
















EASTERN GARDENS CALENDAR OF EVENTS

MARCH 2013

SUN	MON	TUE	WED	THUR	FRI	SAT
					1	2
3	4	5	6	7 10am Coffee 	8	9
10  Daylight Savings	11	12  Movie Nite	13	14 10am Coffee 	15	16  5:30pm St Patrick's Potluck Dinner
17  HAPPY ST. PATRICK'S DAY	18	19	20  springtime	21 10am Coffee 	22	23 
24	25	26  10am Bookmobile	27	28 10am Coffee  7pm 	29	30
31  EASTER SUNDAY						

APRIL 2013

SUN	MON	TUE	WED	THUR	FRI	SAT
	1	2	3	4 10am Coffee 	5	6
7	8	9	10	11 10am Coffee 	12	13
14  2pm EG Game Dy	15	16	17	18 10am Coffee 	19	20
21	22  Happy Earth Day	23  10am Bookmobile	24	25 10am Coffee 	26  ARBOR DAY	27
28	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, INC.
3045 EASTERN AVE. SACRAMENTO, CA 95821
www.easterngardenscoop.org

MAR-APR 2013

Volume 10—Issue 2

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



UPCOMING COMMUNITY PROJECTS

ASPHALT REPAIRS

At the start of every new business year during the month of January your Board of Directors meets with management to discuss and re-view issues and projects that will be necessary for the upcoming year. Among the many categories and issues discussed is Eastern Gardens Capital Improvement Program (CIP). The CIP consists of EG's capitol assets such as buildings, driveways, pool...etc. This past January the Board and management believed it was time to once again to conduct repairs to its AC areas, (i.e. our carport and driveway areas) The surface treatment to be placed on the driveways and carport areas is called asphalt concrete (AC). In addition to the AC (slurry seal) application, the project will include the sealing and filling of all cracks ¼ inch and less and in some locations, which have already been identified, where asphalt is broken up (alligatoring) due to tree roots or caused from inclement weather. The carport areas where additional oils have collected will be treated; the entire asphalt surface will be cleaned before work and sealed upon the application of the slurry seal. Briefly, work to be performed is as follows:

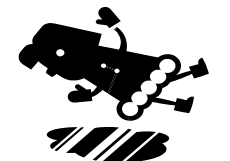
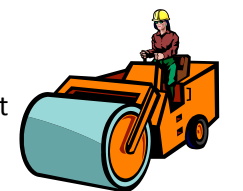
- Dig-out and repair/replace specific areas identified most needed with new asphalt material, (e.g. tree root damage and more serious spots that are alligatoring)
- Slurry fill all cracks ¼ inch and less
- Slurry seal entire asphalt area
- Re-strip/hatch lines and bumps
- Concrete bumpers replaced (as needed)

Our management staff is accepting bid proposals for the work described. Our last repairs to these areas were done in 2007 at a cost of approximately twenty thousand dollars (\$20k) and since then we've done only a few minor emergency repairs. You can expect the repairs to begin this year during the summer months. Notices will go out with schedules when the time draws nearer.

We realize that is a great inconvenience to members and residents, but the alternative of doing nothing will result in accelerated pavement deterioration requiring very expensive pavement overlays and reconstruction much earlier. Such an option is neither cost effective nor feasible within Eastern Garden's CIP budget. Everyone's understanding and cooperation will be appreciated this will assure the success of the Eastern Garden's Capital Improvement Program and our budget.

In addition, you are reminded that it's each member's responsibility to keep their parking space free of excess oil and grease. If you know that your vehicle is a leaker and a pollutant, please purchase yourself an oil pan and place it directly underneath your vehicle were it leaks. This will help prevent slips and injuries and it also keeps the cost of Eastern Garden's property liability insurance down. See Handbook, Rule #2, (10).

Thank You



SPRING CLEANING

During my weekly and monthly inspections of the property here at Eastern Gardens, I have noticed some items that need attention, particularly, the breezeways and surrounding walkways and common areas. In an effort to keep things safe, neatly organized, clean and eye appealing throughout the property I am requesting that the membership provide a minimum four-foot pathway clearance to all entryways this is to provide a safe egress/ingress for members and emergency personnel and to avoid any safety hazards, such as tripping. The only items that are allowed on patios, landings and breezeways are those listed in your Handbook under "Rules & Regulations" such as, patio furniture, tidy planters, and bikes. All of these items must be in a clean and acceptable condition

that is designed for outdoor use. If members could remove all items except what is discussed above; it would be greatly appreciated. This is your home, let's provide an attractive and safe community for everyone to enjoy!

REPURPOSE Vs NEW INSTALL

Why does EG repurpose/refinish some of its countertops, sinks and bathtubs whenever possible verses installing new ones? The answer is simple. First, it's far more cost effective and economically better for EG's bottom line and second, some things were just made better years ago verses today. Such as, sinks, bathtubs and commodes. EG management staff makes every effort to reclaim these items whenever possible. We literally saves thousands of dollars when it refinishes older bathtubs and sinks, which is a big savings to the membership.



Metal Theft: A Costly and Growing Problem

Metal theft is on the rise in our community, and SSWD needs your help to address this costly problem. Recently, metal thieves have struck in our area and have stolen fire hydrants, backflow prevention devices (prevents potential contaminants from entering the potable water system) with brass or other metal fittings that can be sold as scrap metal. The cost of replacing a fire hydrant is approximately \$5,000. More than 115 backflow prevention devices were stolen, often from outside commercial businesses and apartment complexes. **Please join in by keeping an eye out and report any suspicious activity to local law enforcement by calling 9-1-1.** In addition to being criminally punishable, theft of fire hydrants endangers communities and hampers the ability of firefighters to respond quickly to emergencies.



EG WEBSITE

Last February in 2012 Eastern Gardens launched its website which hosts many of EG's documents.



"You want to review the association's records?"

Listed below is a brief summary of the many advantages that the website offers to the membership and to those seeking affordable housing.

- Easy access and password protected for the membership to view our governing documents, current and past newsletters, announcements, financials, meeting minutes...etc.
- Easy to report Trouble Calls or to reserve the clubhouse.
- Advertisement—Easily accessible for those seeking and

applying for housing.

These are a few of the many benefits in having our own website. If you need access and would like to view our website please contact the business office for details. If you have the capabilities then just go to:

(www.easterngardenscoop.org)

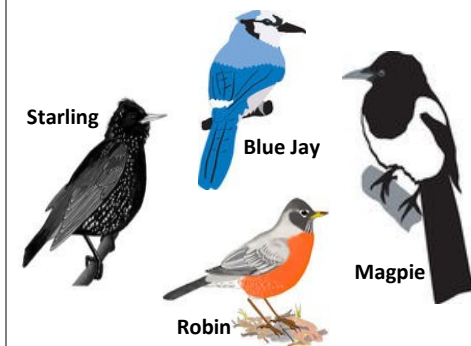
KNOCK KNOCK WHO'S THERE?

"...there came a tapping as of some one gently rapping, rapping at my chamber door." No it's not a Raven but rather a pair of Flickers, which have taken up residency at Eastern Gardens. If you've heard a rap tap tap and weren't sure where it was coming from even though your first choice was to blame your neighbor, you can wonder no more. These birds which are related to the woodpecker



Flicker

family are making there attempts to break through the wire that covers the buildings air vents located at the top of each building. Should you see or hear them trying to make their efforts to get in just scare them off, they spook easy. Other birds that you may notice are Blue Jays, Sparrows, Robins and Starlings which are migrational birds. At onetime we had problems with the Starlings who invaded the air vents each year to nest. That is, until we took measures to cover each air vent with a wire screen.



Starling

Blue Jay

Robin

Magpie

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:

June 22nd

September 28th

December 21st

POC: Jeanne Maxwell @4882672

MOVIE NIGHT

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.



ST. PATRICK'S POT LUCK

Eastern Gardens Social Committee will be hosting a St. Patrick's Day Pot Luck Dinner and the entire membership is invited.



- **When:** Saturday, March 16th
 - **Time:** Dinner is at 5:30pm
 - **Cost:** \$5.00, includes Corned Beef & Cabbage with all the trimmings, potatoes & carrots.
 - **Bring:** Side dish, drinks or desserts to share.
- Be prepared to share an ole' Irish quote:
- "Who gossips with you will gossip of you" or,
 - "A good laugh and a long sleep are

Where: Clubhouse @6:30pm

When & What: **Tuesday March 12th**

"Les Miserables" The setting is 19th century France. Musical/Drama

Starring: Hugh Jackman, Anne Hathaway, & Russell Crowe.

Note: Movie donated by Janice Hoberg, a member of the Screen Actor's Guild.

NOTE: No movie night for April

POC: Kathy Kent @482-1533

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.



So far, new members for year 2013 are as follows:

- Viacheslav & Olga Deneka #8

the two best cures".

So come on out and enjoy some fun and laughter with your neighbors.

EG GAME DAY

Come one come all to an afternoon of GAMES!!!

There will be Board Games, Card Games and any other games that members would like to bring.



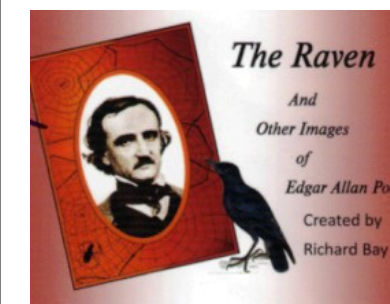
- **When:** Sunday, April 14th
- **Time:** 2:00pm until ??
- **Bring:** Snacks and beverage to share.

CHA TAUQA

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

Now playing March 15th through April 21, 2013

"THE RAVEN"



And other images of Edgar Allen Poe

Friday and Saturday, 8 p.m.

Sunday, 2 p.m.

In the La Sierra Community Center

Tickets: \$19 - Adults

\$17.00 - Students & Seniors

Order tickets online at:
www.cplayhouse.org

The entire membership is invited to join in on having some fun and laughter of all ages.



"A merry heart doeth good like a medicine..." Proverbs 17:22 (KJV)

