



Eastern Gardens Co-op

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September 6, 2013

To: All Members/Shareholders of Eastern Gardens Cooperative, Inc.

From: Eastern Gardens Board of Directors

Subject: Bed Bug Addendum

Dear Members/Shareholders:

In recent years there has been a resurgence of bed bug infestations throughout the United States. In response to this re-emerging public health issue, the California Department of Health Services (CDHS) is providing guidelines to assist affected entities in the prevention, surveillance, and control of bed bug infestations. Based on reports from local health departments and pest control operators (PCOs), bed bug infestations have been found in hotels, nursing homes, public housing, apartment complexes, moving vans, jails, furniture rental stores, dormitories, and other multi-unit dwellings. Recently, Eastern Gardens has experienced bed bug problems. The attached brochure and fact sheet are intended to provide an understanding of the issue of bed bugs and a point-of-contact for the membership, (i.e. management). Once management has been notified of a potential bed bug problem, they will intern contact EG's professional pest control operator who has a set of procedures to control active bed bug infestations, minimize the spread of infestations, and prevent future infestations. Current treatment used is, (i) insecticides, and (ii) an Eco friendly treatment as well. Total cooperation by the membership is a must if there is to be any kind of prevention and treatment for these kinds of infestation. Failure to do so will only compound the infestation. In addition, if it has been determined by the PCO and management that the member is at fault for the infestation, then the member could be held financially responsible for the treatment and eradication of the pests.

Attached, is an addendum to your Occupancy Agreement which was approved by the Board of Directors on September 5, 2013. Upon reading the addendum, please sign and date the bed bug addendum and return it to the business office which it will then be placed into your file with your originally signed Occupancy Agreement.

Bed bugs are small wingless insects, approximately one-fourth of an inch long that feed on blood, normally during the night. Most, but not all, of a bed bug population will congregate in cracks and crevices near where humans and pets sleep or rest. Bed bugs live in furniture such as couches, easy chairs, dressers, and night tables, as well as electronic devices such as alarm clocks and radios. Infestations of bed bugs are not limited to bedrooms and hotels; they can be found in public transportation, hospitals, and long-term care facilities. Evidence of a bed bug infestation includes presence of the bed bugs or their cast exoskeletons, and blood spots/stains on bedding, walls, or upholstered furniture. Bed bugs can live many months without a blood meal while hiding in cracks and crevices.

Bed bugs, while a significant social problem, do not transmit disease to humans. However, bed bug bites will cause red, raised, itchy reactions on the skin. Scratching bed bug bites can lead to secondary skin infections. Some individuals report significant psychological distress, disruption of sleep, nervousness, and agitation when dealing with a bed bug infestation.

The essential components of bed bug control and prevention are:

- Prevent bed bug infestations;
- Identification of bed bug infestations;
- Act on best available bed bug treatment strategies; and
- Cooperation by the members affected by a bed bug infestation.

As a preventative measure, additional services have been added to our pest control operator, "Pest Control Center", that is, inside the laundry rooms and clubhouse.

Sincerely,

Janice Hoberg, President/Director

Ed Healy, Secretary/Director

Shirley Brown, Director

Linda Manning, Alternate Director

Eastern Gardens Board of Directors

Jerry Ontiveros, Vice President/Director

Kathy Slotterback, Treasurer/Director

Lynette Haley, Alternate Director

Attached:

1. Bed Bug Addendum
2. Bed Bug Fact Sheet
3. Brochure, "Everything You Need to Know About Bed Bugs"

EASTERN GARDENS COOPERATIVE, INC.
BED BUG OCCUPANCY AGREEMENT ADDENDUM

BED BUG ADDENDUM: The goal of this Addendum is to protect the quality of the member's apartment unit environment from the affects of bed bugs by providing sufficient information and instructions. It is also the goal of this Addendum to clearly set forth the responsibilities of each of the parties to the Occupancy Agreement.

- Member/resident acknowledges that they have received and read the brochure "Everything you wanted to know about Bed Bugs" which outlines how to prevent bed bugs, how they spread, how to identify and act on bed bugs, and responsibilities of member/resident.
- Member/resident acknowledges the Owner/Agent has inspected the unit and is not aware of any bed bug infestation.
- Member/resident agrees that all furnishings and personal properties that will be moved into the premises will be free of bed bugs.

Member/resident hereby agrees to prevent and control possible infestation by adhering to the below list of responsibilities:

1. Check for hitch-hiking bed bugs/pests. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bed bugs before re-entering your apartment unit. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit make sure to inspect beds, bedding and upholstered furniture for signs of bed bug infestation.
2. Member/resident shall report any problems immediately to Management. Even a few bed bugs can rapidly multiply to create a major infestation that can spread to other apartment units.
3. Member/resident shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional will be contacted to eradicate the problem. Your unit must be properly prepared for treatment. Member/resident shall comply with recommendations and requests from the pest management specialist prior to professional treatment including but not limited to:
 - a) Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners.
 - b) Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
 - c) Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags to wrap the infested articles must be disposed of properly.

- d) Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs deemed usable. Carefully remove vacuum bags sealing them tightly in plastic and properly discard.
 - e) Wash all machine-washable bedding, drapes and clothing, etc. on the hottest temperature for wash and dry setting. Take other items that are not machine-washable to the dry cleaners making sure to inform the dry cleaner that the items are infested with bed bugs. Discard any items that cannot be decontaminated.
 - f) Move furniture toward the center of the room so that pest professionals can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.
4. Upon investigation by both PCO and management that it has been determined that said member is at fault, then the member/resident could be held financially liable for the treatment and agrees to reimburse Eastern Gardens Cooperative, Inc. for expenses including but not limited to pest management fees and legal counsel that may incur as a result of pest infestation of bed bugs in the apartment.
 5. Member/resident agrees to hold Eastern Gardens Cooperative, Inc. and Management harmless from any actions, claims, loses, damages and expenses that may incur as a result of a bed bug infestation.
 6. It is acknowledged that Eastern Gardens Cooperative, Inc. and Management shall not be liable for any loss of personal property to the member/resident as a result of an infestation of pests/bed bugs. Member/resident agrees at their discretion to have personal property insurance to cover such losses.

By signing below, the undersigned Member(s)/Resident(s) agree and acknowledge having read and understood this addendum.

Member/Resident Signature

Date

Member/Resident Signature

Date

Bed Bug Fact Sheet

What are bed bugs?

Bed bugs are small, reddish-brown wingless insects that feed on human blood during the night. They are about the size of a lady bug or an apple seed. Bed bugs do not fly; they either crawl or are carried from place to place in a person's belongings. Before a bed bug feeds on blood, its body looks flat with a circle shaped abdomen; however, after it has fed, the body lengthens and becomes narrow. Bed bugs can survive for weeks to months without a blood meal.

Do bed bugs affect humans?

Bed bugs feed at night when people are sleeping. The bite of a bed bug is usually painless, and a person may not even know that they have been bitten until a large itchy welt appears on their skin several days later. Some people do not react to bed bug bites. While these bites may be a nuisance, bed bugs do not transmit disease to humans.

Where do bed bugs live?

Bed bugs are most commonly found in sleeping areas including beds and bedroom furniture, mattresses, and linens. Bed bugs may also be found in the cracks and crevices of bed frames, dressers or loosened wall paper.

Signs of bed bugs include:

- Presence of bed bugs
- Empty bed bug skins
- Blood spots or stains on bedding, mattresses, furniture or walls.

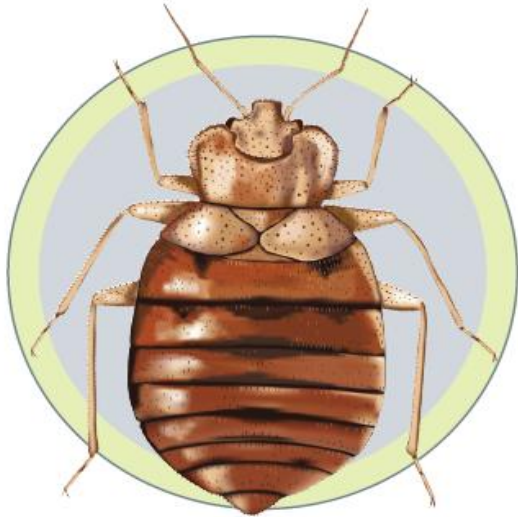
Getting rid of bed bugs:

- CONTACT MANAGEMENT @ 489-1604 A.S.A.P.
- See attached brochure "Everything You Wanted To Know About Bed Bugs" www.bedbugsinfo.ca

Where can I get more information?

- Vector-Borne Disease Section at the California Department of Public Health
<http://www.cdph.ca.gov/healthinfo/discond/pages/bedbugs>
- Centers for Disease Control and Prevention:
http://www.cdc.gov/nceh/ehs/publications/Bed_Bugs_CDC-EPA_Statement.htm





What are bed bugs?

Bed bugs are small insects (about the size of an apple seed) with oval-shaped bodies and no wings. They usually come out and bite at night. It is possible for anyone, anywhere to experience a bed bug infestation, but they can be prevented and controlled.

bedbugsinfo.ca

How do I find a pest control company?

Getting rid of bed bugs requires pesticides and other treatments that should only be used by professionals. There are many licensed pest control companies in Ontario who have the training and experience to manage a bed bug infestation. To find a licensed company near you visit www.spmao.ca or www.pestworld.org



POINT-OF-CONTACT FOR EASTERN GARDENS MEMBERSHIP

Contact Eastern Gardens
Management at: (916) 489-1604

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How to find bed bugs and control them.
bedbugsinfo.ca

EVERYTHING YOU WANTED TO KNOW ABOUT BED BUGS.



bedbugsinfo.ca

PREVENT

How do I stop bed bugs from entering my home?

Even the cleanest homes can get bed bugs, but regular inspection and cleaning can help you prevent an infestation. To prevent bed bugs from coming into your home you should:

- Vacuum your mattress often
- Clean up clutter
- Seal cracks and crevices with caulking
- Inspect used furniture or clothes before buying
- Never bring discarded bed frames, mattresses, box springs, upholstered furniture or electronics into your home
- Inspect your luggage and its contents when you return from a trip



MYTH 1

IT'S TOO COLD FOR BED BUGS IN CANADA.
Bed bugs survive all over Canada, even with our cold winters.

IDENTIFY

How can I find bed bugs?

Use a flashlight to look for bed bugs and their droppings. Or use a hot hair dryer, thin knife or playing card to force them out of hiding spaces and cracks. Check in the seams of your mattress, inside your box spring and along your bed frame. Also look in cracks and crevices in and around your bed and check surrounding furniture and baseboards.

What does a bed bug bite feel and look like?

Some people have no reaction at all. But for some people they can turn into itchy welts. Often bed bug bites appear as a group of three, which people sometimes call "breakfast, lunch, and dinner". They usually go away by themselves and don't need treatment. Although bed bugs and their bites are a nuisance, they are not known to spread disease in humans.



MYTH 2

YOU CAN'T SEE BED BUGS.
It's easy to spot adult bed bugs. They're about the size and shape of an apple seed and a reddish brown colour.

ACT

What can I do if I have bed bugs?

If you find bed bugs, talk to your landlord, building manager, local Public Health Unit or a pest control professional. You should also:

- Vacuum your mattress, bed frame, baseboards and anything else around your bed every day
- Wash your clothing, bed sheets, blankets, mattress pads and pillows in hot water and dry them on high heat for 30 minutes
- Remove unnecessary clutter
- Seal cracks in bed frames, floors, walls and between baseboards
- Repair or remove peeling wallpaper
- Tighten loose light switch covers
- Seal openings where pipes, wires or other utilities come into your home
- Carefully bag, label and dispose of infested items that can't be cleaned



MYTH 3

YOU CAN GET RID OF BED BUGS BY THROWING OUT YOUR BED.
They're called bed bugs but they don't just live in your bed. They can live in almost any dark crack or crevice in your home.