



Irrigation Repair

Project Address: **Commons Dr. - 1131**
Project Name: **Nepenthe Association**
On-Site Location: **See attached map & photos**

Carson Landscape Industries agrees to provide labor and materials to perform the following services.

Work Description

Controller B Station #21 – Replace weeping old valve in Zone #2 Vanderbilt Wy. - 1260

Materials

(1) 1" Valve
Misc. Irrigation Parts and Hardware


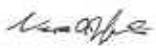
Total Labor and Materials: \$540.00

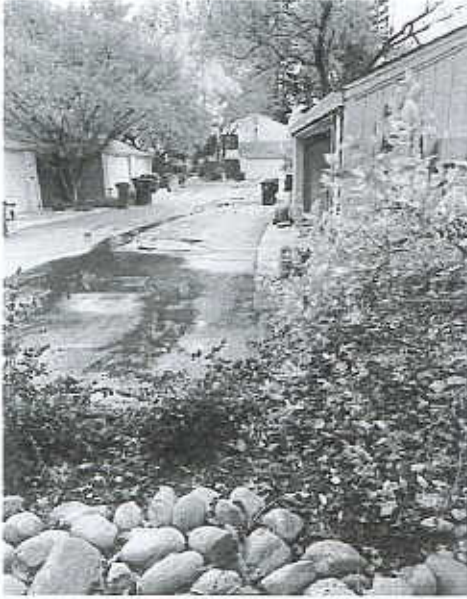
TERMS: Payment in full is due upon completion of the work. A finance charge of 1.5% per month will be added to the unpaid balance after 30 days. In the event legal action is taken to collect on a past due account, the debtor agrees to pay all collection costs including interest, attorney's fees and court costs. Any alteration or deviation from the above involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be in writing. Our workers are fully covered by workers compensation and our firm is covered by liability insurance. **This proposal may be withdrawn by us if not accepted within 30 days.**

Carson Landscape Industries and The Grove
Contractor's License No. 470283 & 1034968
9530 Elder Creek Rd.
Sacramento, CA 95829-9306
Tel: 916-856-5400 • Fax: 916-856-5410
Email: olopez@carson1975.com

Nepenthe Association
1131 Commons Drive
Sacramento, CA 95825-
Tel: 916-929-8380
Email: Abigail.Helman@fsresidential.com

By: Oscar Lopez (by KM)
Name: Oscar Lopez
Title: Operations Manager
Date: 12/16/2025

By:  
Name: Abigail Helman Courtenay Delfin Nina White
Title: President treasurer
Date: 12/16/2025





FW: Automated Notification of Resident Inquiry for Property - Nepenthe Association - 12/12/2025 11:28:24 AM

From Nirmal Dhese <nirmal.dhese@fsresidential.com>
Date Fri 12/12/2025 8:29 AM
To Oscar Lopez <OLopez@carson1975.com>



NIRMAL DHESI
Assistant Community Manager

Nepenthe Association
1131 Commons Drive | Sacramento, CA 95825
Direct 9169298380
Email Nirmal.dhese@fsresidential.com
<https://nepenthehoa.com>

24/7 Customer Care Center: 800.428.5588



Residents get instant answers with HODA

From: carecenter@mc.fsresidential.com <carecenter@mc.fsresidential.com>
Sent: Friday, December 12, 2025 8:28 AM
To: Nirmal Dhese <Nirmal.Dhese@fsresidential.com>; Nicole Marks <Nicole.Marks@fsresidential.com>; Trevon McCrea-Simmons <Trevon.McCrea-Simmons@fsresidential.com>; Abigail Helman <Abigail.Helman@fsresidential.com>
Subject: Automated Notification of Resident Inquiry for Property - Nepenthe Association - 12/12/2025 11:28:24 AM

NEPENTHE ASSOCIATION

Property Name: **Nepenthe Association**
Unit Info: **1260 Vanderbilt Way**
Resident Info: **MEREDITH GALLOWAY**
Reason(s) for Inquiry: **Emergency**
Handled By: **BPO1_Nicole M**

Notes: **MEREDITH, owner, called because of a long-running issue with a broken sprinkler system that has been running non-stop, causing massive water waste and flooding. Meredith is calling to escalate a broken sprinkler issue that is flooding the entire alleyway, raising concerns about potential property damage and waste. There are "inches of water everywhere," and the lawn is "completely saturated." She is concerned that the non-stop flooding will start "damaging the foundation" and nearby structures, in addition to being extremely wasteful. Customer called to submit a WO on November 18th and She called the office again yesterday, and a second work order was created. I followed emergency procedure, no template was needed. customer best contact information: 570-357-2977**

Email Address: meredithteaches@gmail.com
Phone: **570-357-2977**