











# EASTERN GARDENS CALENDAR OF EVENTS

MARCH 2014

SUN	MON	TUE	WED	THUR	FRI	SAT
						1
2	3	4	5	6  10am Coffee	7	8
9  Day Light Savings	10	11  6:30pm Movie Nite	12	13  10am Coffee	14	15  Potluck Dinner
16	17 	18	19	20  10am Coffee	21	22  8:30am Give-A-Way
23	24	25  10am Bookmobile	26	27 10am Coffee 7pm Brd Mtg.	28	29
30	31					

APRIL 2014

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	25	26
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**



Volume 11—Issue 2

### 2014 BOARD OF DIRECTORS

- **Jerry Ontiveros**  
President/Director
- **Alina Chekrijeva**  
Vice President/Director
- **Janice Hoberg**  
Treasurer/Director
- **Alize Grant**  
Secretary/Director
- **Shirley Brown**  
Director
- **Ed Healy**  
Alternate Director
- **Lynette Haley**  
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



# THE GARDENS GRAPEVINE

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

Mar—Apr 2014

## PAINTING OF THE APARTMENT COMPLEX



### EXTERIOR PAINTING

At the start of every new business year during the month of January your Board of Directors meets with management to discuss and review 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 your board and management believed it was time to once again to paint the exterior of the apartment buildings. This will include but not limited to:

- Seven (7) each apartment buildings;
- One (1) each office building;
- Two (2) each laundry buildings;
- One (1) each clubhouse;
- Two (2) each storage sheds;
- Four (4) each trash enclosures;
- All carport surfaces, this includes, trim and posts that are not factory painted;
- All exterior doors, including top and edges and door jams;
- All exterior stair railings and second level railings, including, both wood and wrought iron;
- All fire extinguisher metal cans;
- All exterior pool wood and wrought iron railing.

Our management staff is accepting bid proposals for the work described. The last painting was several years ago at a cost of approximately \$48-50 thousand dollars, so the buildings are due for some fresh paint. 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 additional dry rot issues and higher cost of replacing wood siding and trim.

Such an option is neither cost effective nor feasible when taking care of our structures. Everyone's understanding and cooperation will be appreciated as this will assure the success of the Eastern Garden's Capital Assets and all of its building structures.

### This Issue

- Painting of Complex
- Disposition of Share/Equity Refund
- Property Tax Exemptions (Final Results)
- Secondhand Smoke (AB 746)
- Winter Maintenance (Landscape)
- Give/Take-A-Way
- Movie Night
- Potluck Dinner
- West Nile Virus
- EG Calendar of Events



## DISPOSITION OF SHARE/EQUITY REFUND



Back in 2013 an article in EG's newsletter Sept/Oct issue reported certain changes in the disposition of share/equity refund checks.

I'm happy to report that their has been some significant corrections as to the payout of a deceased member's share/equity refund. In the event of a members' passing "his or her membership in the Corporation may pass by will or intestate distribution to a member of his/her immediate family...", as per EG's bylaws, with certain exceptions. (See EG Bylaws Article III §8) In the event that a cash payment (share refund) is to be made to the family member or friend, whichever is the case, it is of the utmost importance that you have a beneficiary and emergency contact on file at the business office.

For your benefit, if you have not recently updated your beneficiary or emergency contact list, I suggest that you do so at your earliest convenience. By doing so, it will ensure that your family/non-family member receives the share refund without any complications, that is, legal or disputes with other friends or family members.

## PROPERTY TAX EXEMPTIONS

Final results of the property tax exemption forms. A total of 81 forms were turned in leaving 31 members who did not, which is a loss of \$2,170 property tax break for Eastern Gardens. The Board reviewing



its options on this issue, that is, taken into consideration the 81 members who did respond and the loss of monies that could have been saved, decided to take action. Therefore, during an executive meeting held on February 20, 2014 your Board of Directors unanimously voted to have EG's attorney draft a new mandatory rule with emphasizes on the completion and submitting of the "Property Tax Exemption Form BOE-266-e". In addition, the Board will have them write into the rule, imposition of a monetary fine (\$70.00) against each shareholder member who does not complete and submit form BOE-266-e to management as required. Once the Board has finalized the draft it will be disseminated to the general membership for a thirty-day review and comment period which at the end of the comment period the Board will review it one last time before making a final decision and inform the membership. Further details on this issue will be provided once a final draft is received from legal.

## FYI ON SECONDHAND SMOKE

Every member should be aware of the growing concern to the health hazards of secondhand smoke, specifically, within the apartment community. Our legislators have taken notice, below is what we can expect in the very near future:

- **AB 746 (Levine) – Smoking in Multifamily Dwellings: This bill would prohibit the smoking of a cigarette or other tobacco products in all areas of multifamily dwellings, except those areas designated as areas where smoking is permitted, as specified.** This bill would define, for the purposes of these provisions, multifamily dwellings to mean residential property containing 2 or more



units with one or more shared walls, floors, ceilings, or ventilation systems. This bill would provide that any person who violates the requirements of the bill is guilty of an infraction, punishable as specified. The bill would require the State Department of Public Health to develop, implement, and publicize a smoking cessation awareness and educational program, including a description of the penalties that shall be imposed for a violation of the bill's provisions. By creating a new crime, this bill would impose a state-mandated local program.

This bill would provide that as a matter of state policy, every person in the State of California has the right to a 100% smoke-free home by 2030. The bill would also make related findings and declarations.

**Current Status—Amended January 14, 2014** and Referred to Assembly Committee on Housing and Community Development, AB 746 Smoking: prohibition in multifamily dwellings.

## WINTER MAINTENANCE (LANDSCAPE)

For your convenience and understanding the following is the standard winter maintenance that is done on the property.



For the most part we all understand that during the winter months certain trees, grasses and shrubbery become Dormant, (e.g. trees and grasses don't grow or turn brown). Listed below are tasks that our Landscape maintenance (Majestic) does for us:

- Lawns—From November to March 1 the lawns will be mowed and edged EVERY TWO WEEKS, weather permitting.
- Trees—Will be pruned during the latter part of the winter months.

(Winter Landscape Maintenance Cont'd)

- Shrubs—With the exception of the oleanders which are usually pruned in January/February, other shrubs will be pruned and thinned as necessary.
- Irrigation—Is turned off.
- Weed Control—Is maintained as needed.
- Miscellaneous—Aeration, fertilization and the like are done as needed.
- RAIN DAYS—Service is suspended.
- Roof Gutters are cleaned by EG maintenance.

All these are routinely performed and scheduled accordingly, that is, to costs, weather conditions and season. It is not necessary for you to contact the office with a reminder that it's time to do these things. For a more detailed report you can visit Eastern Gardens website at

[www.easterngardenscoop.org](http://www.easterngardenscoop.org). Sign into the members section, then scroll the pop down menu and click on "Admin Documents", there you will see the "Contract Agreements".

Thank You

## EG POTLUCK



The Social Committee has scheduled a "POTLUCK DINNER" for Saturday, March 15th between 5:30-6pm, in the clubhouse. So please mark your calendar and make plans to join your neighbors and friends to a delightful get together. More details will be given out at a later date.

Thanks You

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



As you go through your closets, cupboards and pantry getting out your decorations, what are you finding in there

that should be gotten rid of. Well set it aside and bring it to the Give-A-Way. What you may not value could be someone else's treasure.

Dates for year 2014 are:

**Saturday—March 22nd**

Saturday—June 28th

Saturday—September 27th

Saturday—December 20th

All times for the events are at 8:30am thru 11:30am. You don't need to donate to come see what is available. If you need help to transport items to the clubhouse.

**Point of Contact:** Jeanne Maxwell @488-2672

## 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) cents donation in-

cludes movie, punch and popcorn.

**Where:** Clubhouse @6:30pm

**When & What:** Tuesday Mar 11th "The Butler"

True story of a White House Butler who served 8 American Presidents over three decades covering eras such as Civil Rights, Vietnam War, social injustice and family-related issues. (Drama)

**Starring:** Forest Whitaker, Cuba Gooding, Robin Williams, John Cusack, Oprah Winfrey, Jane Fonda

**When & What:** Tuesday Apr 8th "The Company We Keep"

Based on a true story of a 1970's radical, antiwar group which began as a peaceful protest but turned into a violent event. Faced with a crime & prison, the group went into hiding (Weather Underground) for 30 years.

**Starring:** Robert Redford, Susan Sarandon, Sam Elliott, Julie Christie, Nick Nolte, Chris Cooper, Shia Le-Bouf, & Terrance Howard. (Thriller, Drama).

**Point of Contact:** Kathy Kent @482-1533

## WEST NILE VIRUS

**FIGHT THE BITE—** Practice the 7Ds:

- **DRAIN** any standing water that may produce mosquitoes.
- **DAWN and DUSK** are times to avoid. These are the times when mosquitoes are most active.
- **DRESS** appropriately by wearing long sleeves and pants when outdoors.



- **DEFEND** yourself against mosquitoes by using an effective insect repellent, such as DEET, Picaridin or Oil of Lemon Eucalyptus. Make sure you follow all label directions!

- **DOOR** and window screens should be in good working condition. This will prevent mosquitoes from entering your home.

- **DISTRICT** personnel are available to address any mosquito problem you may be experiencing by calling 1-800-429-1022