




# EASTERN GARDENS CALENDAR OF EVENTS

JANUARY 2013

SUN	MON	TUE	WED	THUR	FRI	SAT
		1 	2	3 10am Coffee	4	5
6	7	8  6:30pm Movie Nite	9	10 10am Coffee	11	12
13	14  MLK Birthday	15	16	17 10am Coffee	18	19
20	21	22  10am Bookmobile	23	24 10am Coffee 6pm Board Fiscal Planning	25	26
27	28	29	30	31		

FEBRUARY 2013

SUN	MON	TUE	WED	THUR	FRI	SAT
					1	2
3	4	5	6	7 10am Coffee	8	9
10	11	12  6:30PM Movie Nite	13	14 	15	16
17	18  PRESIDENT'S DAY	19	20	21 10am Coffee	22	23
24	25	26  10am Bookmobile	27	28		

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

# THE GARDENS GRAPEVINE

Volume 10—Issue 1

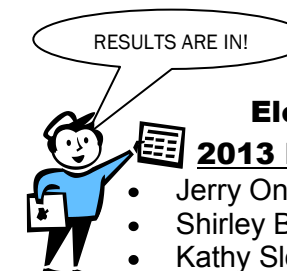
EASTERN GARDENS COOPERATIVE, INC.  
3045 EASTERN AVE. SACRAMENTO, CA 95821

Jan—Feb 2013

## EASTERN GARDENS 2013 BOARD OF DIRECTORS & ELECTION RESULTS

### 2013 BOARD OF DIRECTORS

- **Janice Hoberg**  
President/Director
- **Jerry Ontiveros**  
Vice President/Director
- **Kathy Slotterback**  
Treasurer/Director
- **Ed Healy**  
Secretary/Director
- **Shirley Brown**  
Director
- **Lynette Haley**  
Alternate Director
- **Linda Manning**  
Alternate Director



### Election Results for 2013 Board of Directors

- Jerry Ontiveros - 44 votes
- Shirley Brown - 39 votes
- Kathy Slotterback - 37 votes
- Janice Hoberg - 36 votes
- Lynette Haley - 31 votes
- Linda Manning - 26 votes
- Jetta Ostrofsky - 19 votes

2013

### BOARD OF DIRECTORS/OFFICERS

- Janice Hoberg - Director/President
- Jerry Ontiveros - Director/V.P.
- Kathy Slotterback - Director/Treasurer
- Ed Healy - Director/Secretary
- Shirley Brown - Director
- Lynette Haley - Alternate Director
- Linda Manning - Alternate Director

### MANAGING AGENT

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

- **Gary Haugstad**  
Sr. Portfolio Mgr.
- **Theresa Williams**  
Community Manager
- **Kurt Whisenhunt**  
Maintenance, (On Call/PT)

### OFFICE HOURS

10am—5pm  
Mon-Fri: OPEN  
Sat-Sun: CLOSED  
Office Ph: (916) 489-1604

After Hour  
**Building Emergencies**  
(916) 271-8649



amongst the board and are kept confidential. Should you request an audience with the board please state so in your letter as to the time and date you will be available.

### SPECIAL RECOGNITION

A special thanks to each of those members who have volunteered their time and effort to participate on the Board and also to those members on Committees for their sacrifice,

support and interest on matters of the corporation for the year 2012.

- V.P./Board Director: Ms. Diane McKee
- Treasurer, Mr. Chris Manning
- Social Committee Chairperson: Ms. Nan Diebels
- Movie Night Hostess/Coordinator: Mrs. Kathy Kent
- Give-A-Way Coordinator: Ms. Jeanne Maxwell
- Inspectors of Elections: Ms. Kathy Kent;

### MANAGER'S CORNER

Happy New Year to everyone! 2013 is now upon us and your management staff would like to let you know that we are very happy to be here with you.

Thank you to all the volunteers for your help and support this past year and we look forward to another exciting year. We hope to see more of the membership become more involved in some of the activities. Thanks again, one and all!



Regular Board meetings for the Board of Directors will be quarterly, that is, every three months, with the exception of December which is the Annual General Meeting of the membership (AGM) which is held on the 2nd Tuesday of December.

Board meeting nights will be held on the 4<sup>th</sup> Thursday of the quarter month at 7:00pm. The next regular Board meeting is scheduled for March 28, 2013 @ 7:00pm in the clubhouse. Please submit questions or concerns in writing 10 days before the regular board meetings and place them inside the board's mail box located inside the business office. All letters are read privately and discussed



# FIRE & LIFE SAFETY INSPECTIONS



## Inspections you can expect on an annual bases:

**REAC - Real Estate Assessment Center.** Who are they? REAC is another contracted division within HUD that handles on-site physical inspections for all HUD-affiliated properties, which includes Eastern Gardens. HUD is continuing to place stricter rules and compliance issues on properties that participate in their programs or those that are insured by them. New items that the inspectors will be looking at within the apartment units to see if they are working properly, will be, windows, doors, exhaust fans, to name a few.



**Annual In-House Inspection** – Prior to the REAC inspection, management conducts an annual in-house inspection. **Please Note:** Because of the additional requirements placed on us by REAC and to ensure that EG receives a passing grade with no discrepancies, management will extend its inspection to include the same items that REAC will be inspecting, for example, each room will be inspected to see if windows open and close properly, entry and closet doors swing and latch properly, bathroom and kitchen exhaust fans are working properly...etc.).

**CAHI** – California Affordable Housing Initiative. Is the company HUD contracted with to perform all of its reviews and is designed to assess

Owner/Agent performance in key property management areas, and compliance with the terms of the controlling documents (e.g., Housing Assistance Program, Management Plan) and HUD directives, specifically those members who are on the Section “8” program.

**County Inspections** – Fire and pool. This includes all fire, building, ADA, health and safety code requirements, for example, fire extinguishers, pool and proper venting in the laundry rooms.

**Property Insurance Carrier** – Safety compliance on the outside common areas of the complex, for example, painted steps, grease in carports areas and any trip hazards on the walkways.

## MOVING OUT/IN?



The board of directors wants to ensure that members understand their responsibility when vacating their apartment unit.

Whenever a dwelling unit within EG becomes vacant the vacating member is responsible for its condition. Management will conduct a pre and final inspection of the unit and will determine the condition to see if it will be suitable for another occupant. Damages will be handled accordingly on what's on file since your initial move-in, (i.e. alterations, additions or upgrades). Replacement of appliances or other items will be determined by management (i.e., in good working condition, damaged, or shows signs of severe wear and tear and beyond its useful life). In order to avoid rent

loss, liability, damage or maintenance issues **“No alterations, additions or upgrades will be allowed during the move-in/out process when transferring from one apartment unit to another.”** In addition, members will not be allowed to have contractors, relatives, friends or any type of work performed to a transferring unit until management has completed the renovations and has informed the member that the unit is ready for move-in. Once the member has taken residency and occupied the unit it's then the responsibility of the member to submit a detailed written request to the board, requesting alterations or upgrades and only upon the board's written approval will the work then be allowed to commence





## DISH TV or CABLE?

Eastern Gardens has 2 types of TV media contracts which

are offered to the membership for their choosing, (i) Comcast Cable (Xfinity), or (ii) Dish TV, offered by Sacramento Valley Satellite. No other companies or businesses have been approved by the Board. All equipment provided by either company, that is, receivers, remotes, dish, cable, is owned and maintained by each company. This will be an individual commitment with each company, payments, trouble calls or problems with your dish or cable TV, you are to contact each company directly and not management or the board.

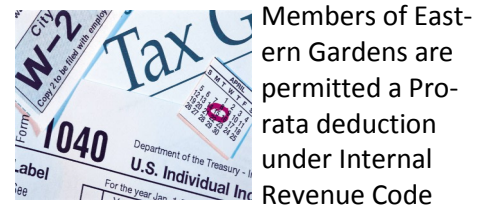
Please contact the following:

 DISH TV—Sacramento Valley Satellite, (916) 782-4085

 CABLE TV—Comcast Cable 1-800-934-6489

**Thank You**

## PRORATA PORTION



Members of Eastern Gardens are permitted a Prorata deduction under Internal Revenue Code Section 216 for mortgage interest and property taxes paid to a cooperative housing corporation. At the close of every year Eastern Gardens and FPI management is audited for both financially and compliance by an outside independent bookkeeping company. The report from the audited will be available sometime in February or March. In addition to the audit the bookkeeping company also prepares the memberships Prorata portion, which is deductible if you itemize deductions on your 2012 individual income tax return. The Prorata portion report will be available to the membership in mid January at Eastern Garden's business office. NOTE: If you were a member for less than a full year during 2012 you must prorate your deduction accordingly. This is explained in the Prorata report. For additional information please contact your tax preparer or consultant.

## Welcome New Members to Eastern Gardens Cooperative

 Welcome all new member to Eastern Gardens Cooperative. The Board of Directors and Management hope that you soon feel at home in your new surroundings and that you find much to enjoy and appreciate and trust that your move-in was an easy and comfortable experience.

New members for year 2012 are as follows:

- Victorie Mahlet #68
- Mario Giacomotto #30

## GIVE-A-WAY TAKE-A-WAY

Bring your unwanted stuff, but in good condition. This is an opportunity for you to give away/take away those belongings that you've stuffed or packed away and never use.



The event date and times is as follows:  
Where: Clubhouse  
Day: Saturday  
Date: March 23, 2013

Time: 8am-11am  
**Note:** Drop-off time for your belongings is Friday, March 22nd at 12pm noon.

Dates for year 2013 are:

- March 23rd
  - June 22nd
  - September 28th
  - December 21st
- POC: Jeanne Maxwell @4882672

## MOVIE NIGHT

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)



- Lucy & Azadui Aleksanyan #48
- Anna Aleksanyan #52
- Jerry Ontiveros #37
- Cris Wauson #29
- Kim Kong #88
- Jetta Ostrofsky #67
- Jeanette Baker #51
- June Fine #1
- Farshid & Negar Safayipour#89

## OFF SETTING CHANGES TO YOUR SMUD BILL

Starting in January 2013, the System Infrastructure Fixed Charge on your SMUD bill will go from \$10 per month to \$12 per month, and will be

cents donation includes movie, punch and popcorn.

Where: Clubhouse @6:30pm

When & What: **Tuesday Jan 8th** “*Trouble with the Curve*”. One of the best baseball scouts is getting older and needs help. His daughter is recruited to help him (*reluctantly*). Story revolves around troubled father-daughter relationship, how each one deals honestly with past problems and misunderstandings, and renews their respect and love for each other.

Starring: Clint Eastwood, Amy Adams & John Goodman.

## Tuesday, Feb 12th

“*Valentine's Day*”. Short stories with an all-star cast about “love found and love lost”. Come see how other people have found love, shared love, stayed in love, and fallen out of love—only to fall in love again, and again, and again!!.

Starring: All Star Cast—Over 20+ Actors.

POC: Kathy Kent @482-1533



offset by a reduction in electricity rates. The System Infrastructure Fixed Charge is a monthly flat fee that covers a portion of the fixed costs to cover SMUDs operations and grid, including power lines, transformers and substations, even if no electricity is used. This adjustment is the next step in the rate restructuring approved by your elected SMUD board in 2011. Those who are on the Energy Assistance Program Rate (EAPR) for low income customers will see their fixed charge go up by only \$1, from \$3.50 to \$4.50 per month.

