








EASTERN GARDENS CALENDAR OF EVENTS

NOVEMBER 2014

SUN	MON	TUE	WED	THUR	FRI	SAT
						1
2  DST Ends	3	4	5	6  10am Coffee	7 Last Day to return your Candidate Resume Form	8
9	10	11  Memorial Day	12	13  7pm Candidate Nite	14	15
16	17	18	19	20  10am Coffee	21	22
23	24	25 	26	27 	28	29
30						

DECEMBER 2014

SUN	MON	TUE	WED	THUR	FRI	SAT
	1	2	3	4  10am Coffee	5 3-5pm Vote at clubhouse 	6
7 4-6pm Vote at Clubhouse 	8 5-7pm Vote at Clubhouse 	9  7PM	10	11  10am Coffee	12	13
14	15	16	17	18  10am Coffee	19	20
21	22	23 	24	25 	26	27
28	29	30	31 	1 		

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 6

2014 BOARD OF DIRECTORS

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

NOV—DEC 2014

REFLECTIONS FOR 2014



Looking back to a brief summary of this years issues and projects:

Membership Interviews Conducted

- 7 total for 2014

Meetings Held

- Fiscal Planning - 1 (Board of Directors)
- Regular Open – 4 (Board of Directors)
- Budget – 2 (Board of Directors)
- Executive – 16 (Board of Directors)
- Membership - 1 (AGM)

Financial

- One (1) withdrawal from our Reserve accounts for Painting of Complex
- A balanced budget approved for 2015 with no monthly carrying charge increase

Board Actions/Correspondence

- The Board responded to twenty (15) membership letters of request/concerns
- Disciplinary actions:
3 Members - Rules Violation
1 Board Mbr. - EG Ethics Violation

Repair/Replacement Projects

- Painting of Complex
- Dry Rot Repairs
- Tree Trimming for Painting of Complex
- On-going landscape projects

Administration & Operating Rules

- 2013 financial audit approved. No weaknesses or discrepancies found
- OneCall Now Telephone System
- New Designation Beneficiary Form
- Property Tax Assessment-Completion of Form Board of Equalization-266
- Membership Fee/Equity Buy-In “Frozen at 1%”
- New accounting system by FPI

Management

- Sacramento County inspects EG swimming pool. EG passes
- Sacramento Fire inspects EG grounds and fire extinguishers/laundry vents. EG passes
- EG insurance company inspects for safety. EG passes
- EG annual in-house inspections
- SSWD rebate for “Water Conservation Plan”
- We currently have 35 applicants on the outside waiting list to move in.

In addition, the Board would like to recognize and thank our management staff, specifically, Ms. Theresa Williams, EG Community Manager, with 10+ years here at EG, for always tending to the day-to-day operations and business affairs and to our maintenance technician, Mr. Kurt Whisenhunt, with 40+ years in the construction business. Their combined efforts has no doubt benefited Eastern Gardens and the membership with cost saving efforts on all related repairs to apartment units and building structures, and also for both their efforts and diligence for assisting the membership, by overseeing and keeping watch on our expenses and when possible, finding better deals/vendors when conducting repairs.

This Issue

- 2014 Reflections
- A Call for Candidates
- EG 2015 Budget
- Painting of Complex
- Management “What they do for You?”
- Humor “You Got to Love It”
- EG Calendar of Events

CALL FOR CANDIDATES



The California Corporations Code mandates that corporations have a board of directors. Without a board, a corporation cannot conduct business, which means insurance coverage will lapse, maintenance ceases, rules enforcement ends, the association's corporate status lapses and lawsuits cannot be answered, potentially exposing each individual member to liability. Therefore, associations must hold elections to select a board of directors. The Elections Chairperson will be accepting applications for those members interested in running for the 2015 Board of Directors. The Board consists of seven members (i.e., five board members and two alternates). The board and its officers oversee the business and policy making affairs of the Corporation by working together with its management staff (FPI), for example, the annual operating budget, capital improvement plan, rules and regulations, and provide communication to its members. Once elected the Board establishes its meeting times and dates, they meet for few hours with management to review and discuss the needs of the corporation and its membership. Term of office is one year with the option of one or two board members carrying over for one additional year at the end of their initial term. November is the month when nominations will be accepted. The **dead line** for turning in your application is close-of-business, Friday, **November 7, 2014** at the business office. **Question and Answer** session for all board candidates is scheduled for **Thursday, November 13, 2014 at 7:00pm** in the clubhouse. Point-of-contact is **Janet Lumberg, 833-8389**.

ANNUAL GENERAL MEETING—In accordance with our By-Laws, the Annual General Meeting (AGM) of the membership is scheduled for the second **Tuesday, December 9, 2014 at 7:00 PM in the Clubhouse**. One of the most important agenda items is the election of the Board of Directors. Depending on the number of carry-over's, vacancies will vary, usually three, but can be as many as five. Candidate Members with the highest amount of votes comprise the board and officers; the remaining candidate members with the least amount of votes become the alternates. The officers of the corporation, i.e., President, Vice President, Secretary and Treasurer are elected from within the board. (EG Bylaws, Article VI Section 1).



Who May Vote—Members on record who are in good standing may vote. "Where husband and wife are joint members, each shall be entitled to cast one-half vote (1/2)". Only one vote per household.



EG 2015 BUDGET

On September 11, 2014 the Board of Directors finalized its annual Budget Review for year 2015. Mr. Gary Haugstad, FPI Portfolio Manager outlined EG's projected income and expenses for year 2015. After the presentation and answering questions to certain line items within the budget. The Board voted, (4 - 1) approving the budget for 2015 with no increase to the carrying charges.

Effective on January 1, 2015, the monthly carry charges will remain the same, that is:

- 1 bedroom unit—\$379.00
- 2 bedroom unit—\$453.00

The budget for year 2015 can be

found on EG's website on the "Members" tab at www.easterngardenscoop.org along with helpful pie charts that help explain our income and expenditures or you may visit the business office for a copy. Note: Cost of copying may apply.

PAINTING OF COMPLEX



The painting of the complex and all fencing have been completed. We would like to thank contractor "Wild West Painting" and the efforts of our maintenance technician Mr. Kurt Whisenhunt who was able to keep ahead of the painters by replacing/repairing the dry rot issues. The membership is reminded that, no items are to be affixed, i.e., nailed, screwed or otherwise attached to the outside of the buildings; this includes breezeways and under the eaves of the buildings. The exterior walls of the buildings are still considered "restricted common areas" and are part of the structural integrity of the building. Affixing your personal items to the exterior walls, this includes breezeway walls, compromises its integrity, that is, it increases the risk of exposure to moisture, mold and bug infestation. Exterior walls are not part of the memberships separate interest, only that which is inside your apartment unit. Even then, depending on what you do inside, you must ask for permission. otherwise Members can be held in violation of the Occupancy Agreement and will be asked to remove them. Also, in compliance of Fire Codes, please keep all access/egress ways, i.e., breezeways and walkways free and clear of all obstructions.



Thank You

OUR MANAGEMENT SERVICES WHAT THEY DO FOR YOU?



For those of you who are not aware of what your management staff does for you, below is a brief summary of services and

benefits that your managing agent, FPI, Inc. provides to Eastern Gardens, they are:

Financial Management – Your management staff works closely with the Board of Directors to establish and manage the financial objectives, such as:

- Apartment Community Accounting
- Monthly & Annual Financial Preparation
- Fiscal Planning (Annual Budgets & Audits)
- Tax Preparations, and; Day-to-day Bookkeeping (Deposits & Expenditures)

Expense Control – Eastern Gardens receives the benefits of:

- Economy of scale purchasing (i.e. Bulk Purchasing for all appliances and other commodities)
- 30 years experience in development of preferred vendor list (7,000 + Vendors at reduced rates)

(Humor cont'd) - aside so that I don't accidentally knock it over. **The Pepsi is getting warm**, and I decide to put it in the refrigerator to keep it cold. **As I head toward the kitchen with the Pepsi**, a vase of flowers on the counter catches my eye--they need water. **As I put the Pepsi on the counter** and discover my reading glasses that I've been searching for all morning. **I decide I better put them back on my desk**, but first I'm going to water the flowers. **I set the glasses back down on the counter**, fill a container with water and suddenly spot the TV remote. Someone left it on the kitchen table.

- Maximum discounts from national service providers
- FPI discounts 100% savings to its clients, this includes Eastern Gardens
- Administrative Control** – Eastern Gardens is kept up-to-date for HUD policies and procedural changes (see below); legal advice at no cost; property management oversight, consistent on-site management:
- Day-to-day Mgt Operations
- On-site Section 8 HAP assistance
- Fair Housing Compliance
- Regulatory Compliance
- Environmental Issues
- Association Laws
- Automated Accounting Systems
- OSHA Safety Practices
- Risk Management
- Fair Employment, and;
- Preventative Maintenance Programs & Techniques

Eastern Gardens continues to benefit from an active and involved management staff along with a very skilled maintenance technician, and a highly motivated board, put it all together and you have a very winning combination for Eastern Gardens and its membership.

I realize that tonight when we go to watch TV, I'll be looking for the remote, but I won't remember that it's on the kitchen table, so I decide to put it back in the den where it belongs, but first I'll water the flowers. **I pour some water in the flowers**, but quite a bit of it spills on the floor. **So, I set the remote back on the table**, get some towels and wipe up the spill. **Then, I head down the hall trying to remember what I was planning to do. At the end of the day: the car isn't washed the bills aren't paid there is a warm can of Pepsi sitting on the counter the flowers don't have enough water, there is still only 1**

HUMOR



A.A.A.D.D.—KNOW THE SYMPOMS.....Recently, I was diagnosed with A.A.A.D.D. - Age Activated Attention Deficit Disorder. This is how it manifests: **I decide to water my garden. As I turn on the hose in the driveway**, I look over at my car and decide it needs washing. **As I start toward the garage**, I notice mail on the porch table that I brought up from the mail box earlier. **I decide to go through the mail before I wash the car. I lay my car keys on the table**, put the junk mail in the garbage can under the table, and notice that the can is full. **So, I decide to put the bills back** on the table and take out the garbage first. **But then I think**, since I'm going to be near the mailbox when I take out the garbage anyway, I may as well pay the bills first. **I take my check book off the table**, and see that there is only one check left. **My extra checks are in my desk in the study**, so I go inside the house to my desk where I find the can of Pepsi I'd been drinking. **I'm going to look for my 20 checks** but first I need to push the Pepsi -

check in my check book, I can't find the remote, I can't find my glasses, and I don't remember what I did with the car keys. Then, when I try to figure out why nothing got done today, I'm really baffled because I know I was busy all damn day, and I'm really tired. **I realize this is a serious problem**, and I'll try to get some help for it, but first I'll check my e-mail....**Do me a favor**. Tell everyone you know, because I don't remember who the hell I've already told it to. **Don't laugh -- if this isn't you yet, your day is coming!**

Merry Christmas & Happy New