October 2024

Campus Commons/Nepenthe Cleanup Crew



NEPENTHE NEWS



Campus Commons/Nepenthe Cleanup Crew invites you to join us on Sunday, October 20th to help clean up the unsightly litter on the sidewalks and green areas next to Howe Avenue. We can cover more areas around our neighborhood depending on how many volunteers come out to help.

We will meet in front of the Nepenthe Clubhouse at 9:30 a.m. Wear a hat and garden gloves, and bring a grabber, if available. We'll provide garbage bags and grabbers. Come and volunteer any amount of time you have for our quarterly clean up!

If you have any questions, please contact: rebecca.siiteri@gmail.com or jacobsonbonnie2@gmail.com

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Happy Halloween!

Our Halloween Event will take place at the Commons Clubhouse on Oct 26th from 2pm to 5pm. Put on your favorite costume and come by!



August 2024 Budget Report

The report reflects a year-to-date net operating income of $155,882.62 and year-to-date reserve funding of $1,776,541.45 compared to the year-to-date reserve funding budget of $1,580,512. The actual year-to-date operating expenses were $1,394,856.86. The budgeted year-to-date operating expenses were $1,377,480. The association has $275,968.71 in operating funds, which represents 0.75 months of budgeted expenses and reserve contributions. The association has $10,218,553.20 in reserve funds.

August Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2024	**$193,609**	**$10,905,489**
Plus Income	$3,327,281	
Reserve Investment Income		$294,811
Contributions to Reserve		$1,481,730
Accounts Payable	$261,948	
Less Operating Expenses	($1,394,857)	
Reserve Funding	($1,481,730)	
Reserve Expenditures		($2,447,978)
Due to Operating	($0)	
Receivable from Management	(900)	
Ending Balance 8/31/2024	**$275,969**	**$10,218,553**

Awarded Contracts - October 2024

The Board took the following actions at the October 2, 2024, Executive Session:

- The Board approved the proposal from Critical Path Reconstruction in the amount of $323.74 for siding/trim repairs at 1359 Commons
  - *This proposal was approved unanimously*
- The Board approved the proposal from Critical Path Reconstruction in the amount of $4,139.23 for fencing repairs at 403 Dunbarton
  - *This proposal was approved unanimously*
- The Board approved proposal from Grove Total Tree Care in the amount of $7,560 for tree maintenance in Zone 7
  - *This proposal was approved unanimously*
- The Board approved proposal from James E. Williams in the amount of $1,801 for installation of wire mesh around the gates at the main clubhouse and Dunbarton cabana
  - *This proposal was approved unanimously*
- The Board approved proposal from James E. Williams in the amount of $1,957.65 to install fencing extension around Dunbarton roof to prevent jumping
  - *This proposal was approved unanimously*
- The Board approved proposal from 3D Technologies in the amount of $1,562.24 to install push button at front desk to open clubhouse doors.
  - *This proposal was approved unanimously*

Architectural Modifications

Address	Improvement	Action
700 Dunbarton	Solar Tubes	Approval with Conditions
302 Elmhurst	Solar Energy System	Partial approval (approved except for battery)
618 Elmhurst	Trellis	Approval with Conditions

Phase 2 Siding & Fencing Update:

Phase 2 is defined as the 211 units within the Elmhurst Circle area bounded by Commons Drive, & Vanderbilt Way.
Flow of Work: Shrub removal, siding/fencing work, painting, remediation.

Path of Travel:

Following the above units, schedule will be as follows:

1366 and 1372 Commons—5 days for completion
1378, 1384, 1390, and 1396 Commons—12 days for completion
1306, 1312, and 1318 Vanderbilt—9 days for completion
1324, 1330, 1336, and 1342 Vanderbilt—12 days for completion
1242, 1248, 1254, and 1260 Vanderbilt—12 days for completion
1268, 1276, 1284, 1292 Vanderbilt —12 days for completion
1206 and 1212 Vanderbilt—5 days for completion
1218, 1224, 1230, and 1236 Vanderbilt —12 days for completion
1146, 1152, 1158, and 1164 Vanderbilt —12 days for completion
1170, 1176, and 1182 Vanderbilt — 9 days for completion
1106 and 1112—5 days for completion
1118, 1124, 1130, and 1136 Vanderbilt —12 days for completion
1026, 1036, 1046, 1056, and 1066 Vanderbilt —15 days for completion
1006 and 1016 Vanderbilt —5 days for completion
1005, 1015, and 1025 Vanderbilt —9 days for completion
100, 102, 104, 106, and 108 Elmhurst—15 days for completion
204 and 206 Elmhurst —5 days for completion
200 and 202 Elmhurst —5 days for completion
208 and 210 Elmhurst —5 days for completion
300, 302, and 304 Elmhurst —11 days for completion
306, 308, and 310 Elmhurst —9 days for completion
312, 314, and 316 Elmhurst —9 days for completion
318, 320, and 322 Elmhurst —9 days for completion
324, 326, and 328 Elmhurst —9 days for completion
400, 402, 404, and 406 Elmhurst —12 days for completion
408, 410, and 412 Elmhurst —9 days for completion
500, 502, and 504 Elmhurst —9 days for completion
506, 508, and 510 Elmhurst —9 days for completion

600, 602, 604, and 606 Elmhurst —12 days for completion

608, 610, and 612 Elmhurst —9 days for completion

614, 616, and 618 Elmhurst —9 days for completion

700, 702, 704, 706, and 708 Elmhurst —15 days for completion

710, 712, 714, and 716 Elmhurst —12 days for completion

718, 720, and 722 Elmhurst —9 days for completion

800, 802, and 804 Elmhurst —9 days for completion

806, 808, 810, 812, and 814 Elmhurst —15 days for completion

816, 818, and 820 Elmhurst —9 days for completion

1426 and 1428 Commons —5 days for completion

1418, 1420, and 1422 Commons —9 days for completion

1408 and 1410 Commons —5 days for completion

1400, 1402, 1404, and 1406 Commons —12 days for completion

1311, 1317, 1323, 1329, and 1335 Vanderbilt —15 days for completion

1287, 1293, 1299, and 1305 Vanderbilt —12 days for completion

1185, 1191, 1197, and 1203 Vanderbilt —12 days for completion

1131, 1137, and 1143 Vanderbilt —9 days for completion

1149, 1155, 1161, 1167, 1173, and 1179 Vanderbilt —14 days for completion

1095, 1101, 1107, and 1113 Vanderbilt —12 days for completion

1119 and 1125 Vanderbilt —5 days for completion

1045, 1055, and 1065 Vanderbilt —9 days for completion

1071, 1077, and 1083 Vanderbilt —9 days for completion

101 (Cabana) Elmhurst —5 days for completion

201, 203, 205, and 207 Elmhurst —12 days for completion

215 ,217, and 219 Elmhurst —9 days for completion

209, 211, and 213 Elmhurst —9 days for completion

501, 503, and 505 Elmhurst —9 days for completion

507 and 509 Elmhurst —5 days for completion

601 and 603 Elmhurst —5 days for completion

605, 607, and 609 Elmhurst —9 days for completion

611 and 613 Elmhurst —5 days for completion

701, 703, and 705 Elmhurst —9 days for completion

707, 709, and 711 Elmhurst —9 days for completion

901 and 903 Elmhurst —5 days for completion

1245, 1251, 1257, and 1263 Vanderbilt—12 days for completion

1269, 1275, and 1281 Vanderbilt —9 days for completion

1207, 1209, 1211, and 1213 Vanderbilt —9 days for completion

1215 and 1217 Vanderbilt —5 days for completion

1219 and 1221 Vanderbilt —5 days for completion

1225, 1227, and 1229 Vanderbilt —9 days for completion

1231, 1233, and 1235 Vanderbilt —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 5 for your reference.

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

Phase 2
Pathway Map



Nepenthe Association

Service Request

Submit by email, mail, clubhouse front desk or mail slot.

Request Information	
Your Name:	
Property address:	
Email:	
Phone number:	
Date of Request:	

May we share your contact information with our contractor? YES ☐ NO ☐

☐	Landscape	☐	Irrigation	☐	Fence/Gate	☐	Rain gutter/downspout
☐	Roof	☐	Siding	☐	Other		

Description of Request (Please include detailed location):

_____

_____

_____

_____

_____

OFFICE USE ONLY:

Date Received: Received by:

Work Order Generated? Yes ☐ No ☐ If yes, WO #_____ If no, explain:

Communications

Date: _____ Describe: _____ Initial: _____

Date: _____ Describe: _____ Initial: _____

October 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 9am - 12pm Pickleball 9am - 3pm Bridge (Clubhouse) 12:30pm - 3:30pm Mahjong Group (Library) **6:30pm - 8:30pm Private Rental (Cabana)** **7pm - 9pm Private Rental (Clubhouse)**	2 9am - 12pm Pickleball 10am - 2:30pm Bridge (Library) 2:30pm - 4:30pm Ally Cats (Library) **3pm - 5pm Executive Board Meeting** **6pm - 8pm Open Board Meeting**	3 9am - 12pm Pickleball **3pm - 5:30pm Architectural Committee Meeting**	4	5 9am - 12pm Pickleball 10am - 12pm Coffee Group (Clubhouse) **1pm - 5pm Artisan Craft Fair**
6	7 **10am - 12:30pm Private Rental (Cabana)** 12pm - 3:30pm Canasta (Library) 2pm - 4pm Mahjong Group (Clubhouse)	8 9am - 12pm Pickleball 9:30am - 12pm Renaissance Photo Club 12:30pm - 3:30pm Mahjong Group (Library) **7pm - 9pm Private Rental (Clubhouse)**	9 9am - 12pm Pickleball 10am - 2:30pm Bridge (Library) 2:30pm - 4:30pm Ally Cats (Library) **4pm - 6pm Outreach Committee Meeting (Clubhouse)**	10 9am - 12pm Pickleball 10am - 12pm Writing Group (Library)	11	12 9am - 12pm Pickleball 10am - 12pm Coffee Group
13	14 **11:30am - 12:30pm Outreach Committee Meeting** 12pm - 3:30pm Canasta (Library) 2pm - 4pm Mahjong Group (Clubhouse) 3:30pm - 5pm Book Club (Library) **5:30pm - 6:30pm Insurance, Legal & Safety Committee Meeting**	15 9am - 12pm Pickleball 9am - 3pm Bridge (Clubhouse) 12:30pm - 3:30pm Mahjong Group (Library) **7pm - 9pm Private Rental (Clubhouse)**	16 9am - 12pm Pickleball 10am - 2:30pm Bridge (Library) 11am - 4pm Rotary Wives Bridge (Clubhouse) 2:30pm - 4:30pm Alley Cats (Library)	17 9am - 12pm Pickleball **3pm - 5pm Grounds Committee Meeting**	18	19 9am - 12pm Pickleball **9am - 9pm Private Rental (Cabana)** 10am - 12pm Coffee Group (Clubhouse) **1:30pm - 7pm Private Rental (Clubhouse)**
20	21 12pm - 3:30pm Canasta (Library) 2pm - 4pm Mahjong Group (Clubhouse) **4:30pm - 5:30pm Finance Committee Meeting**	22 9am - 12pm Pickleball 9:30am - 12pm Renaissance Photo Club **10am - 1pm Private Rental (Cabana)** 12:30pm - 3:30pm Mahjong Group (Library) **6pm - 7:30pm Private Rental (Cabana)** **7pm - 9pm Private Rental (Clubhouse)**	23 9am - 12pm Pickleball 10am - 2:30pm Bridge (Library) 2:30pm - 4:30pm Alley Cats (Library)	24 9am - 12pm Pickleball	25	26 9am - 12pm Pickleball 10am - 12pm Coffee Group (Clubhouse) **10am - 6pm Private Rental (Cabana)** **2pm - 5pm Halloween Event (Clubhouse)**
27 **10am - 4pm Private Rental (Clubhouse)**	28 12pm - 3:30pm Canasta (Library) 2pm - 4pm Mahjong Group (Clubhouse)	29 9am - 12pm Pickleball 9:30am - 12pm Renaissance Photo Club 12:30pm - 3:30pm Mahjong Group (Library) **7pm - 9pm Private Rental (Clubhouse)**	30 9am - 12pm Pickleball 10am - 2:30pm Bridge (Library) 2:30pm - 4:30pm Alley Cats (Library)	31 9am - 12pm Pickleball		

Always Good to Know…

Have a Concern?

Start with the management office via walk in, phone call or email:

(916) 929-8380

Nepenthe.HOA@fsresidential.com

If the office staff cannot resolve the concern, work with the General Manager, Nicole Marks. Still not satisfied? Submit a letter to the Board of Directors for review by emailing or by dropping it off at the office.

Need a Service Request?

If you have an issue with a component that the Association is obligated to maintain, please complete a Service Request Form.

Service request form (nepenthehoa.com)

Examples include, but are not limited to:

- → Address signs
- → Dry rot
- → Gates
- → Irrigation in the common area.
- → Roof

Community Website

Have you checked out our Nepenthe HOA (nepenthehoa.com) Website? There is a lot of useful information there that could lead you in the right direction!

You can find our amenities, monthly newsletter, the event calendar, an interactive community map, committee information, management staff information, and our governing documents such as the CC&R's, Bylaws, and community rules.

City of Sacramento 311

For areas not maintained by the association, it is important for the City of Sacramento to be notified. All streets in Nepenthe are public city streets other than Dunbarton and Elmhurst.

Please call 311 or go to their website to report a concern or request a service. This can include, but is not limited to:

- → Stray Animal
- → Dead Animal
- → Graffiti
- → Junk & Debris
- → Abandoned Vehicle
- → Homeless Camp or Trash
- → Appointment– Trash Pick Up
- → Illegal Dumping
- → Street/ Sidewalk Concerns
- → Tree Concerns

Click link below!

311 CUSTOMER SERVICE

Parking Reminders

Please remember there is no parking permitted in the alleyways except for immediate loading/unloading. The office staff has been receiving an increasing number of reports of cars parked in the alleyways and disrupting the flow of traffic for other homes in the area. Please refer to the CC&Rs, Section 3.3 (A): *"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. Service contractors may not leave or park their service vehicle(s) in the common driveways or alleyways without the express written consent of the Board or its authorized property manager."*

On our private streets, Dunbarton and Elmhurst, there is to be no parking along the side indicated by the signs. Guest placards can be obtained in the office, please be mindful of parking on corners as it can create a blind spot and in front of other resident's windows. Thank you!

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

Trevon McCrea, Administrative Assistant, Trevon.McCrea-Simmons@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: *Peter Lewicki*

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

1st Thursday, 3:00pm at the Clubhouse

Finance Committee

Chair: Carol Duke, 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

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

2nd Monday, 5:30pm at the Clubhouse

Outreach Committee

Chair: Marcy Best, outreach@nepenthehoa.com

2nd Wednesday, 4:00pm at the Clubhouse