

THE GARDENS GRAPEVINE

Volume 8 – Issue 4

3045 Eastern Avenue – Sacramento, CA 95821

Jul - Aug 2011



2011

BOARD OF DIRECTORS

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President

Kathy Slotterback
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Board Member

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1st Alternate Board Member

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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

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



PROJECT UPDATES

LEGAL: Amendment to Section 8 of Article III of the Bylaws – The Board of Directors received the voting results which were tabulated by the Elections Committee. In accordance with Eastern



Gardens Bylaws, it required an affirmative vote of the majority of the entire membership on record, that is, 56 yes votes, to allow for the amendment of our bylaws. We are happy to announce that the amendment has met the requirements with 56 yes votes and 13 no votes and therefore has passed the first step. The second and final step in the process to amend our bylaws is that board/management will forward the results onto HUD requesting them for their review and approval. Once that is done, the membership will be notified as to HUD's decision. **STATUS TO DATE** – HUD has received the results and we will be notified in approximately 30-60 days.

The Board wishes to thank the Elections Committee for their help and support and to all those members who made the effort to participate in the voting process. Your wisdom and understanding the need for this amendment will now allow Eastern Gardens to move forward eliminating the discriminatory practice by doing away with its two standards for membership acceptance. If approved by HUD, and we are confident that they will, Eastern Gardens will be able to have one standard of practice for membership acceptance which will be

fair and equitable for all those who apply for membership, (i.e. every candidate for membership whether on the outside waiting list or those who inherit the membership by will or intestate, will be required to have background screening, be interviewed by the Board of Directors and must execute a subscription and occupancy agreement).

INSPECTIONS: The annual in-house inspections were concluded on June 13, 2011 and the overall report was very favorable. As a result, thirty-seven work orders were generated and for the most part they were very minor. While the inspections are necessary, management and the Board would like to thank the membership for your support and cooperation during the inspections. We believe that were ready for REAC to inspect and that we will obtain a very favorable report. If we receive a 95 or better REAC will inspect every three years 90 – 80 is every two years and anything below that will be every year. So you can see we want to obtain the highest rating possible to avoid any penalties.

Thank you very much!

The Sacramento County conducted an inspection for our recycling and garbage areas and wrote a very favorable report to EG's management. So let's continue to ensure that we help out by placing our trash into the correct receptacles and remember do not place any trash on the ground...thanks.

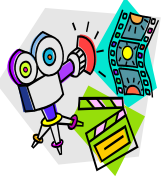
(Articles submitted by the Board of Directors)

JULY 4TH BBQ Potluck



When: Monday, July 4th @ 6:00 PM
Where: Clubhouse & Picnic Area
Who: General Membership
Cost: \$5.00 or bring a side dish, potato/green/jello salads, corn on the cob, baked beans or beverages, pies, cakes...etc. Hot dogs and buns will be provided.
Point-of-Contact: Joan Wood, 484-6901 or Issi Andrews, 971-4700.

MOVIE NITE



All movies will be on the 2nd 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: July 19th **NOTE: 3rd Tuesday**

“Somersby” – She knew his face. His touch. His voice. She knew everything about him...but the truth.

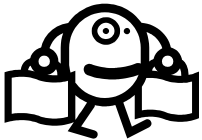
Starring: Richard Gere, Jodie Foster, Bill Pullman and James Earl Jones. Rating: PG Drama.

August 16th NOTE: 3rd Tuesday, “Twilight” – A crackling murder mystery with a sensational twist.

Some people can buy their way out of anything...except the past. Starring: Susan Sarandon, Paul Newman, Gene Hackman, Stockard Channing and Reese Witherspoon. Rated: PG Drama/Mystery.

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

COFFEE HOUR



WE'VE MOVED! You are invited to attend the Thursday Coffee Hour. It's every Thursday at 10:00am in the clubhouse. We have homemade goodies, good company and lots of

chatter and giggles, (giggles provided by those with laughter in their hearts). If you find yourself sitting around doing nothing, come on over to the clubhouse...See you there!



SAFETY COMMISSION ISSUES AN ALERT

The Consumer Product Safety Commission (CPSC) issued an alert for a voluntary recall of several manufactured brands of main drain covers for pools and spas. The recalled drain covers were incorrectly rated to handle the flow of water through the cover, which could pose a possible entrapment hazard to swimmers and bathers. The recall involved Eastern Gardens so management immediately closed the pool and contacted EG's pool



contractor. Repairs included draining the pool making repairs to the drain and then refilling the pool. This took a few days but necessary. The pool has since reopened and is now ready for the summer fun...enjoy!

L'I'L REMINDERS

POOL USAGE – All Members are reminded to please adhere to all pool rules, more specifically:



“ALL PERSONS UNDER THE AGE OF 14 YEARS OLD OR LESS MUST BE ACCOMPANIED BY A RESPONSIBLE RESIDENT ADULT MEMBER. FOR SAFETY PURPOSES PLEASE ENSURE

THAT ALL GATES TO THE POOL ARE SECURELY CLOSED & LOCKED WHEN LEAVING AND ENTERING. DO NOT AT ANY TIME PROP THESE GATES OPEN. PERSON(S) DISREGARDING POOL RULES WILL FORFEIT THEIR POOL PRIVILEGES.”

FIREWORKS – Due to the safety of our residents and community property, Eastern Gardens does not permit fireworks to be set-off (ignited) within the grounds, (i.e., driveways, carports, picnic area or other common areas within EG property. EG recommends that you consider using the public streets. Our community is very small and the smoke (sulphur) released is very unhealthy and the potential of fire damage to community property is very high.



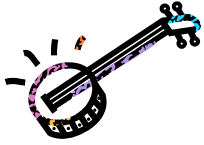
SMUD SMART METERS – Your electric meter is about to get smarter. SMUD is installing new state-of-the-art meters at all homes and businesses. These new “smart meters” will help us improve your service and, over time, will provide you with the information and tools that give you better control over your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



NOTE: If you have a medical device or other reason where an interruption in electricity may be a hardship, you can schedule an appointment to have your smart meter installed by calling 1-888-314-7655.

Management will not be able to schedule this for you, so if you have a medical need, please contact SMUD at the number listed above to schedule an appointment.

WEEKLY BANJO SING-ALONG – Old favorites like, “In the good old summertime,” “Take me out to the ball game”, “Shine on harvest moon,” “A shanty in old shanty town,” “Oh, Susanna,” and many more!



Mr. Barry Pullman in apartment unit #2, who recently became a member of

Eastern Gardens, has offered his talent and time to have a weekly BANJO SING-ALONG, every Wednesday from 2-3pm at the clubhouse, so mark your calendars...hope to see you there!.

THEFT – Bicycle and other personal items that are left out on breezeways are subject to the vandalism and possible theft. Please remember to always secure your personal property, (e.g. locking vehicles, bicycles...etc.), as this makes it difficult for the violator to commit the crime and even possibly causing a deterrence and stopping the crime.



CLUBHOUSE – The Social Committee would like to remind the membership, when using the clubhouse for either EG activities or personal use, please remember to clean up after your event or use and please do not leave extra food products in the refrigerator or out on tables. The food spoils and really makes a stench not to mention the bugs it attracts...thank you.



5325 Engle Rd, Carmichael 95608 (916) 489-7529
 Order tickets online at: www.cplayhouse.org

Now playing June 24th through July 17, 2011
“SOCIAL SECURITY”
 A Comedy by
 Shawn B. O’Neal

Playing August 19 through September 25, 2011
“DRINKING HABITS”
 A Heavenly Farce by Tom Smith

Friday and Saturday, 8 p.m.
Sunday, 2 p.m.
In the La Sierra Community Center
Tickets: \$18 - Adults
\$16.00 - Students & Seniors
 (Submitted by: Ms. Janice Hoberg, EG Member)

ADDRESSING COMPLAINTS

PARKING - Members, please be courteous to your neighbors; have your guests park their vehicles in Visitor Spaces or any unmarked, uncovered parking

stall. **Members are reminded that you are not to park in Visitors Stalls.** NOSE-IN-FIRST! Although it may seem a peculiar request, we ask that all members and visitors park their vehicles nose-in-first. Backing into your parking space blocks the sidewalks making foot traffic difficult. In addition, the exhaust from your vehicle travels directly into your neighbor’s windows. Simply parking your car nose-in-first can eliminate all of these hazards. Long term visitor parking, (i.e. 24 hrs. or longer), should park at north or south end overflow unmarked and uncovered parking stalls.

BREEZEWAY COURTESY – Two items that deserve attention and some consideration when you are in the breezeways. **FIRST** – remember that sound is amplified when carrying on a conversation, be it when your on the phone or in-person with friends and relatives; please take your conversations inside your own apartment unit. In addition, remind your guests especially visiting grandchildren not to run or bang on the walls when going up/down the staircase, your neighbors on the other side would appreciate it.



SECONDLY – For those of you who smoke, the breezeways are considered a common area which Members must pass through in order to access their apartment. Again, please have consideration for those who have breathing difficulties or allergies and have trouble breathing your cigarette smoke. Either smoke inside your apartment unit or outside at least 35 feet away from any building, doorway or window and other common areas as not to disturb or interfere with the health of others.



BREEZEWAYS & PATIOS – During my weekly and monthly inspections of the property here at Eastern Gardens, I have noticed some items that need attention in the patio areas and surrounding walkways and common areas. In an effort to keep things neatly organized throughout the property I am requesting that you provide a minimum four-foot pathway clearance to all entryways this is to provide a safe egress and to avoid any safety hazards, such as tripping. The only items that are allowed on patios and landings are patio furniture, tidy planters, (five or less) and bikes, (one or two). All of these items must be in clean and acceptable condition that is designed for outdoor use. If members could remove all items except what is discussed above; it would be greatly appreciated. This is your home, let’s provide a safe and attractive community for everyone to enjoy!

THANK YOU

EASTERN GARDENS CALENDAR OF EVENTS

JULY 2011						
SUN	MON	TUE	WED	THUR	FRI	SAT
					1 8:15am - Tai Chi	2
3	4  6pm -EG Picnic	5	6 8:15am - Tai Chi 2-3pm Banjo Time	7 10am Coffee	8 8:15am - Tai Chi	9
10	11 8:15am - Tai Chi	12	13 8:15am - Tai Chi 2-3pm Banjo Time	14 10am Coffee	15 8:15am - Tai Chi	16
17	18 8:15am - Tai Chi	19 6:30pm Movie Nite	20 8:15am - Tai Chi 2-3pm Banjo Time	21 10am Coffee	22 8:15am - Tai Chi	23
24	25 8:15am - Tai Chi	26 10am Bookmobile	27 8:15am - Tai Chi 2-3pm Banjo Time	28 10am Coffee	29 8:15am - Tai Chi	30
31						

AUGUST 2011						
SUN	MON	TUE	WED	THUR	FRI	SAT
	1 8:15am - Tai Chi	2	3 8:15am - Tai Chi 2-3pm Banjo Time	4 10am Coffee	5 8:15am - Tai Chi	6
7	8 8:15am - Tai Chi	9	10 8:15am - Tai Chi 2-3pm Banjo Time	11 10am Coffee	12 8:15am - Tai Chi	13
14	15 8:15am - Tai Chi	16 6:30pm Movie Nite	17 8:15am - Tai Chi 2-3pm Banjo Time	18 10am Coffee	19 8:15am - Tai Chi	20
21	22 8:15am - Tai Chi	23 10am Bookmobile	24 8:15am Tai Chi 2-3pm Banjo Time	25 10am Coffee	26 8:15am - Tai Chi	27
28	29 8:15am - Tai Chi	30	31 8:15am - Tai Chi 2-3pm Banjo Time			

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**