

# EASTERN GARDENS TATTLER

Volume 6 – Issue 2

3045 Eastern Avenue – Sacramento, CA 95821

Mar - Apr 2009



2009

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## MANAGING AGENT

FPI Management, Inc.  
800 Iron Point Road  
Folsom, CA 95630  
(916) 357-5300

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Sr. Portfolio Mgr.

**Theresa Williams**  
Community Director

**Kurt Whisenhunt**  
Maintenance Technician  
(On-Call/PT)

## 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**



## PRESIDENT'S MESSAGE

The Board would like your input on ideas to improve our social environment.

For example:

- Additional Pool lighting for night activities, e.g. cards...etc.
- Croquet set for lawn
- Outdoor Bar-B-Que

Please let us know your thoughts with a note to the Board. In addition, we've asked Ms. Joan Wood, #37, to be our reporter for the News Letter; here's how it will work. A space or column will be set aside for members to read, comment upon, or submit articles such as, birth or wedding announcements, family recipes, or the arrival of new members. All articles submitted will be reviewed by management and the board of director's; this is to ensure the privacy of our members and the appropriateness of the article. Suggestions, requests or complaints has not changed and still must be submitted to the secretary or the president of the board of directors.

On another note, there have been some concerns on water conservation and landscaping, so I've asked our community director to re-submit the following articles reminding our members on issues that the board or management have already addressed or has taken action on.

Thank You – *Ms. Janice Hoberg, President*



## LANDSCAPING

*(Volume 5-Issue 1, Jan-Feb 2008)*



In August of 2007, the board reviewed the committee's report on the issues of landscaping and agreed with some of the committee's suggestions and recommendations of which management has already taken action. Observing the Committee's concerns, the Sacramento Tree Foundation recommendations, the Sacramento Suburban Water Agency audit report,

and Arreola's five year plan, and keeping with Eastern Garden's budgetary constraints, the board has concluded the following:

1. **Trees:** This will include maintenance such as pruning, trimming and the removal and replacement of them. **Action Taken:** At the recommendation of the committee, Arreola's Landscaping (now Majestic) and the Sacramento Tree Foundation, four trees requiring immediate removal were contracted out. Management obtained and submitted three proposals for the board's review and awarded the contract to the Trees Pros, Inc. for their removal, this included stump grinding. Observing budgetary constraints further removal of trees that are dead or dying and they negative impact on infrastructure and surrounding areas will be considered on a case-by-case basis. New trees will be provided by the Sacramento Tree Foundation at no charge; this will also include type and placement of new trees. Eastern Garden's current landscape maintenance contractor, Arreola's (now Majestic), will plant and install all new trees provided to them at no charge per the instructions of the Sacramento Tree Foundation. Information on "How-to-Prune" trees provided by the tree foundation was forwarded onto Arreola's (now Majestic) for their future use.
2. **Shrubbery:** This will include maintenance such as trimming and removal and replacement. **Action Taken:** Management provided copies of the landscape committee's report to Majestic. In addition, management instructed Majestic to allow certain shrubs to grow without excessive cut-back. Again, observing budgetary constraints, management will **remove/replace shrubbery on an as-needed-basis**. Type, size and location will be considered when planting new shrubbery to avoid higher maintenance cost.

For example, shrubbery that does not flower, bloom or produce fruit. In addition, management will consider plants and shrubbery that are indigenous to the area. Eastern Garden's will bare the expense for the purchase of all new shrubbery and Majestic will plant at no cost to the corporation.

3. **Irrigation:** This will include maintenance on all controllers, valves, timers, sprinkler heads and piping for their removal and/or replacement.

**Action Taken:** Management contacted the Sacramento Suburban Water Agency requesting assistance for the problems we are encountering. The agency forwarded our concerns onto their in-house contractor, Irrigation Consultation & Evaluation, who in-turn conducted an audit of our property under a program called "**Water Wise House Call**". A complete report was provided to management which was then forwarded onto the board for their review. Management provided copies of the audit report to Arreola's (now Majestic) who will begin addressing some of the less expensive recommendations made by the contractor/agency, e.g., different types of sprinkler on a single station, unmatched heads, missing or damaged sprinkler heads, controller batteries, broken irrigation pipes, mulch needed around plants, and irrigation schedules. Due to the higher expense and cost involved, the addition of new controllers, station valves, timers or irrigation pipes that accommodate shrubbery, lawns or trees and are watered by the same stations which cause over or under watering will be reviewed by management or the board for consideration, e.g. taking one or two buildings at a time. In conclusion, the board has compiled all its findings, i.e. Landscape Committee Report, Irrigation Consultation & Evaluation Audit Report, and Arreola's Five Year Plan into one book which management will keep on file at the business office for current and future use as a guide on all landscape projects. It's our hope that with the recommendations and advice from the various agencies and committees concerning landscape issues, future boards will be able to make reasonable and fair decisions on this matter. Thank You - Eastern Gardens Board of Directors

## **WATER CONSERVATION CLIMATE CHANGE AND SUSTAINABILITY**

*(Volume 5 – Issue 5, Sept-Oct 2008)*



"Climate change is very much in the news these days. Whether it's shrinking Arctic ice or warming ocean temperatures, scientists continue to find signs that our climate is changing in ways that will affect the environment and our precious natural resources. In California, experts agree that climate change already is altering how

and when precipitation falls, creating new challenges for our flood control and water delivery systems. It takes a significant amount of energy to treat and deliver water to homes and businesses. Reducing water use translates directly into energy savings – a win-win for utility customers. Reducing energy use reduces fossil fuel emissions that may directly contribute to climate change. **What is Climate Change and Sustainability:** Climate Change refers to the gradual change in the earth's surface temperature as a result of human activities and natural causes. According to the United Nations, Sustainability is defined as meeting the needs of the present without compromising the ability of future generations (i.e. your children and grandchildren) to meet their own needs. Our water source is finite. The population in the Greater Sacramento Area is approximately 1.6 million and is expected to grow to 2.5 million by 2025. As the population grows, Sacramento's thirst for water will continue to challenge its limited supply. When you conserve water, it benefits our community. Your efforts to improve water efficiency safeguards drinking water for our children and grandchildren."

One of the many benefits of living and residing at Eastern Gardens is that its members do not have an individual water bill, be it hot or cold, the corporation covers this expense, which is easily taken for granted, (e.g. house hold use, pool, laundry, and all landscaped green areas even washing your vehicle). For some years now Eastern Gardens has had water meters and pays for its water usage and has often reminded its residents on the subject of water conservation. This year as some of you may already know, has been a very dry year and the Sacramento Suburban Water District (SSWD) is requesting that all communities take part in exercising water conservation. Eastern Garden's grounds and its sprinkler systems have already been evaluated by SSWD which management has taken steps to correct. Now it's time to bring that awareness to the members of Eastern Gardens, we are asking that every member consider taking the following steps in doing their part for water conservation and to help keep the cooperative's water expenses to a minimum, they are:

### **In the Bathroom:**

- Turn off the faucet while brushing teeth or shaving.
- Test toilets for leaks, (e.g. few drops of food coloring inside toilet tank), do not flush. Watch to see if the coloring appears in the bowl within a few minutes; if color appears the toilet has a leak, report to management.
- Take shorter showers, ten minutes or less.

### **In the Kitchen:**

- Running full loads in the dishwasher saves water and energy.
- Running water from the faucet until cool is wasteful. Try keeping a container of drinking water in the refrigerator.
- Use a small pan of cold water when cleaning fruits and vegetables rather than running water.

### **In the Laundry:**

- Wash full loads in the washing machine. Dry full loads, this saves energy

In addition, Management continues to practice water conservation when replacing commodes, facets, or water valves...etc.

### **YOUR SPACE**



As the title suggest, this column will be your space as mentioned by EG President, Ms. Hoberg. I will need to receive information and news...etc., which will be of interest to our members of Eastern Gardens, for example: If we had a Bridge, scramble or book club I would be able to report on these groups. A box will be placed in the clubhouse where you may place your messages. My first course of action is to hold a contest for the re-naming of our newsletter the "Tattler". The following names were suggested and are being considered. Please choose one and place it in the box at the clubhouse. The most votes will be the new name, they are:

1. The Gardens Grapevine
2. The Easterner
3. The Gardener
4. Eastern Gardens Grapevine
5. Eastern Gardens Gazette
6. Eastern Gardens News
7. The Spectator
8. Community News
9. In Touch
10. The Old/New
11. Garden Gleanings

EG News Reporter - Ms. Joan Wood, 484-6901

### **SPECIAL THANKS**



The Board would like to give special thanks to Ms. Mary Rogers #21 for her donation of a table which was placed in the clubhouse for board meetings and social use...thank you Ms. Rogers.

### **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:**

Mar 10<sup>th</sup> – "The Notebook", A Love Story

May 12<sup>th</sup> – "Momma Mia", A Musical Comedy/Love

Jun 9<sup>th</sup> – "Fireproof", Triumph, honor, forgiveness

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



### **POTLUCK**

Get ready for another finger-licking catered event from El Polo Loco.

**DATE:** May 8, 2009

**TIME:** 6:00pm

**LOCATION:** Clubhouse

*"The Crazy Chicken"*

**PRICE:** \$6.00 per person. Includes: chicken, rice, beans, tortillas, salsa, dessert and beverage.

**NOTE:** Food is ordered based on RSVP's which must be received **No Later Than May 3**

**POC:** Kathy Kent @ 482-1533



### **2009 GIVEAWAY SCHEDULE**



#### **Bring Your Unwanted, but in Good Workable Condition Stuff**

This is an opportunity for you to giveaway those belongings that you've stuffed away and never use.

**Where:** Clubhouse, 8am – 12pm

**When:**

Mar 28<sup>th</sup> – Saturday

June 27<sup>th</sup> - Saturday

Sept – 26<sup>th</sup> – Saturday

Dec 19<sup>th</sup> – Saturday

**POC:** Mack Stonham @ 488-4473

### **COFFEE HOUR**

You are invited to attend the Thursday Coffee Hour. It's every Thursday at 10:00am in the clubhouse. We have homemade goodies, good company and lots of chatter and giggles,

(giggles provided by Mr. Brian Gallagher). If you find yourself sitting around doing nothing, come on over to the clubhouse...PJ's attire and sweats are acceptable. See you there!





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

The Chautauqua Players were formed in 1975, by Rodger Hoopman. The name of the company came from the traveling Chautauqua shows that toured the country in tents during the early part of the 20th century. A revival tent had been offered to the company as a potential performing space in the summer of 1975. After one attempt at setting up the tent and the myriad problems involved (eight hours of work, putting the top on upside down and returning the next day to find the tent collapsed), the tent idea collapsed as well.

In the fall of 1975, the Chautauqua Players produced their first show, DR. JEKYLL AND MR. HYDE, in the Old Eagle Theatre in Old Sacramento, and its success led to production of a Sherlock Holmes drama. The financial success of the two productions led Hoopman to a partnership with Gene Morrow and Eric Ericson and the pursuit of their own performing space.

The original 65-seat Chautauqua Playhouse opened at 25th and R Streets in downtown Sacramento in April of 1976. On the 12'x20' stage in the former warehouse, the company produced mysteries, Moliere comedies, and contemporary comedies and dramas to critical and audience acclaim. Over the next several years, as the repertory became more contemporary, Morrow and Ericson left the partnership and new partner Charles Slater enabled the Playhouse to expand to 135 seats and a larger stage in 1980.

Establishing an active children's theater program under the direction of Guy Beck (and later under Lisa Krause), and an ever-widening variety of evening performances, the company continued in the facility until an arsonist burned the theatre to the ground in October of 1983. Refusing to give in to adversity, the players reopened the production of MINNIE'S BOYS the following weekend at the theatre in the YWCA building and completed the run.

With the close of that production, the company focused on finding a new facility. In the interim period, several shows were produced at the Old Eagle Theatre, Sierra 2 and Eaglet Theatre's Stage 2.

With the help of the theatre community, the use of theatre patron Bill Wahl's home as office space,

and donations from the community, and after several failed attempts to keep the company downtown, the group, now a non-profit organization, opened in the La Sierra Community Center in April of 1985.

With the support of the Carmichael Recreation and Parks District and the theatre's new board of directors, the Chautauqua Playhouse opened its first full season in September of 1985 with Rodger Hoopman as producer and Bill Rogers, instrumental in the transition, as general manager.

Since that first season, Chautauqua has produced a season of six plays per season (running from September through May) plus a six-show children's theatre season under the direction of Marie Raymond. There is also a children's theatre workshop in voice, drama and dance conducted in Spring, Fall and Summer sessions. Classes are on Wednesday and Thursday afternoons.

Bill Rogers left the theatre in June 2004, to move to South Carolina and Rodger Hoopman assumed the position of Producer/Artistic Director. After years of involvement as an actor and director, Warren Harrison joined the organization as co-producer in January of 2007.

Season subscribers and the theatre-going community enjoy a variety of new and traditional comedies, dramas, original plays and musical reviews, with a wide range of ethnic and cultural appeal. The group has been hailed by the Sacramento Bee as "one of the area's most consistent companies."

### **Now Playing:** "Enchanted April"

Warren Harrison, Director  
February 13-March 15

This Tony Award nominated play follows two proper London housewives who rent a villa in Italy for a holiday away from

bleak marriages. Joined by two very different English women they fall under the spell of their idyllic, sun drenched surroundings. There they rediscover laughter and find just the romance they need, though not the romance we - or they - expect to find!



**Friday and Saturday, 8 p.m.**

**Sunday, 2 p.m.**

**Tickets: \$17 - Adults  
\$15.00 - Students & Seniors**

## **RAINBOW WELCOMING COMMITTEE**



Did you know that Mickii Wilner #91 is our Chairperson for the Rainbow Welcoming Committee? Ms. Wilner has

volunteered to take this on and has been doing it since February 2008. Ms. Wilner is informed by management/board when a new member(s) is moving in. She then puts together a very attractive welcome basket which holds all the guy and gal amenities that a person needs when moving and presents it to our new members.

Thank You Ms. Mickii Wilner

## **RODENTIA/INSECTA PROBLEMS**

It has been observed by Pest Control that some Members have taken the liberty of leaving food, i.e., cat food, peanuts, and other various kinds of people food out in the open, on the ground, in the breezeways and also throwing mulched up garbage into the flower beds.



**THIS IS NOT ACCEPTABLE** Your kindness is warranted but not practical. We are experiencing a large increase with neighborhood cats, not to mention other animals like **RATS**, mice, flies, skunks, and possums. If we are to control the rodent and insect population here at

Easter Gardens, it's going to take everyone's cooperation and support. So please **DO NOT** leave any food items out in the open, e.g. breezeways and patios, or dispose of mulched or ground up garbage/coffee into the landscaped areas, it's unhealthy and poses very serious health hazards not to mention the vermin it attracts. Eastern Gardens has an on-going Pest Control Contract and has placed 20 additional rat traps around the complex, for a total of 40 traps. Other asked membership efforts are:

- ✓ All **Trash** should be placed in tied plastic bags and deposited inside the dumpster container. This helps all of us in many ways, i.e., controlling smells and bug infestation and especially for those residing adjacent to the refuse areas. **Please Keep Lids Closed and observe all posted rules.**
- ✓ Do not leave Trash on the ground or outside the fenced dumpster enclosure.
- ✓ Large boxes should be broken down and placed inside the **recycle bin**.
- ✓ No Construction Debris, Appliances, Furniture, Hazardous Waste, Oil, Carpeting, Paint Cans, Tires, Mattresses, Car Parts Televisions or Computers may be placed in the dumpsters.
- ✓ **CAT LITTER WASTE** shall be bagged and securely tied and disposed of inside the dumpster container only.

- ✓ Do not place Trash outside your apartment door for a later time to dispose or place other food items such as fruits or vegetables, **management will dispose of these items if found.**
- ✓ If your dumpster is full, please, place additional waste into another refuse container nearest you. **DO NOT** overfill the dumpster so that you are not able to close the lids.
- ✓ **RECYCLE BINS** are only for aluminum, cans, glass, plastic, paper, and cardboard.
- ✓ No Trash or Pet Waste shall be placed inside the recycle bins.
- ✓ **Refuse and recycle bin areas are for its members use, please do not permit friends and relatives to discard their belongings, e.g., washers, dryers, , mattresses, couches, chairs, car parts, hazardous waste, such as oils or car batteries...etc.**  
**(SEE ATTACHED ARTICLE/MAP)**

DID YOU KNOW - A cockroach can live on a single grain of coffee for one month.

## **REPORTING TROUBLE CALLS**

Eastern Gardens has established procedures when it becomes necessary for you to report trouble calls, either in person or by phone, please remember these things to do.



- ✓ Give your name and apartment number,
- ✓ The problem or discrepancy you are experiencing,
- ✓ Emergency or non-emergency,
- ✓ A call back number, and finally,
- ✓ **Be Nice**






Every call will be treated in the order of importance. For all other questions or concerns not related to maintenance or repairs, (i.e., policies, rules, regulations, and bylaws...etc.), please submit a letter to the board of directors. The following three levels of priority are used to ensure that response time to a request for maintenance service is made according to the urgency of importance:

- ❖ Priority 1 – **EMERGENCY**. Includes work required to ensure the safety of personnel and structural damage, such as, water breaks, electrical problems. An immediate response is warranted.
- ❖ Priority 2 – **SERVICE IS REQUIRED WITHIN 24 HOURS**. Specify the reason needed before the end of the work day.
- ❖ Priority 3 – **SCHEDULED ROUTINE WORK**. This work can wait more than 24 hours. It includes routine repairs, preventative maintenance, project or modification work.



**Safety is extremely important and will always receive first priority.**

## **EASTERN GARDENS CALENDAR OF EVENTS**

### **MARCH 2009**

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

### **APRIL 2009**

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

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**

## **Illegal Dumping Program**

The County of Sacramento hauls away hundreds of tons of junk and rubbish from the public right-of-way every year. From construction debris to refrigerators, this trashing blights our neighborhoods, sullies our rivers and streams, drives down property values, and costs County tax and rate payers hundreds of thousands of dollars each year.

In an effort to combat and reduce illegal dumping, the County of Sacramento and the California Integrated Waste Management Board joined forces to launch a progressive program to test various prevention, enforcement and clean-up techniques.

Due to the success of efforts including installation of signs at chronic dumping spots and barriers at frequently abused alleys, development of a reward program and increased outreach, the tonnage of illegally dumped materials picked up by the Department is decreasing.

Since the launching of the program, hundreds of calls eligible for reward have been received and 49 citations have been issued. Complaints about illegally dumped piles in the community have drastically reduced. More than fourteen rewards have been given to residents who provided information that led to citation of people for illegal dumping in the unincorporated region.

Get involved! With your help, we can continue to reduce blight of illegal dumping in our communities.

## **North Area Recovery Station**

NARS accepts waste from the general public, businesses and private waste haulers.

**Location:** 4450 Roseville Road

North Highlands CA 95660

**Hours:** Open seven days a week

Monday-Friday - 6:30 a.m. - 6 p.m.

Saturday and Sunday - 8 a.m. - 4 p.m.

Household Hazardous Waste Drop-Off Area

Tuesday, Thursday, Friday and Saturday - 8:30 a.m. to 4 p.m.

**Closed:** Thanksgiving, Christmas Day and New Years Day

**Payment options:** Cash, check or credit card (Visa or MasterCard)

**Phone:** 916-875-5555 or 916-363-5330 (recorded message)

**Email:** utilities@saccounty.net

### **Waste Loads must be covered**

A new regional ordinance requires that all loads of material transported to local waste facilities to have protection from littering or to be covered with a tarp. This ordinance applies to all vehicles such as pick-up trucks, trailers, drop-boxes and packer trucks. The penalty for non-compliance is \$75 citation (plus court costs)

### **How to Use the North Area Recovery Station**

1. If you have waste such as auto batteries, paint, pesticides, motor oil, etc, please take these materials to the Household Hazardous Waste drop-off area located near the entrance of the Recovery Station.
2. Stop at the scale house to pay disposal fees for waste materials.
3. If you have recyclable materials such as wood, brush, grass, concrete, appliance or electronic waste to drop-off, use the right lane when you leave the scale house and follow the signs to the recycling area.
4. If you have refuse to drop-off, follow the signs to the refuse tipping area.
5. Unload materials as instructed by Recovery Station employees or by signs in designated areas.

### **Fee and Materials Acceptance Changes at North Area Recovery Station Effective July 1, 2008**

- Weighed rates for "Normal Refuse" at the North Area Recovery Station will be \$48 per ton
- Weighted rates for loads that include five (5) or more mattresses and/or box springs will be \$100 per ton
- No fee will be charged for the first two large appliances with a maximum of two units per vehicle per day. The fee for additional units will continue to be \$20 each.

(MAP WITH DRIVING DIRECTIONS)