

















EASTERN GARDENS CALENDAR OF EVENTS

MAY 2013

SUN	MON	TUE	WED	THUR	FRI	SAT
			1	2 10am Coffee 	3	4
5	6	7	8	9 10am Coffee 	10	11  Dessert Social 3-5pm
12  Mother's Day	13	14  6:30pm Movie Nite	15	16 10am Coffee 	17	18
19	20	21	22	23 10am Coffee 	24	25
26	27  Memorial Day	28  10am Bookmobile	29	30 10am Coffee 	31	

JUNE 2013

SUN	MON	TUE	WED	THUR	FRI	SAT
						1  Children's Pool Party 11am-3pm
2	3	4	5	6 10am Coffee 	7	8
9	10	11  6:30pm Movie Nite	12	13 10am Coffee 	14  Flag Day	15
16  Father's Day	17	18	19	20 10am Coffee 	21	22  8am Give-A-Way
23	24 Begin EG Inspections 24-28th All Week	25  10am Bookmobile	26	27 10am 7pm Brd 	28 End EG Inspections	29
30						

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
www.easterngardenscoop.org

MAY-JUN 2013

Volume 10—Issue 3

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

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



INCORPORATION Vs UNINCORPORATION

Eastern Gardens (EG) Statement of Information (SOI) which is filed on or before November every odd number of year with the California Secretary of State's office, (e.g. 2013, 2015...etc.). We can also file every year to show the changing of the officers at a cost of \$1.00 but it's a must to ensure that we file on the odd years. Approximate cost is \$20.00. So what's the purpose or advantages of filing?

I. ADVANTAGES TO INCORPORATING

A. Limited Liability

The main advantage to incorporating is the limited liability of the incorporated company. Unlike the sole proprietorship, where the business owner assumes all the liability of the company, when a business becomes incorporated, an individual shareholder's liability is limited to the amount he or she has invested in the company.

If you're a sole proprietor, your personal assets, such as your car can be seized to pay the debts of your business; as a shareholder in a corporation, you can't be held responsible for the debts of the corporation unless you've given a personal guarantee.

On the other hand, a corporation has the same rights as an individual; a corporation can own property, carry on business, incur liabilities and sue or be sued.

B. Corporations Carry On

Another advantage of incorporating is continuance. Unlike a sole proprietorship, a corporation has an unlimited life span; the corporation will continue to exist even if the shareholders die or leave the business, or if the ownership of the business changes, this is referred to as perpetual existence. Perpetual existence is an advantageous aspect of an incorporated busi-

ness. Perpetual existence means that the life and continuation of the business will not be affected by the withdrawal or death of one of the owners. An unincorporated business's existence, as well as its operation, is generally disrupted by the withdrawal or death of one of the owners. By incorporating this risk is eliminated.

D. Income Control

If you incorporate your small business, you can determine when you personally receive income, a real tax advantage. Instead of getting your income when it's received, being incorporated allows you to take your income at a time when you'll pay less in tax.

E. Potential Tax Deferral

Becoming incorporated gives us tax deferral potential. Because we can defer paying some tax until a later time, you may be able to realize tax savings if you are then in a lower tax bracket, or if the tax rates have fallen.

F The Small Business Tax Deduction

If you incorporate your small business, your corporation may qualify for the small business deduction. This annual tax credit is calculated at the rate of 16% on the first \$200,000 of taxable income, which may be a much lower tax rate than that applied to your personal income. Also, you can deduct mortgage interest and property taxes.

H. Increased Business?

Having Ltd., Inc., Ltee., or Corp. as part of your company's name may increase your business, as people perceive corporations as being more stable than unincorporated businesses. If you're a contractor, you may also find that some companies will only do business with incorporated companies, because of liability issues. (Continued on page 2, top left column)

(continued from page 1)

II. DISADVANTAGES NOT TO INCORPORATE

While there are several advantages to incorporating, there are also disadvantages that need to be considered. The main disadvantages of incorporating, I think, are the increases in paperwork and cost, which can be substantial compared to a sole proprietorship or partnership.

A. Another Tax Return

When you incorporate your small business, you'll have to file two tax returns each year, one for your personal income, that is, shareholders, and one for the corporation. This, of course, will mean increased accounting fees. Unlike a sole proprietorship or partnership, corporate losses can't be deducted from the personal income of the owner.

B. Increased Paperwork

There is a lot more paperwork involved in maintaining a corporation than a sole proprietorship or partnership. Corporations, for example,

must maintain a minute book, containing the corporate bylaws and minutes from corporate meetings. Other corporate documents, that must be kept up to date at all times, include the register of directors, (i.e. filing an SOI with the state of California).

C. No Personal Tax Credits

Another disadvantage of incorporating is that being incorporated may actually be a tax disadvantage for your business. Corporations are not eligible for personal tax credits. Every dollar a corporation earned is taxed. As a sole proprietor, you may be able to claim tax credits a corporation could not.

D. Less Tax Flexibility

A corporation doesn't have the same flexibility in handling business losses as a sole proprietorship or a partnership. As a sole proprietor, if your business experiences operating losses, you could use these to reduce other types of personal income in the year the losses occur. In a corporation, however, these losses can only be carried forward or back to reduce the corporation's income from other years.

E. Liability May Not Be As Limited As You Think

The prime advantage of incorporating, limited liability, may be undercut by personal guarantees and/or credit agreements. The corporation's much vaunted limited liability is irrelevant if no one will give the corporation credit. When a corporation has what lending institutions consider to be insufficient assets to secure a loan, they often insist on personal guarantees from the business owner's. So although technically the corporation has limited liability, the owner still ends up being personally liable if the corporation can't meet its repayment obligations.

F. Registering A Corporation is Expensive

A further disadvantage of incorporating is that corporations are more expensive to set up. A corporation is a more complex legal structure than a sole proprietorship or partnership, so it's logical that creating one would be more complicated and costly.



Eastern Gardens Social Committee will be hosting two events, they are:
Saturday May 11th: "Spring Desserts To Share"

- **Time:** 3-5pm
- **No Cost to Membership.** Beverages will be provided.
- **Bring:** Your favorite desserts

Saturday June 1st: "Children's Pool Party"

- **Time:** 11am—3pm
- **No Cost to Membership.** Hot dogs and buns provided.
- **Bring:** Your own beverages (non-breakable) or other lunch items.

GIVE-A-WAY TAKE-A-WAY

The event date and times is as follows:

Where: Clubhouse

Day: Saturday

Date: June 22, 2013

Time: 8am-11am

Note: Drop-off time for your belongings is Friday, June 21st at 12pm.

POC: Jeanne Maxwell @488-2672



All movies will be on the 2nd Tuesday of each month unless otherwise noted. Details are posted inside the laundry rooms. Fifty (50) cents donation includes movie, punch and popcorn.

Where: Clubhouse @6:30pm

Tuesday May 14th: "The Letter"

When rebellious teenager, Maggie, receives an old fashioned letter from an unknown source, she can't imagine who could have so many wonderful things to say about her. Movie is rich with humanity and life's lessons. Incredibly Heartfelt

Tuesday June 11th: "What I did For Love" Call him a city slicker. Call him a tenderfoot, but don't call him a member of the family. Love Story

POC: Kathy Kent @482-1533



LANDSCAPING

Back in year 2011 the Board approved and signed into effect with Majestic Landscaping an additional program for the express purpose of tree trimming/removal and shrub replacement/removal. This program allows Majestic to trim/remove/replace our trees and shrubs that have died or require pruning. Cost wise, the program expands over several years. For budgeting purposes, by spreading out the cost over a period of time it tremendously helps our yearly expenses. Areas targeted first are the aging or dying trees and shrubbery, then some of the bare spots. Member's are reminded that you are not to plant or garden within the common areas. EG's landscaping/arborist professionals are planting items that are conducive to our surroundings, such as, trees whose roots are non-intrusive to building structures and non-flowering or non-thorny shrubbery to help those with allergies or breathing problems.



POOL SAFETY

Even though the pool is open year round it is this time of the year when the weather begins to heat up and the pool is mostly used. So as a reminder, and for your enjoyment please exercise pool safety. The hours are from 8:00 am – 10:00pm. The Pool is heated from May 1st thru 2nd Monday of October. Usage of all pool furniture and accessories will follow the heating cycle time frame. After such time all furniture and accessories will be put back into storage. Again, for your enjoyment and safety, please follow all the rules posted at the pool site



and those which Eastern Gardens has established.

NON-MAINTENANCE ITEMS

Eastern Gardens and its managing staff are not authorized nor budgeted to conduct personal janitorial or housekeeping duties, for example, they do not clean or unclog the member's commodes, change light bulbs, clean showers, tubs, sinks, vacuum or other housekeeping items for the

member's apartment unit. These are considered non-maintenance items and is the responsibility of each resident member.



COMMUNITY AWARENESS



Please be advised — It has been reported to management that member's personal items in the breezeways have come up missing and that gasoline from their vehicles has been removed. Please remember to contact the Sheriff's office for any suspicious persons on the property.

The County Sheriff's non-emergency phone number is (916) 874- 5115

Members are advised of the following: Always lock your doors and windows to your apartment and vehicles. Even if you're only running to the laundry room or the car to grab something. Never leave valuables inside your vehicle or your remote to the gates, always, LOCK UP!

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.

To date, new members for year 2013 are as follows:

- Mr. Justin Luna

- Mr. Serghei Capsa & his wife Mrs. Alibna Rofar and daughter
- Mr. Mars & Mrs. Olga Munasyapar and daughter

UPCOMING INSPECTIONS

Each year Eastern Garden's management conducts mandatory annual Safety and Preventative Maintenance inspections specifically targeting special areas, within the apartment units, such as, Smoke Detectors, HVAC filters, Electrical and Plumbing. Prior to the week of June



24-28, 2013, Eastern Garden's management will disseminate a notice reminding the membership of the up-coming inspection along with dates and times allowing for you to schedule accordingly. Your support and cooperation is greatly appreciated.

"Happiness is a choice that one makes"

