

Your Vote Counts

Return your ballot by May 29th



Candidates Brian Coates, Cheryl Nelson, Courtenay Delfin and Jackie Grebitus

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 four candidates that want your vote.

At the May 29th 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 Markus Dascher and Christina George will continue on the Board, they might not be the President and Member at Large as they are now. The same is true for the liaison positions that they currently hold, Architectural and Grounds committee.

Staggering the elections of the directors (3 positions one year, 2 positions the next) does provide 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 Candidates Forum event on Saturday, April 13th, you can watch the recording at this link: [Election Committee – Nepenthe \(nepenthehoa.com\)](https://nepenthehoa.com/Election-Committee)

Your four 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 (you are welcome to drop it off with the front desk). 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 29th at 5:00 pm.**

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We  RIF's!!

Hello Residents of Nepenthe!

“What is a RIF?” you might ask. Well, it is a Resident Information Form that we kindly ask you to fill out once a year! One form must be submitted per person (over the age of 18) currently residing in your home. If you have not submitted one this year yet, now is it time! This form can be found on [Nepenthehoa.com](https://nepenthehoa.com) under the resources tab, or feel free to stop by the front desk at the Clubhouse!

Budget Report

The report reflects a year-to-date net operating income of \$178,403.34 and year-to-date reserve funding of \$496,196.88 compared to the year-to-date reserve funding budget of \$592.692. The actual year-to-date operating expenses were \$606,804.32. The budgeted year-to-date operating expenses were \$516,555. The association has \$152,964.43 in operating funds, which represents 0.41 months of budgeted expenses and reserve contributions. The association has \$10,490,222.51 in reserve funds.

March Cash Flow Report

| Sources / Uses | Operations | Reserves |
|-----------------------------------|--------------------|---------------------|
| Beginning Balance 1/1/2024 | \$193,609 | \$10,905,489 |
| Plus Income | \$1,281,405 | |
| Reserve Investment Income | | \$101,069 |
| Contributions to Reserve | | \$395,128 |
| Pending Reserve Expense | | \$0 |
| Accounts Payable | \$116,423 | |
| Less Operating Expenses | (\$606,804) | |
| Reserve Funding | (\$395,128) | |
| Reserve Expenditures | | (\$895,964) |
| Due to Operating | (\$0) | |
| Receivable from Management | (900) | |
| Ending Balance 3/31/2024 | \$152,964 | \$10,490,223 |

Awarded Contracts - May 2024

The Board took the following actions at the May 1, 2024, Executive Session:

- The Board approved the proposal from the Grove for Zone 1 tree maintenance in the amount of \$27,465
The Grove will be providing tree maintenance/pruning to the following areas/addresses:

Adelphi: 4, 25, 27, 30, **American River:** 2300, **Colby:** 9, **Commons:** 1033, 1053, 1057, 1065, 1107, 1131, **Swarthmore:** 2327

Architectural Modifications

| Address | Improvement | Action |
|-----------------|-----------------------|----------|
| 1396 Commons | Patio Hardscape | Approved |
| 814 Elmhurst | Patio Hardscape | Approved |
| 302 Elmhurst | Windows | Approved |
| 1425 Commons | Patio Hardscape | Approved |
| 1071 Vanderbilt | Windows and Half Wall | Approved |
| 1333 Commons | HVAC | Approved |

Selling your Nepenthe Home? Please view the Association's Architectural Estoppel process on Page 5.

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 & University Ave.

Path of Travel:

Following the above units, schedule will be as follows:

- 1008 to 1010 Dunbarton—5 days for completion
- 706, 708, 710, 712, 714 Dunbarton—15 days for completion
- 716, 718, and 720 Dunbarton—9 days for completion
- 700, 702, and 704 Dunbarton—9 days for completion
- 510, 512, 514, and 516 Dunbarton—12 days for completion
- 506 and 508 Dunbarton—5 days for completion
- 500, 502, 504 Dunbarton—9 days for completion
- 304, 306 and 308 Dunbarton—9 days for completion
- 300 and 302 Dunbarton—4 days for completion
- 214 and 216 Dunbarton— 5 days for completion
- 204, 206, 208, 210, and 212 Dunbarton—15 days for completion
- 200 and 202 Dunbarton—5 days for completion
- 100, 102, 104, 106 Dunbarton—12 days for completion
- 108, 110 and 112 Dunbarton—9 days for completion
- 114, 116, 118 Dunbarton and 1411 Commons—12 days for completion
- 1403, 1405 and 1407 Commons—9 days for completion

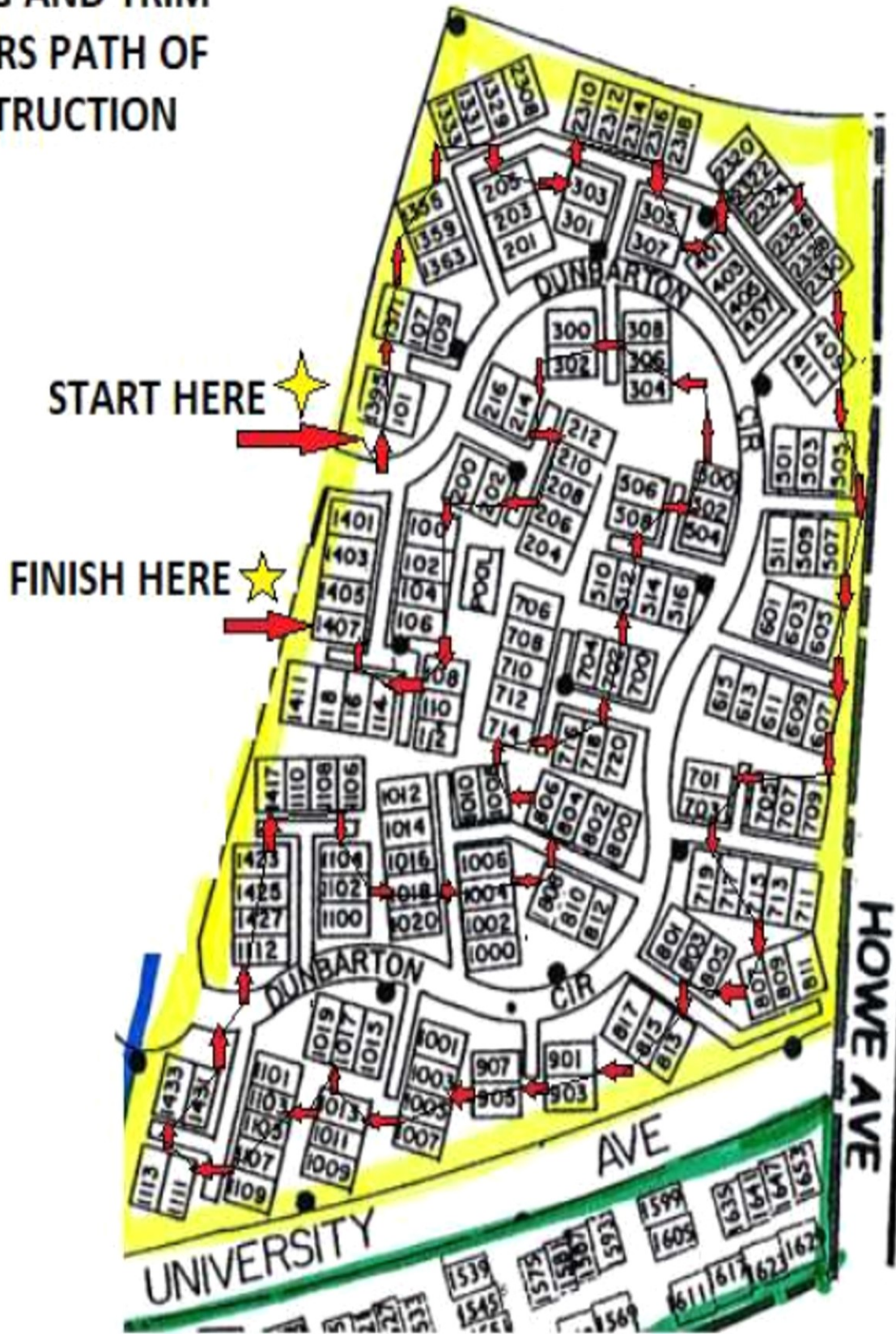
Shrub removal assessment of each section will begin prior to the commencement siding/fencing repairs.

Please be reminded that a monthly project report as prepared by Paul Reeves is included in each Open Board Packet that is published on the Nepenthe HOA website.

Additionally, please find a Path of Construction Map on page 4 for your reference.

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

**NEPENTHE ASSOCIATION
SIDING AND TRIM
REPAIRS PATH OF
CONSTRUCTION**



Phase 1 map circled in yellow.

When selling your home, please remember the following process required by the Nepenthe Association...

Nepenthe Association Architectural Compliance Estoppel Rules

Adopted by the Board of Directors on January 4, 2023

All Homeowners who are in the process of selling their Nepenthe Association home must adhere to the following process before their home sale closes escrow. This process is in addition to the option that Homeowners have pursuant to the Association's CC&Rs at Section 4.15 that provides that Homeowners may obtain an estoppel certificate "certifying (with respect to any Lot owned by the applicant Owner) that as of the date thereof, either: (a) all improvements made and other work completed by said Owner comply with these CC&Rs, or (b) such improvements or work do not so comply."

Also, Homeowners who are refinancing their home loans may proceed with the following process.

The Association may initiate this process upon being informed that a Homeowner is in the process of selling their home.

1. Obtain from the Association a Request for Inspection form. (See Attachment A.)
2. Complete the form and submit it to the Association at 1131 Commons Drive, Sacramento, CA 95825 or Nepenthe.HOA@fsresidential.com.
3. The Association will make an appointment to inspect the exterior of the home to determine whether the home is either in compliance or in noncompliance with the Association's governing document's architectural provisions. (See Attachment B.)
4. After the inspection, the Association will send the Homeowner a certificate that states that the home is either in compliance or in noncompliance with the Association's governing document's architectural provisions. (See Attachment C.)
5. If the Association determines that the home is not in compliance with the architectural provisions, then the Homeowner may take the necessary steps for the home to be compliance. After the Homeowner has taken the necessary steps for the home to be in compliance, and has informed the Association that it has taken the necessary steps, then the Association will perform a reinspection, and, if Association determines that the home is in compliance with the architectural provisions, will send the Homeowner a certificate that states that the home is in compliance with the architectural provisions.

⇒ **Request for Estoppel Inspection Forms can be obtained from the Nepenthe Office located at: 1131 Commons Drive.**

Copies of our complete Architectural Compliance Estoppel Rule can also be obtained from the office, and our staff are more than happy to answer any questions you may have regarding this process. Thank you!

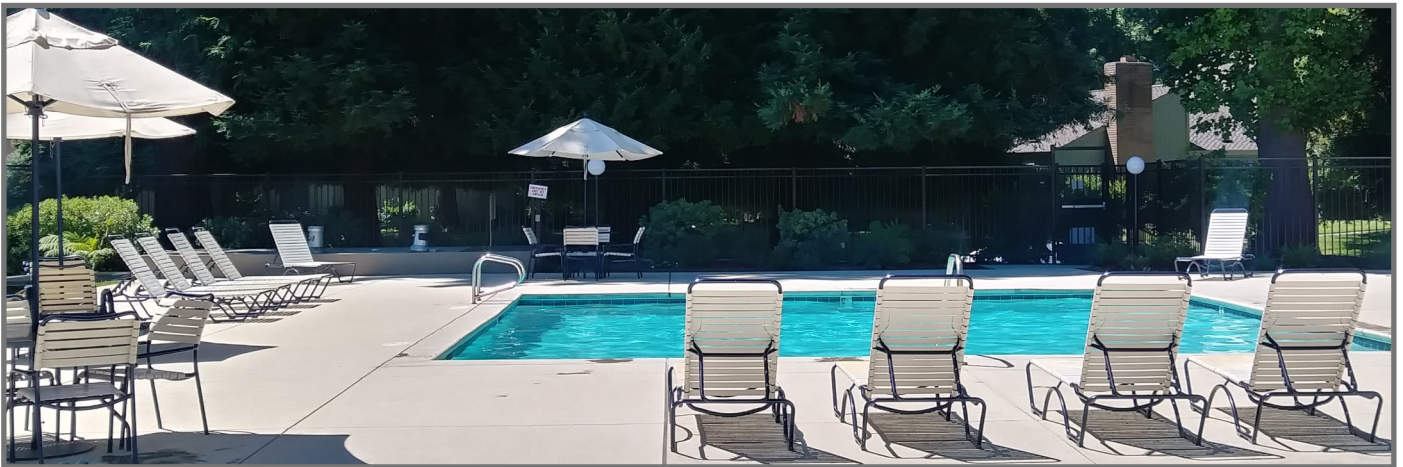
Let's get ready for Spring Cleaning:

Item Republic Waste does NOT accept:

- ◆ Anything Hazardous
 - ◆ i.e. Paint Cans
- ◆ Anything Flammable
- ◆ Electronic Waste

On May 9, 2024, Republic Waste will be dropping a total of 4 large dumpster containers, 2 each for Elmhurst Circle and Dunbarton Circle residents, to use for that much needed spring cleaning! Please be courteous when disposing of items in the container – Make sure that ALL items you are disposing of make it into the container. No one wants to see random items/ trash left in the Common Area that did not make it to the container. The containers will remain until Monday, May 13, 2024 when Republic will return to remove all 4 from the community. Start collecting your unwanted items so you don't miss this opportunity!

☀ The Pools Are Now Heated! ☀



- ◆ Please be considerate of your neighbors living near pool areas.
- ◆ Pools, spas and pool deck areas are restricted to Nepenthe residents and their guests.
 - ◆ Children under 6 years of age are not permitted in the spas.
 - ◆ Children require the supervision of a responsible adult over 18 years old at all times.
- ◆ Guests must be accompanied by their resident host. Guests are limited to 4 per residence.
- ◆ Running, roughhousing, loud conversation, yelling and screaming are prohibited.
- ◆ The large pool at Clubhouse is a designated lap pool.
- ◆ For guests who require swim pants or swim diapers, please check the pants/diapers every 30-60 minutes. Change the pants/diapers in the restrooms and wash hands afterwards.
- ◆ Food and beverages are permitted in plastic containers only and are to be consumed on the pool deck. Waste is to be disposed of in the provided trash receptacles. Food is not permitted in the pool.
- ◆ Masks, goggles, swim fins, safety rings, lap boards, snorkels, and small plastic inner tubes are allowed. Swim noodles, large inner tubes, toys, balls, and playing pool games may be permitted only if agreed to by other pool occupants.
- ◆ Pets are not allowed in the pools. Pets on a leash may be allowed on pool decks only if agreed to by other pool occupants.
- ◆ Swimming attire is required. Cutoffs, non-swimming shorts, or T-shirts are not permitted.
- ◆ No diving is allowed.
- ◆ Bicycles are not allowed in the pool area.

POOL RULES

The Nepenthe Clubhouse Staff have the responsibility and the final authority to interpret and enforce pool, spa and pool deck area rules as well as deny use of the facilities based on these criteria.

The Library's Newest Addition...

If you have been in the Clubhouse Library recently, you might have noticed this cute DIY Little Free Library! It was made by one of our very own residents, Kyra! Thank you for making such a thoughtful piece that the members of this beautiful community can enjoy! We would also like to appreciate those who donate their unused books and the bookworms who keep our library lively!

As of right now, this little guy sits in the Clubhouse Library, but we are in the works of finding a permanent home that best suits the community's needs!

Library Reminders

- Please donate no more than 5 current books in good condition at a time.
- Due to limited space, we don't accept magazines, books that are old or in poor condition, and most non-fiction titles (low demand). If these are donated, they have to be bagged and taken to the nearby Book Den (below) by a resident volunteer.
- The Sacramento Library Book Den, located a short distance down Power Inn Rd. at 8250 Belvedere Ave. (916-731-8493), will accept any amount of books, magazines, calendars, greeting cards, puzzles, games, audio books, CDs, DVDs, VHS, records, etc. They have a large warehouse and resell or donate all of these and more. Their website is bookden@saclibfriends.org for hours and details.
- Branch libraries will accept up to 2 medium-sized bags or boxes of books or magazines in good condition. The Arden-Dimick Library is at 891 Watt Ave. (916-264-2920). Hours: Tues.-Sat. 10a.m. to 6 p.m.
- Please Note: We need more bookends (any kind) to help keep our Nepenthe Library shelves neat. If you have any to donate, please bring them to the office or to Coffee on Saturday mornings. Thank you!!!



Committee Applications!

Thank you to all of our wonderful homeowners who served on the Committees this past year. With the election around the corner, committee applications will be re-evaluated which gives any newcomers who would like to get involved an opportunity! For those who are currently on one of the committees, we would love to have you aboard again!

Even if you are currently serving on a committee, you will need to re-submit an application for the 2024-2025 term.

The Nepenthe Committees are:

Architectural Review, Election, Finance, Grounds,
Insurance/Legal/Safety, Nominating, and Outreach!

How to Submit a Committee Application:

Any Nepenthe residents who would like to volunteer on one of our committees must fill out a Volunteer Application which can be found one of three ways:

- * The website via this link: [Committee Application](#)
 - * The next page (8) of this newsletter
- * Come on by the Clubhouse and grab an extra copy

Once you have completed the form, you can drop it off at the Office or email it to Nepenthe.HOA@FSResidential.com!



**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?

If so, which one?

Architectural

Outreach

Election

Social

Finance

Insurance, Legal & Safety

Grounds

Nominating

Volunteer Only:

I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

By providing your initials in this box, you agree that you have read, understand and will abide by the following:

Acknowledgement of Conflict of Interest Policy: The applicant hereby acknowledges that he or she has read the Nepenthe Conflict of Interest Policy, has had an opportunity to ask any questions the he or she may have about the policy, and understands and agrees to comply with the policy.

Please return completed form with **Acknowledgement of Conflict of Interest Policy** to 1131 Commons Drive, Sacramento Ca 95825.

May 2024

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|--|--|---|--|---|---|---|
| | | | <p>1</p> <p>9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30-4:30pm Alley Cats (Library) 3-5pm Executive Board Meeting 6-8pm Open Board Meeting</p> | <p>2</p> <p>9am-12pm Pickleball</p> | <p>3</p> <p>9:30-10:30am Yoga and Mindfulness (Clubhouse)</p> | <p>4</p> <p>8:30-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)</p> |
| <p>5</p> | <p>6</p> <p>12-3:30pm Canasta (library) 2pm-4pm Mahjong (Clubhouse)</p> | <p>7</p> <p>9am-12pm Pickleball 9am-3pm Bridge (Clubhouse) 12:30-3:30pm Mahjong (Library) 6:30-8:30pm Private Event (Cabana)</p> | <p>8</p> <p>9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30-4:30pm Alley Cats (Library) 4-6pm Outreach Committee Meeting</p> | <p>9</p> <p>9am-12pm Pickleball 5:30-7pm Architectural Committee Meeting</p> | <p>10</p> <p>9:30-10:30am Yoga and Mindfulness (Clubhouse)</p> | <p>11</p> <p>8:30-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)</p> |
| <p>12</p> | <p>13</p> <p>12-3:30pm Canasta (library) 2-4pm Mahjong (Clubhouse) 3:30-5pm Book Club (Library)</p> | <p>14</p> <p>9am-12pm Pickleball 12:30-3:30pm Mahjong (Library) 5:30-6:30pm ILS Committee Meeting</p> | <p>15</p> <p>9am-12pm Pickleball 10am-2:30pm Bridge (Library) 11am-4pm Rotary Wives Bridge (Clubhouse) 2:30-4:30pm Alley Cats (Library)</p> | <p>16</p> <p>9am-12pm Pickleball 3-5pm Grounds Committee Meeting</p> | <p>17</p> <p>9:30-10:30am Yoga and Mindfulness (Clubhouse)</p> | <p>18</p> <p>8:30-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)</p> |
| <p>19</p> <p>12-5pm Private Event (Clubhouse)</p> | <p>20</p> <p>12-3:30pm Canasta (library) 2-4pm Mahjong (Clubhouse)</p> | <p>21</p> <p>9am-12pm Pickleball 9am-3pm Bridge (Clubhouse) 10am-1pm Private Event (Cabana) 12:30-3:30pm Mahjong (Library)</p> | <p>22</p> <p>9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30-4:30pm Alley Cats (Library)</p> | <p>23</p> <p>9am-12pm Pickleball</p> | <p>24</p> <p>9:30-10:30am Yoga and Mindfulness (Clubhouse)</p> | <p>25</p> <p>8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)</p> |
| <p>26</p> <p>9am-3pm Private Event (Clubhouse)</p> | <p>27</p> <p>12-3:30pm Canasta (library) 2-4pm Mahjong (Clubhouse) 4:30-5:30pm Finance Committee Meeting</p> | <p>28</p> <p>9am-12pm Pickleball 12:30-3:30pm Mahjong Group (Library)</p> | <p>29</p> <p>9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30-4:30pm Alley Cats (Library) 5-6pm Ballot Counting and Annual Membership Meeting</p> | <p>30</p> <p>9am-12pm Pickleball</p> | <p>31</p> <p>9:30-10:30am Yoga and Mindfulness (Clubhouse)</p> | |

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, Nicole Marks. 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

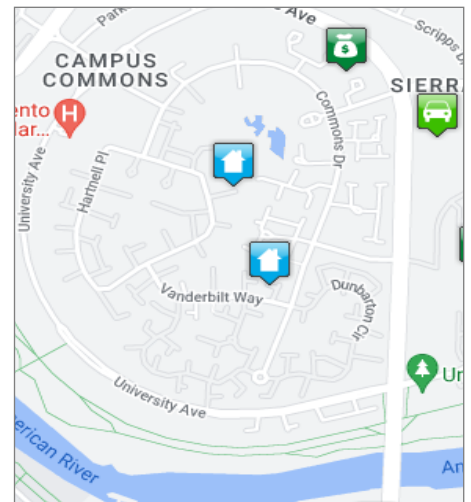
Would you like to see where crime is happening in our area? Go to: <https://communitycrimemap.com/> Use the tools on the left of the map to zoom in to Campus Commons. You can also set a date range.

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

Office Hours

Monday - Friday ~ 9am-6pm
Phone: 916-929-8380
Nepenthe.HOA@FSResidential.com
NepentheHOA.com

Management Staff:

Nicole Marks, General Manager, Nicole.Marks@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

Your volunteer Board of Directors:

President: *Markus Dascher* Vice President: *Cheryl Nelson*
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=aW5pSXZtZXZnNW1lNlBVbE9Qd2plZz09>

Meeting ID: 882 7211 1861, Passcode: 001131

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=cFNXY3p4b1k2dkx5Nm56Z3NRNS9yUT09>

Meeting ID: 897 6767 3487, Passcode: 001131

Grounds Committee

Interim Chair: Jim Shaw

3rd Thursday at 3:00 pm at Clubhouse/Zoom

<https://us02web.zoom.us/j/88075328792?pwd=Q0ZOL0FiRkIzV09MN01Cd01xYkg4dz09>

Meeting ID: 880 7532 8792, Passcode: 001131

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