

THE GARDENS GRAPEVINE

Volume 8 – Issue 2

3045 Eastern Avenue – Sacramento, CA 95821

Mar - Apr 2011



2011 BOARD OF DIRECTORS

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Alternate Board Member

Vacant
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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
FAX (916) 489-1627

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



WHAT WE CAN EXPECT FOR 2011

In a cooperative effort with management, the Board has been reviewing and working on a number of Capitol Improvement Projects (CIP) which will be scheduled for repairs or replacement sometime this year. Other items of concern are amendments to our rules and regulations, bylaws and inspections. Also, there will be few changes to the cost of operating our laundry machines, water rate increases, and a 40th year anniversary celebration for Eastern Gardens!

Listed below is a brief summary of projects and upcoming events:

- **DRIVEWAY SLURRY** – Even though this project was last done 4 years ago there are some areas that require attention. The board will be reviewing and accepting bid proposals for the slurry of the driveways and carports. There will be a few localized areas in the driveways that show some alligating (severe cracking) which will require asphalt repairs before it can be slurried. Notices will go out with schedules when the time draws nearer, usually in the summer.
- **CONCRET GRINDING** – Minor capital improvement project on sidewalks to enhance pedestrian safety due to settlement, or tree intrusion, requiring pedestrians to walk on uneven ground.
- **EASTERN GARDENS MAIN EXTERIOR SIGN** – Now that the new address signs have been replaced on each of the apartment buildings, sometime this spring/summer EG's main sign located on Eastern Avenue (see upper left corner) will undergo repairs due to wood rot.
- **LAUNDRY MACHINES** – The Board approved to renew a 5 year contract with its current laundry machine provider (WEB) and in doing so the old machines will be replaced with new efficient and more durable digital machines. Commission rate for EG is 100% of all monies collected over a \$34.00 base rate per machine per month. However, for the past 20+ years the price has never been raised, (i.e. .25 cents for dry and .60 cents for wash). Regretfully, sometime this April/May the cost to do laundry will go up, (i.e. .50 cents for dry and .75 cents for wash); no more dimes! The increase helps offset operating expenses, (e.g. water usage and energy costs to heat the water). Notices will go out prior to the increases and the installation of the new machines.
- **TRANSFER OF MEMBERSHIP** – In a collaborative effort of the Board of Directors, management, and EG's attorney, special meetings were held from January thru December 2010, to resolve Eastern Gardens litigation issues. All litigation issues were amicably resolved with no financial burden to EG. However, it was discovered by EG's attorney while engaged during the litigation issues, EG's bylaws, specifically, Article III, Section 8(a), "Death of a Member", there is a serious legal and potential risky flaw with this paragraph. The verbiage in this paragraph does not provided any protection for Eastern Gardens, (e.g. there are no provisions for background checks, such as credit or criminal; and it does not provide for board or management approval). In short, it allows the instant move-in of the family member, qualified or not, thus, leaving EG without any kind of a say. Therefore, on the advice of the attorney the board will be drafting new verbiage for an amendment that will be reasonable and fair to both parties and present it to the membership for a vote. You will be informed when the membership meetings will be scheduled for questions and answer.

EASTERN GARDENS 40TH ANNIVERSARY



On November 29, 2011 Eastern Gardens Cooperative, Incorporated will observe its 40th year in business! To celebrate this wonderful occasion a 40th

anniversary party will be scheduled and the entire membership is invited! Once all the details are worked out and dates and times established, flyers will be disseminated with further information. There will be great loads of fun and laughter, the young and the not getting any younger are invited, so please plan to attend.

ANNUAL INSPECTIONS

Upcoming inspections you can expect for 2011:

- **REAC** - Real Estate Assessment Center
- **CAHI** – California Affordable Housing Initiative
- **County Inspections** – Fire and pool
- **Property Insurance Carrier** – Entire complex



FUTURE RATE ESTIMATES BASED UPON TENTATIVE DISCHARGE PERMIT



On September 3, 2010, the Central Valley Regional Water Quality Control Board (Regional

Board) issued a draft National Pollutant Discharge Elimination System (NPDES) permit to the Sacramento Regional County Sanitation District (District) for the Sacramento Regional Wastewater Treatment Plant (SRWTP). The permit imposes significant new requirements, which can only be met through the addition of new treatment processes. In addition, the permit requires many new studies, development of pollution prevention plans and significantly expanded monitoring programs. This translates new rates and fee increases to support the new requirements. What does this mean to Eastern Gardens? For the year 2010, on a twelve month average Eastern Gardens' monthly sewer expenses were \$3,643, totaling \$43,718 for the year. Based on the report and statements made by the SRWTP, Eastern Gardens can expect higher operating costs to our waste water (sewer) bill commencing this year through the year 2021. The membership can expect that for the year 2012 monthly carrying charges will be raised, as to how much, that will be determined later this year during the 2012 budget session in August.

ENERGY CONSERVATION



In an effort to help reduce Eastern Garden's energy costs, EG exercises conservation by reducing the temperature on its four 150 gallon electric hot water tanks by a few degrees during the hours of 12am – 5am. Members are advised not to use their dishwashers during these hours; showers are ok but it will not be as hot or steamy. By exercising this program it literally saves EG hundreds of dollars each month on its electric bill.

SCAVENGING

(STATE & LOCAL LAW)



State law and local agencies put a lid on "bin-diving" sometimes referred to as "dumpster diving." Some cities complain are riling up local business and costing them recycling revenues. With prices for aluminum and other recyclables rising and the economy stumbling, some city leaders say it's not just the odd homeless or indigent person scavenging from curbside or businesses recycling bins on trash day. And, it's not just the recycling revenue loss but local law enforcement has reported incredible increases to identity theft and fraud relating to mail that is discarded into the trash bins which is later scavenged from those who bin-dive.

Members and residents are advised that before you discard your unwanted mail that you first make sure that there is not any correspondence that would jeopardize your identity, (e.g. credit or club card request, solicitations from companies that have your name and address requesting that all you need to do is send it back to them with address changes...etc.). Shred any mail that may have your SSN, personal or work history, credit card solicitations...etc. Also, the membership is reminded that scavenging at



Eastern Gardens' refuse areas is strictly prohibited. Violators will be punished to the full extent of the law. Items, such as trash, that are deposited into any of the dumpster receptacles, whether it is recyclable or not, becomes the property of Eastern Garden's contractor, **BFI**. (See the Sacramento Waste Authority (SWA) Ordinance 21). In addition, any person or persons who violate Sacramento County Code 6.20.160 by stealing recyclables exceed three (3) convictions in a year; may be found guilty of a misdemeanor and may be subject to fines and/or imprisonment. **To report scavenging, call the Sacramento County Sheriff's Department at, 916-874-5115.**

SECURITY AWARENESS

Members are advised of the following:

- ❖ Always lock your doors and windows to your apartment and vehicles. Even if you're only running to the laundry room or the car to grab something. Never leave valuables inside your vehicle or your remote to the gates, always, LOCK UP!



- ❖ Report Emergencies, such as, suspicious behavior, theft or burglary to the Sheriff's Department by dialing 911 and for non-emergencies dial 874-5115. Inform management during business hours so we can alert other members.

- ❖ Don't leave keys hidden anywhere outside your apartment. Such as under doormat, instead, let a friend, trusted neighbor or family member hold a spare key for you.

- ❖ Never allow strangers to use your phone. Even if they claim to have an emergency. Talk to them from behind a locked door, and offer to make the call for them.

- ❖ Never advertise that you're not at home. Whether it's on the answering machine or with a note posted on your door.

- ❖ Draw your shades at night. Keep a few lights on; inform management if you notice burned-out lights on the outside grounds.

LANDSCAPING



For your information, Eastern Garden's landscaping contractor, "Majestic" is busy taking care of our trees and shrubbery. APIDS AND MORE APIDS

Have you ever wondered what that sticky glue like residue in the parking lots underneath trees is? Many believe its sap from trees. But, in actuality it's the secretion from aphid droppings. (APHID POOP)

Ewww Gross! Aphids suck the life from plants and guess where they put it? All over walkways and your car! Aphids excrete a honeydew product, that sticky substance you find everywhere which also attracts other unwanted pests like wasps and ants. Most aphid populations can increase with great speed as they reproduce daily. So just before the end of winter Majestic ensures that EG's trees and shrubbery do not suffer with this problems. In addition, the oleanders that grow along the west and south fence line are trimmed to a 6 foot height (per EG's contract with Majestic) and allowing more

sunlight to the buildings and grass areas thus preventing fungus and stimulating the growth of new grass.

U.S. POSTAL AWARENESS

The U.S. Postal Service has asked management to remind the residents of Eastern Gardens to pick-up their mail from the mail boxes on a daily basis or make arrangements for mail pick-up if there is an absence. Mail boxes with an abundance of mail that will not allow additional deliveries will be returned to the Post Office. Remember, EG management does not have access to your individual mail boxes nor can it receive packages or other mail at the business office on behalf of the member. This is strictly a personal issue between you and the U.S. Postal Service and/or other delivery companies.



BENEFICIARY CONTACTS



For your benefit, if you have not recently updated your emergency or beneficiary contact list, that is, the person(s) you would like management to contact in case of an emergency; please visit the business office. This is to ensure that Eastern Gardens has your most current contact information on file and management is able to reach those persons or person of your choice. In addition, I would also recommend that you consider having on file your next of kin in the event of your death for those persons or person who are to receive your membership equity. Only one Member's name (unless husband and wife) will appear on the Certificate of Membership, if you desire to leave your equity to a family member then it would be advisable to leave written instructions and have it placed in your file. NOTE: Transfer of your membership (share) to a family member who is planning to move in will be screened in the same manner as those on the outside waiting list, that is, credit and reference check, criminal background check, and also an interview by the board of directors for their approval. Members who transfer their membership (share) to a family member are not given preferential treatment they are treated like any new perspective member. If they plan not to move-in they are then entitled to your share of the equity monies unless otherwise noted per your written instructions.

AFTER OFFICE HOUR LOCKOUTS



LOCKOUTS - Years ago the Board addressed the issue of lockouts and the frequency of lockouts by the membership. The Board believed that it was not reasonable or fair to penalize the entire membership with the burdening cost of paying management 2 hours overtime and interrupting managements time-off every time a member was negligent in locking themselves out. So in March of 2007 the Board ruled by amending its Rules & Regulations, which is still in effect today. So as a reminder concerning "Lockouts"; members and member's guest(s) locked out after office hours (i.e., after office hours 5:00 pm – 8:00 am Monday thru Sunday), is required to call a locksmith at Member's expense to open their apartment doors. NOTE: Proper identification will be required by the locksmith, (e.g. driver's license). Lost Keys: Lost keys or replacement of keys to member's unit will be replaced at current market rate per key at member's expense.

BUILDING & NON-BUILDING EMERGENCIES

The membership is reminded as to i) What are non-building emergencies Vs building emergencies and ii) What is life threatening emergencies, and iii) When should management be contacted Vs emergency personnel.



1. Building Emergencies:

Priority 1 – Building emergencies includes work needed due to safety or structural damage, such as, water breaks or electrical hazards and poses a serious health or safety hazard to individuals or property. (Call the emergency number during or after business hours) 271-7633 unless otherwise posted.

2. Non-Building Emergencies Service is needed within 24 Hours:

Priority 2 – This is maintenance service that requires attention before the end of the work shift. Please specify the reason needed and every attempt will be made to resolve the problem before close-of-business of the same day, per parts and/or manpower availability. (Call the office; if after business hours leave message)

3. Non-Building Emergencies Routine Scheduled Work:

Priority 3 – This is maintenance service where work can wait more than 24 hours. It includes routine repairs and preventative maintenance issues. (Call the office; if after business hours leave message)

For non-building emergencies, that is,

an **EMERGENCY WHICH IS OF A PERSONAL NATURE OR SITUATION THAT THREATENS HUMAN LIFE OR PERSONAL PROPERTY AND DEMANDS IMMEDIATE ATTENTION, FOR EXAMPLE., MEDICAL, BURGLARY, FIRE, THEFT AND ASSAULT – DIAL 911.**



Do not contact management for this type of an emergency, dial 911.

REMOTES



The Board was informed that Eastern Gardens (EG) is experiencing additional costs created by the membership who wish to sell back their old and unwanted and often times broken gate remotes, of which, these remotes were removed from the system long ago. Upon the initial move-in of each new member, remotes to the electronic gates are provided to the new members (up-to a maximum of two if husband and wife) at no cost to the new member(s), of which management tracks and maintains records on them. Currently, additional remotes can be purchased by the membership at a cost of \$30.00 each. Note: The additional remotes that are purchased by the membership and the remotes provided at your initial move-in become the responsibility of the member to maintain (i.e. batteries) and to safe guard them. When the remotes are no longer needed, whether it was provided to you at no cost or either you purchased them, they will not be repurchased or bought back by Eastern Gardens. You will however upon vacating still be required to turn-in the amount of remotes that you were first issued upon your initial move-in. Any additional remotes purchased by the member will be deactivated and removed from the system. If you desire you may donate your additional purchased remotes to EG. Thank you.

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: March 8th – “The King’s Speech” Colin Firth, Geoffrey Rush, and Helena B. Carter. The English Throne with the assistance of a speech therapist who helped him become a worthy monarch. Rating: PG-Drama - Biopic

April 12th – “Conviction” Barbara Waters’s brother is convicted of a crime. She believes in his innocence. Ms. Waters embarks on an 18-yr journey from high school dropout to become a lawyer to prove his innocence. Starring: Hilary Swank and Sam Rockwell Rating: PG-Drama

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

DOCUMENTS AVAILABLE



The Audit Report for the year ending 2010 and the budget for 2011 are available to all members/shareholders of the corporation. You can obtain them in

the business office during normal business hours, M-F 8am to 5pm. In addition to these documents, monthly financial statements are also made available to members, this will include, income and expense statements, general ledger, reserve account balances, agenda and minutes of the board.

SACRAMENTO METROPOLITAN FIRE DISTRICT

Eastern Gardens has received the following correspondence from the Sacramento Metropolitan Fire District.



The fire district is mandated by the state health and safety code to annually inspect all apartment complexes and condominium complexes. For the past 21 years the fire district has not charged the individual complexes for this required annual inspection. Instead, the general tax paying population has funded the cost of the inspections, (i.e. Sacramento County). Unfortunately, they can no longer perform these inspections without charging a fee to the individual owners and businesses to recover their costs. The fire district has adopted a fee schedule for the annual inspections. Eastern Gardens is now required to pay an annual fee of \$423.00

So it's not just gas prices that are going up, so far it appears that the year 2011 is bringing with it many cost increases. Management and the board will try and make every effort to meet these increases on its operating expenses without having to raise its carrying charges before January of 2012.

CLUBHOUSE RULE

As a follow-up to the dissemination of the proposed amendment to Rule #24, “Clubhouse”, and the Board’s request for membership comments. Effective March 1, 2011 the Board has ruled to move forward with the amendment of Rule #24, as stated in the letter disseminated to the membership on January 28, 2011. The Board would like to thank those members who submitted their comments and suggestions in regards to the proposed amendment. The Board’s decision and purpose to effect the amending of the rule is based upon an increase of membership’s use of the clubhouse for outside organizations, such as church functions, card clubs, office parties...etc.; and increases to our operating expenses, for example, litigations, insurance costs, parking, vehicle traffic, wear and tear to furnishings and building, cleaning expenses and utility costs, as well as potential risks and liability issues. Summary of rule amendment is as follows: 1) Members and residents are not to use the clubhouse for entertaining outside organizations. This will include but not limited to, church groups, card clubs, office parties, and nonprofit organizations. 2) The Clubhouse will be used only for Eastern Garden’s functions, such as board/business meetings, social gatherings, and rental use by its members. 3) Rental use by the members will consist of family/friend gatherings such as birthdays, memorials, anniversaries, or other family oriented gatherings of the member that are not by definition an organization, club, company, corporation, or business.



BOARD REPLACEMENT/CHANGES



Beginning March 1, 2011, Ms. Kathleen Slotterback will move up to Vice President replacing Mr. Lopez who resigned and will be moving out.




Alternate director, Mr. Ed Healy will be moving onto the board full time as Board Director replacing Ms. Slotterback’s previous position as Board Director.

DID YOU KNOW....

Pet waste contains bacteria that can harm the environment and humans. Pet waste left on lawns, trails and sidewalks will wash into the storm drain system and into our local creeks and rivers. Here’s what you can do: When walking your dog, always carry a plastic bag and pick up after your pet. Many local parks have pet waste stations that provide free plastic bags designed for pet waste. Dispose of pet waste in the trash. Never wash pet waste into a storm drain. Thank you for being a responsible pet owner and helping keep our waterways safe.



EASTERN GARDENS CALENDAR OF EVENTS

MARCH 2011						
SUN	MON	TUE	WED	THUR	FRI	SAT
		1 10am Coffee	2 8:15am - Tai Chi	3 Applications for EG waiting list closes	4 8:15am - Tai Chi	5
6	7 8:15am - Tai Chi	8  6:30pm Movie Nite	9 8:15am - Tai Chi	10	11 8:15am - Tai Chi	12
13  DST BEGINS	14 8:15am - Tai Chi	15 10am Coffee	16 8:15am - Tai Chi	17  St. Patrick's Day	18 8:15am - Tai Chi	19
20	21 8:15am - Tai Chi	22 10am Coffee 10am Bookmobile	23 8:15am - Tai Chi 7pm Brd Mtg	24	25 8:15am - Tai Chi	26
27	28 8:15am - Tai Chi	29 10am Coffee	30 8:15am - Tai Chi	31		

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

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**