




Eastern Gardens Co-op


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To: All Members and residents of Eastern Gardens Cooperative, Inc.

EG NEWS UPDATES & REMINDERS

- ❖ **CAR WASH AREA** - Due to the Sacramento County asking its customers to voluntarily reduce water use by 20%, the Sacramento Suburban Water District Board of Directors has declared a Stage 2 Water Warning, that is, out of a possible 4 stage being the worst, translates to all customers, to "Reduce water consumption by up to 25%". Therefore, Eastern Gardens Board of Directors in an effort to comply has taken its first step to conserve water consumption, that is, beginning on February 1, 2014 the Car Wash Area will be closed until further notice. 

- ❖ **NOTIFICATION SYSTEM** - Over the past few months Eastern Gardens on a trial basis has been using a phone notification system in an effort to "Get the Word Out", as quickly and effectively as possible. Both management and EG's committee/coordinators have found that by using the system has been a very helpful and useful service tool. So, last Thursday, on January 23, 2014 during an executive board meeting the Board of Directors has unanimously voted to approve and implement the notification system, which is hosted by the company, One Call Now. With the exception of emergencies, the time table for all routine out going messages will be sent via phone/text between the hours of 1:00pm and 5:00pm, M - F. 
NOTE: You will continue to receive any required or legal documents or other important announcements via U.S. mail or the posting on individual doors, laundry rooms, clubhouse, and EG website.

- ❖ **POISONS** - This past week a member reported a blue flaky substance that was scattered openly on the ground along the westside fence of the property in the flower bedding where the oleanders grow. Not knowing what it was I contacted our Pest company which they responded and took samples for testing. The results of the testing turned out to be a type of rodent poison. I would like to remind the membership, that first, it's against the law to openly place poisons on the ground, secondly, no member/resident is permitted to place any type of poisons out in the common areas of the complex, that is, insecticides, pesticides, or herbicides, of any type or kind, this will include potting soil and fertilizers, whether sprayed or applied in pellet form, or stored on the outside grounds of the common areas, (Regs & Rules #25 "Storage"). Should you observe any individual(s) in violation please report it immediately to the office. Management will take all necessary action to quickly resolve it, (e.g. legally, criminally, and expulsion/eviction). 

❖ **TAX EXEMPTION FORMS** - As a reminder it is important that all members submit their tax exemption forms to the office no-later-than February 7, 2014. To date I have received 80 forms (90%) from members who have already turned them in. This equates to a \$5,600 property tax break for Eastern Gardens (EG). Also, for the year 2013 EG has paid \$21,125 in property taxes, if we can obtain a 100% membership participation, EG can receive a total of \$7,840 (\$70 per unit) property tax break which would reduce our property tax bill for 2014 as much as \$13,285. Again, this translates lower operating cost to lower monthly carrying charges...for everyone! So at your earliest convenience, please make sure that you turn them in before the dead line. Thank You



❖ **WATER CONSERVATION** - By now everyone should know 2014 is starting off a very dry year causing all of us to be a little more water-wise. Last Thursday, on January 23, 2014 during an executive meeting the board met with EG management and EG's landscaping owner Mr. Alex Gutierrez, Majestic Landscaping. Among the topics discussed one of them was how to meet the mandates by both the state and local water supplier's restrictions on water usage and yet at the same time still keep our green areas (lawns, shrubbery & trees) looking healthy? After a great deal of questions, opinions, view points and discussion, it was concluded that in addition to closing the car wash area our sprinklers will run only 2-3 days a week. Mr. Gutierrez stated that during the summer season the lawns may look stressed or dead due to the reduction in watering, but it's either follow the mandates as per state and local agencies or face monetary fines from \$25 to \$1,000 and up. The board has chosen to comply with the agencies and do its part for water conservation verses being fined. Other options that the board and management may consider are:

- Aeration - provides improved drainage and encourages deep roots
- Dethatch and over seed with a tall Fescue grass seed which is more drought tolerant
- Use soil surfactants (a chemical that acts like a sponge) to help keep lawns wetter
- Install and Automatic or Smart Irrigation Controller and High Efficient Rotors and nozzles

Majestic landscaping is asking for our help to please report to management any water running off the sidewalks or in the driveways, this could mean a broken sprinkler or irrigation line. Once reported, and in an effort to reduce water waste, Majestic will try to address all discrepancies within 2 business days.

Other areas that the membership can show their support by conserving water are:

In the Kitchen:

- Run full loads in the dishwasher
- Use a small pan of cold water when cleaning fruits and vegetables

In the Bathroom:

- Take shorter showers
- Turn off the water while brushing teeth or shaving
- Report all water leaks to management

In the Laundry Room:

- Wash & dry full loads or fewer loads



Outside Areas:

- Cut back on all water usage in and around your apartment unit by not using the water hose bibs
- Use a water pitcher to water your flower pots

Management will continue to practice water conservation when replacing commodes, facets, or water valves...etc.

❖ **REAC INSPECTION RESULTS** - Last November (2013) EG was inspected by the Real Estate Assessment Center (REAC) of that inspection we now have the results. Eastern Gardens received an 84%. You may recall in past newsletters it was explained how REAC rates properties when they inspect, which is a percentage point system. For example, out of a possible 100%, anything above a 91%, the property will not require an inspection for 3 years, 81% to 90% every 2 years, an 80% and below the property will be inspected each and every year until the discrepancies are resolved. To help you understand, the categories they are:



- **Site** - Walkways/sidewalks and breezeways (possible points 16.21 minus point reduction of -5.88 = received 10.32)
- **Building Exterior** - building exterior walls, gutters, roofs, overhangs, windows (possible points 17.40 minus any point reduction -0 = received 17.40)
- **Building Systems** - Boiler rooms, water storage tanks, laundry rooms, pool pump and heater, (possible points 17.52 minus any point reductions -0 = received 17.52)
- **Common Areas** - All green areas, driveways, pool, clubhouse, picnic area (possible points 3.99 minus point reduction of -0.29 = received 3.71)
- **Units** - Individual apartment units (possible points 44.89 minus point reduction of -10.09 = received 34.80)
- **Total Score Received:** 83.75%

The category "**Units**" being the most points that we can receive (44.89) was hardest hit for both health and safety and other non-health and safety items. Which we were deducted -10.09 points. Out of 112 units, of that, 22 units were randomly chosen by the REAC representative using a computer program for selection. Discrepancies found in the 22 units, were:



- Leaking faucet or pipes in bathroom
- Damage to bathroom sink
- Multiple obstructed accessibility exit routes, (blocked windows)
- Windows not lockable
- Window screens damaged/missing
- Double key lock deadbolt on main exit door
- Multiple damaged hardware locks (interior doors)
- Missing or removed interior door(s)
- Floor covering damage or missing/trip hazard
- Dishwasher or garbage disposal inoperable
- Multiple refrigerator(s) damaged or inoperable
- Range stove damaged or inoperable
- Broken or missing electrical wall cover plates
- Excessive amounts of garbage and debris (inside apartment unit)
- Smoke alarm batteries removed
- Flammable liquid(s) stored inside unit (gasoline)
- Paper products stored inside furnace closet

After all is said and done and our score is added up, it translates that REAC will conduct another inspection in year 2015, which equates to every other year. This was due in part of having not received a score higher than 91%.

I would like to remind the membership that if we are to receive a higher score so REAC returns in three years verses two or every year, it is important to support your cooperative. Storing hazardous items, trash and debris or failing to report building discrepancies within your apartment unit, are potentially dangerous and unhealthy both to you and your neighbors.

Other items that are not to be kept in the common areas, are garbage cans, bottles, brooms, mops, toys, shelves, shopping carts, gardening tools, fitness equipment, cardboard boxes, household furniture, and similar personal property are to be kept inside the apartment. Patios and breezeways are to be used for patio furniture only, (limited to size of table & number of chairs permitted). Areas located outside front doors, or on stairway landings, are part of the common areas and cannot be used for storage.

When you are experiencing building problems or discrepancies, such as the ones mentioned please remember to report them immediately to the office, particularly if you know that there is going to be an inspection. Your management and maintenance staff are always able and ready to help and assist you with these kinds of problems.

Again, I wish to thank the membership for your understanding and cooperation, especially those members whose units were selected for inspection, it is greatly appreciated.

Sincerely,
Theresa Williams, FPI
Eastern Gardens Community Mgr./Director