October 2004

Sun	Mon	Tue	Wed	Thur	Fri	Sat
					1 Tai Chi 10am	2
3	4 Tai Chi 10am	5 Loan Closed	6 Tai Chi 10am	7 Coffee 10am	8 Tai Chi 10am	9
10	11 Tai Chi 10am Columbus Day	12	13 Tai Chi 10am	14 Coffee 10am	15 Tai Chi 10am	16
17	18 Tai Chi 10am	19	20 Tai Chi 10am	21 Coffee 10am	22 Tai Chi 10am	23
24	25 Tai Chi 10am	26	27 Tai Chi 10am Bd Mtg 7:30pm	28 Coffee 10am	29 Tai Chi 10am Potluck 6pm	30
31 Halloween DST Ends						

YOUR BOARD OF DIRECTORS

President	Kathy Slotterback
Vice President	Margaret Saunders
2nd Vice President	Ed Healy
Secretary	Mary Kirk
Treasurer	
Alternate	Rick 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

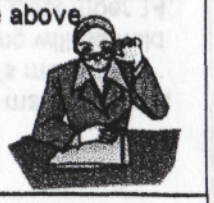
Volume 1 Issue 9 October 2004

COMMUNITY DIRECTOR'S MESSAGE

Hello Members - Winter time is once again approaching and I would like to share with you a couple of reminders for making a healthier and safer environment. In reference to the roof leakage notice, I trust that everyone has inspected and reported any water intrusion problems. However, in the winter months your heaters may cause humidity. This can cause condensation leading to mildew within your home. You can ventilate by opening windows when possible and using exhaust fans when showering or cooking and immediately clean up any mildew that might appear on window frames or in these above mentioned areas which will help minimize mildew from re-occuring. As a preventative precaution be aware of plumbing leaks, drips or flooding due to overflows from bathroom, kitchen, or other water source's that may have permeated walls or cabinets. Use all reasonable care to close all windows and other openings in your home to prevent outdoor water from penetrating into the interior unit. In helping to maintain your home, please follow these few simple guidelines for prevention:

1. To clean mildew: use a mixture of 1 part bleach to 10 parts water, with a little dish soap. Do not add other chemicals, especially ammonia. For disposal, place all rags or sponges used to clean mildew in a sealed bag.
2. Utilize ceiling fans to help circulate air to eliminate moisture and condensation. Make sure your heating and cooling systems are working properly, it's very important, excessive use of your heater will cause condensation.
3. Last and most important, report to management any of the above mentioned problems.

Sincerely,
Theresa Williams



Eastern Gardens Management Team

Community Director: *Theresa Williams*
Maintenance Tech: *Ramon Lara*
Sr. Regional Manager: *Jim Collins*
FPI Management, Inc.

Office Hours
Mon - Fri 8:00 a.m. - 5:00 p.m.
Wednesday's Only 9a.m. - 6pm
Sat - Sun Closed
Office Ph.: 916.489.1604
After Hours Ph.: 916.357.5300

MOVE-INS & MOVE-OUTS

This month we have two members that have decided to move and transfer here at Eastern Gardens:

* Lois Brewer, has been a resident here since 1978. Her departure date is October 10, 2004. We wish her the best on her new journey in life.
* John and Bernadine Stofanik, transferred from #18 to #102. They are still close to their old neighbors and they are a nice welcome to their new neighbors.

I do have two new members that I would like to welcome and introduce to the members here at Eastern Gardens that will be moving in this month:

* John and Kathy Demos, will be moving in on October and will be residing in #18.
* Isabelle Andrews, will be moving in October and will be residing in #15.

Let's welcome them with a smile and a friendly hand shake.

ST. VINCENT'S KITCHEN

Everyvery Saturday at 11:30 am lunch is served for anyone who would like to attend the Presentation Church, located on Norris inside the school cafeteria behind the church. Thanks to Mary Maxfield, one of our community members for her kindness in offering us this information.

RAMON'S MAINTENANCE TIPS

Toilet usage suggestions:
I have had an enormous amount of service calls on toilets that will not flush. My observation of this situation is that the problem seems to be an excessive amount of toilet paper clogging the commodes. My recommendation for correction is the obvious, it would be advisable to flush more often when in use and consider using less paper. In addition, it would be helpful to invest in a plunger. Please practice these procedures before calling in a work order to the office.

Sincerely,
Ramon Lara
Maintenance Technician

HALLOWEEN POTLUCK

FRIDAY-OCTOBER 29TH @ 6:00 pm
COSTUME OPTIONAL
RSVP: PLS CALL
Gladys Glatt: 487-7457
Kathy Kent: 482-1533

Bring a hot dish for 6 or a donation of $4.00.(Please call, it helps to know who is coming and what you will bring?)
GREAT FOOD, JOKES, SONGS, DANCE, STORIES, MERRIMENT, LAUGHTER & HALLOWEEN FUN!

SEE'YA FRIDAY NITE!

BOARD OF DIRECTOR'S MESSAGES October 2004

NEW POOL POLICY

At last month's board meeting it was voted on and approved to have the pool open year round. The hours will remain the same. The pool furniture will be stored away the second Monday of October along with the heat being turned off as well. Both heat and furniture will return on May 1st, as in years past, this has not changed. Pool maintenance will be serviced as usual, only twice a week instead of three times a week. Reason is, pool usage is less in the winter and does not require extra chemicals, as does the summer schedule. Please be aware of your pool policies and responsibilities, this has not changed.

BOARD OF DIRECTOR'S ELECTIONS

For those members wishing to apply for positions on the Board, you may acquire a resume' form in the office during normal business hours. All resume's must be turned in no later than Wednesday, November 17, 2004. Actual voting will be held during the Annual General Meeting of members (AGM) on Tuesday, December 14, 2004 @ 7pm. "Members wishing to vote with an absentee ballot must request a ballot (either in person or by mail) at least 10 days prior to the regular vote date. Absentee ballots must then be enclosed within the envelope marked "BALLOT" which is then placed in addressed envelope and either mailed or delivered to the Cooperative office at 3045 Eastern Avenue, Sacramento, CA 95821, at least 24 hours prior to balloting. Where husband and wife are joint members, each shall be entitled to cast a one-half vote. QUORUM. The presence in person of at least 25% (i.e., 28 stockholders) of the members of record of the Corporation shall be requisite for and shall constitute a quorum for the transaction of business at all meetings of members." Eastern Gardens By-Laws Article IV sections 5 & 7
Your participation is vital, so please plan on attending.

REFINANCE UP-DATE

IT'S DONE! - As of October 5, 2004, all documents were signed, sealed and monies transferred. FYI in a nut shell, here it is:
Monthly Mortgage Payment Breakdown:

a. FHA Mortgage Insurance Premium (MIP)	$ 521.29
b. Property Insurance Escrow	1,783.05
c. Liability Insurance Escrow	382.08
d. Real Estate Tax Escrow	1,277.36
e. Principal & Interest Payment	9,144.64
f. Replacement Reserve Deposits	983.00
g. Total Monthly Payment	$14,091.42

h. Length of loan - 20 years = 240 payments
i. Interest rate - 6.25%
j. Amount borrowed - $1,251,100.00 + EG cash reserve transfer $17,663.40
k. Original loan payoff - $630,614.44
l. Total fees/escrow costs - $65,410.46
m. **Deposit to Replacement Reserves/CIP - $450,000.00**

Our special thanks to Jim Collins, EG Property Manager, for his active roll in coordinating all parties/agencies/individuals and members who took part during the process. It has been a very long road and we wish to thank you all for your patience, understanding and support.

Eastern Gardens Board of Directors

First American Title Insurance Company
National Commercial Services
1737 North First Street, Suite 100 • San Jose, CA 95112

Borrower's Estimated Settlement Statement

Property: 3045 Eastern Avenue, Sacramento, CA

File No:
Officer: Rob Tidd/rt

Settlement Date: 10/05/2004
Disbursement Date: 10/05/2004

Borrower Eastern Gardens Cooperative, Inc.
Address: 3045 Eastern Avenue, Sacramento, CA 95821

Charge Description	Borrower Charge	Borrower Credit
New Loan(s):		
Lender: GMAC Commercial Mortgage		
New Loan Amount		1,251,100.00
MIP Fee	6,256.00	
Prepaid Interest (14 days @ $232.16/day)	5,784.21	
Deposit to Replacement Reserves	572,430.37	
Financing Fee	12,511.00	
Placement Fee	10,000.00	
Real Estate Tax Escrow	10,218.88	
Property Insurance Escrow	5,349.15	
Liability Insurance Escrow	1,146.24	
MIP Escrow	976.98	
Loan Payoff	631,402.57	
Title/Escrow Charges to:		
Policy-Extended ALTA 1992 Lender's - First American Title Insurance Company	2,078.00	
Endorsements - First American Title Insurance Company	480.00	
Closing-Escrow Fee (1) - First American Title Insurance Company	1,750.00	
Fed Ex/Wire Fees (Estimated) - First American Title Insurance Company	60.00	
Recording Fees (Estimated) - First American Title Insurance Company	250.00	
Disbursements Paid:		
UCC Filing Fees (Estimated) to GKL Corporate/Search, Inc.	150.00	
Professional Services Rendered to Levy, Levy & Levy	8,400.00	
Cash Due From Borrower (Estimated)		18,143.40
	1,269,243.40	1,269,243.40

Correction to Newsletter 10/2004
on Refi figures