

EASTERN GARDENS TATTLER

Volume 1 Issue 8



September 2004

Community Directors Message

Hello Eastern Gardens Member's - I hope this month has been an exciting and prosperous one and finds all of you well ! I would like to share the following important events that have taken place in past weeks, they are:

1. HUD REVIEW: This went really well, we received a "SATISFACTORY" rating. I would like to thank my supervisor, i.e., your property manager, Mr. Jim Collins and FPI's compliance supervisor, Annalee Tenbrink, for being on site during the inspection and providing their expert advise and support through my first HUD review.

2. POOL INSPECTION: Eastern Gardens has the pool inspected annually by the county of Sacramento ensuring that we are in compliance, i.e., they make sure that the proper safety equipment and signage are functional and that we are meeting all safety requirements. Areas that needed our attention were:

- * Updating pool signs.
- * New rope for lifeguard ring.
- * Replacement of float valve and pressure gauge.

All of which have been corrected and complied with, per the county's approval.

3. WAITING LIST: The outside waiting list was opened July 21 thru August 21 2004. We now have a total of 64 applicants on the list. It will re-open again 1/4/05 - 1/31/05

4. HANDICAP RAMP: Proposal's were submitted to the Board at the August 25 board meeting. A selection was made and construction has already been completed. A new ramp was installed in compliance with ADA standards to meet the necessary adjustments making life easier for those members in need.

5. CHANGE of RECYCLE CARRIER: In addition to our current waste service provider, BFI, will also be providing containers for all recyclable materials. These containers will be able to accommodate our needs with a larger size and have a better reliable pick-up service.

Sincerely,
Theresa Williams
Community Director



Move-Outs

We regret the loss of three members this past month who no longer reside here at Eastern Gardens, they are:

1. Peter Janicki - #102
2. Linda Janicki - #64

We wish them both the best on their new beginnings.

3. One of EG's longtime Members, Virginia Langenbach, who resided in unit #104 was ill for sometime. She passed away on August 16, 2004. Our deepest sympathies go out to her family.

Move-Ins

On a brighter note! I would like to introduce a new addition to our family here at Eastern Gardens. Her name is Darlene Newman and she will be residing in unit #64. Please welcome her with open arms, good hospitality and a friendly smile.

Safety and Security

There was a burglary to a member's vehicle here on the grounds, which a few items were taken. Of the items taken was their remote to the gates, which compromises our safety and security here. In an on-going effort to ensure that we have a safe environment, I must re-call all remotes for re-programming. Notices will go out as to the actual day and date when you are to bring in your remotes to the office, most likely on some Friday. Once I have received and collected all of the remotes, I estimate at least 2 days, for Ramon and I to re-program the remotes at both gates. During this time, the gate(s) will be in the open position during the day and manually closed at night, which you may need to use your key to access the personal gate to use the key pad. You will not be able to use the Robertson gate at night until we finish reprogramming the remotes. Please remember to keep your vehicle doors locked and remotes out of sight and in a safe place, and only give out the access code to people you trust. My apologies for the inconvenience.



Ramon's Maintenance Tips

In lu'e of all the filters we are using, I will be establishing a schedule for filter and battery replacement. Every six months I will be changing out HVAC filters and smoke detector batteries. Six month intervals is sufficient for a safe and healthy air control. If you feel this does not meet your heath needs, bring your old filter in and a replacement will be given to you.

Sincerely,
Ramon Lara
Maintenance Technician

