

The Votes Are In!



NEPENTHE NEWS

The 2025 Annual Meeting is now concluded. The Inspectors of Election closed the polls at 5pm on May 28, 2025. The voting results are as follows:

Andrew Barrios: 56

Jane Brown: 120

Mary Gray: 135

Cheryl Nelson: 169

Ricardo Pineda: 176

Nina White: 163



There were three vacancies on the Board of Directors this year, and your new directors that were elected to the Board are: Cheryl Nelson, Ricardo Pineda & Nina White. Welcome! Immediately following the Annual Meeting, the directors met briefly to determine Officer positions and Committee Liaison positions.

With a full board, the Officer positions and Committee Liaison positions are as follows:

1. Courtenay Delfin, President, Liaison to Grounds Committee
2. Brian Coates, Vice President, Liaison to ILS Committee
3. Nina White, Treasurer, Liaison to Finance Committee
4. Cheryl Nelson, Secretary, Liaison to Outreach Committee
5. Ricardo Pineda, Member at Large, Liaison to Architecture Committee

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Music by the Pool Success!



Thank you to everyone who came out to Music by the Pool last weekend!

April 2025 Budget Report

The report reflects a year-to-date net operating income of \$29,105.91 and year-to-date reserve funding of \$737,848.61 compared to the year-to-date reserve funding budget of \$693,920. The actual year-to-date operating expenses were \$1,028,941.43. The budgeted year-to-date operating expenses were \$973,880. The association has \$125,712.71 in operating funds, which represents 0.30 months of budgeted expenses and reserve contributions. The association has \$8,117,707.22 in reserve funds.

April Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2025	\$89,192	\$8,937,750
Plus Income	\$1,795,896	
Reserve Investment Income		\$106,555
Contributions to Reserve		\$631,294
Accounts Payable		
Less Operating Expenses	(\$1,028,941)	
Reserve Funding	(\$631,294)	
Reserve Expenditures		(\$1,611,241)
Due to Operating	(\$0)	
Ending Balance 4/30/2025	\$125,713	\$8,117,177

Awarded Contracts - June 2025

The Board met in Executive Session on June 3rd. The Board took the following actions during the June 3rd meeting:

- The Board approved proposal from Critical Path Reconstruction for fencing repairs at 2315 Swarthmore in the total amount of \$7,987.38 — *This proposal was approved unanimously*
- The Board approved 3 proposals from Indoor Environmental Services for HVAC repairs at the clubhouse in the total amount of \$3,388.68 — *These proposals were approved unanimously*
- The Board approved 6 proposals from Grove Total Tree Care for tree maintenance/pruning in Zones 2-7 in the total amount of \$94,190 — *These proposals were approved unanimously*
- The Board approved 5 proposals from Carson Landscape for irrigation repairs in the total amount of \$1,465 — *These proposals were approved unanimously*

Architectural Modifications

Address	Improvement	Action
1113 Vanderbilt	HVAC	Emergency Approval



The Phase 3 Schedule will be as follows, beginning June 23, 2025:

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

The Phase 3 Schedule will be as follows, beginning June 23, 2025 (continued):

Addresses	Days for Completion	Approximate Start Date of Repairs
1061, 1063, 1065 Commons	7 days	April 21, 2026
10, 12, 14 Colby	4 days	April 28, 2026
6 & 8 Colby	3 days	April 30, 2026
2 & 4 Colby	4 days	May 1, 2026
1, 3, 5, 7 Colby	8 days	May 5, 2026
9 & 11 Colby	3 days	May 13, 2026
13, 15, 17, 19, 21 Colby	8 days	May 14, 2026
2312, 2314, 2316, 2318, 2320 American River	8 days	May 22, 2026
2300, 2302, 2304, 2306, 2308, 2310 American River	8 days	June 2, 2026
1425, 1431, 1437 University	6 days	June 11, 2026
1443 & 1449 University	3 days	June 18, 2026
1455, 1461, 1467, 1473 University	8 days	June 19, 2026
1479, 1485, 1491, 1497 University	8 days	June 29, 2026
1503 & 1509 University	3 days	July 8, 2026
1515, 1521, 1527, 1533 University	9 days	July 10, 2026
1539, 1545, 1551, 1557 University	8 days	July 22, 2026
1563 & 1569 University	3 days	July 31, 2026
1575, 1581, 1587, 1593 University	8 days	August 4, 2026
1599 & 1605 University	4 days	August 13, 2026
1611, 1617, 1623, 1629 University	8 days	August 18, 2026
1635, 1641, 1647, 1653 University	8 days	August 27, 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.



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:



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





Nepenthe/Campus Commons Cleanup Day

6-8-2025

9:30 a.m.

The volunteer Cleanup Crew invites you to join us on **Sunday, June 8th** 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, safety vests, and garbage bags.

Come and volunteer any amount of time you have for our clean up! If you have questions, please contact:

Andrew Kershen (ackershen@hotmail.com) or Erika Elespuru (eawyman500@gmail.com).

4th of July Parade 2025



On the 4th in Nepenthe

Line up at 11:30 AM

On the Greenbelt between Swarthmore Drive and Vanderbilt Way
on Commons Drive

Wear your finest Red, White and Blue

Decorate your bike, trike, stroller, scooter or wheelchair

All are welcome including friendly dogs

Bring your chairs, blankets and coolers and stay awhile

After the parade serving:

Hot dogs, chips, cookies & water for \$5



June 2025

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

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.cityofsacramento.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: 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, 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

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 Monday, 5:30pm at the Clubhouse

Outreach Committee

2nd Wednesday, 4:00pm at the Clubhouse