



Eastern Gardens Co-op

3045 Eastern Avenue * Sacramento, CA 95821 * (916) 489-1604 * Fax (916) 489-1627
www.easterngardenscoop.org

Dear Members,

In 2016, Eastern Gardens will work toward a stronger more cohesive community. The board is therefore asking that all members of our cooperative participate in a new election to approve Arrowhead Housing as the management company for Eastern Gardens.

After listening to many members, it is evident that few residents understand the challenges involved identifying, introducing, and installing a competent management team for our community. Sixty phone calls went out to prospective management companies for a pre-screen phone interview as follows:

1. Do you have experience with Section 8 properties
2. Are you familiar with the Davis-Stirling Laws
3. Do you manage asbestos era structures (older properties)
4. Do you have experience managing properties with 100+ units
5. Can you work in a community with differing political viewpoints
6. Do you understand co-ops and the roles of the Board and committees
7. We will not pay more than \$2,800 a month. Will you work for \$25 a unit

Of the five management companies that advanced to the face-to-face interview Arrowhead was selected based on their staff's experience and ability to identify wasteful spending and reduce our community expenses with thoughtful planning. All Officers of Eastern Garden's Board of Directors voted in favor of Arrowhead. HUD ratified this decision with a formal stamp of approval for Arrowhead.

As members/shareholders of Eastern Gardens, we each have a responsibility to participate in cooperative elections, and that means voting. When a member chooses not to vote, the result is the same as if the member had voted "no."

What if Arrowhead does not receive Fifty Seven Yes votes and is not approved?

Since Eastern Gardens is required by HUD to retain an active management agent and HUD has already installed Arrowhead, it is expected that the court will appoint Arrowhead as our permanent management company. This is an unfavorable scenario because additional legal and administrative fees will likely accrue as it is possible that the court will supervise their appointment for a period of time.

If you have misplaced your ballot call Inspector of Elections, Gayle Posey #22 @ 916-504-9554

FOR YOUR VOTING CONVENIENCE

CAST YOUR BALLOTS IN PERSON AT THE CLUBHOUSE

THURSDAY JANUARY 7, 2016 5:30-7:00 P.M.

OR

FRIDAY JANUARY 8, 2016 5:30-7:00 P.M.

POLLS CLOSE AND BALLOTS WILL BE TABULATED FRIDAY JANUARY 8TH @ 7:00 P.M.

***IF YOU HAVE LOST YOUR BALLOT OR NEED ASSISTANCE
CASTING YOUR VOTE***

PLEASE CONTACT GAYLE POSEY #22 @ 916-504-9554