

















EASTERN GARDENS CALENDAR OF EVENTS

MAY 2015

SUN	MON	TUE	WED	THUR	FRI	SAT
					1  Heating Cycle Begins	2
3	4  Trash Pick-up	5	6  Majestic On-Site	7  Trash/Recycle Pick-up	8	9
10  HAPPY MOTHER'S DAY	11  Trash Pick-up	12	13  Majestic On-Site	14  Trash/Recycle Pick-up	15	16
17	18  6:30pm Brd Mtg	19	20  Majestic On-Site	21  Trash/Recycle Pick-up	22	23
24	25  Memorial Day Don't Forget to Remember	26  Bookmobile	27  Majestic On-Site	28  Trash/Recycle Pick-up	29	30
31						

JUNE 2015

SUN	MON	TUE	WED	THUR	FRI	SAT
	1  Trash Pick-up	2	3  Majestic On-Site	4  Trash/Recycle Pick-up	5	6
7	8  Trash Pick-up	9	10  Majestic On-Site	11  Trash/Recycle Pick-up	12	13
14 	15  Trash Pick-up	16	17  Majestic On-Site	18  Trash/Recycle Pick-up	19	20
21  Happy Father's Day	22  Trash Pick-up	23  Bookmobile	24  Majestic On-Site	25  Trash/Recycle Pick-up	26	27
28	29  Trash Pick-up	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 3

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MANAGING AGENT

FPI Management
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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

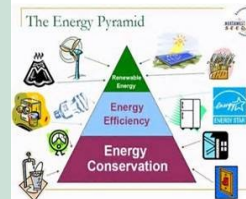


THE GARDENS GRAPEVINE

EASTERN GARDENS COOPERATIVE, INC.
3045 EASTERN AVE. SACRAMENTO, CA 95821

MAY—JUNE 2015

ENERGY CONSERVATION Vs EFFICIENT ENERGY USE



Energy conservation refers to reducing energy consumption through using less of an energy service. Energy conservation differs from efficient energy use,

which refers to using less energy for a constant service. For example, driving less is an example of energy conservation. Driving the same amount with a higher mileage vehicle is an example of energy efficiency. Energy conservation and efficiency are both energy reduction techniques. Both of these techniques are used by your management staff in efforts to help keep costs down for Eastern Gardens. Some come in the way of purchasing energy efficient products, such as, refrigerators, dish-



washers and even light bulbs. Another way is utilizing the energy savings or conservation programs of local utility companies. Still yet, is by reducing water temperatures on its four 150 gallon electric hot water tanks by a few degrees during

the hours of 12am – 5am. And finally, when possible by taking advantage of any taxes breaks or rebates. Even recycling can be considered reducing energy consumption. By using these techniques described above, it literally saves EG hundreds and hundreds of dollars each year. But what can we do about it as individuals? Local utility companies like SMUD, offer a energy conservation tips.



During the Summertime—No-cost, low-cost conservation tips.

- Keep windows closed during the heat of the day, and draw blinds and draperies to keep the heat out.

- Set the thermostat at 78 degrees or higher. You'll save about 5 to 10 percent on the operating cost of an air conditioner for every two degrees of cooling you're willing to give up.
- Change the filter regularly. An air conditioning unit with dirty filters can use 5 to 10 percent more energy.
- Use fans instead of the central air conditioning unit whenever possible. Individual fans cost about 90 percent less to operate.
- Adjust ceiling fans to turn counter-clockwise in the summer. Usually this means that the switch on the fan should be in the "down" position.
- Turn off unnecessary lights.
- Reduce appliance usage during hot afternoons and evenings. Many appliances create heat and moisture, making the air conditioner work harder.
- Microwaves or smaller toaster ovens use less than half the power of a conventional oven. Consider using your microwave or toaster oven to cook or reheat your dinner during peak hours.



(Article contributor: Ms. Theresa Williams, EG Mgr.)

This Issue

- Energy Conservation Vs Energy Use
- Water Conservation (Landscaping)
- Safety
- Members Forum
- Solicitation
- Boiler Repairs
- Pool Season
- EG Calendar of Events

WATER CONSERVATION



By now it's evident that this year's water condition has not improved and we find ourselves in yet another year of drought conditions.

The Sacramento Suburban Water District has declared a Stage 2— Water Warning, so what does that mean for Eastern Gardens?

In compliance of both the State mandates and our local water district, Eastern Gardens watering cycle schedule for its green areas, which includes, all grass and shrubbery areas, is as follows:

- Properties whose addresses end in an Odd number shall water on Tuesday, & Saturday. Eastern Gardens address is 3045 ending in an odd number and therefore water's its green areas on Tuesdays and Saturdays. As mandated by Sacramento Suburban Water District.
- Watering times are before 10am and after 7pm.
- Watering intervals are 3-5 minutes each time which is done two or three times on its watering day. This is done to help control water run-off due to the nature of the soil, that is, hard pan and sprinkler overlap between watering zones. For example, flower beds vs. grass areas.
- No watering is permitted on Mondays.

In order to help keep EG in compliance and to avoid any fines or fees, your management staff has consulted with both EG's landscapers (Majestic) and Suburban Water District, Water-Wise House Call program. This was done to provide EG with the best watering schedules.

Thank You

SAFETY

In an on-going effort management continues to address those areas that may require additional attention, specifically, Safety.



As spring and summer approach it becomes time to remind each of us on the aspects of safety. Safety is a big part of our lives and each of us have some responsibility, whether driving on the road, at work, or simply having fun at home.

Each of us will begin to spend more time outdoors along with our children. It is important to become more safety conscience, that is, when moving or playing about the complex, specifically, within the carports and driveway areas.

Though it is true that Eastern Gardens has limited grass areas and really no areas at all for children to bike/scooter riding or skate boarding, it becomes that more important to pay closer attention to where our children are when outdoors. Therefore, caution is given that it would be advisable to parents that adult supervision might be necessary when you allow your children to do these kinds of activities on the property, that is, riding bikes...etc. I would like also to remind you of Rule #12 listed in your handbook, "**Children are not permitted to play in the parking areas...**".

Below, are some suggested neighborhood playgrounds and parks to ride bikes, scooters, skateboarding and other types of activities of this kind. By practicing safety and discussing it with your child, it will help shield you and your loved ones from any potential injuries. Remember that each

member has a responsibility to ensure that safety is being exercised at all times.

Also, please ensure that while driving on the property the **5 MPH Speed Limit** is always observed and always look twice before slowly backing out of your car stall, it could be an elderly or a young person who may not see you. The grounds of the Common Areas are for responsible use and enjoyment of all residents, so let's **Play it Safe!**

A Few Suggested Neighborhood Playgrounds & Parks



- Eastern Oaks Park
3127 Eastern Ave
Sacramento, CA 95821
- Mission Oak Park
3344 Mission Ave
Carmichael, CA 95608
Windemere Lane
Sacramento, CA 95864
- Gibbons Park
4701 Gibbons Drive
Carmichael, CA 95608
- Carmichael Park
5750 Grant Ave
Carmichael, CA 95608
- Howe Avenue Park
2100 Howe Ave @ Bell St
Sacramento, CA



MEMBERS FORUM



This article was ran in the last newsletter of March and April. For your added convenience I chose to run it again as a reminder. 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 to long, (100 words or less is a must). No negative comments or other statements that would be counter-productive, 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.

SOLICITATION



It is a violation for any solicitor, canvasser or peddler to come upon the premises of Eastern

Gardens Cooperative and ring the doorbell of any door or create any sound in any other manner calculated to attract the attention of the occupant in such premises for the purpose of securing an audience with the occupant thereof and engage in any solicitation as defined herein, in contravention or defiance of any notice exhibited at the premises. Members, guests and residents of Eastern Gardens are prohibited from inviting or allowing any person or persons to solicit upon the premises and going door-to-door in accordance with the provisions of this article. Any solicitor, canvasser or peddler is to be considered trespassing.

Members may exercise their right to call the Sacramento County Sheriff department's non-emergency number at, 874-5115.

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## BOILER REPAIRS



Eastern Gardens has four boilers (heat exchangers) located on the property, that is, two on each side of the property (north and south). These boilers operate on PG&E gas and provide all the hot water for the property, such as, the laundry rooms and to each apartment unit. Due to the constant demand of hot water, each boiler room has two each 150 gallon electric water heaters in support of them. Because the entire system operates

24/7 they require regular routine maintenance. From time-to-time they even require major repairs. For example, this past April one of the boilers on the northside required major repairs in the amount of \$5,000. Though the cost of replacement parts and labor is pricey, it's a must and for now, cost effective if we are to enjoy our hot water. The pool is on its own separate heating unit so it's not part of the boiler system. So the next time that you're doing laundry or showering remember your management staff is working hard to ensure that your comfort and needs are there for you.

Thank You

## POOL SEASON

The swimming season is upon us, the heater to the pool is on and all pool furniture has been cleaned and placed out for your enjoyment.



Just some important reminders:

- Let's all remember pool safety by observing the pool rules.
- Pool swim hours are from 8am—10pm
- All underage (13 & below) children must be accompanied by an adult.

(Contributor of all articles for May and June issue: Ms. Theresa Williams, FPI & EG Mgr.)