



Your Vote Counts

Return your ballot by May 25

Ballots have been mailed, now it's your turn to be counted. Membership means more than paying dues. Directors are elected by the homeowners, so please do vote.

There are two open positions on the Board this year and three candidates that want your vote.

Mary Gray, who was elected in 2020, is at the end of her first term and Linda Cook, who was elected in 2016, 2018 and 2020 is ending her third and final term.

Mary is running for a second term and joining her on the ballot are homeowners Jackie Grebitus and Cheryl Nelson.

At the May 25 Annual Meeting, when the two new directors are voted in, the Board will then meet immediately in Executive Session to determine the officers' positions and the liaisons to the committees.

While John Baker, Ashley Tangeraas and Markus Dascher will continue on the Board, they might not be the President, Treasurer and Member at Large as they are now. The same is true for the liaison positions that they currently hold, Finance, Grounds and Insurance, Legal & Safety Committees, consecutively.

Staggering the elections of the directors (3 positions one year, 2 positions the next) does provides for a fair amount of continuity, yet a lot of things are

still open to change. This process is governed by the Bylaws which homeowners can read on the community website at this link:

<https://nepenthehoa.com/governing-documents/>

If you missed the "Meet the Candidates" event on Saturday, April 30th, you can watch the recording at this link: <https://nepenthehoa.com/annual-meeting-2022/>

Your three candidates provided a lot of thoughtful answers about how they will lead if elected.

After you watch the recording, fill out your ballot and return it to the Clubhouse. Please make sure you fill out your Nepenthe address or account number on the return address portion of the outer envelope and sign your envelope! It's not valid without the signature. The signature says "I am a Nepenthe homeowner and this is my true ballot".

Please let management know if you have any questions at all about the process. The Annual Meeting (and the due date to turn in ballots) is May 25 at 5:00 pm.



Candidates Mary Gray, Cheryl Nelson and Jackie Grebitus

March Budget Report

The report reflects a year to date net operating income of **\$165,334** and year-to-date reserve funding of **\$370,705** compared to the year-to-date reserve funding budget of **\$562,860**. The actual year-to-date operating expenses were **\$417,254**. The budgeted year-to-date operating expenses were **\$418,917**. The association has **\$478,108** in operating funds, which represents **1.46 months** of budgeted expenses and reserve contributions. The association has **\$10,287,933** in reserve funds.

March Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2022	\$229,255	\$10,402,713
Plus Income	\$951,928	
Reserve Investment Income		\$1,365
Contributions to Reserve		\$369,340
Accounts Payable	\$81,000	
Processing Fees		
Prepaid Utilities	2,519	
Less Operating Expenses	(\$417,254)	
Reserve Funding	(\$369,340)	
Reserve Expenditures		(\$474,541)
Due to Operating		(\$10,944)
Ending Balance 3/31/2021	\$478,108	\$10,287,933

Pool Reminders: Please Read



Hi Friends. When I earned my CMCA credential, I think learned 100 ways to write Pool Rule Reminders!

I'd like to spare you that and simply say, "Play Nice". If you have young people with you, maybe you want to come to the main Clubhouse pool. The homes near the Dunbarton Pool are very close and the sound of all of that youthful enjoyment can be overwhelming to some homeowners.

So everyone can have fun at the pools, be mindful of this rule: **Running, roughhousing, loud conversation, yelling and screaming are prohibited.**

Last one: Residents are to accompany their guests. At the end of the day, the homeowner is responsible for the behavior of their guests, tenants, and household members. Thanks for your cooperation!

ARC Approval

1545 University

Awning

Happy Anniversary, Nepenthe!

Sunday, June 12th, 4:00 to 6:00 pm, Nepenthe Clubhouse

Nepenthe Association is celebrating its 50th Anniversary this year! Join us for appetizers, treats, and refreshments to celebrate this milestone.

All Nepenthe residents are welcome!

If you are an original owner and plan to attend, call the front office (916.929.8380) or email nepentheoutreach@gmail.com to let us know!

Also, if you are one of our long-time residents and have photos or experiences to share, please email us at nepentheoutreach@gmail.com. We would like to have a slideshow featuring photos of Nepenthe over the years, and we would be happy to scan and return your photos to you.

A Look Back at the Early Days of Campus Commons – Nepenthe

Enjoy this previous article from the 2002 Nepenthe Newsletter, written by then Board President Bob Giess

In the early 1960s, only one large area of land close to the City of Sacramento remained undivided into suburban building lots. This area was comprised of the Horst and Haas ranches lying in a bend on the north side of the American River, south of Fair Oaks Boulevard. The Horst Corporation acquired its property in 1913 and had devoted the 555 acres to hop production since 1940.

By December 1964, agreement was reached for the sale of the Horst Ranch for \$4.5 million to a group consisting of 12 partners who had incorporated as Horst Ranch Venture. Two of the partners, Henry Moss and Robert Hurst, had previously acquired the 126-acre Haas Ranch, which was now added to the Venture's property, for a total of 681 acres.

The following year, 661 acres were annexed to the City of Sacramento, with the remaining 20-acre strip subdivided as part of Sierra Oaks outside the new city limits. The area, which had been zoned "Agricultural" was rezoned

"Planned Unit Development." It was the first total community design approved by the City Planning Commission under the new Planned Unit Development section of the zoning ordinance which had become effective June 13, 1964. The first one Callister and Paine had developed the plan for the area in the city which was to be called Campus Commons. In September 1965, the development plans were announced to the public.

On July 9, 1966, the Campus Commons models in Unit 1 (now called Village 1), were shown to the public. 18 homes were complete and construction was under way on 74 others. Within five to seven years, Campus Commons was expected to cover 550 acres, with a population of 8,000 to 10,000.

In April 1967, the City Council decided to extend Howe Avenue southward from Fair Oaks Boulevard across the American River to Folsom

Boulevard. It was also in early April 1967 that the pedestrian bridge connecting Campus Commons with the college was dedicated. Costing \$636,000, the suspension structure is patterned after the Golden Gate Bridge in San Francisco, and named for Guy West, the first president of Sacramento State College (not California State University, Sacramento).

By late September 1967, 84 of the 114 homes in Unit 1 of Campus Commons were completed and construction had



Looking past 1 Adelphi. See the Guy West Bridge in the distance?

(Continued on page 7)

From Your Board

Hello Nepenthe

We wanted to keep you apprised of several exciting things happening in our community:

We are mailing out a questionnaire next week to get your opinions on the proposed exterior paint colors. Please stop by the Clubhouse and take a look at the colors. Please return the questionnaire to the Clubhouse no later than May 20th.

Garth Ruffner , the landscape architect we hired, will be at the May 19th Grounds Committee meeting to give a presentation on his recommendations for both maintaining our landscape as well as discussing a new plant palette. You are invited to attend.

The Grounds Committee is continuing to work on a policy for allowing homeowners to plant in the Common Area.

Our 50th Anniversary party will be taking place on June 12th from 4 to 6 pm. You will soon be receiving a link to a survey from the Outreach committee asking if you are planning to attend.

Happy Mothers Day

Remember to Vote



Vice President Mary Gray



Treasurer Ashley Tangeraas



President John Baker



Secretary Linda Cook



Director Markus Dascher

Board Contract Approvals in May

LANDSCAPE:

- Remediation of one tree removal site in Zone 3 for \$4,650 payable from Reserves
- Tree work including pruning and removals for Zones 1, 2, 4, 5 and 7 totaling 76,200 payable from the Reserves. See the reports detailing the work here:

<https://nepenthehoa.com/nepenthe-tree-reports/>

Your dues go into two funds: *Operating* for day-to-day expenses and *Reserves* for the repair and replacement of components the Association is obligated to maintain.

Get to Know Your Neighbors

Meet Karen Lowrey

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

Karen Lowrey moved to Nepenthe from the Land Park neighborhood in 2005, shortly after retiring as an administrator from the California Department of Education. Drawn by the opportunity to live in an 'urban forest' with easy access to city conveniences. She was also ready to be free of home and yard maintenance. Initially a renter, Karen attended every meeting and activity in an effort to meet other residents and possibly hear of a home to buy...a mission that introduced her to many lasting friends.

A founding member of



the first Outreach Committee, Karen has also been on the Nominating Committee and the CC&R Revision Committee, as well as helping with many projects and events. She currently keeps Nepenthe's library in order and helps with the Saturday Coffees.

"I feel like the people in this community are my extended family. It's wonderful to see more young families with children moving in ...and the many dogs are a never-ending delight. I still can't believe my good luck in discovering such a lovely place to call home."

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

Random Acts of Cleanup– Will You Help?

Here is an article we wanted to share with you:

<https://sacramentocityexpress.com/2022/04/11/help-keep-our-creeks-and-waterways-clean-get-a-free-trash-clean-up-kit-for-your-neighborhood/>

To summarize the article: *Sacramento Stormwater Quality Partnership* is having a 'Trash-Your-Trash' campaign to keep Sacramento waterways clean of trash; the trash that eventually finds its way to rivers through urban runoff.

Because we live next to the beautiful American River we need to do our part! The campaign is giving free clean-up kits for residents to do neighborhood clean-ups. Volunteers Becky Siiteri, Bonnie Jacobson and Cheryl Nelson

ordered a number of the kits and have made plans for a Nepenthe/Campus Commons Clean-Up that will be on June 5, 2022 @ 1 p.m.

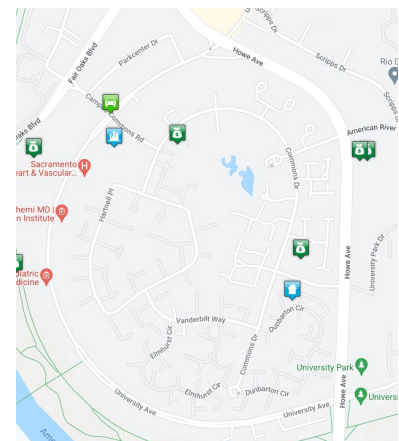
Litter from our sidewalks and streets eventually finds its way through urban runoff into our beautiful American River. You can learn more at <https://beriverfriendly.net>.

Please join with other Campus Commons Trash-Your-Trashers on June 5, 2022 @ 1 p.m. to perform random acts of clean-up in our neighborhood. We will meet in front of Nepenthe Club-house at 1 pm. Please wear gloves, bring grabbers and a garbage bag, if available. We hope to have extra grabbers and garbage bags so don't let it stop you from joining if you don't have them.

Sign Up for Crime Alerts

Have you ever wanted to know just how much crime is in our area? Go to:

<https://communitycrimemap.com/> Use the tools on the left to zoom in to Campus Com-



mons. You can also set a date range. Use the button in the upper right corner to "sign up for crime alerts".

CITY TO START ORGANICS RECYCLING AT NEPENTHE

The City of Sacramento is launching its new organics recycling program.

Starting July 1, all food scraps, food-soiled paper, and yard trimmings must be placed together in the curbside organic waste container (currently the yard/green waste container). Organic waste will be collected weekly for all customers.

Nepentheans do not have City yard/green waste service. They will be issued a new organics container for food waste and organic material which should be delivered to these properties between June 20th to 30th. Collection for the new service will occur weekly on the same day as garbage collection.

Starting in July, a monthly charge of \$10.02 for this new service will appear on the bill of customers who currently do not have City yard/green waste service. More information is being sent directly to impacted customers.

The new recycling program is required by state

law, Senate Bill 1383, which mandates all organic waste be diverted from the landfill and recycled. Californians throw away nearly 6 million tons of food scraps each year, accounting for 15-20% of all landfilled material.

When organic matter goes in the landfill it creates methane, a greenhouse gas over 80 times more potent than carbon dioxide over time. But when organic material goes to an organic waste processing facility, it can be repurposed into a nutrient-rich compost — keeping it out of the landfill and reducing greenhouse gases.

[Find more information on SB 1383 and organics recycling here.](#)

The new container will be for food waste, food-soiled paper and any yard trimmings. It will be a 32 gallon bin.

Height 28 4/5 in.

Width 19 4/5 in.

Contributions Still Welcome



Picnic in the Park and Root Beer Float Fundraiser

To date, the ad hoc Playground Committee has raised \$534.45 for the refurbishment of the rock wall at the Playground on Hartnell. As you may recall, the beautiful new playground on Hartnell Place was recently installed for all Campus Commons community grandchildren and children to enjoy 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.

Those who wish to make direct donations for the repair of the rock wall at the playground may bring checks to the Nepenthe Clubhouse, payable to Nepenthe Association. Once funded, a contractor will be making the repairs and will be paid from this fund.

50th ANNIVERSARY, continued

begun on 34 of the 72 homes planned for Unit 2. By May of 1968, the community consisted of 200 homes, a recreation complex, and an administration building. For the next two years, the community grew slowly. Models in Unit 4 opened for public showing on February 22, 1970.

The next significant event was the announcement in November 1970 that R.C. Powell Developments and Teichert Land Co. had formed a joint venture to build 400 housing units on 46 acres of Campus Commons, purchasing property for \$1 million from a subsidiary of Moss Land Company.

On May 16, 1971, the first 42 lots went on sale. These were homes on Hartnell place, part of Campus Commons Village 3. Within a matter of hours the first 20 homes were sold. Within one week, all were purchased. The price range was \$24,000 to \$29,000. Of the 1200 lots in the original Campus Commons plan, Powell eventually purchased 900.

It was on May 30, 1972 that Nepenthe Association was incorporated. Unit 6, the area south of American River Drive, between Commons Drive and Howe Avenue went on sale August 5, 1972 with the opening of the model homes on American River Drive. Prices ranged from \$27,500 for the one-story Plan 1100, to \$37,500 for the Plan 1776. In December, homeowners began moving in on Colby Court and in March of 1973 on Commons Drive, fol-

lowed by Adelphi Court in May and extended south to Swarthmore Drive in June. Construction of the Clubhouse buildings, tennis courts, and pools was well underway in September.

December 20, 1973 marked the celebration of the Nepenthe Clubhouse and the first of many holiday parties for



Looking at the Clubhouse from the corner of Commons and Swarthmore. See how small the redwoods were!

residents. The map for Unit 7A was filed with the city on October 29, 1973 and construction began immediately with residents establishing homes in early 1974. In February, the tennis courts were completed and the new swimming pools were heated for use. The first cocktail party and potluck dinner were held on Sunday, February 17, 1974!

Planned Unit Development?

In the article above, Bob talked about Campus Commons being an early Planned Unit Development. This marked the beginning of the modern homeowner associations (HOA) as we know them today.

Originally, they came about as a result of the post-WWII building boom. Returning soldiers needed homes, but the municipalities were hard pressed to provide necessary infrastructure to developers who were ready to build. Those cities and

counties put the responsibility for the roads, sewer, etc. back on the developer and, subsequently, on the homeowners who purchased the new homes. Those early CC&Rs (Covenants, Conditions and Restrictions) were solely focused on ensuring that the homeowners would continue to maintain and replace the infrastructure.

Smart developers soon realized that the idea of "selling" infrastructure became

easier when there was a community clubhouse and pool included too!

Nepenthe is what is commonly referred to as a maintenance association. The main purpose of the HOA is to maintain the unit exteriors and the Common Area by pooling resources and employing economy of scale in contracting for necessary goods and services.



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 Clubhouse

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.