

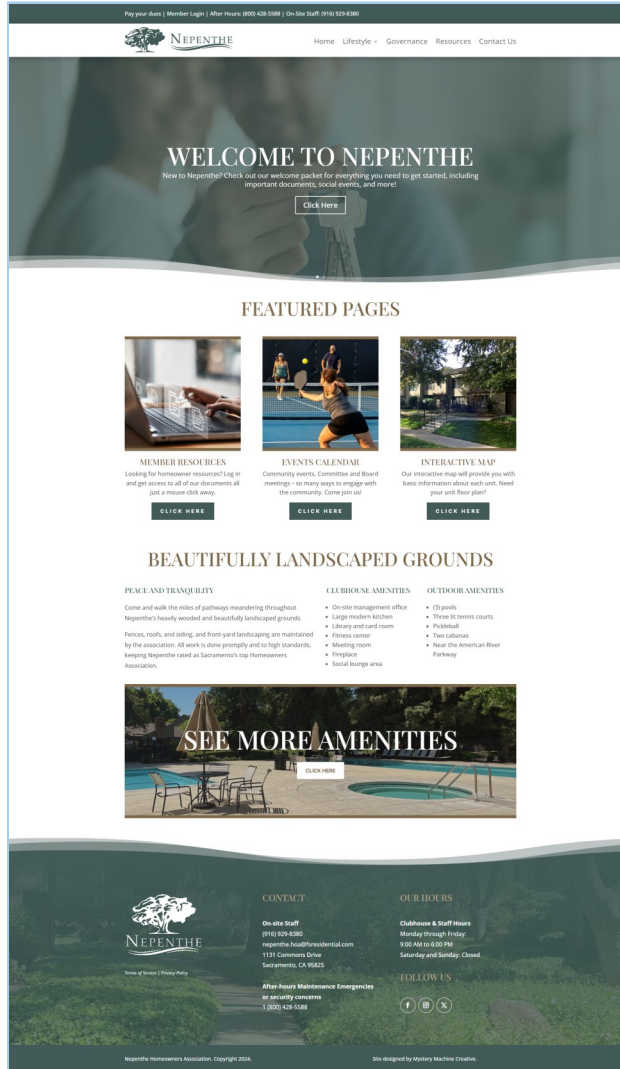
July 2024



# Website Redesign Coming Soon!



# NEPENTHE NEWS



**Website Redesign is coming!**

*Be on the lookout for communication from Management regarding the new website launch! It is projected for mid-August!*

## Inside this issue:

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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](http://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 \$58,953.66 and year-to-date reserve funding of \$989,613.88 compared to the year-to-date reserve funding budget of \$987,820. The actual year-to-date operating expenses were \$1,086,062.04. The budgeted year-to-date operating expenses were \$860,925. The association has \$91,724.75 in operating funds, which represents 0.25 months of budgeted expenses and reserve contributions. The association has \$10,538,476.09 in reserve funds.

# May Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2024</b>	<b>\$193,609</b>	<b>\$10,905,489</b>
<b>Plus Income</b>	<b>\$2,134,630</b>	
Reserve Investment Income		\$199,358
Contributions to Reserve		\$790,256
Pending Reserve Expense		
Accounts Payable	\$174,633	
<b>Less Operating Expenses</b>	<b>(\$1,086,062)</b>	
Reserve Funding	(\$790,256)	
Reserve Expenditures		(\$1,341,127)
Due to Operating	(\$0)	
Receivable from Management	(900)	
<b>Ending Balance 5/31/2024</b>	<b>\$91,725</b>	<b>\$10,538,476</b>

# Awarded Contracts - July 2024

**The Board took the following actions at the July 3, 2024, Executive Session:**

- The Board approved proposal from Advanced Roof Design in the amount of \$25,474 for clubhouse roof replacement
- The Board approved proposal from Breault in the amount of \$82,043 for trip hazard concrete repairs in Zones 5, 6, 7
- The Board approved 4 proposals from Critical Path Reconstruction in the amount of \$8,226.77 for siding/fence repairs for 4 homes
- The Board approved proposal from Noah's Arc Services in the amount of \$1,300 to clean all tennis courts in the community

# Architectural Modifications

Address	Improvement	Action
1146 Vanderbilt	HVAC	Approval with Conditions
1400 Commons	Solar Tube Installation	Approval
324 Elmhurst	Emergency HVAC	Emergency Approval
505 Dunbarton	Emergency HVAC	Emergency Approval
1515 University	Emergency HVAC	Emergency Approval
603 Elmhurst	HVAC	Approval Not Recommended

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:

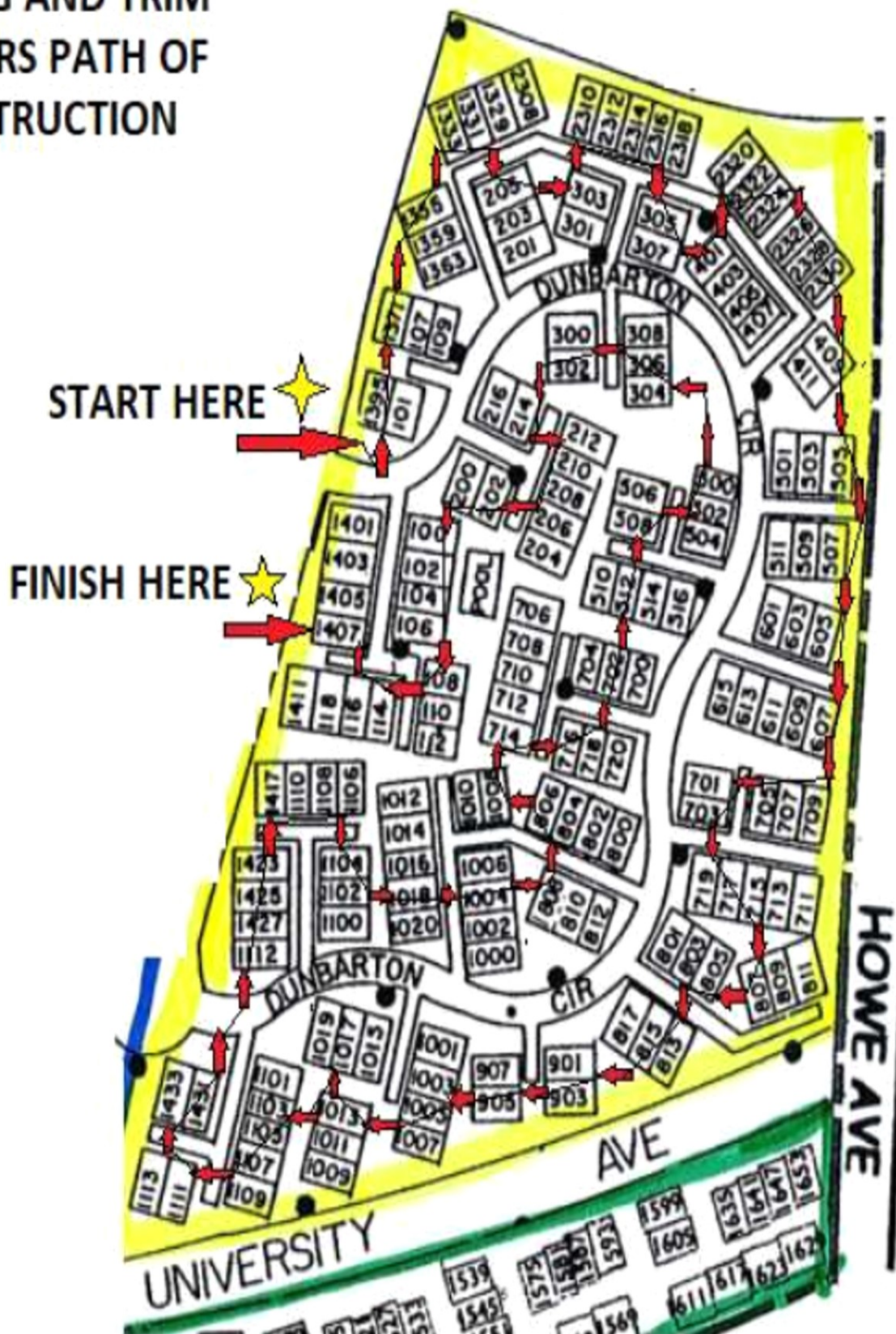
- 1008 to 1010 Dunbarton—5 days for completion
- 706, 708, 710, 712, 714 Dunbarton—15 days for completion
- 716, 718, and 720 Dunbarton—9 days for completion
- 700, 702, and 704 Dunbarton—9 days for completion
- 510, 512, 514, and 516 Dunbarton—12 days for completion
- 506 and 508 Dunbarton—5 days for 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



# 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](mailto: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.**

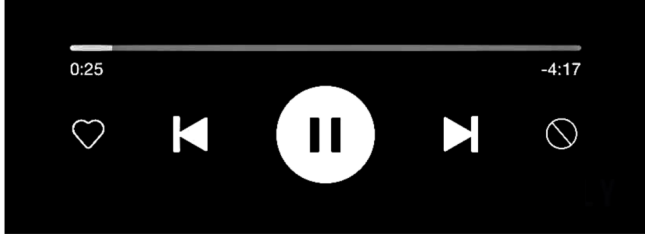
Copies of our complete Architectural Compliance Estoppel Rule can also be obtained from the office, and our staff are more than happy to answer any questions you may have regarding this process. Thank you!



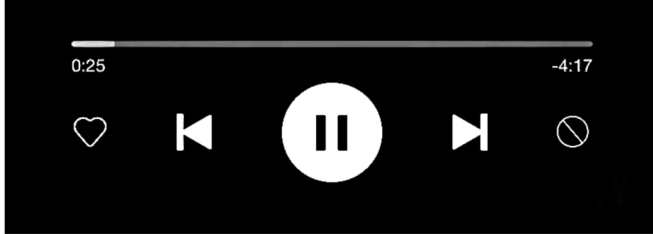
# Jazz by the Pool was a HIT!



We got to see lots of different groups lounging by the pool!



Lovely ladies dancing to the delightful Jazz provided by musician, Peter Morgan!



Thank you to the Outreach committee for putting on such an amazing event!



**The pool deck was packed! Save the date for the next Jazz by the Pool on September 8th! More details to come!**



# July 2024



Sun

Mon

Tue

Wed

Thu

Fri

Sat

	1	2	3	4	5	6
	12-3:30pm Canasta (library) 2pm-4pm Mahjong (Clubhouse)	9am-12pm Pickleball 9am-3pm Bridge (Clubhouse) 12:30-3:30pm Mahjong (Library) <b>6-9pm Private Rental (Cabana)</b>	9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30-4:30pm Alley Cats (Library) 3-5pm Executive Board Meeting <b>6-8pm Open Board Meeting</b>	9am-12pm Pickleball  <b>11am 4th of July Parade! On the Greenbelt!</b>		8:30-10:30am Pickleball  10am-12pm Coffee Group (Clubhouse)
7 <b>2-5pm Private Rental (Cabana)</b>	8 <b>10am-12pm Private Rental (Cabana)</b> 12-3:30pm Canasta (library) 2pm-4pm Mahjong (Clubhouse) 3:30-5pm Book Club (Library)	9 9am-12pm Pickleball 12:30-3:30pm Mahjong (Library)	10 9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30-4:30pm Alley Cats (Library) <b>4-6pm Outreach Committee Meeting</b>	11 9am-12pm Pickleball 10am-12pm Writing Group (Library) <b>3-5pm Grounds Committee Meeting</b> <b>5:30-6:30pm ILS Committee Meeting</b>	12 9:30-10:30am Yoga & Mindfulness (Clubhouse)	13 8:30-10:30am Pickleball  10am-12pm Coffee Group (Clubhouse)
14	15 12-3:30pm Canasta (library) 2-4pm Mahjong (Clubhouse) <b>4:30-5:30pm Finance Committee Meeting (In person &amp; Zoom)</b>	16 9am-12pm Pickleball 9am-3pm Bridge (Clubhouse) <b>10-1pm Private Rental (Cabana)</b> 12:30-3:30pm Mahjong (Library)	17 9am-12pm Pickleball 10am-2:30pm Bridge (Library) 11am-4pm Rotary Wives Bridge (Clubhouse) 2:30-4:30pm Alley Cats (Library)	18 9am-12pm Pickleball	19 9:30-10:30am Yoga & Mindfulness (Clubhouse)	20 8:30-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse) <b>4-8pm Private Rental (Clubhouse)</b>
21	22 12-3:30pm Canasta (library) 2-4pm Mahjong (Clubhouse)	23 9am-12pm Pickleball 12:30-3:30pm Mahjong (Library)	24 9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30-4:30pm Alley Cats (Library)	25 9am-12pm Pickleball	26 9:30-10:30am Yoga & Mindfulness (Clubhouse)	27 8:30am-10:30am Pickleball  10am-12pm Coffee Group (Clubhouse)
28 <b>10am-5pm Private Rental (Clubhouse)</b>	29 12-3:30pm Canasta (library) 2-4pm Mahjong (Clubhouse)	30 9am-12pm Pickleball 12:30-3:30pm Mahjong Group (Library) <b>7-9pm Private Rental (Clubhouse)</b>				

# 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, 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

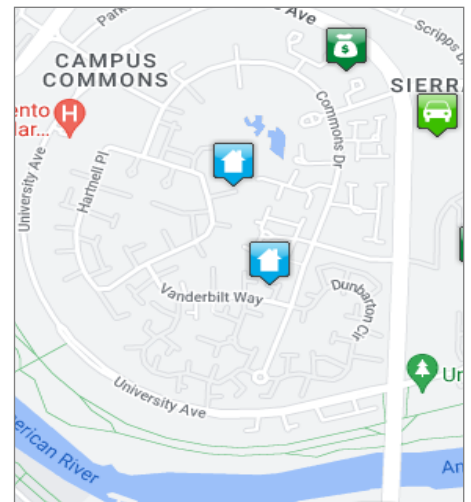
Would you like to see where crime is happening in our area? Go to: <https://communitycrimemap.com/> Use the tools on the left of the map to zoom in to Campus Commons. You can also set a date range.

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](mailto:Nicole.Marks@fsresidential.com)  
Nirmal Dhesi, Assistant Community Manager, [Nirmal.Dhesi@fsresidential.com](mailto:Nirmal.Dhesi@fsresidential.com)  
Julienna Michel, Administrative Assistant, [Julienna.Michel@fsresidential.com](mailto: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*  
Secretary: *Brian Coates*  
Treasurer: *Courtenay Delfin*  
Member at Large: *Christina George*

**Board of Directors**

**1st Wednesday**, 6:00pm, 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](mailto:arc@nepenthehoa.com)

**1st Thursday**, 5:30pm at the Clubhouse

**Finance Committee**

Chair: Carol Duke, [financecomm@nepenthehoa.com](mailto:financecomm@nepenthehoa.com)

**3rd Monday**, 4:30pm, via Zoom and at the Clubhouse

<https://us02web.zoom.us/j/89767673487?pwd=cFNXY3p4b1k2dkx5Nm56Z3NRNS9yUT09>

Meeting ID: 897 6767 3487, Passcode: 001131

**Grounds Committee**

Chair: Jim Shaw

**3rd Thursday**, 3:00pm, via Zoom and at the Clubhouse

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

Meeting ID: 880 7532 8792, Passcode: 001131

**Insurance, Legal & Safety Committee**

Chair: Jackie Grebitus, [ils@nepenthehoa.com](mailto:ils@nepenthehoa.com)

**2nd Tuesday**, 5:30pm at the Clubhouse

**Outreach Committee**

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

**2nd Wednesday**, 4:00pm at the Clubhouse