

May 2023

Dusty Favichia, Editor

# 2023 Annual Meeting

## Wednesday, May 24th



# NEPENTHE NEWS

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on **Wednesday, May 24th at 5:00 pm.**

This year three Director terms are ending:

John Baker, Markus Dascher and Ashley Tangeraas.

**Candidates' Forum:** The Candidates' Forum was held on Saturday, April 29th at 1:30 pm in the Nepenthe Clubhouse. We had a wonderful turnout with about 100 residents in attendance both in-person and via zoom. For those that could not attend the Candidates' Forum and are still awaiting the link for the recorded version, thank you for your interest. We unfortunately ran into some technical difficulties with the recorded version, but we are diligently working on posting an audio version which we hope to have out very soon! Thank you very much for your patience.

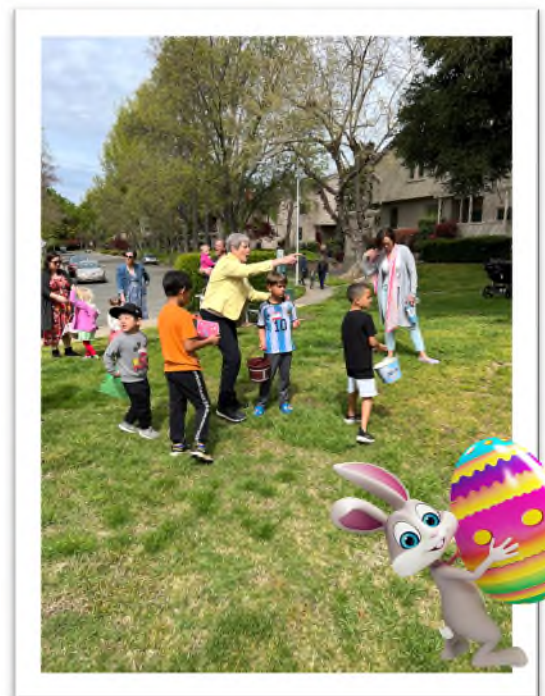
**Wednesday, May 24, 5:00 pm - Annual Membership Meeting and Election:** At this meeting, while the Inspectors of Election are tallying the ballots, we will celebrate another successful year of accomplishments. We hope to see you there!

**Voting:** When submitting your ballot, please make sure to fill out your Nepenthe address and print and sign your name on the outer envelope! It is not valid without your signature. Please let Management know if you have any questions at all about the 2-envelope voting process



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# March Budget Report

The report reflects a year-to-date net operating income of \$6,401.11 and year-to-date reserve funding of \$976,517.31 compared to the year-to-date reserve funding budget of \$562,863. The actual year-to-date operating expenses were \$469,317.93. The budgeted year-to-date operating expenses were \$462,114. The association has \$213,229 in operating funds, which represents .62 months of budgeted expenses and reserve contributions. The association has \$11,157,857 in reserve funds.

# March 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>\$1,241,288.67</b>	
Reserve Investment Income		\$210,948
Contributions to Reserve		\$750,265.63
Accounts Payable		
Processing Fees		
Prepaid Utilities		
Prior Year Interest		
<b>Less Operating Expenses</b>	<b>(\$442,318)</b>	
Reserve Funding	(\$765,570)	
Reserve Expenditures		(\$934,280.05)
Due to Operating		(\$15,304)
<b>Ending Balance 3/31/2023</b>	<b>\$213,229</b>	<b>\$11,157,857</b>

# Awarded Contracts - May 3, 2023

The Board approved the following proposals during their May 3rd Executive Session:

- **Geremia Pools**— \*Remodel for the Dunbarton Swimming Pool in the amount of **\$38,700**
- **Carson Landscape**— Tree Stump Restoration at 17 locations in the amount of **\$158,000**
- **Carson Landscape**— Landscape improvements relating to sports court improvements in the amount of **\$6,640**

\*Please stay tuned for more information on closure dates for the Dunbarton Pool remodel, which is tentatively set for late June. Please keep in mind we are at the mercy of contractor availability, and that also this project is mandatory.

# POOLS ARE OPEN!

## POOL RULES

Pool hours are 7:00 am-10:00 pm daily.

Please be considerate of your neighbors living near pool areas.

No diving is allowed.

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.

Bicycles are not allowed in the pool area.



The Nepenthe Clubhouse Staff and/or the Nepenthe Patrol Service have the responsibility and the final authority to interpret and enforce pool, spa and pool deck area rules.

Staff and/or patrol are authorized to deny use of the facilities based on these criteria.

## Jazz at the Pool!

Jazz returns to Nepenthe with Peter Morgan! Join your neighbors on **June 18th** from **7pm** to **9pm** for a glass of wine and great music!

Tickets will be on sale **June 1st** at the Nepenthe Clubhouse. This event is open to all Nepenthe and Villages residents and their guests. Tickets are \$10 per person— by check is the preferred means of payment, please.

Your ticket includes one glass of wine. You are welcome to bring folding chairs, small ice chests and your own refreshments. No glass on the pool deck, of course! Please note, the pool will close at 4:30 pm that day to allow the Outreach Committee time to set up.



# New General Manager

## Meet Dusty Favichia

Hello Nepenthe Residents!

My name is Dusty and I am your new General Manager here at Nepenthe. I have just over eight years of experience in on-site Community Management right here in the greater Sacramento area. I am pleased to be here to help serve the needs of your beautiful community. I'm also very excited to work alongside Nirmal, Czarina and Marcus who are all currently providing exceptional service as your staff here at Nepenthe! Thank you to all of those that have stopped by the office already to introduce yourself, I appreciate the warm welcome! I also appreciate everyone's patience as I become familiar with all things Nepenthe, it is going to take some time, but learning about ALL of the components of Nepenthe, big and small, is of the upmost importance to me.

A little bit about me ... I was born and raised in the Fair Oaks/Orangevale area. I have one son, he is 22 and he graduated in 2019 from Bella Vista High School. I enjoy various walking trails in the Folsom area, going to concerts, succulent gardening, and traveling. My most exciting trip so far was to Alaska!

### Manager's Report

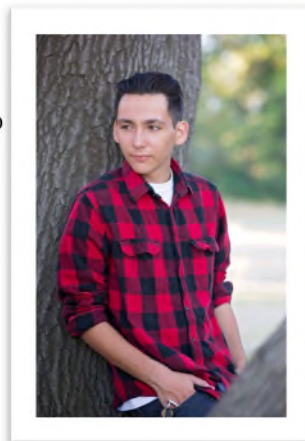
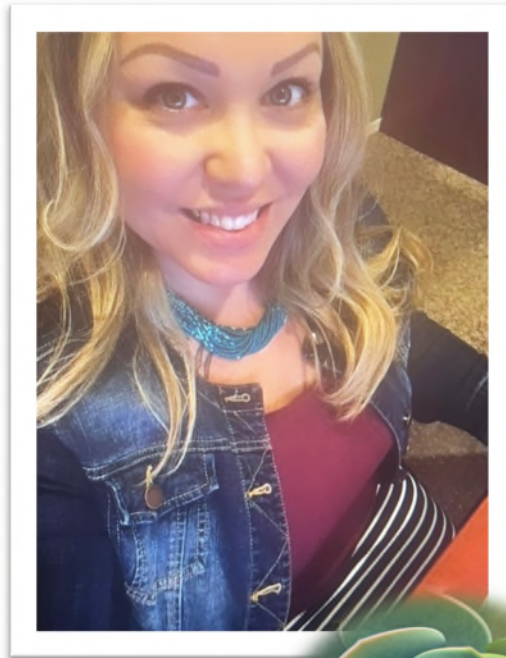
As I get more acquainted with my role here at Nepenthe, I will be including more informative, and helpful articles concerning current reserve projects, and other important on-going matters, in your Newsletters.

Betssi sure did an amazing job editing your monthly Newsletters previously, and I will surely do my very best moving forward. Please, bare with me! And again, I'm very appreciative of your patience and understanding.

I am open to any ideas and/or suggestions for what you as residents may want to see featured in the monthly Newsletter, so please, do not hesitate to drop your ideas off in writing at the office, or send me an e-mail at:

[Dusty.Favichia@fsresidential.com](mailto:Dusty.Favichia@fsresidential.com)

Thank you! - Dusty



My Son, Celio!



My Dog, Bodhi!

My favorite walking trail, The Johnny Cash Trail in Folsom!

# May 2023

Throughout the month there are various card groups and rentals that are subject to change. The most current information can be found on the calendar at the community website at this link: <https://nepenthehoa.com/event-calendar/>

**Sun      Mon      Tue      Wed      Thu      Fri      Sat**

	<b>1</b>	<b>2</b>	<b>3</b> Board of Directors Open Session 6:00	<b>4</b>	<b>5</b>	<b>6</b> Pickleball 8:30 Coffee 10:00—noon
<b>7</b>	<b>8</b> Clubhouse Rummikub 1:00 pm	<b>9</b> Insurance, Legal & Safety Committee 5:30 pm	<b>10</b> Outreach Committee 4:00 pm	<b>11</b> Architectural Review Committee 5:30 pm	<b>12</b>	<b>13</b> Pickleball 8:30 Coffee in the Clubhouse 10:00—noon Private Rental 12:30 pm
<b>14</b> Mother's Day 	<b>15</b> Book Club 3:00 pm	<b>16</b>	<b>17</b>	<b>18</b> Grounds Committee 3:00 pm	<b>19</b>	<b>20</b> Pickleball 8:30 Coffee in the Clubhouse 10:00—noon Private Rental 1:00 pm
<b>21</b>	<b>22</b> Finance Committee Meeting 4:30 pm	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b> Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
<b>28</b>	<b>29</b>	<b>30</b>	<b>31</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. Our contracted handyman is here every Wednesday and will come to address issues other than landscaping.

## Have a Concern?

Start with the management office via walk in, phone call 916.929.8380 or email [Ne-penthe.HOA@fsresidential.com](mailto:Ne-penthe.HOA@fsresidential.com).

If the office staff cannot resolve the problem, work with the General Manager, Bettisi Ledesma. 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.

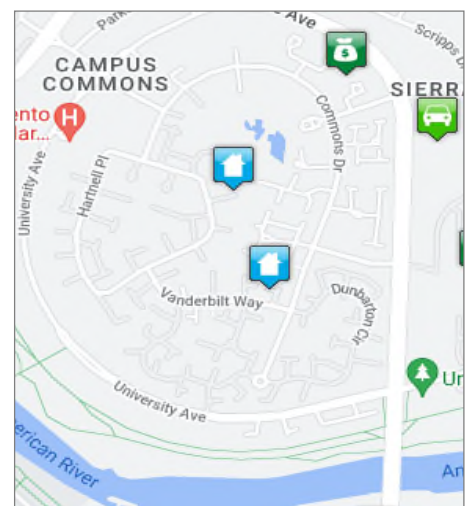
## See Area Crime Map

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:                      President: Markus Dascher  
Vice President: Cheryl Nelson                              Treasurer: Jackie Grebitus  
Member at Large: Ashley Tangeraas                      **Nepenthe runs on volunteer power!**

**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](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: Christina George, [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