

EASTERN GARDENS CALENDAR OF EVENTS

MAY 2014

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

JUNE 2014

SUN	MON	TUE	WED	THUR	FRI	SAT
1	2	3	4	5 10 a, Coffee	6	7
8	9	10 6:30pm Movie Nite	11	12 10 am Coffee	13	14 FLAG DAY
15 Happy Father's Day	16	17	18	19 10 am Coffee	20	21 SUMMER TIME Summer Begins
22	23	24 10am Bookmobile	25	26 7pm Open Board Mtg	27	28 Give/Take-A-Way
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 3

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

May—Jun 2014

PAINTING OF THE APARTMENT COMPLEX



The Board has received the suggestions of those members who participated in submitting their selection of paint colors for the complex.

Total received and breakdown: 48

- Set color 1: 17
- Set color 2: 2
- Set color 3: 29

The Board has discussed and voted on the Set Color #3 for its choice of colors, they are:

- For the body of the main buildings, carport posts/beams is Oakwood (light brown).
- For the trim, which includes handrails, facial gutter, decorative cornice and carport edging is Cargo (slightly darker brown).
- And finally, all doors Sequoia Redwood.

Currently, we do not have a start date but the membership will be given a 30 day notice prior to the commencing of painting. This will include, but not limited to:

- Dry-rot repairs & surface preparation
- A pre-washing of all items to be painted
- Seven apartment buildings
- One office building
- Two laundry buildings
- One clubhouse/community building
- Two storage sheds
- Four trash enclosures
- All carport surfaces, this includes, trim and posts
- All exterior doors, including top & edges
- All exterior stair railings and second level railings, including, both wood and wrought iron

- All fire extinguisher cans

Thirty days should be enough time to allow the membership that all personal belongings that are affixed, i.e., nailed, screwed, or otherwise attached to the outside of the buildings, this includes, breezeways and under the eaves of the buildings. For example; water hoses and reels, pictures, plaques, barometers, thermometers, chimes, bird feeders, and flags. Items such as tables and chairs, potted plants, bicycles, and toys must be moved at the time the painter needs to paint around the area.

NOTE: Once the painting is completed, no items which are listed in EG's recent amended rules and regs "Common Areas" are to be placed back into the common areas. Members will be held in violation of the rules, regulations and Occupancy Agreement and will be asked to remove them.

Please keep all egress/access ways, that is, breezeways and walkways free and clear of all obstructions. (Per fire codes)

This Issue

- Painting of Complex
- Membership Value/Fee
- New Rule (Property Tax Exemption)
- Landscape Rebate (SSWD)
- Lampposts
- Give/Take-A-Way
- Movie Night
- Bingo Night?
- Silent Movies
- Pool Safety
- EG Calendar of Events

MEMBERSHIP VALUE/FEE



One of the financial successes of Eastern Gardens Cooperative is the MEMBERSHIP VALUE, sometimes referred to as the share, stock or equity buy-in. Eastern Gardens Cooperative (EG) is established as a not-for-profit corporation whose specific purpose is to provide affordable housing for low and moderate income families on a cooperative bases. The Membership Value or Fee entitles the purchaser to hold a proprietary lease, commonly known as the Occupancy Agreement. The Occupancy Agreement gives the purchaser the exclusive right to occupy a dwelling in the development and to participate as a member in the operation of the co-op by electing board members from its membership to represent them and oversee the business affairs of the corporation. One of the many duties and responsibilities, is the Board of Directors reviews both its short and long term financial expenditures and revenue; this will also include establishing the Membership Value (EG Bylaws Article XI §2(b)(i) and other business practices. The Board reviewed and discussed its options during an executive meeting held on April 24, 2014 in the clubhouse. **The Board unanimously voted and approved not to raise the percentage membership buy-in value. The value will continue to be @1% yearly, until otherwise.** Current values are:

- One bedroom is \$10,315.73
- Two bedroom is \$13,977.48

The Board's decision was based on various concerns; such as, i) current market prices with financial institutions, such as interest earned on bank savings, ii) comparison with other co-op housing within the area, iii) EG's outside waiting list.

PROPERTY TAX EXEMPTIONS

On April 2, 2014, a letter of notice to adopt a proposed operating "Rule" titled "Property Tax Exemption Form (BOE-266)", was disseminated by your Board of Directors to the membership for a 30 day review and comment, pursuant to California Civil Code Section 4360(a). The letter advised the membership of your right to a thirty-day review of a proposed (DRAFT) and adoption to EG's governing documents, specifically, its rules and regulations. This was done in order to help provide a clearer understanding of Eastern Garden's property tax exemptions. The proposed draft was open for membership participation by submitting their written comments and suggestions which were to be placed in the board's mail box located inside the business office before the end of the thirty-day review period, (i.e. close of business Friday, May 2, 2014). At which time after the end of the memberships thirty-day review and comment period, there were no responses submitted to the board for their review and discussion. Therefore, this is to inform the membership, effective May 3, 2014, the proposal to adopt the new rule titled "Property Tax Assessment - Completion of Form (BOE-266)", was voted upon and unanimously approved by the Board of Directors of Eastern Gardens Cooperative Corporation.



LANDSCAPE REBATE (SSWD)

Eastern Gardens participated in a rebate program (Water-Wise House Call) that was being offered by our local Sacramento Suburban Water District (SSWD). A rebate was offered in the amount of \$1,500.00 providing that EG follow



(Rebate—Cont'd)

certain rules and guidelines. EG management and the board of directors reviewed the issue with its own landscape contractor (Majestic) owner, Mr. Alex Gutierrez to assist them with the program. A representative from SSWD inspected the irrigation system and provided us with a very thorough report, which was pretty much the same as Majestic had done for us in 2013. The report indicated landscaped and/or irrigation equipment inefficiencies, overall suggestions that would be beneficial to our landscape and a watering schedule designed specifically for our landscape. The findings and recommendation suggested repairs and/or adjustments to our watering schedules, which will increase the efficiency of our irrigation system, reduce water waste, and potentially save us money.



Long story short, the board approved a scaled down version of the report with emphasis on vital areas, as compiled by Mr. Gutierrez, which the work was completed to the satisfaction of SSWD, thus, qualifying us for the rebate. Total cost to EG after the rebate was \$3,500. Management and the board will continue to seek out and take advantage of any future rebate programs, for example, electrical solar, gas...etc.). EG already participates in the purchasing of appliance energy savers, that is, refrigerators, dishwashers, ovens, heating and air conditioning units, boilers, heating pumps for pool.

LAMPPOSTS

As part of the common areas and in the best interest of Safety and Health for the membership and Curb Appeal for Eastern Gardens, your Board of Directors has approved for the refurbish of the landscaping at the base of all lamppost—



(Lampposts - Cont'd)

This will include, the removal of all plants, shrubbery, and flowers. Beginning this coming week and until the project is completed, management will inform EG's landscaping team to remove such items, which will then be replaced with "decretive rock". The membership is being asked to please remove any of your personal plants, shrubbery, flowers or other items that you may wish to keep, otherwise they will be removed and disposed of in the trash receptacles.

The Board believes this is necessary because some members of chosen to dig around the base of these lampposts which is very dangerous, due to the fact that each lamppost has its own electrical connections, that is, wiring, which poses a very serious hazard when digging and watering around there base. As an on-going process and keeping within EG's budget, Management along with EG's landscaping team are making every effort to improve and maintain the shrubbery beds, lawn, trees and irrigation system. Your support and cooperation is always appreciated.

Thank You

MONTHLY BINGO NIGHT

Are there any members interested in a monthly BINGO game night? Are there any members who would be interested in sharing the responsibility of putting on a monthly BINGO event? Are there any members who have knowledge from personal experience on how to "get Bingo Game Night off and running" even for a trial basis of 6 months? If you are interested in teaming up, brainstorming, and helping out, please contact: Kathy Kent @482-1533



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.

Remaining Dates for year 2014:

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



UPCOMING SUMMER SILENT FILM EVENT

When & What: TBA

Theme: Comedy

Starring: Laurel & Hardy, Buster Keaton, Charlie Chaplin & Woody Wood Pecker Cartoons. It's fun for the whole family to either reminisce or to be introduced for the very first time. Laughter is good medicine and comes in all sizes. So plan and join us for a real family night. Hearing aids not required.



popcorn.

Where: Clubhouse @6:30pm

When & What: Tuesday May 13th "Saving Mr. Banks"

The story centers on the development of 1964 Walt Disney Studios film about Mary Poppins. The film depicts the author PL Traver's fort-night long briefing win 1961 Los Angeles by Walt Disney in his attempt to obtain screen rights to her novel Mary Poppins.

Starring: Tom Hanks, Emma Thompson, Paul Giamatti and Colin Farrell

When & What: Tuesday Apr 8th "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

Point of Contact: Kathy Kent @482-1533

~*~

POOL SAFETY

As a reminder, for your enjoyment the pool is open year round. 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. For your enjoyment and safety, please follow all the rules posted at the pool site and those which Eastern Gardens has established.

