

MARCH 2004						
Sun	Mon	Tue	Wed	Thur	Fri	Sat
	1 Tai Chi 10am	2	3 Tai Chi 10am	4 Coffee 10am	5 Tai Chi 10am	6
7	8 Tai Chi 10am	9	10 Tai Chi 10am	11 Coffee 10am	12 Tai Chi 10am	13
14	15 Tai Chi 10am	16 Potluck 6pm-Dinner	17 St. Patrick's Day	18 Coffee 10am	19 Tai Chi 10am	20  First day of Spring
21	22 Tai Chi 10am	23	24 Tai Chi Regular Board Mtg 7p.m.	25 Coffee 10am	26 Tai Chi 10am	27
28	29 Tai Chi 10am	30	31 Tai chi 10am			

YOUR BOARD OF DIRECTORS

President	Ed Healy, 481.0709
Vice President	Kathy Slotterback
2nd Vice President	Peter Janicki
Secretary	Margaret Saunders
Treasurer	Lori Allio
Alternate	Erick Caughey

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 9 1 1**

EASTERN GARDENS TATTLER



Volume 1 Issue 2

March 2004

Community Director's Message

Greetings to all EG Residents!

I am very pleased that you have selected me as your Community Director. I look forward in getting to know each and every one of you. Some of you have already made me feel right at home here, and I greatly appreciate your warm welcome. I very enthusiastically accept my new position with Eastern Gardens and appreciate you offering me this challenging opportunity. Not only working here but also living in this friendly community.

I would like to invite each of you to come in and say hello. I'm always happy to answer any questions, help you find what you need, or accept any trouble calls and/or complaints.

Sincerely,
Theresa Williams
Community Director

Special Recognition

Eastern Gardens Board of Directors would like to give special recognition to those recent board members who stepped down, they are:

* ALFONSO BAUTE *
* BILL LONG *
* BOB MELENDEZ *
* MICKII WILNER *

We wish to express our sincere appreciation to each of you for your outstanding contribution to the community of Eastern Gardens. Your endless efforts, active participation, and visible role as Board members was beneficial to all of us. Each of you have demonstrated your willingness to subject yourselves to the many obstacles, demands, and sacrifices which in doing so, has made our enjoyment of living here that much more pleasurable.

THANKS SO MUCH!



Eastern Gardens Management Team

Community Director: *Theresa Williams*
Maintenance Tech: *Ramon Lara*
Property Manager: *Jim Collins*
Federal Properties Incorporated (FPI)

Office Hours
Mon - Fri 8:00 a.m. - 2:30 p.m.
Wednesday's Only 11:30 - 6pm
Sat - Sun Closed
Office Ph.: 916.489.1604
After Hours Ph.: 916.357.5300

**COMMUNITY APPEARANCE
& STORAGE OF ITEMS**

All members/residents are hereby given a **30 day** notice to remove all personal affects, hazardous materials and all other items as mentioned below. After which time Ramon is directed to remove and dispose of it. —

The appearance and upkeep of our community is not only the responsibility of our management team, but that of every member and resident who resides here at Eastern Gardens. Each member should assume full responsibility for keeping their balcony, breezeway, and areas in and around their building, clean, neatly arranged, and free from unsightly or unused items.

However, some of us have taken it a bit further than necessary. It has been observed that the storage of personal affects, such as, unused clay and plastic pots, ladders, rakes, shovels, brooms, hoes, shelving, lumber; hazardous materials, such as, gasolene, motor oils, ammonia, plant and insect poisons, fertilizers, potting soils, and shopping carts. All of these items that are on our grounds are illegal and pose severe health & safety violations, not to mention the incredible liability risk of our Corporation. Some have even made it very difficult for the SMUD technicians to read the meters because the area(s) have been turned into their own personal storage areas.

All of us **must** remember, that we are a multi-family complex. This means, we not only have children who live on site but all of us have small family members who visit us from time-to-time as well.

Live Smart - Live Safe

CHANGE OF HOURS

In an attempt to better serve those who work later hours, in December of 2003 the Board approved the new office hours commencing in Mar/04:

* Mon, Tue, Thur, Fri.: 8am - 2:30pm
* Wed: 11:30 a.m. - 6:00 p.m.

The new office hours for Wednesday will be on a 30 day trial period & will be reevaluated again in thirty days.

*** POTLUCK ***

Time: 6:00 p.m.
When: 16 March 2004
Where: Clubhouse
Who: Gladys Glatt 487.7457
Kathy Kent 482.1533

Ramon on the Run

Maintenance Tip of the Month!



Problem: Power may be out on 1 plug or receptacle because too many appliances are connected to it.

Appliance Power Budget

* 15-amp = 1500 watts

* 20-amp = 2000 watts

EXAMPLES:

1 hair dryer = 1400 watts

1 iron = 1000 watts

2400 watts: To Much!

1 fan = 150 watts

1 vacuum = 600 watts

750 watts: OK!

Your home lighting/plug outlets carry 15/20-amps.

*** CAREFUL NOT TO OVERLOAD ***

**WHAT IS
A COOPERATIVE?**

This past year we have had a great deal of transfers, new move-ins and move-outs. As a result, there has been a growing concern and much discussion by members who have posed this question to the Board. I hope that this explanation which has been reprinted will clarify your queries and help your understanding in reference to the question above. In addition, I strongly recommend that each member take the time to read their By-Laws, Occupancy Agreements, Rules & Regulations.

THE HOUSING COOPERATIVE

Joining a Cooperative is much different from renting an apartment. Co-ops are unique because they are owned collectively by their members. Members are not tenants; they are joint owners of their own housing development and are their own landlords.

Housing cooperatives are established as non-profit corporations whose specific purpose is to provide housing for their members, who are stockholders in the co-op corporation. Buying a share entitles the purchaser to hold a proprietary lease, commonly known as the Occupancy Agreement. The occupancy agreement gives the purchaser the exclusive right to occupy a dwelling in the development and to participate as a member in the operation of the co-op's operation. Co-op housing is a unique form of joint ownership of multi-family developments by the people who live in them.

ADVANTAGES OF CO-OP LIVING

Like home owners, co-op members have the security of long tenure, as long as they pay their housing charges on time and abide by terms of the agreement they have signed.

Responsible members can generally stay in the co-op as long as they like. The co-op member owns a share in the housing development, not a particular dwelling unit; the co-op corporation holds title to the total project and directly assumes the mortgage, taxes and other obligations of owning and operating it.

Co-op members, because they are OWNERS, typically feel more pride in their homes, more responsibility, and a greater sense of community than renters do.

The most often cited advantage of co-op living is economics, that is, co-op charges are usually lower than those for similar rental units. Cooperators pay actual housing costs, not a landlord's profit. Furthermore, they are eligible for income tax deductions for their share of the mortgage interest and property taxes paid by the co-op. Pride of ownership and sense of community, which reduce neglect, vandalism, and abandonment of the units and also significantly contribute to reduced housing costs.

Historically, co-ops attract a more stabilized and responsible individuals and families. This is due in part to a mandatory credit, employment, previous residency and police criminal background checks and verifications. As a result, waiting lists swell rapidly and there is a ready market when a membership opens up for sale.