenthe Association

## Household Pets

The Board of Directors would like to remind all residents of the Association's policy regarding household pets. The City of Sacramento has recently passed an ordinance, allowing city residents to keep as many as three chickens in their yards, restricted by backyard and chicken enclosure measurements. This ordinance goes into effect November 1, 2011.

The Nepenthe Associations Covenants, Conditions and Restrictions (CC&R's), specifically restricts the number and type of household pets, which is listed below:

Article VIII Section 8.07. Household Pets: The following restriction regarding the care and maintenance of pets within the properties shall be observed by each Owner and resident.

**“(a) A reasonable number of common household pets may be kept on each log so long as the same are not kept, bred or maintained for commercial purposes. No other animals, livestock, or poultry of any kind shall be kept, bred or raised on any Lot of any Residence.”**

If you have any questions or concerns, please do not hesitate to contact the Nepenthe Office  
916.929.8380.

Thank you for your cooperation!

## Financial Update– September 2011

### Assessment and Cash Summary

Monthly Assessment Budget	Current Month Assessment Received	Operating Cash Balance
\$238,905	\$243,425	\$178,768

### Operating Expense Summary

Monthly Budget	Current Month Expenses	Year to Date Budget	Year to Date Expenses
\$238,905	\$96,831	\$926,658	\$764,046

### Reserve Summary

Current Month Contribution Actual	Current Month Expenses	Year to Date contributions	Year to Date Expenses	Year to Date Balance
\$136,443	\$12,959	\$1,227,987	\$156,187	\$2,626,387

## The Nepenthe Association

## November 2011

SUN	MON	TUE	WED	THU	FRI	SAT
		1 Yoga 9:30am  Mahjong 1:00pm	2	3	4 <b>Outreach Committee 5:00pm</b>	5
6	7 Tai Chi 3:00pm	8 Yoga 9:30am  Mahjong 1:00pm	9	10 <b>Grounds Committee 4:00pm</b>	11	12 Homeowner Insurance 9:00am <b>Architectural Committee 1:00pm</b>
13	14 Tai Chi 3:00pm	15 Yoga 9:30am Mahjong 1:00pm Book Club 1:30pm	16 <b>Board Meeting 5:00 pm</b>	17	18	19
20	21 Tai Chi 3:00pm  <b>Finance Committee 6:30pm</b>	22 Yoga 9:30am  Mahjong 1:00pm	23	24 <b>Office Closed</b>	25 <b>Office Closed</b>	26 <i>Private Party 1:00pm- 5:00pm</i>
27	28 Tai Chi 3:00pm	29 Yoga 9:30am  Mahjong 1:00pm	30			

# AT YOUR SERVICE

## MERIT PROPERTY MANAGEMENT

**Weekdays: 9:00a.m. – 6:00p.m.**

**Weekends: 12:00 Noon – 4:00p.m.**

**Winter Weekend Hours: 9:00a.m—1:00p.m. (Effective October 15th)**

**Nepenthe Management Office: 916-929-8380**

Community Manager:	Sarah McCalla	<a href="mailto:smccalla@meritpm.com">smccalla@meritpm.com</a>
Maintenance:	Roger Work	
Merit Regional Office:	916-608-3068	
Merit HOA Emergency Hotline:	888-596-4984 — Toll free 24 hours	
Merit Billing:	800-428-5588 — Press 5 at bypass the message	

**Capital Private Patrol Service:** 916-447-8500

**Electrical Outages:** 888-456-SMUD

**Nepenthe Insurance:** Farmers Insurance Group

General questions – Ryan DeShong 916-636-0115

Property and liability insurance requests – Ricio Leon 916-480-4134

**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

Liza Tafoya, Vice President

[elizabeth.tafoya@sbcglobal.net](mailto:elizabeth.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

**NEPENTHE HOMEOWNERS ASSOCIATION  
RESIDENT REQUEST FORM**

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

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

**Resident Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*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.**

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