

THE GARDENS GRAPEVINE

Volume 8 – Issue 3

3045 Eastern Avenue – Sacramento, CA 95821

May - Jun 2011



2011 BOARD OF DIRECTORS

James Patrick
President

Kathy Slotterback
Vice President

Ed Healy
Secretary

Donna Schmelz
Treasurer

Chris Manning
Board Member

Diane McKee
1st Alternate Board Member

Ardie Andrews
2nd 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



PROJECT UPDATES



LEGAL: Amendment to Section 8 of Article III of the Bylaws – The Board has consulted the law firm of Adams*Kessler Professional Law Corporation for their guidance and direction concerning the amendment which governs the transfer of membership to an heir upon the death of a member. The Board has concluded its business with them and is ready to move onto the next step, which is to hold two membership meetings for a time of questions, answers and comments by the membership. The meeting schedule dates and times are forthcoming and will be included in the information packet which you can expect to receive sometime in the first week of May.

Prior to the membership meetings the Board will disseminate the proposed changes for you to read and comment on, so please bring the material with you when attending the meetings. Please Note: We will not be voting on the amendments at these meetings, discussion only. The estimated timetable is as follows:

- The Board consulted with legal counsel – Completed
- The Board drafts the required information for membership review/comments and disseminates to the general membership – First week of May
- Membership meetings are held – Second or Third week of May
- Membership is to vote on amendments – Fourth week of May
- Upon membership approval, amendments are to be forward onto HUD – Late May or early June
- Upon HUD approval, amendment is made part of the bylaws – June/July



NEW CONCRETE RAMPS: Completed - As part of Eastern Gardens Capital Improvement Program (CIP), the Board of Directors approved to contract with Sims Concrete, Inc. for concrete repairs. The projects have enhanced pedestrian safety by improving the continuity and walking surfaces of the common area walkways by adding ramps to walkways at three locations. *(Article submitted by the Board of Directors)*

BEFORE



AFTER



EASTERN GARDENS 40TH ANNIVERSARY



As mentioned in the March/April Newsletter; on November 29, 2011 Eastern Gardens will observe its 40th year anniversary! The Social Committee met with the Board to discuss the details for this wonderful

occasion. After everything was said and done the following results are as follows:

- Event Date – Sunday, October 16th, 1pm-5pm
- Open Buffet, self-catered
- Cake Cutting Ceremonies – 3pm
- No Charge and No food dish to bring
- Where – Clubhouse and picnic area
- Personal Testimonies

The entire membership is invited! There is no charge to attend and you don't need to bring anything, this is due in-part to our management company FPI, Mr. Dennis Treadaway, President, who has graciously donated \$500.00 to help cover the cost of the event. There will be great loads of fun and laughter; testimonies from the most recent members to some of our long-time member's. NOTE: RSVP's will be sent out to the general membership approximately one month prior to the celebration, so please mark your calendars and make plans to attend.

HOW TO CONTACT THE BOARD

Any member requiring to contact the board can submit a letter, for example, clarification of our governing documents, suggestions, complaints on vendors, members or management, please don't hesitate to draft a letter, note or memo, whether typed or printed, it doesn't matter, just sign and date it and submit it to the board. To help assist you and to ensure that your letters are received by the board, a mail box which is locked and only accessible to the board has been installed inside the business office. All letters of concern are read privately and discussed amongst the board and are kept confidential. Should you request an audience with the board you will receive a letter from the board indicating the times and dates available.



Note: For your protection and privacy, please do not place or leave your letters on the door of board members but rather utilize the mail box inside the business...thank you.

(Article submitted by the Board of Directors)

HOW ABOUT A WEEKLY

"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 see if other members would be interested in joining him in the clubhouse one day a week, (possibly Wednesday afternoon) for about an hour for some laughter and music. Mr. Pullman is very talented and plays the banjo. Just bring your own vocal chord lubricants and he'll bring the banjo and song sheets for everybody or you can just come and listen. If this sounds like FUN! Please give Mr. Pullman a call anytime after 10am at 469-298-3008. Not to worry, you are not calling long distance and won't be charged, this is a Vonage number so it will transfer to him.

(Submitted by: Mr. Barry Pullman, EG Member)

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: May 17th NOTE: 3rd Tuesday

"Secretariat" Based on a true story – Penny Chenery and her colleagues guide her longshot but precocious stallion to set the unbeaten record for winning the Triple Crown. Starring: Diane Lane, John Malkovich, Scott Glenn, and James Cromwell. Rating: PG Drama, History.

June 14th NOTE: 2nd Tuesday, "The Secrets of Jonathan Sperry", Story of good family values and wisdom, friendship and inspiration passed from generation to generation. Starring: Gavin McLeod
Rated: PG

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

GIVE-A-WAY/TAKE-A-WAY

Bring Your Unwanted Stuff, but in Good Workable Condition



This is an opportunity for you to give away those belongings that you've stuffed away and never use. NOTE: Drop-off time is Friday at noon, June 24th

Where: Clubhouse, 8am – 11am

When: Saturday June 25th, 2011

POC: Dorothy Mitchell, 730-1099

ANNUAL INSPECTIONS



Recently Eastern Gardens was inspected by its property insurance carrier and the local fire department; both inspections passed. Other upcoming inspections:

- **REAC** - Real Estate Assessment Center. Who are they? REAC is another contracted division within HUD that handles on-site physical inspections for all HUD-affiliated properties, which includes Eastern Gardens because HUD co-signed for our loan making us a HUD insured property and in addition, we also participate in the Section 8 program, (i.e. Housing Assistance Program (HAP)). We are not HUD owned or operated but rather insured. Because we are HUD insured we are bound by HUD's Regulatory Agreement and failure to comply with this agreement would have serious financial repercussions for us all. HUD is continuing to place stricter rules and compliance issues on properties that participate in their programs or those that are insured by them. New items that the inspectors will be looking at within the apartment units to see if they are working properly, will be, windows, doors, exhaust fans, to name a few.
- **Annual In-House Inspection** – Prior to the REAC inspection, management will be conducting our annual in-house inspection. **Please Note:** Because of the additional requirements placed on us by REAC and to ensure that EG receives a passing grade with no discrepancies, management will extend its inspection to include the same items that REAC will be inspecting, for example, each room will be inspected to see if windows open and close properly, entry and closet doors swing and latch properly, bathroom and kitchen exhaust fans are working properly...etc.). Should we fail the REAC inspection, EG will then be inspected every year by REAC instead of every three years, not to mention fines and penalties levied against us. As members of the cooperative corporation and per the terms of the Occupancy Agreement everyone is expected to comply.
- **County Inspections** – Every year, usually in the summer, Sacramento County inspects our Pool for compliance, we can expect the same this year.

UNAUTHORIZED VEHICLES

Vehicle Registration: All vehicles on the premises must be currently registered and properly insured

according to state law. Any vehicles on the premises without a current license tag (sticker) will be ticketed with a 96 hour warning notice. If not addressed with Management and duly resolved, the vehicle will be towed away at the owner's expense.

(See Members/Shareholders Handbook, pg. 67)



YOUR COMMUNITY NEEDS YOU!

Here are some things to think about:



The occasional events and activities that take place from time-to-time here in the Eastern Gardens Community are planned and presented by a number of our energetic and very caring neighbors. Some have been engaged in various capacities for quite some time. Mack Stonham (Give Away/Take Away) and Mickii Wilner (Rainbow Welcoming Committee) have recently found it necessary to step back from these long-standing responsibilities and we appreciate their time of service to our community. Perhaps you have some ideas for activities that have not been offered for quite a while or a suggestion or two that may be new to many residents, not so new to others perhaps? Some of your neighbors have been thinking they would like to establish a "Game Night" in order to brush up on their Cribbage, Pinochle or Bridge skills, which may not have been put to use recently. If you are new to these somewhat old ways of spending time together with friends, you are certainly welcome to suggest other table game activities for us to enjoy—or just plan to sit in and learn the familiar ones. "Game Night", can always be shifted to "Game Day", of course! I will be glad to hear from anyone and everyone with their fun suggestions and willingness to take on a few tasks. I can be reached at 481-1052, thank you, Ardie Andrews #99, Social Committee.

(Submitted by: Ms. Ardie Andrews, Social Committee)



5325 Engle Rd, Carmichael 95608 (916) 489-7529

Order tickets online at: www.cplayhouse.org

Now playing May 6th through June 12, 2011

"DEARLY DEPARTED"

A Comedy by

David Bottrell & Jesse Jones

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)




BOARD ADDITIONS



In filling vacancies on the board, Mrs. Diane McKee #10 was appointed as 1st Alternate and Ms. Ardie Andrews #99 was appointed as 2nd Alternate. As appointed alternates, neither alternate will be eligible to carry-over to the year 2012, but are eligible to run as candidates for the Board of Directors.

EASTERN GARDENS CALENDAR OF EVENTS

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

JUNE 2011						
SUN	MON	TUE	WED	THUR	FRI	SAT
			1 8:15am - Tai Chi	2	3 8:15am - Tai Chi	4
5	6 8:15am - Tai Chi	7 10am Coffee	8 8:15am - Tai Chi	9	10 8:15am - Tai Chi	11
12	13 8:15am - Tai Chi	14  6:30pm Movie Nite	15 8:15am - Tai Chi	16	17 8:15am - Tai Chi	18
19  Father's Day	20 8:15am - Tai Chi	21 10am Coffee	22 8:15am Tai Chi 7pm EG Brd Mtg	23	24 8:15am - Tai Chi	25 GIVE-A-WAY  8AM-11AM
26	27 8:15am - Tai Chi	28 10am Coffee 10am Bookmobile	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**