



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 6 Station #41 – Repair (1) broken lateral line in root infested area by Elmhurst - 406

Materials

Misc. Irrigation Parts and Hardware

Total Labor and Materials: \$425.00

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 **This proposal may be withdrawn by us if not accepted within 30 days.**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

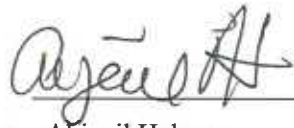
1131 Commons Drive
Sacramento, CA 95825-
Tel: 916-929-8380
Email: Abigail.Helman@fsresidential.com

By: Oscar Lopez (by KM)

Name: Oscar Lopez

Title: Operations Manager

Date: 12/16/2025

By: 

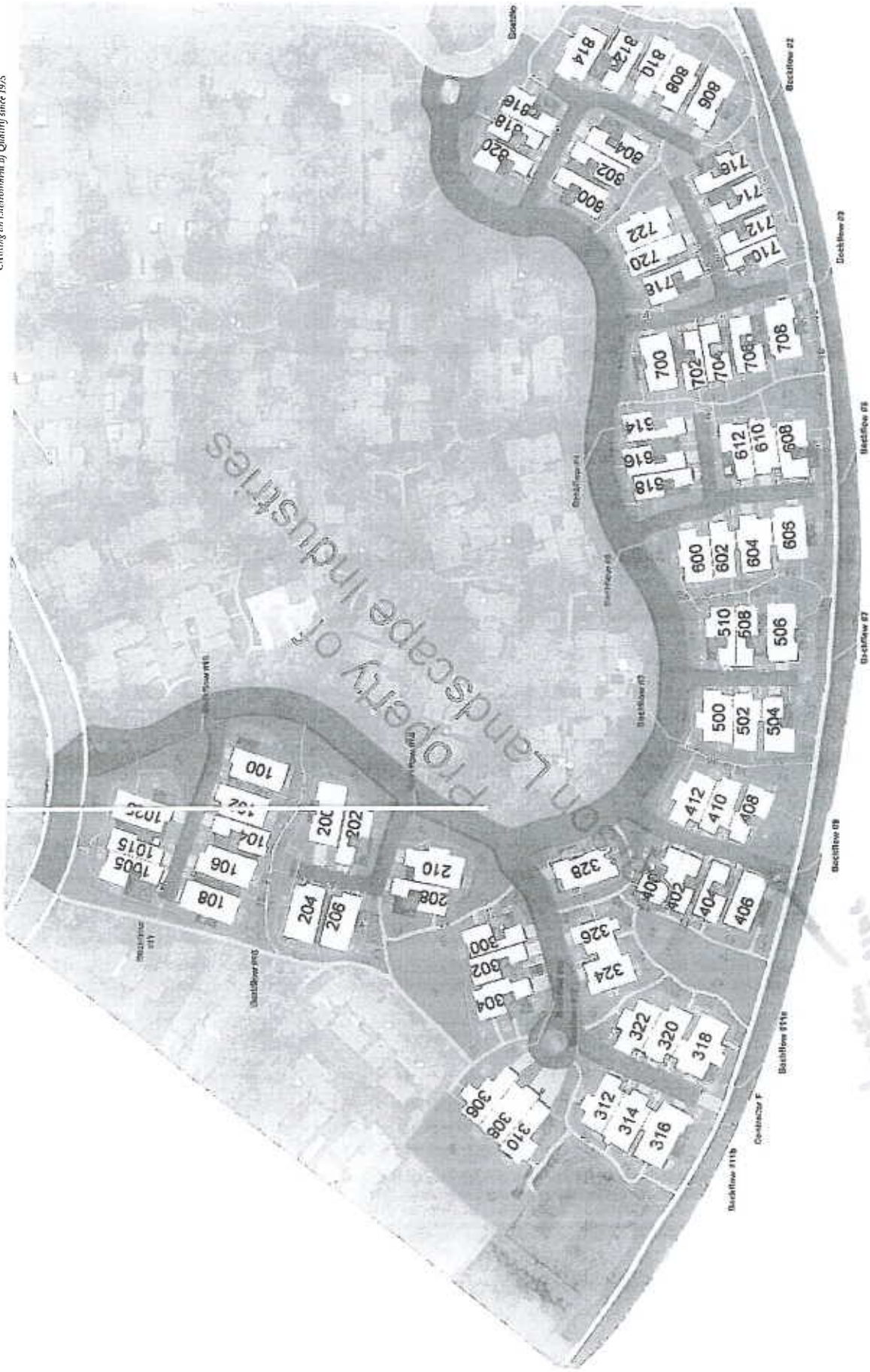
Name: Abigail Helman

Title: General Manager

Date: 12/16/25

Nepenthe Owners Association
Zone 6—Controller F

Irrigation Controller Map
12/1/2021





FW: Leak--406 Elmhurst

From Nirmal Dhesi <nirmal.dhesi@fsresidential.com>

Date Tue 12/9/2025 12:57 PM

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

1 attachment (2 MB)

Drip;

One more!



NIRMAL DHESI

Assistant Community Manager

Nepenthe Association

1131 Commons Drive | Sacramento, CA 95825

Direct 9169298380

Email Nirmal.dhesi@fsresidential.com

<https://nepenthehoa.com>

24/7 Customer Care Center: 800.428.5588



HODA

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Proposed 12/10/25

From: Geraldine Gelfand <ggelfand08@gmail.com>

Sent: Tuesday, December 9, 2025 11:45 AM

To: Nirmal Dhesi <nirmal.dhesi@fsresidential.com>

Subject: Leak

There is a leak in the drip irrigation outside my front gate. I hope you can see it in this picture
Gerry