

Parking Reminders



NEPENTHE NEWS

Community Reminder: Parking & Garage Use Rules

To help maintain safety, cleanliness, and property values in our neighborhood, please review and follow these important guidelines:

No Parking or Storage Outside Garages

Unless specifically designated by the Association, do not park or store the following items outside garages or on the streets:

- Trailers (of any kind)
- Vehicles/trucks larger than a medium-duty, Class 4 truck (as defined by the U.S. Department of Transportation)
- Mobile homes
- Non-operational vehicles
- Golf carts
- Recreational vehicles — including motorhomes, trailers, campers, boats, or similar vehicles

Alleyways & Driveways

- Vehicles may not be parked or left in alleyways or common driveways behind homes, except during active loading or unloading.
- Service vehicles are also prohibited from parking in these areas without written approval from the Board or General Manager.

Garage Use Requirements

- Garages must be used for parking standard passenger vehicles and trucks up to Class 4 size.
- Garages cannot be used as:
 - Living quarters
 - Workshops
 - Storage for boats, campers, or RVs if it prevents vehicle parking



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“What’s a RIF?” Let’s Talk About the Resident Information Form!

You might be wondering, **“What exactly is a RIF?”** Great question! A **RIF** stands for **Resident Information Form**, and it’s a quick and easy form we ask each resident (age 18 and older) to complete **once a year**.

Why does it matter? This form helps us keep our records up to date so we can better serve you, contact you when needed, and ensure community safety. It’s a small task that makes a big difference in keeping Nepenthe running smoothly!

Haven’t submitted your RIF for this year yet? No worries — now is the perfect time!

You can find the form in two convenient places:

- **Online** at NepentheHOA.com under the **Resources** tab
- **In person** at the **Clubhouse front desk** — we’re happy to help you fill it out if needed!

May 2025 Budget Report

The report reflects a year-to-date net operating income of \$175,322.14 and year-to-date reserve funding of \$923,266 compared to the year-to-date reserve funding budget of \$867,400. The actual year-to-date operating expenses were \$1,102,467.85. The budgeted year-to-date operating expenses were \$1,217,350. The association has \$271,928.94 in operating funds, which represents 0.65 months of budgeted expenses and reserve contributions. The association has \$7,759,148.10 in reserve funds.

May Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2025	\$89,192	\$8,937,750
Plus Income	\$2,201,514	
Reserve Investment Income		\$118,492
Contributions to Reserve		\$804,774
Accounts Payable		
Less Operating Expenses	(\$1,102,468)	
Reserve Funding	(\$804,774)	
Reserve Expenditures		(\$2,154,648)
Due to Operating	(\$0)	
Ending Balance 5/31/2025	\$272,387	\$7,759,148

Awarded Contracts - July 2025

The Board met in Executive Session on July 2nd. The Board took the following actions during the July 2nd meeting:

- The Board approved proposal from SignsNow for installation of tennis court reservation sign for the amount of \$358.89. – *This proposal was approved unanimously*
- The Board approved proposal from Critical Path Reconstruction for fencing repairs at 1461 University in the amount of \$396.80. – *This proposal was approved unanimously*
- The Board approved proposal from Critical Path Reconstruction for siding/trim repairs at 516 Dunbarton in the amount of \$1,658.67. – *This proposal was approved unanimously*
- The Board approved 29 irrigation proposals throughout the community from Carson Landscape in the total amount of \$10,640. – *This proposal was approved unanimously*
- The Board approved proposal from Grove Total Tree Care for root cutting at 812 Dunbarton in the amount of \$360. – *This proposal was approved unanimously*

Architectural Modifications

Address	Improvement	Action
1077 Vanderbilt	Patio hardscape replacement	Approval
1003 Dunbarton	Patio hardscape installation	Approval
804 Elmhurst	Patio hardscape installation	Approval
804 Elmhurst	Shade structure	Approval
1170 Vanderbilt	Shade sail	Approval with Conditions: The east end affixed to the residence will have the attachment bolts relocated as described and that the four bolts in use and the two remaining holes will be sealed against water intrusion
2 Adelphi	HVAC system replacement	Emergency Approval
1371 Commons	HVAC system replacement	Emergency Approval
708 Dunbarton	HVAC system replacement	Emergency Approval with Conditions: The homeowner see that the new wiring in conduit to power the heat strips be installed inside the exterior wall and use Nepenthe's own siding contractor to remove and replace the siding panels
1111 Commons	HVAC replacement	Expired—Not Recommended for Approval

Important Update: Revised Community Documents Adopted

We're excited to share that at the **Open Session Board Meeting held on July 2, 2025**, the Board of Directors officially **adopted several updated and revised community documents**.

The following documents have been reviewed, revised, and adopted:

- Community Rules
- Rules for Home Improvement
- Home Improvement Application
- Notice of Completion
- HVAC Application Questionnaire
- Satellite / Antenna / Cable Installation Letter
- Window Slider Replacement Questionnaire
- Improvements Needing Permission

You can access all of the revised documents anytime on the community website: www.NepentheHOA.com — just look under the **“Document Resources”** tab.

Thank you for staying informed and engaged — together, we keep Nepenthe a beautiful and well-managed place to call home!

The Phase 3 Schedule will be as follows, beginning July 1, 2025:

Addresses	Days for Completion	Approximate Start Date of Repairs
1300, 1304, 1306 Commons	6 days	July 1, 2025
1310, 1314, 1318 Commons	6 days	July 9, 2025
1322, 1326, 1330, 1334, 1338 Commons	10 days	July 15, 2025
2282, 2280, 2278, 2276 Swarthmore	9 days	July 25, 2025
1350 Commons & 2286 Swarthmore	7 days	August 1, 2025
2274, 2272, 2270, 2268, 2266 Swarthmore	10 days	August 12, 2025
2264, 2262, 2260, 2258 Swarthmore	9 days	August 22, 2025
2256, 2254, 2252, 2250 Swarthmore	9 days	September 2, 2025
2248, 2246, 2244, 2242 Swarthmore	9 days	September 11, 2025
2240, 2236, 2234, 2232 Swarthmore	9 days	September 22, 2025
2241, 2243, 2245 Swarthmore	7 days	October 1, 2025
2247, 2249, 2251 Swarthmore	7 days	October 8, 2025
2255 & 2257 Swarthmore	4 days	October 15, 2025
2259, 2261, 2263, 2265 Swarthmore	9 days	October 17, 2025
2267, 2269, 2271 Swarthmore	7 days	October 28, 2025
2273, 2275, 2277, 2279 Swarthmore	8 days	November 4, 2025
2281, 2283, 2285, 2287 Swarthmore	8 days	November 12, 2025
2315, 2317, 2319, 2321 Swarthmore	9 days	November 20, 2025
2323, 2325, 2327, 2329 Swarthmore	9 days	December 4, 2025
2, 4, 6, 8 Adelphi	7 days	December 15, 2025
10, 12, 14 Adelphi	7 days	December 22, 2025
16, 18, 20, 22 Adelphi	8 days	January 7, 2026
24, 26, 28, 30 Adelphi	10 days	January 15, 2026
1, 3, 5, 7, 9 Adelphi	7 days	January 27, 2026
11, 13, 15, 17 Adelphi	7 days	February 3, 2026
19, 21, 23 Adelphi	6 days	February 10, 2026
25, 27, 29, 31 Adelphi	8 days	February 16, 2026
33, 35, 37 Adelphi	6 days	February 24, 2026
1111, 1113, 1115, 1117, 1119 Commons	9 days	February 27, 2026
1101, 1103, 1105, 1107, 1109 Commons	10 days	March 10, 2026
1121, 1123, 1125, 1127, 1129 Commons	10 days	March 20, 2026
1033, 1035, 1037 Commons	8 days	April 1, 2026
1039, 1041, 1043 Commons	7 days	April 3, 2026
1045, 1047, 1049 Commons	7 days	April 10, 2026
1051 & 1053 Commons	3 days	April 17, 2026
1055, 1057, 1059 Commons	7 days	April 20, 2026

Addresses	Days for Completion	Approximate Start Date of Repairs
1061, 1063, 1065 Commons	7 days	April 27, 2026
10, 12, 14 Colby	4 days	May 4, 2026
6 & 8 Colby	3 days	May 6, 2026
2 & 4 Colby	4 days	May 7, 2026
1, 3, 5, 7 Colby	8 days	May 11, 2026
9 & 11 Colby	3 days	May 19, 2026
13, 15, 17, 19, 21 Colby	8 days	May 20, 2026
2312, 2314, 2316, 2318, 2320 American River	8 days	May 29, 2026
2300, 2302, 2304, 2306, 2308, 2310 American River	8 days	June 8, 2026
1425, 1431, 1437 University	6 days	June 16, 2026
1443 & 1449 University	3 days	June 23, 2026
1455, 1461, 1467, 1473 University	8 days	June 24, 2026
1479, 1485, 1491, 1497 University	8 days	July 2, 2026
1503 & 1509 University	3 days	July 13, 2026
1515, 1521, 1527, 1533 University	9 days	July 15, 2026
1539, 1545, 1551, 1557 University	8 days	July 27, 2026
1563 & 1569 University	3 days	August 5, 2026
1575, 1581, 1587, 1593 University	8 days	August 7, 2026
1599 & 1605 University	4 days	August 18, 2026
1611, 1617, 1623, 1629 University	8 days	August 21, 2026
1635, 1641, 1647, 1653 University	8 days	September 1, 2026

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.

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:				
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:



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



July 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 9am - 3pm Bridge Group (Clubhouse) 12:30pm - 3:30pm Mahjong Group (Library)	2 10am - 2:30pm Bridge Group (Library) 10am - 12pm Executive Board Meeting 2:30pm - 4:30pm Alley Cats (Library) 6pm - 8pm Open Session Board Meeting	3 4:30pm - 5:30pm Architectural Committee Meeting	4 9am - 3pm July 4th BBQ and Parade	5 10am - 12pm Coffee Group (Clubhouse)
6	7 11pm - 1pm Mahjong Group (Clubhouse)	8 12:30pm - 3:30pm Mahjong Group (Library) 6:30pm - 9pm Private Rental (Cabana)	9 10am - 2:30pm Bridge (Library) 2:30pm - 4:30pm Alley Cats (Library) 4pm - 6pm Outreach Committee Meeting 5:30pm - 6:30pm Insurance, Legal, & Safety Committee Meeting	10 1:30pm - 4:30pm Greetings Cards for Seniors (Library)	11 4pm - 8pm Private Event (Clubhouse)	12 10am - 12pm Coffee Group (Clubhouse) 11am - 4:30pm Private Event (Clubhouse)
13	14 11pm - 1pm Mahjong Group (Clubhouse) 12pm - 3:30pm Canasta (Library) 1:30pm - 3:30pm Board Meeting (Clubhouse) 3:30pm - 5pm Book Club (Library)	15 9am - 3pm Bridge Group (Clubhouse) 10am - 1pm Private Event (Cabana) 12:30pm - 3:30pm Mahjong Group (Library)	16 10am - 2:30pm Bridge Group (Library) 11am - 4pm Rotary Wives Bridge (Clubhouse) 2:30pm - 4:30pm Alley Cats (Library)	17 3pm - 5pm Grounds Committee Meeting	18 6:30pm - 7:30pm Private Event (Clubhouse)	19 10am - 12pm Coffee Group (Clubhouse)
20	21 11pm - 1pm Mahjong Group (Clubhouse) 12pm - 3:30pm Canasta (Library) 4pm - 5pm Finance Committee Meeting	22 12:30pm - 3:30pm Mahjong Group (Library)	23 10am - 2:30pm Bridge Group (Library) 2:30pm - 4:30pm Alley Cats (Library)	24	25	26 10am - 12pm Coffee Group (Clubhouse)
27	28 11pm - 1pm Mahjong Group (Clubhouse) 12pm - 3:30pm Canasta (Library) 6:30pm - 7:30pm Private Event (Clubhouse)	29 12:30pm - 3:30pm Mahjong Group (Library)	30 10am - 2:30pm Bridge Group (Library) 2:30pm - 4:30pm Alley Cats (Library)	31		

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:

President: Courtenay Delfin

Vice President: Brian Coates

Secretary: Cheryl Nelson

Treasurer: Nina White

Member at Large: Ricardo Pineda

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

1st Thursday, 4:30pm at the Clubhouse

Finance Committee

3rd Monday, 4pm, 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, 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

2nd Wednesday, 5:30pm at the Clubhouse

Outreach Committee

2nd Wednesday, 4:00pm at the Clubhouse