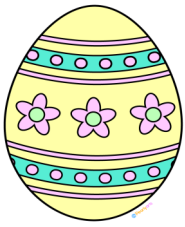


April 2025



NEPENTHE NEWS

Nepenthe Annual Board Election

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

Save the date for the upcoming Candidates' Forum:

Monday, April 14th at 5pm

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. Hope to see you there!

2025 Candidates (in alphabetical order):

Andrew Barrios, Jane Brown, Mary Gray, Cheryl Nelson, Ricardo Pineda, Nina White

Zoom Information:

<https://us02web.zoom.us/j/84182489733?pwd=mlacLC9ERQjPgtgfhpc5FjJDJHvHhF.1>

Meeting ID: 841 8248 9733, Passcode: 647988

ELECTION SCHEDULE:

Monday, April 14th, 5pm- 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:

Election Timeline	1
Clean Up Day!	2
2025 Outreach Events	3
Financial Report/Awarded Contracts	4
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Candidate Statements	10-28



Saturday, May 17

Nepenthe Clubhouse Parking Lot

9AM-12PM

- For Campus Commons residents
- Sell items from your car, tables, racks or tarps.
- \$10/parking spot, payable at the Nepenthe Office
- 24 spots available



Clean Up Day Success!



Nepenthe/Campus Commons Clean Up Day March 23rd

Dear cleanup volunteers and HOA staff,

Fourteen CC and Nepenthe residents gave a few hours this past Sunday morning picking up trash in and around our community. This is largest group of volunteers EVER! (Mother Nature helped with a beautiful day.) As always, there was a substantial amount of litter along Howe Avenue, and a group of brave volunteers cleaned a campsite near the dog park. You can see the results of the work. I'd guess this is at least a couple hundred pounds of trash.

Erika and I appreciate HOA staff supporting this event by communicating with members and letting us use the Nepenthe dumpster. And huge thanks to our volunteers!

The next cleanup day will be in early June. Details to come.

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



Fun Fellowship Friends



2025 OUTREACH ACTIVITIES

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

February 2025 Budget Report

The report reflects a year-to-date net operating income of \$154,425.09 and year-to-date reserve funding of \$231,792.91 compared to the year-to-date reserve funding budget of \$346,960. The actual year-to-date operating expenses were \$501,041.58. The budgeted year-to-date operating expenses were \$486,940. The association has \$251,543.89 in operating funds, which represents 0.60 months of budgeted expenses and reserve contributions. The association has \$8,136,259.45 in reserve funds.

February Cash Flow Report

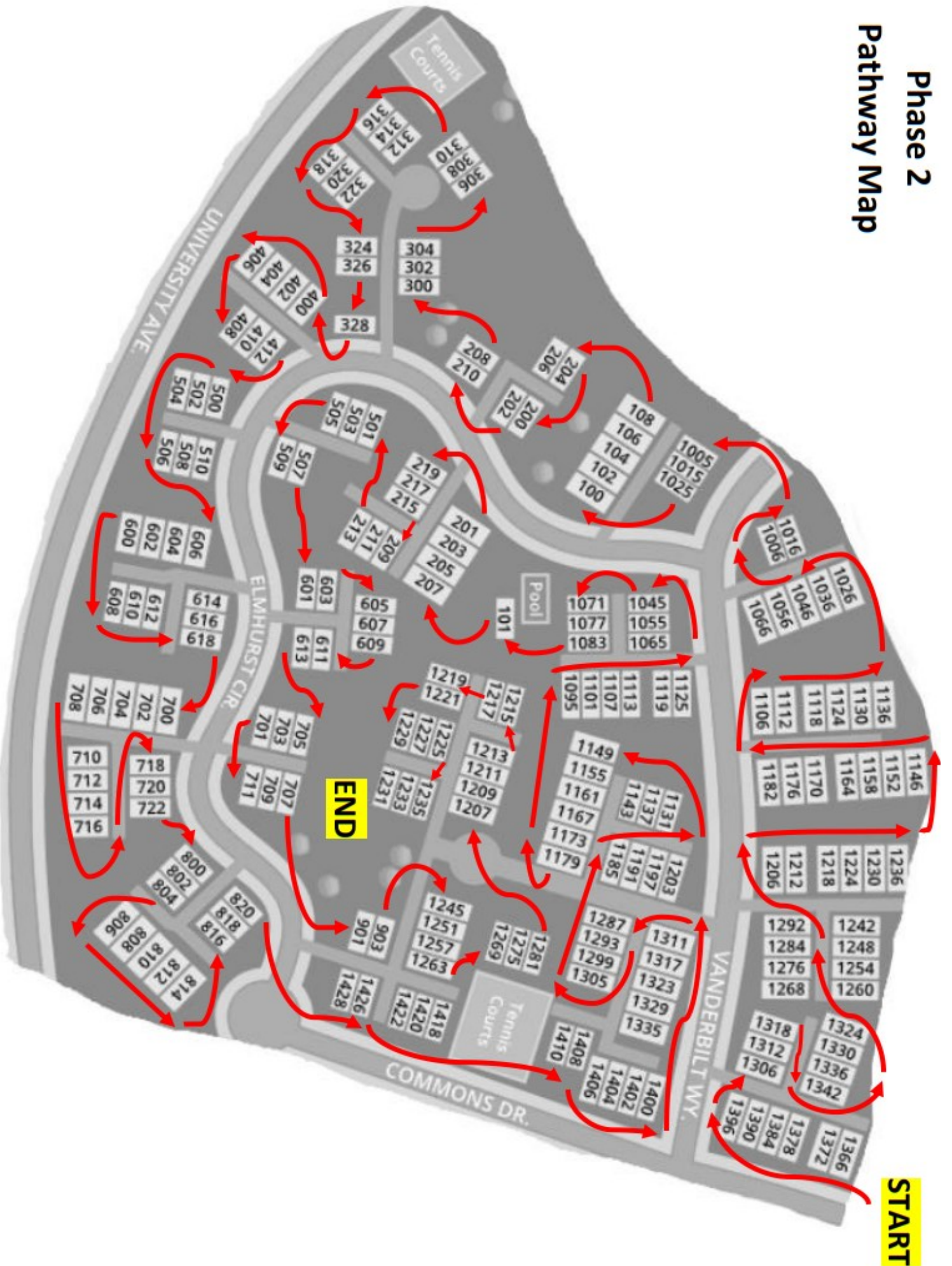
Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2025	\$89,192	\$8,937,750
Plus Income	\$887,260	
Reserve Investment Income		\$58,313
Contributions to Reserve		\$173,480
Accounts Payable		
Less Operating Expenses	(\$501,042)	
Reserve Funding	(\$173,480)	
Reserve Expenditures		(\$1,085,053)
Due to Operating	(\$0)	
Ending Balance 2/28/2025	\$251,544	\$8,136,259

Awarded Contracts - April 2025

The Board met in Executive Session on April 1st. The Board took the following actions during the April 1st meeting:

- The Board approved proposal from the Browning Reserve Group for the 2026 Reserve Study in the amount of \$1,000—*This proposal was approved unanimously*
- The Board approved 2 proposals from Critical Path Reconstruction for fencing repairs at 1497 University and 1611 University totaling \$20,077.44—*The proposals were approved unanimously*
- The Board approved 2 proposals from Critical Path Reconstruction for siding/trim repairs at 717 Dunbarton and 1497 University totaling \$1,252.08—*The proposals were approved unanimously*
- The Board approved 11 proposals from Carson Landscape for irrigation repairs across the community totaling \$33,080—*The proposals were approved unanimously*
- The Board approved proposal from Sparkling Clear Pools for pool filter cartridges (28 in total) in all pools and spas totaling \$4,540—*The proposal was approved unanimously*
- The Board approved 2 proposals from City of Sacramento for public sidewalk repairs at 1473 and 1533 University totaling \$13,129.33—*The proposals were approved unanimously*

Phase 2 Pathway Map





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

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:

April 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 9am - 3pm Bridge (Clubhouse) 10am - 12pm Executive Board Meeting 12:30pm - 3:30pm Mahjong Group (Library) 6:30pm - 9pm Private Event (Cabana)	2 10am - 2:30pm Bridge (Library) 2pm - 4pm Private Event (Cabana) 2:30pm - 4:30pm Alley Cats (Library) 6pm - 8pm Open Session Board Meeting	3 4:30pm - 5:30pm Architectural Committee Meeting	4	5 10am - 12pm Coffee Group (Clubhouse)
6	7 12pm - 3:30pm Canasta (Library) 2pm - 4pm Mahjong Group (Clubhouse)	8 9:30am - 12pm Renaissance Photo Club (Clubhouse) 12:30pm - 3:30pm Mahjong Group (Library)	9 10am - 2:30pm Bridge (Library) 2:30pm - 4:30pm Alley Cats (Library) 4pm - 6pm Outreach Committee Meeting	10 1:30pm - 4:30pm Greetings Cards for Seniors (Library) 2pm - 4pm Private Event (Cabana)	11	12 10am - 12pm Coffee Group (Clubhouse) 2pm Outreach Event
13	14 12pm - 3:30pm Canasta (Library) 2pm - 4pm Mahjong (Clubhouse) 3:30pm - 5pm Book Club (Library) 5pm - 8pm Candidate Forum (Clubhouse)	15 9am - 3pm Bridge (Clubhouse) 10am - 1pm Private Event (Cabana) 12:30pm - 3:30pm Mahjong Group (Library)	16 10am - 2:30pm Bridge (Clubhouse) 11am - 4pm Rotary Wives Bridge (Clubhouse) 2:30pm - 4:30pm Alley Cats (Library) 5:30pm - 6:30pm Insurance, Legal, & Safety Committee Meeting	17 3pm - 5pm Grounds Committee Meeting (Clubhouse)	18	19 10am - 12pm Coffee Group (Clubhouse) 11am - 5pm Spring Egg Hunt (Hartnell Playground) 1pm - 4pm Private Event (Clubhouse)
20 8am - 5pm Private Event (Cabana) 2pm - 6pm Private Event (Clubhouse)	21 12pm - 3:30pm Canasta (Library) 2pm - 4pm Mahjong Group (Clubhouse) 4:30pm - 5:30pm Finance Committee Meeting	22 12:30pm - 3:30pm Mahjong Group (Library)	23 10am - 2:30pm Bridge (Library) 2:30pm - 4:30pm Alley Cats (Library)	24	25	26 10am - 12pm Coffee Group (Clubhouse) 12pm - 4pm Private Event (Clubhouse)
27	28 12pm - 3:30pm Canasta (Library) 2pm - 4pm Mahjong Group (Clubhouse)	29 12:30pm - 3:30pm Mahjong Group (Library)	30 10am - 2:30pm Bridge (Library) 2:30pm - 4:30pm Alley Cats (Library)			

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 \(nepenthehoa.com\)](http://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](http://www.sacramento.gov/311) 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:

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

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

Thursday, March 27, 2025

candidate's statement. by Andrew Barrios

Greetings Nepenthean :

My name is Andrew Barrios and I'm excited to announce my candidacy for a position on the board of directors. I'm looking forward to working harmoniously with other new board members and volunteers as well as the management team in an effort to continuously make our inland forest a great & safe place to live in.



Caption

For those of you who don't know me, I have lived here for 31 years swimming & viewing sports Saturday mornings at coffee at the clubhouse" where members can discuss issues and ways to improve our community.

Nepenthe board members must know how to plan and understand the budget, manage the associations finances, deal with disputes, discuss, and carry out ideas, and LISTEN TO THE MEMBERSHIP!.

I believe my background as a general building contractor in residential construction, project management, sales & marketing & formal education make me the best candidate for the job. (I've negotiated many contract proposals). We cannot continue to simply have dues increases every year with no valid reason. (That other associations pay more is not a reason)A lot of these problems are from construction overrides we spend our money freely and we hire consultants needlessly. I would certainly amend this in someway. our projects are overreaching with regard to our income by being more in control of specifics we can save dramatically. Currently no one on the board has any construction experience.

These are my goals for the community:

1. Lower our dues, we cannot continue to simply have dues increases every year with no valid reason. A lot of these problems are from construction overrides. We spend our money freely and we hire consultants needlessly. Our projects are overreaching with regard to our

income and by being more in control of construction specifics, we can save money dramatically. i'm also aware that we probably could lower our dues if we cut back on staffing and the amount of gardening that we perform and still have beautiful grounds and a productive work environment. I'm all for lowering our dues. How about you?

2. Reopen Dunbarton sauna... our Dunbarton sauna was taken from us years ago to use as a storage facility for first service residential stationary supplies when we first signed on here we had two saunas now we have none. There are many people that used the sauna here that have arthritis and respiratory problems due to aging so why can't we have them back? They were here when we signed on.
3. Tip top maintained property. We do nothing proactive to keep our premises top-notch and first class. I've seen a decline in this area and it concerns me. We cannot even keep our pool furniture maintained outside. Swimmers are forced to go without umbrellas and tables in the hottest months of the summer. This is unacceptable.
4. Security and safety... we must enforce our rules and our CC &Rs. We live on private property and we have a private clubhouse for members only. We have been very lax in this area and our clubhouse has been littered by strangers and nonmembers who simply burden our maintenance costs. We cannot allow this. I would enforce the privacy laws and keep non-members out of our clubhouse, especially during our functions. I would advocate fencing to reinforce that privacy on our northern and western border perimeters. allowing non-members in our clubhouse and on our properties harms us as homeowners and exposes us to more strangers and lessens our security. we should gear our functions towards serving our approximately 525 members only.
5. Board member accessibility... I won't hide my email address and I'm always open to hear a concern of a homeowner. I've noticed that in the past it was required that all the board members had their name, title and email address on the front of our monthly newsletter now there's only their name. They're difficult to contact to say the least. consider me the "HOMEOWNERS's HOMEOWNER!" & "boots on the grounds)! & vote for me. You'll have an ombudsman to voice all your concerns at our meetings and executive meetings I will also encourage participation from all sectors of our homeowners community to serve on our committees. Different people should be allowed to be the head of various committees.
6. Association to provide donuts for its members at coffee at the clubhouse function on Saturdays. this used to be the way always I don't know why they stopped. This is actually the only time members get together to speak aboutNepenthe . I'm always there and I'm open to hearing anybody's concerns.
7. With regard to the new issue of amending, our CC &Rs -I will vote no changes and if any changes -it will be to indemnify the homeowner; with absolutely zero deductions for any outside damage!. I would like to see board meetings, conducted amongst members only like it was in the recent past. more members would attend and speak more freely amongst homeowners only. The president runs the meeting.
8. Resurface pool decking. A nice topping of cool coat on our neglected pool area decking will make our deck cooler and more comfortable for our members.

#the nepenthe Association is not responsible for the design or content of the candidates statements. Distribution of statements does not imply agreement with claims or proposals made in the statements.

If you like me and believe in my goals for our beautiful community, please vote for me in our upcoming election. Thank you.

ANDREW BARRIOSMarch 28, 2025...(starship 6569@att.net)

Board Candidate Questionnaire, 2025

The Nominating Committee is asking each candidate to answer the following questions. In addition, each candidate is asked to provide a Candidate Statement (instructions are enclosed). Your answers to this Questionnaire will be printed on the back of your Statement and will be included in the newsletter and ballot mailer to assist owners in making their decision. The committee realizes that there may be some overlap between the two documents; however, the Questionnaire assures that certain basic information is addressed by each candidate.

Your name: Andrew Barrios

1. Please specify your involvement with Nepenthe committees or other Nepenthe activities.
USED TO ALWAYS HELP SET-UP FOR FUNCTIONS (E.G. CHAIRS & TABLES, ETC.)
I WOULD MAKE SUGGESTIONS TO OUTREACH COMM. BUT TO NO AVAIL.

2. Are you able and willing to devote approximately 16 to 32 hours a month to Association business, if needed? YES

3. Are you able and willing to attend monthly Board meetings (including Executive Session), as well as to serve as Board Liaison to one or more committees? YES

4. Are you willing to sign and abide by the Nepenthe Conflict of Interest Policy? YES
<https://nepenthehoa.com/wp-content/uploads/2023/03/conflict-of-interest-policy-Adopted-2014-01-22.pdf>

5. What is your background or experience that might relate to being a Nepenthe Board member (professional, volunteer, other Boards, etc.)? GENERAL BLDG. CONTRACTOR.
FORMAL EDUCATION: B.A. DEGREE, SFSU, 1980, INTERNATIONAL RELATIONS
CHAPTIN - B.P.O.E (ELKS) A FRATERNAL ORGANIZATION.
TRUSTEE - SONS OF AMERICAN LEGION
CORPORATE POSITIONS IN SALES & MARKETING - LOGISTICS, ALSO
 6. What skills do you have that will contribute to your work as a Board member?
WILL BE ABLE TO AID IN CONSTRUCTION WORK PROJECT PROPOSALS...
KEEP OUR RENTAL INCOME UP!!

7. What do you view as the three most challenging issues for Nepenthe during the next two years?
ELIMINATE WASTEFUL CONSTRUCTION SPENDING.
- WORKABLE INSURANCE PLAN
- KEEPING OUR HOME VALUE UP!! (VALUE)

8. If elected, what would you like to see accomplished during your term on the Board?
RESURFACE POOL DECKING (KEEP 10PM - 6:00 AM SECURITY)
OPEN OUR DUMBARTON SAHNA (IT'S READY TO GO) HEATER.
CLUBHOUSE OPEN MORE FOR MEMBERS (HOW ABOUT SATURDAYS)
MONTHLY MEETINGS RUN BY MEMBERS ONLY.

9. Have you read Nepenthe's CCRs, Bylaws, and Community Rules?

YES, A FEW TIMES...
I'VE LIVED THEM FOR 31 YEARS



Hello, I'm Cheryl Nelson.

As a 12-year resident, I cherish Nepenthe as a beautiful, vibrant place to live where we each have a role in maintaining that quality of life. Choosing the Directors who make Association decisions is an important task requiring homeowners to elect people who will make sound and thoughtful decisions with the long-term impact upon individuals and the entire community in mind. Ideally Directors should possess demonstrated **dedication** to our community, solid life **experience**, be able to **incorporate new information** as they make decisions (especially as situations change), take **initiative**, **work cooperatively** to accomplish the responsibilities of the Board, and **communicate** well.

In making your selection of Directors for the 2025-2027 term, please consider my history:

Work/Experience:

- Retired as Client Services Director at UCD Veterinary Medical Teaching Hospital
- Three years on the Nepenthe HOA Board of Directors, spanning two Boards and working with three General Managers
- Board Member roles include that of Vice-President, and Board Liaison to Grounds, Outreach, Nominating and Insurance/Legal/Safety (ILS) Committees

Service/Dedication:

- Served on the Sacramento County Civil Grand Jury
- Trainer for California Grand Jury Association (CGJA) for 5 years
- CGJA Program Administration Committee member for 15 years
- Seminar leader for CSUS Renaissance Society for over 8 years

Initiative:

- Inaugurated and continue Nepenthe annual events
 - Spring Egg Hunt
 - 4th of July Parade
 - Halloween Trunk or Treat Event
 - Written Responses to homeowner Open Meeting questions

Incorporate New Information:

- Regularly read and attend events and webinars to learn about proven practices from other HOA's and stay current on laws effecting HOA's and share that information with other Directors
- My active, ongoing involvement with Nepenthe Committees and social events keeps me current on a range of issues and puts me in regular communication with residents who may have different needs and perspectives than mine.

Communication:

- Primarily research and draft the Board responses to homeowner questions for Board approval and distribution
- Annually update the comparison chart of multiple HOA assessments and services provided
- Until May 28, you may email suggestions and questions to me at:
cheryl4nepenthe@yahoo.com

I would welcome your vote.

The Nepenthe Association is not responsible for the design or content of the candidate's statements. Distribution of statements does not imply agreement with claims or proposals made in the statements.

Board Candidate Questionnaire, 2025

Your name: Cheryl Nelson

1. Please specify your involvement with Nepenthe committees or other Nepenthe activities.

In addition to my past 3 years on the Nepenthe Board, I have served on the Outreach Committee and have been Board liaison to ILS, Grounds and Outreach Committees. I initiated the now annual family-oriented Spring Egg Hunt, 4th of July Parade and Halloween celebration. I support the Outreach community activities such as weekly coffee, music by the pool, and holiday parties.

2. Are you able and willing to devote approximately 16 to 32 hours a month to Association business, if needed? Yes

3. Are you able and willing to attend monthly Board meetings (including Executive Session), as well as to serve as Board Liaison to one or more committees? Yes

4. Are you willing to sign and abide by the Nepenthe Conflict of Interest Policy?

<https://nepenthehoa.com/wp-content/uploads/2023/03/conflict-of-Interest-policy.Adopted-2014-01-22.pdf> Yes

5. What is your background or experience that might relate to being a Nepenthe Board member (professional, volunteer, other Boards, etc.)?

I hold a BA from the University of California, Davis, and spent a career on that campus retiring as the Director of Client Services for the Veterinary Medical Teaching Hospital. Outside my work career, I served on the Sacramento County Civil Grand Jury. After that for 5 years I was a Northern California trainer for the non-profit statewide California Grand Jurors' Association and continue to serve with that organization on a committee level. I lead and have led CSUS Renaissance seminars and served as technical host for that organization during the COVID pandemic.

6. What skills do you have that will contribute to your work as a Board member?

During my career I handled budgets, problem assessment and analysis, employee relations, information technology, client and media communication, and problem negotiation and resolution. I continue to attend topic-specific training to stay informed of changes in HOA legal regulations and the best practices of other homeowner associations.

7. What do you view as the three most challenging issues for Nepenthe during the next two years?

- Continuing to control assessments while addressing the highest priority needs
- Ensuring the community qualifies for insurance at reasonable rates
- Reinforcing a warm, welcoming community/homeowner environment

8. If elected, what would you like to see accomplished during your term on the Board?

I wish to continue participation with a Board focused on decision-making that results in plans and policies that are always in the best long-range interest of the entire community.

9. Have you read Nepenthe's CCRs, Bylaws, and Community Rules? Yes

Jane Brown – Candidate Statement



I recently moved to Nepenthe from Land Park and I thoroughly enjoy being in this community. My hope is to continue maintaining and improving the high standards of our HOA.

I jumped in and joined the Grounds Committee in November 2024. I've owned homes for more than 50 years which have been beautifully landscaped. It has been fulfilling to work with the Grounds Committee team and community members to address current issues. Our committee has been working toward controlling excessive expenditures and creating a plan with the help of Garth Ruffner - landscape architect. We have a plan and a vision for our beautiful area.

I worked for Pacific Bell in a variety of positions, including network services, regulatory, industry marketing and as a project manager in engineering. Working as a project manager taught me organizational skills, how to successfully work with a team, implementing projects, and staying within budget through project completion. After I retired from Pacific Bell I became a certified real estate appraiser. I have a wealth of knowledge regarding property values, maintaining and improving values, along with a broad understanding of residential construction, building codes, and zoning. I've also served as a member at large, and the treasurer of a non-profit board from 2002 through 2011.

Looking forward I envision an open board that listens to the community members, monitors expenses closely, provides financial transparency, and improves communication.

“The Nepenthe Association is not responsible for the design or content of the candidates' statements. Distribution of statements does not imply agreement with claims or proposals made in the statements.”



MARY GRAY

I love living in Nepenthe. Moving here 14 years ago was a great decision. Nepenthe is an amazing community filled with wonderful neighbors. We are so fortunate to live in a beautiful park-like setting. It would be my privilege to serve on the Board. I believe very strongly in financial accountability, transparency, and effective communication.

Financial Accountability I will strive as a board member to keep the dues low. In addition, I will carefully review contracts to ensure that we are getting both quality and value. I will look for ways to reduce costs.

Transparency matters. This is our community, and everyone deserves to know how decisions being made.

Effective Communication is vital. I will take the time to listen to homeowner concerns and do whatever I can to address the issues. I will make myself available so that homeowners feel heard. I look forward to collaborating, hearing different perspectives and understanding priorities. Homeowner views and opinions are a vital part of the decision process.

My background working on large projects that required extensive review, community involvement and agency collaboration has prepared me well to be a board member. Also, having served on several Nepenthe committees and as a past board member has given me

insight into both the needs of the community and how to work effectively to meet homeowner needs.

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Board Candidate Questionnaire, 2025

The Nominating Committee is asking each candidate to answer the following questions. In addition, each candidate is asked to provide a Candidate Statement (instructions are enclosed). Your answers to this Questionnaire will be printed on the back of your Statement and will be included in the newsletter and ballot mailer to assist owners in making their decision. The committee realizes that there may be some overlap between the two documents; however, the Questionnaire assures that certain basic information is addressed by each candidate.

Your name: **Mary Gray**

1. Please specify your involvement with Nepenthe committees or other Nepenthe activities.

I am currently Chair of the Grounds Committee

I have been a member of the Grounds Committee, the Finance Committee, the Architectural Committee, the Outreach Committee and a member of the Board

2. Are you able and willing to devote approximately 16 to 32 hours a month to Association business, if needed? **Yes**
3. Are you able and willing to attend monthly Board meetings (including Executive Session), as well as to serve as Board Liaison to one or more committees? **Yes**
4. Are you willing to sign and abide by the Nepenthe Conflict of Interest Policy?
<https://nepenthehoa.com/wp-content/uploads/2023/03/conflict-of-interest-policy.Adopted-2014-01-22.pdf> **Yes**
5. What is your background or experience that might relate to being a Nepenthe Board member (professional, volunteer, other Boards, etc.)?

Professional

- 20 plus years as a Civil Engineer and Environmental Planner. I did land acquisition, assessed the direct and indirect impacts of large transportation projects, and reviewed plans. In addition, I developed and lead interagency collaboration workshops across the country with the goal of working better to improve the quality of projects and delivery.
- I was part of a teaching team at Stanford University that taught innovation and Entrepreneurship
- I worked as a real estate agent giving me insight into what buyers value and what concerns they have.

Volunteer

- Volunteer at a local Food Bank
- Captain tennis teams for over 10 years
- Volunteer Photographer at the Crocker Art Museum

- Volunteered on my son's soccer and swim teams organizing events, helping with meets and events

Board Member

- On a Credit Union Board with general oversight responsibilities
- Stanford Alumni Board where I helped organize events and expand membership
- Nepenthe Board Member

6. What skills do you have that will contribute to your work as a Board member?

See 5 which highlights both my work experience and the skills it took to be successful at my jobs, volunteering and as a board member

7. What do you view as the three most challenging issues for Nepenthe during the next two years?

Unpredictable Insurance Costs
Keeping Dues reasonable
Managing Landscaping Costs

8. If elected, what would you like to see accomplished during your term on the Board?

Resolving the concerns around costs with landscaping and continuing the work on keeping dues reasonable while making sure that we have adequate insurance.

9. Have you read Nepenthe's CCRs, Bylaws, and Community Rules?

YES

Nina White - Candidate Statement



I have lived in Nepenthe for 5+ years. In that time, I have served on the Grounds Committee and the Finance Committee. I am currently a Board member and serve as the liaison to the Architecture Review Committee.

In the time I have been on these committees, I have

- Continuously monitored spending trends
- Developed a solid understanding of the association's financial processes
- Worked to curb unnecessary expenditures, especially in landscape.

Since joining the Board, I led the public discussion in the March Board meeting to change the CCR's regarding our insurance in response to strong community interest. The Board agreed and a process has been initiated asking for homeowner input into the options which will result in a community-wide vote later this year. Also, as a clubhouse event participant, I found the hot water in the faucets was inadequate for our needs. I led the effort resulting in improvements ensuring all bathrooms and the kitchen had plenty of hot running water.

I worked at Hewlett-Packard for most of my career as a manager of location strategy. My responsibilities varied widely. The teams I managed developed long and short-term real estate plans for over 200 sites in numerous cities globally. My responsibilities required me to partner with finance, HR and legal to be sure we were in sync across all sectors of the company. **My extensive experience has taught me to ask tough questions, listen to the perspectives of members of my team, manage expectations around change, and keep a firm eye on cost controls.**

My vision for Nepenthe is to keep the financial health of Nepenthe as strong as possible. As we move forward, it is important that we keep a watchful eye on the insurance market, continue to closely monitor expenses and stay engaged with all members of the community.

Thank you for your confidence in me and I am asking for your vote to return to the board.

“The Nepenthe Association is not responsible for the design or content of the candidate’s statements. Distribution of statements does not imply agreement with claims or proposals made in the statements.”

The Nominating Committee is asking each candidate to answer the following questions. In addition, each candidate is asked to provide a Candidate Statement (instructions are enclosed). Your answers to this Questionnaire will be printed on the back of your Statement and will be included in the newsletter and ballot mailer to assist owners in making their decision. The committee realizes that there may be some overlap between the two documents; however, the Questionnaire assures that certain basic information is addressed by each candidate.

Your name: **Nina White**

1. Please specify your involvement with Nepenthe committees or other Nepenthe activities.

Grounds Committee, Finance Committee and currently serving on the Board as well as liaison for Architecture Committee

2. Are you able and willing to devote approximately 16 to 32 hours a month to Association business, if needed? **Yes**

3. Are you able and willing to attend monthly Board meetings (including Executive Session), as well as to serve as Board Liaison to one or more committees? **Yes**

4. Are you willing to sign and abide by the Nepenthe Conflict of Interest Policy? **Yes**

<https://nepenthehoa.com/wp-content/uploads/2023/03/conflict-of-Interest-policy.Adopted-2014-01-22.pdf>

5. What is your background or experience that might relate to being a Nepenthe Board member professional or volunteer other Boards etc.

I am currently serving as a board member in Nepenthe. I have volunteered my whole life while I attended school on various projects and then as an adult, I supported schools, and I worked on projects for various charities as a professional.

6. What skills do you have that will contribute to your work as a Board member?

Understanding of Business Practices Processes, Budgeting, Project Management, Understanding of building and construction, Interpersonal skills, and Networking

7. What do you view as the three most challenging issues for Nepenthe during the next two years?

a. The unstable Insurance market in California.

b. How rising costs in general will affect dues.

c. Understanding the implications of AB1572

8. If elected, what would you like to see accomplished during your term on the Board?

a. To pass a CC&R revision with a community-based solution for Insurance to help protect homeowners.

b. I, like the rest of the community would like the dues to remain stable, this will be dependent on the economy and the insurance market. I want to revisit an analysis done by the finance team last year to see what possibilities exist.

9. Have you read Nepenthe’s CCRs, Bylaws, and Community Rules? **Yes**



Ricardo S. Pineda PE for Nepenthe Board

Hello Nepenthe Residents! My name is Ricardo Steven Pineda and I have decided to run for the Nepenthe HOA Board. My candidacy is not sponsored by any specific group within Nepenthe. I have resided here in Nepenthe since January 2021 and I have attended and spoken at many Board meetings asking questions and making suggestions to improve our governance and improve our community. I currently serve on the Insurance, Legal and Safety Committee.

Education: Bachelor of Science in Civil Engineering (Cum Laude) Santa Clara University 1980, Master of Science Civil Engineering Sacramento State University 1986.

A bit about myself: I am a licensed civil engineer in California and I have an additional national certification in flood risk management. This August will mark my 45th year working as a civil engineer for the California Department of Water Resources. I worked for DWR for 40.3 years as a regular employee and since January 2021, I worked as a bilingual Covid Case Investigator and DWR part time employee. My work for State DWR included earthquake instrumentation of dams, power plants and pumping plants related to the State Water Project; development of simulation and optimization computer models to manage the water and power operations of the State Water Project; financial analysis of SWP long water and power operations; extensive work on levee systems, dam operations during flood events, flood risk studies, floodplain management, and extensive project management and administrative work including writing budget proposals and managing project and program budgets/staff. I completed course work from the Project Management Institute and used PMI processes to manage many projects. I retired as a Supervising Engineer Water Resources and much of my work involved close partnerships with the US Army Corps of Engineers, FEMA and flood agencies including the American River Flood Control District. I am 100% bilingual and I have given interviews in English and Spanish to the print, Television and radio media during storm events.

Special Experience: I served as “Chief Engineer” of the State Flood Protection Board for 5 years. I also served for 6.5 years as a Board member of the Southeast Louisiana Flood Protection Authority-East after Hurricane Katrina and I served for 3 years in leadership positions with the national Association of State Floodplain Managers including one year as the elected Chair of the Association’s Board of Directors. ASFPM has over 12,000 members.

What I can bring to the HOA Board: I am a consensus builder who believes the HOA can provide its best services through effective communication, collaboration and coordination. Easy to say, but it takes commitment by all parties to achieve this goal. I am very analytical and I have the ability to carry out “risk informed” in our decision making. Risk Informed Decision Making

balances probability and consequences with a fiscal overlay. On some infrastructure issues, do you “pay now” or “pay later.” In conclusion, if you want an analytical decision maker who likes to build consensus and encourages communication, collaboration, and coordination: **support my candidacy in the 2025 Board elections.**

Below is from my Candidate Questionnaire:

What do you view as the three most challenging issues for Nepenthe during the next two years?

1. Minimize increases in dues as much as possible through effective problem discernment and effective project management.
2. Minimize the potential impacts of Assembly Bill 1572 (Potable Water: Nonfunctional Turf), through effective planning and legislative/legal interaction.
3. Increase community resilience against low probability-high consequence events such as fires, floods and water shortages.

If elected, what would you like to see accomplished during your term on the Board?

1. Minimize increases in monthly HOA dues.
2. Ensure proper level of HOA Reserves.
3. Ensure proper contract management related to HOA infrastructure and landscaping.
4. Improve consensus-based decision making.
5. Ensure Board transparency by limiting items decided in Executive Session to those concerning potential litigation, personnel actions, and dues delinquencies.
6. Be able to break down complex problems to their component parts and seek a path forward for each component.
7. Promote a “risk-based” approach to problem solving.
8. Ensure that the HOA Board is listening to the residents and responding to their concerns as best possible.

Board Candidate Questionnaire, 2025

The Nominating Committee is asking each candidate to answer the following questions. In addition, each candidate is asked to provide a Candidate Statement (instructions are enclosed). Your answers to this Questionnaire will be printed on the back of your Statement and will be included in the newsletter and ballot mailer to assist owners in making their decision. The committee realizes that there may be some overlap between the two documents; however, the Questionnaire assures that certain basic information is addressed by each candidate.

Your name: Ricardo Steven Pineda

1. Please specify your involvement with Nepenthe committees or other Nepenthe activities.

I have served as a member of the Insurance, Legal and Safety Committee for approximately 2.5 years. I strive to attend Nepenthe HOA Board meetings as often as possible.

2. Are you able and willing to devote approximately 16 to 32 hours a month to Association business, if needed?

Yes

3. Are you able and willing to attend monthly Board meetings (including Executive Session), as well as to serve as Board Liaison to one or more committees?

Yes

4. Are you willing to sign and abide by the Nepenthe Conflict of Interest Policy?

<https://nepenthehoa.com/wp-content/uploads/2023/03/conflict-of-Interest-policy.Adopted-2014-01-22.pdf>

Yes

5. What is your background or experience that might relate to being a Nepenthe Board member (professional, volunteer, other Boards, etc.)?

I have almost 45 years of work experience as a civil engineer working for the California Department of Water Resources focusing on the operations and maintenance of the State Water Project, management of the 1,600-mile state owned levee system (State Plan of Flood Control) and water resources and flood risk studies throughout the State. I have a BS and MS in engineering and served for five years as the chief engineer for the Central Valley Flood Protection Board (formerly Reclamation Board) and 6.5 years as a board member of the Southeast Louisiana Flood Protection Authority East. My work in Louisiana focused on the rebuilding of the New Orleans and surrounding parishes levee and floodwall system after Hurricane Katrina. While born and raised in Los Angeles, I have traveled extensively in Central America and with my siblings, maintain a small garden home in Honduras. The experience of working as an engineer for 45 years and also spending extensive time in Honduras, has provided me with a unique set of problem-solving skills, project management skills, and communication skills that are unique among my peers. As part of my work, I am able to define projects and programs into their component parts which in project management lingo is referred to as the "Work Breakdown Structure." My experience in Honduras involves home reconstruction, property management, and philanthropic activities in 4 communities. My domestic and foreign work experience on government projects, family property and with foreign NGOs has provided me with independent and consensus-based problem-solving skills that can be of great value to the Nepenthe Board and the broader HOA.

6. What skills do you have that will contribute to your work as a Board member?

1. I have engineering-based problem discernment and project management skills that include project scoping, project planning, project design, and project construction. The ability to discern problems and implement solutions is a key skill set that can be of great value to the

HOA Board. My engineering and project management skills set extends to project/program budgeting and financial management.

2. I have experience working for a Board. This includes 5 years of experience a chief engineer of a governor appointed board. For this position, in addition to extensive field and office engineering work, I prepared meeting agendas, completed and presented staff reports, interacted with permit applicants, worked with community infrastructure officials, and mediated disputes between disagreeing parties.
3. I have very good people skills. Serving as chief engineer of the seven-member Board I also had to meet the demands and expectations of the governor appointed Board members.
4. Foreign country experience. Given my experiences in Central America, I know how to conduct activities in a foreign country understanding differences in values and cultural behavior.
5. Experience as a Board member. In 2006, I was appointed by the Governor of Louisiana to serve on a newly created Flood Protection Authority to manage three levee districts and rebuild the levee system o around New Orleans on the east bank of the Mississippi River. Service on tis Board required me to hone my technical and communication skills and to work cooperatively with local, state and federal leaders and the public at large.
6. Experience as Chairman of the Board of Directors. From 219 through 202, I served as the Chair of the 12,000- member Association of State Floodplain Managers. As chair of the Board of Directors, the position required me to work proactively with the Association's executive officer and senior staff, Board members and the membership at large. No easy task and responsibilities included testifying before a congressional subcommittee and preparing pre and post congressional testimony.

7. What do you view as the three most challenging issues for Nepenthe during the next two years?

1. Minimize increases in dues as much as possible through effective problem discernment and effective project management.
2. Minimize the potential impacts of Assembly Bill 1572 (Potable Water: Nonfunctional Turf), through effective planning and legislative/legal interaction.
3. Increase community resilience against low probability-high consequence events such as fires, floods and water shortages.

8. If elected, what would you like to see accomplished during your term on the Board?

1. Minimize increases in monthly HOA dues.
2. Ensure proper level of HOA Reserves.
3. Ensure proper contract management related to HOA infrastructure and landscaping.
4. Improve consensus-based decision making.
5. Ensure Board transparency by limiting items decided in Executive Session to those concerning potential litigation, personnel actions, and dues delinquencies.
6. Be able to break down complex problems to their component parts and seek a path forward for each component.
7. Promote a "risk-based" approach to problem solving.
8. Ensue that the HOA Board is listening to the residents and responding to their concerns as best possible.

9. Have you read Nepenthe's CCRs, Bylaws, and Community Rules?

Yes