

Happy September!



NEPENTHE NEWS

BINGO! September 23rd from 7pm to 9pm

Join us for Bingo at the Nepenthe Clubhouse located at 1131 Commons Drive. Everyone is welcome! So come out for a fun night of fellowship and Bingo. There will be some interesting prizes and no card fee! Bring your own adult drinks. No RSVP



Asphalt Sealcoat Work:



A quick thank you to the residents of Nepenthe for your cooperation during the asphalt sealcoating work! We really appreciate your patience during this project! Thank also to our wonderful Contractor Breault Asphalt Maintenance, Inc. for doing an amazing job! ★★★★★



Jazz by the Pool!

SUNDAY, SEPTEMBER 10th—6:30 PM

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Don't forget! The Howlin' Alan Band will be serving up a mix of vocal-rich rock tunes with energy, quirky humor and unusual enthusiasm!

Tickets will be available for purchase at the event. They are \$10 each and include 1 glass of wine!

Entrance at: Commons Dr. Side pool gate.



July Budget Report

The report reflects a year-to-date net operating income of (\$55,665.42) and year-to-date reserve funding of \$2,394,574.55 compared to the year-to-date reserve funding budget of \$1,313,347. The actual year-to-date operating expenses were \$1,151,800.30. The budgeted year-to-date operating expenses were \$1,078,266. The association has \$290,235.37 in operating funds, which represents .85 months of budgeted expenses and reserve contributions. The association has \$11,536,666.96 in reserve funds.

July Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2023	\$125,828	\$11,113,960
Plus Income	\$3,140,596	
Reserve Investment Income		\$350,073
Contributions to Reserve		\$2,044,502
Pending Reserve Expense		196
Accounts Payable	\$247,269	
Less Operating Expenses	(\$1,151,759)	
Reserve Funding	(\$2,044,502)	
Reserve Expenditures		(\$1,972,064)
Due to Operating	(\$15,500)	
Receivable from Management	(900)	
Ending Balance 7/31/2023	\$290,235	\$11,536,667

Awarded Contracts - September 6, 2023

The Board approved the following proposals during their September 6th Executive Session:

- **Bailey Boys Services** — Rain gutter cleaning and downspout flushing of all homes. **\$64,912.00**
- **Carson Landscape** — Improvements following landscape service request/review in Zone 2 on Vanderbilt Way. **\$615.00**
- **Carson Landscape** — Improvements following landscape service request/review in Zone 4 on Commons Dr. **\$765.00**
- **The Grove Total Tree Care** — Zone 5 tree work including all priority levels. **\$56,170.00**

Architectural Applications, September 2023

Address	Improvement	Action
1623 University Ave.	Fence Modification	Approved w/ Condition
1403 Commons Drive	HVAC w/ Fence Extension	Approved: HVAC w/ Fence Extension
1149 Vanderbilt Way	Windows	Approved
1569 University Ave.	Skylights	Approved w/ condition
322 Elmhurst Circle	Windows	Approved
708 Elmhurst Circle	HVAC	Emergency Approval
1260 Vanderbilt Way	HVAC	Emergency Approval

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.

Special Event!

SAFETY IN THE HOME:

Balance & Fall Prevention

Presented jointly by: [Campus Commons](#) and [Nepenthe](#)

Speaker: Linda Paumer, Exercise Physiologist, and Sacramento State's Program Director for the Cardiovascular Wellness Program.

When: Friday, September 22, 2023 at 6:00 pm at the Campus Commons Clubhouse.

No reservations required.



September 2023

Sun

Mon

Tue

Wed

Thu

Fri

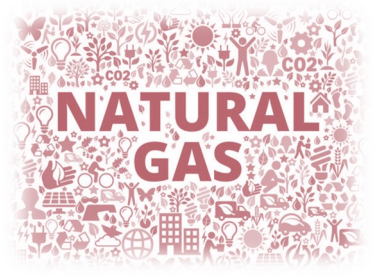
Sat

					1	2 8:30am - 10:30am Pickelball 10:00am-12pm Coffee Group (Clubhouse)
3	4 9am-5pm Private Event (Cabana) 12:00pm-3:30pm Canasta (library)	5 10:30am-2:30pm Bridge (Library) 12:30 pm-3:30pm Mahjonggs Group 6pm-10pm Clubhouse Tennis	6 2:30pm-4:30pm Alley Cats Group (Library) 6pm Board Meeting	7	8	9 8:30am - 10:30am Pickelball 10:00am-12pm Coffee Group (Clubhouse)
10 Jazz By the Pool! 6:30pm -9pm	11 10am-12pm Private Event (Cabana) 12:00pm-3:30pm Canasta (library) 2pm-4pm- Mahjonggs Group 3:30pm-5pm	12 10am-3pm Card Game (Library) 12:30-3:30pm Mahjonggs Group 5:30pm-6:30pm ILS Meeting (Clubhouse)	13 10am-2:30pm Bridge (Library) 2:30pm-4:30pm Alley Cats Group (Library) 4pm-6pm Outreach Committee Meeting (Clubhouse)	14 5:30pm-7pm Architectural Review Committee Meeting (Clubhouse)	15	16 8:30am - 10:30am Pickelball 10:00am-12pm Coffee Group (Clubhouse)
17	18 12:00pm-3:30pm Canasta (library) 2 pm-4pm Mahjonggs Group	19 10am-1pm Book Club (Dunbarton Cabana) 12:30-3:30pm Mahjonggs Group 6pm-10pm Clubhouse Tennis	20 11am-4pm Rotary Wives Bridge Group (Library) 2:30pm-4:30pm Alley Cats Group (Library)	21 3pm-5pm Grounds Committee Meeting (Clubhouse)	22 First Day of Fall! 	23 8:30am - 10:30am Pickelball 10:00am-12pm Coffee Group (Clubhouse) 7pm-9pm BINGO!
24	25 12:00pm-3:30pm Canasta (library) 2pm-4pm- Mahjonggs Group 4:30pm-5:30pm Finance Committee Meeting (Zoom)	26 12:30-3:30pm Mahjonggs Group 6pm-10pm Clubhouse Tennis	27 10am-2:30pm Bridge (Library) 2:30pm-4:30pm Alley Cats Group (Library)	28	29 4pm-8pm Private Event (Clubhouse) Education	30 8:30am - 10:30am Pickelball 10:00am-12pm Coffee Group (Clubhouse)



Phasing out of Natural Gas Utility Service: The City is making plans to eliminate gas power by 2045 and seeks input to help plan the transition:

<https://sacramentocityexpress.com/2023/08/24/city-seeking-input-on-strategy-to-transition-existing-buildings-to-all-electric/>



Parking: If you, your guests, or your tenant(s) utilize city public street parking, please be aware that parking permits with the City of Sacramento expire on **September 30th**. You can visit the City of Sacramento 3-1-1 Website for more information.

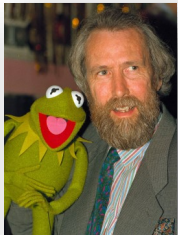
Do you have a Maintenance Request?

Maintenance requests can be submitted in a number of different ways. Requests can be submitted in person; by filling out a Service Request Form (located at the clubhouse), or by e-mail, and in urgent cases, by phone. Staff will review the request and proceed accordingly. When writing a request, please be as descriptive as possible.

Turnaround times will vary depending on vendor workload, and the priority established by the Nepenthe Manager.

Please also review your governing documents before submitting a maintenance request to ensure that you are familiar with what is Association maintenance responsibility, and what is homeowner maintenance responsibility. If you have any questions, please call the Nepenthe Office at (916) 929-8380.

Celebrity Birthdays:



September 24th:

JIM HENSON—The genius behind The Muppets was born on this day!

“The only way the magic works is by hard work. But hard work can be fun.” -Jim Henson

Newsletter Submissions Welcome! *Have you taken any nature photos while out on a stroll through Nepenthe? If so, we'd love to see them! Send them to Dusty at: Dusty.Favichia@fsresidential.com or to Nirmal at: Nirmal.Dhesi@fsresidential.com*



Emergency Alerts! To receive emergency alerts from local governments: On January 1st, 2023, Sacramento County and incorporated Cities began using new emergency alert system software. If you enrolled after that date then you are good, but if you enrolled before that date, you must create a new account and enroll again at <https://www.sacramento-alert.org/> before October 1st.

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

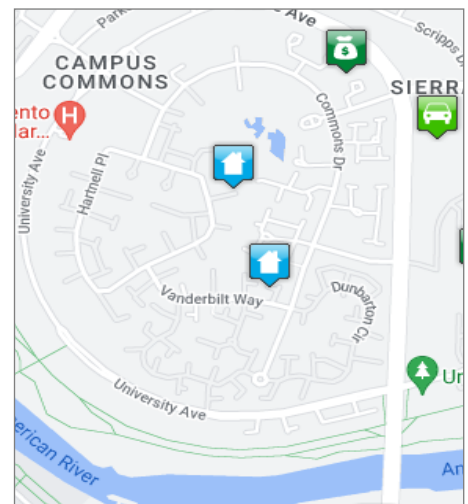
Would you like to see where crime is happening in our area? Go to: <https://communitycrimemap.com/> Use the tools on the left of the map to zoom in to Campus Commons. You can also set a date range.

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
Marcus Lozada, Facilities, 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

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=bDJDalMycUswQ0ZPSU81Y05jeVF6dz09>
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