

# 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.**

Friday, March 28th at 5 pm is the deadline for all candidates to turn in their statements and completed questionnaires, if they want their names to be included on the ballot.

**Save the date for the upcoming Candidates' Forum: Monday, April 14th**

This is a great opportunity for you to meet the candidates who have volunteered to serve on the Board, to hear their goals and to ask them the questions that are most important to you. Homeowners can attend the forum in-person or on Zoom. We will have more details on the forum (including the Zoom link and candidates' statements) in the April newsletter. Hope to see you there!

## ELECTION SCHEDULE:

**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.

## Inside this issue:

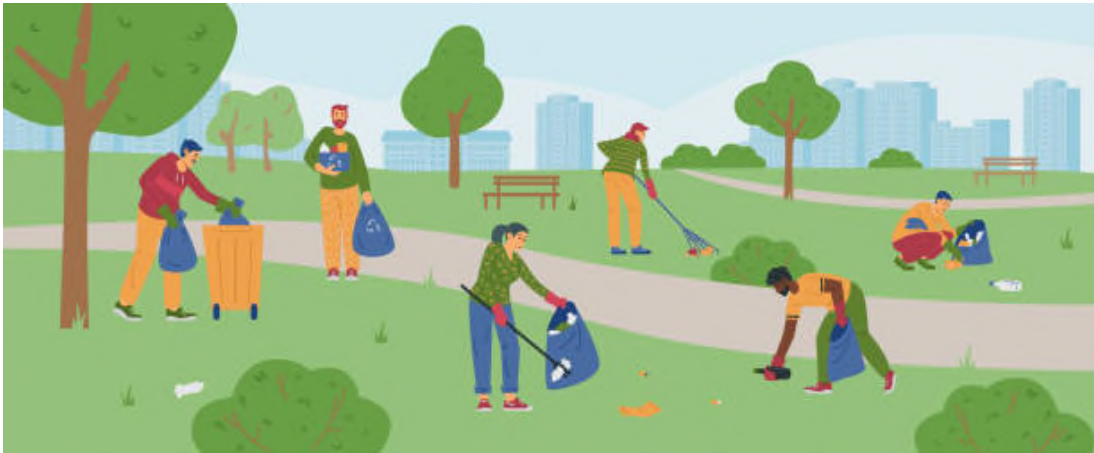
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## Greeting Cards for Seniors Success!

Thank you to all the volunteers who helped make this such a successful event!



# Clean Up Day!



## Nepenthe/Campus Commons Clean Up Day

**March 23<sup>rd</sup>, 9:30am**

The volunteer Cleanup Crew invites you to join us on **Sunday, March 23<sup>rd</sup>** to help clean up unsightly litter on the sidewalks and green areas on Howe Ave. (Between University Ave. & Howe Ave. Bridge).

We will potentially 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 will provide grabbers and garbage bags.

Come and volunteer any amount of time you have for our clean up!

If you have any questions, please contact: **Andrew Kershen** ([ackershen@hotmail.com](mailto:ackershen@hotmail.com)) or **Erika Elespuru** ([eawyman500@gmail.com](mailto:eawyman500@gmail.com)).



**Fun  
Fellowship  
Friends**



<b>2025 OUTREACH ACTIVITIES</b>	
<b>April 19</b>	<b>Spring Egg Hunt</b>
<b>May 17</b>	<b>Parking Lot Sale</b>
<b>June 1</b>	<b>Music by the Pool</b>
<b>July 4</b>	<b>4<sup>th</sup> of July Parade</b>
<b>September 7</b>	<b>Music by the Pool</b>
<b>October 25</b>	<b>Halloween Event</b>
<b>November 8</b>	<b>Art, Crafts &amp; Collectables</b>
<b>December 13</b>	<b>Holiday Party</b>
<b>December 31</b>	<b>NYE Gathering</b>

# **NOTICE!!**

**Please be advised that the office doors will remain locked, during office hours, from 8:00am to 5:00pm beginning March 10th.**

**To gain access, please ensure that you have your keycard with you.**

**If you need assistance, please call 916-929-8380.**

**Thank you for your attention to this!!**

# January 2025 Budget Report

The report reflects a year-to-date net operating income of \$135,408.45 and year-to-date reserve funding of \$31,993.48 compared to the year-to-date reserve funding budget of \$173,480. The actual year-to-date operating expenses were \$293,415.26. The budgeted year-to-date operating expenses were \$243,470. The association has \$255,288.67 in operating funds, which represents 0.61 months of budgeted expenses and reserve contributions. The association has \$8,421,083.58 in reserve funds.

## January Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2025</b>	<b>\$89,192</b>	<b>\$8,937,750</b>
<b>Plus Income</b>	<b>\$460,817</b>	
Reserve Investment Income		\$31,993
Contributions to Reserve		\$0
Accounts Payable		
<b>Less Operating Expenses</b>	<b>(\$293,415)</b>	
Reserve Funding	(\$0)	
Reserve Expenditures		(\$548,660)
Due to Operating	(\$0)	
<b>Ending Balance 1/31/2025</b>	<b>\$255,289</b>	<b>\$8,421,084</b>

## Awarded Contracts - March 2025

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

- The Board approved the proposal from Critical Path Reconstruction for fencing repairs for 2 homes totaling \$8,305.37 - *This proposal was approved unanimously*
- The Board approved the proposal from Breault Asphalt for concrete repairs for 4 locations totaling \$8,862 - *This proposal was approved unanimously*
- The Board approved the proposal from Breault Asphalt for asphalt repairs for 2 locations totaling \$8,984 - *This proposal was approved unanimously*
- The Board approved the proposal from Indoor Environmental Services for Dunbarton HVAC repair totaling \$1,680.56 - *This proposal was approved unanimously*
- The Board approved 3 proposals from Carson Landscape for irrigation repairs primarily in Zone 1 & 2 totaling \$16,630 - *This proposal was approved unanimously*





## 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: \_\_\_\_\_

# March 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
2	3 10am - 12pm Private Event (Cabana) 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) 2pm - 4pm 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 8am - 2pm Private Event (Clubhouse)	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)	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 1:30pm - 4:30pm Greetings Cards for Seniors (Library)	14	15 9am - 12pm Pickleball 10am - 12pm Coffee Group (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 7pm - 9pm Bunko Night (Clubhouse)	21	22 9am - 12pm Pickleball 10am - 12pm Coffee Group (Clubhouse)
23	24 12pm - 3:30pm 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	29 9am - 12pm Pickleball 10am - 12pm Coffee Group (Clubhouse)
30	31 12pm - 3:30pm Canasta (Library) 2pm - 4pm Mahjong Group (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 ~ 8am-5pm  
Phone: 916-929-8380  
[Nepenthe.HOA@FSResidential.com](mailto:Nepenthe.HOA@FSResidential.com)  
[NepentheHOA.com](http://NepentheHOA.com)

**Your volunteer Board of Directors:**

President: *Courtenay Delfin*  
Vice President: *Cheryl Nelson*  
Secretary: *Peter Lewicki*  
Treasurer: *Brian Coates*  
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](mailto:arc@nepenthehoa.com)

**1st Thursday**, 4:30pm 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: 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](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