

EASTERN GARDENS TATTLER

Volume 4 – Issue 3

3045 Eastern Avenue – Sacramento, CA 95821

May – Jun 2007



2007

BOARD OF DIRECTORS

Blair McLeod
President

Joan Wood
Vice President

Ed Healy
Secretary

Shirley Brown
Treasurer

John Stofanik
Board Member

Richard Crockett
Alternate Board Member

Merritt Miller
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

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**



ANNUAL INSPECTIONS

UNIT INSPECTIONS - “Father dies trying to save his two kids - Fire investigators said they could not find a smoke detector inside the apartment.”

“Two small children perish in fire, while grandmother suffered burns over 90 percent of her body – Fire officials said the home where the children died did have a smoke detector, but the device had no battery.”

(Articles from the Sacramento Bee)



No, you're not experiencing DEJAVU, this article was printed in January – February's newsletter. Eastern Garden's management team is preparing to conduct its annual unit inspections and is ensuring that all members are informed. Aside from the HUD and other review inspections, such as:

- **REAC** - Real Estate Assessment Center
- **CAHI** – California Affordable Housing Initiative
- **County Inspections** – Fire, Building...etc
- **Property Liability Insurance Carrier**

This year as with every year, Eastern Gardens anticipates having annual inspections conducted by the various agencies, businesses and municipalities as listed above.

Every member should understand that Eastern Gardens Cooperative, its members, officers and those employed, that is, FPI management, can be held liable for failure to comply with fair housing laws, (e.g. safety and maintenance issues), not to mention, fire, health & safety...etc. Eastern Gardens Cooperative translates, Membership and members are not just residents of an apartment but rather part owners in a business which not only do we reap its benefits but also its misfortunes. When one member fails to comply with its policies and guidelines it not only jeopardizes their neighbors but could have an adverse affect on us all. Eastern

Gardens allows its management team to conduct annual Preventative Maintenance, Health and Safety inspections, (in accordance with Fair Housing Laws), specifically targeting special areas within the apartment units, that is, Smoke Detectors, HVAC filters, Electrical and Plumbing. Our management team is trained and educated to look for these kinds of deficiencies to ensure the safety of LIFE and PROPERTY. Eastern Garden's management team has already distributed the time and date's to the membership allowing a 30 day notice before inspections are conducted, this is to allow for you to schedule accordingly.



PROPERTY INSPECTION - On March 28, 2007, Eastern Garden's property liability insurance carrier conducted its annual inspection of the grounds. Some of you may recall our last inspection lead us to installing additional rod iron railings on all stairwells and landings as well as the pool area. Also, the painting of each step on the stair casing and the removal of excess oils and grease in the carport areas. This year's inspection was far more successful. There were no discrepancies found and no corrective actions required. **The Board of Directors sends its Kudos and thanks to our management team, Ms. Theresa Williams, Community Director and Mr. Gary Haugstad, Property Manager, FPI Property Management, Inc.** who continue to do an excellent job on our behalf.



THANK YOU

SWIMMING POOL USAGE

As a reminder, for your enjoyment the pool is open year round. The hours are from 8:00 am – 10:00pm. The Pool is heated from May 1st thru 2nd Monday of October.

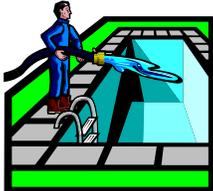


Usage of all pool furniture and accessories will follow the heating cycle time frame. After such time all furniture/accessories will be put into storage.

ALL PERSONS UNDER THE AGE OF 14 YEARS OLD OR LESS MUST BE ACCOMPANIED BY A RESPONSIBLE RESIDENT ADULT. FOR SAFETY PURPOSES PLEASE ENSURE THAT ALL GATES TO THE POOL ARE SECURLY CLOSED & LOCKED WHEN LEAVING AND ENTERING. DO NOT AT ANY TIME PROP THESE GATES OPEN. PERSON(S) DISRECARDING POOL RULES WILL FORFEIT THEIR POOL PREVLIGES.

For your enjoyment please follow all the rules posted at the pool site and those which Eastern Gardens has established. Attached for your convenience is a copy of the Pool Rules.

FYI – the pool is cleaned and chemically treated



three times a week to ensure a healthy pool. This task is being performed by an outside vendor. 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.

PARKING REMINDERS

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. (See attached Vehicle Parking Rules) **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.



CLUBHOUSE

Reminder to all Members and their guests, the clubhouse will be permanently locked and access can only be obtained by using your key. The key used is the same identical key that you already have to open the laundry room doors and the outside personnel fence gates. The main door to the clubhouse and the back door leading to the pool area will be installed with door closures to ensure that they both close properly. Every member and their guests are to ensure that when entering and leaving the clubhouse both door(s) are securely closed. Please note; the locks installed are self-locking so there should be no need to lock them upon leaving or entering, but check them just to make sure. The door between the restrooms and main room will be unlocked so you can use the restroom facilities without having to go around. Summary:

- Clubhouse permanently locked, must use key
- Self-Locking hardware and door closures installed
- Clubhouse Hours, unless otherwise rented: 8:00 am – 10:00 pm Monday thru Sunday
- Temporary trial basis (i.e., 90) days

It will be the responsibility of every member to ensure that the clubhouse is kept in a neat, clean and orderly manner. Doors must be kept closed and locked and at no time are they to be propped open, especially the door leading to the pool area. To keep utility costs down; lights, television, radio, coffee pots, heating and air conditioning and other appliances are to be kept off when members are not present. Members are reminded that the clubhouse is not a hang-out for under aged children or grandchildren to play. (See Clubhouse Rules)

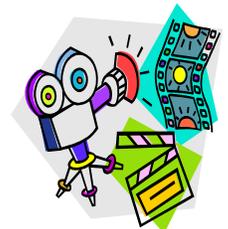
MOVING NITE

Clubhouse @ 6:30 pm – 2nd Tuesday of each month

May 8 – “The Queen”

Jun 12 – “Notes on a Scandal”

.50 cents donation includes movie, punch and popcorn. Details are posted inside the laundry rooms.



FEEDING OF ANIMALS

Some Members have taken the liberty of leaving food, i.e., cat food, peanuts, and other various kinds of people food out in the open, on the ground and in the breezeways. **THIS IS NOT ACCEPTABLE** Your kindness is warranted but not practical. We are experiencing a large increase with neighborhood cats, not to mention other animals like rats, mice, flies, skunks, possums and the like. If we are to control the rodent and insect population here at



Easter Gardens, it's going to take everyone's cooperation and support. So please **DO NOT** leave any food items out in the open, it's unhealthy and could pose very serious health hazards – Thank You



HEATING VENTING & AIR CONDITIONING (HVAC)



As the summer approaches, it's recommended that you leave the thermostat at a comfortable 76/78 degrees during those 105 heat days. Just set your thermostat to **COOL** and **AUTO**. By setting it to **AUTO** helps prevent wear and tear and you having to remind yourself "did I turn it up or down, on or off...etc?" It's **not recommended** that you set it to **ON** or **FAN**, if you do as a reminder the fan will run continually until you manually shut it off.

PROPER DISPOSAL OF TRASH & RECYCLING MATERIALS

For Members moving in/out please observe the proper disposal of trash. This has become a problem on the property which has caused 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 Lids 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.
- ✓ If your dumpster is full, **PLEASE**, place additional waste into another refuse container nearest you. **DO NOT** overfill the dumpster so that you are not able to close the lids.
- ✓ **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, couches, chairs, car parts, hazardous waste, such as oils or car batteries...etc.

COMMUNITY APPEARANCE

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, it also provides a more orderly appearance. The only items that are allowed on patio and landings are patio furniture, tidy planters, and bikes. 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 an attractive community for everyone to enjoy!

THANK YOU

EASTERN GARDENS CALENDAR OF EVENTS

MAY 2007						
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 Movie Nite 6:30p "The Queen" 	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	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  Memorial Day	29	30 10 am - Tai Chi	31 10 am Coffee		

JUN 2007						
SUN	MON	TUE	WED	THUR	FRI	SAT
					1 10 am - Tai Chi	2
3	4 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 Movie Nite 6:30 "Notes on a Scandal" 	13 10 am - Tai Chi	14 10am Coffee  Flag Day	15 10 am - Tai Chi	16
17  Father's Day	18 10 am - Tai Chi	19	20 10 am - Tai Chi	21 10am Coffee  Summer Begins	22 10 am - Tai Chi	23
24	25 10 am - Tai Chi	26	27 10 am - Tai Chi 7 pm – Bd Mtg	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**