



Say Thanks!

Our Volunteers are Super Heroes

It's true— Nepenthe runs on volunteer power. Every year after the new (volunteer!) directors are seated, one of their first tasks is to appoint the committee members that will help them in their charge to maintain, enhance and protect the value of the property.

Here are the people that deserve your thanks this year. Their service year ends at the Annual Meeting on May 25th, but hopefully they will submit applications to serve again and keep up the good work. Please consider joining a committee. Even if you cannot attend every meeting, you bring value and are needed.

As you go about your life in this beautiful community, if you know any of these folks, stop them and say “thank you!”

Architectural Review Committee

- Ken Luttrell, Chair
- Alan Watters, Secretary
- Lee Blachowicz
- Patricia Singer

Finance Committee

- Susan Timmer, Chair
- Will Vizzard
- Aubrey Lara
- Tara Zimmerman

Grounds Committee

- Steve Huffman, Chair
- Kathy Waugh
- Liza Tafoya
- Joan Trotta
- Diane Durawa
- Solveig Toft
- Don Landsittel
- Joleen Hecht
- Christina George
- Nina White
- Don Ellwanger
- Kathleen Sadao
- Robert Foster
- Diane Luttrell

(Continued on page 5)

Pools are Open!

See Page 6 for more information.

February Budget Report

The report reflects a year to date net operating income of -\$42,220 and year-to-date reserve funding of \$371,596 compared to the year-to-date reserve funding budget of \$375,240. The actual year-to-date operating expenses were \$282,253. The budgeted year-to-date operating expenses were \$279,278. The association has \$244,223 in operating funds, which represents .75 months of budgeted expenses and reserve contributions. The association has \$10,554,834 in reserve funds.

February Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2022	\$229,255	\$10,402,713
Plus Income	\$610,042	
Reserve Investment Income		\$2,256
Contributions to Reserve		\$369,340
Accounts Payable	\$54,000	
Processing Fees		
Prepaid Utilities	2,519	
Less Operating Expenses	(\$282,253)	
Reserve Funding	(\$369,340)	
Reserve Expenditures		(\$208,531)
Ending Balance 1/31/2021	\$244,223	\$10,565,778

It Bears Repeating...

Green waste is picked up on Monday mornings by Carson Landscape. Please bag your yard clippings and place at the intersection of your alley and street NO SOONER than Sunday evening. Remember, this is JUST green waste— no food, dog waste, household trash. Thank you!

Happy 95th Birthday, Dorothee!

Dorothee and her alley neighbors got together in March to celebrate this milestone birthday. Don't her years sit lightly upon her?



Architectural Approvals

601 Elmhurst Circle	Awning & Roll Down Shade
806 Dunbarton Circle	Patio Hardscape
605 Elmhurst Circle	Slide Wire Canopy

Meet the Candidates Event

Saturday, April 30th, 1:30 pm, Nepenthe Clubhouse

Come to the Clubhouse Saturday, April 30th to meet the volunteers running for a seat on the Board of Directors. This year, there are two open positions and three candidates. Linda Cook is ending three terms on the Board this year. (Thank you for your service, Linda!) Mary Gray is ending her first term on the Board and is one of the candidates looking for your vote. The other two candidates are Jackie Grebitus and Cheryl Nelson.

You may not know very much about these candidates. Their statements are at end the end of this newsletter and will also be included with your ballot which you will receive later this month. To really get your questions an-

swered, you will want to meet them in person.

This informative event begins with each nominee telling the assembly a little about themselves and their goals for the community. This will be followed by a question and answer period, first by the Nepenthe Nominating Committee and then by homeowners.

At the end of the question and answers, there will be an informal "reception" period where stakeholders can meet the contenders one-on-one.

Serving as a director is a big responsibility and members have a duty to be informed voters. Don't miss this great opportunity to meet the folks that want your vote.

Election Timeline

April 17, 2022	Ballots mailed to homeowners
April 30, 2022	Meet the Candidates Event
May 25, 2022, 5:00 pm	Annual Meeting- Deadline for returning ballots

Will You Help Our Shared Amenity?

Have you had a chance to see the beautiful new playground by the tennis courts on Hartnell Place? All Campus Commons community grandchildren and children will enjoy it for years to come. This major upgrade to the community playground was accomplished as part of an assessment of the Campus Commons Park Corp. homeowners.

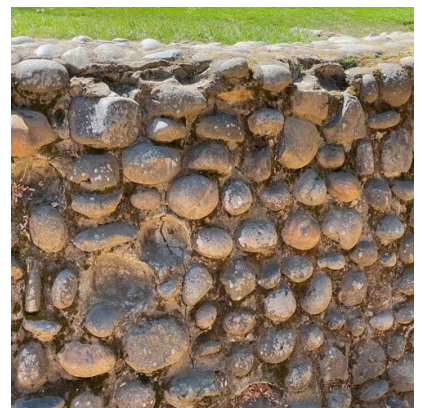


Now, Nepenthe residents have an opportunity to help complete the finishing pieces of the project. An ad hoc fund-raising committee established by the Nepenthe Board will be organizing special events and fund-raising efforts. There will be donation buckets at the upcoming Spring Egg Hunt, the

Meet and Greet on the Green, and other appropriate activities. Those who wish to make direct donations may

also bring checks to the Nepenthe Clubhouse, payable to Nepenthe Association.

Be sure to mark your calendars for the first official fund-raising event "Picnic at the Playground" taking place Sunday, May 1, at noon. Come see the improvements and learn about the projects fundraising will address. The first item to be tackled is a rock wall in need of repair. Invite your families to enjoy a day in our beautiful neighborhood. Bring your own lunch and blanket. Save room for dessert - root beer floats will be available for a small donation.



From Your Board

Hello, Nepenthe

It has been a busy month for the Board. We would like to share some of the highlights:

We are pursuing solar panels for the Clubhouse. We had a presentation from Tesla and will be putting out Requests for Proposals to other solar companies. We are hopeful to have the solar panels installed in the near future.

We are moving ahead with Phase I siding and fence repairs followed by painting. Phase I is Dunbarton Circle. Since the Board is proposing new colors, which can be seen at the Clubhouse, a questionnaire will be sent out to the community to get feedback.

We hired Garth Ruffner, a Landscape Architect, to help us with our grounds given the challenges of water shortages, and the desire to keep maintenance cost from rising. He will also be providing us with an updated plant list. We had a very productive meeting. We are looking forward to sharing a summary of the meeting in the coming month.

One outcome of our meeting with Garth was some guidance for allowing homeowners to plant in the common area near their front entries. We will be working with the Grounds Committee to develop a process for supplemental planting and relying on Garth for plant lists.

The Outreach Committee is planning a 50th year celebration for June. As the planning progresses more details will be available. Stay tuned!



Vice President Mary Gray



Treasurer Ashley Tangeraas



President John Baker



Secretary Linda Cook



Director Markus Dascher

Board Contract Approvals in April

LANDSCAPE:

- Remediation of 14 tree removal sites in Zones 3 and 4 totaling \$71,025

FACILITIES:

- Contract with Reeves Construction Management for services related to Phase I Siding, Fencing and Paint in the amount of \$67,300.

- Budget for 50th Anniversary Party, \$2,500.
- Fence Replacement 820 Elmhurst Circle, Critical Path Reconstruction, \$7,801.00
- Increase to pool/spa contract to \$2,475 monthly

Your dues at work!

Get to Know Your Neighbors

Meet Caio and Danielle

Every month, the Outreach Committee would love to introduce some of your neighbors. Whether you've been here for a month or 30 years, they want to feature you!

Caio and Danielle moved to Nepenthe from Boston in 2007 when Caio was recruited as a professor at Sacramento State and Danielle was offered a position directing a center providing therapy to children with autism. As a recently married couple, they were initially attracted by the convenience of being so close to campus and highway 50. However, when the Brazilian and French-Canadian couple decided to get a bigger backyard for their Boston Terriers in 2013, they ended up buying their neighbors' house across the street. The bigger yard came with a gorgeous lemon tree that produces lemons all-year round. Many of you have seen Caio's Nextdoor posts offering free-lemons to the neighbors. In addition to walking their two Boston "Terrors," Caio and Danielle like to ride their bicycles on the American River Trail, paddle Lake Natoma, spend their weekends in Napa, and tour local brewer-

ies. In the summer, you can find them at the clubhouse pool almost every Sunday.

Please email us at nepentheoutreach@gmail.com if you would like to be featured in an upcoming newsletter!



Thank you, Volunteers (continued)

(Continued from page 1)

Insurance, Legal and Safety Committee

- Nancy Arndorfer, Chair
- Jerry Dunn
- Bill Olmsted
- Peter Pelkofer
- Peter Lewicki
- Leslie Arnal



Outreach Committee

- Emily Mah-Nakanishi
- Jackie Grebitus

- Cheryl Nelson
- Deborah Russell
- John Donovan
- Margaret Flynn
- Cher Kurtz
- Kristine Davis

Thank you, all, for your service! Nepenthe is an even more special place to live because you brought your gifts to the table.

A Committee Application is the last page of this newsletter. Please consider submitting it by the deadline, May 25th.

POOLS ARE OPEN!



POOL RULES

Pool hours are 7:00 am-10:00 pm daily.

Please be considerate of your neighbors living near pool areas.

No diving is allowed.

Pools, spas and pool deck areas are restricted to Nepenthe residents and their guests.

Children under 6 years of age are not permitted in the spas.

Children require the supervision of a responsible adult over 18 years old at all times.

Guests must be accompanied by their resident host. Guests are limited to 4 per residence.

Running, roughhousing, loud conversation, yelling and screaming are prohibited.

The large pool at Clubhouse is a designated lap pool.

For guests who require swim pants or swim diapers, please check the pants/diapers every 30-60 minutes. Change the pants/diapers in the restrooms and wash hands afterwards.

Food and beverages are permitted in plastic containers only and are to be consumed on the pool deck. Waste is to be disposed of in the provided trash receptacles. Food is not permitted in the pool.

Masks, goggles, swim fins, safety rings, lap boards, snorkels, and small plastic inner tubes are allowed. Swim noodles, large inner tubes, toys, balls, and playing pool games may be permitted only if agreed to by other pool occupants.

Pets are not allowed in the pools. Pets on a leash may be allowed on pool decks only if agreed to by other pool occupants.

Swimming attire is required. Cutoffs, non-swimming shorts, or T-shirts are not permitted.

Bicycles are not allowed in the pool area.

The Nepenthe Clubhouse Staff and/or the Nepenthe Patrol Service have the responsibility and the final authority to interpret and enforce pool, spa and pool deck area rules.

Staff and/or patrol are authorized to deny use of the facilities based on these criteria.

We hope you enjoy the pools this season. Your management team want the pools to be safe and fun for everyone!

We have our Wednesday handyman, Joe, working on a number of small improvements and fixes at all of the pools this year. Some have been subtle, others may be more noticeable. We have two good quality clocks that will be installed at the main Clubhouse pool and the Dunbarton pool on the 13th. We are also making improvements to the signage at the pools.

If you see something that presents a safety concern or just doesn't look nice, please let us know.

The number one complaint we get each year is kids jumping into the lap pool and rough housing so please remember, the lap pool is for lap swimmers/walkers only.

We love meeting your grandchildren, so we hope you'll feel comfortable bringing them by the Clubhouse office to say hello!

Per manufacturer's instructions, the lap pool is heated to 78° and the Dunbarton pool is heated to 80°. To heat it higher is to risk early breakdown of the heater.

Have fun, follow the rules and play nice!





Nepenthe Association
1131 Commons Drive
Sacramento Ca 95825

Office Hours

Monday—Friday ~ 9am-6pm
Saturday & Sunday ~ 10am-2pm

Phone: 916-929-8380

Nepenthe.HOA@FSResidential.com

NepentheHOA.com

Management Staff:

Bettsi Ledesma, CMCA, AMS, General Manager, Bettsi.Ledesma@fsresidential.com

Nirmal Dhesi, Assistant Community Manager, Nirmal.Dhesi@fsresidential.com

Monique Smith, Administrative Assistant, Monique.Smith@fsresidential.com

Other Important Contacts:

After Hours Customer Care Center 1-800-428-5588 for property-related emergencies

Power Outage: 1-888-456-SMUD

Nepenthe Insurance Questions? Call Management: 916-929-8380

Your Volunteer Homeowner Board of Directors:

President: John Baker

Vice President: Mary Gray

Secretary: Linda Cook

Treasurer: Ashley Tangeraas

Member at Large: Markus Dascher

Nepenthe runs on volunteer power!

Board of Directors

1st Wednesday, 6:00 pm, via Zoom
Meeting ID 882 7211 1861, passcode 620373
And live at the Clubhouse

Finance Committee

Chair: Susan Timmer
financecomm@nepenthehoa.com
4th Monday, 4:30 pm, via Zoom
Meeting ID 897 6767 3487, passcode 162803

Architectural Review Committee

Chair: Ken Luttrell, arc@nepenthehoa.com
2nd Thursday, 5:30 pm, via Zoom
Meeting ID 811 7445 1650, passcode 353045
and at Clubhouse

Insurance, Legal & Safety Committee

Chair: Nancy Arndorfer,
ils@nepenthehoa.com
2nd Tuesday, 5:00 pm at Clubhouse

Grounds Committee

Chair: Steve Huffman
groundscomm@nepenthehoa.com
3rd Thursday, 3:00 pm, via Zoom
Meeting ID 880 7532 8792, passcode 198099
and at Dunbarton Cabana

Outreach Committee

Chair: Emily Mah-Nakanishi
NepentheOutreach@gmail.com
3rd Tuesday, 5:00 pm, via Zoom
Meeting ID 813 6066 5631, passcode 648491

Weed Abatement Schedule

Carson Landscape performs weed abatement every Tuesday, Wednesday and Thursday between the hours of 8:00 am and 4:00 pm. The application process is performed in compliance with applicable regulations by one certified specialist employed by the company .

Have a Concern?

Start with the management office via walk in, phone call 916.929.8380 or email Nepenthe.HOA@fsresidential.com.

If the office staff cannot resolve the problem, work with the General Manager, Bettsi Ledesma. Still not satisfied? Submit a letter to the Board of Directors for review at the next meeting.

SPRING EGG HUNT

April 16, 2022

Name Tags & Registration

11:00 am to 11:30 am

5 & UNDER HUNT BEGINS 11:30

6 & OVER HUNT BEGINS 11:40

Find us at the Greenbelt off Commons
Drive between Swarthmore and Vanderbilt



For all Campus Commons—Nepenthe children, grandchildren, nieces and nephews ages 12 and under.



NEPENTHE

Nepenthe Committee / Volunteer Application with Conflict of Interest Policy Acknowledgement

Contact Information:

Date: _____

Name: _____

Address: _____

Committee applying for: _____

Phone Number: _____

E-Mail Address: _____

Contributions:

How would you like to contribute to this committee?

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural	_____	Outreach	_____
Election	_____	Social	_____
Finance	_____	Insurance, Legal & Safety	_____
Grounds	_____	Nominating	_____

Volunteer Only:

_____ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

_____ *By providing your initials in this box, you agree that you have read, understand and will abide by the following:*

Acknowledgement of Conflict of Interest Policy: The applicant hereby acknowledges that he or she has read the Nepenthe Conflict of Interest Policy, has had an opportunity to ask any questions the he or she may have about the policy, and understands and agrees to comply with the policy.

Please return completed form with **Acknowledgement of Conflict of Interest Policy** to 1131 Commons Drive, Sacramento Ca 95825.

Mary Gray

Incumbent



I love living in Nepenthe. Moving here was a great decision. Nepenthe is an amazing community filled with wonderful neighbors. We are so fortunate to live in a beautiful park-like setting.

It would be my privilege to continue serving you on the board for 2 more years.

I believe very strongly in financial accountability, transparency, improving safety and effective communication.

Financial Accountability I have strived as a board member to keep the dues low. In addition, I carefully review contracts to insure that we are getting both quality and value. I have also researched solar panels for the club house to decrease energy costs. I will continue to look for ways to reduce costs.

Transparency matters. This is our community, and everyone deserves to know how decisions being made. We now review our contracts in open session so that everyone is aware of how money is being spent.

Effective Communication is vital. I take the time to listen to homeowner concerns and do whatever I can to address the issues. I will continue to make myself available so that homeowners feel heard. I look forward to collaborating, hearing different perspectives and understanding priorities. Homeowner views and opinions are a vital part of the decision process.

We all want to feel **safe** in our homes. This year we had a safety forum to provide information on how each homeowner can make their house safer. In addition, we just approved new light bulbs which will brighten our streets and walkways. I will continue to work with the ILS committee to explore additional ways to make our community safer

The Nepenthe Association is not responsible for the design content of the candidates' statements. Distribution of statements does not imply agreement with claims proposals made in statement



Jackie Grebitus

I have lived in Nepenthe for almost 21 years. I recently retired and decided to become more involved in the community. I have been on the Outreach Committee for the past year and wanted to do more by running for a Board position. The Outreach Committee's reincarnation after Covid rules relaxed produced some great events.

I have served on the Board of Directors of the Pioneer Association for two terms working on membership growth and activities. Through those positive experiences I learned the value of teamwork, listening and collaboration.

I worked in the insurance industry for over 40 years. I handled worker's compensation, liability and auto claims for large commercial accounts. I then managed claims handlers and after that, audited claims handlers, managers, and third party administrators for adherence to best practices set by the company in the US and Canada. I also audited law firms for compliance with company mandated billing practices. I was certified by my employer as an arbitrator for disputes between insureds and the company in the aftermath of Hurricane Katrina. I also worked on a catastrophe team managing a large scale property damage incident for a large oil company. I have an Associate of Risk Management designation from the Insurance Institute of America and am certified by the state of California as a third party administrator.

I have strong dispute resolution and consensus building skills from the years in insurance. The overall claims process involves gathering information, evaluating all aspects of the information and making decisions based on applicable law and regulations to lead to a resolution between all parties are skills I will utilize as a Board member.

Financial management is also a skill I will bring to the Board. Insurance claims require fiscal responsibility to the insureds, shareholders, management and employees of the company. The owners

and residents of Nepenthe deserve the same responsibility and accountability. I have years of experience handling other people's money and supporting the decisions made to spend the money.

I have four adult children, four grandchildren and a 15 year old cat. I've recently taken up pickleball and enjoy playing with a great group of people on Nepenthe's fabulous courts. I have lived in Sacramento all but 3 years of my life and Nepenthe is the best place to live.

I would be privileged to have your vote and look forward to serving you on the Board.

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Cheryl Nelson



Hi, I'm Cheryl Nelson, and I'm running for the Nepenthe Board of Directors. Board members are the representatives you choose to serve the owners and residents, facilitate the efficient and responsible operations of our community, and ensure the growth, stability, and viability of our resources. Challenges and opportunities lie ahead for Nepenthe – including finalizing the water meter conversion, reducing water use while protecting our landscape, and optimizing use of our facilities, for example. I ask for your support and your vote to assist our community in meeting challenges and seizing opportunities as they present themselves.

In the nine years I have lived here as an owner and landlord, I have found a beautiful neighborhood and a thriving community full of vision, energy, and friends. It has been my pleasure to become actively involved in a variety of activities, projects, and special events with varying groups, including the Outreach Committee. When that committee went on COVID hiatus, I was a founding member of the “grass roots” group, Neighbor2Neighbor. Our goal was to support community interaction through coffees, happy hours, outdoor “meet and greets”, the 2021 holiday party, etc. I initiated the more family-focused events, including our first Spring egg hunt, three Halloween events, and the first “annual” 4th of July parade. In each case, participation far exceeded our expectations. Clearly, we need and enjoy community!

I hold a bachelor's degree in Sociology from the University of California, Davis, and spent a career on that campus with varied positions culminating as the Director of Client Services for the Veterinary Medical Teaching Hospital. During my career I handled budgets, problem assessment and analysis, employee relations, information technology, client and media communication, and problem negotiation and resolution. Outside my work career, I gained experience through service on the Sacramento County Grand Jury and as a past member of the Board of Directors of the Sacramento Genealogical Association. I remain involved with the non-profit California Grand Jury Association as a juror trainer and on their committees. I enjoy volunteering as a seminar leader and technical host with the Renaissance Society at CSUS. However, I would be remiss if I did not recognize my family as the source of my greatest fulfillment and joy.

My education, career, and volunteer work provide me with the experience and skills to assess issues, consider varying points of view, and work collaboratively to make responsible decisions for the good of the whole community. It would be both an honor and a pleasure to serve you as a member of our Board of Directors.

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Candidate Questionnaire

The Nominating Committee is asking each candidate to answer the following questions. The responses will be provided to homeowners in the newsletter to assist them in evaluating candidates. In addition, each candidate is asked to provide a personal statement. The committee realizes that there may be some overlap between the two; however, the questionnaire assures that certain basic information is addressed for home owners. The questionnaire is voluntary. If you do not wish to fill it out, only that information will be provided to homeowners.

Your name: _____Cheryl Nelson_____

If you decline to fill out the questionnaire, mark here: _____

1. Please relate your experience with Nepenthe committees or other Nepenthe activities.

Current member of the Outreach Committee. Past member and temporary Chair of the same committee. Arranged/organized or coordinated various community events: Spring Egg Hunt; Halloween (twice); 2021 Meet and Greet; 4th of July Parade. Chair of Ad Hoc Committee to fund raise in support of the Campus Commons playground.

2. Are you able and willing to devote 4 to 8 hours a week to association business?
Yes
3. Will you provide a phone number and email address for homeowner contact?
Yes. I would prefer a separate email account to keep HOA business separate from personal email.
4. Are you able and willing to serve as liaison to one or more committees?
Yes
5. Will you be able to regularly attend monthly board meetings?
Yes
6. Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations?
Yes
7. Will you be willing to respond to inquiries from homeowners?
Yes
8. What are your top three priorities for Nepenthe during the next two years?
 - a) Continue to work toward and support Board transparency
 - b) Ensuring wise monetary decisions
 - c) Within public health restrictions, promote access to Nepenthe amenities and activities