

EASTERN GARDENS CALENDAR OF EVENTS

MARCH 2015

SUN	MON	TUE	WED	THUR	FRI	SAT
1	2	3	4	5	6	7
8 	9	10	11	12	13	14
15	16	17 Happy St. Patrick's Day! 	18	19	20 Spring Time 	21
22	23 7:30pm Brd Mtg	24 	25	26	27	28
29	30	31				

APRIL 2015

SUN	MON	TUE	WED	THUR	FRI	SAT
			1	2	3	4
5 	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22 	23	24	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 12—Issue 2

2015 BOARD OF DIRECTORS

- **Jeff Lema**
President/Director
- **Bernadine Stofanik**
Vice President/Director
- **Lynette Haley**
Treasurer/Director
- **Shirley Brown**
Secretary/Director
- **Ed Healy**
Director
- **Jerry Ontiveros**
Alternate Director
- **Kathy Slotterback**
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

MAR—APR 2015

EASTERN GARDENS RESTRICTED FUNDS (RESERVE FOR REPLACEMENTS & GENERAL OPERATING RESERVE)

Eastern Gardens has established and maintains a Reserve Fund for Replacement Account and a Cash-General Operating Reserve Account by a monthly allocation to such reserve funds in separate responsible depositories under EG's control. Such funds are for the purpose of effecting replacements for structural elements and mechanical equipment of the corporation and for such other purposes. Disbursements from such funds may be made only after receiving the consent in writing of the HUD Commissioner.

The Reserves are Funded and Calculated in accordance with, Eastern Gardens Regulatory Agreement as established with the Housing Urban Department (HUD). The cash-general operating reserve is funded monthly of a sum equivalent not less than 3 percent of the total monthly amount received from the carrying charges.

The cumulative reserve is intended to provide a measure of financial stability during periods of special stress and may be used to meet deficiencies from time-to-time as a result of delinquent payments by individual cooperators/ members, to provide funds for the re-purchase of stock of withdrawing members, and other contingencies.

It was reported by our management staff, Mr. Gary Haugstad that as of March 1, 2015 Eastern Gardens has reached its financial goal in reference to its deposits to the General Opera-

tive Reserve (GOR) account. Here's how it works. Eastern Gardens is expected to pay 3% of the annual gross potential into the GOR each year until the balance reaches 15% of the annual gross rents (carrying charges). Once 15% is reached the annual contribution can be reduced to 2% until the balance reaches 25% of the annual gross rent potential. Once the 25% figure has been reached, monthly deposits into the general operating reserve can be suspended. Currently the GOR is \$141,443 as of 1.31.15, 25% of the current annual gross rent potential of \$566,208 is \$141,552 we have already made a \$993 payment in February so the balance is a bit higher. Long story short, payments into the GOR have been suspended for the rest of the year, that means there will be an additional \$9,430 of cash flow for 2015. Should the carrying charges be raised next year we may have to reinstate the payments to the GOR.

(Article contributor: Mr. Gary Haugstad, FPI Portfolio Mgr.)

This Issue

- EG Restricted Funds
- Landscaping
- Door Knobs/Locks
- Members Forum
- Special Thanks (Ping Pong Table)
- Junk Mail
- Security Awareness
- EG Calendar of Events

LANDSCAPING

If you haven't notice, Mr. Kurt Whisenhunt, EG's maintenance, has graciously donated materials to fix the shrubbery beds located



on the northside of building 3067. The shrubbery/flower beds were in need of repairs and since this area is built up which is higher than the sidewalk it required additional materials. Mr. Whisenhunt donated the materials which was decorative stone and rock. Thank you Mr. Whisenhunt!

Spring is in fast approach which other areas around the complex will require additional maintenance and care. Listed below are but a few of the on-going and seasonal care, they are:

Trees: This will include maintenance such as pruning, trimming and the removal and replacement, this will include stump grinding as well. It has been approximately 5 years since the trees have had a good pruning and are long over due. Last year management obtained a cost proposal for their care and pruning and because of the high cost the, proposal was submitted onto the board for their continued action. Observing budgetary constraints, trees that are dead or dying or if they negatively impact the infrastructure and surrounding areas will be considered on a case-by-case basis. Any new trees being planted, the surrounding location will be a considering factor along with type and size of trees best suited for the area.

Shrubbery: This will include the maintenance of trimming and removal and replacement. This will also include the oleanders along the west and south fence line, which are at additional cost and are trimmed once a year to a height of approximately 6 or 7 feet. This allows sunlight exposure to penetrate the grass areas and buildings as well as making it easier for maintenance. Again, observing budgetary constraints, management will remove/replace shrubbery on a as-needed-basis. Type, size and location will be considered when planting new shrubbery to avoid higher maintenance costs, e.g. shrubbery that does not flower, bloom or produce fruit. In addition, management will consider plants and shrubbery that are indigenous to the area.

Irrigation: This will include maintenance on all controllers, valves, timers, sprinkler heads and piping for their removal and/or replacement. Last year in 2014, Management contacted the Sacramento Suburban Water Agency requesting assistance for problems we were encountering and also how and what EG could do to support the water conservation program by lowering our costs. The agency informed us of a possible \$1,500 rebate. At the approval of the board, management scheduled the agency to conduct an on-site evaluation of Eastern Gardens. During the agencies review of the property they were accompanied by management and a few board members. A complete report was provided to management which was then forwarded onto the board for their review. Management provided copies of the audit report to EG's landscaping contrac-

tor "Majestic". The board approved the recommendations by both Majestic and the water district at a cost of \$5,000, less the \$1,500 rebate for a total of \$3,500. Due to the higher expense and cost involved, only certain areas that were most important to resolve at this time.

This is not to say that all of the problems were solved, we know that there are still many yet to address. The addition of new controllers, station valves, timers or irrigation pipes that accommodate shrubbery, lawns or trees and are watered by the same stations which cause either over or under watering will be an on-going battle and will be addressed as the budget allows.

DOOR KNOBS/LOCKS



In an on-going effort management continues to address those areas that may require additional attention for members who need assistance with their disabilities. For instance, recently management had maintenance staff replace and install new door knobs on all of the laundry room doors. It is our hope that those individuals who struggle with regular round door knobs will find this change more helpful. It may even help others who carry such big loads to the laundry room as well. Should you see or know other areas that could be reviewed or considered for certain changes to help better assist those with ambulatory or other needs, please don't hesitate to contact me at the business office .

The next areas that are targeted for the door knob change are the two gates to the pool area and also the back door leading into the clubhouse from the pool.

MEMBERS FORUM



Some of you may remember that back in 2009, a certain amount of newsletter space was being set

aside to allow for membership contributions. For example, suggestions, valid concerns, birthdays, trivia, recipes...etc. But because due to the lack of response from the membership this idea was dropped.

It has been 5 years since our last attempt so it was thought, "why not try it again?" So for that reason the membership is once again being given the opportunity to submit articles for placement into Eastern Gardens Grapevine.

Management will need to receive information and news...etc., that will be of interest to our members of Eastern Gardens, for example, If we had a puzzle, scrabble or book club I would be able to report on these groups. All articles will be reviewed for content, such as, is it positive, interesting or useful; is it thought provoking, helpful or a valid suggestion.

Articles that will not be considered for placement into the newsletter are, board issues or requests, trouble calls or complaints; articles that are too long, (100 words or less is a must). No negative comments or other statements that would be counterproductive, this benefits no one .

When to submit your article. Management must receive your article at least 3 weeks prior to the newsletter going out, for example, the next newsletter will be for May and June, so you must submit your article by April 10, 2015, the sooner the better.

SPECIAL THANKS



It was just last year in 2014 that the board accepted and approved the generous donation of a ping-pong table from family friends of an EG member. On Monday, February 23, 2015 at the open board meeting, the board once again approved to keep the ping-pong table. The table itself is in excellent condition. Board members, Mr. Jerry Ontiveros and Ms. Lynette Haley chipped-in to purchase the net, paddles and balls. The table easily folds

up and can be stored out of the way. All EG members are invited to use the table for family pleasure. It is advised for under aged children to have adult supervision. Also, when using the table it would be very helpful if you could please sign the roster indicating that you've used the table. This helps to give us an idea how often and if the table is actually being used. Thank You

JUNK MAIL



We are all aware that junk mail can sometimes be a nuisance and some-

what frustrating. We are experiencing and having problems with individuals discarding their junk mail on top of the mail boxes and then walking away. This is causing a problem, when the winds pick up the junk mail begins to be blown around the community, leaving it for other kind members to pick it up.

Please be kind by lending a helping hand and take all of your unwanted mail and properly discard it into the trash receptacles. Thank You

SECURITY AWARENESS



Members are advised of the following:

- Always lock your doors and windows to your apartment and vehicles. Even if you're only running to the laundry room or the car to grab something. Never leave valuables inside your vehicle or your remote to the gates, always, LOCK UP!

- Report Emergencies, such as, suspicious behavior, theft or burglary to the Sheriff's Department by dialing 911 and for non-emergencies dial 874-5115. Inform management during business hours so we can alert other members.

- Don't leave keys hidden anywhere outside your apartment. Such as under doormat, instead, let a friend, trusted neighbor or family member hold a spare key for you.

- Never allow strangers to use your phone. Even if they claim to have an emergency. Talk to them from behind a locked door, and offer to make the call for them.

- Never advertise that you're not at home. Whether it's on the answering machine or with a note posted on your door.

- Draw your shades at night. Keep a few lights on; inform management if you notice burned-out lights on the outside grounds.



(Contributor of all articles in this Mar.Apr issue: Ms. Theresa Williams, FPI & EG Mgr.)