

Mail Theft in Community



NEPENTHE NEWS

HOA Mail Theft Prevention: Protect Your Mail, Protect Our Neighborhood

Mail theft is on the rise, and centralized mailboxes in HOA communities are frequent targets. A few simple steps can protect your personal information, packages, and peace of mind.

Top Ways to Prevent Mail Theft:

- **Pick Up Mail Promptly**—Don't let mail sit overnight. Thieves often strike after dark.
- **Track and Secure Packages**—Use delivery alerts. If you're not home, ask a trusted neighbor to pick up your package—or use secure pickup options like Amazon Lockers.
- **Go Paperless**—Switch to digital billing and statements when possible to reduce sensitive mail.
- **Hold Mail When Away**—Use USPS Hold Mail or ask a neighbor to collect it while you're gone.
- **Watch Out for Each Other**—Report suspicious activity near mailboxes. Greet unfamiliar faces—it signals that we're a watchful community.

If Mail Is Stolen:

- Report to USPS Inspection Service: www.uspis.gov/report
- Contact local police
- Alert your bank or credit card providers

Let's Keep Our Community Safe, Together!

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Meet the Interim GM

As many of you know, the current General Manager, Nicole Marks, will be leaving for maternity leave by mid-September. With that, Abigail Helman, will be your interim GM until Nicole returns. Abigail began her career in hospitality while completing her degree in Business at Northern Arizona University. In 2020, she joined FirstService Residential as a part-time Compliance Coordinator and quickly advanced to the role of full-time Assistant General Manager for a Master Planned Community in Gilbert, Arizona. Now based in Sacramento, she is excited for the opportunity to serve the Nepenthe Community as General Manager over the next several months and looks forward to building strong relationships with residents and the Board.

June 2025 Budget Report

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.

June Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2025	\$89,192	\$8,937,750
Plus Income	\$2,698,724	
Reserve Investment Income		\$180,083
Contributions to Reserve		\$978,254
Accounts Payable		
Less Operating Expenses	(\$1,264,630)	
Reserve Funding	(\$978,254)	
Reserve Expenditures		(\$2,579,879)
Due to Operating	(\$0)	
Ending Balance 6/30/2025	\$311,894	\$7,571,067

Awarded Contracts - August 2025

The Board met in Executive Session on August 5th. The Board took the following actions during the August 5th meeting:

- The Board approved proposal from Ballot Box to conduct the CC&R revision vote in the amount of \$1,650.—*This proposal was approved with the following votes: YAY-4, NAY-1.*
- The Board approved proposal from Critical Path Reconstruction for fencing repairs at 2312 Swarthmore in the amount of \$3,166.70.—*This proposal was approved unanimously.*
- The Board approved 26 irrigation proposals in multiple locations from Carson Landscape totaling \$6,335.—*This proposal was approved unanimously.*
- The Board approved proposal from Breault Asphalt Maintenance for asphalt repairs at 618 Elmhurst in the amount of \$4,206.—*This proposal was approved unanimously.*

Architectural Modifications

Address	Improvement	Action
203 Elmhurst	Window Replacement	Approval
605 Dunbarton	Window Replacement	Approval
1111 Commons	HVAC Replacement	Approval

4th of July Parade Success!



Nepenthe's Paper Shred Day!



SAFE
SHREDTM

Saturday, August 23

9am to Noon at the Nepenthe Clubhouse

**\$10.00 per banker-sized box
(10" high, 12" wide, and 15" long)**

Watch the shredding or not

Stay for Coffee Hour!

September 7, 2025 - Sunday - 6:00 PM

At the Nepenthe Clubhouse.....

It's... Music by the Pool



Walking the Dawg Band is a five piece band that has been rockin' Sacramento for 29 years! They play danceable classic rock and roll from the bands of the era you love! Great rock music that only a live band can deliver. So... put on your dancing shoes for this event. Enjoy band member and Nepenthe resident John Chermesino playing bass, and performing vocals (second on the right in photo).

- \$10.00 per person, includes one glass of wine.
- All Nepenthe and Campus Commons residents and friends are welcome.
- You may bring folding chairs, small ice chests, refreshments, and snacks. (No glass by the pool)
- Tickets on sale August 29th, at the Nepenthe Club House office. (Maximum capacity is 100)
- Tickets available at the gate. Sorry, no checks, please.
- Entrance at Commons Drive, side pool gate. Opens at 5:30 pm. No early admissions.

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

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

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

Please be reminded that a monthly project report as prepared by Paul Reeves is included in each Open Board Packet that is published on the Nepenthe HOA website.

If you have any questions or concerns pertaining to the project, please call the Nepenthe Office at: (916) 929-8380.



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

Description of Request (Please include detailed location):

Date Received:	Received by:
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Work Order Generated? Yes ☐ No ☐ If yes, WO # _____ If no, explain: _____

Date: _____ Describe: _____ Initial: _____

Date: _____ Describe: _____ Initial: _____



Fun Fellowship Friends



2025 OUTREACH ACTIVITIES

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

August 2025

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

Have a Concern?

Start with the management office via walk in, phone call or email:

(916) 929-8380

Nepenthe.HOA@fsresidential.com

If the office staff cannot resolve the concern, work with the General Manager, Nicole Marks. Still not satisfied? Submit a letter to the Board of Directors for review by emailing or by dropping it off at the office.

Need a Service Request?

If you have an issue with a component that the Association is obligated to maintain, please complete a Service Request Form.

[Service request form \(nepenthehoa.com\)](http://nepenthehoa.com)

Examples include, but are not limited to:

- Address signs
- Dry rot
- Gates
- Irrigation in the common area.
- Roof

Community Website

Have you checked out our [Nepenthe HOA \(nepenthehoa.com\)](http://nepenthehoa.com) Website? There is a lot of useful information there that could lead you in the right direction!

You can find our amenities, monthly newsletter, the event calendar, an interactive community map, committee information, management staff information, and our governing documents such as the CC&R's, Bylaws, and community rules.

City of Sacramento 311

For areas not maintained by the association, it is important for the City of Sacramento to be notified. All streets in Nepenthe are public city streets other than Dunbarton and Elmhurst.

Please call 311 or go to their [website](http://www.sacramento.gov) to report a concern or request a service. This can include, but is not limited to:

- Stray Animal
- Dead Animal
- Graffiti
- Junk & Debris
- Abandoned Vehicle
- Homeless Camp or Trash
- Appointment- Trash Pick Up
- Illegal Dumping
- Street/ Sidewalk Concerns
- Tree Concerns

Click link below!



Parking Reminders

Please remember there is no parking permitted in the alleyways except for immediate loading/unloading. The office staff has been receiving an increasing number of reports of cars parked in the alleyways and disrupting the flow of traffic for other homes in the area. Please refer to the CC&Rs, Section 3.3 (A): *"No vehicle shall be parked or left in the alleyways or on the common driveways behind the residences, except for the active and immediate loading and unloading of the vehicle. Service contractors may not leave or park their service vehicle(s) in the common driveways or alleyways without the express written consent of the Board or its authorized property manager."*

On our private streets, Dunbarton and Elmhurst, there is to be no parking along the side indicated by the signs. Guest placards can be obtained in the office, please be mindful of parking on corners as it can create a blind spot and in front of other resident's windows. Thank you!

Call the Office with any questions.
916.929.8380



Nepenthe Association
1131 Commons Drive
Sacramento Ca 95825

Office Hours

Monday - Friday ~ 8am-5pm
Phone: 916-929-8380
Nepenthe.HOA@FSResidential.com
NepentheHOA.com

Management Staff:

Nicole Marks, General Manager, Nicole.Marks@fsresidential.com
Abigail Helman, General Manager, Abigail.Helman@fsresidential.com
Nirmal Dhesi, Assistant Community Manager, Nirmal.Dhesi@fsresidential.com
Trevon McCrea, Administrative Assistant, Trevon.McCrea-Simmons@fsresidential.com

Other Important Contacts:

After Hours Customer Care Center 1-800-428-5588 for property-related emergencies
Power Outage: 1-888-456-SMUD

Your volunteer Board of Directors:

Vice President: Brian Coates

Treasurer: Nina White

President: Courtenay Delfin

Secretary: Cheryl Nelson

Member at Large: Ricardo Pineda

Board of Directors

1st Wednesday, 6:00pm, via Zoom and at the Clubhouse

<https://us02web.zoom.us/j/88272111861?pwd=aW5pSXZtZXZnNW1lNlBVbE9Qd2plZz09>

Meeting ID: 882 7211 1861, Passcode: 001131

Architectural Review Committee

1st Thursday, 4:30pm at the Clubhouse

Finance Committee

3rd Monday, 4pm, via Zoom and at the Clubhouse

<https://us02web.zoom.us/j/89767673487?pwd=cFNXY3p4b1k2dkx5Nm56Z3NRNS9yUT09>

Meeting ID: 897 6767 3487, Passcode: 001131

Grounds Committee

3rd Thursday, 3pm, via Zoom and at the Clubhouse

<https://us02web.zoom.us/j/88075328792?pwd=Q0ZOL0FiRkIzV09MN01Cd01xYkg4dz09>

Meeting ID: 880 7532 8792, Passcode: 001131

Insurance, Legal & Safety Committee

2nd Wednesday, 5:30pm at the Clubhouse

Outreach Committee

2nd Wednesday, 4:00pm at the Clubhouse