



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

Zone 7 Station 11 – Repair (1) broken Netafim line by University – 1455

Materials

Misc. Irrigation Parts and Hardware

Total Labor and Materials: \$145.00

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 **This proposal may be withdrawn by us if not accepted within 30 days.**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: 

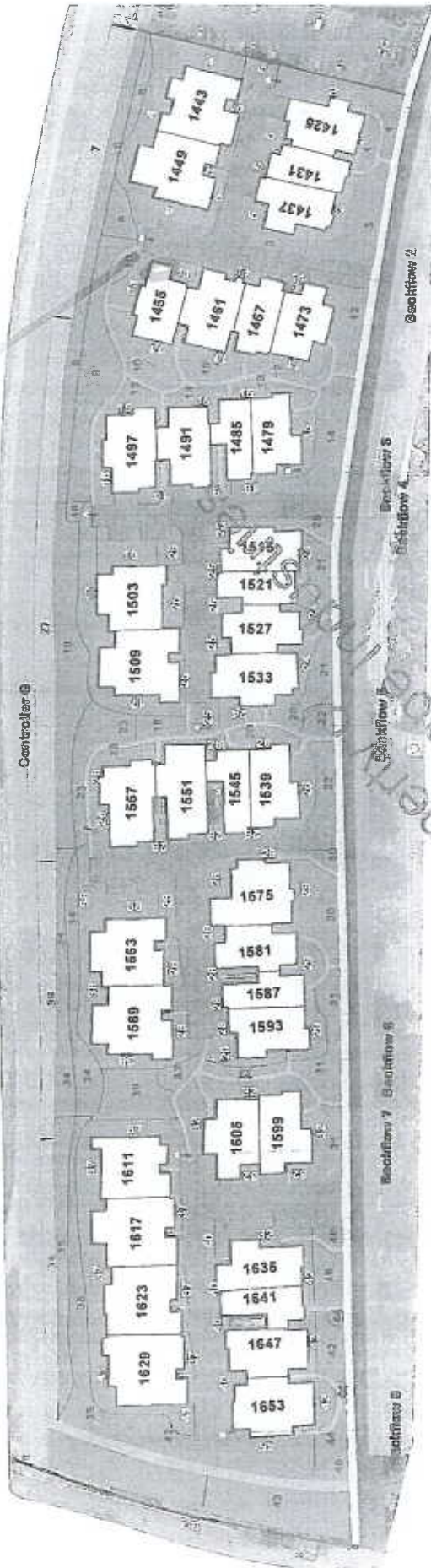
Name: Abigail Helman

Title: General Manager

Date: 12/16/25

Nepenthe Owners Association
Zone 7—Controller G

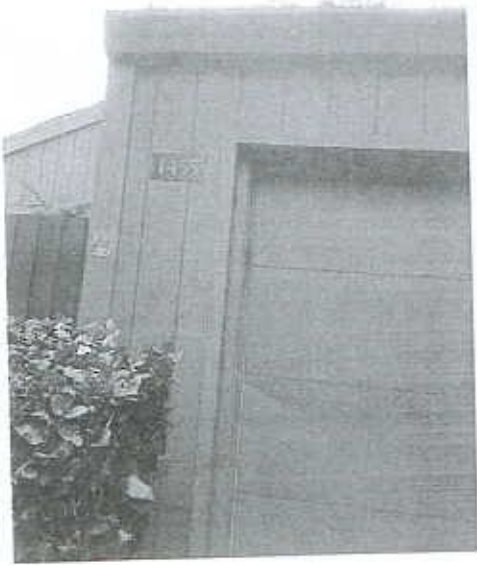
Irrigation Controller Map
5/1/2021



Backflow #1			Backflow #2			Backflow #3			Backflow #4			Backflow #5			Backflow #6			Backflow #7			Backflow #8		
#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type	#	Plant Type	Irrigation Type
1	Turf	PS	6	Turf	PS	12	Turf	PS	16	Shrub/GC	DrT	20	Turf	PS	28	Shrub/GC	DrT	34	Turf/Shrub	R	40	Shrub/GC	DrT
2	Shrub/GC	DrT	7*	Turf	PSN	13	Turf	PS	17	Shrub/GC	DrT	21	Turf	PS	29	Shrub/GC	DrT	35	Turf/Shrub	R	41	Shrub/GC	DrT
3	Turf	PS	8	Turf	PS	14	Turf	PSN	18	Turf	PS	22	Turf	PSN	30	Turf/Shrub	PRN	36*	Turf/Shrub	R	42	Shrub/GC	DrT
4	Shrub/GC	DrT	9	Turf	PSN	15	Shrub/GC	DrT	19	Turf	PSN	23	Turf	PS	31	Turf/Shrub	PRN	37	Shrub/GC	DrT	43	Shrub/GC	R
5	Shrub/GC	DrT	10	Turf	PSN				20	Shrub/GC	DrT	24	Shrub/GC	DrT	32	Shrub/GC	DrT	38*	Shrub/GC	DrT	44	Shrub/GC	PRN
			11	Shrub/GC	DrT				21	Shrub/GC	DrT	25	Shrub/GC	DrT	33	Shrub/GC	PS	39	Shrub/GC	PRN	45	Turf/Shrub	PS
									22			26	Shrub/GC	DrT							46	Shrub/GC	PRN
									23			27*	Turf	PSN							47	Shrub/GC	R

Legend

	Backflow	PS	Pop-up Spray			DrT	Inline Driptube	
	Controller G	PRN	Pop-up Rotary Nozzle			DrE	Drip Emitter	



FirstService Residential Work Order #1322290 for Nepenthe Association

From notifications@mc.fsresidential.com <notifications@mc.fsresidential.com>

Date Tue 12/9/2025 10:30 AM

To Accounts Receivables <ar@carson1975.com>; Oscar Lopez <OLopez@carson1975.com>; Rogelio Huerta <rhuerta@carson1975.com>

Cc Trevon.McCrea-Simmons@fsresidential.com <Trevon.McCrea-Simmons@fsresidential.com>

 1 attachment (3 KB)

WorkOrder_1322290_2d21963e-be76-42c4-b8d6-d89cafaecf63.PDF;

NEPENTHE ASSOCIATION

Work Order #: 1322290

Category: Irrigation

Unit/Common Area: 1455 University Ave

Property Address: 1131 Commons Dr
Sacramento, CA 95825-7007

Official Owner Name: Charles Weigel

Unit Phone: 916-564-9506

Description: Carson - Homeowner reporting a broken irrigation line spraying water onto their driveway at 1455 University.

Carson -

Homeowner reporting a broken irrigation line spraying water onto their driveway at 1455 University.

Please see the attached document for additional information.

Sincerely,

Trevon McCrea-Simmons
Community Design Coordinator

Professionally managed by FirstService Residential California, LLC

Proposal 12/10/25