

June 2023

Dusty Favichia, Editor



# NEPENTHE NEWS

## 2023 Annual Meeting Election Results

The 2023 Annual Meeting is now concluded. The Inspectors of Election closed the polls at 5pm on May 24, 2023. The voting results are as follows:

**W.F. (Bill) Henle:** 205 Votes

**Markus Dascher:** 196 Votes

**Christina George:** 156 Votes

**Nina White:** 143 Votes

**Jerry Dunn:** 137 Votes

**Elizabeth Tafoya:** 103 Votes

**Kathryn Schmid:** 17 Votes (Kathryn withdrew her candidacy on April 12, 2023)

There were three vacancies on the Board of Directors this year, and your new directors that were elected, or *re-elected* to the Board are: W.F. (Bill) Henle, Markus Dascher and Christina George. Welcome! Immediately following the Annual Meeting, the directors met briefly to determine Officer positions and Committee Liaison positions.

1. Markus Dasher, President, Liaison to Architectural Review Committee
2. Cheryl Nelson, Vice President, Liaison to Outreach Committee
3. W.F. (Bill) Henle, Treasurer, Liaison to Finance Committee
4. Jackie Grebitus, Secretary, Liaison to Insurance, Legal & Safety Committee
5. Christina George, Member at Large, Liaison to Grounds Committee



*Thank you to all of our candidates that ran for the Board of Directors this year! A big thank you as well to our exiting directors; John Baker and Ashley Tangeraas for their service to the Association.*

### Inside this issue:

Financial Report/Awarded Contracts	2
General Reminders/Announcement	3
Plantings/Clean-up Event	4
June Calendar	5
Good to know Information	6
Meeting Schedule/Contacts	7

### Jazz by the Pool!

**Tickets are on sale right now!**

Jazz returns to Nepenthe with Peter Morgan! Join your neighbors on **June 18th** from **7pm** to **9pm** for a glass of wine and great music!

Open to all Nepenthe and Villages residents & their guests. Tickets are \$10 per person— by check is the preferred means of payment, please.

Ticket includes 1 glass of wine. You are welcome to bring folding chairs, small ice chests and your own refreshments. No glass on the pool deck, of course! Please note, the pool will close at 4:30 pm that day to allow the Outreach Committee time to set up.



# April Budget Report

The report reflects a year-to-date net operating income of (\$7,560.51) and year-to-date reserve funding of \$1,188,636.15 compared to the year-to-date reserve funding budget of \$750,484. The actual year-to-date operating expenses were \$620,673.70. The budgeted year-to-date operating expenses were \$616,152. The association has \$226,071.28 in operating funds, which represents .66 months of budgeted expenses and reserve contributions. The association has \$11,173,422.24 in reserve funds.

## April Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2023</b>	<b>\$125,828</b>	<b>\$11,113,960</b>
<b>Plus Income</b>	<b>\$1,241,288.67</b>	
Reserve Investment Income		\$233,786
Contributions to Reserve		\$953,191
Accounts Payable		
Processing Fees		
Prepaid Utilities		
Prior Year Interest		
<b>Less Operating Expenses</b>	<b>(\$620,674)</b>	
Reserve Funding	(\$953,191)	
Reserve Expenditures		(\$1,129,370)
Due to Operating		(\$15,500)
<b>Ending Balance 3/31/2023</b>	<b>\$226,071</b>	<b>\$11,173,422</b>

## Awarded Contracts - June 7, 2023

The Board approved the following proposals during their June 7th Executive Session:

- **Carson Landscape**— Backflow blanket replacements, Zones 1 through 7 **\$15,220**
- **Carson Landscape**— Installation of new drain between 802-804 Elmhurst Circle **\$5,515.00**
- **Carson Landscape**— Dead tree removal at 1213 Vanderbilt Way **\$1,485**
- **The Grove Total Tree Care**— Zone 2 Tree Work **\$55,360**. Zone 1 Tree work was also approved in the amount of **\$46,580** on May 3rd, 2023. Mention of this approval was just missed in the May 2023 Newsletter.
- **Breault Asphalt Maintenance**— In addition to work that was carried over from the 2022 Contract and not completed or billed due to weather, the board has also approved: crackfill, sealcoating & restriping on Elmhurst & Dunbarton in the amount of **\$18,008**. Total amount of contract including the carry over work is **\$99,897**

# Rule Reminders



Just a friendly reminder...

## SPORT COURTS:

Please remember that dogs are **not allowed** on the sport courts.

Also, please be reminded that the sport courts are to be used only for their intended purpose. Any other use is prohibited. Guests using a sports court must be accompanied by a resident at all times. Additionally, please be mindful of how many guests you're bringing or inviting to the courts and remember to keep it reasonable.

**LANDSCAPE:** Planting in the common area is **not allowed**.

Additionally, with the wet winter, plants are flourishing. Please be alert to shrubs and trees in your patios that need pruning to avoid siding, garage roofs, and fences. Doing pruning now will avert violation notices being sent.

**PARKING:** 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. Vehicles in violation of this rule are subject to towing.

Thank you so much for your cooperation!

Thank you to all of our Ballot Counters who helped open and count all of the Ballots cast in the Election this year. We appreciate your time and dedication to Nepenthe!!!

A BIG thank you goes out as well to our Inspectors of Election: Joleen Hecht, Yvonne Del Biaggio and Holly Neilson. As well as our Nominating Committee and our Outreach Committee. Thank you so much !!!



**WE  
LOVE  
OUR  
VOLUNTEERS**

# Have you done any fun planting you'd like to share?

## 3 EASY TIPS FOR SUCCULENT SUCCESS

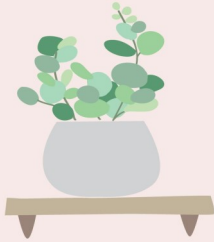
### Water

SUMMER: ONCE A WEEK  
WINTER: ONCE A MONTH  
PUT THE WATER IN  
THE SOIL, NOT DIRECTLY  
ON THE PLANT.



### Soil

USE GOOD QUALITY POTTING  
SOIL AND CHANGE IT EVERY YEAR.  
ALSO MAKE SURE THAT HAS AN  
APPROPRIATE DRAINAGE.



### Sunlight

4 TO 5 HOURS OF  
DIRECT SUNLIGHT A DAY.



THIISMUCH.COM

If you've recently done any fun new planting arrangements in your home or on your personal patio area, please share them with us! We'd love to include some photos in the next Newsletter!

here is a photo  
of one of my  
favorite plants  
on my patio!

Feel free to send  
pictures of your  
plantings to the  
e-mail address  
below!



Dusty.favichia@fsresidential.com

## CAMPUS COMMONS / NEPENTHE CLEAN-UP CREW!!

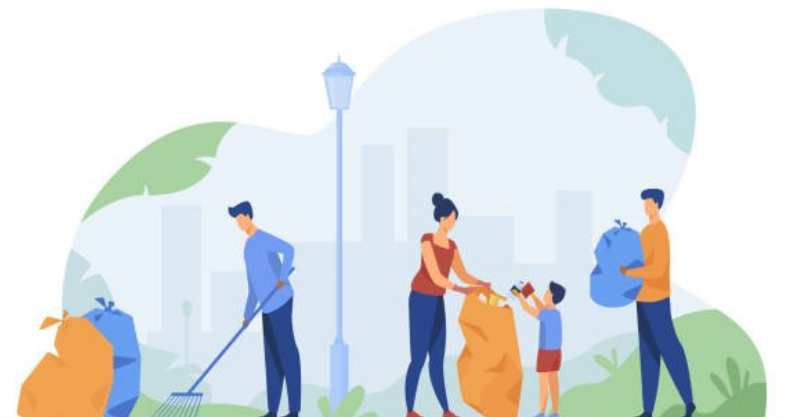
The Clean-up Crew invites you to join us on **Sunday, July 16th** to help clean up the unsightly litter on the sidewalks and green areas on Howe Ave. (Between University Ave & Swathmore Drive). We will meet in front of the **Nepenthe Clubhouse** at **9:00am**. Wear a hat and garden gloves, and bring a grabber, if available. We'll provide garbage bags and extra grabbers.

Come and volunteer any amount of time you have available for our quarterly clean-up on Sunday, July 16th!

If you have any questions, please contact  
jacobsonbonnie2@gmail.com

We look forward to seeing you there!

*Bonnie Jacobson & Becky Sieteri*





# June 2023

Throughout the month there are various card groups and rentals that are subject to change. The most current information can be found on the calendar at the community website at this link: <https://nepenthehoa.com/event-calendar/>

**Sun Mon Tue Wed Thu Fri Sat**

				1	2	3 Pickleball 8:30  Coffee in the Clubhouse 10:00—noon
4	5 Clubhouse: Canasta Noon—3:30pm  Clubhouse: Rummikub 1pm—3:30pm  Clubhouse: MahJongg 2pm-4pm	6 Clubhouse Library: Bridge 10:30am— 2:30pm  Clubhouse: MahJongg 12:30pm-3:30pm	7 Board of Directors Open Session 6:00pm	8 Architectural Review Committee 5:30 pm	9	10 Pickleball 8:30  Coffee in the Clubhouse 10:00—noon  Meet the Board Ice Cream Social 2pm
11	12 Clubhouse: Canasta Noon—3:30pm  Clubhouse: MahJongg 2pm—4pm  Book Club 3:30pm-5pm	13 Clubhouse: Card game 10am—3pm  Private Event @ Cabana 10am—7pm  Insurance, Legal & Safety Committee 5:30 pm	14 Clubhouse: Ally Cats Group 2:30pm-4:30pm  Outreach Committee 4pm	15 Grounds Committee 3:00 pm	16	17 Pickleball 8:30  Coffee in the Clubhouse 10:00—noon
18 Clubhouse: Jazz By The Pool! 7pm-9:30pm 	19 Clubhouse: Canasta Noon—3:30pm  Clubhouse: Rummikub 1pm—3:30pm  Clubhouse: MahJongg 2pm—4pm	20 Cabana: Book Group 10am-1pm  Clubhouse: MahJongg 12:30pm—3:30pm	21 Clubhouse: Card game 10am—2:30pm  Library: Rotary Wives Bridge Group 11am—4pm  Clubhouse: Ally Cats Group 2:30pm-4:30pm	22	23	24 Pickleball 8:30  Coffee in the Clubhouse 10:00—noon  Private Event @ Clubhouse 1pm—6:30pm
25 Private Event @ Clubhouse 4pm—9pm	26 Clubhouse: Canasta Noon—3:30pm  Clubhouse: MahJongg 2pm—4pm  Finance Committee Meeting 4:30 pm	27 Clubhouse: MahJongg 12:30pm—3:30pm	28 Clubhouse: Ally Cats Group 2:30pm-4:30pm	29	30	

# Always Good to Know...

## New Around Here?

Welcome! If you've just moved in, please come by the Clubhouse at 1131 Commons Drive to complete your Resident Information Form and obtain your electronic key card.

We have a great welcome packet for you!

## Need Service?

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

Examples are gates, address signs, dry rot or irrigation in the common area. Our contracted handyman is here every Wednesday and will come to address issues other than landscaping.

## Have a Concern?

Start with the management office via walk in, phone call 916.929.8380 or email [Ne-penthe.HOA@fsresidential.com](mailto:Ne-penthe.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 by dropping it at office.

## 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 .

Pre-emergent weed granules are applied between Winter and Spring.

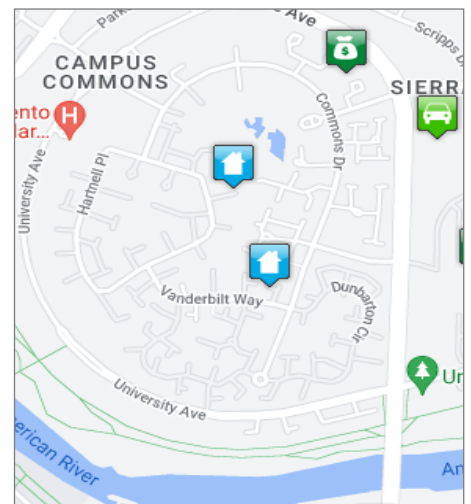
## See Area Crime Map

Would you like to see where crime is happening in our area? Go to: <https://communitycrimemap.com/> Use the tools on the left of the map to zoom in to Campus Commons. You can also set a date range.

Click on the icons displayed for more information.

Use the button in the upper right corner to "sign up for crime alerts" to get a weekly email.

This is a terrific resource for staying safe!



**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:

Dusty Favichia, General Manager, [Dusty.Favichia@fsresidential.com](mailto:Dusty.Favichia@fsresidential.com)  
Nirmal Dhesi, Assistant Community Manager, [Nirmal.Dhesi@fsresidential.com](mailto:Nirmal.Dhesi@fsresidential.com)  
Czarina Hernandez, Receptionist, [Czarina.Hernandez@fsresidential.com](mailto:Czarina.Hernandez@fsresidential.com)  
Marcus Lozada, Facilities, [Marcus.Lozada2@fsresidential.com](mailto:Marcus.Lozada2@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*

Treasurer: *W.F. (Bill) Henle*

Member at Large: *Christina George*

Secretary: *Jackie Grebitus*

#### Board of Directors

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

<https://us02web.zoom.us/j/88272111861?pwd=bDJDalMycUswQ0ZPSU81Y05jeVF6dz09>

Meeting ID 882 7211 1861, passcode 620373

#### Architectural Review Committee

Chair: Alan Watters, [arc@nepenthehoa.com](mailto:arc@nepenthehoa.com)

2nd Thursday, 5:30 pm, via Zoom and at Clubhouse

<https://us02web.zoom.us/j/81174451650?pwd=dzIEREovZ2ZxSW9RVk43ZTJoM0ltUT09>

Meeting ID: 811 7445 1650, Passcode 353045

#### Finance Committee

Chair: Susan Timmer, [financecomm@nepenthehoa.com](mailto:financecomm@nepenthehoa.com)

4th Monday at 4:30 pm via Zoom

<https://us02web.zoom.us/j/89767673487?pwd=Z25BcjBDUDILWWdoN2hhT0R2L1I0UT09>

Meeting ID: 897 6767 3487, Passcode: 198099

#### Grounds Committee

Chair: Pam Livingston, [groundscomm@nepenthehoa.com](mailto:groundscomm@nepenthehoa.com)

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

<https://us02web.zoom.us/j/88075328792?pwd=bVBEbIVoMHNsVStpbXFscEFsTFRwQT09>

Meeting ID: 880 7532 8792, Passcode: 162803

#### Insurance, Legal & Safety Committee

Chair: Nancy Arndorfer, [ils@nepenthehoa.com](mailto:ils@nepenthehoa.com)

2nd Tuesday, 5:30 pm at the Clubhouse

#### Outreach Committee

Chair: Marcy Best, [outreach@nepenthehoa.com](mailto:outreach@nepenthehoa.com)

2nd Wednesday, 4:00 pm at the Clubhouse