

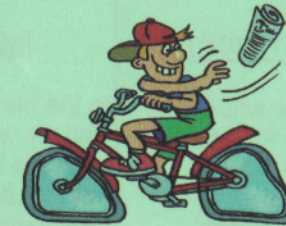
MAY							2004
Sun	Mon	Tue	Wed	Thur	Fri	Sat	
						1	
2	3 Tai Chi 10am	4	5 Tai Chi & Bookmobil 10am	6 Coffee 10am	7 Tai Chi 10am	8	
9	10 Tai Chi 10am	11	12 Tai Chi 10am	13 Coffee 10am	14 Tai Chi 10am Movie Nite	15 Armed Forces Day	
16	17 Tai Chi 10am	18	19 Tai Chi 10am	20 Coffee 10am	21 Tai Chi 10am	22	
23 30	24 Memorial Day 31	25	26 Tai chi 10am Board Mtg. 7pm(QGM)	27 Coffee 10am	28 Tai Chi 10am	29	

### 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	Elrick 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 4

May 2004

### COMMUNITY DIRECTOR'S MESSAGE



The parking spaces are in dire need of cleaning. There are many spaces that over time have built-up large amounts of oil, grease and dirt on them. Therefore, I have tasked Ramon with the cleaning and striping of them. I will be notifying you in advance as to the dates and times what carpools that he will be doing. Your cooperation and help will be required in this matter. You will need to temporarily move your vehicle, per the time/dates that I give you, so that Ramon will be able to clean and paint the new stripes as needed. He then will move onto the next carport until he has completed them all. I will continue to keep you apprised of any other future projects that will require your support and cooperation.

Sincerely,  
*Theresa Williams*  
Community Director

### WHEN IT COMES TO CHARACTER COURTESY COUNTS

Teaching young people about manners and being polite goes beyond old-fashioned notions about charm and etiquette, it's about respect. When both the young and old show courtesy and manners, they also show respect for other people. Phrases like, "Please, Thank you, and I'm Sorry" provide positive encouragement and display good character on behalf of that person. Adults and kids alike deserve respect by being kind, helpful, patient and polite to people they come in contact with every day, both inside and outside of their families. People who exhibit rude, crass, impolite behaviors should become more aware of their behaviors and make efforts to correct themselves. So the next time you encounter your neighbor in the laundry room or kids in the picnic area, remember that, a person of good character, is one who treats people with respect, is fair and caring. :-)



## Eastern Gardens Management Team

### Office Hours

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



Mon - Fri 8:00 a.m. - 2:30 p.m.  
Wednesday's Only 10:00 - 6pm  
Sat - Sun Closed  
Office Ph.: 916.489.1604  
After Hours Ph.: 916.357.5300



**SHAREHOLDER CERTIFICATES**

Any member/shareholder whose certificate does not have the official Corporate Seal stamped on their certificate, please bring it to the office for verification. This is very important, it verifies each holder or joint holders true authenticity.

**EXTENDED ABSENCES**

This is the time of year when people begin to take vacations or whatever. For the protection of your personal property and the security of other community residents, each member should advise Management of any planned or long term absence for any extended period of time. "House sitters", are not permitted without prior written consent of Management.

**GUESTS**

Residents are permitted to have guest(s). However, Management is to be notified in the event guest(s) are to stay more than one week. Failure to do so constitutes a violation of the Occupancy Agreement. In addition, please adhere to the "Pool Rules" when inviting guest(s) with reference to the amount of guest(s) allowed.

**MOVIE-NITE!**

In the place of our usual Potluck we are instead having a Movie-Nite! For this occasion we will be showing a movie based upon a true story of the Australian Outback titled, "Rabbit Proof Fence" Showtime is at 6:30 p.m. Rated "G" \*\*\*\*

**GARDENING**

Please remember if you are working in and around the apartment buildings to be extra careful of electrical wires and plumbing. This is another reason why it is not recommended that any digging be done in and around the apartment buildings. All gardening tools, potting soils, fertilizers, etc., will not be left outside in breeze ways or along side the buildings, they are to be stored inside your apartment

**RAMON'S MAINTENANCE TIP**

Prevention of Moisture Problems: To prevent moisture buildup, utilize stove and bathroom exhaust fans and leave them on until steam is gone. Condensation, which indicates that fresh air, is not being circulated in the home. To prevent this, open your windows and air out your home for short periods of time. Report any running or dripping faucets, plumbing and roof leaks, discoloration of walls or water intrusion, immediately to the office.

**To all Shareholders/Members of Eastern Gardens Cooperative:**

Each of us as Board Members have taken on the responsibility of overseeing a million dollar resident owned and HUD insured moderate/low income housing cooperative corporation, which at times is much like piloting a ship, the Queen Mary II. Both require forward thrust and a delicate sense of balance, attuned to the needs of diverse constituencies. Despite internal challenges and the wind and waves of external factors attempting to drive us off course, we continue to strive to maintain a compass setting. Having said this, I would like to address recent issues that have created a considerable amount of concern for us all, they are:



- a. **Re-financing for our Cooperative?**
  - 1) Its advantages and disadvantages.
  - 2) Do we continue to pursue this issue.
  - 3) Staying with HUD vs. Conventional loans.
  - 4) Housing Choice Program (Section 8) Yes or No.
- b. **Rent Increases?**
  - 1) How many can we expect & how high.
  - 2) Balanced budget, i.e., 3 - 5 year plan.
- c. **Implementation of Community Policies & Standards**
  - 1) Establishing a standard set of policies, e.g., health & safety, Storage, Threats & Offensive Conduct, Alcohol & Public Intoxication, Noise, Unsafe Conditions, etc.
- d. **Member's Financial Responsibilities for Move-Outs**
  - 1) Damages & Repairs/Replacement Costs

Past business practice's by the Co-op and our management team are in need of change if we are to stay in business and move toward any type of mortgage retirement for our cooperative. Some of you may have taken the time and have read the Corporation's Documents, i.e., The Articles of Incorporation, HUD's Regulatory Agreement, By-Laws, Occupancy Agreement, Rules & Regulations, etc. It's imperative that you begin to take the time and read them and understand their nature. If you have'nt received yours yet, please pick them up at the office. This will help explain and clear up a great deal of questions that you may have.

**At the quarterly Membership meeting, scheduled for May 26, 2004 @ 7:00 p.m. We the Board of Directors will be addressing these issues, as mentioned above. The meeting will also focus on questions addressed to the Board that are of concern by you, its Members/Shareholders. Please make every effort to attend this meeting.**