



Eastern Gardens Co-op

3045 Eastern Avenue * Sacramento, CA 95821 * (916) 489-1604 * Fax (916) 489-1627
www.easterngardenscoop.org



June 19, 2012

To: All Members and residents of Eastern Gardens Cooperative, Inc.

POOL REPAIRS

The Board met with Mr. Gutierrez, Majestic Landscape and Pool Maintenance who provided the board and management with three bid proposals for repairs to the pool. After reviewing and discussing all three proposals, the board unanimously voted, 5 Yeas-0 Nays, for C&R Pool Plastering to do the repairs, with an estimated start date (ESD) of June 21, 2012 and an estimated completion date (ECD) of July 31, 2012. After the pool repairs are complete it will take another 1 1/2 weeks to prepare the pool for swimming, (e.g. fill the pool with water, chemically treat it...etc). The pool will remain closed while repairs are being conducted. Expenses for this project is considered a capital improvement/repair project and therefore will not require assessments from the membership, but instead, monies will be withdrawn from EG's Capital Reserve Replacement Account, for this reason, why monies are deposited monthly into this account. Below is an approximate brief summary of pool repair costs and scope of work:

- Obtain permits/draft letter to HUD
- Drain pool/demo-strip old plaster
- Undercut waterline tile and all pool fixtures
- Replace back-row transition tile
- Install handrail/recessed steps & metal bar
- New rope anchors/install 3 channel drains/skimmer aux.
- Finish plaster/depth markers
- Install new filter system
- Clean existing coping tile
- Estimated cost \$10,800.00

Estimated Start Date: June 21, 2012 Estimated Completion Date: July 31, 2012

To help us perform a better job and protect you, your family and property, we wish to call your attention to the following precautions:

- ✓ **Keep clear and observe all closed-off areas while work is being performed, (e.g. taped or roped areas).**
- ✓ **Do not interfere with workers or stand and watch.**
- ✓ **Warn your children to be careful while riding their bicycles. Large pieces of equipment are involved.**
- ✓ **Warn family and guests to drive slowly and to observe all warning signage and barricades.**

The board and management apologize for the inconvenience to members and residents, but the alternative of doing nothing would be imprudent and grievous for the organization. Your support and cooperation is appreciated while repairs are being conducted, this helps assure the success and safety for everyone.

Sincerely,
Eastern Gardens Cooperative, Inc.

Theresa Williams

Community Manager