

| APRIL 2006 | | | | | | |
|------------|--------------------|-----|---------------------|-------------------|--------------------|-----|
| Sun | Mon | Tue | Wed | Thur | Fri | Sat |
| | | | | | | 1 |
| 2 DST | 3 Tia Chi 10am | 4 | 5 Tia Chi 10am | 6 Coffee | 7 Tia Chi 10am | 8 |
| 9 | 10 Tia Chi | 11 | 12 Tia Chi 10am | 13 Coffee 10am | 14 Tia Chi 10am | 15 |
| 16 Easter | 17 Tia Chi 10am | 18 | 19 Tia Chi 10am | 20 Coffee 10am | 21 Tia Chi 10am | 22 |
| 23 | 24 Tia Chi | 25 | 26Bd Mtg 7pm (R) | 27 Coffee 10am | 28 Tia Chi 10am | 29 |
| 30 | | | | | | |

| MAY 2006 | | | | | | |
|------------|--------------------|-----|----------------------|-------------------|--------------------|-----|
| Sun | Mon | Tue | Wed | Thur | Fri | Sat |
| | 1 Tia Chi | 2 | 3 Tia Chi | 4 Coffee | 5 Tia Chi | 6 |
| 7 | 8 Tia Chi 10am | 9 | 10Tia Chi 10am | 11 Coffee 10am | 12 Tia Chi 10am | 13 |
| 14 Mothers | 15 Tia Chi | 16 | 17 Tia Chi 10am | 18 Coffee 10am | 19 Tia Chi 10am | 20 |
| 21 | 22 Tia Chi 10am | 23 | 24Bd Mtg. 7pm (R) | 25 Coffee 10am | 26 Tia Chi 10am | 27 |
| 28 | 29 MemorialD | 30 | 31 Tia Chi 10am | | | |
| | | | | | | |

YOUR BOARD OF DIRECTORS/OFFICERS

| | |
|----------------|-------------------|
| President | Alfonso Baute |
| Vice President | Blair McLeod |
| Board Director | Joan Wood |
| Secretary | Ed Healy |
| Treasurer | Margaret Saunders |
| Alternate | Rick Caughey |
| Alternate | John Stofanik |

An **Emergency** is a situation that threatens human life or personal property and demands immediate attention, i.e., Medical, Burglary, Fire, Theft and Assault -
DIAL 9 1 1

EASTERN GARDENS TATTLER



Volume 3 Issue 3

April - May 2006

"Fighting Crime the Easy Way"

Often times, it's not expensive alarm systems or the sight of police that deters burglars; it's the small, simple things residents do that make the would-be thieves move on. Here are few but practical ways to fight crime in our community.

- * **Always lock your doors and windows.** Even if you're only running to the laundry room or the car to grab something, lock up!
- * **Report suspicious people and behavior to the office or police.** Whether or not the situation is a false alarm, it's better to be safe than sorry.

- * **Don't leave keys hidden anywhere outside the apartment.** Such as a doormat, instead, let a friend or trusted neighbor hold a spare key.

***Never allow strangers to use your phone.** Even if they claim to have an emergency. Talk to them from behind a locked door, and offer to make the call for them.

***Never advertise that you're not at home.** Whether it be on the answering machine or with a note posted on the door.

***Draw your shades at night.** Keep a few lights on, inform the office if you notice burned-out lights on the grounds and don't advertise your apartment contents by having all your drapes open and lights on at night.

This article has been reprinted upon request for reminded awarness.

Thank You



Eastern Garden's Management Team

Community Director: *Theresa Williams*

Maintenance Tech:

Sr. Regional Mgr: *Gary Haugstad*
FPI Management, Inc.



Office Hours

Mon - Fri 8:00 a.m. - 5:00 p.m.
Wednesday's Only 9a.m. - 6pm
Sat - Sun Closed
Office Ph.: 916.489.1604
Bldg. Emergency Ph.: 916.271.7633

FLICK NITE**"ALL ARE INVITED"**

This month's movie is scheduled for Tuesday, April 18, at 6:30PM. Movie selected is "Walk the Line".
Cost: \$.75 cents per person-bring correct change. Movie is filled with romance, comedy, music and drama. Recently released Academy Award winning film starring Joaquin Phoenix as Johnny Cash and Reese Witherspoon as June Carter.

CINCO DE MAYO DINNER

Dinner is scheduled for Friday, May 5, at 6:00PM social, 6:30PM dinner. Dinner includes flame-broiled chicken, Spanish rice, pinto and black beans, tortillas, assorted salsas, green salad, beverage and dessert. **COST: \$6.00 per person payable in advance. RSVP by Tuesday, May 2. Please call Kathy @ 482-4533 if you want to attend.**

COME JOIN THE CELEBRATION

It's the 90th birthday of Alice Calkins, who resides in apartment #33. To be held in the clubhouse on Saturday, April 15, from 2:00PM to 4:00PM. Cake and refreshments will be provided.

No presents please- your presence is enough. Please RSVP to Janet Lamont @ 916. 485-1707.

**COMMUNITY APPEARANCE**

It is the responsibility of every member and resident to keep the breezeways, balconies, and areas in and around their building, clean, neatly arranged, and clutter-free from unsightly or unused items. Be aware of how they appear to your neighbors and passersby. Eastern Gardens is looking fantastic and we need your cooperation to keep our home looking beautiful.

LAUNDRY ROOM COURTESY

Please remember when using the washer and dryers, that you make sure to remove clothes immediately after cycles are completed. This allows availability to others who don't have the time to wait. This prevents the risk of someone handling your clothes especially if you prefer them not too. A person of good character is one who is fair and caring and treats people with respect and courtesy. Please always remember to clean-up after yourself-Thank You

**PARKING**

All cars that are parked on the grounds must be operable and have a valid DMV registration sticker and should be placed on the rear license plate of the vehicle. Have your friends and guests park their vehicles only in the marked visitor spaces. Every resident must park in their assigned space. Single residents with (2) vehicles must park their extra vehicle at north end of property. No more than (2) vehicles per apartment. Otherwise, vehicles not adhering to these regulations are subject to towing at the owner's expense.

QUERIES TO THE BOARD OF DIRECTORS

Q. Three buildings now have new roofs, can we expect others to be re-roofed? and if so, when?

A. Yes. Other buildings will be re-roofed based upon each buildings severity of leaks, age and deterioration. As to when, we are trying to do the re-roofs every other year, or as needed. This allows us to replenish our Reserve Accounts; in the interim, we will continue to make minor repairs as necessary.

Q. Why are we not pruning trees like we have in the past?

A. The answer to this is three fold; first, before the re-finance it became a financial issue, secondly, pruning trees stimulates root growth, and thirdly, we are currently removing a few of the trees that have more aggressive roots which have caused or going to cause structural damage. We have ear marked some for removal and some for pruning.

Q. Is it possible to have electrical outlets installed on the outside of each building for personal use?

A. NO. It's strictly prohibited for anyone to use the electricity from any of the electrical connections/devices on the grounds.

Q. Is the water currently metered?

A. YES. The complex has two main water valves (North & South) and each is metered which the Corporation covers the expense.

Q. Are we part of the County or City?

A. We currently reside in the County of Sacramento, Arden Arcade District.

Q. Can we have other cable companies on the property?

A. NO. The Corporation approached Sure West a few years ago; they stated that it was not financially possible for them to install their cable but if we wanted to we could pay for the installation ourselves and they would provide the service; we said, NO THANK YOU.

Q. Can I make a few alterations to the inside of my apartment?

A. YES. However, you must first request permission from the Board of Directors stating your request. See Occupancy Agreement (OA), Article 13.

Q. Can I be held financially responsible for plumbing leaks inside my apartment?

A. YES. Upon signing the OA, It becomes the responsibility of each Member to care for their apartment, which you can be held responsible for negligence. See OA, Article 12 (a)(c).

Q. Who is responsible for telephone repairs?

A. The Corporation is responsible for inside repairs for one (1) each telephone wall jack located in the kitchen adjacent to the counter top and dining area. Repairs on all other telephone jacks are the responsibility of the Member, regardless of location. Telephone service and instruments is also the responsibility of the Member. Outside repairs, up-to the exterior of the building, is the responsibility of the phone company.