

EASTERN GARDENS TATTLER

Volume 5 – Issue 4

3045 Eastern Avenue – Sacramento, CA 95821

July - Aug 2008



2008

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MANAGING AGENT

FPI Management, Inc.
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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



THE "TV ERA" IS OVER!



The TV – an "Icon" of American culture for three-quarters of a Century is obsolete. And in the UK the same can be said of the *telly*. The most familiar focal point in family living-rooms for generations, the traditional NTSC- (National Television Systems Committee) Analog Television set the one everyone had because it was the only one available – is no more. This solitary symbol, after standing steadfast through so many decades, TV as we knew it, your TV has now been replaced. Through the evolution of display technology, a new television has emerged; so totally different, a new TV 'paragon' has been created. Yesterday's TV has yielded today's DTV (Digital TV), SDTV (Standard Digital TV), EDTV (Enhanced Digital TV), and HDTV (High Definition TV). We are witnessing the passing of analog television, an evolution in television technology is occurring. The familiar CRT TV (cathode ray tube – picture tube) is pushed aside by an array of new competitors. These include Plasma, LCD, LCoS, DLP; to name some of the emerging television technologies, now competing for your attention. This means that today's consumers are required to make choices covering a wide range of issues; many involving new concepts or topics never before considered by the typical TV Viewer. For instance...Do you want a 'Direct View' TV? Or would you prefer a 'Rear Projection' TV? Perhaps a 'Front Projection' TV is better? Should you stay with a traditional CRT TV, or go for one of the new, 'fixed-pixel' displays? How would you like your screen, Flat-Panel...Thin-Profile...Wide

All I wanted to do
is Buy a New TV.



Screen...Big Screen or even BIGGER!? Are you interested in "HDTV", or is "SDTV" satisfactory for your use? Okay, you're getting the picture (pardon the pun). But hold on...In addition to the transition from Analog TV to Digital TV, and its dramatic impact on consumers, are the effects from the continuing shockwaves generated as television technologies keep expanding, with one, new development following another. So, is it any wonder consumers have become more and more perplexed? The present situation can only be described, at best, as complete CHAOS! Since entering the new millennium, we've seen a number of significant societal changes that have effectively altered how we live, day-to-day. Television in the Twenty-First Century is a hallmark to certain of these changes. TV, so-long dormant, has finally emerged from the shadows where it dozed for decades. Now in the full light of a new era, TV has at last awakened to its full potential. The evidence is the revelation displayed by this astonishing, new vision. Digital TV is the bright dawn of a new day, after the long night of traditional TV. But before you can experience that "Wow" in your home, you'll have to navigate your way along some new, strangely different and often complex paths. Unlike buying a traditional analog TV – a simple choice of size, price and perhaps a few extra features - Digital High Definition TV requires decisions covering a bewildering array of choices. Many of these decisions will be easier made after gaining some understanding of the basics of Digital HDTV.



THE "TV ANTENNA"...déjà vu - Again?



Until the transition to digital television is complete, TV stations will continue broadcasting on their analog channels while phasing in digital broadcasts on a separate DTV channel. Several years ago the FCC

established a timetable for OTA (over-the-air) broadcasters to convert to DTV. While many stations missed earlier deadlines, most full-power commercial and public TV stations are currently broadcasting digitally. On February 17, 2009: A government mandate requires that all full-power TV stations stop broadcasting analog signals and switch to 100% digital broadcasting. This digital transition will primarily affect some 15-20 million TV viewers who rely on local OTA broadcasts received via antenna. The 85% of viewers who subscribe to cable or satellite TV shouldn't experience any interruption in those services. If necessary, your service provider will supply a digital set-top box that will work with your TV. Anyone old enough to remember TV during the "50's" and "60's" will recall what the typical skyline above every town and community looked like – a metallic – forest of TV-



Antennas with aluminum branches reaching out from each roof-top, their skeletal-fingers pointing in all directions. Then, as Cable TV gained predominance in the "70's" and "80's" gradually the ubiquitous TV-Antenna disappeared – first from the larger metropolitan areas, and eventually, even from most suburban communities. At the present time, Cable TV is the primary source of television programming for the majority of U.S. TV viewers; additionally, multiple-millions of viewers are DBS (Direct Broadcast Satellite) TV subscribers.

Now that you have the background, some of you are aware that Eastern Gardens has been maintaining its own analog TV antenna for several years; currently installed on-top of building 3067 west side and has provided its members free access, this is the extra jack located in each unit's living room. Equipment to support the antenna, i.e. boosters, to help boost the analog signal, is installed at various locations of the complex. The Board, in an effort to be proactive of the up-coming transition in 2009, requested that management research the requirements and cost in order that it might continue to receive and transmit in digital format for those members using OTA.

Management submitted the proposed cost to replace and upgrade the current antenna and equipment that services the entire complex (i.e., analog signal to digital signal), at \$5,140.81. Management has informed the board, that approximately between 10-12 units are currently using the antenna. In response and fairness to its members, the board felt it necessary to poll the general membership in order to help determine just how many members were actually using the antenna to see if it would be cost-effective. Keeping in mind the channels received are only the basic local channels, (e.g., 3-13). During the months of July and August the board will disseminate a form asking each member to participate in the poll. Please be very truthful when filling out the form. Your participation is important; the results of the poll will provide guidance to the board's decision which can affect the bottom line of our expense budget, (i.e. higher operating costs higher monthly carrying charges).

FIREWORKS REMINDER



Due to the safety of personnel and community property, Eastern Gardens does not permit fireworks to be ignited within the grounds, (i.e., driveways, carports, picnic area or other common areas within EG property. EG recommends that you consider using the public streets. Our community is very small and the smoke (sulphur) released is very unhealthy and the potential of fire damage to personal and community property is very high

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, popcorn, and brownies.

Where: Clubhouse @ 6:30 pm.

When and What:

July 8th – "27 Dresses" Romantic Comedy
Aug 12th – "Angel's Fall" Suspense, Drama

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

APARTMENT SAFETY BASICS

Don't be so excited about decorating your bedroom and getting your Internet hooked up that you forget about safety. Our biggest "mom" tip is to purchase renter's insurance to protect your valuables. Even with insurance you still need to take steps to protect yourself. Here are some other easy ways to make you, your apartment and your belongings much safer.

Do...

- Although you may have to pay a small fee, it's a good idea to have an unlisted phone number for safety reasons. Having an unlisted number will also cut down on solicitation calls.
- Make sure the locks on all doors leading into your apartment have been changed since the last tenant was living there. You may need to make copies of your keys for roommates. This can include your best friend, boy/girlfriend and parents. For safety reasons, keep copies of keys in your hands only.
- Apartment doors should all have peephole viewers. If you don't have one, ask management to install one.
- Stay alert when entering your apartment. Don't talk on your cell phone or look preoccupied when walking toward your building. Criminals look for a weak target and are more likely to pass up someone who appears focused, aware and strong.
- Report bad lighting or overgrown shrubbery to management. You are never being too picky when it comes to your safety.
- Inventory the description, serial number and cost of your valuables. Keep a copy of your records online, in a fire-proof locked box or in a safe deposit box in a bank. Take pictures of your most valuable items and attach those to your receipts to make any insurance claims run as smoothly as possible.
- Keep a broom handle or other long stick in the track of sliding glass windows. This may deter a break in.
- Purchase light timers and set them so that your lights turn on when you're away from home in the evening.
- Take in your newspaper and packages on a daily basis.
- Call 9-1-1 anytime you sense danger. This includes when you see a stranger loitering around your apartment or acting strangely. Also report anyone sitting in a car for a long period of time. It is better to have the situation checked out then risk your safety.
- Get to know the people in your building. Attend board meetings, social events or visit just to say hello.

- Notify a trusted neighbor if you are going to be gone for more than a couple of days. Also inform management of your absence.
- Lock your windows when you go to bed or leave the apartment. Unlocked windows are the easiest way for criminals to enter a building.
- Check your smoke alarms to ensure they are working properly and practice using fire extinguishers.

Don't...

- Put your apartment key on the same ring as your car key. Keep them separate so that if your house keys are stolen the robber won't have access to your car and vice versa.
- Leave valuables in the windows of your apartment or car. Place valuables in a secure place or in storage whenever possible.
- Leave notes for roommates or guests on your door saying that you are gone but will be home soon.
- Leave your clothing unattended in the laundry room. As much of a pain as it can be, you should always hang around when your clothing is washing or drying. Laundry can easily be stolen from unattended machines.
- Give away personal information, including bank account passwords, your social security number or drivers license number, over the phone. Banks don't need your password to access your account.
- Leave your car or apartment door unlocked, not even for a minute.

JULY 4TH POTLUCK

When: July 4th @ 5:00 PM

Where: Clubhouse

Who: General Membership

Cost: Your Special Dish or \$4.00

RSVP: Janice @ 978-0431



Contact Information

Business Office-----489-1604

After hours Building Emergency-271-7633

Sheriff, Police, Fire & EMT-----911

Sheriff-Non Emergency-----874-5115



EASTERN GARDENS CALENDAR OF EVENTS

JULY 2008						
SUN	MON	TUE	WED	THUR	FRI	SAT
		1	2 10am - Tai Chi 10am BookMobile	3 10am Coffee	4 Independence Day  POTLUCK 5:pm	5
6	7 10am - Tai Chi	8 6:30 pm Movie Nite 	9 10am - Tai Chi	10 10am Coffee	11 10am - Tai Chi	12
13	14 10am - Tai Chi	15	16 10am - Tai Chi	17 10am Coffee	18 10am - Tai Chi	19
20	21 10am - Tai Chi	22	23 10am - Tai Chi 7pm – Bd Mtg	24 10am Coffee	25 10am - Tai Chi	26
27	28 10am - Tai Chi	29	30 10am - Tai Chi	31 10am Coffee		

AUGUST 2008						
SUN	MON	TUE	WED	THUR	FRI	SAT
					1 10am - Tai Chi	2
3	4 10am - Tai Chi	5	6 10am - Tai Chi	7 10am Coffee	8 10am - Tai Chi	9
10	11 10am - Tai Chi	12 6:30 pm Movie Nite 	13 10am - Tai Chi	14 10am Coffee	15 10am - Tai Chi	16
17	18 10am - Tai Chi	19	20 10am - Tai Chi	21 10am Coffee	22 10am - Tai Chi	23
24	25 10am - Tai Chi	26	27 10am - Tai Chi 7pm – Bd Mtg	28 10am Coffee	29 10am - Tai Chi	30
31						

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**