

# THE GARDENS GRAPEVINE

Volume 6 – Issue 6

3045 Eastern Avenue – Sacramento, CA 95821

Nov - Dec 2009



2009

## BOARD OF DIRECTORS

**Janice Hoberg**  
President

**Frank Lenhart**  
Vice President

**Ed Healy**  
Secretary

**Donna Schmelz**  
Treasurer

**Merritt Miller**  
Board Member

**James Patrick**  
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

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

## OFFICE HOURS

Mon-Fri: 8:00 am - 5:00 pm  
Sat-Sun: CLOSED  
Office Ph.: (916) 489-1604  
FAX (916) 489-1627

**After Hour Building  
Emergencies**  
(916) 271-7633



## EASTERN GARDENS RELECTIONS

In reflection of issues and projects for the year 2009, for your pleasure a summary is listed here:

- Rainbow, Elections, Social Committees are appointed
- Financial audit, no weaknesses or discrepancies found
- Water valve repairs/install
- Amendments to Membership move-out responsibilities
- New business office hours
- Center-line pavement markings
- Pool rules are amended and disseminated to general membership
- Pool side shower installed
- Tree(s) removal, pruning and planting
- Section "8" contract renewal for EG members
- Additional outside pool lighting
- Additional down spouts to all buildings
- Additional carport
- Newsletter name change, from "The Tattler", to "The Gardens Grapevine"
- No smoking signs installed at main and side gate entrance
- New BBQ's for picnic area
- Carpet/vinyl replacement at clubhouse and business office.
- Board Member Ms. Mary Kirk's Resignation
- Concrete repairs and new installs to sidewalks, ramps and steps
- Clubhouse bathrooms, grab bars installed
- Bylaw amendments proposed
- Occupancy Agreement amendments proposed
- CAHI and REAC inspection and review (passed "A")
- Dish TV approved and available
- Carrying charge increase for 2010

In addition, the board recognized and thanked management, specifically, Ms. Theresa Williams, Community Director, for her cost saving efforts on all related repairs to apartment units and building structures. Through the course of the year all expenditures and purchases are paid out of the operations and maintenance expense account (O&M), and any capital expenditure items that are purchased or spent EG withdrawals that amount from the Restricted Reserve account, specifically, the Reserve Replacement account (R&R) and deposits that amount back into the O&M account. Management reported that for the year 2009 it will not be necessary to transfer any additional monies from the R&R account to offset any capital expenditures for year 2009. THIS IS A BIG SAVINGS TO EASTERN GARDENS!

Thank you Ms Williams and Mr. Haugstad for your outstanding efforts and diligence for keeping watch on our expenses and for always finding better deals/vendors when conducting repairs. **NOTE:** This is also due in part that we have an on-call maintenance technician, Kurt Whisenhunt, who also saves us thousands of dollars, using his expertise, skills and knowledge...thank you Mr. Whisenhunt.



## **CALLING ALL MEMBERS**



Eastern Gardens Board will be accepting application forms for those members interested in running for the 2010 Board of Directors. The Board consists of seven members (i.e., five

board members and two alternates). The board and its officers oversees the business and policy making affairs of the Corporation by working together with its management company (FPI), (e.g., the annual operating budget, capital improvement plan, rules and regulations), and provide communication to its members.

After the board establishes its meeting times and dates, they then meet for a few hours with management, (FPI), to review and discuss the needs of the corporation and its membership. Terms of office is one year with the option of one or two board members staying one 1 additional year at the end of their initial term. October and November are the months when nominations will be accepted. Dead line for turning in your application is November 6, 2009. Question and Answer session for all board nominees is scheduled for November 18, 2009 at 7:00pm in the clubhouse. The Annual General Meeting notices and nominations for board directors will be distributed soon. **The only skill required is the ability to serve the interest of the corporation and its members.** Please carefully consider this important role to better our community.

## **ANNUAL GENERAL MEETING**



In accordance with our By-Laws, the Annual General Meeting (AGM) of the membership is scheduled for **Tuesday, December 8, 2009 at 7:00 PM in the Clubhouse.** One of the most important agenda items is the election of the Board of Directors.

The Board of Directors is comprised of five members and two alternates who are elected from the general membership. Depending on the number of vacancies, usually three, but can be as many as five. Members with the highest amount of votes comprise the board while two with the lowest amount of votes are alternates. The officers of the corporation, i.e., President, Vice President,



Secretary and Treasurer are elected from within the board. (EG Bylaws, Article VI Section 1).

**Who May Vote:** Members of record who are in good standing may vote. "Where husband and wife are joint members, each shall be entitled to cast one-half vote (1/2)". **Only one vote per household.**

## **2010 BUDGET**



The Board held its annual budget meeting on October 7, 2009 and after hours of review, discussions, opinions and changes, the board finally concluded that it will **raise** its carrying charges. The increase will not exceed 4%, (i.e., \$16.00 two bdrm and \$13.00 one bdrm). The last increase was three years ago in January 2006 and prices have gone up since then which makes this increase necessary in order to meet the operating expenses for the year 2010. The Board would like to thank its managing agent, Mr. Gary Haugstad, Portfolio Manager and Theresa Williams, Community Director, for their continued support in guiding and advising us and for keeping a watchful eye on our expenditures and coordinating of behalf of EG with HUD, our mortgage lender, insurance company, vendors and contractors.

## **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:**

Nov 10<sup>th</sup> – "Mr. Holland's Opus" Story of anyone who has had to postpone their dreams because life gets in the way. In the end, it is a testament to the power of pursuing your dreams and the bond between parent and child. Starring Richard Dreyfuss

Dec 11<sup>th</sup> – Thomas Kinkade's "Christmas Cottage" An inspirational look at how the artist was motivated to begin his career as the "Painter of Light" after discovering his mother was in jeopardy of losing their home. Starring Peter O'Toole

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



5325 Engle Rd, Carmichael (916) 489-7529

Order tickets online at: [www.cplayhouse.com](http://www.cplayhouse.com)

Returning to the Chautauqua stage—**Rodger Hoopman's Scrooge**. Based on Dickens' "A Christmas Carol" this enduring favorite is rich with all the beloved characters in a musical story of redemption and joy.

**Special Holiday Tickets**

**Tickets: Adults \$15.00**

**Children 12 & under \$7.00**

**Group Rates are available – call the Box Office**



*Rodger Hoopman's*

*Scrooge*



Tickets are now on sale for  
the 30th Anniversary  
Production of Northern  
California's Favorite  
Family Holiday Musical

Friday Dec 4<sup>th</sup> @ 8pm

Saturday Dec 5<sup>th</sup> @ 8pm

Sunday Dec 6<sup>th</sup> @ 2pm

Friday Dec 11<sup>th</sup> @ 8pm

Saturday Dec 12<sup>th</sup> @ 8pm

Sunday Dec 13<sup>th</sup> @ 2pm

Sunday Dec 13<sup>th</sup> @ 7pm

Thursday Dec 17<sup>th</sup> @ 7pm

Submitted by: Janice Hoberg, EG President

Friday Dec 18<sup>th</sup> @ 8pm

Saturday Dec 19<sup>th</sup> @ 8pm

Sunday Dec 20<sup>th</sup> @ 2pm

Sunday Dec 20<sup>th</sup> @ 7pm

Monday Dec 21<sup>st</sup> @ 7pm

Tuesday Dec 22<sup>nd</sup> @ 7pm

Wed Dec 23<sup>rd</sup> @ 7pm

### 2009 GIVE-A-WAY SCHEDULE



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

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

**Where:** Clubhouse, 8am – 12pm

**When:** Saturday Dec 19<sup>th</sup>

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

### CURRENT ARTICLES CONCERNING ARDEN ARCADES CITYHOOD

The "Stay Sacramento" group believes that we should remain as we are, (i.e., no cityhood or annexation by the City of Sacramento). The articles listed below are from their web site [www.staysacramento.org](http://www.staysacramento.org) and are listed by date.

August 24, 2009

#### Stay Sacramento Requests LAFCO to Study Proposed Boundaries and Once Again Demands Full Disclosure of Campaign Contributors

Stay Sacramento has sent a letter to LAFCO requesting that the Incorporation study include the boundaries proposed for the Arden Arcade incorporation. The supporters of the incorporation purposely and willfully excluded the area between Fair Oaks and the American River from inclusion because too many voters in that area express to the paid signature gathers that they did not want incorporation. No other area in Arden Arcade was given the same opportunity to back out of the proposal. Also in our letter was our "umpteen" request to have the proponents provide full contribution disclosure to the public. Voters have the right to know who and what amount is being contributed to support the incorporation effort. For a group of people to hide this information just makes you wonder what kind of government that they will create. We suspect more than 80% of their contributions are coming from outside the Arden Arcade area from special interest such as waste companies, law firms and, believe it or not, public funds from other Sacramento Cities.

September 19, 2007

#### Stay Sacramento Calls for FULL disclosure of Campaign Contributions to Arden Arcade Cityhood Campaign.

In a press release distributed (9-19-07), Stay Sacramento calls for the full disclosure of campaign contributors and amounts to the Arden Arcade Cityhood campaign. It is shameless that pro Cityhood people refuse to release this important information so that residents in the community can see who and where money is coming from to support this process, commented Mike Duveneck, chair of the Stay Sacramento Committee. It is outrageous that the pro people want to hide who is bankrolling this phase of the campaign. Stay Sacramento believed that integrity and honesty and full disclosure should be paramount. Stay Sacramento further believes that it's this kind of behavior that makes us distrust the need for more government if this is how potential candidates for a new city are conducting themselves

September 27, 2007

#### Press Release and Media Statement






The Sacramento County Taxpayers League issued the following statement at the press conference: "The Sacramento County Taxpayers League (SCTL) is in full agreement that individual cities have no business providing taxpayer monies for a potential cities succession process from Sacramento County. The SCTL considers this a 'gift of public funds', and feels that a formal investigation should be initiated to put a stop to this practice."








*"Happy Holidays to All and Best Wishes"*  
Theresa Williams

# EASTERN GARDENS CALENDAR OF EVENTS

## NOVEMBER 2009

SUN	MON	TUE	WED	THUR	FRI	SAT
1 	2	3	4 9am - Tai Chi 10am Bookmobile 7pm Spcl Membership mtg	5	6 9am - Tai Chi Brd Apps Due	7
8	9 9am - Tai Chi	10 10am Coffee  6:30PM Movie Nite	11  VETERNS DAY	12	13 9am - Tai Chi	14
15	16 9am - Tai Chi	17 10am Coffee	18 9am - Tai Chi 7pm - Q&A Brd Candidates	19	20 9am - Tai Chi	21 POTLUCK 
22	23 9am - Tai Chi	24 10am Coffee	25 9am - Tai Chi	26  Thanksgiving	27 9am - Tai Chi	28
29	30 9am - Tai Chi					

## DECEMBER 2009

SUN	MON	TUE	WED	THUR	FRI	SAT
		1 10am Coffee	2 9am - Tai Chi 10am Bookmobile	3	4 9am - Tai Chi	5
6	7 9am - Tai Chi  Remembrance Day	8 10am Coffee AGM - 7PM	9 9am - Tai Chi	10	11 9am - Tai Chi  6:30pm Moive Nite	12
13	14 9am - Tai Chi	15 10am Coffee	16 9am - Tai Chi	17	18 9am - Tai Chi	19
20	21 9am - Tai Chi  WINTER BEGINS	22 10am Coffee	23 9am - Tai Chi	24	25  CHRISTMAS	26
27	28 9am - Tai Chi	29 10am Coffee	30 9am - Tai Chi	31	1  NEWS YEAR DAY	

AN **EMERGENCY** IS A PERSONAL SITUATION THAT THREATENS HUMAN LIFE OR PERSONAL PROPERTY AND DEMANDS IMMEDIATE ATTENTION, I.E., MEDICAL, BURGLARY, FIRE, THEFT AND ASSAULT – **DIAL 911**