

July 2023

Dusty Favichia, Editor

# 4th of July Parade!



## NEPENTHE NEWS

Residents of Nepenthe and Campus Commons celebrated together for Independence Day on July 4th! Participants wore their finest patriotic attire and proudly displayed their red, white and blue on their wheeled vehicles. It was a great turn out! Thank you participants and thank you Outreach Committee!



You can find more photos from the 4th of July Parade at: [NepentheHOA.com](http://NepentheHOA.com)!

# May Budget Report

The report reflects a year-to-date net operating income of \$10,650.16 and year-to-date reserve funding of \$1,414,006.36 compared to the year-to-date reserve funding budget of \$938,105. The actual year-to-date operating expenses were \$790,691.12. The budgeted year-to-date operating expenses were \$770,190. The association has \$293,616.95 in operating funds, which represents .86 months of budgeted expenses and reserve contributions. The association has \$11,225,692.11 in reserve funds.

# May 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>\$1,942,153</b>	
Reserve Investment Income		\$271,535
Contributions to Reserve		\$1,140,812
Accounts Payable		
Processing Fees		
Prepaid Utilities		
Prior Year Interest		
<b>Less Operating Expenses</b>	<b>(\$790,691)</b>	
Reserve Funding	(\$1,140,812)	
Reserve Expenditures		(\$1,302,470)
Due to Operating	(\$15,500)	
<b>Ending Balance 5/31/2023</b>	<b>\$293,617</b>	<b>\$11,225,692</b>

# Awarded Contracts - July 5, 2023

The Board approved the following proposal during their July 5th Executive Session:

- **Geremia Pools**— Relocation of Spa Emergency Shut Off Switch for code compliance. **\$2,645.00**

Please be reminded that the Nepenthe Finance Committee meets on the 4th Monday of every month at 4:30pm via zoom. You can find the zoom information on the last page of this Newsletter.

Also, the Nepenthe Board of Directors meet in open session on the 1st Wednesday of every month at 6:00pm in the Clubhouse. This meeting is also available via zoom. See last page for details.

# Architectural Applications, July 2023

Address	Improvement	Action
2265 Swarthmore Drive	Windows	Approved
1563 University Ave.	Skylights	Approved w/ Condition
809 Dunbarton Circle	Exterior Sunshade	Approved
712 Elmhurst Circle	Sliding Shade Canopy	Approved
1071 Vanderbilt Way	Patio Spa Installation	Approved
1207 Vanderbilt Way	Windows	Approved
718 Elmhurst Circle	Windows	Approved
1101 Commons Drive	HVAC	Emergency Approval
1292 Vanderbilt Way	HVAC	Emergency Approval

## ***Not sure if you need to submit an Architectural Application? ...***

You can call the Nepenthe Office located at 1131 Commons Drive, at 916-929-8380 anytime Monday through Friday from 9am to 6pm and the staff will gladly answer any questions you have regarding your project.

**Approval:** 1. For certain basic changes (such as replacing a garage door according to criteria), the office may be able to approve your application immediately. 2. ARC will review your project and make a recommendation to the Board of Directors. 3. Final approval is provided by the Board of Directors. The Board of Directors has allowed certain improvements to begin based on emergency ARC approval prior to the formal Board consent. The Nepenthe Office is aware of these exceptions. 4. You may not begin work until you receive approval in writing from the Nepenthe office. Documents will be mailed to you.

**Denial:** Should the ARC deny your application, you may request a direct review of your application by the Board of Directors. Contact the Nepenthe office to request a Board review. If the homeowner disregards the ARC Guidelines directions and completes an improvement without necessary Board approval, the Board may levy a Special Individual Assessment against the owner and require the work to be corrected.

**After Completion:** After you have completed the approved work, you must notify the Nepenthe office by completing and returning the Notice of Completion form. In certain cases, you must have a completion inspection. These cases are identified on the application form.

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.

# Rock Painting Workshop!

The Outreach Committee is sponsoring a beginner's Rock Painting Workshop on Sunday, July 23rd from 11:00am to 1:00pm at the patio near the Nepenthe Clubhouse. The Workshop is open to all adults, and artistic skills are not required. You will learn to paint a simple acrylic design or inspirational message on smooth, flat rocks that are yours to keep or place in the community to brighten someone's day. Maximum class size is 20 and sign-ups are required.

All supplies will be provided.

There is a \$5 Materials Fee.

*Please contact Bonnie at:*

[Jacobsonbonnie2@gmail.com](mailto:Jacobsonbonnie2@gmail.com)

*Example!*



## REMINDER!!

### 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 & Howe Ave. Bridge) 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](mailto:jacobsonbonnie2@gmail.com)

We look forward to seeing you there!

*Bonnie Jacobson & Becky Sieteri*



## Pets of Nepenthe!

Your pets are residents too! We would love to feature photos of your pets in the Nepenthe Newsletter! If you are interested in having your pet featured in the monthly Newsletter, please send a photo and a brief description of your pet(s) to me at: [dusty.favichia@fsresidential.com](mailto:dusty.favichia@fsresidential.com)

I look forward to seeing pictures and hearing about your beloved pets!



### Meeting Dates in July:

Architectural Review Committee Meeting - July 13th @ 5:30pm

Insurance, Legal and Safety Committee Meeting (Past)- July 4th @ 5:30pm

Open Session Board Meeting (Past)- July 7th @ 6:00pm

Grounds Committee Meeting - July 20th @ 3:00pm

Outreach Committee Meeting - July 12th @ 4:00pm

Finance Committee Meeting - July 24th @ 4:30pm

### **Alley Way Parking Reminder:**

Per the CC&Rs Section 3.3 Parking and Vehicle Restrictions:

(a) Parking Restrictions

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.

**Vehicles found parked in the alleys are subject to immediate tow without notification.**



# 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](mailto: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.

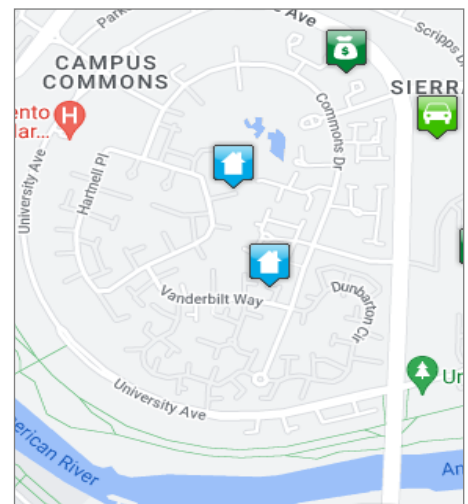
## See Area Crime Map

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!



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:**

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](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=Z25BcjBDUDILWWdoN2hhTOR2L1I0UT09>

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