

August 2004						
Sun	Mon	Tue	Wed	Thur	Fri	Sat
1	2 Tai Chi 10am	3	4 Tai Chi 10am & Bookmobile	5 Coffee 10am	6 Tai Chi 10am	7
8	9 Tai Chi 10am	10	11 Tai Chi 10am	12 Coffee 10am	13 Tai Chi 10am	14
15	16 Tai Chi 10am	17	18 Tai Chi 10am	19 Coffee 10am	20 Tai Chi 10am	21
22	23 Tai Chi 10am	24	25 Tai Chi 10am 3rd QGM Bd Mtg 7pm	26 Coffee 10am	27 Tai Chi 10am	28
29	30 Tai Chi 10am	31				

YOUR BOARD OF DIRECTORS

President	Kathy Slotterback
Vice President	Peter Janicki
2nd Vice President	Ed Healy
Secretary	Margaret Saunders
Treasurer	Vacant
Alternate	Rick Caughey

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



↳ Imprint MT Shadow

Volume 1 Issue 7

August 2004

Community Director's Message

This past month has been a very busy one, and I wish to thank all those who have been so helpful and supported. Items of interest that requires your attention, are:

- * Lead Base Paint: HUD requires that each of you sign a Disclosure Statement, please come into the office to sign this statement for your files.
- * Suspicious People: If you notice any person(s) late at night or very early morning hours rummaging through dumpsters or looking into cars, please report this to the authorities immediately by dialing "911".
- * Mail Box Labels: I have relabeled the mail boxes with new numbers. The old one's were faded and difficult to read; no change in the numbering system.

Sincerely,
Theresa Williams
Community Director



Quotes & Proverbs

- * Doc Chidre - Appreciation, is like looking through a wide-angle lens that lets you see the entire forest, not just the one tree limb you walked up on.
- * Lao-Tzu - Time, is a created thing. To say 'I don't have time, ' is like saying, 'I don't want to.'
- * Chinese Proverb-Talk does not cook rice.
- * Mark Twain - I am an old man and have a great many troubles, but most of them never happened.
- * Ed Healy - Change is inevitable; growth is optional.
- * Galileo - You can't teach people anything You can only help them discover it within themselves.
- * Doc Childre-Neutral, is a state where your not jumping ahead too quickly or moving too slow. Neutral does not mean being inactive, complacent or passive. It's about a calm poise that allows for new information and new possibilities to emerge before taking further action. When in neutral you actually increase your sensitivity & intuitiveness. Neutral is fertile ground for new possibilities to grow from.



Eastern Gardens Management Team

Office Hours

Community Director: *Theresa Williams*
Maintenance Tech: *Ramon Lara*
Property Manager: *Jim Collins*
Federal Properties Incorporated (FPI)



Mon - Fri 8:00 a.m. - 2:30 p.m.
Wednesday's Only 9a.m. - 6pm
Sat - Sun Closed
Office Ph.: 916.489.1604
After Hours Ph.: 916.357.5300

**CLUBHOUSE USAGE
"Reprinted"**

In 2003 the Board of Directors approved the opening of the clubhouse, M-F 8-5p.m. for the express purpose of Membership usage for gatherings of friends, tea socials, watch TV, etc. Normally the clubhouse is used for Membership meetings and functions as well as rental purposes, by Members only. However, certain courtesies must be extended if we are to keep the clubhouse open during normal business hours, that is:

* **No personal items are to be stored inside the clubhouse, i.e., cabinets, lounge area or refrigerator, e.g., food, clothing, decorations or furniture.**

* **You are expected to keep it clean during and after your usage, e.g., coffee socials, movie-nites, etc.**

* **No animals allowed, unless it's a service animal, e.g., seeing eye dog.**

* **Report breakage or discrepancies to the office.**

* **No personal phone calls. The phone inside the clubhouse is for "EMERGENCY USE ONLY".**

* **Every Friday the refrigerator will be cleaned out of all food items, with the exception of condiments.**

Continued disregard of these rules will result in the M-F closure and will only be available for rental purposes and board meetings - Board of Directors.

**Breezeway Courtesy**

Two items that deserve attention and some consideration when you are in the breezeway(s). **First**,

remember that sound is amplified when carrying on conversations, be it when your on the telephone or in person with relatives or friends. Your neighbors do not wish to hear the on-goings of your personal lives. Please be courtesy to your neighbors and take your conversations inside

your own apartment unit. **Second**, for those of you who smoke, the breezeways are considered thoroughfares, which Members must pass through in order to access their apartment.

Again, please have consideration for those who do not wish to breath your cigarette smoke. Either smoke inside or far enough away from the breezeways so as not to interfere with the rights and comforts of other Members. (IAW) OA Article 6 & 7

**Landscaping**

EG outsources these duties to Arreolas Landscaping, i.e, grass cutting, trimming, planting/removing of trees and shrubs. Contract additions or changes are made only with the approval of the Board of Directors, enforced and regulated by FPI. Members or members guest(s) are not allowed to change or contract or make agreements with vendors or contractors to conduct work on the grounds. Members will be financially responsible for any disregard of these policies. (IAW) Rules & Regs., & OA Article 6.

EASTERN GARDENS CALENDER REVIEW

7/22/04 - Outside Waiting List Open
* Outside waiting list is open from 7/22/04 to 8/21/04

7/28/04 - Regular Board Meeting (Reflections)
* Property/Liability Insurance: Replace existing insurance with Cal Comp Insurance. A \$16k annual savings.
* Approved changes to EG form "Notice of Intentions to Vacate"
* Clarified Outside Waiting List, "Applicants refusing an apartment once, will be removed from the waiting list, unless applicant has a verified hardship. The applicant may reapply."
* Refinance update: Application is in the San Francisco HUD office for their review/approval, in-turn, to be forwarded onto D.C. for their final review/approval. Estimated time-line for refinance completion 9/6/04.

7/29/04 - Annual Management Review (HUD)
* 3.5 hour audit.
* Focus of audit was on office procedures, files, and records.
* Overall rating of review, was GOOD!

8/2/04 - Annual Apartment Unit Inspections
* On-going: Through the month of August each unit will be inspected by the Community Director, (IAW) OA Article 17.

8/25/04 - Quarterly General Membership Meeting (Clubhouse @ 7pm)
* Discussion Topics
** Year-to-date finances.
** Proposed changes to Rules & Regulations.
** Refinance update.
** Proposal of Newsletter, every other month.
** Membership Comments: (Q&A)

WORD TO THE WISE

Members shall observe, and cause all member's household and guest's to observe and comply with the 5 MPH posted speed limit. Continued offenders will have their driving privileges on the premises revoked and their vehicle denied access to the complex. (IAW) Parking Rules & Regulations

**"WATCH YOUR SPEED"**