

Welcome to the New Year!



NEPENTHE NEWS

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Membership Meeting and Election to be held on: **Wednesday, May 28th, 2025.**

This year, the terms of three Directors are ending: **Cheryl Nelson, Nina White, and Peter Lewicki.** If you are interested in running for a position on the Board, please complete and submit the enclosed Initial Application for Board Candidacy to the Nepenthe Office. Additional copies of the application will be available in the office as well. The Office will forward your completed application to a member of the Nominating Committee, who will then contact you with additional information.

The following is the timeline for the 2025 election:

ELECTION SCHEDULE:

Tuesday, March 4th, 5:00pm – Names of Board candidates due to the Nepenthe Office

Friday, March 28th, 5:00pm – Candidates’ statements, pictures, and questionnaires due to the office (to be included in April’s Newsletter and ballot packets mailed to homeowners).

Wednesday, April 2nd - Board meeting– List of candidates’ names presented.

Monday, April 14th - Candidates’ Forum for Nepenthe homeowners

Ballot materials will be sent to homeowners between April 23rd and April 28th

Wednesday, May 28th - Annual Membership Meeting and Election - At this meeting, while the Inspectors of Election are tallying the ballots, we will celebrate another successful year of accomplishments.

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From Amanda McCarthy, River City Food Bank's Executive Director:

During this holiday season, River City Food Bank (RCFB) is deeply grateful for your continued compassion and support. In these challenging times, your generosity is more vital than ever, as RCFB serves more than 30,000 individuals each month.

The steadfast commitment from Nepenthe residents plays a pivotal role in helping to provide food and hope to our neighbors facing food insecurity. Your contributions not only nourish families today but also empower them to thrive tomorrow.

Thank you for being an integral part of the River City Food Bank family. Together, we are making a lasting difference in our community.



**NATIONAL FLOOD INSURANCE PROGRAM (NFIP)
IMPORTANT NOTICE TO RESIDENTIAL POLICYHOLDERS**

Section 8 of the Homeowner Flood Insurance Affordability Act of 2014 (HFIAA) requires an annual premium surcharge of \$25 for NFIP flood insurance policies on all primary residence, and \$250 for policies on non-residential properties and non-primary residences. **The surcharge is not due at this time. It is included in your annual premium.**

For NFIP rating purposes, a primary residence is one that you or your spouse will live in for more than 50 percent of the 365 days following the policy renewal date. If the property address listed above is your primary residence, lived in by you or your spouse more than 50 percent of the year, the NFIP requires verification of primary residence status through documentation.

To be eligible for the \$25 HFIAA surcharge, you or your agent must **submit one of the following:**

- Copy of driver's license;
- Copy of automobile registration;
- Proof of insurance for a vehicle;
- Copy of voter's registration;
- Documents showing where children attend school;
- Homestead Tax Credit Form for Primary Residence; or
- A signed and dated statement to your insurer, as provided on the enclosed page, to verify your primary residence status.

Please inform us if the occupancy status changes for this property. If you fail to do so, this may result in voidance of coverage or any other remedies available under law.

Please submit your documentation to verify your primary residency status to your agent, or to the Insurance Company listed on the application.

If you have any questions, please contact your flood insurance agent or licensed representative.

**VERIFICATION OF PRIMARY RESIDENCE STATUS FOR
NFIP POLICY RATING**

Insured Name: _____
Policy or Quote#: _____
Property Address: _____
City, State, Zip _____

The above address is my primary residence, and I and/or my spouse live at this location for more than 50% of the 365 days following the policy effective date.

Insured Name (Printed)

Insured Signature

Date

PURSUANT TO 28 U.S.C. § 1746 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE UNITED STATES OF AMERICA THAT THE FOREGOING IS TRUE AND CORRECT. I UNDERSTAND THAT ANY FALSE STATEMENTS MAY CAUSE MY POLICY TO BE VOID, AND MAY BE PUNISHABLE BY FINE OR IMPRISONMENT UNDER APPLICABLE FEDERAL LAW.

Please submit your signed and dated enclosed statement, to your agent, or to the Insurance Company listed on the application.

If you have any questions, please contact your flood insurance agent or licensed representative.

Privacy Notice: The Flood Insurance Processing Center collects and uses personal information to process transactions. This information is not shared with outside parties except to the extent necessary to provide the service. We exercise appropriate data collection, storage and processing practices, and security measures to protect against unauthorized access, alteration, disclosure or destruction of your personal information.

November 2024 Budget Report

The report reflects a year-to-date net operating loss of \$68,576.18 and year-to-date reserve funding of \$2,380,206.07 compared to the year-to-date reserve funding budget of \$2,173,204. The actual year-to-date operating expenses were \$2,220,477.48. The budgeted year-to-date operating expenses were \$1,894,035. The association has \$140,199.91 in operating funds, which represents 0.38 months of budgeted expenses and reserve contributions. The association has \$9,396,568.02 in reserve funds.

Awarded Contracts - January 2025

The Board met in Executive Session on January 7th. The Board took the following actions during the January 7th meeting:

- The Board approved the proposal from Critical Path Reconstruction for fencing repairs for multiple homes totaling \$31,520.47 - This proposal was approved unanimously
- The Board approved the proposal from Critical Path Reconstruction for siding/trim repairs for multiple homes totaling \$8,553.38 - This proposal was approved unanimously
- The Board approved proposal from Critical Path Reconstruction for drywall repairs in the amount of \$1,046.35 - This proposal was approved with votes as follows: AYE-3, NAY-2
- The Board approved proposal from Sparkling Clear Pool Service for 5-day a week service for \$2,850/month - This proposal was approved unanimously
- The Board approved proposal from IES for condenser fan replacement at the Dunbarton Cabana in the amount of \$1,786.62 - This proposal was approved unanimously
- The Board approved proposal from Carson Landscape for installation of dwarf red maple tree at 1012 Dunbarton in the amount of \$745 - This proposal was approved unanimously

Fireplace Safety from the ILS Committee

Fireplace Safety

Improper use of a fireplace is a leading cause of house fires in the wintertime.

Use dry and seasoned firewood.

If you are burning wood in your fireplace, have a professional chimney sweep clean your chimney annually. Check that the chimney cap-spark arrestor is secure and unobstructed.

Make sure your chimney flue-damper is open before starting a fire.

Never use lighter fluid or other combustible liquid to start a fire in your fireplace. Never leave a fire unattended.

Check with Sacramento County if it is a legal burn day before using your fireplace on a specific day.

Use a metal or glass fireplace screen to prevent sparks or embers from escaping.

Properly dispose of ashes in a metal container with a lid and place outside at least 10 feet from your home or fence.

Make sure your home has a working carbon monoxide detector on the first floor.

Keep children a safe distance from the fire.

Architectural Modifications

Address	Improvement	Action
1136 Vanderbilt	HVAC	Approval with Conditions
717 Dunbarton	Floodlamp and Security Camera	Approval
1449 University	Windows	Approval
206 Dunbarton	Emergency HVAC	Emergency Approval with Conditions
1350 Commons	Emergency HVAC	Emergency Approval with Conditions

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

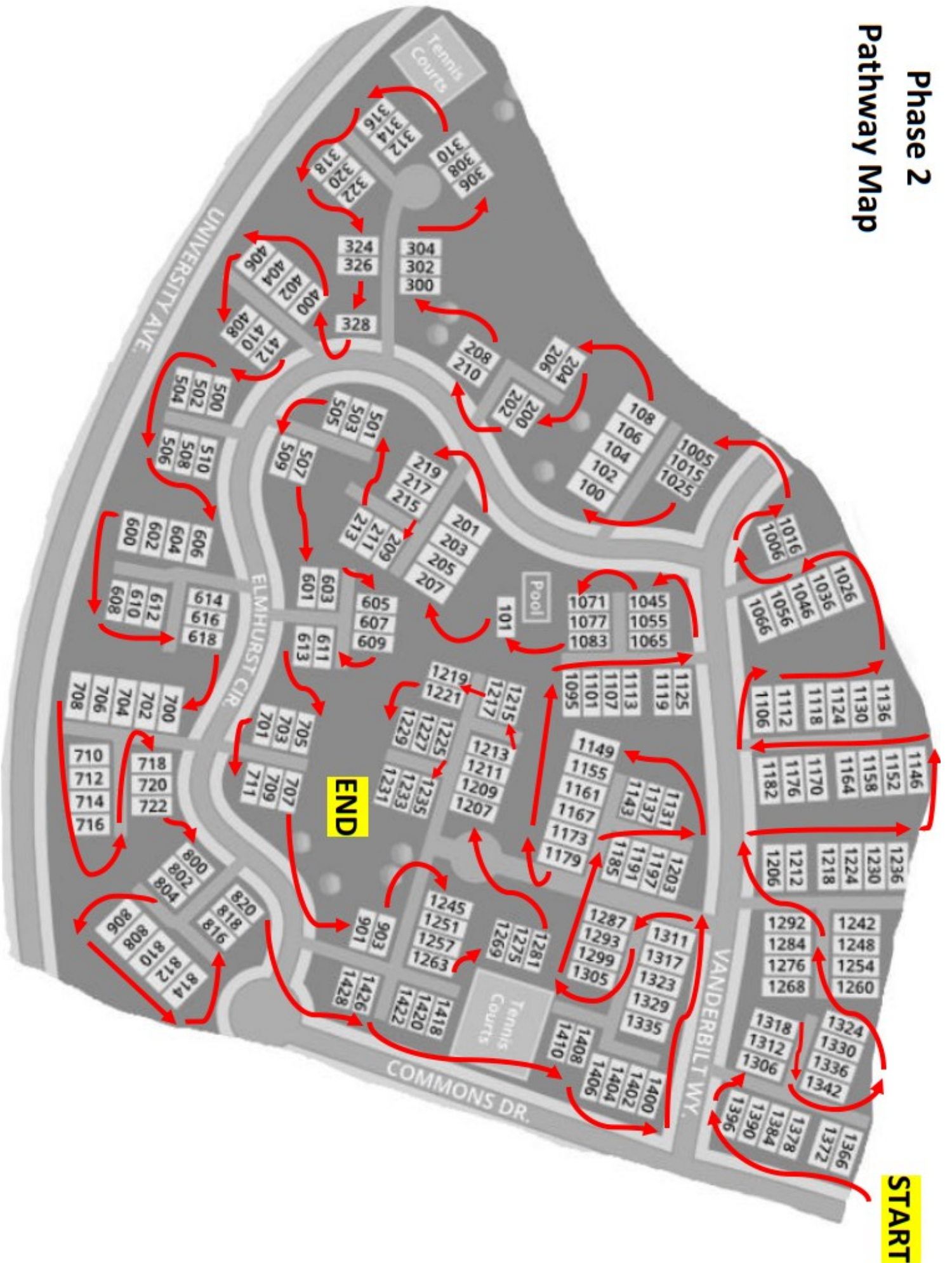
Shrub removal assessment of each section will begin prior to the commencement siding/fencing repairs.

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.

Phase 2 Pathway Map





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: _____

January 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			<p>1</p> <p>9am - 12pm Pickleball</p> <p>10am - 2:30pm Bridge (Library)</p> <p>2:30pm - 4:30pm Alley Cats (Library)</p>	<p>2</p> <p>9am - 12pm Pickleball</p> <p>4:30pm - 5:30pm Architectural Committee Meeting (Canceled)</p>	<p>3</p>	<p>4</p> <p>9am - 12pm Pickleball</p> <p>10am - 12pm Coffee Group (Clubhouse)</p>
<p>5</p>	<p>6</p> <p>10:30am - 3:30pm Canasta (Library)</p> <p>2pm - 4pm Mahjong Group (Clubhouse)</p>	<p>7</p> <p>9am - 12pm Pickleball</p> <p>9am - 3pm Bridge (Clubhouse)</p> <p>12:30pm - 3:30pm Mahjong Group (Library)</p> <p>3pm - 5pm Executive Board Meeting</p>	<p>8</p> <p>9am - 12pm Pickleball</p> <p>10am - 2:30pm Bridge (Clubhouse)</p> <p>2:30 - 4:30pm Alley Cats (Library)</p> <p>6pm - 7pm Open Board Meeting (Clubhouse)</p>	<p>9</p> <p>9am - 12pm Pickleball</p>	<p>10</p>	<p>11</p> <p>9am - 12pm Pickleball</p> <p>10am - 12pm Coffee Group (Clubhouse)</p> <p>12pm - 4pm Private Event (Clubhouse)</p>
<p>12</p>	<p>13</p> <p>10:30am - 3:30pm Canasta (Library)</p> <p>2pm - 4pm Mahjong Group (Clubhouse)</p> <p>3:30pm - 5pm Book Club (Library)</p> <p>5:30pm - 6:30pm Insurance, Legal, & Safety Committee Meeting (Clubhouse)</p>	<p>14</p> <p>9am - 12pm Pickleball</p> <p>12:30pm - 3:30pm Mahjong Group (Library)</p>	<p>15</p> <p>9am - 12pm Pickleball</p> <p>10am - 2:30pm Bridge (Library)</p> <p>11am - 4pm Rotary Wives Bridge (Clubhouse)</p> <p>2:30pm - 4:30pm Alley Cats (Library)</p> <p>4:30pm - 6pm Outreach Committee Meeting (Clubhouse)</p>	<p>16</p> <p>9am - 12pm Pickleball</p> <p>3pm - 5pm Grounds Committee Meeting (Clubhouse)</p>	<p>17</p>	<p>18</p> <p>9am - 12pm Pickleball</p> <p>10am - 12pm Coffee Group (Clubhouse)</p>
<p>19</p>	<p>20</p> <p>10:30am - 3:30pm Canasta (Library)</p> <p>2pm - 4pm Mahjong Group (Clubhouse)</p>	<p>21</p> <p>9am - 12pm Pickleball</p> <p>9am - 3pm Bridge (Clubhouse)</p> <p>10am - 1pm Private Event (Cabana)</p> <p>12:30pm - 3:30pm Mahjong Group (Library)</p> <p>4:30pm - 5:30pm Finance Committee Meeting (Clubhouse)</p>	<p>22</p> <p>9am - 12pm Pickleball</p> <p>10am - 2:30pm Bridge (Library)</p> <p>2:30pm - 4:30pm Alley Cats (Library)</p>	<p>23</p> <p>9am - 12pm Pickleball</p> <p>2pm - 4pm Bunko Meeting (Clubhouse)</p>	<p>24</p>	<p>25</p> <p>9am - 12pm Pickleball</p> <p>10am - 12pm Coffee Group (Clubhouse)</p> <p>12pm - 4pm Private Event (Clubhouse)</p>
<p>26</p>	<p>27</p> <p>10:30am - 3:30pm Canasta (Library)</p> <p>2pm - 4pm Mahjong Group (Clubhouse)</p>	<p>28</p> <p>9am - 12pm Pickleball</p> <p>12:30pm - 3:30pm Mahjong Group (Library)</p>	<p>29</p> <p>9am - 12pm Pickleball</p> <p>10am - 2:30pm Bridge (Library)</p> <p>2:30pm - 4:30pm Alley Cats (Library)</p>	<p>30</p> <p>9am - 12pm Pickleball</p>	<p>31</p>	

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

Management Staff:

Nicole Marks, General Manager, Nicole.Marks@fsresidential.com
Nirmal Dhesi, Assistant Community Manager, Nirmal.Dhesi@fsresidential.com
Trevon McCrea, Administrative Assistant, Trevon.McCrea-Simmons@fsresidential.com

Other Important Contacts:

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

Office Hours

Monday - Friday ~ 8am-5pm
Phone: 916-929-8380
Nepenthe.HOA@FSResidential.com
NepentheHOA.com

Your volunteer Board of Directors:

Vice President: *Cheryl Nelson*
Treasurer: *Brian Coates*

President: *Courtenay Delfin*
Secretary: *Peter Lewicki*
Member at Large: *Nina White*

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, 4:30pm 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: Mary Gray

3rd Thursday, 3pm, 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 Monday, 5:30pm at the Clubhouse

Outreach Committee

Chair: Marcy Best, outreach@nepenthehoa.com

2nd Wednesday, 4:00pm at the Clubhouse