

Nepenthe Annual Board Election



NEPENTHE NEWS

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Membership Meeting and Election to be held on: **Wednesday, May 28th, 2025.**

This year, the terms of three Directors are ending: **Cheryl Nelson, Nina White, and Peter Lewicki.** If you are interested in running for a position on the Board, please complete and submit the enclosed Initial Application for Board Candidacy to the Nepenthe Office. Additional copies of the application will be available in the office as well. The Office will forward your completed application to a member of the Nominating Committee, who will then contact you with additional information.

The following is the timeline for the 2025 election:

ELECTION SCHEDULE:

Tuesday, March 4th, 5:00pm – Names of Board candidates due to the Nepenthe Office

Friday, March 28th, 5:00pm – Candidates' statements, pictures, and questionnaires due to the office (to be included in April's Newsletter and ballot packets mailed to homeowners).

Wednesday, April 2nd - Board meeting– List of candidates' names presented.

Monday, April 14th - Candidates' Forum for Nepenthe homeowners

Ballot materials will be sent to homeowners between April 23rd and April 28th

Wednesday, May 28th - 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.

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Have you visited the Nepenthe Library in the Clubhouse?

You'll find many genres of fiction books to borrow and a children's corner. The non-fiction section is being 'retired' as few of these books are borrowed compared to the fiction titles. The 'retirement home' for the non-fiction books will be The Book Den (a Sacramento Library warehouse) at 8250 E Belvedere Ave, Ste E, (916) 731-8493, bookden@saclibfriends.org. Our library accepts fiction donations as long as they do not exceed 2 or 3 books. The Book Den will gladly take larger collections as well as magazines, calendars, CD's, DVD's, cassettes, puzzles and board games. Most branch libraries also accept book donations.

**VERIFICATION OF PRIMARY RESIDENCE STATUS FOR
NFIP POLICY RATING**

Insured Name: _____
Policy or Quote#: _____
Property Address: _____
City, State, Zip _____

The above address is my primary residence, and I and/or my spouse live at this location for more than 50% of the 365 days following the policy effective date.

Insured Name (Printed)

Insured Signature

Date

PURSUANT TO 28 U.S.C. § 1746 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE UNITED STATES OF AMERICA THAT THE FOREGOING IS TRUE AND CORRECT. I UNDERSTAND THAT ANY FALSE STATEMENTS MAY CAUSE MY POLICY TO BE VOID, AND MAY BE PUNISHABLE BY FINE OR IMPRISONMENT UNDER APPLICABLE FEDERAL LAW.

Please submit your signed and dated enclosed statement, to your agent, or to the Insurance Company listed on the application.

If you have any questions, please contact your flood insurance agent or licensed representative.

Privacy Notice: The Flood Insurance Processing Center collects and uses personal information to process transactions. This information is not shared with outside parties except to the extent necessary to provide the service. We exercise appropriate data collection, storage and processing practices, and security measures to protect against unauthorized access, alteration, disclosure or destruction of your personal information.

Initial Application for Board Candidacy

Your name: _____ Address: _____

Email: _____ Best Phone #: _____

1. Why are you interested in becoming a member of the Nepenthe Board of Directors?

2. How long have you been an owner in Nepenthe?

3. Have you served on any committees in Nepenthe or been involved in any other way? Please specify.

4. What background and experience do you have that might be useful as a Board member (professional, volunteer, other Boards, etc.)?

5. The duties of a Board member (monthly meeting, liaison to a committee, etc.) typically take about 16 to 32 hours per month, depending on circumstances. Would you be able to make that commitment?

6. Is there any other information you would like to provide? You will also have an opportunity to do so in your Candidate Questionnaire and Statement.

After this completed application has been received in the office, you will be contacted by a member of the Nominating Committee. You will also receive a Welcome Packet with material advising you of pertinent dates and instructions for preparing your Candidate Statement.

December 2024 Budget Report

The report reflects a year-to-date net operating loss of \$177,068.21 and year-to-date reserve funding of \$2,429,247.25 compared to the year-to-date reserve funding budget of \$2,370,768. The actual year-to-date operating expenses were \$2,350,115.42. The budgeted year-to-date operating expenses were \$2,066,220. The association has \$89,191.80 in operating funds, which represents 0.24 months of budgeted expenses and reserve contributions. The association has \$8,937,749.74 in reserve funds.

December Cash Flow Report

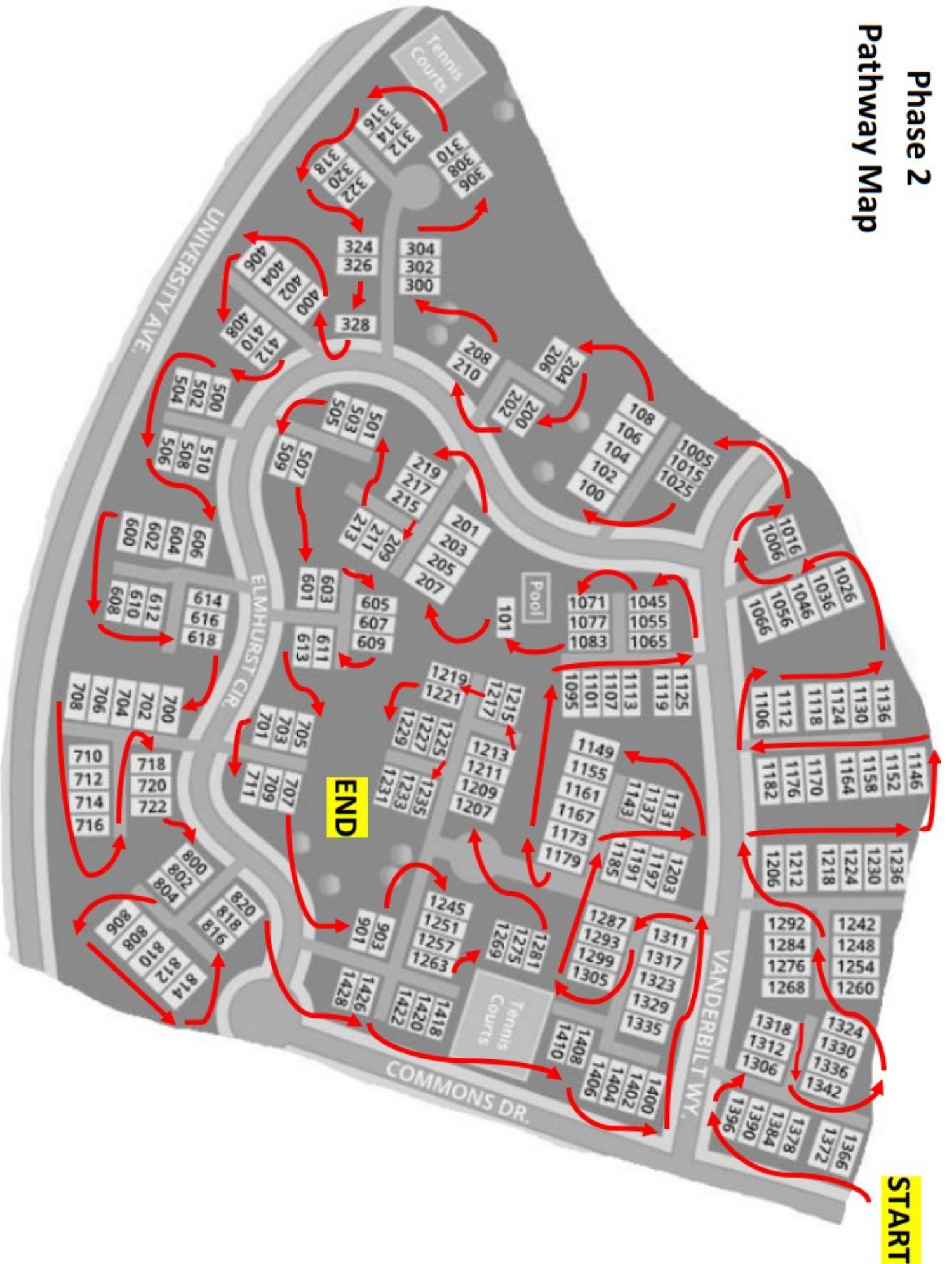
Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2024	\$193,609	\$10,905,489
Plus Income	\$4,955,160	
Reserve Investment Income		\$452,392
Contributions to Reserve		\$1,976,855
Accounts Payable	\$0	
Less Operating Expenses	(\$2,350,115)	
Reserve Funding	(\$1,976,855)	
Reserve Expenditures		(\$4,379,207)
Due to Operating	(\$0)	
Receivable from Management	(0)	
Ending Balance 12/31/2024	\$89,192	\$8,937,750

Awarded Contracts - February 2025

The Board met in Executive Session on February 4th. The Board took the following actions during the February 4th meeting:

- The Board approved the proposal from Critical Path Reconstruction for fencing repairs for 5 homes totaling \$15,751.80 - *This proposal was approved unanimously*
- The Board approved the proposal from Critical Path Reconstruction for siding/trim repairs for 4 homes totaling \$3,998.03 - *This proposal was approved unanimously*
- The Board approved the proposal from Carson Landscape for improvements at 1461 University & 1423 Commons in the amount of \$735 - *This proposal was approved unanimously*
- The Board approved the proposal from Critical Path Reconstruction for phase 3 evaluations in the amount of \$9,846 - *This proposal was approved unanimously*
- The Board approved the proposal from Reeves Construction for phase 3 evaluations in the amount of \$12,100 - *This proposal was approved unanimously*
- The Board approved the proposal from Breault Asphalt for asphalt repairs in the 312-322 Elmhurst alley in the amount of \$3,437 - *This proposal was approved unanimously*

Phase 2 Pathway Map



START

END



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 <input type="checkbox"/> NO <input type="checkbox"/>				
<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):

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: _____

February 2025

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

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 \(nepenthehoa.com\)](http://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
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

Office Hours

Monday - Friday ~ 8am-5pm
Phone: 916-929-8380
Nepenthe.HOA@FSResidential.com
NepentheHOA.com

Your volunteer Board of Directors:

Vice President: *Cheryl Nelson*
Treasurer: *Brian Coates*

President: *Courtenay Delfin*
Secretary: *Peter Lewicki*
Member at Large: *Nina White*

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, 4:30pm 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

Chair: Mary Gray

3rd Thursday, 3pm, 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