

NEPENTHE ASSOCIATION

Open Session

Nepenthe Clubhouse
August 6 2025 – 6:00 PM





NEPENTHE ASSOCIATION

Open Session

August 6, 2025 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA

BOARD OF DIRECTORS MEETING - OPEN SESSION AGENDA

The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a):

- *Litigation*
- *Matters relating to formation of contract with third parties*
- *Member Discipline*
- *Personnel matters*

I. CALL TO ORDER

MEETING PLACE:

1131 Commons Drive, Sacramento, CA 95825

OR

Join Zoom Meeting

<https://us02web.zoom.us/j/88272111861?pwd=aW5pSXZtZXZnNW1lNlBVbE9Qd2pIZz09>

Meeting ID: 882 7211 1861

Passcode: 001131

OR Dial in

+1 669 900 6833

WELCOME: Thank you for attending. This is a business meeting, open to members of the Nepenthe Association and guests of the Board. The Nepenthe Board of Directors is a policy Board, and the role of the General Manager is to oversee the day-to-day operations. The primary purpose of the meeting is to ensure that the Association is meeting its responsibility to provide oversight, maintain the value of the property and to serve homeowners.

PRESIDENT'S MESSAGE

ANNOUNCEMENTS FROM THE BOARD: The Directors will use this time to provide updates and information.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

Background

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on August 5, 2025 to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code.

The Board took the following actions during the August 5th meeting:

III. REPORTS

A. GENERAL MANAGER'S REPORT

Nicole Marks, General Manager, has submitted the enclosed work order report for July 2025 (Open Work Orders as of 07.30.25) and will provide the Management Report verbally.

Supporting Documents

[!\[\]\(fc7c1e748140c4052eb053e5855a7715_img.jpg\) *Work Orders \(Portrait\).pdf* 27](#)

B. CONSTRUCTION MANAGER'S REPORT

Construction Manager Paul Reeves' written report is enclosed in the materials for this meeting.

Supporting Documents

[!\[\]\(d9d618630db600e894ed8002998bbf62_img.jpg\) *Nepenthe Monthly Report July 2025.pdf* 53](#)

[!\[\]\(a87ab08b82cc4004877f7f7826b94860_img.jpg\) *Nepenthe 2 CO 7.29.25 Log Updated 7.29.25.pdf* 65](#)

[!\[\]\(f36100b8f5f5375ee071563cb6bcf929_img.jpg\) *Nepenthe Ph. 3 COR Log Updated 7.25.25.pdf* 67](#)

IV. COMMITTEE UPDATES

A. ARCHITECTURAL COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Architectural Committee.

Proposed Resolution

The Board affirms the committee's recommendations below:

Address	Modification	Recommendation
203 Elmhurst	Window Replacement	Approval
605 Dunbarton	Window Replacement	Approval
1111 Commons	HVAC Replacement	Approval

Supporting Documents

[!\[\]\(7d1744b93e015f858e9c16f83176e198_img.jpg\) *2025-07-03 ARC Minutes.docx* 70](#)

B. OUTREACH COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Outreach Committee.

Supporting Documents

[!\[\]\(42b3d66bd7844d7f7e547f263ff048d4_img.jpg\) *Outreach Meeting Minutes 061125.pdf* 73](#)

[!\[\]\(f1f2996e9dc0e3a5c6eab9b8c9af3697_img.jpg\) *July 2025 meeting minutes.pdf* 76](#)

C. ILS COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the ILS Committee.

Supporting Documents

[!\[\]\(d415bf9110c2eb72e55086c95453e71f_img.jpg\) *ILS Committee Meeting minutes 7-9-2025.docx* 79](#)

D. GROUNDS COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Grounds Committee.

Attached are volunteer applications received for the Grounds Committee:

- Linda Cook
- Jim Shaw
- Maggie Ward

Supporting Documents

 <i>Grounds Application - Linda Cook.pdf</i>	81
 <i>Committee Application - Jim Shaw - Grounds.pdf</i>	83
 <i>Committee App - Maggie Ward - Grounds and Outreach.pdf</i>	85
 <i>CORRECTED CORRECTED FINAL JULY 17 Grounds Committe.pdf</i>	89

E. FINANCE COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Finance Committee.

Supporting Documents

 <i>finance committee minutes 7_21_25 FINAL (1).docx</i>	93
 <i>Detail Change to the Browning Report July 2025.doc.docx</i>	96
 <i>Finance Committee Meeting July 21 2025 Finance Com.pptx</i>	99

V. HOMEOWNER CORRESPONDENCE

A. HOMEOWNER CORRESPONDENCE - 08.06.25

Attached for Board review is correspondence from the Membership to provide comments/feedback.

Supporting Documents

 <i>Letter to the Board - Jane Brown.pdf</i>	106
 <i>Letter to the Board - Jerry Dunn.pdf</i>	108

B. HOMEOWNER COMMENT/CORRESPONDENCE FOLLOW UP - 07.02.25

To promote good communication with homeowners, the Board has made note of the comments and correspondence from the last open sessions and prepared follow up answers and action items. Directors to discuss and determine whether further agenda items are called for.

Supporting Documents

 <i>FINAL JULY 2025 HO Meeting responses.pdf</i>	111
---	-----

VI. CONSENT CALENDAR

Background

In an effort to expedite the board meetings, Management has placed several business items on a Consent Calendar. Please review the items prior to the meeting so that you may have your questions answered in advance.

Proposed Resolution

The Board approves Consent Calendar Items A-B as presented.

► **Action Required: Board Review & Resolution**

A. OPEN SESSION MINUTES - JULY 2, 2025

Proposed Resolution

The Board approves the Open Session Minutes dated July 2, 2025 as presented.

Supporting Documents

🔗 [OpenSession_07022025_Minutes.pdf](#) 119

► **Action Required: Board Review & Resolution**

B. FINANCIAL STATEMENT - JUNE 2025

Proposed Resolution

The Board accepts the Association’s income statement for June 2025 comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. The report reflects a year-to-date net operating income of \$275,787.23 and year-to-date reserve funding of \$1,158,306.68 compared to the year-to-date reserve funding budget of \$1,040,880. The actual year-to-date operating expenses were \$1,264,630.02. The budgeted year-to-date operating expenses were \$1,460,820. The association has \$311,894.03 in operating funds, which represents 0.75 months of budgeted expenses and reserve contributions. The association has \$7,571,067.00 in reserve funds.

Supporting Documents

🔗 [NEP 06-25 FINANCIAL.pdf](#) 131

VII. NEW BUSINESS

A. CC&R REVISION

Background

This agenda item is to discuss the revision of the CC&R section 10.8 as it pertains to the insurance deductible for the Association.

VIII. HOMEOWNER FORUM

In accordance with California Civil Code 4920(a), the Association must post or distribute the agenda for Regular Session Meetings no fewer than four (4) days prior to a Regular Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board/Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code 4920(a), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

IX. NEXT BOARD MEETING

The Association’s next open Board meeting will be held September 3, 2025, at 6:00 pm.

X. ADJOURN

Work Orders (Portrait).pdf

Work Orders Nepenthe Association

WO#: 1298559	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 6 Adelphi Ct		Category:	Gutter
Date Created: 07/30/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: advance roof The gutter located between the garage and the condo needs to be replaced. Thanks			
WO#: 1298432	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 604 Elmhurst Cir		Category:	Irrigation
Date Created: 07/29/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Leaking irrigation line near the driveway of 604 Elm			
WO#: 1298374	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Zone 5 Landscape		Category:	Irrigation
Date Created: 07/29/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Please see attached for signed proposal not to exceed \$490 for the following scope of work: Zone 5 - Investigate drainage problem near the tennis court			
WO#: 1298340	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Clubhouse		Category:	Pool
Date Created: 07/29/2025	Date Completed:	Vendor:	RIVER CITY ELECTRIC
Schedule Completion Date:			
Description: Rivercity, the pool and dome lights around the clubhouse have been off due to a tripped breaker. on the same breaker panel, one of the breakers connected to the clubhouse spa is tripping and cutting off power. Please call Dale (our pool person) 916-599-6016 for any other information			
WO#: 1298314	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Clubhouse		Category:	Handyman
Date Created: 07/29/2025	Date Completed:	Vendor:	ELITE Service Experts
Schedule Completion Date:			
Description: Elite - Please change the batteries in the thermostat in the lobby.			
WO#: 1298286	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Clubhouse		Category:	Irrigation
Date Created: 07/29/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.

Work Orders

Nepenthe Association

Schedule Completion Date:			
Description: Carson - The sprinklers or irrigation in the long patch of grass between the pool and tennis courts has a leak in multiple spots. Water running down the stairs and onto the tennis courts.			
WO#: 1298282	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1231 Vanderbilt Way		Category:	Gate - Back Gate
Date Created: 07/29/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Issues with patio gate door not closing.			
WO#: 1298277	Status: Open	Progress Code:	Request Sent
Unit/Common Area: General		Category:	Handyman
Date Created: 07/29/2025	Date Completed:	Vendor:	ELITE Service Experts
Schedule Completion Date:			
Description: Elite - Please repair the alleyway signs for; 701 - 711 Odd Elmhurst 501 - 509 Odd Elmhurst			
WO#: 1298272	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1503 University Ave		Category:	Gate - Back Gate
Date Created: 07/29/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Homeowner having issues with gate not opening and closing correctly. May need adjustment. Homeowner would also like a call before coming by to unlock gate when needed.			
WO#: 1298256	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Landscape		Category:	Tree Maintenance
Date Created: 07/29/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: Limb drop at Dunbarton and Commons at the entrance of the Dunbarton circle. Please pick up. Thank you!			
WO#: 1298083	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Landscape		Category:	Irrigation
Date Created: 07/28/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			

Work Orders

Nepenthe Association

Description: Please address the following issue reported by a resident: "Good morning. I noticed Sunday morning a large amount of water flowing through the planted area between 1046 and 1118 Vanderbilt. This is a large greenbelt area planted with many shrubs, ground cover, and redwoods. The artificial rock stream in this area looked like a rushing creek. There appears to be a major sprinkler line break. I also noted that the sprinklers are in dire need of adjustment. As plants and ground cover have grown, the sprinklers have become impeded and not covering the area. Ivy by 1118 Vanderbilt front door blocking sprinklers as well."			
WO#: 1297785	Status: Open	Progress Code:	Request Sent
Unit/Common Area: General		Category:	Handyman
Date Created: 07/25/2025	Date Completed:	Vendor:	ELITE Service Experts
Schedule Completion Date:			
Description: Elite - Please hang soap dispensers in the Dunbarton and Elmhurst Cabana showers.			
WO#: 1297783	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Clubhouse		Category:	Handyman
Date Created: 07/25/2025	Date Completed:	Vendor:	ELITE Service Experts
Schedule Completion Date:			
Description: Elite - Please pick up and hang our new pool sign from Signs Now.			
WO#: 1297701	Status: Open	Progress Code:	Request Sent
Unit/Common Area: General		Category:	Leak Detection
Date Created: 07/25/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Near the 1006 - 1066 Vanderbilt alleyway sign there is a backflow with a leak.			
WO#: 1297631	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 507 Elmhurst Cir		Category:	Electrical
Date Created: 07/24/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Critical Path Construction re-installed my outdoor light switch in the main patio incorrectly after they installed new siding.			
WO#: 1297587	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1260 Vanderbilt Way		Category:	Irrigation
Date Created: 07/24/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Homeowner reporting irrigation or sprinkler leak in the bushes next to the front door next to the path.			

Work Orders Nepenthe Association

WO#: 1297580	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 604 Elmhurst Cir		Category:	Irrigation
Date Created: 07/24/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Irrigation leak in the front yard near the front door.			
WO#: 1297516	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 104 Dunbarton Cir		Category:	Landscape Request
Date Created: 07/24/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - Homeowner reports dead plants near front door that need to be replaced.			
WO#: 1297345	Status: Open	Progress Code:	Received
Unit/Common Area: Clubhouse		Category:	Pool
Date Created: 07/23/2025	Date Completed:	Vendor:	SPARKLING CLEAR POOL SVC
Schedule Completion Date:			
Description: Sparkling Clear Pools - During our County inspection of the pool he noticed there is a pipe in the pump room that is leaking water that will need to be repaired.			
WO#: 1297099	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 511 Dunbarton Cir		Category:	Gate - Back Gate
Date Created: 07/22/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Issues closing gate, will not close without force.			
WO#: 1297074	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1355 Commons Dr		Category:	Tree Maintenance
Date Created: 07/22/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: The Grove - Homeowner reports a redwood tree with a dying limb. Its the single Redwood in front of the front door of the address along the path. they would like the tree evaluated and limb removed if necessary.			
WO#: 1297038	Status: Open	Progress Code:	
Unit/Common Area: 806 Dunbarton Cir		Category:	Electricity
Date Created: 07/22/2025	Date Completed:	Vendor:	
Schedule Completion Date:			

Work Orders

Nepenthe Association

Description:	Master Bedroom outlets on outside walls not grounded. River City Electric did extensive search within home then determined that neutral and ground wires were compromised during siding repairs on outside East wall. They found "hot nails" in siding. Attached is the cost for them determining the issue. Please contact River City (I know they are a Nepenthe contractor) to understand the issue and how to proceed with repairs. Hot siding is on East wall, lining up with front door of unit 804 Dunbarton, marked with tape.		
WO#: 1296999	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 328 Elmhurst Circle		Category:	Landscape Request
Date Created: 07/22/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "Please remove and replace two dead plants at the side and back of my unit: 1. Dead Lorapetulam 2. Dead Manzanita Thank you"		
WO#: 1296869	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Zone 5 Landscape		Category:	Irrigation
Date Created: 07/22/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	Please see attached for signed proposal not to exceed \$380 for the following scope of work: Zone 5, Station 24 - Repair 1 broken lateral line in front of the tree by 201 Elmhurst		
WO#: 1296766	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Cabana- Dunbarton		Category:	Handyman
Date Created: 07/21/2025	Date Completed:	Vendor:	ELITE Service Experts
Schedule Completion Date:			
Description:	Elite - Please power wash the bathroom at Dunbarton. Update 7.24.2025 - Need to get new grout cleaner.		
WO#: 1296745	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1406 Commons Dr		Category:	Roof
Date Created: 07/21/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description:	Advance roof, Please inspect and repair the roof . A tree branch was leaning on the roof and may have caused damage. Let me know once the inspection is scheduled or if you need any additional information. Thanks		
WO#: 1296706	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Clubhouse		Category:	Lighting
Date Created: 07/21/2025	Date Completed:	Vendor:	RIVER CITY ELECTRIC
Schedule Completion Date:			
Description:	River City Electric - Homeowners reporting lights around the pool at the main Clubhouse aren't turning on at night.		

Work Orders

Nepenthe Association

WO#: 1296704	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Clubhouse		Category:	Lighting
Date Created: 07/21/2025	Date Completed:	Vendor:	SPARKLING CLEAR POOL SVC
Schedule Completion Date:			
Description: Sparkling Clear Pool - Homeowner reports lights inside of the Lap Pool are not turning on at night.			
WO#: 1296641	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 205 Elmhurst Cir		Category:	Landscape Request
Date Created: 07/21/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "Hello. . . I noticed a plant has died outside in the garden section in front of my condo, 205 Elmhurst Circle. Another plant has been run over but an animal and in general the plants aren't getting enough water, which is indicated by all the flowering plants blossoms completely dried out. I would like attention given to this as soon as you guys are able to. One plant definitely needs to be replaced, and the watering system needs to be increased a bit for the others.			
WO#: 1296628	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Zone 2 Landscape		Category:	Irrigation
Date Created: 07/21/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Please see attached for signed proposal not to exceed \$415 for the following scope of work: Zone 2, Station 6 - Repair 1 broken lateral line in front of the tree			
WO#: 1296625	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Zone 1 Landscape		Category:	Irrigation
Date Created: 07/21/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Please see attached for signed proposal not to exceed \$285 for the following scope of work: Zone 1, Station 78 - Eliminate excessive Netafim lines to avoid water running to the tennis courts			
WO#: 1296604	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1043 Commons Dr		Category:	Gate-front gate
Date Created: 07/21/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Homeowner reports gate is missing boards and would like them replaced.			
WO#: 1296596	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 503 Elmhurst Cir		Category:	Landscape Request

Report Date : 07/30/2025

Page 6 of 22

Work Orders

Nepenthe Association

Date Created: 07/21/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - Under front window. "There is a faulty grade and/or earth to wood contact at the exterior siding. Request to regrade soil to provide a minimum of 3 Inches of clearance between the top of the foundation stucco weep screen or adjacent woodwork." The area does not allow water to flow away from the house.		
WO#: 1296588	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 808 Elmhurst Cir		Category:	Landscape Request
Date Created: 07/21/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - Replace or add bark/mulch on the walkways to the house.		
WO#: 1296582	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 903 Elmhurst Cir		Category:	Landscape Request
Date Created: 07/21/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - Homeowner would like some of the bushes near the walkway removed. The bush closest to the address covering the faucets she would like to keep. But she would like to remove the two bushes next to it.		
WO#: 1296553	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 328 Elmhurst Circle		Category:	Sprinkler(s)
Date Created: 07/21/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	Carson - Broken sprinkler at the corner of 328 Elmhurst near the driveway.		
WO#: 1296379	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 903 Elmhurst Cir		Category:	Irrigation
Date Created: 07/18/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	Carson - Near the front gate, between 903 and 901, the irrigation line has been punctured. Water spraying when its on.		
WO#: 1296241	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Tennis Court - Commons		Category:	Drainage
Date Created: 07/18/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.

Work Orders

Nepenthe Association

Schedule Completion Date:			
Description: Carson - Drains around the Commons Tennis Court are clogged.			
WO#: 1295702	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1330 Commons Dr		Category:	Gate - Back Gate
Date Created: 07/15/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Homeowner having trouble with gate. Its not closing and is hanging.			
WO#: 1295238	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 503 Elmhurst Cir		Category:	Sprinkler(s)
Date Created: 07/14/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Homeowner reporting a broken sprinkler opposite of their driveway.			
WO#: 1295227	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 705 Elmhurst Cir		Category:	Irrigation
Date Created: 07/14/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - "Leak in drip irrigation pipe near walkway & alleyway. Flooding alleyway. MARKED. Also check area to left of garage by Loropetalum (Chinese fringe) for leak."			
WO#: 1295043	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1185 Vanderbilt Way		Category:	Tree Trimming
Date Created: 07/11/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Homeowner request trimming of the crepe myrtle next to the patio gate. Branches are hanging over into the gutter.			
WO#: 1294971	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 2265 Swarthmore Dr		Category:	Landscape
Date Created: 07/11/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Homeowner originally requested that plants to be removed (WO#1277915) and the Grounds Committee denied that request. Homeowner then asked Carson to thin out the plants since they were so big. Homeowner is unhappy with how they were cut and thinks the plants are ruined now. She is requesting again for the plants to be removed.			

Work Orders Nepenthe Association

WO#: 1294969	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1113 Commons Dr		Category:	Irrigation
Date Created: 07/11/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - In front of the front door the irrigation line has been punctured and was spraying water.			
WO#: 1294927	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 307 Dunbarton Cir		Category:	Gate - Back Gate
Date Created: 07/11/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Homeowner having issues with gate. Possible missing bolts, also issues with the latch.			
WO#: 1294749	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 14 Adelphi Ct		Category:	Irrigation
Date Created: 07/10/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Broken irrigation line outside of 14 Adelphi, I have attached photos for your reference. Thank you!			
WO#: 1294726	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 2275 Swarthmore Dr		Category:	Irrigation
Date Created: 07/10/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Homeowner is reporting that 3 of the sprinklers are not working properly. They have stated that the sprinkler is not evenly distributing water across the area. Please evaluate and advise accordingly. See attached photos of the area.			
WO#: 1294338	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 2243 Swarthmore Dr		Category:	Landscape Request
Date Created: 07/08/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "All of the topsoil is washed away exposing the irrigation pipes in front of our units (2241, 2243, 2245). Is additional topsoil or wood chips being planned for this area?"			
WO#: 1294230	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 503 Elmhurst Cir		Category:	Landscape Request

Work Orders

Nepenthe Association

Date Created: 07/08/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "Much of the bark in the front yard is gone. This request is to replenish the bark to cover the muddy areas."			
WO#: 1294079	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 2312 Swarthmore Dr		Category:	Fences
Date Created: 07/07/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Homeowner states that their rear fence was replaced but their side fences were not.			
WO#: 1293506	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1229 Vanderbilt Way		Category:	Roof
Date Created: 07/02/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advanced Roof Design - A hole was found on the roof at 1229 Vanderbilt.			
WO#: 1293431	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 712 Elmhurst Cir		Category:	Landscape Request
Date Created: 07/02/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - The lawn and landscaping nearby are dying and do not appear to get water. The dirt is being tracked all around the area.			
WO#: 1293186	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 2275 Swarthmore Dr		Category:	Landscape Request
Date Created: 07/01/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "Landscaping in front of our home (left side as you look at the house), is dying. Its getting enough water but it does not look very healthy. please replace some of the dead or dying plants."			
WO#: 1292875	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Clubhouse		Category:	Repairs
Date Created: 06/30/2025	Date Completed:	Vendor:	EXCEL FITNESS SOLUTIONS, LLC
Schedule Completion Date:			
Description: Excel Fitness Solutions - Damages made to the weight machine. repairs needed.			
WO#: 1292310	Status: Open	Progress Code:	Request Sent

Work Orders Nepenthe Association

Unit/Common Area: 1221 Vanderbilt Way		Category:	Roof
Date Created: 06/26/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advance Roof, There are some damaged shingles. See photos. Thanks.			
WO#: 1292232	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 710 Dunbarton Cir		Category:	Landscape Request
Date Created: 06/25/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "Put a tree behind mailboxes at 710 Dunbarton.. The Camilla plants burn from the sun."			
WO#: 1291926	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1653 University Ave		Category:	Other
Date Created: 06/24/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: The Grove - Please inspect the unit and nearby tree for damage after a tree limb fell near address.			
WO#: 1291752	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 514 Dunbarton Cir		Category:	Drainage
Date Created: 06/23/2025	Date Completed:	Vendor:	PROGRESSIVE PAINTING INC
Schedule Completion Date:			
Description: Drainage service request incomplete. The new gutter was installed but it still needs to be painted in addition to the rust stains on the siding. Thank you.			
WO#: 1291573	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 10 Adelphi Ct		Category:	Irrigation
Date Created: 06/23/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Water spraying up and into the alley at 10 or 12 Adelphi. Possible broken irrigation line or sprinkler.			
WO#: 1291539	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1281 Vanderbilt Way		Category:	Sprinkler(s)
Date Created: 06/23/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			

Work Orders

Nepenthe Association

Description: Carson - Leaking sprinkler.			
WO#: 1291536	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1281 Vanderbilt Way		Category:	Tree Removal
Date Created: 06/23/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Paul Please remove the tree, we don't this tree to fall Thanks			
WO#: 1291071	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 605 Elmhurst Cir		Category:	Handyman
Date Created: 06/19/2025	Date Completed:	Vendor:	
Schedule Completion Date:			
Description: Elite - Broken brick on front walkway. Update 6.25.2025 Need to find matching brick and buy mortar bed to set brick. Possibly take brick from the wall that is going to be taken down.			
WO#: 1290600	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 719 Dunbarton Cir		Category:	Landscape Request
Date Created: 06/17/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "Please fill in with ivy in your common area where your tree fell down in front of my house. There should be no charge for this."			
WO#: 1289978	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 505 Elmhurst Cir		Category:	Gutter
Date Created: 06/13/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advanced Roof Design - Damaged gutter in front patio, Apparently during a wind storm branches flew over the fence from the redwood tree and dented (quite significantly) the gutter running along the kitchen eating area wall.			
WO#: 1289607	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1245 Vanderbilt Way		Category:	Roof
Date Created: 06/11/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advanced Roof Design - Ply wood under the roof on the left side of the garage in the patio needs to be looked at.			
WO#: 1289238	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 812 Dunbarton Cir		Category:	Landscape

Work Orders Nepenthe Association

Date Created: 06/10/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: Please see attached for signed proposal not to exceed \$360 to prune the roots at 812 Dunbarton The Grove - Homeowner reporting that the roots of a nearby tree are lifting the driveway. Would a crew be able to cut and remove the roots before we request a concrete replacement.			
WO#: 1289224	Status: Open	Progress Code:	Received
Unit/Common Area: Clubhouse		Category:	Maintenance
Date Created: 06/10/2025	Date Completed:	Vendor:	EXCEL FITNESS SOLUTIONS, LLC
Schedule Completion Date:			
Description: Excel Fitness Solutions - the elliptical machine furthest to the right gets stuck when pedals move backward.			
WO#: 1289221	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1015 Vanderbilt Way		Category:	Handyman
Date Created: 06/10/2025	Date Completed:	Vendor:	
Schedule Completion Date:			
Description: Elite - The front porch step has sections where the mortar has weathered away. Update 6.15.2025 Would need to be done when completing work order #1291071, if we get the mortar supplies.			
WO#: 1288943	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 104 Dunbarton Cir		Category:	Roof Inspection
Date Created: 06/09/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advanced Roof Design - Homeowner requests inspection of roof and gutter. Hearing noise or bumping sounds.			
WO#: 1288892	Status: Open	Progress Code:	Request Sent
Unit/Common Area: General		Category:	Tree Evaluation
Date Created: 06/09/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: Carson - Homeowners are concerned about the tree in the circle at the end of commons drive not receiving enough water and possibly dying.			
WO#: 1288649	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1428 Commons Dr		Category:	Landscape Request
Date Created: 06/06/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			

Work Orders

Nepenthe Association

Description:	Grounds Committee - "The area in front of property that is surrounded by brick half wall has never been properly landscaped nor maintained. In the past different nepenthe landscapers have proposed plantings including an 'ornamental' tree and various plants that would quickly grow above brick wall. Nothing was ever completed as promised. The window in front of this area is a large, floor to ceiling window that has to be covered to prevent viewing this unsightly area. It requires a planned landscape that is pleasant to view from the interior window as well as from the street view.		
WO#: 1288516	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1012 Dunbarton Cir		Category:	Landscape Request
Date Created: 06/05/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - Replace/Restore the hedge line that separated and provided a visual/noise buffer between the front of my home and the adjoining driveway and garages. As I understand it, the HOA removed major areas of landscaping and vegetation throughout the Nepenthe common areas during the still ongoing painting/siding project. They also removed the entire hedge line in front of my home without any notification or consultation with me, the homeowner. The hedge line that was removed was prox. 5 feet high and ran continuously, prox. 30 feet, from the fence corner at 112 Dunbarton to the front walkway at 114 Dunbarton. I purchased this home in April, 2022 with a major purchasing consideration given to the end-unit privacy of this location. The hedge line not only provided a level of visual privacy by minimizing the view of the 24/7 vehicle activity but also by acted as a noise buffer reduction from the various vehicles i.e. UPS/Amazon, US Mail, Trash Collection and from the SMUD electrical pad-mount transformer constant operational humming noise. I believe that the HOA does a good job of preserving the beauty and value of our homes but the indiscriminate vegetation removal can also reduce the beauty and value of our homes. Note: The attached picture shows a partial view of the hedge line before removal.		
WO#: 1288217	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Zone 7 Landscape		Category:	Tree Maintenance
Date Created: 06/04/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description:	Please see attached for board approved signed proposal not to exceed \$5,706.67 for the following scope of work: Zone 7 tree pruning and maintenance		
WO#: 1288216	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Zone 6 Landscape		Category:	Tree Maintenance
Date Created: 06/04/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description:	Please see attached for board approved signed proposal not to exceed \$17,120 for the following scope of work: Zone 6 tree pruning and maintenance		
WO#: 1288215	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Zone 5 Landscape		Category:	Tree Maintenance
Date Created: 06/04/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			

Work Orders

Nepenthe Association

Description: Please see attached for board approved signed proposal not to exceed \$19,973.33 for the following scope of work: Zone 5 tree pruning and maintenance			
WO#: 1288213	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Zone 4 Landscape		Category:	Tree Maintenance
Date Created: 06/04/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: Please see attached for board approved signed proposal not to exceed \$21,400 for the following scope of work: Zone 4 tree pruning and maintenance			
WO#: 1288212	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Zone 3 Landscape		Category:	Tree Maintenance
Date Created: 06/04/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: Please see attached for board approved signed proposal not to exceed \$21,400 for the following scope of work: Zone 3 tree pruning and maintenance			
WO#: 1288211	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Zone 2 Landscape		Category:	Tree Maintenance
Date Created: 06/04/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: Please see attached for board approved signed proposal not to exceed \$8,590 for the following scope of work: Zone 2 tree pruning and maintenance			
WO#: 1288088	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 2330 Swarthmore Dr		Category:	Landscape Request
Date Created: 06/03/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "My front yard at the end of Swarthmore Drive has not been landscaped or properly taken care of. The bark is gone and has exposed dirt. When it rains I have mud puddles. I have two plants which are green now but most of the year they look like dried twig. (They need to go) I have two small rocks which are pretty ugly. I have walked all over Nepenthe and I see beautifully landscaped fronts that have low lying green plants all year long, and large river rock edging. I wish this was all but because of recent storms the branches and bushes blocking Howe Ave have slowly been cut. Further down from my house bushes and trees have been planted. Sadly a big empty space has been left by my house and I am looking out on Howe Ave. Needless to say the car noise has increased."			
WO#: 1287082	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1112 Vanderbilt Way		Category:	Masonry
Date Created: 05/29/2025	Date Completed:	Vendor:	
Schedule Completion Date:			

Work Orders

Nepenthe Association

Description: CPR There is a Masonry wall that is leaning due to the tree roots, please provide us the proposal for removal and rebuilt if possible. Thanks			
WO#: 1286765	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 718 Elmhurst Cir		Category:	Landscape Request
Date Created: 05/28/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "See attached photo, the plants in the alley are no table to withstand the high heat that is generated. The plants are not drought tolerant and even id the survive the summer heat they die off in the winter leaving bare ground. How about planting something that stays green all year long and can take the heat. Something like Little John Bottle Brush, they love the heat and look good all year long."			
WO#: 1285052	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 2257 Swarthmore Dr		Category:	Landscape Request
Date Created: 05/19/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "Exposed irrigation lines in the front yard. Needs Mulch replacement."			
WO#: 1284763	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 211 Elmhurst Cir		Category:	Landscape Request
Date Created: 05/16/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "To whom it may concern, We've had dead stick trees (I honestly don't know what they are, but this is the most fitting description I could come up with) in front of our main window for a couple of years now and it's become depressing to look at, not to mention a bit embarrassing when I have company over. I would love to have some privacy again, the plants that had been there for years were ripped out, unfortunately, and we haven't had privacy since. That being said, I would like to make a formal request to replace the dead stick trees in the front window area with Salvia Hot Lips plants. Not only are they aesthetically pleasing and would provide more privacy, they are very low maintenance, drought resistant/require next to no watering, and they really thrive in our conditions with a little pruning in late winter/early spring. I hope to get replacement for the dead plants out front soon, and look forward to seeing something that is more reflective of our vibrant, nature-based community. Many thanks in advance for considering the Salvia Hot Lips!"			
WO#: 1283559	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 601 Elmhurst Cir		Category:	Landscape Request
Date Created: 05/09/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Grounds Committee - "I like some type of flowering ground cover or low scrubs to be planted to the right of my garage where there is nothing growing. I am in favor of something drought-tolerate. Thank You!"			
WO#: 1280927	Status: Open	Progress Code:	Pending Proposal

Work Orders

Nepenthe Association

Unit/Common Area: 722 Elmhurst Cir	Category: Landscape Request
Date Created: 05/01/2025	Date Completed:
	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:	
Description: Grounds Committee - Homeowner is allergic to bees and the bottlebrush trees outside of her unit attract them. She would like them removed and replaced with something else that does not attract bees.	
WO#: 1280273	Status: Open
Unit/Common Area: 320 Elmhurst Cir	Progress Code: Pending Proposal
Date Created: 04/29/2025	Category: Landscape Request
Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:	
Description: Grounds Committee - In the alley way for 320 Elmhurst there is lots of bare dirt, not much irrigation, and the rocks/bark previously placed have mostly been removed. The homeowner would like the area to meet the standard of the rest of the community.	
WO#: 1280065	Status: Open
Unit/Common Area: 1197 Vanderbilt Way	Progress Code: Pending Proposal
Date Created: 04/28/2025	Category: Landscape Request
Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:	
Description: Grounds Committee - "Repair area in front of the front room window. It is all dirt and needs shade ground cover. Also the rhododendron needs to be shaped up.	
WO#: 1278151	Status: Open
Unit/Common Area: 12 Adelphi Ct	Progress Code: Pending Proposal
Date Created: 04/16/2025	Category: Landscape Request
Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:	
Description: Grounds Committee - "I am requesting remediation of a condition that has lasted over two years. For years, I have had 6 plants in front of my home. One by one they died and were removed by Carson but never replaced. These plants died due to lack of maintenance and irrigation. Photos are attached. I am requesting replacement plants. I am also requesting irrigation maintenance so this does not happen again. PLEASE DO NOT PLANT AZALEAS, CAMELLIAS, OR NADINAS AS THEY WILL NOT THRIVE IN THIS LOCATION."	
WO#: 1277594	Status: Open
Unit/Common Area: 806 Dunbarton Cir	Progress Code: Pending Proposal
Date Created: 04/14/2025	Category: Landscape Replacement
Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:	

Work Orders

Nepenthe Association

Description: Grounds Committee - 1) Dead azalea behind pony wall. Please remove and replace with new. 2) decorative grasses removed last fall. Just mud now Please replace with something!			
WO#: 1277237	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1485 University Ave		Category:	Landscape Request
Date Created: 04/10/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Grounds Committee - "Dead shrubbery was removed between 1479/1485 garage way. Was told it would be replaced. Still has not. Would like replaced."			
WO#: 1276722	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 202 Dunbarton Cir		Category:	Landscape Request
Date Created: 04/08/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "The front yard at this residence is not as well landscaped as other yards. Some yards are very manicured with plants and rocks as well as ivy. This yard has an overabundance of ivy that is not well kept. It is full of the dead matter from the large surrounding trees. The dead matter is not extracted but blown into the ivy which stunts the ivy growth and looks messy. The yard always look like it need maintenance. I would like the large rocks in the yard near the front window to be removed and plants and rocks added as in other yards. I would be happy to do this myself and mirror the materials that have been installed in other yards if you will allow me to do so."			
WO#: 1276712	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 718 Elmhurst Cir		Category:	Landscape Request
Date Created: 04/08/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Grounds Committee - "Several months ago this plan died and was removed by Carson. However, there has not been any replacement. We are watering an empty spot."			
WO#: 1276121	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1269 Vanderbilt Way		Category:	Landscape Request
Date Created: 04/03/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Grounds Committee - Homeowner would like some plants added to the patch area where there is nothing. Also would like the dead hedge to be removed and replaced.			
WO#: 1274262	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1221 Vanderbilt Way		Category:	Landscape Request
Date Created: 03/25/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.

Work Orders

Nepenthe Association

Schedule Completion Date:			
Description:		Grounds Committee - "Please remove box hedge (A) along side of garage. The Hedge brushes against the siding, requires pruning, and is straggly with dead branches. Replace hedge with dianella revolta "allyn-citation plants". "	
WO#: 1272982	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 814 Elmhurst Cir		Category:	Landscape Request
Date Created: 03/17/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:		Grounds Committee - "The front area outside my patio between the fence and redwood trees is bare ground. I'm requesting the installation of 5 Cistus Cobariensis (Little Miss Sunshine). They grow to 2ft tall and spread 4ft wide. Also 4 Cool Vista Dianella. They grow 3ft tall and 3ft wide. See attached diagram. This area is used as a shortcut across the lawn through the planting area to the alleyway bypassing the walkway. I'm hopeful the plants will not only beautify the area, but will deter people from using it as a shortcut."	
WO#: 1271847	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1425 Commons Dr		Category:	Landscape Request
Date Created: 03/07/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:		Turkeys are making a mess around our yard/walkway in our alley, we would like rocks bordering the walkway to stop the spread of dirt and mulch on our walkway.	
WO#: 1270502	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 810 Dunbarton Cir		Category:	Landscape
Date Created: 02/27/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:		Carson - Please provide proposal for the following: Plant year-round (perennial) plants/flowering plants in flowerbed near front door. (note: this area gets hot afternoon sun). Add mulch/bark to flowerbed near front door. Right now it is bare dirt	
WO#: 1269028	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1213 Vanderbilt Way		Category:	Landscape Request
Date Created: 02/19/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:		Grounds Committee - "The magnolia nigra tree that was planted in front of my residence about 3 to 4 months ago was stolen approximately 6 weeks ago. I'm requesting a replacement tree asap so that I might have shade one day soon." Requesting replacement with Oklahoma redbud	
WO#: 1262816	Status: Open	Progress Code:	Pending Proposal

Work Orders

Nepenthe Association

Unit/Common Area: Landscape	Category: Landscape
Date Created: 01/14/2025	Date Completed:
	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:	
Description: Please provide proposal for the below scope of work: Carson - Please evaluate the area for irrigation issues, the ivy seems to growing further and further back. (No irrigation was found in area, please provide proposal to provide irrigation) 1039 Commons for corner of Commons/Colby	
WO#: 1262776	Status: Open
Unit/Common Area: Landscape	Progress Code: In-Progress
Date Created: 01/14/2025	Category: Landscape
Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:	
Description: This work order is to track all of the grass issues throughout the community which includes the following areas: 4 Colby (previously WO#1147579), 1182 Vanderbilt (previously WO#1209969), 320 Elmhurst (previously WO#1243997), 506 Elmhurst Any additional areas will be added to this work order	
WO#: 1262480	Status: Open
Unit/Common Area: 2330 Swarthmore Dr	Progress Code: Pending Proposal
Date Created: 01/13/2025	Category: Landscape Request
Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:	
Description: Nepenthe Grounds Committee - "My front yard is in desperate need of landscape work. It is simply a pile of dry leaves, dirt, an two dried up small plants that seldom have green leaves. When it rains it becomes a muddy mess. "	
WO#: 1253141	Status: Open
Unit/Common Area: 306 Dunbarton Cir	Progress Code: Pending Proposal
Date Created: 11/13/2024	Category: Landscape Request
Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:	
Description: Grounds Committee - "Some time ago, azaleas were planted to the right of my front door. Only one survived. I would like to have the azalea replanted."	
WO#: 1252198	Status: Open
Unit/Common Area: 809 Dunbarton Cir	Progress Code: Pending Proposal
Date Created: 11/08/2024	Category: Landscape Request
Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:	
Description: Add a short strip of rock to protect siding and window from splashing rain and mud. See request form.	
WO#: 1248489	Status: Open
	Progress Code: Pending Proposal

Work Orders

Nepenthe Association

Unit/Common Area: 710 Elmhurst Cir		Category:	Landscape Request
Date Created: 10/22/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Grounds Committee - Homeowner called to report dead plants and ivy by the driveway in the alley of her unit. Wants plants and ivy replaced. Thank you			
WO#: 1240712	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1403 Commons Dr		Category:	Landscape Request
Date Created: 09/17/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Grounds Committee - "A yellow lucky lantern abutilon plant (I think it is correct name!) has been slowly losing branches/flowers due to turkeys & workers brushing up against it + rainy/windy days. This past summer the dry rot work, power washing & painting caused many more broken branches. It is a spindly vulnerable plant held up by the brick wall in front of it. (See attached pictures) We request 1 to 2 plants to replace it. Thank you!"			
WO#: 1239620	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 813 Dunbarton Cir		Category:	Landscape Request
Date Created: 09/11/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Grounds Committee - "Location Request is directly in front of front porch on either side. Please: 1) Remove two bush stumps, One on either side of sidewalk. 2) Plant various plants along right side of sidewalk. Area can b every hot and sunny during summer. In the fall it is shady stating around noon" Thank you			
WO#: 1236920	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 307 Dunbarton Cir		Category:	Landscape Request
Date Created: 08/30/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Grounds Committee - " I have an urgent discussion regarding the amount and location of the plat "heavenly bamboo" that surrounds my property. THERE ARE 17 of the "heavenly bamboo" !!! more than any property that we seen around DUNBARTON CIRCLE. I request that the plants which we took down NOT BE REPLACED. We were fined for cutting back a few of them that were growing into the beautiful ornamental plants that sit closer to the street, The bamboo plants were falling forward, the whole area was a hot mess. Now, with the bamboo plants removed the ornamental plants look lovely. I also would like the 2 heavenly bamboo on either side of my gate removed. They send runners onto my yard and cover the door bell. " Thank you			
WO#: 1235145	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1317 Vanderbilt Way		Category:	Landscape Request

Work Orders

Nepenthe Association

Date Created: 08/22/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	Grounds Committee "My beautiful Japanese maple got destroyed during a storm. I was told by my zone steward I was getting a redbud maple. Oscar came by and was instructed to plant more ivy in the small hole where the stump was. Its only about 18in in diameter and the existing ivy will grow over it, so not sure why he needed to plant more. Regardless, I want a tree there there. The landscaping along our row of homes looks terrible, even though some of it was redone recently. I think the reason my house sat on the market so long was because of the bad curb appeal. He also mentioned rocks. I don't mind them by the drain but don't want a rock necklace at my foundation as its unnecessary. "		
WO#: 1233598	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 101 Dunbarton Cir		Category:	Landscape Request
Date Created: 08/16/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	Grounds Committee "Requesting an evaluation of my front landscaping which has been sparse for quite a long time. I understand the grass situation is due to shade trees but as the first house in the siding/painting project, the lawn has never recovered from the construction equipment all over the lawn. I hope you can take the time to evaluate."		

Nepenthe Monthly Report July 2025.pdf



Dry Rot and Painting Project
Phase One 2022-2023-2024
Phase Two 2024-2025
Phase Three 2025- 2026
Monthly Project Report For July 2025

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



1. Phase #2 Update	3
2. Phase #3 Update	4
3. Trellis's	4
3. Phase #2 Cost Management	5
6. Phase #2 Invoice Control	6-19
7. Phase #3 Cost Management	20
8. Phase #3 Invoice Control	21-22

Scope Management (Change order logs) was moved to separate attachments.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



Phase #2.

We have completed all 211 homes in Phase 2 with our siding, trim, and fence repairs, as well as 206 with painting. CPR, our siding, trim, and fencing contractor, is currently finishing up the last of the change orders that we have outstanding.

I have been comparing our phase two inspections from April 2023 to the current condition of the buildings. Fencing has seen the most significant change. Refer to phase #2, Cost Management, on page 5. Fences we might have been able to repair in 2023 now have framing damage and need more extensive repairs. I will follow this closely and keep the monthly report updated. Invoice control is on pages 6-18. The Phase 2 Change Order Log, dated July 15th, 2025, will be a separate attachment.

Progressive Painting has painted up to the last five homes. They are planning to finish within two weeks.

Budgeting: The \$2,665,204.37 currently invoiced for siding, trim, and fences covers 211 homes, which amounts to \$12,631.30 per home. There will likely be a few more change orders coming in as we check the last homes. This number will change. These dollar amounts are for budgeting only.

The painters have invoiced \$427,725.00 for painting 206 homes, at a rate of \$2,075 per home. They have not issued change orders.

Timeline to finish phase 2: Painting should be completed by the First week of August, with touch-ups completed in mid-August. I will include the final Phase 2 cost in the August report.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



Phase #3.

Phase #3.

Phase #3 has started. CPR has moved all crews to phase 3. The Phase 3 schedule and path of construction are available at the Nepenthe office. Phase 3 invoice control is on pages 21 and 22 of this report. Change Order Log dated July 25th will be sent as a separate attachment.

Trellis's

Many patios have trellises, both attached to the home and free-standing. In years past, the siding and paint crews could get on top of them to work on the homes. Today, most of them are too old and no longer safe to put weight on them. For this reason, our vendor's work crews can no longer access them to work on the homes. For the remainder of Phase Two and Phase Three, we will ask homeowners to remove parts of the trellises so that workers can access the walls of the homes from ladders. Please understand this is for safety reasons. No one has gotten hurt. We will work to keep our job site safe for everyone. Nirmal at the Nepenthe office and I will notify homeowners as soon as possible of any necessary changes to the trellises on their homes, if needed.

If you have any questions, please email Nirmal at Nirmal.Dhesi@fsresidential.com and me at Paul@rcihelps.com. Thank you for understanding.

Paul Reeves, Project Manager, siding and paint project.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026

**Cost Management- Phase #2.**

Total Contract Amount

Contractor Code	Scope	Budget Value (\$)	Change Orders Value (\$)	Permits Value (\$)	Invoiced Value (\$)	Value Paid (\$)
CPR Construction	Original Contract Siding & Trim	\$1,465,021.00			Includes Change Orders Invoiced \$2,665,204.37	Includes Change Orders Invoiced \$2,530,741.35
CPR Construction	Change Orders Siding & Trim		\$382,494.29			
CPR Construction	Original Contract Fencing	\$588,599.00				
CPR Construction	Change Orders Fencing		\$192,592.20			
CPR Construction	Total Retention to date	\$241,648.38				
CPR Construction	Total Retention Invoiced	\$184,467.22			Included Above	Included Above
CPR Construction	Permits			\$33,809.35	Included Above	Included Above
Progressive Painting	Painting Original Contract	\$439,900.00			\$427,725.00	\$398,675.00

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



	TOTAL PAID TO ALL ABOVE				Invoiced Value \$3,092,929.37	Value Paid \$2,929,416.35
--	--	--	--	--	--	--

Invoice Control Phase #2.

Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Mobilization	1405	See Details on the invoice	\$205,362.00	Work Started	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1427	See Details on the invoice	\$28,076.49	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1441	See Details on the invoice	\$36,362.01	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim, & Fences Include the first set of permits.	1445	See Details on the invoice	\$96,494.49	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1446	See Details on the invoice	\$50,910.18	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



CPR Construction	Siding, trim & Fences	1452	See Details on the invoice	\$49,865.79	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding, trim, & Fences Include 2 round of permits.	1457	See Details on the invoice	\$41,815.12	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1459	See Details on the invoice	\$69,354.89	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1466	See Details on the invoice	\$44,976.34	COMPLETE	APPROVED	PAID
CPR Construction	Siding, t rim & Fences	1473	See Details on the invoice	\$51,988.37	COMPLETE	APPROVED	PAID
CPR Construction	Siding, t rim & Fences	1478	See Details on the invoice	\$53,874.70	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



CPR Construction	Siding, trim	1479	See Details on the invoice	\$64,548.90	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Fences	1479	See Details on the invoice	\$19,523.75	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1483	See Details on the invoice	\$36,395.70	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1484	See Details on the invoice	\$22,178.57	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1488	See Details on the invoice	\$38,496.70	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1489	See Details on the invoice	\$22,669.57	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1496	See Details on the invoice	\$40,797.52	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



CPR Construction	Fences	1497	See Details on the invoice	\$11,262.90	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Fences	1498	See Details on the invoice	\$3,050.41	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1499	See Details on the invoice	\$8,143.79	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1501	See Details on the invoice	\$14,310.92	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1502	See Details on the invoice	\$15,924.97	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1504	See Details on the invoice	\$38,769.58	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1505	See Details on the invoice	\$13,843.41	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1510	See Details on the	\$61,755.18	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



			invoice				
CPR Construction	Fences	1511	See Details on the invoice	\$21,635.05	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding, trim	1518	See Details on the invoice	\$30,885.72	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1519	See Details on the invoice	\$18,375.22	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1522	See Details on the invoice	\$45,377.06	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1523	See Details on the invoice	\$15,625.95	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1524	See Details on the invoice	\$38,609.16	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1537	See Details on the invoice	\$44,168.47	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1538	See Details on the	\$20,296.22	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



			invoice				
CPR Construction	Siding, trim	1540	See Details on the invoice	\$31,668.78	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Fences	1541	See Details on the invoice	\$11,074.45	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1546	See Details on the invoice	\$62,994.27	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1547	See Details on the invoice	\$16,161.69	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1555	See Details on the invoice	\$18,304.92	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1556	See Details on the invoice	\$3,102.53	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1562	See Details on the invoice	\$29,992.18	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1563	Details on invoice	\$7,004.20	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



CPR Construction	Siding, trim	1570	See Details on the invoice	\$28,311.92	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Fences	1571	Details on invoice	\$15,093.07	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1573	See Details on the invoice	\$28,948.78	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1574	Details on invoice	\$12,019.16	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1578	See Details on the invoice	\$31,658.45	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1579	Details on invoice	\$25,974.55	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1584	See Details on the invoice	\$21,842.89	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1585	Details on the invoice	\$23,829.13	COMPLETE	APPROVED	PAID
CPR	Siding,	1587	See Details	\$22,830.06	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



Construction	trim		on the invoice				
CPR Construction	Fences	1588	Details on the invoice	\$26,085.73	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding, trim	1591	See Details on the invoice	\$43,444.21	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1592	Details on the invoice	\$8,191.39	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1593	See Details on the invoice	\$32,672.31	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1594	Details on the invoice	\$20,772.56	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1609	See Details on the invoice	\$34,397.93	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1610	See Details on the invoice	\$21,900.09	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1614	See Details on the invoice	\$35,982.10	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



			invoice				
CPR Construction	Fences	1615	See Details on the invoice	\$19,303.78	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding, trim	1616	See Details on the invoice	\$42,496.39	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1617	See Details on the invoice	\$17,852.13	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1618	See Details on the invoice	\$44,181.13	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1619	See Details on the invoice	\$19,428.16	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1624	See Details on the invoice	\$37,640.40	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1625	See Details on the invoice	\$20,700.76	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



CPR Construction	Siding, trim	1630	See Details on the invoice	\$34,048.93	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Fences	1631	See Details on the invoice	\$17,309.75	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1636	See Details on the invoice	\$59,721.39	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1637	See Details on the invoice	\$21,795.84	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1638	See Details on the invoice	\$40,275.25	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1639	See Details on the invoice	\$17,735.89	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1641	See Details on the invoice	\$21,038.35	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1642	See Details on the	\$29,280.69	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



			invoice				
CPR Construction	Fences	1650	See Details on the invoice	\$20,904.43	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding, trim	1650	See Details on the invoice	\$31,566.30	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1649	See Details on the invoice	\$31,566.30	COMPLETE	APPROVED	PENDING
CPR Construction	Fence	1650	See Details on the invoice	\$20,904.43	COMPLETE	APPROVED	PENDING
CPR Construction	Siding, trim	1653	See Details on the invoice	\$45,295.33	COMPLETE	APPROVED	PENDING
CPR Construction	Fence	1654	See Details on the invoice	\$8,179.51	COMPLETE	APPROVED	PENDING
CPR Construction	Siding, trim	1659	See Details on the invoice	\$28,517.45	COMPLETE	APPROVED	PENDING

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



Progressive Painting	Paint	#17528	Painting	\$26,975.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17530	Painting	\$16,600.00	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Progressive Painting	Paint	#17537	Painting	\$26,975.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17540	Painting	\$26,975.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17542	Painting	\$16,600.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17543	Painting	\$20,750.00	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Progressive Painting	Paint	#17553	Painting	\$18,675.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17560	Painting	\$20,750.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17562	Painting	\$26,975.00	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Progressive Painting	Paint	#17566	Painting	\$41,500.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17572	Painting	\$16,600.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17578	Painting	\$45,650.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17592	Painting	\$26,975	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Progressive Painting	Paint	#17597	Painting	\$29,325.00	COMPLETE	APPROVED	PAID
Progressive	Paint	#17605	Painting	\$37,350.00	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



Painting							
Progressive Painting	Paint	#17609	Painting	\$12,450.00	COMPLETE	APPROVED	PENDING
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Progressive Painting	Paint	#17614	Painting	\$16,600.00	COMPLETE	APPROVED	PENDING
			TOTAL APPROVED	\$2,574,211.53			
			TOTAL APPROVED, NOT PAID	\$337,232.87			
			TOTAL PAID	\$2,236,978.66			

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026

**Cost Management- Phase #3.**

Total Contract Amount

Contractor Code	Scope	Budget Value (\$)	Change Orders Value (\$)	Permits Value (\$)	Invoiced Value (\$)	Value Paid (\$)
CPR Construction	Original Contract Siding & Trim	\$2,008,747.76			Includes Change Orders Invoiced \$144,210.60	Includes Change Orders Invoiced \$0
CPR Construction	Change Orders Siding & Trim		\$0			
CPR Construction	Original Contract Fencing	\$715,163.66				
CPR Construction	Change Orders Fencing		\$0			
CPR Construction	Total Retention to date	\$14,929.41				
CPR Construction	Total Retention Invoiced	\$0			Included Above	Included Above
CPR Construction	Permits			\$0	Included Above	Included Above
Progressive Painting	Painting	\$			\$0	\$0

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



	Original Contract					
	TOTAL PAID TO ALL ABOVE				Invoiced Value \$144,210.60	Value Paid \$0

Invoice Control Phase #3.

Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Inspection	1586	See Details on the invoice	\$9,846.00	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1660	See Details on the invoice	\$25,840.07	COMPLETE	APPROVED	PENDING
CPR Construction	Fence	1661	See Details on the invoice	\$18,937.87	COMPLETE	APPROVED	PENDING
CPR Construction	Siding, trim	1665	See Details on the invoice	\$19,152.25	COMPLETE	APPROVED	PENDING
CPR Construction	Fence	1666	See Details on the invoice	\$17,444.06	COMPLETE	APPROVED	PENDING

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



			invoice				
CPR Construction	Siding, trim	1672	See Details on the invoice	\$40,062.73	COMPLETE	APPROVED	PENDING
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Fence	1673	See Details on the invoice	\$12,927.62	COMPLETE	APPROVED	PENDING
			TOTAL APPROVED	\$144,210.60			
			TOTAL APPROVED, NOT PAID	\$144,210.60			
			TOTAL PAID	0			

End Report.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting
Phase One 2022-2023-202
Phase Two 2024-2025
Phase Three 2025-2026



Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting
Phase One 2022-2023-202
Phase Two 2024-2025
Phase Three 2025-2026



Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting
Phase One 2022-2023-202
Phase Two 2024-2025
Phase Three 2025-2026



Nepenthe 2 CO 7.29.25 Log Updated 7.29.25.pdf



12394 Cannon Way
Grass Valley, CA 95949
(916) 229-2594
bill@cprecon.com

Date: July 29, 2025
Property Name: Nepenthe HOA Phase 2

Contact: Nicole Marks
Company: First Service Residential

CHANGE ORDER LOG

COR #	LOCATION	PENDING	DECLINED	APPROVED	NOTES
COR #01	1372 Commons			\$4,621.34	Fence Repairs
COR #02	1366 Commons			\$572.18	Siding and Trim
COR #03	1396 Commons			\$3,925.91	Fence Repairs
COR #04	1312 Vanderbilt			\$214.94	Fence Repairs
COR #05	1318 Vanderbilt			\$1,347.23	Fence Repairs
COR #06	1342 Vanderbilt			\$4,542.75	Fence Repairs
COR #07	1336 Commons			\$1,550.63	Siding and Trim
COR #08	1318 Vanderbilt			\$165.48	Siding and Trim
COR #09	1372 Commons			\$723.51	Siding and Trim
COR #10	1396 Commons			\$911.87	Insulation
COR #11	1260 Vanderbilt			\$3,694.34	Fence Repairs
COR #12	1268, 1276, 1284 and 1296 Vanderbilt			\$969.42	Fence Repairs
COR #13	1212 Vanderbilt			\$3,752.25	Fence Repairs
COR #14	1251/1257 Vanderbilt			\$575.34	Fence Repairs
COR #15	1336/1330 Vanderbilt			\$1,340.05	Fence Repairs
COR #16	1268 Vanderbilt			\$2,246.30	Siding and Trim
COR #17	1276 Vanderbilt			\$400.90	Siding and Trim
COR #18	1284 Vanderbilt			\$352.20	Siding and Trim
COR #19	1292 Vanderbilt			\$381.29	Siding and Trim
COR #20	Multiple Locations			\$4,995.12	Permits
COR #21	1212 Vanderbilt			\$2,055.28	Siding and Trim
COR #22	1248 Vanderbilt			\$238.18	Siding and Trim
COR #23	1218-1236 Vanderbilt		\$5,453.61		Fence Repairs
COR #23 REVISED	1218-1236 Vanderbilt			\$7,326.02	Fence Repairs

COR #24	1218 Vanderbilt			\$394.19	Siding and Trim
COR #25	1224 Vanderbilt			\$805.63	Siding and Trim
COR #26	1230 Vanderbilt			\$2,181.95	Siding and Trim
COR #27	1236 Vanderbilt			\$2,804.46	Siding and Trim
COR #28	1106 and 1112 Vanderbilt			\$204.23	Fence Repairs
COR #29	1146, 1152, 1158, 1164, 1170 and 1176 Vanderbilt			\$14,088.93	Fence Repairs
COR #30	1260 Vanderbilt			\$354.07	Siding and Trim
COR #31	1230-1236 Vanderbilt			\$2,068.15	Siding and Trim
COR #32	1130 Vanderbilt			\$576.42	Siding and Trim
COR #33	1118-1136 Vanderbilt			\$6,343.68	Fence Repairs
COR #34	1115 Commons			\$485.69	Siding and Trim
COR #35	Multiple Locations			\$2,708.56	Permits
COR #36	1115 Commons Supplemental			\$733.79	Siding and Trim
COR #37	1106 Vanderbilt			\$560.33	Siding and Trim
COR #38	1112 Vanderbilt			\$599.97	Siding and Trim
COR #39	1066 Vanderbilt			\$1,748.58	Fence Repairs
COR #40 REVISED	1016 Vanderbilt			\$106.73	Fence Repairs
COR #41	1056/1046 Vanderbilt			\$2,401.19	Fence Repairs
COR #42	1005 Vanderbilt			\$7,848.36	Fence Repairs
COR #43	1025 Vanderbilt			\$6,567.86	Fence Repairs
COR #44	1056 Vanderbilt			\$734.22	Fence Repairs
COR #45	1056 Vanderbilt			\$1,126.22	Siding and Trim
COR #46	1036 & 1006 Vanderbilt			-\$17.28	Fence Repairs
COR #47	1015 Vanderbilt			\$845.90	Siding and Trim
COR #48	1025 Vanderbilt			\$957.50	Siding and Trim
COR #49	1016 Vanderbilt			\$503.27	Siding and Trim
COR #50	1066 Vanderbilt			\$527.00	Siding and Trim
COR #51	1006 Vanderbilt			\$641.17	Siding and Trim
COR #52	106 Elmhurst			\$371.81	Siding and Trim

COR #53	2315 Swarthmore			\$1,722.82	Siding and Trim
COR #54	108 Elmhurst			\$855.24	Siding and Trim
COR #55	1025 Vanderbilt Rear Patio			\$3,066.26	Fence Repairs
COR #56	100 Elmhurst			\$7,085.81	Fence Repairs
COR #57 CREDIT	102 Elmhurst			-\$2,391.81	Fence Repairs
COR #58	104 Elmhurst			\$1,317.80	Fence Repairs
COR #59	106 Elmhurst			\$312.60	Fence Repairs
COR #60 CREDIT	108 Elmhurst			-\$3,093.36	Fence Repairs
COR #61 CREDIT	200 Elmhurst			-\$1,223.69	Fence Repairs
COR #62	1006 Vanderbilt			\$1,252.71	Siding and Trim
COR #63	204 Elmhurst			\$2,994.48	Fence Repairs
COR #64	1236 Vanderbilt			\$317.99	Fence Repairs
COR #65	100 Elmhurst			\$598.00	Siding and Trim
COR #66	102 Elmhurst			\$346.95	Siding and Trim
COR #67	202 Elmhurst			\$1,324.86	Siding and Trim
COR #68	108 Elmhurst			\$346.95	Siding and Trim
COR #69	106 Elmhurst			\$943.95	Siding and Trim
COR #70	1164 Vanderbilt			\$624.66	Siding and Trim
COR #71	200 Elmhurst			\$334.38	Siding and Trim
COR #72	204 Elmhurst			\$1,625.10	Siding and Trim
COR #73	202 Elmhurst			-\$8,119.70	Credit for Fence Repairs
COR #74	204 Elmhurst			-\$336.80	Credit for Fence Repairs
COR #75	206 Elmhurst			-\$837.30	Credit for Fence Repairs
COR #76	Multiple Locations			\$4,200.78	Permits
COR #77	206 Elmhurst			\$428.68	Siding and Trim
COR #78	312 Elmhurst			\$1,726.88	Fence Repairs
COR #79	314 Elmhurst			-\$2,569.58	Credit for Fence Repairs
COR #80	316 Elmhurst			-\$1,869.81	Credit for Fence Repairs

COR #81	322 Elmhurst			-\$2,271.76	Credit for Fence Repairs
COR #82	324 Elmhurst			\$1,198.99	Fence Repairs
COR #83	300 Elmhurst			\$601.73	Siding and Trim
COR #84	304 Elmhurst			\$325.27	Siding and Trim
COR #85	306 Elmhurst			\$1,134.83	Siding and Trim
COR #86	308 Elmhurst			\$799.78	Siding and Trim
COR #87	310 Elmhurst			\$1,079.04	Siding and Trim
COR #88	326 Elmhurst			-\$2,905.52	Credit for Fence Repairs
COR #89	404 Elmhurst			\$143.44	Fence Repairs
COR #90	406 Elmhurst			-\$3,993.70	Credit for Fence Repairs
COR #91	408 Elmhurst			\$1,866.63	Fence Repairs
COR #92	208 Elmhurst			-\$10,057.57	Credit for Fence Repairs
COR #93	210 Elmhurst			-\$9,739.59	Credit for Fence Repairs
COR #94	314 Elmhurst Cir.			\$1,810.52	Siding and Trim
COR #95	316 Elmhurst Cir.			\$1,316.31	Siding and Trim
COR #96	318 Elmhurst Cir.			\$1,462.97	Siding and Trim
COR #97	322 Elmhurst Cir.			\$1,149.47	Siding and Trim
COR #98	1025 Vanderbilt			\$1,852.22	Siding and Trim
COR #99	410 Elmhurst Cir.			\$765.41	Fence Repairs
COR #100	326 Elmhurst Cir.			\$1,528.28	Siding and Trim
COR #101	328 Elmhurst Cir.			\$406.16	Siding and Trim
COR #102	400 Elmhurst Cir.			\$732.77	Siding and Trim
COR #103	402 Elmhurst Cir.			\$1,065.14	Siding and Trim
COR #104	1025 Vanderbilt			\$386.24	Siding and Trim
COR #105	406 Elmhurst Cir.			\$568.24	Siding & Trim - Asbestos/Lead Testing
COR #106	504 Elmhurst Cir.			\$3,167.98	Fence Repairs
COR #107	508 Elmhurst Cir.			\$4,158.63	Fence Repairs
COR #108	1312 Vanderbilt			\$568.24	Siding & Trim - Asbestos/Lead Testing
COR #109	502 Elmhurst Cir.			\$665.50	Fence Repairs
COR #110	614 Elmhurst Cir.			\$2,009.40	Fence Repairs
COR #111	Multiple Locations			\$4,308.33	Permits

COR #112	1312 Vanderbilt		\$4,668.47		Abatement
COR #113	406 Elmhurst Cir.		\$3,244.47		Abatement
COR #114	604 Elmhurst Cir.			\$665.50	Fence Repairs
COR #115	404 Elmhurst Cir.			\$6,038.18	Siding and Trim
COR #116	408 Elmhurst Cir.			\$3,277.55	Siding and Trim
COR #117	410 Elmhurst Cir.			\$1,858.23	Siding and Trim
COR #118	412 Elmhurst Cir.			\$358.62	Siding and Trim
COR #119	700 Elmhurst			\$7,083.65	Fence Repairs
COR #120	702 Elmhurst			\$787.26	Fence Repairs
COR #121	704 Elmhurst			\$2,121.83	Fence Repairs
COR #122	706 Elmhurst			\$3,892.75	Fence Repairs
COR #123	708 Elmhurst			\$3,365.44	Fence Repairs
COR #124	712 Elmhurst			\$1,427.12	Fence Repairs
COR #125	714 Elmhurst			\$2,324.12	Fence Repairs
COR #126	722 Elmhurst			\$7,603.42	Fence Repairs
COR #127	720 Elmhurst			\$1,161.09	Fence Repairs
COR #128	500 Elmhurst			\$698.58	Siding and Trim
COR #129	502 Elmhurst			\$772.04	Siding and Trim
COR #130	504 Elmhurst			\$1,318.02	Siding and Trim
COR #131	600 Elmhurst			\$352.20	Siding and Trim
COR #132	602 Elmhurst			\$1,197.32	Siding and Trim
COR #133	604 Elmhurst			\$1,404.38	Siding and Trim
COR #134	606 Elmhurst			\$1,904.66	Siding and Trim
COR #135	608 Elmhurst			\$305.66	Siding and Trim
COR #136	614 Elmhurst			\$2,199.59	Siding and Trim
COR #137	800 Elmhurst			\$5,645.18	Fence Repairs
COR #138	808 Elmhurst			\$1,409.09	Fence Repairs
COR #139	13 Colby Ct.			\$11,103.52	Siding and Trim
COR #140	13 Colby Ct.			\$6,185.96	Fence Repairs
COR #141	Multiple Locations			\$4,184.99	Permits
COR #142	810 Elmhurst			\$617.52	Fence Repairs
COR #143	814 Elmhurst			\$2,344.40	Fence Repairs
COR #144	1420 Commons			-\$3,093.36	Fence Repairs
COR #145	610 Elmhurst			\$8,137.98	Siding and Trim
COR #146	13 Colby Ct.			\$930.80	Siding and Trim

COR #147	616 Elmhurst			\$1,225.03	Siding and Trim
COR #148	618 Elmhurst			\$650.54	Siding and Trim
COR #149	506 Elmhurst			\$620.81	Siding and Trim
COR #150	406 Elmhurst			\$1,713.94	Siding and Trim
COR #151	702 Elmhurst			\$1,428.09	Siding and Trim
COR #152	700 Elmhurst			\$3,235.47	Siding and Trim
COR #153	704 Elmhurst			\$2,902.81	Siding and Trim
COR #154	706 Elmhurst			\$1,717.71	Siding and Trim
COR #155	710 Elmhurst			\$1,101.51	Siding and Trim
COR #156	712 Elmhurst			\$2,744.74	Siding and Trim
COR #157	714 Elmhurst			\$3,179.13	Siding and Trim
COR #158	716 Elmhurst			\$2,333.85	Siding and Trim
COR #159	718 Elmhurst			\$790.60	Siding and Trim
COR #160	720 Elmhurst			\$1,477.84	Siding and Trim
COR #161	722 Elmhurst			\$1,701.42	Siding and Trim
COR #162	800 Elmhurst			\$1,452.30	Siding and Trim
COR #163	804 Elmhurst			\$2,850.79	Siding and Trim
COR #164	802 Elmhurst			\$2,223.46	Siding and Trim
COR #165	806 Elmhurst			\$1,751.18	Siding and Trim
COR #166	808 Elmhurst			\$1,391.35	Siding and Trim
COR #167	810 Elmhurst			\$1,504.60	Siding and Trim
COR #168	1402 Commons			\$4,173.38	Fence Repairs
COR #169	1317 Vanderbilt			\$961.48	Fence Repairs
COR #170	812 Elmhurst			\$4,152.15	Siding and Trim
COR #171	814 Elmhurst			\$3,807.55	Siding and Trim
COR #172	808 Elmhurst			\$176.00	Siding and Trim
COR #173	816 Elmhurst			\$2,308.88	Siding and Trim
COR #174	818 Elmhurst			\$1,720.15	Siding and Trim
COR #175	820 Elmhurst			\$6,075.71	Siding and Trim
COR #176	1426 Commons			\$2,217.51	Siding and Trim
COR #177	1428 Commons			\$2,343.87	Siding and Trim
COR #178	806 Elmhurst			\$541.73	Siding and Trim
COR #179	1408 Commons			\$5,093.82	Fence Repairs
COR #180	1406 Commons			\$961.48	Fence Repairs
COR #181	1400 Commons			\$1,260.17	Siding and Trim
COR #182	1404 Commons			\$736.11	Siding and Trim

COR #183	1406 Commons			\$2,152.18	Siding and Trim
COR #184	1408 Commons			\$656.33	Siding and Trim
COR #185	1410 Commons			\$2,084.34	Siding and Trim
COR #186	1420 Commons			\$435.35	Siding and Trim
COR #187	1131 Vanderbilt			\$2,255.49	Fence Repairs
COR #188	719 Dunbarton		\$590.20		Siding (done by roofers)
COR #189	1119 Vanderbilt			\$641.32	Fence Repairs
COR #190	1125 Vanderbilt			\$5,465.24	Fence Repairs
COR #191	1311 Vanderbilt			\$8,000.32	Siding and Trim
COR #192	1317 Vanderbilt			\$3,074.88	Siding and Trim
COR #193	1323 Vanderbilt			\$2,659.89	Siding and Trim
COR #194	1329 Vanderbilt			\$848.45	Siding and Trim
COR #195	1335 Vanderbilt			\$2,120.83	Siding and Trim
COR #196	1287 Vanderbilt			\$1,006.95	Siding and Trim
COR #197	1293 Vanderbilt			\$2,871.58	Siding and Trim
COR #198	1299 Vanderbilt			\$2,649.48	Siding and Trim
COR #199	1305 Vanderbilt			\$2,142.45	Siding and Trim
COR #200	Multiple Locations			\$5,394.08	Permits
COR #201	1045 Vanderbilt			\$4,940.35	Fence Repairs
COR #202	1065 Vanderbilt			\$6,176.86	Fence Repairs
COR #203	716 Elmhurst			\$733.91	Siding and Trim
COR #204	1119 Vanderbilt			\$1,549.52	Siding and Trim
COR #205	1125 Vanderbilt			\$2,545.96	Siding and Trim
COR #206	1131 Vanderbilt			\$2,210.46	Siding and Trim
COR #207	1137 Vanderbilt			\$744.53	Siding and Trim
COR #208	1143 Vanderbilt			\$369.65	Siding and Trim
COR #209	1185 Vanderbilt			\$1,023.98	Siding and Trim
COR #210	1191 Vanderbilt			\$961.99	Siding and Trim
COR #211	1197 Vanderbilt			\$1,222.62	Siding and Trim
COR #212	1203 Vanderbilt			\$3,557.98	Siding and Trim
COR #213	810 Elmhurst			\$1,357.16	Fence Repairs
COR #214	217 Elmhurst			\$4,370.81	Fence Repairs
COR #215	201 Elmhurst			-\$10,447.10	Fence Repairs
COR #216	1101 Vanderbilt			\$4,567.88	Siding and Trim
COR #217	1107 Vanderbilt			\$5,791.68	Siding and Trim
COR #218	1113 Vanderbilt			\$669.49	Siding and Trim

COR #219	719 Dunbarton			\$225.00	Paint Gutter
COR #220	505 Elmhurst			\$4,618.61	Fence Repairs
COR #221	507 Elmhurst			\$6,054.54	Fence Repairs
COR #222	509 Elmhurst			\$5,510.90	Fence Repairs
COR #223	1045 Vanderbilt			\$325.27	Siding and Trim
COR #224	1055 Vanderbilt			\$918.05	Siding and Trim
COR #225	1065 Vanderbilt			\$701.35	Siding and Trim
COR #226	1071 Vanderbilt			\$1,153.05	Siding and Trim
COR #227	1077 Vanderbilt			\$928.07	Siding and Trim
COR #228	1083 Vanderbilt			\$583.02	Siding and Trim
COR #229	810 Elmhurst			\$262.69	Fence Repairs
COR #230	213 Elmhurst			\$4,618.61	Fence Repairs
COR #231	1293/99 Vanderbilt			\$2,612.17	Fence Repairs
COR #232	613 Elmhurst			\$4,768.54	Fence Repairs
COR #233	203 Elmhurst			\$1,732.79	Siding and Trim
COR #234	205 Elmhurst			\$1,670.14	Siding and Trim
COR #235	207 Elmhurst			\$2,352.96	Siding and Trim
COR #236	215 Elmhurst			\$850.15	Siding and Trim
COR #237	217 Elmhurst			\$938.66	Siding and Trim
COR #238	219 Elmhurst			\$3,560.68	Siding and Trim
COR #239	509 Elmhurst			\$1,011.84	Fence Repairs
COR #240	209 Elmhurst			\$887.37	Siding and Trim
COR #241	211 Elmhurst			\$1,489.97	Siding and Trim
COR #242	213 Elmhurst			\$1,399.82	Siding and Trim
COR #243	501 Elmhurst			-\$2,890.15	Fence Credit
COR #244	609 Elmhurst			\$6,321.48	Fence Repairs
COR #245	603 Elmhurst			\$2,381.96	Fence Repairs
COR #246	213 Elmhurst			\$912.71	Siding and Trim (Trellis)
COR #247	501 Elmhurst			\$2,161.23	Siding and Trim
COR #248	503 Elmhurst			\$1,636.59	Siding and Trim
COR #249	505 Elmhurst			\$3,733.67	Siding and Trim
COR #250	703 Elmhurst			\$3,732.92	Fence Repairs
COR #251	705 Elmhurst			\$6,150.51	Fence Repairs
COR #252	709 Elmhurst			\$3,451.14	Fence Repairs
COR #253	711 Elmhurst			\$6,816.00	Fence Repairs
COR #254	901 Vanderbilt			\$8,741.24	Fence Repairs

COR #255	700 Elmhurst			\$211.20	Siding and Trim (Trellis)
COR #256	1107 Vanderbilt			\$1,250.13	Siding and Trim
COR #257	406 Elmhurst			\$211.20	Siding and Trim (Trellis)
COR #258	722 Elmhurst			\$211.20	Siding and Trim (Trellis)
COR #259	507 Elmhurst			\$570.34	Siding and Trim
COR #260	509 Elmhurst			\$6,400.77	Siding and Trim
COR #261	601 Elmhurst			\$4,787.95	Siding and Trim
COR #262	603 Elmhurst			\$6,144.69	Siding and Trim
COR #263	605 Elmhurst			\$3,438.68	Siding and Trim
COR #264	607 Elmhurst			\$2,046.06	Siding and Trim
COR #265	609 Elmhurst			\$3,650.70	Siding and Trim
COR #266	611 Elmhurst			\$1,000.14	Siding and Trim
COR #267	613 Elmhurst			\$6,222.48	Siding and Trim
COR #268	2326 Swarthmore			\$8,160.50	Siding and Trim
COR #269	2326 Swarthmore			\$835.75	Fence Repairs
COR #270 CREDIT	903 Vanderbilt			-\$1,378.82	Fence Repairs CREDIT
COR #271	Multiple Locations		\$5,791.17		Permits
COR #271 REVISED	Multiple Locations			\$8,017.49	Permits
COR #272	701 Elmhurst			\$4,042.76	Siding and Trim
COR #273	703 Elmhurst			\$5,456.12	Siding and Trim
COR #274	705 Elmhurst			\$4,383.08	Siding and Trim
COR #275	1209/1211 Vanderbilt			\$2,046.01	Fence Repairs
CREDIT COR #276	1213 Vanderbilt			-\$3,053.11	Fence Repairs CREDIT
CREDIT COR #277	1215 Vanderbilt			-\$2,805.32	Fence Repairs CREDIT
COR #278	1263 Vanderbilt			\$3,664.16	Fence Repairs
CREDIT COR #279	1207 Vanderbilt			-\$3,053.11	Fence Repairs CREDIT
COR #280	1311 Vanderbilt			\$875.32	Siding and Trim
COR #281	213 Elmhurst		\$1,054.16		Trellis Repairs
COR #282	1275 Vanderbilt			\$357.80	Fence/Gate Repair
COR #283	707 Elmhurst			\$4,912.13	Siding and Trim
COR #284	709 Elmhurst			\$4,188.48	Siding and Trim
COR #285	711 Elmhurst			\$4,546.46	Siding and Trim
COR #286	901 Elmhurst			\$3,083.23	Siding and Trim

COR #287	903 Elmhurst			\$2,624.50	Siding and Trim
COR #288	1245 Vanderbilt			\$3,304.21	Siding and Trim
COR #289	1251 Vanderbilt			\$6,249.55	Siding and Trim
COR #290	1257 Vanderbilt			\$5,698.77	Siding and Trim
COR #291	1263 Vanderbilt			\$257.85	Siding and Trim
COR #292	1269 Vanderbilt			\$2,280.07	Siding and Trim
COR #293	1275 Vanderbilt			\$1,735.14	Siding and Trim
COR #294	1281 Vanderbilt			\$3,461.38	Siding and Trim
COR #295	1227 Vanderbilt			\$839.35	Fence Repairs
COR #296	1229 Vanderbilt			\$7,088.10	Fence Repairs
COR #297	1281 Vanderbilt			-\$326.57	Fence Repairs CREDIT
COR #298	1211 Vanderbilt			\$1,413.62	Siding and Trim
COR #299	1213 Vanderbilt			\$1,346.04	Siding and Trim
COR #300	505 Elmhurst			\$440.24	Siding and Trim
COR #301	1275 Vanderbilt		\$877.12		Balcony Requires Engr.
COR #302	1281 Vanderbilt		\$3,571.73		Balcony Requires Engr.
COR #303	1281/1275 Vanderbilt			\$8,280.00	Engineering/Plans
COR #304	1215 Vanderbilt			\$2,030.85	Siding and Trim
COR #305	1217 Vanderbilt			\$1,977.34	Siding and Trim
COR #306	1219 Vanderbilt			\$3,962.56	Siding and Trim
COR #307	1221 Vanderbilt			\$4,029.56	Siding and Trim
COR #308	1225 Vanderbilt			\$2,756.72	Siding and Trim
COR #309	1227 Vanderbilt			\$1,112.33	Siding and Trim
COR #310	1229 Vanderbilt			\$3,138.01	Siding and Trim
COR #311	1231 Vanderbilt			\$2,057.50	Siding and Trim
COR #312	1233 Vanderbilt			\$3,094.50	Siding and Trim
COR #313	1235 Vanderbilt			\$1,095.97	Siding and Trim
COR #314	1229 Vanderbilt			\$1,019.55	Siding and Trim
COR #315					Balconies Pending Plan Review
COR #316	1231 Vanderbilt	\$2,315.34			Fence
TOTALS		\$2,315.34	\$25,250.93	\$607,895.84	
TOTAL ORIGINAL CONTRACT AMOUNT				\$2,053,620.00	
TOTAL ADJUSTED CONTRACT AMOUNT				\$2,661,515.84	

APPROVED FENCE AND SIDING AND TRIM

Fence C/O's	\$191,592.20
-------------	--------------

Siding and Trim C/O's	\$382,494.29
Permits	\$33,809.35
Grand Total Repairs	\$2,661,515.84

Nepenthe Ph. 3 COR Log Updated 7.25.25.pdf



12394 Cannon Way
 Grass Valley, CA 95949
 (916) 229-2594
bill@cprecon.com

Date: July 25, 2025
 Project Name: #1355 Nepenthe Ph. 3

Contact: Nicole Marks
 Company: First Service Residential

CHANGE ORDER LOG						
DATE	COR #	LOCATION	PENDING	DECLINED	APPROVED	NOTES
6/5/25	1	Ph. 3 Inspection Credit			\$ (9,846.00)	Siding & Trim
7/25/25	2	2282 Swarthmore	\$ 108.27			HVAC Cage
7/25/25	3	1304 Commons Dr.	\$ 440.19			Siding & Trim
7/25/25	4	1306 Commons Dr.	\$ 305.66			Siding & Trim
7/25/25	5	1310 Commons Dr.	\$ 356.33			Siding & Trim
7/25/25	6	1314 Commons Dr.	\$ 305.66			Siding & Trim
7/25/25	7	1318 Commons Dr.	\$ 1,293.51			Siding & Trim
TOTALS			\$ 2,809.62	\$ -	\$ (9,846.00)	
TOTAL ORIGINAL CONTRACT AMOUNT					\$ 2,733,757.42	
TOTAL ADJUSTED CONTRACT AMOUNT					\$ 2,723,911.42	

APPROVED SIDING & TRIM / FENCE BREAKDOWN

Siding and Trim C/O's	\$ (9,846.00)
Fence C/O's	\$ -
Permits	\$ -
Grand Total Repairs	\$ 2,733,757.42

2025-07-03 ARC Minutes.docx

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Thursday, July 3, 2024
4:30 P.M.

Meeting began at 4:30 pm.

Members present: Allen Davenport, Jane Brown.

Members absent: Alan Watters, Paul Serafimidis.

Also present: Ricardo Pineda, Board Liaison; Lowell.

A. Introductions: Introductions and welcome of new member Jane Brown.

B.1. Homeowner requests not voted on: none.

B.2. Homeowner Requests Recommended to be Approved: (With conditions if so noted; with all votes unanimous unless otherwise noted.)

1. **203 Elmhurst Circle – Windows replacement:** In this 4400 model, all 8 windows and 2 sliding patio doors are requested to be replaced with Simonton Daylight Max windows and doors via a retrofit installation, with the exterior color being Simonton’s “Bronze.” The contractor is to be Gary Lee with C.E.C.S. Discussion occurred at the meeting. A City permit is required by City codes. Voting was conducted by email with all four Committee members voting yes by July 14, 2025. **Approval Recommended.**

2. **605 Dunbarton Circle -- Windows replacement** is requested in this 2300 model: replace all 6 windows and 3 patio doors with Simonton DaylightMax windows and Madeira Contemporary sliding patio doors, via new installation method, in “Bronze” color. Contractor to be Hall’s. A City permit is required by City codes. Voting was conducted by email with all members voting in favor by July 27, 2025. **Approval Recommended.**

3. **1111 Commons Drive – HVAC system replacement** in this 1776 model. More than one and a half years ago this home’s HVAC system was replaced without application or approval. A wire within conduit was installed on top of the siding from ground to attic on the west façade. A violation process began, and the homeowner then had that conduit installed inside the wall, as Nepenthe’s rules call for. Management has asked the homeowner and ARC to approve the HVAC installation. A previous application lacking required documentation expired in June, 2025. A new application was submitted in July. A Lennox Bronze heat pump and Merit Series air handler, along with other equipment, was installed in October, 2023. The heat pump was installed in the same location. No

new refrigerant line set was installed; the new wiring within conduit, formerly installed on the exterior, has been installed within the wall. Thus, the HVAC system is compliant with Nepenthe rules. The contractor was Service Champions. Voting was conducted by email with all members in favor by July 18, 2025. **Approval Recommended.**

B.2.A. Homeowner Requests Approved via Emergency Approvals: none.

B.2.B. Homeowner Requests Not Recommended for Approval: none.

Old Business: Revised ARC documents were approved by Board at July meeting.

D. New Business: None.

E. Estoppel Inspections: One inspection was conducted.

F. Notices of Completion: Several reviewed and signed.

Respectfully submitted, Alan Watters, acting secretary

Outreach Meeting Minutes 061125.pdf

Nepenthe Outreach Committee

June 11, 2025

4:00PM

Nepenthe Clubhouse

PRESENT:

Marcy Best, Chair

Gerry Gelfand

Theresa McCrackin

Bill White

Tonae Hasik, Campus Commons Liaison

Ann Pasiuk

Kathryn Schmidt

Ann Bennett

Joan Barrett, acting Secretary

Cheryl Nelson, Board of Directors Liaison

ABSENT:

Lora Selvin

Bonnie Jacobson, Secretary

Jan Beale

Pat Furakawa, Treasurer

Catharine Ridgeway

The meeting was called to order at 4:00PM by Marcy Best, Chair. She announced that Yvonne del Biaggio was resigning from the committee in order to travel.

Music at the Pool- Marcy announced that 98-100 tickets were sold. She asked for a critique of the band from the committee members that were in attendance. The consensus was that the band was very good, a few people complained that the volume was too high. General consensus, very good.

Bill said that there was a half case of wine left from the event and for the next music event, more white wine was needed.

4th of July- Kathryn reported on the supplies that she has purchased and has ordered with an eye to cost.

Joan said that following Bonnie's guidelines as to supplies and duties, all the items had been assigned to sub-committee members to carry out.

Finance- Marcy distributed a list of events and the costs incurred to present those events. She said that she and Pat will be meeting with Nicole of First Service to untangle the GL entries that don't correspond with records of committee expenses. Theresa mentioned that to avoid any misunderstanding by outside entities, a treasurer's report should be available each month. A long discussion ensued as to finances for the committee that was basically unproductive.

Parking Lot Sale- Theresa said that she had the revenue from the sale of the spots for the sale and that any expenses were donated. She also recommended that since only 17 of the 24 spaces were taken, that the sale happen every 3rd year to increase demand for the spots. It was noted that a full sale with all spaces sold made for a more exciting and productive sale.

Outreach- Gerry showed laminated business card sized hand-outs she had made for committee members to share with anyone that would like to be a part of the Outreach Committee as a member or helper. A discussion followed regarding engaging younger people to participate in the events.

Dunbarton Cabana storage- Marcy announced that the storage unit had been broken into and messed up and the bunny suit had been stolen. She said that she and Lora, accompanied by the handy man, sorted it out and restored order. The handy man has now secured the storage door to prevent further incursions.

Shred Event- Ann Pasiuk had a question about the event and Gerry said that she would discuss the point raised about timing with Red Dog Shred before the August event.

Brainstorming - Marcy asked that everyone bring ideas for events to the next meeting for discussion.

The meeting was adjourned at 5:01PM

Respectfully submitted,
Joan Barrett, acting secretary

There is no request for Board action at this time.

Next Outreach Committee meeting is July 9th, 2025

July 2025 meeting minutes.pdf

Nepenthe Outreach Committee Minutes

July 11, 2025

4:00 PM

Nepenthe Clubhouse

PRESENT:

Marcy Best, Chair
Bonnie Jacobson, Secretary
Gerry Gelfand
Jan Beale
Ann Bennett
Bill White
Theresa McCrackin
Tonaë Hasik
Ann Pasiuk
Dale Shaw
Maggie Reed

ABSENT:

Joan Barrett
Pat Furakawa
Lora Selvin
Cheryl Nelson, Board liaison

The meeting was called to order at 4:00PM by Marcy. She welcomed Dale Shaw and Maggie Reed as new members to the committee.

OLD BUSINESS:

4th of July parade—Bonnie reported that 73 tickets were sold and we grossed \$365. Committee members submitted event expenses which will be deducted from this total. Bonnie requested committee feedback which was recorded on the Event Recap form and will be kept in the Outreach Committee binder.

NEW BUSINESS:

Budget Recap—Marcy reported that she and Pat met with Cheryl and Nicole to discuss new accounting procedures for our committee. She explained that the HOA gives our committee \$100/month for expenses and this amount accrues until year's end when any unspent money is returned to Nepenthe's General Ledger. This money is separate from cash on hand which is generated from our events (ticket sales, etc). Going forward,

reimbursement for any event expenses over \$200 will be reimbursed from the GL account and amounts under \$200 will be reimbursed from cash on hand. Prioritizing use of the GL monies was emphasized to avoid losing it at year's end. She distributed written instructions for the reimbursement process. Also, going forward, Marcy said she or Pat will give a monthly Outreach financial report and this report will be attached to the meeting minutes that are submitted to the Board. Kathryn suggested the new format be revised and she was invited to submit alternate ideas.

Change of committee chair:

Marcy announced that she will be stepping down as chair at the end of June 2026. She asked members to consider who would like to become her co-chair this year so she can mentor that person to assume her role next July. She said a new chair would need to be approved by this committee, Board liaison, Cheryl, and the Board of Directors. The committee acknowledged Marcy for her year's of hard work and very effective leadership.

The meeting was adjourned by Marcy at 5:05PM.

Respectfully submitted,
Bonnie Jacobson, Secretary

There is no request for Board action at this time.

Next Outreach Committee meeting is August 13, 2025

ILS Committee Meeting minutes 7-9-2025.docx

ILS Committee Meeting Minutes

Date: July 9, 2025
Time: 5:37 p.m.
Attendees: Jackie Grebitus, Chair-person
Leslie Arnal, Member
Pam Dimaggio, Member
Brian Coates, Board liaison
Ann Pasiuk, guest
William Newbill, guest
Ricardo Penada, guest

1. **Spa Incursions:** Jackie and Nicole met with a JWS representative regarding fence improvements. At the main club house, Nicole pointed out what she believes is a likely entry point where the black rod iron slants down and meets the chain link fence in the main club house. JWS recommended getting rid of the downward slant. Regarding Dunbarton, he suggested that outward curved “spikes” (square ended) be added to the top of the rod iron on those areas where the rod iron is on top of the brick. Regarding both pools, he states that the existing mesh is too weak in that it can be pulled away from the fence itself and that a plate should be placed around the handles.

Pam advised that she talked to Nepenthe’s pool man, Dale:

- Dale is able and willing to take photos of what he finds and to report incursions. He frequently finds things like soap and other debris. (Nicole has stated she has requested this information from Dale.)
- She asked about whether other customers had problems. He reported that East Ranch also had an incursion problem and that they installed outward spikes, and that this resolved the problem.
- Dale reported that the Dunbarton gate without a key card is the one that is “messed with” the most. The trespassers pull at the mesh, etc. He recommends that it be padlocked.
- Dale states that all gates should have a metal plate around the handles.
- See pictures from East Ranch. You will notice that East Ranch also had a fence line with brick on the bottom and rod iron on top.

Based on the foregoing information, the committee recommends that:

- The HOA straighten out the rod iron fence at the main club house.
- The HOA install outward facing spikes on top of all rod iron fences at the main club house and Dunbarton pools. The Board has already received a quote from JWS in the amount of \$18,658.00 for the main clubhouse and \$17,437.00.
- Mesh should be added to the top of the gates themselves, and outward curving spikes to the very top.
- The Dunbarton gate without a key card should be pad locked or altered for key cards.

ILS Committee Meeting Minutes
Page 2

- The Board has already received quotes from JWS for some work. The committee recommends getting another quote from a fencing contractor, such as the company which installed the fences originally, or Pisor, or Ornamental Iron.
2. **Question re Howe Avenue Berm:** Brian will follow up on whether First Services has written a letter to the fire department or Councilman Guerra to ask the fire department to review the berm situation.
3. **Fire Safety Issues:** The committee discussed possible fire safety actions/improvements. The committee recommends the following:
- During the next inspection, have the roofing company inventory the chimneys to determine how many need spark arrestors. The roofing company is already tasked to give the HOA options on spark arresting vents.
 - If the Board is going to propose a change to the CC&Rs regarding the HOA's insurance deductible, add a change to prohibit use of fireworks at any time of the year, including the 4th of July.
 - First Services undertake stricter enforcement of rules regarding trees and shrubs not touching fences and roofs.
4. **Safety messages in the newsletter.** The committee had previously prepared a fire safety message for the newsletter. The committee will explore other topics that can be addressed in the newsletter, possibly in the form of short "Did You Know" informational bullets.

6:45 p.m. end of meeting. Next meeting is scheduled for August 13, 2025 at 5:30 p.m.

Grounds Application - Linda Cook.pdf



**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 7/09/2025
Name: Linda J. Cook
Address: 1378 Commons Dr.
Committee applying for: GROUNDS
Phone Number: 916-847-8996
E-Mail Address: lindacook1378@gmail.com

Contributions:

How would you like to contribute to this committee?

The grounds at Nepenthe are the biggest asset for our HOA. I walk outdoors almost daily and appreciate the work of Grounds Comm. I believe I can provide additional oversight and improvement.

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Outreach ☐

Nominating ☐

Insurance, Legal & Safety ☐

Election ☐

Finance ☐

Grounds ☒

☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

LC By providing your initials in this box, you agree that you have read, understand and will abide by the following:

Acknowledgement of Conflict of Interest Policy: The applicant hereby acknowledges that he or she has read the Nepenthe Conflict of Interest Policy, has had an opportunity to ask any questions the he or she may have about the policy, and understands and agrees to comply with the policy.

Please return completed form with Acknowledgement of Conflict of Interest Policy to 1131 Commons Drive, Sacramento Ca 95825.

Committee Application - Jim Shaw - Grounds.pdf



NEPENTHE

**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 6/11/25
Name: JIM SHAW
Address: 608 ELMHURST CIRCLE
Committee applying for: GROUNDS
Phone Number: (916) 205-1660
E-Mail Address: SHAWDJ123@ATT.NET

Contributions:

How would you like to contribute to this committee?

ACTIVELY PARTICIPATE AS A COMMITTEE MEMBER WITH SPECIAL INTEREST
IN AB1512 - RELATED MATTERS

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐
Nominating ☐
Election ☐
Grounds ☒

Outreach ☐
Insurance, Legal & Safety ☐
Finance ☐
☐

Volunteer Only:

☒ NA I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

NA

☒ By providing your initials in this box, you agree that you have read, understand and will abide by the following:

Acknowledgement of Conflict of Interest Policy: The applicant hereby acknowledges that he or she has read the Nepenthe Conflict of Interest Policy, has had an opportunity to ask any questions the he or she may have about the policy, and understands and agrees to comply with the policy.

Please return completed form with Acknowledgement of Conflict of Interest Policy to 1131 Commons Drive, Sacramento Ca 95825.

Committee App - Maggie Ward - Grounds and Outreach.pdf



Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement

Contact Information:

Date: June 20, 2025
Name: Maggie Ward
Address: 2330 SWARTHMORE DR.
Committee applying for: Outreach and Grounds
Phone Number: 916 - 715 - 3163
E-Mail Address: mmward1981@comcast.net

Contributions:

How would you like to contribute to this committee?

AFTER living in Campus Commons for several years I feel it is time for me to get Active in the community. I am a former Activity Director at a Middle School And Am very

Committes Familiar with social Activities And planning events.
I am also very interested in the upkeep of our outdoor community
If there is no room on the committee of your choice, would you be willing to serve on another committee? it needs some care.
If so, which one?

Architectural ☐

Outreach ☒

Nominating ☐

Insurance, Legal & Safety ☐

Election ☐

Finance ☐

Grounds ☒

☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

☐ By providing your initials in this box, you agree that you have read, understand and will abide by the following:

Acknowledgement of Conflict of Interest Policy: The applicant hereby acknowledges that he or she has read the Nepenthe Conflict of Interest Policy, has had an opportunity to ask any questions the he or she may have about the policy, and understands and agrees to comply with the policy.

Please return completed form with Acknowledgement of Conflict of Interest Policy to 1131 Commons Drive, Sacramento Ca 95825.

**CORRECTED CORRECTED FINAL JULY 17 Grounds
Committee.pdf**

Grounds Committee Meeting Minutes

2:00 pm, July 17, 2025

ATTENDEES

Mary Gray, Chair

Jane Brown

Don Ellwanger

Rick Lawrance

Theresa McCrackin

Absent: Paula Connors

Board Liaison: Courtenay Delfin; Nepenthe staff: Trevon McCrea

Homeowners: Linda Cook

AGENDA

Agenda Item #1: Welcome

Agenda Item #2: ACTION LIST: July Homeowner Requests

The Chair presented 12 July Homeowner Requests (Please see attached **ACTION LIST**) and requested a motion to recommend approval to the Board to send to Carson for preparation of cost estimates.

Motion: Brown

Second: McCrackin

Approved: Unanimous

Agenda Item #3: Smart Meter Research Update

Smart Meter Research: Chair Gray provided an update of the research on smart controllers. This included a summary of past irrigation costs, a meeting with two irrigation experts on smart controllers, as well as compatibility with the existing water sprinkler system: It appears that Nepenthe's current system could be modified by adding a weather module to the seven valves/controllers in each zone. However, there is no complete accounting of the total number and type of all sprinklers in Nepenthe, which is needed to program the appropriate watering cycles in the controller algorithm and to make informed decisions on upgrades and changes. The sprinkler maps have inaccurate information. For example, one zone map shows Netafim, but the area is watered with point emitters. An audit of the sprinkler system is needed to provide this information.

It was suggested that viewing an existing system would be helpful to the committee, leading to a detailed step-by-step plan of action and related costs, possibly including using a test case in one zone before proceeding with the entire association. The issue with a test case is that the project must be completed within 120 days of application approval by the City.

Motion was made to find a current smart controller user site to observe experiences with smart irrigation systems, how they work, implementation challenges, and evaluate applicability to Nepenthe.

Motion: Brown

Second: Ellwanger

Approved: Unanimous

Additional Discussion:

Several members have observed properties in need of remediation of dead and dying plants. Discussion about ongoing schedule and maintenance of plants and bushes during the weeks when mowing is not occurring. It was suggested that Carson provide the Committee with a monthly calendar. Liaison Delfin updated the committee about Board and Finance Committee budgeting and planning for future landscaping needs.

Meeting was Adjourned at 3:15 pm

Attachment 1: ACTION LIST July 17 Homeowner Requests

ACTION LIST

Reviewed and recommended for approval at July 17 Grounds Committee meeting

Work Order Address	Proposal
1264798 1449 University	Re-submitted work order due to misunderstanding of a portion original January request which asked for replacement of a removed plant at corner of walkway and alley. Recommend One five-gallon Cistus Mickie Rockrose - check for Netafim
1284763 211 Elmhurst	Requests replacing two "dead stick" tree/bush with Salvia hot lips Recommend removal of long-dead plants and replace with two five-gallon Salvia Hot Lips
1286765 718 Elmhurst	4-5 dead plants from heat along alley, next to front walkway. Request Little Bottle brush Recommendation - Check irrigation and replace five one-gallon bottle brush.
1288516 1012 Dunbarton	Requests replacement of hedges that acted as visual buffer to alley from front window of home. Recommend - Add three five-gallon Privets in a location that will properly block headlights- verify that there is Netafim
1288649 1428 Commons	Request: landscape on dirt area behind half-wall to replace unsightly view from front window. Recommend approval. Recommend three six-pack of vinca minor and three five-gallon Winter Bergonia
1290600 719 Dunbarton	Request: pls fill in ivy where tree fell down in common area in front of home. Recommend approval. Add one five-gallon California Wildrose.
1292232 710 Dunbarton	Request - Pls plant tree behind mailboxes to shield camellias from the sun Recommendation - There is an <u>irrigation</u> issue. Replace the emitters with Netafim so the plants get adequate water.
1293186 2275 Swarthmore	Landscaping on left side is dying. Pls replace dead and dying plants. Recommendation - Add one five-gallon azalea and expand the Netafim as needed after siding and painting work are completed.
1293431 712 Elmhurst	Lawn and plants dying, lack of water? Dirt is tracked all over. Recommendation - Extend the ivy - check to make sure that the sprinklers are working
1294230	Request to replenish bark over muddy area, both sides of walkway.

503 Elmhurst	Recommendation - The ivy is dying/stressed, check for a watering problem. Add Netafim?
1294338 2243 Swarthmore Also 2241 and 2245	Topsoil has washed away exposing irrigation pipes. Pls remediate with topsoil or bark. Recommendation - Expand the Netafim and add ajuga - bugle to cover the dirt areas after all siding and painting work are completed
RE-SUBMITTED 1294971 (1277915) 2265 Swarthmore	Plants behind wall were pruned and are now unsightly. Requests replacement. Recommendation - Remove existing plants - consult the owner what to replace them with.

finance committee minutes 7_21_25 FINAL (1).docx

Attendees: John Apostolo, Carol Duke, Julie Valverde, Ashley Tangeraas, Nina White (Board Liaison)

Excused:

Absent:

Homeowners: Courtenay Delfin, Karen Lowery, Paula Conners

<i>Topic</i>	<i>Objective / Info / Decision</i>	<i>Action</i>
Approval of Prior Meeting Minutes and Action Items	Apostolo called the meeting to order @ 4:00	Duke moved to approve and seconded by Valverde
Financial Statement Approval	Financials from June 2025	Duke moved to approve and seconded by Valverde
GM Update; Browning Report & Budget	GM noted that a meeting regarding the reserve study was held on 7/14/25 with the Browning group, Board members and Finance committee members. Changes to the study from the Finance Committee and the final numbers from Nicole will be provided to Browning by the end of the week. A budget timeline was presented to the GM for the Reserve Budget and Operating Budget. The GM agreed to the suggested timeline but indicated that the Reserve and Operating Budgets are tied together so if there are changes to the Reserve Budget it may affect the Operating Budget so the timeline may need to be updated accordingly	- Changes to the Reserve study from Finance Committee and the final numbers from the GM to be provided by the end of the week for submission to Browning - Finance Committee continue to finalize Reserve Budget numbers with a timeline of September for a draft operating budget
Liaison Update	The liaison discussed some suggested changes that should be made to the reserve study such as consolidating components for irrigation and landscape and adding components for AB 1572	Recommend to Board to adopt the suggested changes. Motion by Duke and seconded by Valverde
Browning Report	See above discussion	
Reserve tracker	- Duke presented the following actuals as of 7/1/25: - Landscaping Planting actual =\$164,555 which is 37% of 2025 budget. - Irrigation actual= \$66,390 which is 44% of 2025 budget - Trees actual= \$124,366 which is 29% of 2025 budget - Structural Repairs= \$1,298,810 which is 103% of 2025 budget	

Next meeting: August 18, @ 4:00pm @ the Clubhouse and Zoom

Submitted by; Julie Valverde

| Page

	- Fencing actual= \$598,544 which is 91% of 2025 budget - Painting actual= \$197,675 which is 60% Of 2025 budget	
Homeowner Comments	None	•
Adjourn	Meeting Adjourned at 4:16	

Future Items for discussion/recommendation**Accrual vs Cash Accounting**

- Create a list of questions for consultants. This is a deliverable to Nina. Questions have been compiled.
- Meet with Consultants at First Service, Nepenthe Accountant, Other HOA's as necessary.

Insurance (Liability & Flood)

- Understand insurance risks going forward

Budget 2026

- Draft 2026 Budget

Deliverables sent to Finance Committee

Soft Copy of Browning 2026 workbook sent to Browning -Will be sent 7/25/25

Soft copy browning 2026 workbook sent to Browning- June 6 OpenDescription	Format	Distribution	Delivered Dates

Next meeting: August 18, @ 4:00pm @ the Clubhouse and Zoom

Submitted by; Julie Valverde

| Page

Monthly Reserve Tracker	Hard copy Soft Copy (pdf)	Finance Comm Liaison to FC Chair or designee	June 6,16 June 2,3,16
Reserve GL Summary Sheet	Hard Copy Soft Copy (pdf)	Finance Comm Liaison to FC Chair or designee	June 6,16 June 3,16
Reserve Expense Authorization (REA)	Hard Copy Soft Copy (pdf)	Finance Comm Liaison to FC Chair or designee	June 6,16 June 3, 16
Vendor Invoices	Hard Copy Soft Copy (pdf)	Finance Comm Liaison to FC Chair or designee	June 6,16 June 3,16
Association Financials	Hard Copy Soft Copy (pdf)	Finance Comm Liaison to FC Chair or designee	June 6,16 June 3,16

Next meeting: August 18, @ 4:00pm @ the Clubhouse and Zoom
Submitted by; Julie Valverde

| Page

Detail Change to the Browning Report July 2025.doc.docx

Changes to send to Browning now

Page 17&18, landscaping, 18000 Irrigation

Line 100 - Rename irrigations repairs

103 and 109: This appears to be a **duplicate**. Please advise

Line 105- 2025 only. Does this stay in the 2026 report as a reference?

Line 154 - Rename AB1572 smart controller as subcategory under irrigation

Line 928 - Combine into line 100

Page 18, Landscaping 18000 Landscape renovation & Plant replacement

241 and 245 appear to be a **duplicate** with different costs Please advise

Line 241 is listed as 2025 and 2025 but appears under the years 2027 and 2027 in the report. Please advise

Combine into one category lines 241, 245 and 248, 490, 530. Combine - and rename Plant replacement

Once this is combined, we can review and recommend the starting annual cost and Bob can add his inflation factor

Line 531- 2025 only. Does this stay in the 2026 report as a reference?

Leave line 920 for further discussion. This could become AB1572 for grass replacement

Leave line 924 as contingency

Page 18, Tree Maintenance, Pruning and Forest health

Combine lines 364 366, 367, 368, 369, 372 and 376

Line 365 -2025 only. Does this stay in the 2026 report as a reference?

Leave line 380 as contingency

Recommendations approved by Finance Committee 7/21/2025 to forward to Nepenthe Homeowners Association Board of Directors.

For Board and Nicole to review and make recommendations to Finance and then to Bowning

Page 5, total painting, exterior, 03000:

This is listed at \$124,000 total for 2025. We have spent more than \$200k this year so far and have budget \$332,048. This should be in the Browning report with at least \$332,000 in 2026

Page 6, structural repairs, 04000:

The same issue as painting. \$675,414 is the total. We have spent at least \$950k so far in 2025. We budgeted \$1.255 million and this should be at least that in 2026

Page 7, roofing, 05000, 838, 840, 842, 844, hog valleys:

I know we must have some work here. According to the study, page 80, the roofs were installed without these valleys. I doubt that is entirely true.

What does Bob know about this situation. Nicole please confirm with Bob

Courtenay, Nina & Nicole to meet with Paul Reeves and understand what Advance Roofing knows about this subject

Page 11, mechanical equipment, clubhouse, 23000, 200, 204 and 210:

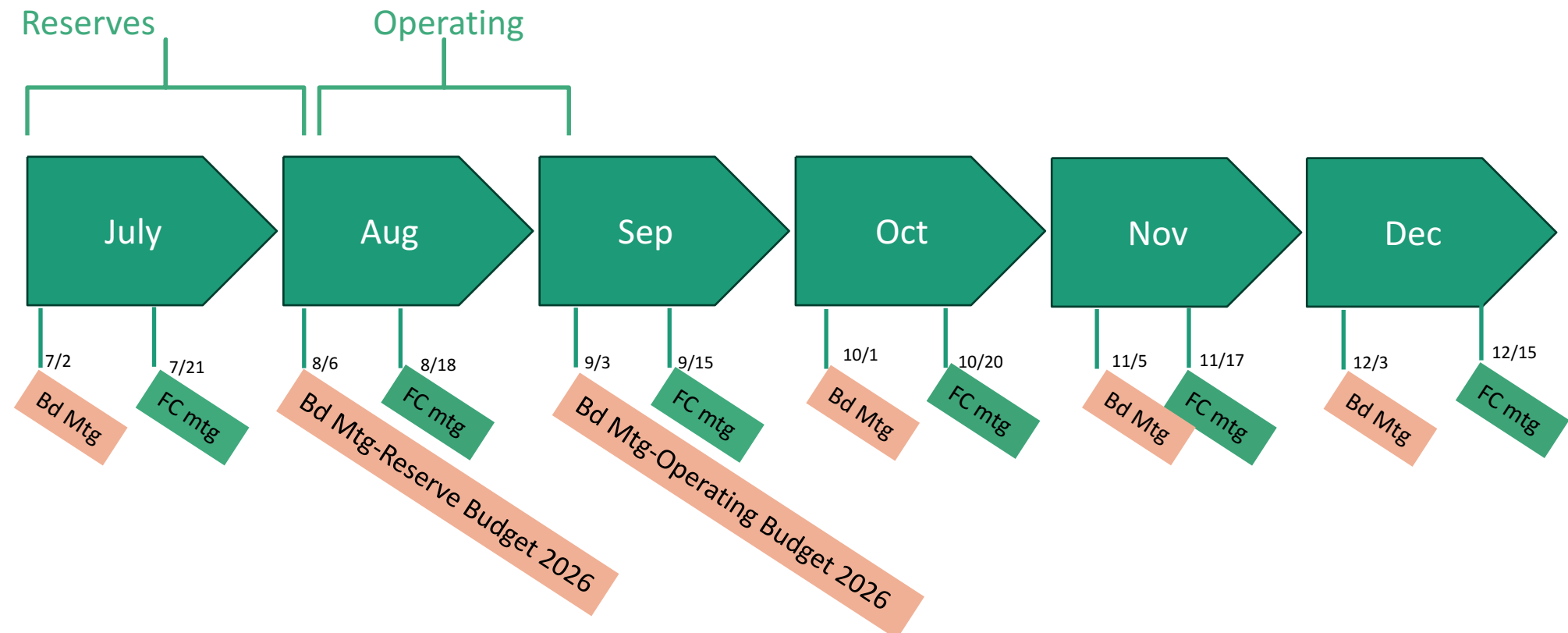
It looks like we are replacing all the ac units in 2026. We did some replacements in 2024

Nicole -Please confirm and we could have some major reduction here.

Finance Committee Meeting July 21 2025 Finance Com.pptx

Nepenthe Finance Committee

2025 Budget Timeline



**Dates may change depending on any large unexpected operating expenses impacting 2026 budget year

2025 Reserve Component Actuals Through 7/1/2025					
Account #	GL#	Reserve Component		2025	Actuals %
18000/242, 368, 376, 493, 533, 920, 924	N23275	Landscaping-Planting	Total Budget	\$447,829	
			Actuals	\$164,555	37%
18000/105,155,928	23133	Irrigation	Total Budget	\$151,653	
			Actuals	\$66,390	44%
18000/365, 368, 380	N23282	Trees	Total Budget	\$422,141	
			Actuals	\$124,366	29%
4000	L23136	Structural Repairs	Total Budget	\$1,255,296	
			Actuals	\$1,298,810	103%
19000	23127	Fencing	Total Budget	\$654,564	
			Actuals	\$598,544	91%
3000	L23135	Painting	Total Budget	\$332,048	
			Actuals	\$197,675	60%
Totals			Total Budget	\$3,263,531	
			Actuals	\$2,450,340	75%

Note: Actuals through 7/1/25. Six Months/50% of year to date.

Letter to the Board - Jane Brown.pdf

July 12, 2025

Nepenthe Board,

I have concerns regarding the two redwood trees located next to my garage. I sent in my initial concerns on July 23, 2024. I received a response from Julienna Michael on August 21, 2024. See attached correspondence #1.

For the past year I continued to see a decline in tree #1699. I spoke to Paul Dubois from Grove at a Grounds Committee meeting. He agreed to come by on May, 28, 2025 and inspect the trees. We discussed tree #13 and agreed on a plan to prune and shape the tree. Regarding tree #1699, he told me the brown color of the tree was due to pollen. The problem with this conclusion was that pollen season was over. No other trees or evidence of pollen was visible.

Following the meeting with Paul I still felt that I didn't have a complete picture. The tree just looked sick. I contacted Nicole Harrison with Focal Point Arboriculture Consulting. Ms. Harrison is a consulting arborist. She inspected the trees on July, 8 2025. Her report is a more thorough analysis of the two trees. Attached you will find her report #2.

I paid \$250 to get an accurate accounting of what is occurring with the trees. If her report had confirmed Mr. Dubois opinion, I would not expect to be reimbursed. Because the report revealed major concerns, I would like to be reimbursed. I encourage you to walk down to the roundabout on Commons Drive. Look up. You will see a redwood tree that is sparse and brown. It looks like a big Charlie Brown's Christmas tree. I think you will agree that the tree is dying. I hope you consider and implement Ms. Harrison's recommendations.

I appreciate your consideration.



Jane Brown

814 Elmhurst Circle

#1

Julienna Michel <julienna.michel@fsresidential.com>

8/21/2024 12:19 PM

Re: Redwood Trees

To CA - Nepenthe HOA <nepenthe.hoa@fsresidential.com> •
Jane Brown <jbrown916@comcast.net>

Hello Jane,

Our arborist followed up on those trees (13 and 1699) and reported the following:

"Both these trees were on the 2023 Zone 6 tree report and can be found there, I also reassessed these trees during the last zone 6 walk this year, though I find no concern to address at this time I did not include in this year's report. We did significant work to these trees in 2023 due to damage sustained during consecutive large storms in 2022, and 2023. We removed the top of 13 due to major damage from a co dominate failure as well as reduced branch length to help reduce limb failure. We also removed a co dominate top from tree 1699 and pruned for branch end weight as well. That was significant work done to both trees, during my 2024 assessment I did not find any reason to perform additional work. Both trees received root injections this year to stimulate root growth and help with water stress. As it is well known that in high wind events redwood trees are prone to drop limbs over pruning these trees can cause significant issues as well as increase the likely hood of limb failure as wind loads have a greater effect on exposed branches. We will look at these trees again during the 2025 walk and address any new concern."

Thank you,

Julienna Michel

Administrative Assistant

Direct: (916) 929-8380

Email: [Julienna.Michel@FSResidential.com](mailto:julienna.michel@FSResidential.com)

Nepenthe Association



From: CA - Nepenthe HOA

Sent: Tuesday, July 30, 2024 1:06 PM

To: Jane Brown <jbrown916@comcast.net>; CA - Nepenthe HOA

<Nepenthe.HOA@fsresidential.com>

Cc: Julienna Michel <Julienna.Michel@fsresidential.com>

Subject: RE: Redwood Trees

Hello Jane,

I sincerely apologize for the late response. I had to do some research to see if I could find it in the report. Unfortunately, I was not able to find the right information, so I had to contact for our arborist. I will be following up with him on this. I have sent him your concern and request hoping he gets back to me soon.

Please note, I will not be in the office for the remainder of the week, but I will notify Nirmal of your situation in case there is an update while I am away.

Thank you,

From: Jane Brown <jbrown916@comcast.net>

Sent: Tuesday, July 23, 2024 4:52 PM

To: CA - Nepenthe HOA <Nepenthe.HOA@fsresidential.com>

Subject: Redwood Trees

Nepenthe Management:

I've been concerned about the two redwood trees that are located next to my garage. I was concerned enough to contact my arborist about them. He has been in the tree care business for over 50 years. He came out and looked at them for me.

Redwood trees natural habitat is along the northern coastline and in the mountains. In those areas trees receive more rain and moisture annually. The valley areas are too dry for redwoods. Consequently, they get stressed and drop a lot of debris and sometimes branches. When I moved into my home in May I filled my green waste can five times before I was able to completely clean-out the debris from under the trees. It was a dangerous situation. It would have only taken a cigarette butt to start a major fire.

Both trees have arborist tags - 13 & 1699

Tree #13:

This is the tree that concerns me the most. It was either topped or the top came down during a storm. I don't know how long ago that happened. The tree is now top-heavy with large heavy branches. They are concentrated in the upper part of the tree. I'm concerned that in high winds or a heavy storm the tree may come down, or major branches come down. My arborist recommends thinning and shaping the tree.

Tree #1699:

My initial reaction to this tree was that it's sick. The bottom two-thirds of the tree has lost its limbs. It appears that they were blown off during a storm.

My arborist recommends either topping the tree or removing it.

I attached pictures of both trees. It's hard to tell, but I think you can see what I'm concerned about.

I would like to get a copy of the arborist report for both trees. Is that something I can pickup in the office? I would also like to know what I can expect as a result of this letter. Will someone contact me and/or set-up an inspection? I'm new to the community and I'm unsure of the established procedures.

Thank you for your consideration,
Jane Brown
814 Elmhurst Circle
916-267-5263

-
- Outlook-wkmao3yr.png (13 KB)
 - Outlook-1f11rmqi.png (46 KB)

#2

Nicole Harrison <nicole@focalpointtrees.net>

7/9/2025 2:20 PM

Redwood Trees

To jbrown916@comcast.net <jbrown916@comcast.net>

Good Morning,

Thank you for contacting me to evaluate the 2 trees at your garage and provide recommendations with regard to their health and to reduce risk.

Tree #13 (closest to you) is a 45" Coast Redwood, *Sequoia sempervirens*, tree with a relatively low height due to the loss of the top. Despite the loss, the tree has a full canopy and the branches have responded to the loss of the center top with abnormally upright growth of the lower branches (due to the loss of a hormone produced in the top of the tree that controls the size of the branches). These branches appear to have been stubbed back in the past. Since the top where the loss occurred could not be seen from the ground, an aerial inspection to determine the amount of decay at the wound (and therefore the stability of any newly forming branches) should be scheduled in the future before the new tops can become large enough to cause severe damage if they were to fail. Otherwise, the tree appears to be in fair health.

Tree #1699, a 44" coast redwood, is in close proximity to the irrigation valves which were replaced within the last few years. The main structural roots on this side of the tree were severed at less than 4' from the trunk and damaged at 12" (NW) and also on the parking side (SW) at 4'. The live crown ratio (height of trunk where foliage is located) is concerning at approximately 40% from previous pruning and limb removals. This species generally does not require pruning and this type of pruning is detrimental to tree health because it exacerbates the infection of bot fungus ([Link for More Info](#)) within the tree.

This tree is showing extreme decline symptoms and the canopy appears skeletal. This is likely the result of disease, root loss, and inappropriate pruning. A brief review of the historical google imagery indicates the canopy was pruned up in 2021 and the tree began declining with a 50% loss of canopy between the initial pruning and 2024. There is very little chance that appropriate care would reverse the decline and when the severed roots are considered, it is unlikely any amount of care would have a positive impact.

Accordingly, it is my recommendation that the tree be removed to eliminate the possibility of a catastrophic failure.

Please let me know if you need anything more.

Thanks,



Nicole Harrison, Consulting Arborist

(530) 305-0165

Nicole@FocalPointTrees.Net

Registered Consulting Arborist #719

ISA Certified Arborist WE-6500AM, TRAQ

*ASCA*RCA #719
Registered Consulting Arborist •

Letter to the Board - Jerry Dunn.pdf

07/21/25

From: Jerry Dunn
716 Elmhurst Circle

To: Nepenthe Board

Re: Lollypop lights

Many of the lollypop lights thru-out Nepenthe have not been cleaned in years and are quite dirty. Some even have spider webs.

Rather than hiring someone to clean the lights, I suggest you make it a game. Send a request in the August newsletter asking the residents to participate in a game to clean the lights in their areas during the first week or weeks of September. This is the unofficial start of Autumn and when it starts getting darker sooner. Let them know there will an award for the person cleaning the most lights as well as recognition for all of the participants.

Ask everyone who voluntarily participates to give you their names, the areas and number of lollypop lights they cleaned afterwards so you can validate their efforts. Keep the information secret until the following month's HOA meeting.

There, you can give recognition to the participants. Announce the top 3 volunteers and give the top person an extra -large lollypop. Give another award to the person who cleans the dirtiest light. Ask them to provide photos of the before and after cleaning. Everyone who helps should also receive a free lollypop from the office.

This could be a fun annual Tom Sawyer type of event that provides a valuable service for our community at minimal cost. If needed, I would be happy to assist you.

Thanks for your consideration.

Jer-

FINAL JULY 2025 HO Meeting responses.pdf

RESPONSES TO JULY 2025 OPEN MEETING COMMENTS and CORRESPONDENCE

Please note these responses will always be attached to packets for Open Board meetings following the meeting where the comment was made and will also be published with the monthly newsletter. As time, quantity of homeowner comments, and level of research necessary to prepare full and accurate responses permits, these responses may also be emailed mid-month after the meeting date mentioned in the heading.

[] signals that this response was given at the meeting

HOMEOWNER COMMENTS

1. Ann Pasiuk, Ashley Tangeraas and Bill White spoke during the Board discussion on including the City of Sacramento crime map in the monthly newsletter: Homeowners commented that the information is available to those who would like to look at it and that including it in the newsletter may negatively impact home sale transactions or generally be off-putting.

[Board member Delfin responded that she would do additional research on the real estate issues and that this item is tabled for now.]

2. BILL WHITE: Asked a question on who pays for repairs that do not reach the level of an insurance claim? Does the CC&R section 5.2 mean that the association is responsible for the total cost of any repairs resulting from fire or storm damage, but did not result in an insurance claim?

BOARD RESPONSE: There are many variables preventing development of a firm policy on how Nepenthe Association will handle payment of damages where an insurance claim is not filed. This is a result of insurance claims and related matters being addressed on a case-by-case basis following the event causing the damage.

3. MARY GRAY: Mary attended a City of Sacramento meeting on the “Connect Howe” improvement project held at the Campus Commons clubhouse. She wants everyone to be aware and offer your comments on this very important issue. Mary noted that the city is soliciting comments on their website. Jane Brown added that the comment period is open until July 11th.

BOARD RESPONSE: We appreciate your comments and attention to this issue. In response to your suggestion, a link to the City’s information and survey was included in the July 3, 2025, update to the community.

Further, the City added a second meeting on July 17, 2025, at 3:30 p.m. in the Campus Commons clubhouse and they extended the deadline for responding to their survey to July 21, 2025.

CORRESPONDENCE

1. NANCY COCHRANE: Homeowner recreational vehicle (RV) parking on city streets within the Nepenthe Community and the proposed response. Specifically, the homeowner believes more can be done by the Association to address this issue in the form of warning letters, fines and liens.

BOARD RESPONSE: We appreciate your letter and your desire to keep Nepenthe's aesthetic. As you are probably aware, this is not a new issue and much has been researched and written about this in past newsletters, Friday updates as well as discussion in Board meetings.

Nepenthe has asked for legal opinions over time and those define our Development, and conclude that the legal description of Nepenthe does not include any public streets. Our CC&R's, Section 3.3 is titled – "Parking and Vehicle Restrictions: Use of Private Streets." Therefore, the policy has been to refer individual homeowners to the City of Sacramento to report any parking violations on those public streets. The front office and the Board have chosen in the past to send letters to individuals on a case-by-case basis, most likely after the City had been contacted and their remedy was not expedient. The Board may choose to take this route in the future if the offense persists after City parking enforcement has been notified.

The Board appreciates your concern over this issue and in response, the front office placed a comprehensive parking reminder in the July 2025 newsletter. This reminder was on the first page and was an extensive reminder of our duties as homeowners in parking any of our vehicles.

2. BARBARRA BEDDOW: Expression of thanks to the current and previous Nepenthe Boards for their selection of vendors for the ongoing siding and painting project.

BOARD RESPONSE: Thank you for the kind words and we would also like to thank previous Nepenthe Boards for their hard work in selecting the current vendors, Critical Path Reconstruction (CPR), Progressive Painting and Reeves Construction, Inc. In addition, we would like to thank First Service for their continued support and management of this very important project.

We would like to thank Barbarra for the advice to our phase III neighbors and encourage everyone to read her letter (page 100 in the July 2, 2025, Open Session package).

OpenSession_07022025_Minutes.pdf



NEPENTHE ASSOCIATION

Open Session

July 2, 2025 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA

MINUTES

Directors Present

COURTENAY DELFIN - President
NINA WHITE TTEE - Treasurer
BRIAN COATES - Vice President
RICARDO PINEDA - Member at Large

Directors Absent

CHERYL NELSON TRUSTEE - Secretary

Additional Attendees

Nicole Marks, CMCA, AMS - General Manager, FirstService Residential
Trevon McCrea - Administrative Assistant, FirstService Residential

I. CALL TO ORDER

The meeting was called to order at 6PM.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on July 2, 2025 to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code.

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*

III. REPORTS

A. GENERAL MANAGER'S REPORT

The General Manager, Nicole Marks, provided the GM report verbally.

B. CONSTRUCTION MANAGER'S REPORT

The Construction Manager, Paul Reeves, provided a written report for the community regarding Phase 2/3

IV. COMMITTEE UPDATES

A. ARCHITECTURAL COMMITTEE

Alan Watters provided a verbal update for the Architecture Committee.

Resolved

The Board affirms the committee's recommendations below:

Address	Modification	Recommendation
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

First Motion

Motion: COURTENAY DELFIN

Second: BRIAN COATES

AYEs: BRIAN COATES, RICARDO PINEDA, NINA WHITE TTEE, COURTENAY DELFIN

NAYs: None

► **Resolved**
The motion passed

Second Motion

The Board appoints Jane Brown to the Architecture Committee.

Motion: COURTENAY DELFIN

Second: RICARDO PINEDA
AYEs: BRIAN COATES, RICARDO PINEDA, NINA WHITE TTEE, COURTENAY DELFIN
NAYs: None

► *Resolved*
The motion passed

B. OUTREACH COMMITTEE

Marcy Best provided a verbal update for the Outreach Committee.

Resolved

The Board appoints Marcy Best as chair of the Outreach Committee.

First Motion

Motion: COURTENAY DELFIN
Second: BRIAN COATES
AYEs: BRIAN COATES, RICARDO PINEDA, NINA WHITE TTEE, COURTENAY DELFIN
NAYs: None

► *Resolved*
The motion passed

Second Motion

The Board appoints Maggie Ward to the Outreach Committee.

Motion: COURTENAY DELFIN
Second: NINA WHITE TTEE
AYEs: BRIAN COATES, RICARDO PINEDA, NINA WHITE TTEE, COURTENAY DELFIN
NAYs: None

► *Resolved*
The motion passed

C. ILS COMMITTEE

Brian Coates provided a verbal update for the ILS Committee.

Resolved

The Board appoints Jackie Grebitus as chair of the ILS Committee.

First Motion

Motion: BRIAN COATES
Second: NINA WHITE TTEE
AYEs: BRIAN COATES, RICARDO PINEDA, NINA WHITE TTEE, COURTENAY DELFIN
NAYs: None

► *Resolved*
The motion passed

Second Motion

The Board appoints Roy Hui and Nancy Arndorfer to the ILS Committee.

Motion: BRIAN COATES
Second: COURTENAY DELFIN
AYEs: BRIAN COATES, RICARDO PINEDA, NINA WHITE TTEE, COURTENAY DELFIN
NAYs: None

► *Resolved*
The motion passed

D. GROUNDS COMMITTEE

Mary Gray provided a verbal update for the Grounds Committee.

Resolved

The Board appoints Mary Gray as chair of the Grounds Committee.

First Motion

Motion: COURTENAY DELFIN

Second: BRIAN COATES

AYEs: BRIAN COATES, RICARDO PINEDA, NINA WHITE TTEE, COURTENAY DELFIN

NAYs: None

► **Resolved**
The motion passed

Second Motion

The Board denies the request to appoint Jim Shaw and Maggie Ward to the Grounds Committee.

Motion: COURTENAY DELFIN

Second: NINA WHITE TTEE

AYEs: NINA WHITE TTEE, COURTENAY DELFIN

NAYs: BRIAN COATES

Abstained: RICARDO PINEDA

► *The motion did not pass*

Third Motion

The Board approves the Grounds Committee to submit application to the city for smart controllers

Motion: COURTENAY DELFIN

Second: BRIAN COATES

AYEs: BRIAN COATES, RICARDO PINEDA, NINA WHITE TTEE, COURTENAY DELFIN

NAYs: None

► **Resolved**
The motion passed

E. FINANCE COMMITTEE

Nina White provided a verbal update for the Finance Committee.

Resolved

The Board appoints John Apostolo as chair of the Finance Committee.

First Motion

Motion: NINA WHITE TTEE

Second: RICARDO PINEDA

AYEs: BRIAN COATES, RICARDO PINEDA, NINA WHITE TTEE, COURTENAY DELFIN

NAYs: None

► **Resolved**
The motion passed

Second Motion

The Board appoints Ashley Tangeraas to the Finance Committee.

Motion: NINA WHITE TTEE

Second: COURTENAY DELFIN

AYEs: BRIAN COATES, RICARDO PINEDA, NINA WHITE TTEE, COURTENAY DELFIN

NAYs: None

► **Resolved**
The motion passed

V. HOMEOWNER CORRESPONDENCE

A. HOMEOWNER CORRESPONDENCE - 07.02.25

The Board has acknowledged receipt of all correspondence received and will respond accordingly.

B. HOMEOWNER COMMENT/CORRESPONDENCE FOLLOW UP - 06.04.25

The Board provided written responses to all Homeowner Correspondence received for the June 2025 Open Session Board Meeting.

VI. CONSENT CALENDAR

Resolved

The Board approves Consent Calendar Items A-C as presented.

Motion: COURTENAY DELFIN

Second: BRIAN COATES

AYEs: BRIAN COATES, RICARDO PINEDA, NINA WHITE TTEE, COURTENAY DELFIN

NAYs: None

► Resolved
The motion passed

A. OPEN SESSION MINUTES - JUNE 4, 2025

Resolved

The Board approves the Open Session Minutes dated June 4, 2025 as presented.

B. FINANCIAL STATEMENT - MAY 2025

Resolved

The Board accepts the Association’s income statement for May 2025 comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. 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.

C. RECORD LIEN RESOLUTION

Background

WHEREAS, Section 5673 of the California Civil Code requires that, the decision to record a lien for delinquent assessments shall be made only by the Board of Directors of the association and may not be delegated to an agent of the association; and

WHEREAS, Section 5660 of the California Civil Code requires that a warning letter be sent by certified mail to the owner of record at least 30 days prior to recording a lien; and

WHEREAS, the Association has sent this letter, and the 30 days has or will soon expire; and

WHEREAS, as of the date of this report payment has not been received to pay the delinquent assessment amount on the properties listed below.

Resolved

NOW THEREFORE BE IT RESOLVED that the Board of Directors approves by a majority vote of the board members present at a duly called open meeting for FirstService Residential to record a lien on the separate

interests/accounts listed below on behalf of the association and to mail a copy of the recorded lien to all known owners and addresses once the 30 days has elapsed from the mailing of the warning letter and no payment has been received.

Date	Account No.	Total Amount Due	Approved	Denied
6/16/25	2356-01	\$4,324.30	X	

VII. NEW BUSINESS

A. CRIME MAP IN NEWSLETTER

This agenda item has been tabled for more research to be conducted on the topic.

B. CC&R REVISION

Updates from the Board were provided regarding the status of the possible revision of CCRs Section 10.8.

C. REVISED GUIDELINES AND COMMUNITY RULES

Background

With the help of the Architectural Committee, the following rules/applications have been revised:

- 1. Community Rules
- 2. Rules for Home Improvement
- 3. Home Improvement Application
- 4. Notice of Completion
- 5. HVAC Application Questionnaire
- 6. Satellite/Antenna/Cable Installation Letter
- 7. Window Slider Replacement Questionnaire
- 8. Improvements Needing Permission

The Board approved the above listed documents during the May Open Session Board Meeting. The documents were then sent out to residents via individual delivery for the 28-day member comment period.

Resolved

The Board approves to adopt the following documents:

- 1. Community Rules
- 2. Rules for Home Improvement
- 3. Home Improvement Application
- 4. Notice of Completion
- 5. HVAC Application Questionnaire
- 6. Satellite/Antenna/Cable Installation Letter
- 7. Window Slider Replacement Questionnaire
- 8. Improvements Needing Permission

Motion: COURTENAY DELFIN
Second: BRIAN COATES
AYEs: BRIAN COATES, RICARDO PINEDA, NINA WHITE TTEE, COURTENAY DELFIN
NAYs: None

► Resolved
The motion passed

VIII. HOMEOWNER FORUM

Multiple homeowners addressed the Board during homeowner forum to discuss topics including the insurance deductible/policy, crime reporting for Nepenthe and an upcoming improvement project on Howe Ave.

IX. NEXT BOARD MEETING

The Association's next open Board meeting will be held August 6, 2025, at 6:00 pm.

X. ADJOURN

The meeting was adjourned at 6:49PM.

APPROVED

DATE

NEP 06-25 FINANCIAL.pdf

NEPENTHE ASSOCIATION

CASH BASIS FINANCIAL STATEMENTS

FOR THE MONTH AND SIX MONTH(S) ENDED
JUNE 30, 2025

CONTENTS

FINANCIAL SUMMARY REPORT	
CASH FLOW REPORT	
COMPARATIVE BALANCE SHEET	A
INVESTMENT REPORT	B
GENERAL RESERVE FUND BALANCE SUPPORT SCHEDULE	C
INCOME STATEMENT	D
INCOME STATEMENT FOR 12 MONTHS ENDING	EA
SUB ACCOUNT LEDGER	FA
GENERAL LEDGER	F
TRANSACTION REGISTER	G
RECEIPTS STATEMENT	H
DISBURSEMENTS REPORT	I
CHECK HISTORY REPORT	J
BANK RECONCILIATIONS	

THE ACCOMPANYING FINANCIAL STATEMENTS ARE SUBJECT TO AUDIT
AND ARE ONLY INTENDED FOR THE ASSOCIATION'S INTERNAL USE.



NEPENTHE ASSOCIATION

Financial Summary

Fiscal Year End: December 31, 2025

For the Month Ended:

June 30, 2025

Operating cash	311,894.03	271,928.94	Increase in Cash	39,965.09
Reserve cash	7,571,067.00	7,759,148.10	Decrease in Cash	(188,081.10)
Adj Operating Cash (see note 1)	252,491.98	207,781.16	Increase in Cash	44,710.82

Average budgeted expenses / month	416,950.00
Average # of months of available cash	0.75
Percent Funded Per 2024 Reserve Study	186.0%

ASSESSMENT SUMMARY

Prepaid Utilities	
Monthly Assessment Budget	388,810.00
Assessment Cash Received	388,201.76

Total Assessments Receivable

0-30 days late (see note 2)	19,364.28
31-60 days late	0.00
61-90 days late	8,143.29
over 90 days late	32,892.03
Total Assessments Due	60,399.60

Other Receivable

Other Receivable	140,010.96
Past Residents Assessments Rec.	13,858.03

Prepaid Assessments	59,402.05
---------------------	-----------

OPERATING SUMMARY

Category	June Expenses	YTD Expenses	YTD Budget	YTD Variance	Negative YTD Variances>\$2000
Utilities	38,898	179,251	223,128		43,877
Landscape	48,880	296,280	293,280		(3,000) LANDSCAPE \$3K MORE THAN BUDGET 1-TIME
Common Area	16,717	171,071	144,972		(26,099) GUTTER/DOWNSPOUT+PLUMBING
Management/On-Site Admin	58,284	251,694	241,434		(10,260) TAXES, PAYROLL, WEBSITE
Insurance	(617)	366,334	558,006		191,672
Total Operating Expenses	162,162	1,264,630	1,460,820		196,190 Spending underbudget year-to-date
YTD Profit/(Loss)		275,757			

RESERVE SUMMARY

Contribution to Reserves this month:	173,480.00	Reserve Disbursements this month:	425,231.78
Contribution to Reserves Year-to-Date:	978,254.00	Reserve Disbursements Year-to-Date:	2,579,879.42
Interest on reserve funds Year-to-Date	180,082.68		

ITEMS OF NOTE

1. Adj Operating Cash is calculated by Operating Account Funds minus Prepaid Assessments.
2. In a month with 31 days, assessments owed for that month would be reflected under 31-60 days late.
3. Insurance Claim of \$202,707.63 added directly to reserves, will not reflect on income statement, nor will it offset the budget.



Nepenthe's Year To Date Cash Flow

Sources/Uses		Operations	Reserves
Beginning Balance	1/1/2024	89,192	8,937,750
Plus	Income	2,698,724	
	Reserve Investment Income		180,083
	Contributions to Reserves		978,254
Less	Operating Expenses	(1,264,630)	
	Reserve Funding	(978,254)	
	Reserve Expenses		(2,579,879)
Ending Balance	6/30/2025	311,894	7,571,067

Budget Report

Actual Income - Year-to-date	\$ 2,698,723.93
Budgeted Income - Year-to-date	<u>\$ 2,501,700.00</u>
Produced a positive Year-to-date income variance of	\$ 197,023.93
Actual Expenses and Reserve Contribution - Year-to-date	\$ 2,422,966.70
Budgeted Expenses and Reserve Contribution - Year-to-date	<u>\$ 2,501,700.00</u>
Produced a positive Year-to-date operating expenses variance of	\$ 78,733.30
The two combined variances produced a positive Year-to-date variance of	\$ 275,757.23

Other Information

Unpaid assessments at	6/30/2025	were:	\$ 60,399.60
Prepaid assessments at	6/30/2025	were:	\$ 59,402.05

NEPENTHE ASSOCIATION
COMPARATIVE BALANCE SHEET
06/30/2025

07/17/2025 12:48 PM Page: A 1

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	CURRENT MONTH	PRIOR MONTH

CASH AND INVESTMENTS		
OPERATING ACCOUNT FUNDS	311,894.03	271,928.94
PETTY CASH	150.00	150.00
RESERVE ACCOUNT FUNDS	<u>7,571,067.00</u>	<u>7,759,148.10</u>
TOTAL CASH AND INVESTMENTS	7,883,111.03	8,031,227.04
OTHER ASSETS		
UNFUNDED RESERVES	<u>260,220.00</u>	<u>260,220.00</u>
TOTAL OTHER ASSETS	260,220.00	260,220.00
TOTAL ASSETS	<u><u>8,143,331.03</u></u>	<u><u>8,291,447.04</u></u>
LIABILITIES		

ACCOUNTS PAYABLE	0.00	60,500.00
UNFUNDED RESERVES	<u>260,220.00</u>	<u>260,220.00</u>
TOTAL LIABILITIES	260,220.00	320,720.00
MEMBERS EQUITY		

GENERAL RESERVE FUND BALANCE	7,571,067.00	7,759,148.10
OPERATING FUND BALANCE-BEG OF YEAR	36,256.80	36,256.80
CURRENT YEAR INCOME/(LOSS)	<u>275,787.23</u>	<u>175,322.14</u>
TOTAL LIABILITIES & MEMBERS EQUITY	<u><u>8,143,331.03</u></u>	<u><u>8,291,447.04</u></u>

NEPENTHE ASSOCIATION
RESERVE FUND BALANCES SUPPORT SCHEDULES
06/30/2025

07/17/2025 12:48 PM Page: C 1

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	PRIOR YEAR BALANCE	BEG BAL REALLOCATION	ADDITIONS THIS YEAR	EXPENSE CURRENT MONTH	PREVIOUS EXP CURRENT YEAR	CURRENT BALANCE
GENERAL RESERVES						
23103 INTEREST ON RESERVE FUNDING	0.00	0.00	180,052.68	0.00	0.00	180,052.68
22872 GYM/WORKOUT FACILITY	14,017.11	0.00	1,224.00	0.00	0.00	15,241.11
22960 PAINTING-INTERIOR RESERVES	6,338.62	0.00	553.50	0.00	0.00	6,892.12
23014 CONCRETE REPAIRED RESERVES	108,220.33	0.00	9,450.00	(1,898.00)	(8,862.00)	106,910.33
23058 GENERAL RESERVES	0.00	0.00	0.00	26,726.55	(26,726.55)	0.00
23120 ROOF RESERVES	3,349,676.81	0.00	292,500.00	(2,957.00)	(13,290.00)	3,625,929.81
23122 POOL/SPA RESERVES	106,828.92	0.00	9,328.50	(2,950.00)	(4,540.00)	108,667.42
23127 FENCING RESERVES	361,971.23	0.00	31,608.00	(124,555.14)	(411,317.46)	(142,293.37)
23130 CONTIGENCY RESERVES	52,610.00	0.00	0.00	0.00	(110,614.00)	(58,004.00)
23133 IRRIGATION RESERVES	126,875.45	0.00	11,079.00	(20,290.00)	(62,900.00)	54,764.45
23146 SIGNS RESERVES	29,940.96	0.00	2,614.50	(145.47)	(1,299.49)	31,110.50
23178 PAVING RESERVES	557,592.36	0.00	48,690.00	0.00	(12,421.00)	593,861.36
23199 RESERVE STUDY RESERVES	7,833.09	0.00	684.00	0.00	0.00	8,517.09
23201 PRIOR YEAR FUNDING	0.00	0.00	197,594.00	0.00	0.00	197,594.00
L23133 OUTDOOR EQUIPMENT RSRV	14,274.78	0.00	1,246.50	0.00	0.00	15,521.28
L23135 PAINT EXTERIOR RSRV	634,274.19	0.00	55,386.00	(66,675.00)	(197,675.00)	425,310.19
L23136 STRUCTURAL REPAIRS RSRV	1,925,651.89	0.00	168,151.50	(212,025.22)	(885,223.79)	996,554.38
N22911 UNDERGROUND UTILITY RSRV	97,913.63	0.00	8,550.00	0.00	(2,495.00)	103,968.63
N23017 CLUBHOUSE RENOVATION RSRV	84,772.58	0.00	7,402.50	0.00	(4,418.35)	87,756.73
N23130 MISCELLANEOUS RSRV	16,748.38	0.00	1,462.50	0.00	0.00	18,210.88
N23274 TENNIS COURT RSRV	69,003.34	0.00	6,025.50	0.00	0.00	75,028.84
N23275 GROUNDS RESERVE	695,702.11	0.00	114,990.00	(12,700.00)	(278,135.00)	519,857.11
N23282 TREE REMOVAL ANNUAL MAINT RSRV	698,794.12	0.00	6,780.00	(7,762.50)	(134,730.00)	563,081.62
N22991 POLE LIGHT REPAIRS RSRV	33,599.84	0.00	2,934.00	0.00	0.00	36,533.84
TOTAL GENERAL RESERVES	8,992,639.74	0.00	1,158,306.68	(425,231.78)	(2,154,647.64)	7,571,067.00

NEPENTHE ASSOCIATION
INCOME STATEMENT
06/30/2025

07/17/2025 12:48 PM Page: D 1

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
REVENUE									
388,201.76	388,810	(608.24)	14000	HOMEOWNER ASSESSMENT REVENUE	2,338,602.50	2,332,860	5,742.50	4,665,720	2,327,117.50
6,299.35	2,000	4,299.35	14087	EASEMENT AGREEMENT	12,460.77	12,000	460.77	24,000	11,539.23
621.94	150	471.94	14101	INTEREST ON PAST DUE ASSESSMENTS	2,114.26	900	1,214.26	1,800	(314.26)
60.00	50	10.00	14110	KEY REVENUE	190.00	300	(110.00)	600	410.00
670.00	350	320.00	14113	CLUBHOUSE RENTAL	3,800.00	2,100	1,700.00	4,200	400.00
600.00	0	600.00	14116	CC&R VIOLATIONS/FINES	1,837.74	0	1,837.74	0	(1,837.74)
14,716.04	1,400	13,316.04	14122	INSURANCE REIMBURSEMENT	15,669.04	8,400	7,269.04	16,800	1,130.96
576.17	0	576.17	14162	OPERATING INTEREST REVENUE	1,481.94	0	1,481.94	0	(1,481.94)
61,560.68	0	61,560.68	14163	RESERVE INTEREST REVENUE	180,052.68	0	180,052.68	0	(180,052.68)
24,362.00	24,190	172.00	14309	WATER REIMBURSEMENTS	142,515.00	145,140	(2,625.00)	290,280	147,765.00
497,667.94	416,950	80,717.94		TOTAL REVENUE	2,698,723.93	2,501,700	197,023.93	5,003,400	2,304,676.07
RESERVE CONTRIBUTION									
272.00	272	0.00	19572	GYM/WORKOUT FACILITIES RESERVES	1,224.00	1,632	408.00	3,264	2,040.00
123.00	123	0.00	19660	PAINTING-INTERIOR RES	553.50	738	184.50	1,476	922.50
2,100.00	2,100	0.00	19714	CONCRETE REPAIR RESERVE	9,450.00	12,600	3,150.00	25,200	15,750.00
61,560.68	0	(61,560.68)	19803	GENERAL RESERVE INTEREST	180,052.68	0	(180,052.68)	0	(180,052.68)
65,000.00	65,000	0.00	19820	ROOF RESERVE	292,500.00	390,000	97,500.00	780,000	487,500.00
2,073.00	2,073	0.00	19822	POOL/SPA RESERVE	9,328.50	12,438	3,109.50	24,876	15,547.50
7,024.00	7,024	0.00	19827	FENCING RESERVE	31,608.00	42,144	10,536.00	84,288	52,680.00
2,462.00	2,462	0.00	19833	IRRIGATION RESERVE	11,079.00	14,772	3,693.00	29,544	18,465.00
581.00	581	0.00	19846	SIGN RESERVE	2,614.50	3,486	871.50	6,972	4,357.50
10,820.00	10,820	0.00	19878	PAVING RESERVE	48,690.00	64,920	16,230.00	129,840	81,150.00
152.00	152	0.00	19899	RESERVE STUDY	684.00	912	228.00	1,824	1,140.00
0.00	0	0.00	19901	PRIOR YR FUNDING	197,594.00	0	(197,594.00)	0	(197,594.00)
277.00	277	0.00	L19833	OUTDOOR EQUIPMENT RSRV	1,246.50	1,662	415.50	3,324	2,077.50
12,308.00	12,308	0.00	L19835	PAINTING EXTERIOR RESERVE	55,386.00	73,848	18,462.00	147,696	92,310.00
37,367.00	37,367	0.00	L19836	STRUCTURAL REPAIRS RSRV	168,151.50	224,202	56,050.50	448,404	280,252.50
1,900.00	1,900	0.00	N19611	UNDERGROUND UTILITY REPR RSV	8,550.00	11,400	2,850.00	22,800	14,250.00
652.00	652	0.00	N19691	POLE LIGHT REPR RSV	2,934.00	3,912	978.00	7,824	4,890.00
1,645.00	1,645	0.00	N19717	CLBHOUSE REMODEL INTERIOR RENOVATI	7,402.50	9,870	2,467.50	19,740	12,337.50
325.00	325	0.00	N19830	MISCELLANEOUS RSV	1,462.50	1,950	487.50	3,900	2,437.50
1,339.00	1,339	0.00	N19974	COMMON TENNIS CRT RSV	6,025.50	8,034	2,008.50	16,068	10,042.50
13,500.00	13,500	0.00	N19975	GROUNDS RSV	60,750.00	81,000	20,250.00	162,000	101,250.00
13,560.00	13,560	0.00	N19982	TREE REM/ ANNL MAINT RSV	61,020.00	81,360	20,340.00	162,720	101,700.00
235,040.68	173,480	(61,560.68)		TOTAL RESERVE CONTRIBUTION	1,158,306.68	1,040,880	(117,426.68)	2,081,760	923,453.32
262,627.26	243,470	19,157.26		AVAILABLE OPERATING REVENUE	1,540,417.25	1,460,820	79,597.25	2,921,640	1,381,222.75
OPERATING EXPENSES									

NEPENTHE ASSOCIATION
INCOME STATEMENT
06/30/2025

07/17/2025 12:48 PM Page: D 2

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
UTILITIES									
3,274.66	4,337	1,062.34	15101	ELECTRICITY	20,744.83	26,022	5,277.17	52,044	31,299.17
2,479.89	2,164	(315.89)	15102	GAS	15,902.28	12,984	(2,918.28)	25,968	10,065.72
2,582.81	510	(2,072.81)	15103	REFUSE COLLECTION	5,861.30	3,060	(2,801.30)	6,120	258.70
164.24	172	7.76	15105	TELEPHONE EXPENSE	985.44	1,032	46.56	2,064	1,078.56
2,867.08	5,865	2,997.92	15106	WATER	27,045.32	35,190	8,144.68	70,380	43,334.68
26,550.85	23,600	(2,950.85)	15106R	REIMBURSABLE WATER USAGE	103,581.53	141,600	38,018.47	283,200	179,618.47
978.68	540	(438.68)	15155	INTERNET EXPENSE	5,130.35	3,240	(1,890.35)	6,480	1,349.65
38,898.21	37,188	(1,710.21)		TOTAL UTILITIES	179,251.05	223,128	43,876.95	446,256	267,004.95
LAND MAINTENANCE									
48,880.00	48,880	0.00	15500	CONTRACT LANDSCAPE SERVICE	296,280.00	293,280	(3,000.00)	586,560	290,280.00
48,880.00	48,880	0.00		TOTAL LAND MAINTENANCE	296,280.00	293,280	(3,000.00)	586,560	290,280.00
COMMON AREA									
3,750.00	3,475	(275.00)	16020	CONTRACT POOL/SPA SERVICE	24,450.00	20,850	(3,600.00)	41,700	17,250.00
0.00	85	85.00	16022	POOL EQUIPMENT REPAIR	0.00	510	510.00	1,020	1,020.00
0.00	210	210.00	16027	POOL INSPECTION	2,672.00	1,260	(1,412.00)	2,520	(152.00)
2,300.00	210	(2,090.00)	18457	PLUMBING REPAIR	19,275.00	1,260	(18,015.00)	2,520	(16,755.00)
0.00	0	0.00	18501	EXPENSES TO BE REIMBURSED	(141.00)	0	141.00	0	141.00
239.09	1,300	1,060.91	18524	MATERIAL SUPPLIES	1,051.75	7,800	6,748.25	15,600	14,548.25
625.00	335	(290.00)	18526	PEST CONTROL	3,520.00	2,010	(1,510.00)	4,020	500.00
2,490.00	2,657	167.00	18531	JANITORIAL SERVICE	15,065.00	15,942	877.00	31,884	16,819.00
617.93	192	(425.93)	18532	JANITORIAL SUPPLIES	2,217.70	1,152	(1,065.70)	2,304	86.30
0.00	65	65.00	18534	FIRE EXTINGUISHER SERVICE	291.13	390	98.87	780	488.87
572.00	0	(572.00)	18544	LIGHT REPAIRS	1,839.00	0	(1,839.00)	0	(1,839.00)
744.88	700	(44.88)	18579	PATROL SERVICE	4,418.52	4,200	(218.52)	8,400	3,981.48
0.00	9,833	9,833.00	18736	GUTTER & DOWNSPOUT CLEANING	62,640.00	58,998	(3,642.00)	117,996	55,356.00
5,348.67	4,166	(1,182.67)	18767	REPAIR & MAINTENANCE	32,288.73	24,996	(7,292.73)	49,992	17,703.27
0.00	709	709.00	18771	BACKFLOW DEVICE TEST	81.00	4,254	4,173.00	8,508	8,427.00
29.84	140	110.16	18905	KITCHEN SUPPLIES	730.08	840	109.92	1,680	949.92
0.00	85	85.00	18986	FITNESS CONTRACT	672.32	510	(162.32)	1,020	347.68
16,717.41	24,162	7,444.59		TOTAL COMMON AREA	171,071.23	144,972	(26,099.23)	289,944	118,872.77
MANAGEMENT/ON-SITE ADMIN EXP									
150.00	200	50.00	18001	COMMUNITY WEBSITE	2,128.88	1,200	(928.88)	2,400	271.12
0.00	100	100.00	18003	COMMUNITY EVENTS/PROGRAMS	214.94	600	385.06	1,200	985.06
7,800.00	8,190	390.00	19109	CONTRACT MANAGEMENT	46,800.00	49,140	2,340.00	98,280	51,480.00
0.00	181	181.00	19101	CPA SERVICES	2,170.00	1,086	(1,084.00)	2,172	2.00
0.00	25	25.00	19106	TAXES & LICENSES	(1,260.00)	150	1,410.00	300	1,560.00
10,930.50	1,675	(9,255.50)	19108	GENERAL COUNSEL SERVICE ⁷	15,024.52	10,050	(4,974.52)	20,100	5,075.48

NEPENTHE ASSOCIATION
INCOME STATEMENT
06/30/2025

07/17/2025 12:48 PM Page: D 3

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
3,499.50	3,334	(165.50)	19111	MANAGEMENT REIMBURSABLE	24,450.93	20,004	(4,446.93)	40,008	15,557.07
0.00	21	21.00	19112	POSTAGE, ON-SITE	221.55	126	(95.55)	252	30.45
105.00	100	(5.00)	19117	DUES & PUBLICATIONS	730.00	600	(130.00)	1,200	470.00
35.00	35	0.00	19119	BANK FEES	210.00	210	0.00	420	210.00
22,679.75	16,625	(6,054.75)	19124	ON-SITE STAFF	96,217.83	99,750	3,532.17	199,500	103,282.17
0.00	583	583.00	17209	PAYROLL PROCESSING FEES	1,560.00	3,498	1,938.00	6,996	5,436.00
(1,556.44)	0	1,556.44	19126	DELINQUENCY MONITORING	(8,769.10)	0	8,769.10	0	8,769.10
0.00	100	100.00	19132	OPERATING CONTINGENCY	3,124.57	600	(2,524.57)	1,200	(1,924.57)
0.00	0	0.00	19143	LEGAL-COLLECTIONS	(511.08)	0	511.08	0	511.08
542.40	317	(225.40)	19172	ACCOUNTING REIMBURSABLES	4,774.15	1,902	(2,872.15)	3,804	(970.15)
(418.48)	125	543.48	19174	AMS COLLECTION EXPENSE	1,281.33	750	(531.33)	1,500	218.67
0.00	85	85.00	19178	PROPERTY TAX	2,713.07	510	(2,203.07)	1,020	(1,693.07)
13,137.35	7,773	(5,364.35)	19247	PAYROLL TAXES & BENEFITS	55,848.19	46,638	(9,210.19)	93,276	37,427.81
722.31	125	(597.31)	19295	ON-SITE OFFICE SUPPLIES	1,728.40	750	(978.40)	1,500	(228.40)
656.71	645	(11.71)	19382	COPIER LEASE	3,035.86	3,870	834.14	7,740	4,704.14
58,283.60	40,239	(18,044.60)		TOTAL MANAGEMENT/ON-SITE ADMIN E	251,694.04	241,434	(10,260.04)	482,868	231,173.96
				INSURANCE					
59,882.95	59,426	(456.95)	19107	INSURANCE	359,297.70	356,556	(2,741.70)	713,112	353,814.30
(60,500.00)	33,575	94,075.00	DC19307	FLOOD INSURANCE	7,036.00	201,450	194,414.00	402,900	395,864.00
(617.05)	93,001	93,618.05		TOTAL INSURANCE	366,333.70	558,006	191,672.30	1,116,012	749,678.30
162,162.17	243,470	81,307.83		TOTAL OPERATING EXPENSES	1,264,630.02	1,460,820	196,189.98	2,921,640	1,657,009.98
100,465.09	0	100,465.09		NET INCOME/(LOSS)	275,787.23	0	275,787.23	0	(275,787.23)

NEPENTHE ASSOCIATION
INCOME STATEMENT FOR 12 MONTHS ENDING
06/30/2025

07/17/2025 12:48 PM Page: EA 1

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL
REVENUE													
14000 HOMEOWNER ASSESSMENT REVENUE	378288	350317	360084	375307	347324	371555	403307	374991	413148	389397	369557	388202	4521478
14087 EASEMENT AGREEMENT	0	3233	0	0	6218	0	0	0	6161	0	0	6299	21912
14101 INTEREST ON PAST DUE ASSESMEN	31	71	115	786	62	262	413	733	240	37	68	622	3440
14110 KEY REVENUE	85	40	50	80	20	10	70	40	0	10	10	60	475
14113 CLUBHOUSE RENTAL	-625	995	415	555	930	1370	675	390	1035	345	685	670	7440
14116 CC&R VIOLATIONS/FINES	596	682	658	1393	20	558	540	0	68	630	0	600	5745
14121 INTEREST REVENUE	0	0	0	0	230	0	0	0	0	0	0	0	230
14122 INSURANCE REIMBURSEMENT	10800	450	-225	0	450	225	0	953	0	0	0	14716	27369
14132 MISCELLANEOUS REVENUE	0	0	0	60	0	0	0	0	0	0	0	0	60
14162 OPERATING INTEREST REVENUE	243	273	254	246	0	72	2	2	176	267	458	576	2569
14163 RESERVE INTEREST REVENUE	38608	19567	43106	15486	49948	49041	31993	26319	20836	27406	11937	61561	395808
14357 RESERVE CONTRIBUTION	0	0	750	465	0	0	0	0	0	0	0	0	1215
14309 WATER REIMBURSEMENTS	0	0	0	0	41	1230	23816	23014	25082	23797	22444	24362	143786
TOTAL REVENUE	428026	375627	405207	394377	405242	424324	460817	426442	466746	441890	405160	497668	5131527
RESERVE CONTRIBUTION													
19572 GYM/WORKOUT FACILITIES RESERVE	272	544	408	0	272	0	0	272	136	272	272	272	2720
19660 PAINTING-INTERIOR RES	202	404	303	0	202	0	0	123	62	123	123	123	1665
19714 CONCRETE REPAIR RESERVE	2100	4200	3150	0	2100	0	0	2100	1050	2100	2100	2100	21000
19803 GENERAL RESERVE INTEREST	38608	19567	43106	15486	49948	49041	31993	26319	20836	27406	11937	61561	395808
19820 ROOF RESERVE	70032	140064	105048	0	70032	0	0	65000	32500	65000	65000	65000	677676
19822 POOL/SPA RESERVE	2700	5400	4050	0	2700	0	0	2073	1037	2073	2073	2073	24179
19827 FENCING RESERVE	6585	13170	9878	0	6585	0	0	7024	3512	7024	7024	7024	67826
19833 IRRIGATION RESERVE	15614	31228	23421	0	15614	0	0	2462	1231	2462	2462	2462	96956
19846 SIGN RESERVE	581	1162	872	0	581	0	0	581	291	581	581	581	5810
19878 PAVING RESERVE	10820	21640	16230	0	10820	0	0	10820	5410	10820	10820	10820	108200
19899 RESERVE STUDY	152	304	228	0	152	0	0	152	76	152	152	152	1520
19901 PRIOR YR FUNDING	0	0	0	0	0	0	0	0	197594	0	0	0	197594
L19833 OUTDOOR EQUIPMENT RSRV	4	8	6	0	4	0	0	277	139	277	277	277	1269
L19835 PAINTING EXTERIOR RESERVE	12308	24616	18462	0	12308	0	0	12308	6154	12308	12308	12308	123080
L19836 STRUCTURAL REPAIRS RSRV	37367	74734	56051	465	37367	0	0	37367	18684	37367	37367	37367	374135
N19611 UNDERGROUND UTILITY REPR RSV	2533	5066	3800	0	2533	0	0	1900	950	1900	1900	1900	22482
N19691 POLE LIGHT REPR RSV	578	1156	867	0	578	0	0	652	326	652	652	652	6113
N19717 CLBHOUSE REMODEL INTERIOR RENO	2945	5890	4418	0	2945	0	0	1645	823	1645	1645	1645	23600
N19830 MISCELLANEOUS RSV	204	408	306	0	204	0	0	325	163	325	325	325	2585
N19974 COMMON TENNIS CRT RSV	1339	2678	2009	0	1339	0	0	1339	670	1339	1339	1339	13390
N19975 GROUNDS RSV	15614	31228	24171	0	15614	0	0	13500	6750	13500	13500	13500	147377
N19982 TREE REM/ ANNL MAINT RSV	15614	31228	23421	0	15614	0	0	13560	6780	13560	13560	13560	146897
TOTAL RESERVE CONTRIBUTION	236172	414695	340202	15951	247512	49041	31993	199799	305170	200886	185417	235041	2461879
AVAILABLE OPERATING REVENUE	191854	-39067	65005	378427⁹	157731	375282	428824	226643	161577	241004	219743	262627	2669648

NEPENTHE ASSOCIATION
INCOME STATEMENT FOR 12 MONTHS ENDING
06/30/2025

07/17/2025 12:48 PM Page: EA 2

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL
OPERATING EXPENSES													
UTILITIES													
15101 ELECTRICITY	4124	4298	4328	4341	3546	3854	3698	3373	3712	6688	0	3275	45235
15102 GAS	869	565	1313	1894	3406	2333	3026	3291	3247	2375	1484	2480	26282
15103 REFUSE COLLECTION	612	-2613	1419	694	694	764	683	683	696	634	583	2583	7431
15104 SEWER	0	0	0	0	0	0	0	0	0	9	-9	0	0
15105 TELEPHONE EXPENSE	164	164	164	164	164	164	164	164	164	164	164	164	1971
15106 WATER	5089	5176	6116	7061	6451	6018	5811	6587	7280	1822	2679	2867	62957
15106R REIMBURSABLE WATER USAGE	0	0	0	0	0	0	0	0	31450	21370	24211	26551	103582
15155 INTERNET EXPENSE	752	752	932	752	752	752	1622	0	776	776	979	979	9823
TOTAL UTILITIES	11610	8343	14272	14906	15013	13885	15003	14098	47325	33837	30090	38898	257281
LAND MAINTENANCE													
15500 CONTRACT LANDSCAPE SERVICE	48880	48880	48880	48880	48880	48880	51880	48880	48880	48880	48880	48880	589560
TOTAL LAND MAINTENANCE	48880	48880	48880	48880	48880	48880	51880	48880	48880	48880	48880	48880	589560
COMMON AREA													
16020 CONTRACT POOL/SPA SERVICE	3525	3840	3675	3825	3825	3525	4050	4050	4050	4200	4350	3750	46665
16027 POOL INSPECTION	0	0	0	1306	0	0	0	0	683	1989	0	0	3978
18457 PLUMBING REPAIR	0	225	1000	0	0	0	4300	3300	3050	0	6325	2300	20500
18501 EXPENSES TO BE REIMBURSED	0	0	0	0	0	0	0	0	0	0	-141	0	-141
18524 MATERIAL SUPPLIES	408	0	887	266	0	0	0	100	405	187	121	239	2613
18526 PEST CONTROL	215	365	1865	815	65	65	1865	215	150	215	450	625	6910
18531 JANITORIAL SERVICE	5230	2490	2490	2490	2490	2490	2615	2490	2490	2490	2490	2490	32745
18532 JANITORIAL SUPPLIES	1013	0	0	792	213	159	0	0	0	529	1071	618	4394
18534 FIRE EXTINGUISHER SERVICE	0	0	0	0	0	0	175	0	116	0	0	0	291
18544 LIGHT REPAIRS	0	490	207	1443	2181	0	0	676	130	461	0	572	6160
18579 PATROL SERVICE	696	732	672	684	720	720	732	808	669	758	707	745	8643
18736 GUTTER & DOWNSPOUT CLEANING	0	0	0	0	0	0	58800	570	1370	1520	380	0	62640
18767 REPAIR & MAINTENANCE	3115	4365	4948	3449	4355	4755	5302	6472	8176	2520	4470	5349	57276
18771 BACKFLOW DEVICE TEST	0	9477	1009	0	0	0	0	0	0	81	0	0	10567
18905 KITCHEN SUPPLIES	63	275	0	175	153	0	146	20	162	157	215	30	1396
18986 FITNESS CONTRACT	125	561	115	0	0	0	266	0	125	115	166	0	1473
TOTAL COMMON AREA	14391	22820	16868	15244	14002	11714	78251	18701	21576	15221	20605	16717	266109
MANAGEMENT/ON-SITE ADMIN EXP													
18001 COMMUNITY WEBSITE	150	2275	150	150	150	150	1230	150	299	150	150	150	5154
18003 COMMUNITY EVENTS/PROGRAMS	0	0	0	0	-500	0	0	0	0	215	0	0	-285

NEPENTHE ASSOCIATION
INCOME STATEMENT FOR 12 MONTHS ENDING
06/30/2025

07/17/2025 12:48 PM Page: EA 3

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL
19109 CONTRACT MANAGEMENT	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	93600
19101 CPA SERVICES	0	0	0	0	0	0	0	0	2170	0	0	0	2170
19104 FEDERAL TAX EXPENSE	0	-175800	0	41760	0	-41760	0	0	0	110314	-110314	0	-175800
19105 FRANCHISE TAX BOARD	0	-47734	0	10850	0	-10850	0	0	0	300	-300	0	-47734
19106 TAXES & LICENSES	-362	0	0	0	0	0	0	0	-1260	0	0	0	-1622
19108 GENERAL COUNSEL SERVICE	3642	6298	1850	0	1185	2050	2281	0	1751	62	0	10931	30049
19111 MANAGEMENT REIMBURSABLE	3645	3610	3610	4510	3610	740	6953	3500	3500	3500	3500	3500	44173
19112 POSTAGE, ON-SITE	0	0	222	0	0	0	0	0	222	0	0	0	443
19117 DUES & PUBLICATIONS	0	0	0	0	0	0	135	0	490	0	0	105	730
19119 BANK FEES	35	35	35	35	35	35	47	47	11	35	35	35	420
19124 ON-SITE STAFF	14264	14382	24502	14348	14182	14380	21813	14483	14514	15200	7529	22680	192275
17209 PAYROLL PROCESSING FEES	520	520	520	520	520	520	520	520	520	0	0	0	4680
19126 DELINQUENCY MONITORING	-650	-546	-2285	-3519	-869	-1562	-2714	-1408	-1817	-710	-563	-1556	-18199
19132 OPERATING CONTINGENCY	0	0	1578	0	10531	0	0	0	1522	1603	0	0	15234
19143 LEGAL-COLLECTIONS	0	0	0	0	0	0	0	0	0	-511	0	0	-511
19172 ACCOUNTING REIMBURSABLES	326	363	446	363	329	0	1236	1280	583	613	520	542	6601
19174 AMS COLLECTION EXPENSE	944	1564	345	1455	119	2193	2504	-632	-290	-641	760	-418	7901
19178 PROPERTY TAX	495	0	-142	0	0	0	2713	0	0	0	0	0	3066
19247 PAYROLL TAXES & BENEFITS	7566	7604	11470	8180	8071	8129	12214	8786	8690	8738	4283	13137	106868
19295 ON-SITE OFFICE SUPPLIES	92	0	765	111	0	104	390	0	534	82	0	722	2800
19382 COPIER LEASE	521	593	61	1079	700	492	1147	1169	-938	331	670	657	6484
TOTAL MANAGEMENT/ON-SITE ADM	38989	-179038	50926	87642	45863	-17580	58269	35694	38299	147080	-85932	58284	278496
INSURANCE													
19107 INSURANCE	16221	12798	19645	237403	59883	59883	59883	59883	59883	59883	59883	59883	765130
DC1930 FLOOD INSURANCE	29105	29105	29105	29105	29105	12856	30129	30371	7100	-64	0	-60500	165417
TOTAL INSURANCE	45326	41903	48750	266508	88988	72738	90012	90254	66983	59819	59883	-617	930547
TOTAL OPERATING EXPENSES	159196	-57092	179696	433179	212746	129638	293415	207626	223063	304837	73526	162162	2321992
NET INCOME/(LOSS)	33883	18025	-114691	-54753	-55015	245644	135408	19017	-61486	-63833	146216	100465	348880