

EASTERN GARDENS TATTLER

Volume 3 - Issue 5

3045 Eastern Avenue - Sacramento, CA 95821

Aug - Sept 2006



2006

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MANAGING AGENT

FPI Management, Inc.
800 Iron Point Road
Folsom, CA 95630
(916) 357-5300

Gary Haugstad
Sr. Regional Property Mgr.

Theresa Williams
Community Director
Newsletter Editor-in-Chief

Vacant
Maintenance Technician

OFFICE HOURS

Mon-Fri: 8:00 am - 5:00 pm
Wed Only: 9:00 am - 6pm
Sat-Sun: CLOSED
Office Ph.: (916) 489-1604
FAX (916) 489-1627

**After Hour Building
Emergencies**
(916) 271-7633



SPECIAL THANKS

No there not farmers and that's not a pitch fork in his hand, its Richard and Kathy Kent, Apt. #44. Eastern Gardens would like to thank them both for their tireless effort for the past two years that they have very

graciously and I might add, superbly orchestrated our pot-luck dinners. Rich who always worked behind the curtain and

sometimes out of sight, but his presence was there; be it washing dishes, carrying trash out, setting up or tearing down chairs and tables. Kathy, her excellent ways of coordinating the monthly menus as to who brings what and how many, decorating the clubhouse for each appropriate occasion, and as always her gracious smile and friendly demeanor, even when there were far too many people advising her on what to do or what she forgot to do. Both Rich and Kathy are always willing to offer friendship and respect for their neighbors. Although they've stepped down from coordinating the pot-lucks, Kathy is still very active in coordinating our Movie-Nite for us, Tuesday 6:30 p.m. @ Clubhouse:

UP-COMING SHOWS

Aug. 8 - "Mrs. Henderson Presents"

Aug. 22 - "Eight Below"

Sept. 12 - "Phantom of the Opera"

Details are posted inside the laundry rooms.



THANK YOU RICH AND KATHY!



RAPID TRANSIT OFFERS DISCOUNTED OR FREE FARES TO SENIORS

Senior citizens 75 years of age or older are eligible to receive a Rapid Transit (RT) lifetime pass that entitles the bearer to ride on all fixed-route service free of charge during the lifetime of the passholder. Ages of 62 thru 75 are eligible for a senior discount of 50 percent of the base fare in RT's service area.

Rapid Transit also provides complementary Senior Transportation Service (STS) through Para transit to certified disabled and senior riders. People aged 75 and older are automatically eligible for this service. Service to all communities within Sacramento County, with the exception of Folsom, Roseville and West Sacramento is available seven days a week from 6:00 am to 12:30 am. Personal attendants can also use STS for no fee provided they are accompanying a certified user to a destination.

The certification process for STS requires completion of an application, made available by calling RT (916) 557-4685 or 557-4686 (TTD).



In addition to being certified, STS mandates that riders make reservations, preferable two days in advance of any scheduled trip. Same day emergency service is not available. Passes are available at RT's Photo Identification Center, located at 2820 N Street. Visit RT's web site for dates and locations. For more information contact 916/321-BUSS (2877), TDD 483- HEAR or visit www.sacrt.com. Details are posted inside the laundry rooms.

*Source on RT's article quoted from: Michael A. Piekarz
Staff Writer, Sacramento Bee*

ALTERATIONS AND ADDITIONS

While improving your apartment is an added comfort to all, please keep in mind the following:



❖ All alterations, additions and improvements are only for the inside of your apartment unit and require written consent of the Board of Directors. This includes structural changes to the plumbing, electrical, or other fixtures whether removing or installing within the apartment unit, excluding painting. Before work is to begin the Corporation must receive a copy of your contractor's certificate of insurance and requires you hire a licensed contractor. Any damage to your apartment unit, your neighbors units or the common area as a result of work performed without proper insurance or appropriate permits may void the corporation's insurance policy covering the claim. All damage would then be the sole responsibility of the member.

❖ Any increase in the corporation's insurance premium as a result of individual improvements that have not received written consent by the board will be borne by the member.

PROPER DISPOSAL OF TRASH & RECYCLING

The proper disposal of trash has become a problem at the property and has some additional increases to our monthly costs, not only in disposal costs but in the time wasted each day by our management staff picking up after members and residents of the property. As members and residents, please note the following:



- ✓ All Trash should be placed in tied plastic bags and deposited inside the dumpster container. This helps all of us in many ways, i.e., controlling smells and bug infestation and especially for those residing adjacent to the refuse areas. Please Keep Lid Closed.
- ✓ Do not leave Trash on the ground or outside the fenced dumpster enclosure.
- ✓ Large boxes should be broken down and placed inside the recycle bin.
- ✓ No Construction Debris, Appliances, Furniture, Hazardous Waste, Oil, Carpeting, Paint Cans, Tires, Mattresses, Car Parts

Televisions or Computers may be placed in the dumpsters.

- ✓ CAT LITTER WASTE shall be bagged and securely tied and disposed of inside the dumpster container only.
- ✓ Do not place Trash outside your apartment door for a later time to dispose.
- ✓ **RECYCLE BINS are Only for aluminum, cans, glass, plastic, paper, and cardboard.**
- ✓ No Trash or Pet Waste shall be placed in the recycle bins.
- ✓ Refuse and recycle bin areas are for its members use, please do not permit friends and relatives to drop off their discarded goods, e.g., washers, dryers, , mattresses, car seats and I'm not talking about child car seats.

“COURTESY IS CONTAGEOUS”



I've heard this recently said by one of the board members and when you give it some thought it's something that we all need to be infected by.

I've received and continue to hear concerns relative to problems in the following areas:

- Laundry Rooms
- Illegal Parking & Speeding
- Noise in the Common Areas

Weather we have rules in these areas are not, every member should be exercising common courtesy and respect for your fellow neighbor and each member should ensure that their guest and non- member residents be advised of this as well. It's not the desire of your management team or the board's to regulate or even develop new rules to cover every aspect of our daily living here at Eastern Gardens. Courtesy and respect can not be regulated or enforced, so please let's all begin and allow ourselves to become infected with just a-little common courtesy and let's see how contagious it can become.

“PEOPLE HELPING PEOPLE”, “HANDS HELPING HANDS”



“NEW MEMBERS”

Let us all welcome our new neighbors or should I say returning neighbors



Mr. & Mrs. Carver #16

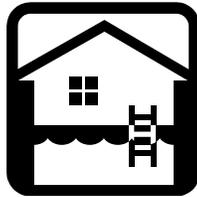
We are glad to have you and wish much joy and happiness here at Eastern Gardens.

Recently interviewed and accepted as the next members into Eastern Gardens are Janet Holmberg, Delores Mills and

Janet Lumberg. Please show our new neighbors a warm welcome.

“SWIMMING POOL”

Among the many inspections Eastern Gardens must comply with are inspections by Sacramento County. Due to recent events as some of you may have heard on the local news about the accidental drowning of small children the County has doubled its effort on pool inspections for compliance. In compliance with the County’s inspection of Eastern Garden’s pool we’ve changed out the locks so that you are able to exit the pool without having to use your key, but you still must use your key for access. Additionally, we’ve added another bar at the bottom of the rod iron fencing which will help prevent any small child from crawling underneath it. Our effort here is not to restrict access to our members, but to prevent any small children gaining access and accidentally falling into the pool. So, it’s very important that each member ensure that when entering and leaving the pool area, please ensure, for the safety of small children to, **“CLOSE THE GATE BEHIND YOU”**, and to make sure that it locks.



For your enjoyment please follow all the rules posted at the pool site and those which Eastern Gardens has established. If you are not sure what they are and do not have a copy of the pool rules, please stop by the business office and I’ll be happy to provide you with one.

FYI – the pool is cleaned and chemically treated three times a week to ensure a healthy pool. Should you notice leaves or other floating items, you may use the net which hangs on the wall to scoop them up and discard them into the trash container.

“LAUNDRY ROOMS”

It was recently approved by the board to replace the linoleum in each of the laundry rooms.

The laundry rooms currently have three layers of linoleum on them, which over time and normal wear and tear has caused the seams to peel up which makes it unsafe and even more difficult to clean. Time schedules and dates have not yet been coordinated but when they are notices will be distributed to all members so you will be able to work-around it. In addition, please remember to exercise laundry room courtesy, i.e., don’t leave the rooms without cleaning them up, clean out the lint traps after your use, don’t leave or put clothes out on the tables or dishes, nick-knacks and other items thinking some one could use them, it’s a laundry room not a thrift store; and always remember to secure the doors and windows after use, especially at night.



“ROOFS”

The board recently approved and awarded the roof contract to D-7 for buildings 3005/3007 & 3085/3087, bid proposal was \$43k per building. Gary Haugstad, Sr. Property Manager will coordinate and oversee this project for Eastern Gardens. Date and times have not yet been established but when they are notices will go out to the general membership.

“POLICY CHANGES/AMENDMENTS”



The board recently approved the following changes and amendments to its business practices, they are as follows: Each were individually

distributed to the general membership and posted inside the laundry rooms. Copies of the Corporations financials and these documents are only made available to its Members, which can be obtained at the business office.

- April/06 – Adopted Maintenance Document
- May/06 – Adopted Directors Code of Ethics
- June/06 – Amendment to Parking Rules

It is the responsibility of every member to know and understand Eastern Gardens Cooperative, Inc. By-Laws, Occupancy Agreement, Rules & Regulations.

EASTERN GARDENS CALENDAR OF EVENTS

AUGUST 2006						
SUN	MON	TUE	WED	THUR	FRI	SAT
		1	2 10 am - Tai Chi 10 am Bookmobile	3 10 am Coffee	4 10 am - Tai Chi	5
6	7 10 am - Tai Chi	8 6:30 pm Movie-Nite 	9 10 am - Tai Chi	10 10 am Coffee	11 10 am - Tai Chi	12
13	14 10 am - Tai Chi	15	16 10 am - Tai Chi	17 10 am Coffee	18 10 am - Tai Chi	19
20	21 10 am - Tai Chi	22 6:30 pm Movie-Nite 	23 10 am - Tai Chi 7 pm – Bd Mtg	24 10 am Coffee	25 10 am - Tai Chi	26
27	28 10 am - Tai Chi	29	30 10 am - Tai Chi	31 10 am Coffee		

SEPTEMBER 2006						
SUN	MON	TUE	WED	THUR	FRI	SAT
					1 10 am - Tai Chi	2
3	4 <u>“Labor Day”</u> 10 am - Tai Chi	5	6 10 am - Tai Chi 10 am Bookmobile	7 10 am Coffee	8 10 am - Tai Chi	9
10	11 10 am - Tai Chi	12 6:30 pm Movie-Nite 	13 10 am - Tai Chi	14 10 am Coffee	15 10 am - Tai Chi	16
17	18 10 am - Tai Chi	19	20 10 am - Tai Chi	21 10 am Coffee	22 10 am - Tai Chi	23
24	25 10 am - Tai Chi	26	27 10 am - Tai Chi 7pm – Bd Mtg (General Mbrs)	28 10 am Coffee	29 10 am - Tai Chi	30

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 911**