

# THE GARDENS GRAPEVINE

Volume 7 – Issue 3

3045 Eastern Avenue – Sacramento, CA 95821

May - Jun 2010



## 2010 BOARD OF DIRECTORS

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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



The cooperative news article below is a continuation from April and May's newsletter.

## Cooperatives Are...



A cooperative is a business. Co-ops range in size from small storefronts to large Fortune 500 companies. In many ways, they're like any other business; but in several important ways they're unique and different.

Cooperatives—

- Are owned and democratically controlled by their members—the people who use the co-op's services or buy its goods—not by outside investors; Co-op members elect their board of directors from within the membership.
- Return surplus revenues (income over expenses and investment) to members proportionate to their use of the cooperative, not proportionate to their "investment" or ownership share.
- Are motivated not by profit, but by service—to meet their members' needs for affordable and high quality goods or services;
- Exist solely to serve their members.
- Pay taxes on income kept within the co-op for investment and reserves. Surplus revenues from the co-op are returned to individual members who pay taxes on that income.

## Types of Cooperatives

**Consumer Cooperatives**—Consumer cooperatives are owned by the people who buy the goods or use the services of the cooperative. They sell consumer goods such as food and outdoors equipment. They provide housing, electricity and telecommunications. And they offer financial (credit unions), healthcare, childcare and funeral services. Almost any consumer needs can be met by a cooperative.

**Producer Cooperatives**—Producer cooperatives are owned by people who produce similar types of products—by farmers who grow crops, raise cattle, milk cows, or by craftsmen and artisans. By banding together, they leverage greater bargaining power with buyers. They also combine resources to more effectively market and brand their products, improving the incomes of their members.

**Worker Cooperatives**—Worker cooperatives are owned and governed by the employees of the business. They operate in all sectors of the economy and provide workers with both employment and ownership opportunities. Examples include employee-owned food stores, processing companies, restaurants, taxicab companies, sewing companies, timber processors and light and heavy industry.

**Purchasing/Shared Services Cooperatives**—Purchasing and shared services cooperatives are owned and governed by independent business owners, small municipalities and, in some cases, state governments that band together to enhance their purchasing power, lowering their costs and improving their competitiveness and ability to provide quality services. They operate in all sectors of the economy.

**Cooperative Principles** - Cooperatives follow seven internationally recognized principles:

- Voluntary and Open Membership
- Democratic Member Control
- Member Economic Participation
- Autonomy and Independence
- Education, Training and Information
- Cooperation Among Cooperatives
- Concern for Community

**Serving Many Needs...** - Cooperatives may be organized to provide just about any good or service such as:

- Business services, such as personnel and benefits management and group purchasing of goods and services
- Childcare
- Credit and personal financial services
- Employment
- Equipment, hardware and farm supplies
- Electricity, telephone, Internet and satellite and cable T.V. services
- Food and food services
- Funeral and memorial service planning
- Health care
- Health Insurance
- Housing
- Insurance
- Legal and professional services
- Marketing of agricultural and other products

**Co-op Brands** - The following are co-op brands you may recognize, to find out more look at their home pages.

Ace Hardware

<http://www.acehardware.com>

**ACE Hardware, Cleaning and Paint Supplies**

• **Blue Diamond Growers**

<http://www.bluediamond.com>

Blue Diamond, Smokehouse

• **Carpet One**

<http://carpetone.com>

Carpet, vinyl, laminate, ceramic, hardwood, and area rugs

• **Florida's Natural**

<http://www.floridanatural.com>

Orange juice and grapefruit juice

• **Land O' Lakes**

<http://www.landolakesinc.coop>

Land O'Lakes, Indian Maiden, Lake to Lake, Land-O-Lakes, Bridgeman, Cocoa Classics, Flash

• **Sun-Diamond**

<http://www.sunmaid.com>

Sun-Maid

• **Universal Cooperative, Inc.**

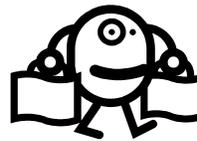
<http://www.ucoop.com>

Universal Cooperative Inc. is an interregional farm supply cooperative providing manufacturing, distribution and purchasing services for its members in the United States and Canada

**IN-HOUSE  
WAITING LIST**

The Board approved for those members on the in-house waiting list to make available for viewing the in-house waiting list at the business office during normal business hours.

**IN-HOUSE TRANSFERS**



Effective immediately, the Board approved the amendment of its move-in/out procedures, specifically, in-house transfers. In order to avoid rent loss, damage or litigation issues

there will be **“No alterations or upgrades allowed during the move-in/out process”**, excluding carpet and vinyl. That is, Members transferring to a different unit will not be allowed to have contractors, relatives, friends or any type of work performed to the transferring unit until the member has accepted the unit and has submitted written requests to the board and only upon the board's approval will the work then be allowed to commence.

**ANIMAL POLICY REMINDERS**

It has been reported to the Board that management has received several complaints from concerned



members of animals running loose defecating and urinating in flower beds and lawn areas, more specifically, cats within the grounds of Eastern Gardens. The Board would like to remind each member of the co-ops current animal policy (Members Handbook, pages 74-76) as well as current County ordinances, which No animal is permitted to roam free. This includes dogs, cats, and other animals. There are several county ordinances that apply: The "Animal at Large" ordinance states no animal is permitted to roam free. If an animal leaves the owner's or custodian's property, i.e. your apartment unit, it must be under the control of a responsible person and wearing a pet license. It is illegal to just open the door

for the dog or cat to go to the "bathroom" and wander about the neighborhood. Not only does this subject our members to unhealthy conditions but the animal as well. Dogs and cats running loose in the neighborhood are exposed to many dangers every day, including, but not limited to:

- automobiles (the #1 killer of loose dogs and cats)
- becoming lost
- being stolen
- abuse by people
- fights with other animals
- diseases
- poisons (including antifreeze and rat-bait)
- extreme weather (winter and summer)
- lack of proper food and clean water
- injury or death from belts or rotating blades in car engines (cats often crawl under car hoods to escape the cold in winter, dying when the car is started)

The easiest way of protecting your animals from these hazards, not to mention fines and the removal of the animal from the premises, is to avoid them altogether.

**Dogs.** Whenever outside of the apartment unit, your dog should always be on a leash. This way you can ensure that he or she is always under control. Even the best obedience-trained dogs can be frightened by sudden movements or loud noises, causing them to bolt.

**Cats.** Cats never need to go out of the house. They lead perfectly contented--and much longer--lives if they remain indoors at all times. If it is necessary to transport a cat, a secure animal carrier should always be used.

### 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:**

**May 18<sup>th</sup>** – “The Other Side of Heaven” Starring: Anne Hathaway and Chris Gorham. Rated G: Family film, Adventure, Romance, Goodwill. NOTE: 3<sup>rd</sup> Tuesday

**June 8<sup>th</sup>** – “It’s Complicated” Starring: Alec Baldwin, Meryl Streep & Steve Martin. Rated PG: Comedy, Romance. Adult subject matter.

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

## 2010 GIVE-A-WAY SCHEDULE

### 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.

**Where:** Clubhouse, 8am – 11pm

**When:** Saturday June 26, 2010

**POC:** Mack Stonham @ 488-4473

Additional Saturday dates to remember: 9/25/2010 & 12/18/2010



### SOLICITATION

It is a violation for any solicitor, canvasser or peddler to come upon the premises of Eastern Gardens Cooperative and ring the doorbell of any door or create any sound in any other manner calculated to attract the attention of the occupant in such premises for the purpose of securing an audience with the occupant thereof and engage in any solicitation as defined herein, in contravention or defiance of any notice exhibited at the premises. Members, guests and residents of Eastern Gardens are prohibited from inviting or allowing any person(s) to solicit upon the premises and going door-to-door in accordance with the provisions of this article. Any solicitor, canvasser or peddler is to be considered trespassing. **Members may exercise their right to call the Sacramento County Sheriff department’s non-emergency number at, 874-5115.**



5325 Engle Rd, Carmichael (916) 489-7529

Order tickets online at: [www.cplayhouse.com](http://www.cplayhouse.com)

### “Classic Farce”

*Diane Bartlett, Director*

*May 7—June 13*

Charley’s wealthy aunt from Brazil, where “the nuts come from,” will have to delay her visit. Time to press Lord Fancourt Babberly into action - and a dress. Comic confusion results in the world’s most famous farce. Guaranteed to move an audience to tears of laughter!

# Chautauqua Playhouse Children's Theatre

(Saturday Afternoons)

## “The Prince and the Pauper”

May 15—June 5

at 1 & 3 pm

They look alike, so they want to trade places. Only the faithful dog can tell them apart. The Duke is planning to spoil their fun

### **SHOPPING CARTS**



Eastern Gardens has been experiencing a rise in shopping cart abandonment outside of its entrance/exit gates. Carts are provided by stores for customer use. Customers use the carts as a convenient way to collect desired

groceries or merchandise as they shop. Often times customers leave their shopping carts scattered throughout the parking lot or even worse they are stolen! Retrieval, repair, and replacement costs add up. Lost shopping carts can add up to an eight to ten thousand dollar drain in revenue per year. Lost shopping carts are a public nuisance, so much so that over 200 cities around the United States have implemented ordinances requiring retailers to find ways to keep their carts from leaving their property. Shopping cart theft can be a costly problem with stores that use them. Often the carts end up in apartment complexes, low-income housing, bus stops or locations where the person doing the shopping is unlikely to own a car. The carts, which cost between \$75 and \$150 each, have been used for such purposes as barbecue pits, go-carts, laundry trolleys and even shelters, or they are simply abandoned. Because such losses can be substantial (up to \$800 million globally lost every year), stores have resorted to various systems to prevent theft. Stores may use one or more of these systems (i.e., cart retrieval and electronic).

Membership is being asked that should you observe any person(s) leaving or abandoning these carts on the premises to please report it to the Sacramento County Sheriff department's non-emergency number at, 874-5115 or contact management.

### **CLUBHOUSE ARTICLES**

Management and maintenance have noticed that certain article(s) inside the clubhouse have come up missing. In particular, the Dust Buster has



come up missing and the membership is being asked if you have seen it or may know its whereabouts to please contact management.

Membership is reminded that all articles inside the clubhouse belong in the clubhouse and are not for personal use for the member's apartment unit, this will include but not limited to all furniture, TV's, vacuums, dishes, silverware, pots and pans, coffee makers, stove, refrigerator,



microwaves, toilet tissue, paper towels, tables and chairs. Most articles were purchased by Eastern Gardens and some were donated by gracious members for the expressed usage by

the membership during social events, pot lucks, coffee socials, board meetings and other functions of the co-op.



### **SUMMER IS FAST APPROACHING**



Along with the heat, humidity, and smog. Check your air conditioner, make sure it's working properly. If you haven't had your filter changed in 90 or so days, now would be a good time to do that. Keeping you're A/C in good working condition prolongs the life of the unit and helps to keep things cool. Need a filter? Call the business office or just stop by and pick one up.

### **WEST NILE VIRUS**

Sacramento and Yolo County residents are in a West Nile virus high risk area, and are being urged to take precautions against mosquito bites.



#### Practice the District's 7Ds:

**DRAIN** any standing water that may produce mosquitoes.

**DAWN and DUSK** are times to avoid. These are the times when mosquitoes are most active.

**DRESS** appropriately by wearing long sleeves and pants when outdoors.

**DEFEND** yourself against mosquitoes by using an effective insect repellent, such as DEET, Picaridin or Oil of Lemon Eucalyptus. Make sure you follow all label directions!

**DOOR** and window screens should be in good working condition. This will prevent mosquitoes from entering your home.

**DISTRICT** personnel are available to address any mosquito problem you may be experiencing by calling 1-800-429-1022.

**SACRAMENTO COUNTY**  
**DEPARTMENT of TRANSPORTATION**  
**ARDEN ARCADE ROADWAY MAINTENANCE & IMPROVEMENT PROJECTS**

The mission of the Sacramento Department of Transportation is to continuously improve, operate and maintain a safe and efficient transportation system that serves the citizens and commerce. The staff is committed to providing high quality services, programs and projects to residents and communities throughout Sacramento County. From filling potholes and paving streets or projects to slow down traffic – SACDOT is ready to serve the public by providing safe and efficient roadways. One of the programs within SACDOT is the “NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM” (NTMP) it provides a variety of tools to address traffic concerns on neighborhood streets. The goal of the NTMP is to improve safety and the quality-of-life for residents by reducing impacts from speeding vehicles, cut-thru-traffic, and careless drivers on residential streets. A summary of recent NTMP activity for Arden Arcade is listed below:

**Completed & Future Projects**

Chenu Ave: Morse Ave to Watt Ave	1 Speed Bump	2006
Wyda Ave: Howe Ave to Alta Arden Expwy	2 Speed Bumps	2007
Greenwood Ave: El Camino Ave to Marconi Ave	2 Speed Tables	2007
North Ave: Greenwood Ave to Mission Ave	1 Speed Bump	2007
Las Cruces Ave: Eastern Ave to Esperanza Dr	1 Speed Bump	2007
Edison Ave: Eastern Ave to Gibbons Dr	2 Speed Tables	2008
Pope Ave: Fulton Ave to Morse Ave	2 Speed Tables	2008
<b>Robertson Ave: Eastern Ave to Watt Ave</b>	<b>1 Choker/3 Speed Tables</b>	<b>2010</b>

For more information about the NTMP program, please contact Tracy Whitley (Project Engineer) at 876-5418 or whitleyt@sacounty.net

**Description: (Speed Tables)**

A speed table (i.e., trapezoidal shaped speed hump) designed as a pedestrian crossing. Typically implemented as a 3 inch elevated, 10 foot wide flat “table” in the center with 6 feet transition ramps on either side that are gently sloped. Has higher design speeds than those for speed humps and thus designed for streets with higher speeds and volume



**Description: (Choker)**

Curb extensions at midblock or intersection corners that narrow a street by extending the sidewalk or widening the planting strip can leave the cross section with two narrow lanes or with a single lane at midblock, sometimes called parallel chokers, angled chokers, twisted chokers, angle points, pinch points, or midblock narrowing at intersections, sometimes called neckdowns, bulb outs, knuckles, or corner bulges if marked as a crosswalk, they are also called safe crosses.



## EASTERN GARDENS CALENDAR OF EVENTS

### MAY 2010

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

### JUNE 2010

SUN	MON	TUE	WED	THUR	FRI	SAT
		1 10am Coffee	2 9am - Tai Chi	3	4 9am - Tai Chi	5
6	7 9am - Tai Chi	8  6:30pm Movie Nite	9 9am - Tai Chi	10	11 9am - Tai Chi	12
13	14 9am - Tai Chi	15 10am Coffee	16 9am - Tai Chi	17	18 9am - Tai Chi	19
20	21 9am - Tai Chi	22 10am Bookmobile 10am Coffee	23 9am Tai Chi 7pm Board Mtg	24	25 9am - Tai Chi	26 Give-A-Way  8AM - 11AM
27	28 9am - Tai Chi	29 10am Coffee	230 9am - Tai Chi			

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**