

TRUNK OR TREAT SUCCESS!!!



NEPENTHE NEWS

Thank you to our amazing Outreach Committee for organizing a fantastic Trunk or Treat event! The creativity and effort put into this event truly made it special, bringing joy and excitement to our community.

Also a HUGE thank you to our hayride sponsors, Realtors Nancy Arndorfer, Jonathan Baker, Markus Dascher, Barbara Frago and Roger & Scott Hackney!



Inside this issue:

Trunk or Treat Success	1
2025 Budget and Water Meters	2
Howe Avenue Feedback	3
Financial Report/Awarded Contracts	4
Architectural/Siding Update	5/6
Path of Construction Map	7
Service Request	8
Calendar	9
Good to Know/ Contacts	10/11

Happy Thanksgiving!



2025 Budget

Each year, the association's volunteer Board of Directors performs a very careful review of the past year's expenses and income to best project the amount to collect from each member in the upcoming fiscal year. When reviewing the budget, the Board considers several factors such as: recurring contract costs, inflation, utility usage and rates, insurance, and appropriate reserve contributions (savings) each month to pay for repair, restoration and/or replacement of common area components as needed.

The 2025 budget was approved during Open Session on October 29, 2024. The Board approved the 2025 monthly assessment as \$659 beginning January 1, 2025, which represents a 6.45% increase in dues.

The Board also approved the \$41 water meter billing being added to your HOA monthly statement.

City of Sacramento Residential Water Meters

Effective January 1, 2025, Owners will **not** receive a residential water bill, it will now be billed to the HOA. Currently, all Nepenthe residents receive a bill from the City of Sacramento for water based off the size of your home. Meters were installed on all of the homes to begin tracking the actual water use of each home. The Nepenthe Association has received usage reports for this past year to aide in providing budget numbers for 2025. The total annual usage was divided among all 590 homes, which means all homes in Nepenthe will be paying the same monthly assessment for water meter assessment of \$41.

When you receive your statements in 2025, the assessments will be listed as follows:

Assessment—\$659
Water Meter Assessment—\$41

Please reach out to Management if you have any questions or concerns.

Connecting Howe Avenue

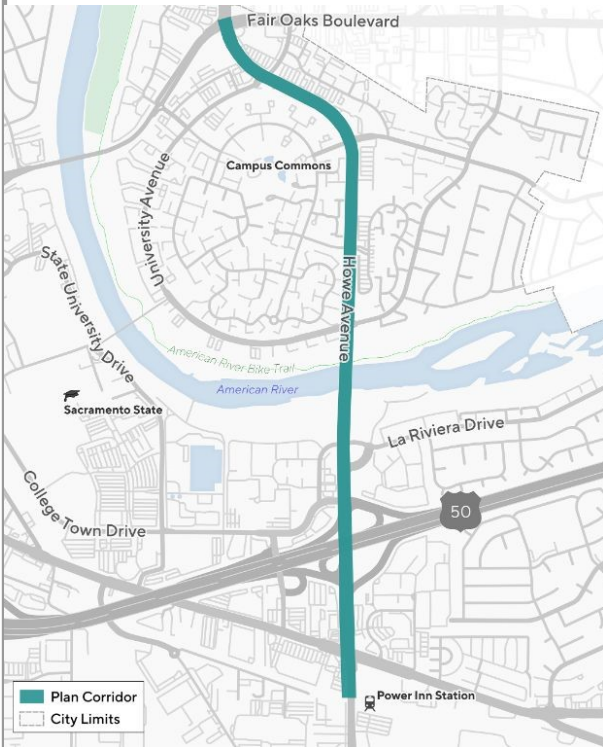
Howe Avenue between Fair Oaks Blvd and the Power Inn light rail station south of Folsom Blvd is a critical corridor serving Sacramento State, students, businesses and residents. However, it is one of the top 10 corridors in Sacramento with the highest number of transportation related severe injuries and fatalities.

The City of Sacramento was awarded a competitive planning grant to review data, work with communities to develop a plan to address safety and mobility on the corridor.

The goal of the plan is to identify a data driven, community supported plan for a future Howe Avenue that will improve safety and mobility. Having a Council adopted plan ensures the City is eligible for competitive grant funding for any next phases such as Preliminary Engineering Design, Environmental Clearance, Final Design and Construction.

We're just getting started! See our schedule below and ways to be engaged in the effort.

Provide your input at: <https://dks-engage.com/connecting-howe-ave>



Schedule

Summer – Fall 2024: Existing conditions analysis

Fall-Winter 2024/2025: Community engagement including virtual open house and pop-ups

Fall 2024 – Spring 2025: Alternatives analysis

Winter 2025: Community engagement including community survey, virtual open house and focus groups

Spring 2025-Fall 2025: Draft plan development and community engagement

Winter 2025: Final Plan



September 2024 Budget Report

The report reflects a year-to-date net operating income of \$41,191.67 and year-to-date reserve funding of \$2,116,743.40 compared to the year-to-date reserve funding budget of \$1,778,076. The actual year-to-date operating expenses were \$1,574,552.51. The budgeted year-to-date operating expenses were \$1,549,665. The association has \$190,857.76 in operating funds, which represents 0.52 months of budgeted expenses and reserve contributions. The association has \$10,067,469.22 in reserve funds.

September Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2024	\$193,609	\$10,905,489
Plus Income	\$3,728,682	
Reserve Investment Income		\$334,112
Contributions to Reserve		\$1,778,826
Accounts Payable	\$291,053	
Less Operating Expenses	(\$1,574,695)	
Reserve Funding	(\$1,778,826)	
Reserve Expenditures		(\$2,447,978)
Due to Operating	(\$0)	
Receivable from Management	(900)	
Ending Balance 9/30/2024	\$190,716	\$10,063,664

Awarded Contracts - November 2024

The Board took the following actions at the November 6, 2024, Executive Session:

- The Board approved the proposal from Critical Path Reconstruction in the amount of \$10,022.92 for siding/trim repairs at 5 homes.
 - *This proposal was approved unanimously*
- The Board approved the proposal from Critical Path Reconstruction in the amount of \$9,561.94 for fencing repairs at 3 homes.
 - *This proposal was approved unanimously*
- The Board approved proposal from Carson Landscape Management for service requests and zone steward recommendations at the following locations: Clubhouse Circle, 1376 Vanderbilt, 2312 Swarthmore, 1104 Dunbarton, 1257 Vanderbilt, 1209-1213 Vanderbilt, 702 Elmhurst, 618 Elmhurst, 208 Elmhurst, 606 Elmhurst and 1617 University for a total of \$26,520
 - *This proposal was approved unanimously*
- The Board approved change order proposal from James E. Williams in the amount of \$455.01 to move fencing at Dunbarton Cabana.
 - *This proposal was approved by a vote of AYE -3 and NAY-1*
- The Board approved invoice from City of Sacramento in the amount of \$6,618.94 to repair a public sidewalk at 1131 Vanderbilt Way.
 - *This proposal was approved by a vote of AYE - 3*

Architectural Modifications

Address	Improvement	Action
302 Elmhurst	Battery for Solar Energy System	Approval
307 Dunbarton	Skylight Replacement	Approval with Conditions
710 Dunbarton	Emergency HVAC	Approval with Conditions
1330 Vanderbilt	Emergency HVAC	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

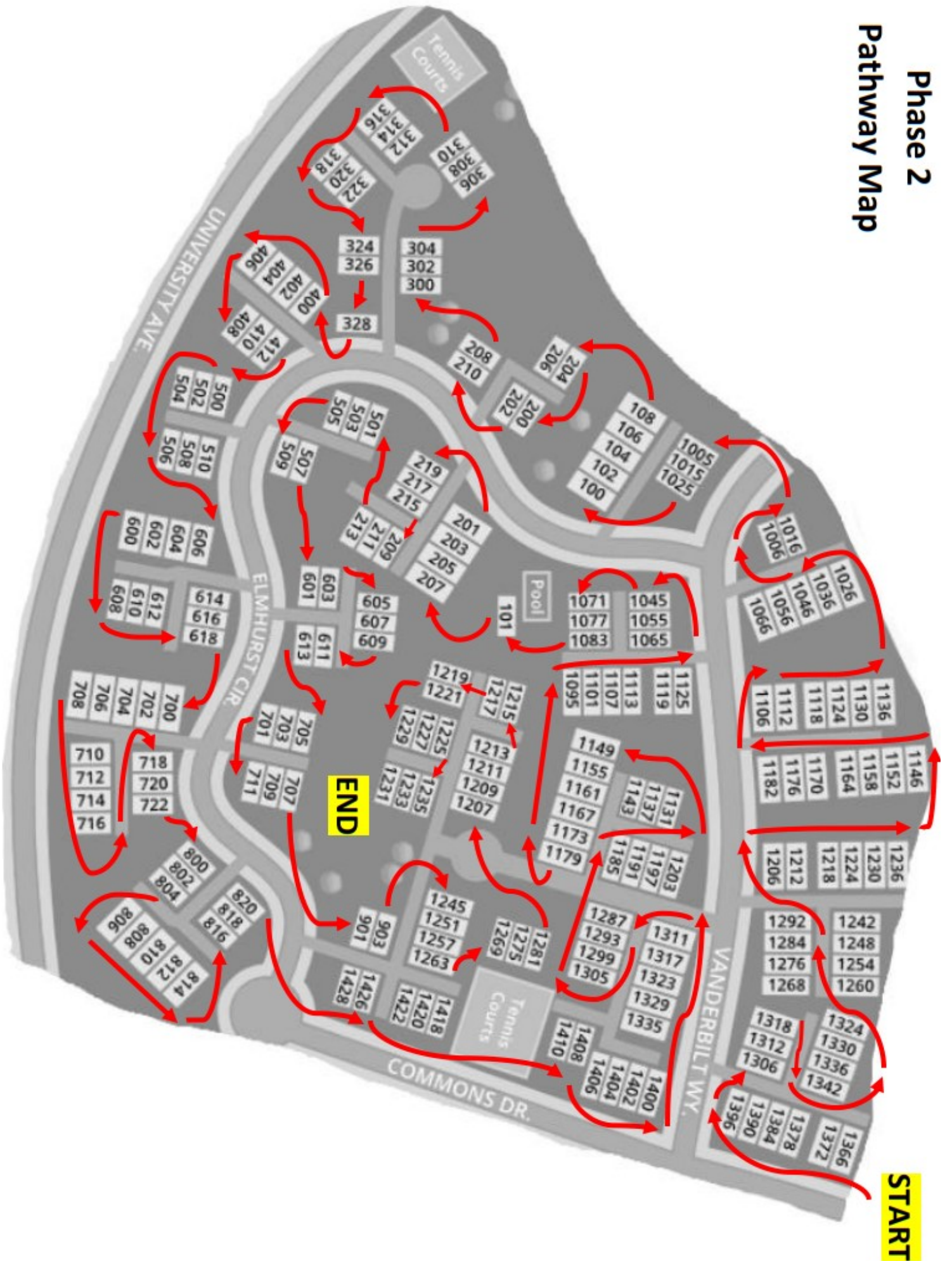
Shrub removal assessment of each section will begin prior to the commencement siding/fencing repairs.

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: _____

November 2024

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

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 ~ 9am-6pm
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:

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

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