## EASTERN GARDENS CALENDAR OF EVENTS

**MARCH 2014** 

SUN	MON	TUE	WED	THUR	FRI	SAT
						1
2	3	4	5	10am Coffee	7	8
9 Springs Day Light Savings	10	6:30pm Movie Nite	12	13 10am Coffee	14	Potluck Dinner
16	ST. HAPPY ST. PATRICKS DAY	18	19	10am Coffee	21	8:30am Give-A-way
23	24	10am Bookmobile	26	10am Coffee 7pm Brd Mtg.	28	29
30	31					

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SUN	MON	TUE	WED	THUR	FRI	SAT
		1	2	10am Coffee	4	5
6	7	6:30pm Movie Nite	9	10 10am Coffee	11	12
13	14	15	16	17 10am Coffee	18	19
20 Happy Easter	21	10am Bookmobile	23	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

# THE GARDENS GRAPEVINE

EASTERN GARDENS COOPERATIVE, INC.

PAINTING OF THE APARTMENT COMPLEX

Mar-Apr 2014

#### 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 Healv Alternate Director
- Lynette Haley **Alternate Director**

#### **MANAGING AGENT**

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

- **Gary Haugstad** Sr. Portfolio Mar.
- 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

EQUAL HOUSIN OPPORTUNIT

#### **EXTERIOR PAINTING**

At the start of every new business year during the month of January your Board of Directors meets with man-

agement 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.

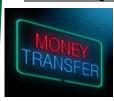
We realize that is a great inconvenience to members and residents, but the alternative of doing nothing will result in additional dry rot issues and higher cost of replacing wood siding and trim.

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/EOUITY 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 upmost 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/nonfamily member receives the share refund without any complications, that is, legal or disputes with other friends or family members.

## PROPERTY TAX **EXEMPTIONS**

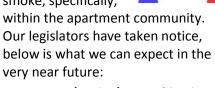
Final results of the property tax exemption forms. A total of 81 forms were turned in leaving 31 members who did not, which is a loss of \$2,170 property tax break for Eastern Gardens. The Board reviewing

its options on this issue, that is, taken units with one or more shared walls, 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**

should be aware of the growing concern to the health hazards of secondhand smoke, specifically,

Every member



• 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

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 For the most part we



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 (Maiestic) 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. 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

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



As you go through your closets, cupboards and 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. De-

tails are posted inside the laundry rooms. Fifty (50) cents donation includes movie, punch and popcorn.

Where: Clubhouse @6:30pm When & What: Tuesday Mar 11th "The Butler"

pantry getting out your 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

#### **EG POTLUCK**



The Social Committee has scheduled a "POTLUCK DINNER" for Saturday, March 15th between 5:30-6pm, in the club-

house. 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

#### **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

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