

EASTERN GARDENS TATTLER

Volume 5 – Issue 2

3045 Eastern Avenue – Sacramento, CA 95821

Mar - Apr 2008



2008

BOARD OF DIRECTORS

Linda Patrick
President

Janice Hoberg
Vice President

Ed Healy
Secretary

Donna Ripley-Schmelz
Treasurer

Frank Lenhart
Board Member

Merritt Miller
Alternate Board Member

Kathy Slotterback
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

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



SAFETY

Safety is a big part of our lives and each of us has some responsibility, whether driving on the road, at work, or at home. The National Safety Council estimates that off-the-job injuries and fatalities cost U.S. businesses almost \$224 billion annually in lost productivity. Council research shows 9 out of 10 fatalities and over two-thirds of disabling injuries to workers each year occur off the job. According to data from the 2007 edition of the council's "Injury Facts" an estimated 64,600 fatalities occurred in the home and community in 2005 – translating to about 57 percent of all recorded unintentional injury-related deaths.

The impact on deaths and injuries in U.S. homes and communities:

- About 1 out of 16 people experience an unintentional injury each year.
- About 39 percent of the deaths and 55% of the disabling injuries involve workers off the job.
- A fatal injury occurs in the home every 14 minutes and a disabling injury every 4 seconds.
- The five leading causes of fatal injury are falls; poisoning; choking; drowning; and fires and flames.
- Smoke inhalation accounts for a majority of deaths in home fires.
- A public fatal injury occurs every 19 minutes, and a disabling injury occurs every 3 seconds.
- The four leading fatal causes of death in public places are falls, poisoning, choking, and drowning.
- People 65 and older suffer nearly half of the fatalities in public injuries. (Source: National Safety Council, "Injury Facts," 2007 edition)

Its Spring Cleaning so please be safety conscience when moving about the complex and remember safety practice will help shield you and your loved ones from injuries. Remember that each

member has a responsibility to ensure that safety is being exercised. Two current issues that require special attention are, grease in carport areas and our non-smoking policy. I've received several complaints concerning these two issues and would like to remind all Members and their guests residing with them. In accordance with Eastern Garden's Occupancy Agreement, Article 6

"The member shall not permit or condone anything to be done or kept upon said premises which will increase the rate of insurance on the building, or on the contents thereof, or which will obstruct or interfere with the rights of other occupants, or annoy them by unreasonable noises or otherwise, nor will he/she commit or permit any nuisance on the premises or commit or condone any immoral or illegal act to be committed thereon. The member shall comply with all of the requirements of the Board of Health and of all other governmental authorities with respect to said premises. If, by reason of the occupancy or use of said premises by the member, the rate of insurance on the building shall be increased, the member shall become personally liable for the additional insurance premiums."

Each member is responsible in keeping their parking spaces free of excess oil and grease. Slips and injuries of this nature resulting from the member's negligence of non-compliance will be held financially responsible for the person(s) injuries and any related cost increases to EG's insurance. Secondly, On September 26, 2007 the Board of Directors approved a no smoking policy (see Handbook pg. 78) many people who have asthma, hay fever, allergies, emphysema, sinusitis, and many other conditions can be severely irritated by even small amounts of drifting tobacco smoke. Those with a prior history of heart problems may be at an increased risk of a sudden and deadly heart attack brought on by drifting tobacco smoke.



Members and members residing/visiting guests shall observe EG's no smoking policy.



BOARD OF DIRECTOR'S NOTE:

Member and member's with live-in care givers, dependents, or guest residing with them who frequently violate EG bylaws, occupancy agreement, policies, rules and regulations and disregard notices of non-compliance will result referring the Member onto the Board for their continued action. Please remember that it's the Member who is responsible for their guests, visiting or residing, and it's the member who will be held accountable.

U.S. POSTAL AWARENESS

The U.S. Postal Service has asked management to remind the residents of Eastern Gardens to pick-up their mail from the mail boxes on a daily basis or make arrangements for mail pick-up if there is an absence. Mail boxes with an abundance of mail that will not allow additional deliveries will be returned to the Post Office. Remember, EG management does not have access to your individual mail boxes nor can it receive packages or other mail at the business office on behalf of the member. This is strictly a personal issue between you and the U.S. Postal Service and/or other delivery companies.



MEMBERSHIP HANDBOOKS



The new handbook that was approved on November 14, 2007, by the Board of Directors helps bring together all the changes and revisions, which constitute mostly in part to the Rules, Regulations and Policies into one booklet. The booklet will contain much of the same documents with respect to additions or revisions. Omitted was the real estate report since it contains no important or legal information other than the realtor's own interpretation of the corporation and property description. The handbook is for your files and is considered a legal document of the corporation. It is not necessary for you to sign any of the statements contained in the booklet, for example, Animal Policy, Clubhouse Rental, or Code of Ethics, these forms can be obtained at the business office when or should it become necessary for you do so.

The Handbook has been designed to promote harmonious living in the 112 dwelling units known as Eastern Gardens Cooperative, Incorporated, located at 3045 Eastern Avenue, Sacramento California. The Handbook presents guidelines for neighborly conduct and to familiarize Eastern Garden's resident members and non-members residing with a resident member with Eastern Garden's Corporate and Administrative documents (such as Policies, Bylaws, Rules and Regulations). In order to help facilitate and ensure that each member receives their new copy of the handbook, you may visit the business office to obtain your copy. Please note that you will be required to sign the membership rooster indicating that you have received your copy of the member's handbook.

PRORATA DEDUCTION/PORITION



The tenant-members are permitted a pro-rata deduction under Internal Revenue Code Section 216 for mortgage interest and property taxes paid to a cooperative housing corporation. Your Prorata portion report, which is deductible if you itemize deductions on your 2007 individual income tax return; is available at Eastern Garden's business office. If you were a member for less than a full year during 2007 you must prorate your deduction, this is explained in the report. New members moving in for the first time please see management for further details concerning Homeowners Property Exemption Forms. It's important that these forms be filled out and sent back so that Eastern Gardens Cooperative receives the credit.

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.



Clubhouse @ 6:30 pm.
Mar 11th – "Michael Clayton" Suspense thriller, drama, action
Apr 8th - "Becoming Jane" Romance, Drama

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

EMERGENCY CONTACTS

For your benefit, if you have not recently updated your emergency contact list, that is, the person(s) you would like management to contact in case of an emergency; please visit the business office to do so. This is to ensure that we have if on file and management is able to reach that person of your choice. In addition, I would also recommend that you consider having on file your next of kin in the event of death for transfer of your share. Only one Member's name (unless husband and wife) will appear on the Certificate of Membership, if you desire to leave it to a family member then it would be advisable to leave written instructions and have it placed in your file. NOTE: Transfer of your membership (share) to a family member who plans on moving in will be screened in the same manner as those on the outside waiting list, that is, credit and reference check, criminal background check, and interviewed by the board of directors. Members who transfer their membership (share) to a family member are not given preferential treatment they are treated like any new perspective member. If they plan not to move-in they are then entitled to your share of the equity monies. (See Article III, Section 8 of the bylaws).



MOVE-OUT INSTRUCTIONS



The board of directors wants to ensure that members understand their responsibility when vacating a dwelling (apartment) unit. Whenever a dwelling unit within EG becomes vacant the vacating member is responsible for, its condition..."*Any repairs or maintenance necessitated by his/her own negligence or misuse; any redecoration of his/her dwelling unit; and any repairs, maintenance or replacements required on any items not approved by the Corporation...*" and "*less any amounts due by the member to the Corporation under the Occupancy Agreement, and less the cost or estimated cost of all deferred maintenance, including painting, redecoration, and such repairs and replacements as are deemed necessary by the Corporation to place the dwelling unit in suitable condition for another occupant.*" (See Bylaws Article III, Sec 8(c), O.A. Articles 12 & 13, Rules & Regs #13, Move-Out Instructions pg. 49-52). When members are planning to vacate a dwelling unit management

will conduct a pre and final inspection of that unit and will determine IAW EG's policies, not the member, the condition of the unit and if it will be suitable for another occupant. Damages will be handled accordingly on what was on file prior to move-in; alterations or additions without prior written consent will not be acceptable unless management determines if it's suitable.

Replacement of appliances or other items will be determined by management whether suitable for the next occupant, (i.e., in good working condition, damaged, or shows signs of severe wear and tear and beyond its useful life).

ALTERATIONS OR ADDITIONS

While improving your apartment is an added comfort, please keep in mind the following: All alterations, additions and improvements are only for the inside of your apartment unit and require written consent of the Board of Directors. This includes any structural changes to the plumbing, electrical, or other fixtures, such as, cabinets, countertops, sinks, exhaust hoods, whether removing or installing within the apartment unit, painting excluded. Before work is to begin the Corporation must receive a copy of your contractor's certificate of insurance and requires you hire a licensed contractor. Any damage to your apartment unit, your neighbors units or the common area as a result of work performed without proper insurance or appropriate permits may void the corporation's insurance policy covering the claim. All damage would then be the sole responsibility of the member. Any increase in the corporation's insurance premium as a result of individual improvements that have not received written consent by the board will be borne by the member.



FYI

- Spring Forward: March 9, 2008
- Management will be in training and will not be on-site: April 23-25, 2008
- Check your furnace/AC filters.
- Unit Inspections: April & May
- Crime Awareness

EASTERN GARDENS CALENDAR OF EVENTS

MARCH 2008						
SUN	MON	TUE	WED	THUR	FRI	SAT
						1
2	3 10am - Tai Chi	4 6pm – Bd Mtg Closed Session	5 10am - Tai Chi	6 10am Coffee	7 10am - Tai Chi	8
9  DST BEGINS	10 10am - Tai Chi	11 6:30 pm Movie Nite	12 10am - Tai Chi	13 10am Coffee	14 10am - Tai Chi	15
16	17  ST PATRICK'S	18 6pm – Bd Mtg	19 10am - Tai Chi	20  Spring Begins	21 Good Friday 10am - Tai Chi	22
23  EASTER	24 10am - Tai Chi	25	26 10am - Tai Chi 7pm – Bd Mtg	27 10am Coffee	28 10am - Tai Chi	29
30	31 10am - Tai Chi					

APRIL 2008						
SUN	MON	TUE	WED	THUR	FRI	SAT
		1	2 10am - Tai Chi	3 10am Coffee	4 10am - Tai Chi	5
6	7 10am - Tai Chi	8 6:30 pm Movie Nite	9 10am - Tai Chi 6pm – Bd Mtg	10 10am Coffee	11 10am - Tai Chi	12
13	14 10am - Tai Chi	15 6pm – Bd Mtg	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			

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**