

September  
2024

# Jazz by the Pool!!



**September 8, 2024, Sunday - 6:00 PM**  
**Nepenthe Clubhouse**



By popular demand, the return of the The Howlin' Alan Band Serves up a mix of vocal-rich rock tunes with energy, quirky humor and unusual enthusiasm. All members of this versatile trio sing lead vocals and harmonies. The band includes (Howlin) Alan Afill on guitar and vocals; Greg Burch on drums and vocals and ten-year Nepenthe resident John Chermesino on bass and vocals. Put on your dancing shoes for this event!

**THINGS TO KNOW:**

- \$10 per person, includes one glass of wine.
- All Nepenthe and Campus Commons residents and friends are welcome.
- You may bring folding chairs, small ice chests, refreshments and snacks. (No glass by pool)
- Tickets on sale August 26, at the Nepenthe Club House office. (Maximum capacity 100)
- Entrance at Commons Drive, side pool gate, Opens at 5:30 PM. No early Admissions.

# NEPENTHE NEWS

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## Autumn is Near! 🍁

Hello Residents of Nepenthe!

We welcome the Fall season starting Sunday, September 22, 2024.

Get ready for the upcoming holidays!



# July 2024 Budget Report

The report reflects a year-to-date net operating income of \$137,857.84 and year-to-date reserve funding of \$1,361,846.66 compared to the year-to-date reserve funding budget of \$1,382,948. The actual year-to-date operating expenses were \$1,451,949.09. The budgeted year-to-date operating expenses were \$1,205,295. The association has \$228,838.93 in operating funds, which represents 0.62 months of budgeted expenses and reserve contributions. The association has \$10,165,093.44 in reserve funds.

## Awarded Contracts - September 2024

### The Board took the following actions at the September 4, 2024, Executive Session:

- The Board approved the proposal from Breault Asphalt Maintenance in the amount of \$15,896 for misc. concrete trip hazard repairs throughout community.
  - *The Board approved this proposal unanimously*
- The Board approved the proposal from The Grove Total Tree Care in the amount of \$2,825 to trim 3 redwood trees near 2257 Swarthmore drive.
  - *The Board approved this proposal unanimously*
- The Board approved 2 proposals from Critical Path Reconstruction in the total amount of \$6,506.95 for siding/trim repairs at 2315 Swarthmore and 1117 Commons.
  - *The Board approved this proposal unanimously*
- The Board approved proposal from Indoor Environmental Services in the amount of \$3,874 to repair the HVAC return duct for the clubhouse HVAC.
  - *The Board approved this proposal unanimously*
- The Board approved proposal from The Grove Total Tree Care in the amount of \$21,320 to provide Zone 5 tree work.
  - *The Board approved this proposal unanimously*
- The Board approved proposal from The Grove Total Tree Care in the amount of \$18,595 to provide Zone 6 tree work.
  - *The Board approved this proposal unanimously*
- The Board approved proposal from Carson Landscape in the amount of \$10,265 for shrub removal/remediation at 2315 Swarthmore and 1117 Commons.
  - *The Board voted as follows—4 AYE, 1 NAY*
- The Board approved proposal from Carson Landscape in the amount of \$5,565 for drainage/downspout installation at 2315 Swarthmore and 1117 Commons.
  - *The Board voted as follows—4 AYE, 1 NAY*

# Architectural Modifications

Address	Improvement	Action
616 Elmhurst	Trellis	Approval
1425 University	Emergency HVAC	Approval
106 Elmhurst	Emergency HVAC	Approval

## 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.





## Service Request

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

Request Information				
Your Name:				
Property address:				
Email:				
Phone number:				
Date of Request:				
<b>May we share your contact information with our contractor? YES <input type="checkbox"/> NO <input type="checkbox"/></b>				
<input type="checkbox"/> Landscape	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Fence/Gate	<input type="checkbox"/> Rain gutter/downspout	
<input type="checkbox"/> Roof	<input type="checkbox"/> Siding	<input type="checkbox"/> Other		

Description of Request (Please include detailed location):

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**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: \_\_\_\_\_

# September 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 9am - 7pm Private Rental (Cabana) 12am - 3:30pm Canasta (Library) 2pm - 4pm Mahjong Group (Clubhouse)	3 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)	4 9am - 12pm Pickleball 10am - 2:30pm Bridge (Library) 2:30pm - 4:30pm Alley Cats (Library) 3pm - 5pm Executive Board Meeting 6pm - 8pm Open Board Meeting	5 9am - 12pm Pickleball 3pm - 5:30pm Architectural Committee Meeting	6	7 9am - 12pm Pickleball 10am-12pm Coffee Group (Clubhouse)
8 6pm - 10pm Jazz by the Pool	9 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	10 9am - 12pm Pickleball 9:30am - 12pm Renaissance Photo Club 12:30 - 3:30pm Mahjong (Library) 7 - 9pm Private Rental (Clubhouse)	11 9am - 12pm Pickleball 10am - 2:30pm Bridge (Library) 2:30pm - 4:30pm Alley Cats (Library) 4pm - 6pm Outreach Committee Meeting (Clubhouse)	12 9am - 12pm Pickleball 10am - 12pm Writing Group (Library)	13	14 9am - 12pm Pickleball 10am - 12pm Coffee Group (Clubhouse)
15	16 12pm - 3:30pm Canasta (Library) 2pm - 4pm Mahjong Group (Clubhouse) 4:30pm - 5:30pm Finance Committee Meeting	17 9am - 12pm Pickleball 9am - 3pm Bridge (Clubhouse) 10am - 1pm Private Rental (Cabana) 12:30pm - 3:30pm Mahjong Group (Library) 7pm - 9pm Private Rental (Clubhouse)	18 9am - 12pm Pickleball 10am - 2:30pm Bridge (Library) 11am - 4pm Rotary Wives Bridge (Clubhouse) 2:30pm - 4:30pm Alley Cats (Library) 6pm - 8pm Special Open Board Meeting	19 9am - 12pm Pickleball 3pm - 5pm Grounds Committee Meeting	20	21 9am - 12pm Pickleball 10am - 12pm Coffee Group (Clubhouse)
22 12pm - 4pm Private Rental (Clubhouse)	23 12pm - 3:30pm Canasta (Library) 2pm - 4pm Mahjong (Clubhouse)	24 9am - 12pm Pickleball 9:30am - 12pm Renaissance Photo Club 12:30pm - 3:30pm Mahjong Group (Library) 7pm - 9pm Private Rental (Clubhouse)	25 9am - 12pm Pickleball 10am - 2:30pm Bridge (Library) 2:30pm - 4:30pm Alley Cats (Library)	26 9am-12pm Pickleball	27	28 9am - 12pm Pickleball 10am-12pm Coffee Group (Clubhouse)
29	30 12pm - 3:30pm Canasta (Library) 2pm - 4pm Mahjong (Clubhouse)					

# 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](mailto: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!



## 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

**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)  
Trevon McCrea, Administrative Assistant, [Trevon.McCrea-Simmons@fsresidential.com](mailto: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

**Office Hours**

Monday - Friday ~ 9am-6pm  
Phone: 916-929-8380  
[Nepenthe.HOA@FSResidential.com](mailto:Nepenthe.HOA@FSResidential.com)  
[NepentheHOA.com](http://NepentheHOA.com)

**Your volunteer Board of Directors:**

Vice President: *Cheryl Nelson*  
Treasurer: *Courtenay Delfin*

President: *Markus Dascher*

Secretary: *Brian Coates*

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**, 3:00pm 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 Monday**, 5:30pm at the Clubhouse

**Outreach Committee**

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

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