
















EASTERN GARDENS CALENDAR OF EVENTS

SEPTEMBER 2013

SUN	MON	TUE	WED	THUR	FRI	SAT
1	2 	3	4	5 10am Coffee 	6	7
8 	9 Asphalt Repairs Move Vehicles	10 Asphalt Repairs Move Vehicles 6:30pm Movie Nite	11	12 10am Coffee 	13	14
15	16	17	18	19 10am Coffee 	20	21
22	23	24  10am Bookmobile	25	26 10am Coffee  7pm Brd Mtg.	27	28  Give-A-Way
29	30					

OCTOBER 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	15	16	17 10am Coffee 	18	19
20	21	22  10am Bookmobile	23	24 10am Coffee  Brd. Budget Mtg.	25	26
27	28	29	30	31  Happy Halloween		

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

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

SEPT-OCT 2013

Volume 10—Issue 5

2013 BOARD OF DIRECTORS

- **Janice Hoberg**
President/Director
- **Jerry Ontiveros**
Vice President/Director
- **Kathy Slotterback**
Treasurer/Director
- **Ed Healy**
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- **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



REAC/HUD INSPECTION



Earlier in the year an article in January-February's newsletter explained what kind inspections you can expect through-out the course of the year, for example:

- **Annual In-House Safety Inspections**
- **Sacramento County, (Fire & Safety)**
- **EG Property Insurance Carrier,**
- **CAHI (California Affordable Housing Initiative, and,**
- **REAC (Real Estate Assessment Center)**

This coming October 2013 EG will be inspected by **REAC - Real Estate Assessment Center**. Who are they you ask? 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, as in the case of Eastern Gardens, that is, we are insured and participate in the Housing Assistance Program better know as Section "8" in which we have over 20 members participating in the program. Aside from the usual items inspected, for example, fences, gates, grounds, parking lot, walls, common areas, and the list goes on. 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, entry and closet doors swing and latch properly, bathroom and kitchen exhaust fans are working properly...etc.).

Prior to the REAC inspection, management routinely conducts an annual in-house inspection. This is to ensure that EG receives a passing

grade with little or no discrepancies from REAC. Upon completion of the inspection, REAC rates the property which they currently are using a percentage point system, for example, 91% and above the property will not require an inspection for 3 years, 81% to 90% 2 years, and 80% and below the property will be inspected each and every year until the discrepancies are resolved. So you see it's very important that EG receives at least a 91% or better so that we won't be inspected by them until three years later. The membership must understand how important that we cooperate and make available the property for inspection. Unfavorable reports by the inspectors can potentially put at risk EG's mortgage rate which is insured by HUD, also it will be listed as an unfavorable place to live and worse it jeopardizes those that are on the Housing Assistance Program. (See Membership Handbook, Regulatory Agreement.)

Management and the Board work very hard to help ensure that EG receives a favorable to excellent passing grade. (Continued on inside page #2)

This Issue

- **REAC/HUD Inspections**
- **Storage of Items (Outside or Inside)**
- **Disposition of Refund Checks**
- **Committee Events**
- **Puzzles...Puzzles...Puzzles**
- **Chautauqua Playhouse**
- **New Members**
- **Parking & Driveway Repairs (Asphalt)**
- **EG Calendar of Events**

(Continued from page #1)

As in the case with the shrubbery, plants and flowers in the common areas in which the board disseminated a letter with concerns not only to the health and safety of the membership and potential damage to the structure of the buildings, but also, if these issues are not remedied as well, it will then undoubtedly reflect a negative response by the inspectors with their grading towards Eastern Gardens. For example, here is an excerpt from REAC's dictionary of deficiencies under the topic of "Overgrown or Penetrating Vegetation (Grounds, Common Areas):

- **Level 2 Discrepancy:** Vegetation is extensive and dense; it is difficult to see broken glass, holes, and other hazards. OR Extensive, dense vegetation obstructs the intended path of walkways or roads, but the path is still passable.
- **Level 3 Discrepancy:** Plants have visibly damaged a component, area, or system of the property or have made them unusable or impassable.

This will also include areas where members have placed numerous potted plants in and around the common areas, which could potentially cause harm, health problems, a nuisance, maintenance cost increases, structural damage or even potential litigation issues.

In the case of **shrubby and plants** where a few members have failed to take these things into account, such a problem does now exist as explained in the board's original letter disseminated on July 19, 2013 which is why it must be remedied.

So you see it's essential for a number of reasons, so lets all rally round and cooperate to do our best to help. (See Regs. & Rules #6,8, 9)

STORAGE OF ITEMS (OUTSIDE OR INSIDE)

One of the reasons as to why REAC has returned after only two years is basically because EG failed to receive a higher rating during the inspection in 2011. This was due in part of a few members storing hazardous items within their apartment unit, such as, gasoline and other fuel products. The storage of these items as well as other potentially dangerous products are strictly prohibited both inside and outside the apartment unit including the common areas.

Other items that are not to be kept in the common areas, are garbage cans, bottles, brooms, mops, toys, shelves, shopping carts, gardening tools, fitness equipment, cardboard boxes, household furniture, and similar personal property are to be kept inside the apartment. Patios and breezeways are to be used for patio furniture only, (limited to size of table & number of chairs permitted). Areas located outside front doors, or on stairway landings, are part of the common areas and cannot be used for storage, this includes outside next to apartment buildings. In addition, there are to be no poisons, i.e., insecticides, pesticides, or herbicides and fertilizers of any type or kind, whether sprayed or in pellet form, applied or stored on the outside grounds in the common areas. To some of you this may seem harsh and feel that you're being picked on, but in fact, not only is it for your own protection and also for your health and safety but for your neighbors and the rest of the membership as well.



DISPOSITION OF REFUND EQUITY/SECURITY CHECKS

For your benefit, if you have not recently updated your emergency or beneficiary contact list, I suggest that you do so at your earliest convenience. There have been some recent changes. FPI/Eastern Gardens has had requests to issue refund checks in the name of the deceased resident's or member's family members, power of attorney, and/or estate executors. The requests are due to these individuals having problems cashing the refund check at the bank. Unfortunately, this is an issue between those individuals and the bank; not FPI/Eastern Gardens. These individuals are redirected to the bank and must comply with the bank's request in providing the proper documentation in order to cash the check. In the event a member passes away, there are two "Payee" options for the Equity/Security refund.



1. To issue the refund check in the name of the deceased share holder
2. To add "To the Estate Of" before the deceased members name.

For example:

- Deceased Member: Fred Flintstone
- Refund Check Issued: Fred Flintstone or The Estate of Fred Flintstone

Primarily the changes are necessary due to the fact that family members of deceased members or vacating members with physical/mental health conditions, have put FPI/EG in the middle of legal issues with family members disputing the disposition of the member's estate. To avoid future legal disputes between the family members all refund checks will now be issued as described above.

COMMITTEE EVENTS



Tuesday Sept 10th @6:30pm: "Quartet" Extraordinary wonderful film filled with great acting, music, and storyline. Full of hope and redemption and just plain fun for viewers of all ages! Directed by: Dustin Hoffman. Starring Maggie Smith, Billy Connolly and Tom Courtney.

Tuesday Oct 8th @6:45pm: "L'elisir d'Amore" Tuneful comedy of how unrequited love can become requited with a good bottle of Bordeaux wine! Producer: Gaetano Donizetti "Comic Opera" **NOTE:** Member Mr. John Kohlreiser (Unit #97) will be hosting this event. John has an extensive CD, DVD, and VHS collection of operas, classical music, and ballets he wants to share with membership. If you would like to borrow from John's collection, contact John @ 482-3504. POC: Kathy Kent @482-1533

GIVE/TAKE-A-WAY

The event date and times is as follows:
Where: Clubhouse
Day: Saturday



NEW MEMBERS



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.

- Ms. Kimberly Evert #1
- Ms. Mariya Deneka #15
- Mr. Vissavion Kutarba & Mrs. Nanuli Dahabua #54
- Ms. Karen Petersen #93
- Mr. & Mrs. Ivan & Eugenia Guzic #85

Date: Saturday, September 28, 2013
Time: 8am-11am
Note: Drop-off time for your belongings is Friday, Sept. 27th at 12pm.
POC: Jeanne Maxwell @488-2672

PUZZLES...PUZZLES...PUZZLES



Challenge yourself or your neighbors in helping to put together a 1,000 piece jigsaw puzzle that is currently in the clubhouse. (As seen above) There are a few members who have taken on this challenge. According to the Alzheimer Society of Canada, doing jigsaw puzzles is one of many activities that can help keep the brain active and may contribute to reducing the risk of developing Alzheimer disease. Jigsaw puzzles typically come in 300-piece, 500-piece, and 1,000-piece sizes; however the largest commercial puzzle has 32,256 pieces The most common layout for a thousand-piece puzzle is 38 pieces by 27 pieces, for a total count of 1,026 pieces.

ASPHALT REPAIRS



We have recently completed the first stage of



the asphalt repairs, that is, the dig-outs.

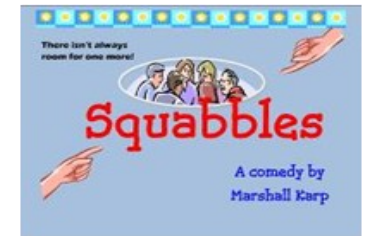
This coming September 9th and 10th the second and final stage will take place. During this final completion stage it involves, the (i) crack and fill, (ii) complete seal coat of the entire

CHA TAUQA playhouse

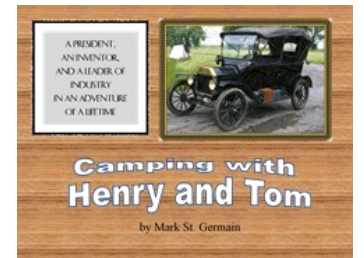
5325 Engle Rd, Carmichael 95608
(916) 489-7529

Now playing Aug.16 through Sept. 22, 2013

"Squabbles"



Playing Oct. 11—Nov. 17 2013
"Camping with Henry & Tom"



Friday and Saturday, 8 p.m.
Sunday, 2 p.m.
In the La Sierra Community Center
Tickets: \$19 - Adults
\$17.00 - Students & Seniors

asphalt area, which will be done on two different days, and finally (iii) painting and stripping. During these two days it will be necessary for the membership to move their vehicles, as described on the map. Reminder notices will be distributed to the membership prior to the start date. It is very important that we cooperate and to make sure we move our vehicles accordingly. Otherwise, we will have no choice but to have it towed at your expense.

Thank You