

Phase 1 is Complete!



NEPENTHE NEWS



Phase 1 for siding and fencing repairs is near completion. Thank you to Critical Path Reconstruction and Progressive Painting for all of your hard work! All of the homes look beautiful and we are happy to have them back for Phase 2! For information regarding Phase 2, please refer to page 3.



Inside this issue:

Phase 1 Recap/RIF Reminder	1
Financial Report/Awarded Contracts	2
Architectural/Siding Update	3
Path of Construction Map	5
Service Request	6
Jazz by the Pool	7
4th of July Photos	8
Bunco/ Staff	9
Calendar	10
Good to Know/ Contacts	11/12

We ❤️ RIF's!!!

Hello Residents of Nepenthe!

“What is a RIF?” you might ask. Well, it is a Resident Information Form that we kindly ask you to fill out once a year! One form must be submitted per person (over the age of 18) currently residing in your home. If you have not submitted one this year yet, now is it time! This form can be found on Nepenthehoa.com under the resources tab, or feel free to stop by the front desk at the Clubhouse!

Budget Report

The report reflects a year-to-date net operating income of \$103,975.20 and year-to-date reserve funding of \$1,125,674.67 compared to the year-to-date reserve funding budget of \$1,185,384. The actual year-to-date operating expenses were \$1,293,978.11. The budgeted year-to-date operating expenses were \$1,033,110. The association has \$165,851.29 in operating funds, which represents 0.45 months of budgeted expenses and reserve contributions. The association has \$10,394,327.95 in reserve funds.

Awarded Contracts - August 2024

The Board took the following actions at the August 7, 2024, Executive Session:

- The Board approved proposal from The Grove Total Tree Care for Tree Removals and Pruning in Zone 3 in the amount of \$21,635.
 - *The Board approved this proposal unanimously*
- The Board approved proposal from The Grove Total Tree Care for Tree Removals and Pruning in Zone 4 in the amount of \$22,360.
 - *The Board approved this proposal unanimously*
- The Board approved proposal from Carson Landscape for homeowner landscape requests in the following locations: 1182 Vanderbilt, 1323 Vanderbilt, 108 Elmhurst, 503 Elmhurst and Dunbarton Cabana with the following scope of work: Remove grinds, Install Topsoil Blend 70/30 (a blend of 70% clean screened top soil, and 30% Z-Best Organic Compost. This blend qualifies toward LEED certification), Install new plants or ground cover depending on the area, Install or adjust irrigation accordingly: Drip, Netafim or Pop-ups, Install walk on bark in some locations in the amount of \$24,395.
 - *The Board approved this proposal unanimously*
- The Board approved proposal from Carson Landscape for homeowner landscape request in the following location: 212 Dunbarton with the following scope of work: Remove some soil from planters by sidewalks, Install fabric approximately 50', Add berry creek rock in the amount of \$980.
 - *The Board voted as follows: AYE - 3 votes, NAY - 2 votes*
- The Board approved 3 proposals from Carson Landscape for remediation at tree removal sites in the following locations: Vanderbilt Way - 1026, 1083, 1095, 1113, 1125, 1213 & 1329, Swarthmore Drive - 2236, 2242, 2243, 2264, 2277, Elmhurst Circle - 408, 504, & 720, Adelphi - 16, Commons Dr - 1037, 1041, Dunbarton - 108, 303, 308, 709, & 1003 for the total amount of \$35,660.
 - *The Board approved this proposal unanimously*
- The Board approved proposal from Sparkling Clear Pool Service for the replacement of the Clubhouse Spa Light in the amount \$1,950.
 - *The Board approved this proposal unanimously*
- The Board approved CPA Engagement Letter from Levy, Erlanger & Company LLP for the 2024 Fiscal Year-End Review and Tax Preparation in the amount of \$2,170.
 - *The Board approved this proposal unanimously*

Architectural Modifications

Address	Improvement	Action
702 Elmhurst	Patio Slider	Approval
28 Adelphi	HVAC	Approval
814 Elmhurst	Sunshade	Approval with Conditions
718 Elmhurst	Windows	Approval
1417 Commons	Emergency HVAC	Approval
1117 Commons	HVAC	Denial
201 Elmhurst	Windows	Denial
1136 Vanderbilt	Front Door	Denial

Phase 2 Siding & Fencing Update:

Phase 2 is defined as the 211 units within the Elmhurst Circle area bounded by Commons Drive, & Vanderbilt Way.

Flow of Work: Shrub removal, siding/fencing work, painting, remediation.

Path of Travel:

Following the above units, schedule will be as follows:

- 1366 and 1372 Commons—5 days for completion
- 1378, 1384, 1390, and 1396 Commons—12 days for completion
- 1306, 1312, and 1318 Vanderbilt—9 days for completion
- 1324, 1330, 1336, and 1342 Vanderbilt—12 days for completion
- 1242, 1248, 1254, and 1260 Vanderbilt—12 days for completion
- 1268, 1276, 1284, 1292 Vanderbilt —12 days for completion
- 1206 and 1212 Vanderbilt—5 days for completion
- 1218, 1224, 1230, and 1236 Vanderbilt —12 days for completion
- 1146, 1152, 1158, and 1164 Vanderbilt —12 days for completion
- 1170, 1176, and 1182 Vanderbilt — 9 days for completion
- 1106 and 1112—5 days for completion
- 1118, 1124, 1130, and 1136 Vanderbilt —12 days for completion
- 1026, 1036, 1046, 1056, and 1066 Vanderbilt —15 days for completion
- 1006 and 1016 Vanderbilt —5 days for completion
- 1005, 1015, and 1025 Vanderbilt —9 days for completion
- 100, 102, 104, 106, and 108 Elmhurst—15 days for completion
- 204 and 206 Elmhurst —5 days for completion
- 200 and 202 Elmhurst —5 days for completion
- 208 and 210 Elmhurst —5 days for completion
- 300, 302, and 304 Elmhurst —11 days for completion
- 306, 308, and 310 Elmhurst —9 days for completion
- 312, 314, and 316 Elmhurst —9 days for completion
- 318, 320, and 322 Elmhurst —9 days for completion
- 324, 326, and 328 Elmhurst —9 days for completion
- 400, 402, 404, and 406 Elmhurst —12 days for completion
- 408, 410, and 412 Elmhurst —9 days for completion
- 500, 502, and 504 Elmhurst —9 days for completion
- 506, 508, and 510 Elmhurst —9 days for completion

600, 602, 604, and 606 Elmhurst —12 days for completion
608, 610, and 612 Elmhurst —9 days for completion
614, 616, and 618 Elmhurst —9 days for completion
700, 702, 704, 706, and 708 Elmhurst —15 days for completion
710, 712, 714, and 716 Elmhurst —12 days for completion
718, 720, and 722 Elmhurst —9 days for completion
800, 802, and 804 Elmhurst —9 days for completion
806, 808, 810, 812, and 814 Elmhurst —15 days for completion
816, 818, and 820 Elmhurst —9 days for completion
1426 and 1428 Commons —5 days for completion
1418, 1420, and 1422 Commons —9 days for completion
1408 and 1410 Commons —5 days for completion
1400, 1402, 1404, and 1406 Commons —12 days for completion
1311, 1317, 1323, 1329, and 1335 Vanderbilt —15 days for completion
1287, 1293, 1299, and 1305 Vanderbilt —12 days for completion
1185, 1191, 1197, and 1203 Vanderbilt —12 days for completion
1131, 1137, and 1143 Vanderbilt —9 days for completion
1149, 1155, 1161, 1167, 1173, and 1179 Vanderbilt —14 days for completion
1095, 1101, 1107, and 1113 Vanderbilt —12 days for completion
1119 and 1125 Vanderbilt —5 days for completion
1045, 1055, and 1065 Vanderbilt —9 days for completion
1071, 1077, and 1083 Vanderbilt —9 days for completion
101 (Cabana) Elmhurst —5 days for completion
201, 203, 205, and 207 Elmhurst —12 days for completion
215, 217, and 219 Elmhurst —9 days for completion
209, 211, and 213 Elmhurst —9 days for completion
501, 503, and 505 Elmhurst —9 days for completion
507 and 509 Elmhurst —5 days for completion
601 and 603 Elmhurst —5 days for completion
605, 607, and 609 Elmhurst —9 days for completion
611 and 613 Elmhurst —5 days for completion
701, 703, and 705 Elmhurst —9 days for completion
707, 709, and 711 Elmhurst —9 days for completion
901 and 903 Elmhurst —5 days for completion
1245, 1251, 1257, and 1263 Vanderbilt—12 days for completion
1269, 1275, and 1281 Vanderbilt —9 days for completion
1207, 1209, 1211, and 1213 Vanderbilt —9 days for completion
1215 and 1217 Vanderbilt —5 days for completion
1219 and 1221 Vanderbilt —5 days for completion
1225, 1227, and 1229 Vanderbilt —9 days for completion
1231, 1233, and 1235 Vanderbilt —9 days for completion

Shrub removal assessment of each section will begin prior to the commencement siding/fencing repairs.

Please be reminded that a monthly project report as prepared by Paul Reeves is included in each Open Board Packet that is published on the Nepenthe HOA website.

Additionally, please find a Path of Construction Map on page 5 for your reference.

If you have any questions or concerns pertaining to the project, please call the Nepenthe Office at: (916) 929-8380.



Service Request

Submit by email, mail, clubhouse front desk or mail slot.

Request Information				
Your Name:				
Property address:				
Email:				
Phone number:				
Date of Request:				
May we share your contact information with our contractor? YES <input type="checkbox"/> NO <input type="checkbox"/>				
<input type="checkbox"/> Landscape	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Fence/Gate	<input type="checkbox"/> Rain gutter/downspout	
<input type="checkbox"/> Roof	<input type="checkbox"/> Siding	<input type="checkbox"/> Other		

Description of Request (Please include detailed location):

OFFICE USE ONLY:

Date Received: _____ Received by: _____

Work Order Generated? Yes No If yes, WO # _____ If no, explain: _____

Communications

Date: _____ Describe: _____ Initial: _____

Date: _____ Describe: _____ Initial: _____

SEPTEMBER 8, 2024, SUNDAY – 6:00 PM
NEPENTHE CLUBHOUSE

Jazzy by the Pool



By popular demand, the return of the The Howlin' Alan Band Serves up a mix of vocal-rich rock tunes with energy, quirky humor and unusual enthusiasm. All members of this versatile trio sing lead vocals and harmonies. The band includes (Howlin) Alan Afill on guitar and vocals; Greg Burch on drums and vocals and ten-year Nepenthe resident John Chermesino on bass and vocals. Put on your dancing shoes for this event!

THINGS TO KNOW:

\$10 per person, includes one glass of wine.

-All Nepenthe and Campus Commons residents and friends are welcome.

-You may bring folding chairs, small ice chests, refreshments and snacks. (No glass by pool)

-Tickets on sale August 26, at the Nepenthe Club House office. (Maximum capacity 100) -

Entrance at Commons Drive, side pool gate, Opens at 5:30 PM. No early Admissions.

4th of July Parade!



Bunco Night!

- **Quick to learn!**
- **Easy to Play!**
- **Instruction Provided**

**If you can
roll
dice...then
you can play
BUNCO!**



**Come join
us at the
Nepenthe
Clubhouse!!!**



**Thursday,
August 15th
6:00 PM - 8:00PM
BYOB**

Thank You Nepenthe!

Hello Nepenthe Residents,

I am sad to report that Penny and I will be leaving Nepenthe at the end of August. Unfortunately, I had to cut my time short as I have decided to go back to school to pursue my studies. I will miss the friendly faces and the pups that come into the office for treats. Penny will miss all the attention and running around the office!

I want to give thanks to all those who have welcomed me, showed me kindness, and dropped by to give some love to Penny! I am grateful for the support and kindness of the staff, the Board, and this beautiful community. I have learned a lot from my position here and hope to take that knowledge with me moving forward.

- Jay and Penny



August 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 9am-12pm Pickleball 3pm-5:30pm Architectural Review Committee Meeting	2	3 8:30-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
4 1-5pm Private Rental (Clubhouse)	5 10am-12pm Private Rental (Cabana) 12-3:30pm Canasta (library) 2pm-4pm Mahjong (Clubhouse)	6 9am-12pm Pickleball 9am-3pm Bridge (Clubhouse) 12:30-3:30pm Mahjong (Library) 6-9pm Private Rental (Cabana) 7-9pm Private Rental (Clubhouse)	7 9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30-4:30pm Alley Cats (Library) 3-5pm Executive Board Meeting 6-8pm Open Board Meeting	8 9am-12pm Pickleball 10am-12pm Writing Group (Library)	9 9:30-10:30am Yoga & Mindfulness (Clubhouse)	10 8:30-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse) 10am-12pm Event (Cabana)
11	12 12-3:30pm Canasta (Library) 2-4pm Mahjong (Clubhouse) 3:30-5pm Book Club (Library) 5:30-6:30pm ILS Committee Meeting	13 9am-12pm Pickleball 12:30-3:30pm Mahjong (Library) 7-9pm Private Rental (Clubhouse)	14 9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30-4:30pm Alley Cats (Library) 4-6pm Outreach Committee Meeting	15 9am-12pm Pickleball 3-5pm Grounds Committee Meeting 6pm-8pm Bunco Night! (Clubhouse)	16 9:30-10:30am Yoga & Mindfulness (Clubhouse)	17 8:30-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
18	19 12-3:30pm Canasta (library) 2-4pm Mahjong (Clubhouse) 4:30-5:30pm Finance Committee Meeting	20 9am-12pm Pickleball 9am-3pm Bridge (Clubhouse) 10-1pm Private Rental (Cabana) 12:30-3:30pm Mahjong (Library) 6-8pm Private Rental (Cabana) 7-9pm Private Rental (Clubhouse)	21 9am-12pm Pickleball 10am-2:30pm Bridge (Library) 11am-4pm Rotary Wives Bridge (Clubhouse) 2:30-4:30pm Alley Cats (Library)	22 9am-12pm Pickleball	23 9:30-10:30am Yoga & Mindfulness (Clubhouse)	24 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
25	26 12-3:30pm Canasta (library) 2-4pm Mahjong (Clubhouse)	27 9am-12pm Pickleball 12:30-3:30pm Mahjong Group (Library) 7-9pm Private Rental (Clubhouse)	28 9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30-4:30pm Alley Cats (Library)	29 9am-12pm Pickleball	30	31 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)

Always Good to Know...

Have a Concern?

Start with the management office via walk in, phone call or email:

(916) 929-8380

Nepenthe.HOA@fsresidential.com

If the office staff cannot resolve the concern, work with the General Manager, Nicole Marks. Still not satisfied? Submit a letter to the Board of Directors for review by emailing or by dropping it off at the office.

Need a Service Request?

If you have an issue with a component that the Association is obligated to maintain, please complete a Service Request Form.

[Service request form \(nepenthehoa.com\)](#)

Examples include, but are not limited to:

- Address signs
- Dry rot
- Gates
- Irrigation in the common area.
- Roof

Community Website

Have you checked out our [Nepenthe HOA \(nepenthehoa.com\)](#) Website?

There is a lot of useful information there that could lead you in the right direction!

You can find our amenities, monthly newsletter, the event calendar, an interactive community map, committee information, management staff information, and our governing documents such as the CC&R's, Bylaws, and community rules.

City of Sacramento 311

For areas not maintained by the association, it is important for the City of Sacramento to be notified. All streets in Nepenthe are public city streets other than Dunbarton and Elmhurst.

Please call 311 or go to their [website](#) to report a concern or request a service. This can include, but is not limited to:

- Stray Animal
- Dead Animal
- Graffiti
- Junk & Debris
- Abandoned Vehicle
- Homeless Camp or Trash
- Appointment- Trash Pick Up
- Illegal Dumping
- Street/ Sidewalk Concerns
- Tree Concerns

Click link below!



Parking Reminders

Please remember there is no parking permitted in the alleyways except for immediate loading/unloading. The office staff has been receiving an increasing number of reports of cars parked in the alleyways and disrupting the flow of traffic for other homes in the area. Please refer to the CC&Rs, Section 3.3 (A): *"No vehicle shall be parked or left in the alleyways or on the common driveways behind the residences, except for the active and immediate loading and unloading of the vehicle. Service contractors may not leave or park their service vehicle(s) in the common driveways or alleyways without the express written consent of the Board or its authorized property manager."*

On our private streets, Dunbarton and Elmhurst, there is to be no parking along the side indicated by the signs. Guest placards can be obtained in the office, please be mindful of parking on corners as it can create a blind spot and in front of other resident's windows. Thank you!

**Call the Office with any questions.
916.929.8380**



Nepenthe Association
1131 Commons Drive
Sacramento Ca 95825

Office Hours

Monday - Friday ~ 9am-6pm
Phone: 916-929-8380
Nepenthe.HOA@FSResidential.com
NepentheHOA.com

Management Staff:

Nicole Marks, General Manager, Nicole.Marks@fsresidential.com
Nirmal Dhesi, Assistant Community Manager, Nirmal.Dhesi@fsresidential.com
Julienna Michel, Administrative Assistant, Julienna.Michel@fsresidential.com

Other Important Contacts:

After Hours Customer Care Center 1-800-428-5588 for property-related emergencies
Power Outage: 1-888-456-SMUD

Your volunteer Board of Directors:

President: *Markus Dascher*
Vice President: *Cheryl Nelson*
Secretary: *Brian Coates*
Treasurer: *Courtenay Delfin*
Member at Large: *Christina George*

Board of Directors

1st Wednesday, 6:00pm, via Zoom and at the Clubhouse

<https://us02web.zoom.us/j/88272111861?pwd=aW5pSXZtZXZnNW1lNlBVbE9Qd2plZz09>

Meeting ID: 882 7211 1861, Passcode: 001131

Architectural Review Committee

Chair: Alan Watters, arc@nepenthehoa.com

1st Thursday, 3:00pm at the Clubhouse

Finance Committee

Chair: Carol Duke, financecomm@nepenthehoa.com

3rd Monday, 4:30pm, via Zoom and at the Clubhouse

<https://us02web.zoom.us/j/89767673487?pwd=cFNXY3p4b1k2dkx5Nm56Z3NRNS9yUT09>

Meeting ID: 897 6767 3487, Passcode: 001131

Grounds Committee

Chair: Jim Shaw

3rd Thursday, 3:00pm, via Zoom and at the Clubhouse

<https://us02web.zoom.us/j/88075328792?pwd=Q0ZOL0FiRkIzV09MN01Cd01xYkg4dz09>

Meeting ID: 880 7532 8792, Passcode: 001131

Insurance, Legal & Safety Committee

Chair: Jackie Grebitus, ils@nepenthehoa.com

2nd Tuesday, 5:30pm at the Clubhouse

Outreach Committee

Chair: Marcy Best, outreach@nepenthehoa.com

2nd Wednesday, 4:00pm at the Clubhouse