

# THE GARDENS GRAPEVINE

Volume 7 – Issue 5

3045 Eastern Avenue – Sacramento, CA 95821

Sept - Oct 2010



**2010  
BOARD OF DIRECTORS**

**Frank Lenhart**  
President

**James Patrick**  
Vice President

**Ed Healy**  
Secretary

**Donna Schmelz**  
Treasurer

**Kathy Slotterback**  
Board Member

**Rick Caughey**  
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



**Eastern Gardens General Membership Meeting is a Big Hit!**

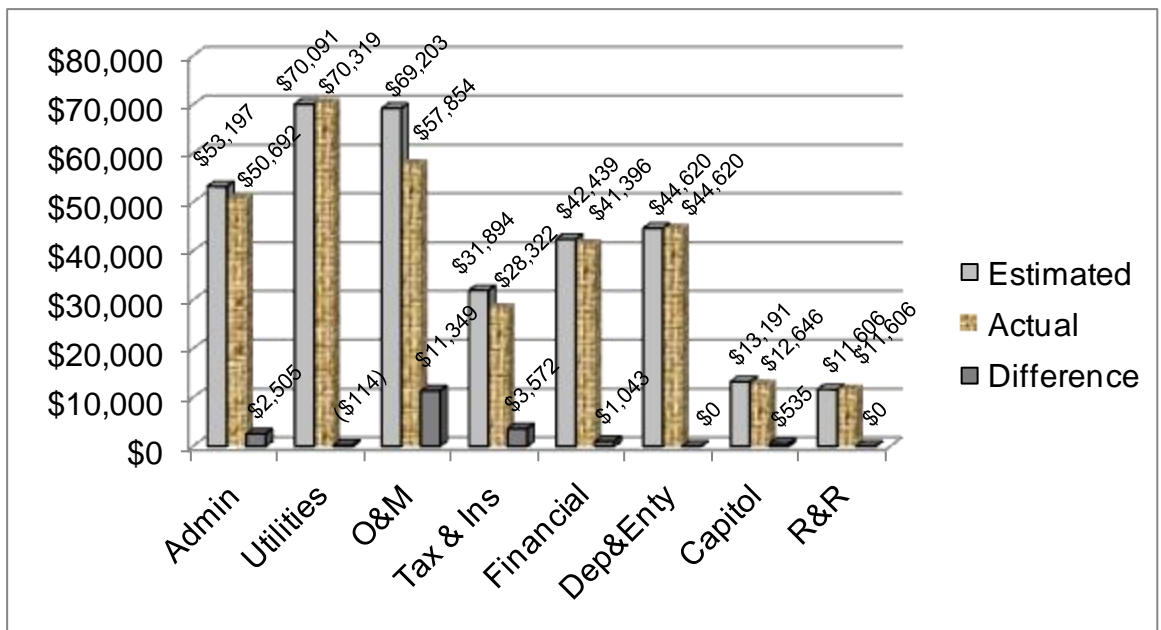
On Tuesday, August 24, 2010 a general membership was held to provide information for the fiscal planning of Eastern Gardens. In attendance was the Board of Directors, EG's property manager Mr. Gary Haugstad and 30+ members of the cooperative. Vice President Mr. James Patrick opened the meeting with a swing of the gavel and the meeting was underway. After roll call and the distribution of charts, graphs and a current copy of the 2010 budget, V.P. Mr. Patrick introduced Director Ms. Kathy Slotterback who began to explain the fiscal planning by using the charts and graphs put together by both management and the board as a guide, which focused on current, to-date i) income and expenditures, ii) an estimated 2011 budget, iii) a 5-year projection of income and expenses, iv) and a three year history of EG's income and expenses.

Ms. Slotterback proceeded to explain each graph with flash and flare with only a few occasional interruptions. After all was said and done, V.P. Patrick opened the meeting up to the floor for questions and answers. The Board continued to answer and respond to questions; there were appreciations expressed satisfactions and dissatisfactions and yes even the occasional temper or two, but all-in-all for the most part everybody parted with a smile on their face.

The Board would like to thank those members who made the effort to attend and for expressing their concerns and we would like to encourage the entire membership to please make an effort and sacrifice to attend all future membership meetings. A special acknowledgment of appreciation to Director Ms. Kathy Slotterback for presenting and explaining the graphs...well done Kathy!

A few examples of graphs and charts presented at the meeting:

|                 | TO-DATE (Jan-July) |              | 2010 ESTIMATED VS ACTUAL |  |
|-----------------|--------------------|--------------|--------------------------|--|
| Estimated Inc.: | \$316,961          | Actual Inc.: | \$318,935                |  |
| Estimated Exp:  | \$325,102          | Actual Exp:  | \$305,849                |  |
| Difference:     | (\$ 8,141)         | Difference:  | \$ 13,086                |  |

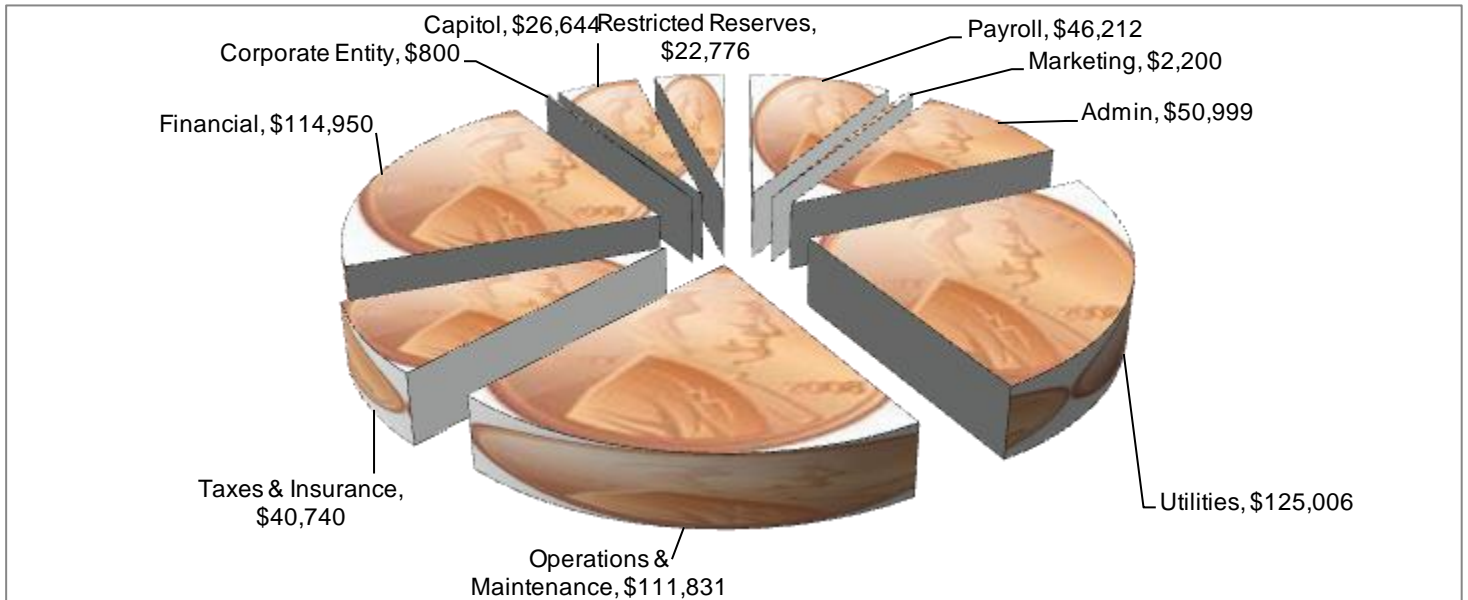


2011 ESTIMATED INCOME AND EXPENSES

Estimated Income: \$542,881

Estimated Expenses: \$542,158

Positive/ (Negative) Cash Flow: \$723.00



Article submitted by EG Board

In conclusion, the Board would like to express that even in these difficult economic times Eastern Gardens is on a solid path of financial stability. **NOTE:** There is no carrying charge increase projected for 2011.

**EASTERN GARDENS  
MANAGEMENT SERVICES**



For those of you who are new to Eastern Gardens below is a brief summary of services and benefits that our managing agent, FPI, Inc. provides to Eastern Gardens. FPI Management, Inc. represents a model of corporate citizenship, through the responsible management of the company and properties, for the benefit of their clients, employees and those with whom they do business.

**A brief summary of services include:**

- Financial Management – FPI works closely with the Board to establish and manage the financial objectives.
  - Apartment Community Accounting
  - Monthly & Annual Financial Preparation
  - Fiscal Planning (Annual Budgets & Audits)
  - Tax Preparations
  - Day-to-day Bookkeeping (Deposits & Expenditures)
- Expense Control – Eastern Gardens receives the benefits of:
  - Economy of scale purchasing (i.e. Bulk Purchasing for all appliances and other commodities)

- 30 years experience in development of preferred vendor list (7,000 + Vendors at reduced rates)
- Maximum discounts from national service providers
- FPI discounts 100% savings to its clients, this includes Eastern Gardens
- Administrative Control – Eastern Gardens is kept up-to-date for HUD policies and procedure changes (see below); legal advice at no cost; property management oversight, consistent on-site management:
  - Day-to-day Management Operations
  - HAP (Section 8 on-site assistance)
  - Fair Housing Compliance
  - Regulatory Compliance
  - Environmental Issues
  - Landlord/Tenant Laws
  - Automated Accounting Systems
  - OSHA Safety Practices
  - Risk Management
  - Fair Employment
  - Preventative Maintenance Programs & Techniques

Eastern Gardens continues to benefit from an active and involved Board of Directors, a very skilled maintenance man, and a well organized management staff, put it altogether and you have a very winning combination for us all.

Article submitted by EG Board

## **OKTOBER FEST POTLUCK**



2010 is the 200th anniversary of the Munich Oktoberfest! And it's not just for Germans anymore. Eastern Gardens Social Committee will be hosting an Oktober Fest Potluck dinner for the general membership and guests.

**Where:** Clubhouse @ 6:00pm  
**When:** Saturday, October 16, 2010  
**POC:** Ms. Ardeth Andrews @ 481-1052

## **UP-COMPING CAHI INSPECTION**

Aside from the HUD and other review inspections, such as:

- **REAC** - Real Estate Assessment Center
- **County Inspections**
- **Property Insurance Carrier**

In October 2010, Eastern Gardens will undergo its bi-annual and sometimes annual CAHI inspection. The California Affordable Housing Initiative, Inc. will be performing its reviews on Eastern Garden's and Management's performance in key property management areas for compliance in terms of controlling documents, e.g., HAP Contract, Management Plan, and HUD directives, specifically, those on the Section 8 program. In addition to reviewing our files and records, they will also randomly select apartment units for inspection. Once again, the membership will be called upon to comply with the requests of the HUD inspector.

## **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:**

**September – No Movie**

**October 12<sup>th</sup> – To be announced**

**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 September 25, 2010  
**POC:** Mack Stonham @ 488-4473



5325 Engle Rd, Carmichael (916) 489-7529  
Order tickets online at: [www.cplayhouse.com](http://www.cplayhouse.com)

### **“Room Service”**

*A Zany Comedy*

**Aug 13—Sept 19**

In this classic screwball comedy, an unscrupulous Broadway producer struggles to find a backer for his new show. Holed up in a Times Square hotel with 19 hungry actors and a ballooning room service bill, he tries to forestall eviction with an outlandish plan. Can their new play open on Broadway, or will they be evicted for their outrageous bill? This beloved, zany comedy about the lengths some people will go for their art is sure to have audiences laughing from beginning to end.

### **“The Vampyre”**



**Oct 8—Nov 14**

Before there was Count Dracula there was Lord Ruthven, a charming but vicious vampyre with 'dead grey eyes', a very pale complexion and a haughty demeanor. He gains the confidence of Aubrey, a weak willed young man and through him, gains entrance to the stately home of Aubrey's aunt where his seductive skills tempt the most virtuous of young women there. "The Vampyre" transformed the vampire myth from the monster of folklore to the dark, sexual, and predatory creature still popular today!

~ ~ ~

# EASTERN GARDENS CALENDAR OF EVENTS

## SEPTEMBER 2010

| SUN | MON                            | TUE   | WED                   | THUR  | FRI                   | SAT  |
|-----|--------------------------------|---|-----------------------|---|-----------------------|--|
|     |                                |   | 1                     | 2   | 3                     | 4  |
| 5   | 6 LABOR DAY<br>8:15am -Tai Chi | 7<br>10am Coffee                                    | 8<br>8:15am -Tai Chi  | 9   | 10<br>8:15am -Tai Chi | 11   |
| 12  | 13<br>8:15am -Tai Chi          | 14<br>10am Coffee                                   | 15<br>8:15am -Tai Chi | 16  | 17<br>8:15am -Tai Chi | 18   |
| 19  | 20<br>8:15am -Tai Chi          | 21<br>10am Coffee                                   | 22<br>8:15am -Tai Chi | 23<br><br>Autumn begins | 24<br>8:15am -Tai Chi | 25 Give-A-Way<br> |
| 26  | 27<br>8:15am -Tai Chi          | 28<br>10am Bookmobile<br>10am Coffee<br>7pm Brd Mtg | 29<br>8:15am -Tai Chi | 30  |                       |  |

## OCTOBER 2010

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

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**