

# THE GARDENS GRAPEVINE

Volume 7 – Issue 1

3045 Eastern Avenue – Sacramento, CA 95821

Jan - Feb 2010



## 2010 BOARD OF DIRECTORS

**Frank Lenhart**  
President

**James Patrick**  
Vice President

**Ed Healy**  
Secretary

**Donna Schmelz**  
Treasurer

**Merritt Miller**  
Board Member

**Rick Caughey**  
Alternate Board Member

### MANAGING AGENT

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

**Gary Haugstad**  
Sr. Portfolio Mgr.

**Theresa Williams**  
Community Director

**Kurt Whisenhunt**  
Maintenance Technician  
(On-Call/PT)

### OFFICE HOURS

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

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



2010

## BOARD OF DIRECTORS/OFFICERS

Your 2010 Board of Directors/Officers are:

- Frank Lenhart, President
- James Patrick, Vice President
- Ed Healy, Secretary
- Donna Schmelz, Treasurer
- Merritt Miller, Director
- Rick Caughey, Alternate Director

Should you have any questions, point-of-contact for the Board of Directors is Mr. Frank Lenhart, President, or you may submit a written letter to the board. The next regular board meeting is scheduled for March 23, 2010 @ 7:00pm in the clubhouse

## SPECIAL RECOGNITION

We at Eastern Gardens applaud and give special thanks to each of those members who have volunteered their time and effort to participate on the Board and also to those members on Committees for their sacrifice, support and Interest on matters of the corporation for the year 2009.



**President/Board Director:** Ms. Janice Hoberg

**Social Committee:** Ms. Janice Hoberg

**Rainbow/Welcome Committee:** Mickii Wilner

**Newsletter Reporter:** Joan Wood

**Movie Night Hostess/Coord:** Kathy Kent

**Give-A-Way Coordinator:** Mac Stonham

**Inspectors of Elections:** Dorothy Mitchell, Isabelle Andrews, Ardeth Andrews, & Aliza Grant

**\* THANK YOU ONE AND ALL ! \***

## IN-HOUSE/OUTSIDE WAITING LISTS



In filling a vacant apartment, priority shall be give to current residents transferring within the apartment community. Transfers will have priority over outside applicants in order to comply with Fair Housing and Section 504 of the Rehabilitation Act of 1973. For further details please refer to your membership handbook page 46 or you may contact management, Ms. Theresa Williams for additional information and the necessary form(s).

**NOTE:** Please **DO NOT** contact the member or member's family of those vacating the apartment or those filling a vacancy, this is a private matter between management and those vacating or filling vacancies

## **WAITING LIST OPENS**



Every January for the past several years Eastern Gardens has had its Open Season for the Outside Waiting List. We have non-discrimination and selection criteria policies already in-place, (e.g. age requirements, credit and criminal background reports...etc).

The waiting list will open on Friday, January 4, 2010 and will remain open until Monday close of business February 4, 2010. Applications will be available during this time and will **ONLY be accepted during the open season and ONLY by the applicant**. In addition, per HUD requirements, we also advertise to certain organizational groups. Once the applications are received and processed for verification the applicant will be notified of their acceptance for occupancy and then be placed onto the waiting list in the order that they were received, (i.e. by date and time). Eastern Gardens is not obligated to contact those on the waiting list until their names near the top of the list, however, every 6 months status notices are sent out. It is then, that they will be contacted to verify if they are still interested and if they are, an interview by the Board will be scheduled. If not, then they are removed from the waiting list and must reapply at the next open season. It is the responsibility of those on the waiting list to update their application should they have a change of address or phone number. Reason for this is simple, the waiting list consist anywhere from 50-100 people, Eastern Gardens does not allocate time and expense for management personnel to routinely contact these people on a regular basis to see if they've moved or not. If you have friends or family members that are on the outside waiting list and you know that they've moved it would be advisable that you inform them that it's their responsibility to contact management. Eastern Gardens can only make changes or provide information to their place on the waiting list **at the request of the applicant, (i.e. in person)**.

## **MOVIE NITE**



All movies will be on the 2<sup>nd</sup> Tuesday of each month unless otherwise noted. Details are posted inside the laundry rooms. Fifty (50) cents donation includes movie, punch and popcorn.

**Where:** Clubhouse @ 6:30 pm.

**When and What:**

**Jan 12<sup>th</sup>** – “Life as a House” Heartfelt and humorous tale of an architect, having trouble in his personal life, who decides to tear down his house and winds up rebuilding the world around him. Starring Kevin Kline, Kristen Scott and Mary Steenburgen. A story of romance, redemption and renovation...

**Feb 9<sup>th</sup>** – “The Princess Bride” A fairytale story, within a story, with an all-star cast. Starring Robin Wright, Chris Sarandon, Cary Elwes, Peter Falk. Movie donated courtesy of Mac Stonham.

**Point-of-contact:** Kathy Kent @ 482-1533

## **SOCIAL COMMITTEE**

As of December 8, 2009 Ms. Janice Hoberg stepped-down after serving two years as our Social Committee Chairperson and two years as director



of EG board. In addition to her efforts here at Eastern Gardens, Janice is also involved with the local Chautauqua theater playhouse where she performs and assists in the productions. All of us on the board and EG community friends would like to express our sincere gratitude and appreciation to Ms. Hoberg for her contributions and positive attitude in dealing with the many issues of Eastern Gardens...THANK YOU JANICE!

With all that being said, a very familiar face and just as positive and optimistic, one who understands and is knowledgeable with the aspects of EG will be taking over the Social Committee Events will be Ms. Joan Wood. Many of you remember that Ms. Wood has been our Master of Ceremonies at many social functions and has entertained us with her smile and enthusiasm. In addition, as a member of EG she has served on the board for many years and contributed much of her time and even has assisted as a newsletter reporter. Ms. Wood will be establishing a monthly dinner event, tentatively the third Saturday of each month, of which, notices will be disseminated. She will be asking for volunteers to assist her so please step-up and get involved, if anything come and join us for dinner. Happy hour will be at 6pm, dinner at 6:30pm.

**Point-of-Contact:** Joan Wood  
@ 484-6901



Dirty Martinis  
for everyone



Let's Eat!

## **RAINBOW WELCOMING COMMITTEE**



Did you know that Mickii Wilner #91 is our Chairperson for the Rainbow Welcoming

Committee? Ms. Wilner has volunteered to take this on and has been doing it since February 2008. Ms. Wilner is informed by management/board when new member(s) are moving in. She then puts together a very attractive welcome basket which holds all the guy and gal amenities that a person needs when moving and presents it to our new members.



Thank You Ms. Mickii Wilner

## **PRORATA DEDUCTION/PORION**

Tenant-members are permitted a prorata deduction under Internal Revenue Code Section 216 for mortgage interest and property taxes paid to a cooperative housing corporation. Your prorata portion, which is deductible if you itemize deductions on your 2009 individual income tax return, will be available during the month of February at Eastern Garden's business office. If you were a member for less than a full year during 2009 you must prorate your deduction. This will be explained in the report.



## **ARDEN ARCADES CITYHOOD**

<http://www.ardenarcadecity.org/>

### **Part Two: The Consequences of Annexation The Tax Increase**

The User Utility Tax (UUT) is used by California's cities and counties to pay for the delivery infrastructure of common utilities. In Sacramento County, a 2.5% tax is added on to telephone, electricity, gas, cable and sewer bills. The City of Sacramento applies a 7.5% tax to electricity, gas, cable bills and a 7% tax on telephone, cell phone and internet including; text, picture and instant messaging charges. If Arden-Arcade were annexed these tax hikes would obviously affect households already pinching pennies and reducing extras just to get by from pay check to pay check. The most dramatic effect of the increased UUT would be on our community's businesses. While it is difficult to forecast specific numbers, it is easy to imagine what a 5% surcharge on the SMUD bill for the remaining auto dealerships in Arden-Arcade could do to their already challenging bottom lines. As

well, the cell phone and internet services relied on by so many of our community's small businesses would cost 7% more, overnight. The City of Sacramento's UUT rates are, at this moment, still less than the 9-10% rates of Los Angeles, but the recent performance of Sacramento's fiscal management could lead the City there sooner than later. Without a doubt the tripling of these taxes for Arden Arcade to the rates of the City of Sacramento's would damage our community's already struggling economy.

### **User Utility Tax (UUT)**

#### **Sacramento County Vs City of Sacramento**

<b>County</b>		<b>City</b>
2.50%	Standard Telephone	7.00%
2.50%*	Electricity	7.50%
2.50%**	Gas	7.50%
2.50%	Cable Television	7.50%
2.50%	Sewer	-0-
-0-	Cell Phone (inc. TXT & IM)	7.00%
-0-	Internet	7.00%

\*on charges over \$45.00

\*\*over baseline, not usage

### **The Loss of Special Districts**

Under annexation to Sacramento, decades of proven service, local control and community identity would be erased. While the men and women who serve the City of Sacramento are highly qualified and dedicated to the work they do, their departmental budgets have been gutted and their remaining staff waits to see if the next round of pink slips includes them. Annexation would bring the same diminished capacity and unemployment to Arden-Arcade. Our community's Recreation and Park Districts (RPD's) and their experienced staff will be replaced by a city Parks Department that has seen more service cuts and pink slips than any other in the City of Sacramento over the last six months. It's not just swimming and picnics that would be lost, our community's RPD's provide senior assistance; high quality, affordable preschool, before and after school childcare and teen leadership programs. All of which would disappear from residents who absolutely depend on them. Arden Manor, Arden Park and Fulton-EI Camino RPD's would be dissolved entirely as would much of the territory of the dependent district of Mission Oaks. Sacramento Suburban Water District would lose close to half its service area, while Del Paso Manor Water District would be dissolved like the park districts. The City of Sacramento would also take over the water rights of these two districts. Claiming these water rights led the city to extend its study area to Walnut Ave

so as to assume all of the areas surface water. Fire protection would be taken over by the Sacramento Fire Department, which is already operating on a 'rolling furlough' due to budget cuts as they wait to see if the City Council will be further cutting their ability to serve. Sadly, they and their fellow City employees probably won't have to wait very long. The FY 2009-10 budget cuts every Sacramento City departmental budget by 35%. The City will add another \$2.5 million to its deficit for FY 2009-10 and FY 2010-11 if the City Council rejects the proposed rate increases of 19% this year and next , on water, sewer and solid waste services. Under this pressure, the current financial plan will take five years just to restore reserve funds, putting off any significant rehiring of staff for at least that long. The potential job loss in our community under annexation is staggering. The park districts alone would account for 15-25 full-time staff each and together their dissolution would end hundreds of seasonal and part-time positions. Any staffing needs for expanded service by Sacramento would be filled by city employees who have been previously laid off by the city. In no uncertain terms, it would be years before our community recovered from the job losses annexation would bring. The possible foreclosures and urban blight would mean any hope for economic recovery in Arden-Arcade would be curbed indefinitely and forever tied to the actions of the City of Sacramento's immediate needs, and tied to the will of its City Council.

### **Controlled by the City**

Perhaps the most important aspect of annexation would be that the citizens of Arden Arcade would also be forced to inherit a \$58 million budget shortage and a City Council whose failed policies and failed leadership have led Sacramento from a \$30 million surplus for FY 2006-07 to the financial crises it now faces. Remember that Sacramento does not have a 'strong mayor' government, meaning that all actual policy decisions are made by the City Council. While there is no way to say for certain, the fiscal realities faced by the City of Sacramento indicate that any revenues siphoned from our community will be used to service debt for the foreseeable future. The City's own Director of Finance has predicted a deficit of \$30 million for the next fiscal year despite hundreds of layoffs, furloughs, rollbacks in service and 35% budget cuts to every City department, so there is no light at the end of this tunnel. Even in light of these economic realities, Sacramento's City Council still expects all areas of study in its 2030 General Plan, including Arden-Arcade, to be set aside for annexation by the

Local Agency Formation Commission (LAFCo). This loss of local economic and planning focus is compounded by the City's list of large-scale priorities that are topped by the revitalization of downtown, the development of the rail yard area and finding a site for a new arena to keep the Kings in Sacramento. These are understandable priorities for the City, however they have and will continue to notably bypass the needs of many Sacramento neighborhoods and, as yet, this City's leaders have achieved almost nothing in meeting these objectives. Even now, the City of Sacramento is on the path to annexing the entirety of the northwest corner of Sacramento County from the Rio Linda/Elverta area to the Placer County line and has promised a new zoo and botanical gardens as part of its 'shared vision' for the future. One might ask the residents of Del Paso Heights, South Sacramento and Natomas if they see the vision in that sort of spending or where the money might come from. Sadly, this fits with the pattern of promised spending in parts of the City that do not yet exist, over increased community policing, economic redevelopment and general improvements in the parts of Sacramento that currently do exist. Given these budgetary realities and the need for real progress on its standing priorities, Mayor Kevin Johnson requested that the City Council approve an outside auditor to review the City's financial and operational management. The independent analysis would have given the City more options and added a measure of the transparency the Mayor wants for the City government. This request and its potential benefit to the residents of Sacramento was rejected unanimously. There is no way to accurately predict the future actions of the City of Sacramento leaving only recent history and present reality to judge the government we would inherit as a part of Sacramento. Based on that evidence, the apparent result of annexation for the residents of Arden-Arcade will be uncontrolled expansion, mounting fiscal crises, loss of community focus and a lack of transparency.

### **WINTER REMINDERS**

With winter upon us and the unprecedented increases anticipated in utility costs, I'd like to remind everyone that the most effective way to save on your electric bill is through conservation.

- ❖ Replace your heating filter at least twice a year.



- ❖ Take advantage of the sun – open curtains during the day to capture the warmth and close them at night to prevent heat loss through windows.
- ❖ Replace standard incandescent bulbs with compact energy efficient fluorescent bulbs.
- ❖ Use higher watt bulbs in reading and cooking areas and less bright bulbs in other areas.
- ❖ Keep bulbs and fixtures free of dust for better lighting.
- ❖ Load dishwashers to capacity. Allow dishes to air dry in lieu of the drying cycle.
- ❖ Keep your freezer tightly packed. Arrange the refrigerator to allow air to circulate freely.
- ❖ Keep your thermostat at a moderate 68-74 degrees



5325 Engle Rd, Carmichael (916) 489-7529  
 Order tickets online at: [www.cplayhouse.com](http://www.cplayhouse.com)

**“MATERNAL INSTINCTS”**  
*January 15-February 21*  
*Paul Fearn, Director*

From Sacramento radio and theater veteran, Dave Williams, an award-winning comedy about four generations of mothers and daughters with a genetic penchant for deceit, misdirection and fierce loving loyalty. The family that frays together stays together! A comedy of generations.

## Smart Meters

Your meter is ready for an upgrade



Your electric meter is about to get smarter. SMUD is installing new state-of-the-art meters at all homes and businesses. These new “smart meters” will help us improve your service and, over time, will provide you with the information and tools that give you better control over your energy use and your bill.

Smart meters are a major step on the path toward a “smart grid” and a smarter energy future. While full implementation of some features is a few years away, a smart grid will deliver electricity using digital technology to save energy, reduce costs, and increase reliability.



SMUD plans to replace the meters at all homes and businesses by mid-2011. Installation only takes a few minutes, with a brief interruption in electric service, and you do not need to be home.

Following extensive testing of the first 50,000 meters installed, we plan to start installing meters to all homes and businesses by mid-2010. At that time, customers with smart meters will start to see a number of benefits, including:

- When you visit SMUD.org, you will have access to “yesterday’s energy use today.” This can help you make more informed and immediate decisions on how to save energy in your home and money on your electric bill.
- Your energy use data will be securely transmitted directly to SMUD.
- Since meter readers will no longer be required to read each meter once a month, we’ll reduce the number of vehicles on the road – helping to reduce pollution, fuel consumption, and traffic.

Smart meters will enable SMUD to adapt to advances in technology to gain efficiencies in our operations and provide you with many additional benefits in the future. Just some of the benefits you can expect are:

- Being able to identify when your home is using the most energy and what it’s costing you, giving you more control over your bill.
- Accurately track which appliances or other equipment is costing you the most. Then make changes, at your discretion, to help make your home more energy efficient.
- Your smart meter could also be able to communicate with programmable devices in your home, like your air conditioner or other appliances, to let you directly monitor your energy use.
- Smart meters will help SMUD better pinpoint power outages to restore power as quickly as possible.

We expect to identify additional benefits over time that give you more control over your electricity use and your bill.

### **CLUBHOUSE REMINDERS**

In our efforts of thinking GREEN, i.e., saving energy, the clubhouse was installed with a new thermostat and protective cover. For winter months it has been preset to operate at a comfortable temperature of 72 degrees between the hours of 8am to 10pm; and 64 degrees between the hours of 10pm to 7am and will not require any adjusting. Please do not tamper or adjust the controls; contact management for issues relating to clubhouse temperature. **THANK YOU**



## EASTERN GARDENS CALENDAR OF EVENTS

### JANUARY 2010

SUN	MON	TUE	WED	THUR	FRI	SAT
					1  NEW YEARS DAY	2
3	4 Outside Waiting List Opens 9am - Tai Chi	5 10am Coffee	6 9am - Tai Chi	7	8	9
10	11 9am - Tai Chi	12  6:30pm Movie Nite	13 9am - Tai Chi	14	15 9am - Tai Chi	16
17	18  MLK DAY	19 10am Coffee	20 9am - Tai Chi	21	22 9am - Tai Chi	23 Social Event  6pm Happy Hr 6:30pm Dinner
24	25 9am - Tai Chi	26 10am Coffee	27 9am - Tai Chi	28	29 9am - Tai Chi	30
31						

### FEBRUARY 2010

SUN	MON	TUE	WED	THUR	FRI	SAT
	1 9am - Tai Chi	2 10am Coffee	3 9am - Tai Chi 10am Bookmobile	4 Outside Waiting List Closes	5 9am - Tai Chi	6
7	8 9am - Tai Chi	9  6:30pm Movie Nite	10 9am - Tai Chi	11	12 9am - Tai Chi Lincoln's B/D	13
14  Valentine's Day	15  President's Day	16 10am Coffee	17 9am - Tai Chi	18	19 9am - Tai Chi	20 Social Event  6pm Happy Hr 6:30pm Dinner
21	22 9am - Tai Chi Washington's B/D	23 10am Coffee	24 9am Tai Chi	25	26 9am - Tai Chi	27
28						

AN **EMERGENCY** IS A PERSONAL SITUATION THAT THREATENS HUMAN LIFE OR PERSONAL PROPERTY AND DEMANDS IMMEDIATE ATTENTION, I.E., MEDICAL, BURGLARY, FIRE, THEFT AND ASSAULT – **DIAL 911**