

OCTOBER 2023

Dusty Favichia and
Julienna "Jay" Michel,
Editors

Happy October!



NEPENTHE NEWS

JOIN US FOR

OUR SPOOKTACULAR EVENT!

Everyone is welcome! So come out with friends and family, dress in the Halloween spirit, and let's have some skele-fun!



DETAILS:

Saturday, October 28th,
2023

Nepenthe Clubhouse at
1131 Commons Drive
3PM-6PM

WHAT TO EXPECT!:

Trunk or Treat

Costume Parade

Hayrides

(\$5 ride/person ~> 5 & under free)

Face Painting

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Reminder:

Starting October 15th, 2023:

- ⇒ Pools will no longer be heated.
- ⇒ ONLY the Spa at the Clubhouse will be heated.








Sports Courts:

Please be reminded that pets are **not** permitted on the courts at any time. Thank you in advance for your cooperation!

WANTED HELP WANTED HELP W

PLEASE JOIN US AND VOLUNTEER! IT'S
MORE FUN WHEN YOU DO!

WE WOULD LOVE YOUR HELP WITH:

-  Making Candy bags
-  Decorating the Clubhouse parking area
-  Collecting or selling tickets for the Hayrides
-  Decorate your car and hand out candy bags
(Need 8 cars)
-  Work at creating a spooky crawl-through maze
-  Adults to monitor: Maze, Corn Hole Toss and Hayrides
-  Clean-up

DECIDED TO LEND A HAND?

Contact Marcy Best
Outreach Committee
marcy2378@gmail.com

August Budget Report

The report reflects a year-to-date net operating income of 147,805 and year-to-date reserve funding of \$2,420,259.18 compared to the year-to-date reserve funding budget of \$1,500,968. The actual year-to-date operating expenses were \$1,324,169.56. The budgeted year-to-date operating expenses were \$1,232,304. The association has \$525,172.79 in operating funds, which represents 1.54 months of budgeted expenses and reserve contributions. The association has \$11,173,342.72 in reserve funds.

August Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2023	\$125,828	\$11,113,960
Plus Income	\$3,516,175	
Reserve Investment Income		\$375,758
Contributions to Reserve		\$2,044,502
Pending Reserve Expense		196
Accounts Payable	\$278,736	
Less Operating Expenses	(\$1,323,869)	
Reserve Funding	(\$2,044,502)	
Reserve Expenditures		(\$2,280,842)
Due to Operating	(\$15,500)	
Receivable from Management	(900)	
Ending Balance 7/31/2023	\$525,173	\$11,173,343

Awarded Contracts - October 4, 2023

The Board approved the following proposals during their October 4th Executive Session:

- **The Grove Total Tree Care** — Zone 6 tree work including all priority levels. **\$43,785.00**
- **Elite Service Experts** — Monthly Service Maintenance Contract; Monthly cost **\$2,600.00**

Phase 1 Siding & Fencing Update:

Phase 1 is defined as the 171 units within the Dunbarton Circle area bounded by Commons Drive, Swarthmore Drive, Howe Ave and University Ave.

General Announcements:

As of October 4, 2023, we are approximately half-way completed with repairs and painting in Phase 1. Our Contractor, Critical Path Reconstruction, or "CPR" have paused work in Phase 1 repairs to complete necessary repairs at 1149 through 1179 Vanderbilt Way, and at 208 and 210 Elmhurst Circle. CPR will resume repairs in Phase 1 in mid-November.

Path of Travel:

Phase 1 work is completed up to 1423 Commons Drive. Painting is completed up to 1101 Dunbarton Circle. The next set of homes that will resume repairs in mid-November will be 1425, 1427 Commons Drive and 1112 Dunbarton Circle, and after that will be 1417 Commons Drive to 1106 Dunbarton Circle.

Please be reminded that Monthly Reports for the Nepenthe Dry Rot and Painting Project are provided by our Construction Manager, Paul Reeves, and are included in every Open Session Board Packet. All Open Session Board Packets can be found on the Nepenthe Website at: www.nepenthehoa.com under the Governance tab; Board of Directors; and then find: "To view the Open Session Board Packets, click here"

These Monthly Reports include detailed information pertaining to the project including; cost management, scope management, invoice control, descriptions and status.

If you have any questions or concerns pertaining to the project, please call the Nepenthe Office at (916) 929-8380.



Facilities Update:

I would like to take a moment to announce that we will no longer be having an On-site, Monday through Friday Facilities Technician position here at Nepenthe, and with that, I would like to extend a sincere thank you to Marcus Lozada for the excellent service he provided to the Community during his time here. Thank you Marcus!

Marcus's last day was Wednesday, September 27th. We wish him well on his future endeavors.

Elite Service Experts will re-join Nepenthe beginning this month, and will provide a one day a week maintenance technician that has familiarity with the property and will see to the general maintenance needs of Nepenthe. Welcome back Elite!

Campus Commons /Nepenthe Clean-up Crew: Reminder! ...

The Clean-up Crew invites you to join us on **Sunday, October 15th** to help clean up the unsightly litter on the sidewalks and green areas on Howe Ave. (Between University Ave. & Swarthmore Drive). We will meet in front of the Nepenthe Clubhouse at 9am. Wear a hat and garden gloves, and bring a grabber, if available. We'll provide garbage bags and have extra grabbers.

Come and volunteer any amount of time you have for our quarterly clean up! If you have any questions, please contact: jacobsonbonnie2@gmail.com or rebecca.siiteri@gmail.com



Architectural Applications, October 2023

Address	Improvement	Action
807 Dunbarton Circle	Retractable Awning	Approved w/ Condition
28 Adelphi Court	Windows	Approved
711 Dunbarton Circle	Retractable Awning	Approved w/ Condition
1179 Vanderbilt Way	HVAC	Emergency Approval
1179 Vanderbilt Way	Fence Modification for HVAC	Approved

For an optimal application process, homeowners are asked to submit their applications one week before the ARC meeting which is always held on the second Thursday of the month. This will allow time for staff and committee members to work with homeowners to ensure that the application is complete before committee review.



MEET OUR NEW ADDITION!

Greetings beautiful Nepenthe Community! ☀️

I would like to introduce myself as I am a new member to the Nepenthe Association Management Team! My name is Juli-enna Michel, though you will most likely get to know me better as Jay! Something to know about me is that I am a recent graduate from Sacramento State and the turkeys have specially recruited me to come work in your beautiful community and keep them company! ❤️ I am so excited to start my journey here and hope I get to meet each one of you as you walk pop into the office! Thank you, Jay Michel.



October 2023



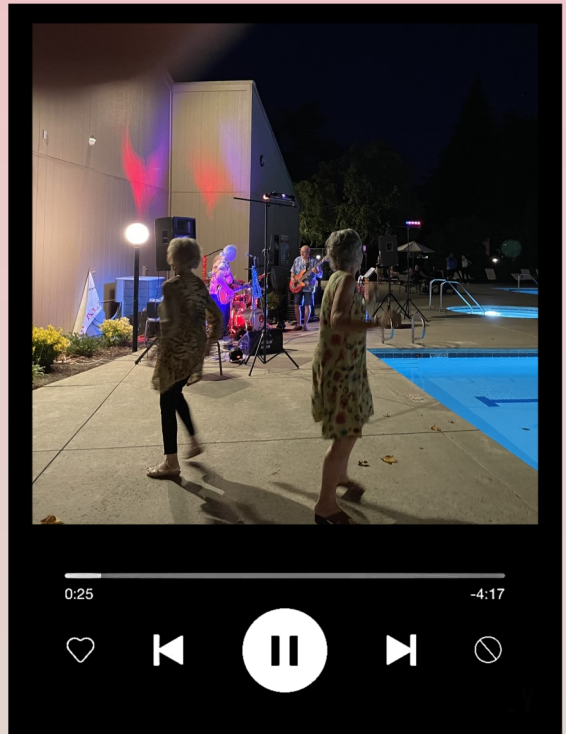
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong Group (Clubhouse)	3 10:30am-2:30pm Bridge (Library) 12:30pm-3:30pm Mahjong Group (Library)	4 2:30pm-4:30pm Alley Cats (library) 6pm-8pm Board Meeting (Clubhouse)	5 9am-12pm Pickleball	6	7 8am-5:30pm Private Event (Dunbarton Cabana) 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
8	9 12pm-3:30pm Canasta (library) 2pm-4pm - Mahjong Group (Clubhouse) 3:30pm-5pm - Book Club (Library)	10 10pm-3:pm Card Game (library) 12:30pm-3:30pm Mahjong Group (Library) 5:30pm-6:30pm ILS Committee Meeting	11 10am-2:30pm Bridge (Library) 2:30pm-4:30pm Alley Cats Group (Library) 4pm 6pm Outreach Committee Meeting (Clubhouse)	12 9am-12pm Pickleball 5:30pm-7pm Architectural Review Committee Meeting	13	14 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
15	16 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong Group (Clubhouse)	17 10am-1pm Book Group (Dunbarton Cabana) 12:30pm-3:30pm Mahjong Group (Library)	18 11am-4pm Rotary Wives Bridge Group (Library) 2:30pm-4:30pm Alley Cats Group (Library)	19 9am-12pm Pickleball 3pm-5pm Grounds Committee Meeting	20	21 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
22	23 12pm-3:30pm - Canasta (library) 2pm-4pm - Mahjong Group (Clubhouse) 4:30pm-5:30pm - Finance Committee Meeting (Clubhouse)	24 12:30pm-3:30pm Mahjong Group (Library)	25 10am-2:30pm Bridge (Library) 2:30pm-4:30pm Alley Cats Group (Library)	26 9am-12pm Pickleball	27	28 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse) 3pm-6pm Halloween Spooktacular (Clubhouse & Parking Lot)
29	30 12pm-3:30pm— Canasta (library) 2pm-4pm Mahjong Group (Clubhouse)	31 12:30pm-3:30pm Mahjong Group (Library)				



Looking Back At September



Jazz by the Pool: "Great music! This is one of the best events we've had. When can they come back?"



Fall Prevention Presentation:
"What a great source! She motivated us to go home and work on improving our balance."



BINGO:
"My neighbors told me how much fun this is...and they were right!"

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.

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, Dusty Favichia. 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

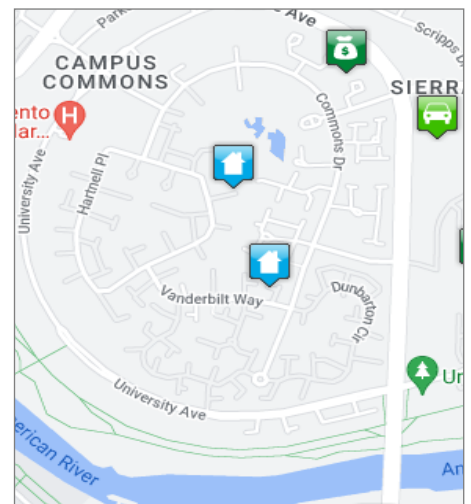
Would you like to see where crime is happening in our area? Go to: <https://communitycrimemap.com/> Use the tools on the left of the map to zoom in to Campus Commons. You can also set a date range.

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!

If you see a vagrant trespassing/loitering in the Community, please call the non-emergency Police at: (916) 808-5471. For emergencies and crimes in progress, call 9-1-1



Call the Office with any questions.

916.929.8380



Nepenthe Association
1131 Commons Drive
Sacramento Ca 95825

Management Staff:

Dusty Favichia, General Manager, Dusty.Favichia@fsresidential.com
Nirmal Dhesi, Assistant Community Manager, Nirmal.Dhesi@fsresidential.com
Julienna Michel, Administrative Assistant, julienna.michel@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*
Member at Large: *Christina George*

President: *Markus Dascher*

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

Secretary: *Jackie Grebitus*

Board of Directors

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

<https://us02web.zoom.us/j/88272111861?pwd=bDJDaIMycUswQ0ZPSU81Y05jeVF6dz09>

Meeting ID 882 7211 1861, passcode 620373

Architectural Review Committee

Chair: Alan Watters, arc@nepenthehoa.com
2nd Thursday, 5:30 pm at the Clubhouse

Finance Committee

Chair: Susan Timmer, financecomm@nepenthehoa.com
4th Monday at 4:30 pm **via Zoom**

<https://us02web.zoom.us/j/89767673487?pwd=Z25BcjBDUDILWWdoN2hhTOR2L1I0UT09>

Meeting ID: 897 6767 3487, Passcode: 198099

Grounds Committee

Chair: Pam Livingston and Jim Shaw
3rd Thursday at 3:00 pm at Clubhouse

Insurance, Legal & Safety Committee

Chair: Nancy Arndorfer, ils@nepenthehoa.com
2nd Tuesday, 5:30 pm at the Clubhouse

Outreach Committee

Chair: Marcy Best, outreach@nepenthehoa.com
2nd Wednesday, 4:00 pm at the Clubhouse