


EASTERN GARDENS CALENDAR OF EVENTS

SEPTEMBER 2014

SUN	MON	TUE	WED	THUR	FRI	SAT
	1  HAPPY LABOR DAY	2	3	4  10am Coffee	5	6
7	8	9  6:30pm Movie Nite	10	11  10am Coffee	12	13
14	15	16	17	18  10am Coffee	19	20
21	22  Autumn Begins	23  10am Bookmobile	24	25  10am Coffee 7pm Brd Mtg	26	27
28	29	30				

OCTOBER 2014

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

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 5

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

SEPT—OCT 2014

IN-HOUSE TRANSFER LIST

(Excerpts from EG Membership Handbook)

GENERAL POLICY: In filling a vacant dwelling unit, priority shall be given to current resident members transferring within the residential community. Transfers will have priority over outside applicants in order to comply with the Fair Housing and Section 504 of the Rehabilitation Act of 1973.

Transfers shall be made only with the following priority. Note: Within each priority and non-priority status, a first-come, first-serve system will be used to determine priority placement on the In-House Transfer Waiting List.

1. Current non-subsidized resident members with valid medical reasons (See Note 1).

2. Current subsidized resident members requiring a unit transfer in order to comply with the occupancy standards as defined in the HUD Resident Selection Handbook ... Current resident members with a Non-Priority Transfer Requests who do not have valid medical reasons shall be placed on the unit Transfer Waiting List without a priority status. All households with a Priority Transfer Request will be transferred before households with a Non-Priority Transfer Request.

NOTE 1: Priority Status - An attending physician must verify medical reasons in writing. A request from the resident member must be in writing along with verification of need. All Medical and Reasonable Accommodation priorities are treated equally on a first-come, first-serve basis.

Location preference and refusal turn-downs will not apply for those claiming a Medical or Reasonable Priority and the resident member must accept the first available apartment unit offered to them.

All transfer costs and fees (including, but not limited to, moving, telephone, utility deposit

costs, carrying charges) shall be paid by the household, and not the Corporation. The amount of the Transfer Fee will be equal to one-month's carrying charge of the vacant unit; that is, the unit which the member has agreed to transfer into. Should the transferring member move into the apartment unit within the time frame originally agreed upon, the Transfer Fee will be refunded.

Note: The Transfer Fee does not affect the equity differences between a one- and two-bedroom unit or repair costs charged to your vacating unit, which the member is required to pay.

Exception to Transfers: Neither priority nor non-priority status shall be granted to a household who want to separate into individual dwelling units within the complex merely for reasons based on personal preferences or disputes. However, if a household decides to separate, the separating party may complete an Application for Housing and be placed on the outside Waiting List.

For additional information and members financial move responsibilities, please contact EG management or you can also review EG Membership Handbook pages 63-68.

This Issue

- In-House Transfer List
- Stop The Clog
- Renters Insurance
- Garbage & Pool Schedules
- Rental Housing Association (RHA)
- Tree Removal
- EG Maintenance Program
- EG Calendar of Events

STOP THE CLOG

F.O.G. (Fats, Oils, & Grease)—Keep a can near your stove and kitchen sink to hold used cooking oil. Just freeze the can in the freezer, and then dispose of it in your garbage bag.



BABY & FEMININE ITEMS— Do not dispose of dirty diapers, rags, clothes, or feminine products down the toilet or garbage disposal. Just keep a garbage can near the toilet lined with a plastic bag and dispose of items in your garbage bag.



Supervise children so that sticks, balls, toys and other items are not allowed near commodes or other drains. This will help ensure that these items won't clog the system and result in breakdowns that are extremely expensive and time-consuming to fix, especially if it involves or spills over onto your neighbor.

DRUGS DOWN DRAINS—Studies show the typical adult uses nine personal-care products a day. These products, ranging from shampoo to sunscreen to over-the-counter medications, contain compounds that can find their way into rivers, streams and other water supply sources. These substances, known collectively as pharmaceuticals and personal-care products (PPCPs), enter the environment through the wastewater stream and likely have been present in water supply sources for as long as such products have been in use. Some medications are not entirely absorbed in our bodies, leaving the excess to enter the wastewater stream. In addition, some people dispose of prescription drugs by flushing them down the toilet.



Most wastewater treatment plants are not designed to remove these substances. Since controlling what goes down the drain is the easiest and most cost-effective way to protect water supply sources, Sacramento Suburban Water District (SSWD) encourages its customers to dispose of pharmaceuticals and other products responsibly. That means keeping them out of sinks and toilets.

Regrettably, if it has been determined that the member was negligent or careless, then the member may be financial responsible for the damages and clean-up. So as owner's, let's all learn to be more responsible by working together to do our part.

RENTERS INSURANCE

Have you been wondering about whether you'll be protected if your personal property gets damaged, or if someone injures herself in your apartment? Currently, Eastern Gardens has no requirements that say each member is required to have renters insurance while residing at Eastern Gardens. So what are the biggest misconceptions about renters insurance while living in a cooperative apartment community setting?

- **I'm a shareholder in the corporation and therefore don't need it.** This is a widely adopted assumption that is mostly untrue. Eastern Garden's carries a liability insurance policy that only covers damage to the corporation's property from fire, water and other disasters. The corporation bears no responsibility for your loss nor does its policy cover any damage to personal belongings inside your apartment unit.
- **Why do I need renter's insurance?** You need renter's insurance to



cover you if any of your furniture, electronics, books, or other personal belongings becomes damaged or destroyed. Renter's insurance also covers you in the event that someone else is injured in your apartment or someone's personal property is damaged and sues you.

- **It's too expensive.** Renter's insurance probably costs less than you think. It should run you roughly \$10-\$25 per month, and you may be able to benefit from certain discounts. Here are some ways you can save money:
 - Shop around to compare policies.
 - Don't get more coverage than you need.
 - Go with a higher deductible.
 - Ask your insurer about any discounts, (e.g. smoke detector, or being over 55).
 - If you are able, pay the total annual premium in one payment, rather than monthly.
- **I don't have any valuables to protect.** Think again. Do you have a computer? A phone? Jewelry? Sports equipment? Dishes? Now it's all starting to add up. While policies vary, most insurance plans cover from \$10,000 to upwards of \$100,000 worth of personal property. In many cases, coverage may even protect you from legal and medical fees if someone gets hurt in your apartment.

Though Eastern Gardens does not carry individual insurance coverage for its membership nor has it made it a requirement, it is only recommended that each member obtain their own individual renters insurance to cover their personal possessions and personal liability in the event of an accident. Renters insurance is the best way to protect your property and ensure that you have proper coverage.

GARBAGE SCHEDULE

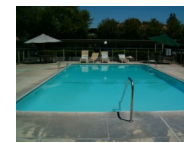


For your convenience and understanding the refuse (garbage) is emptied twice a week while the recycling dumpster is only once a week.

Monday—Refuse collection only, that is, only garbage (blue containers) will be emptied.

Thursday— Both refuse (blue containers) and recyclable (green containers) dumpsters are emptied.

POOL SCHEDULE



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/accessories will be put into storage.

For your enjoyment and safety, please follow all the rules posted at the pool site and those which Eastern Gardens has established.

EG MAINTENANCE PROGRAM



The Building Maintenance Program is overseen by the Eastern Gardens Community Manager/Director who reports to the Senior Regional Portfolio/Property Manager (FPI) and is responsible for the protection and preservation of buildings and common area facilities owned by Eastern Gardens Cooperative, Inc. All services are provided as ongoing on a continuous maintenance and shall be in accordance with the Management Agreement between Eastern Gardens Cooperative, Inc. and the Managing Agent.

Sacramento Metro Fire District Puts Special Property Tax Proposal on Hold

The Rental Housing Association (RHA), which EG is a member, saves rental property owners/associations \$14 to \$30 per unit annually. Strong opposition led by RHA Sacramento Valley persuaded the Sacramento Metropolitan Fire District to put its proposed property tax assessment on hold. As a result of this decision, RHA saved apartment owners from paying the new annual assessment. This which would be a significant increase for EG corporation and its membership, which would potentially give-way to a carrying charge monthly rate hike. The fire district had been seeking a special vote-by-mail election to gain approval of a new "Fire Suppression Benefit Assessment". RHA was the first business group to oppose the assessment and others quickly followed, including the Sacramento Taxpayers Association and Howard Jarvis Taxpayers Association. The first district agreed to meet with RHA before attempting any future property tax.



TREE REMOVAL

From time-to-time your board and management need to remove trees to protect sewers, sidewalks and foundations, from root intrusion and also potential tree fires in order to minimize costly repairs and potential litigation. It is sometimes cheaper to reduce the number of trees than to constantly repair damaged infrastructure and defend against lawsuits. Members should not have a knee-jerk reaction against tree removals. Everyone should understand and work with management and the board who have a legal obligation to act in the best interest of the association and its membership which sometimes that means making decisions that are unpopular—such as removing trees. Majestic Landscaping (EG's contracted grounds keeper) employs a full time arborist which helps us with these kinds of issues and problems by offering recommendations and cost proposals, such as, type and best placement of trees.



Problems arise when members use board members or other local and federal agencies as their conduit to report building discrepancies, which can be very costly to the entire membership and the corporation.

Proper protocol would be to first allow your management team the opportunity to respond to your concerns, such as, but not limited to, maintenance repairs, rules and policy enforcement, housing assistance, disputes or disagreements. Of course, you always have the choice to submit a letter to your board of directors.

Thank You

