

The Informer

Exciting New Developments at FGA

By Bart Young, CEO

In FGA's first 25 years, 38 HUD subsidized properties were developed by Priscilla Gilliam and her wonderful Falkenberg/Gilliam team, some of whom are still with FGA today. During the 1980s and '90s FGA was opening two or three new buildings each year. Some buildings went from funding to full occupancy in under six months. Today, we are very proud of the condition of our buildings, however there are physical and compliance reasons why they must be renovated to continue to operate. Because the type of financing on properties varies, the process of securing the funding requires knowledge, skill and tenacity.

Two years of due diligence to arrange financing is not uncommon. It requires detailed planning and estimating the cost of everything required including structural work, common area improvements, apartment unit overhauls, ADA compliance, HVAC infrastructure and relocation planning for residents who are displaced during construction.

FGA currently has five properties in its development pipeline. Westminster Towers in Santa Monica is likely to be the first to begin its physical transformation later this year. This classic 17 story, 286-unit home for seniors survived the 1994 earthquake and the architects F&M (Flewelling & Moody) did such a great job repairing it, there is no seismic upgrade required today. Because the renovation revolves around complete replacement of the plumbing, all the kitchens and baths will be replaced, and common areas will be refreshed with new finishes, materials and amenities throughout.

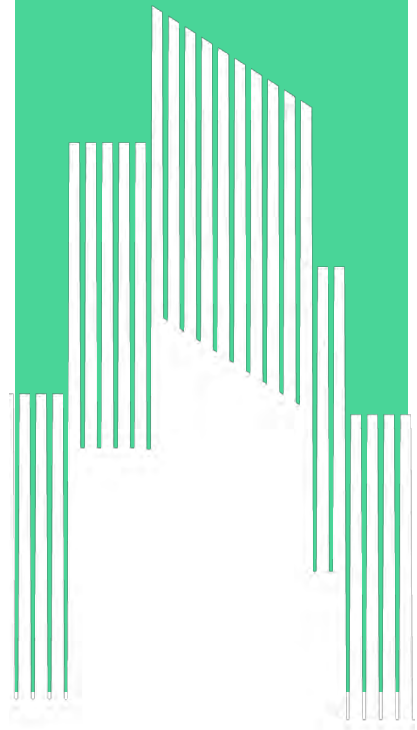


Front entrance concept drawing shows how the new community room doors will open onto the park across the street and make the most of the Santa Monica ocean breeze in the afternoon.



Falkenberg
Gilliam
& Associates

1560 West Colorado Blvd.
Pasadena, CA 91105
DRE 00874444



Inside this issue

Bart's Brief.....	1
Bart's Brief Cont.	2
Update from Occupancy.....	3
Milestones.....	4
What's Up Chuck?	5
Melissa's Minute	6
Focus on FGA Employees.....	7

Special Inserts

- Notes From All Over

Bart's Brief (Continued)

By Bart Young, CEO



The new Westminster Towers community room receives a wonderful facelift thanks to the talented team at F&M and FGA's uber-talented Project Director Bahram Badiji.

Shown below with Chuck Eldred, Bahram himself is an award-winning architect having spent many years at F&M before opening his own firm. Bahram has a way of bringing out the best in others. He collaborates with enthusiasm and excels at managing the schedule of progress and completion for the architectural and engineering services required to get everything done on time and on budget. With his master's degree in architecture from USC, and years as a part-time professor at several local colleges teaching architecture, construction management, computer-aided design and sustainability, Bahram is well equipped to provide design and input in all architectural and engineering aspects of FGA projects including coordination and oversight of the entire process.

As our new developments blossom at FGA, we will keep you posted on the progress and the process of breathing new life into our buildings.

With best regards,

Bart Young



Update From Occupancy

By Carmen Olivas, Director of Occupancy

Do you Remember?



What do you remember of the most recent Manager Meeting? It's funny how site staff views situations differently. But then, even witnesses to a crime will see and remember things differently. So what am I getting at? Well, it appears some staff members felt they were "beat up," while other members felt they were simply "set straight" with regard to policy and procedures. What does your occupancy team want you to remember? It's that we all need to be on the same page with regard to compliance issues and reporting deadlines. We all need to remember we are a "team," not an "us" and "them" situation...we have enough of "us/them" just in dealing with LOMOD. So, let's get back on board with the exceptional track record we've established together...as a "team." Remember, there is no "I" in "team,"

Thank you to occupancy specialists Laurie Henry and Betty Rodriguez for continuing to visit properties and provide guidance. Yes, there was training, too.

So, what are the things to remember?

1. OneSite is date specific. Once the date is advanced in OneSite, it cannot be reversed. All move-ins/move-outs must be reported in a timely manner to your occupancy specialist. Timely does not mean the day before.
2. You should have an EIV Master File (Binder). Are you running reports as required?
3. Remember to follow the detailed instructions Betty prepared for recertifying your EIV User Access Authorization. You must recertify every six months, so be sure you make note of the date you recertified. If you forget the date, Betty's instructions also tell you how to check for your last recertification date.
4. Remember to complete the HUD-required annual EIV online security awareness training. Check your email for instructions on how to access the online training.
5. Remember that within 90 days of move-in you must run the following EIV reports:
 - i) Summary Report
 - ii) Income Report
 - iii) Income Discrepancy Report
 - iv) Certification Page

Don't just run the reports and put them in the tenant's file. Review the reports to make sure the information provided by the tenant was correct.

6. Remember that the Summary Report, under the heading "Identify Verification Status," must read: Verified. If it indicates "Failed," it means there is a discrepancy with regard to the tenant's name, Social Security Number, or date of birth. You must investigate and resolve the discrepancy, and you must complete a Clarification Form detailing what you did to correct the discrepancy. Only the Clarification and the Summary Report must be placed in the appropriate section of your EIV Master File/Binder. However, in the tenant file, you must place a copy of the Clarification, Summary Report, plus all supporting discrepancy backup documentation in the tenant file.

You've been given a lot to remember...especially remembering to check emails daily. But the most important thing to remember is not to stress about the work to be done. Just make sure you report and take care of tenant activity timely, and...as always...Thanks for all you do.

Happy Anniversary

Luis Urrutia	17 yrs.	Verdugo Tower
Gloria Miller	15 yrs.	Pacific Manor
Gary Thompson	7 yrs.	St Bernardine Plaza
Jacklyn Thompson	7 yrs.	St Bernardine Plaza
Adriana Ruelas	5 yrs.	La Posada
Kimberly Smith	2 yrs.	Santa Monica Christian Tower

September Birthdays

Eddie Reyna Las Torres	4
Alyssa Bell Wesley Tower	15
Gerardo Reyes Santa Monica Christian Tower	24
Victor Pimentel Harvard Plaza	25

These individuals have completed another year with a Falkenberg/ Gilliam building. Your ongoing efforts enable residents to live in comfort and safety. Thank you!

New FGA Employees

Cody Clements <i>Casa Santa Maria</i>	08/12/2024
Kenneth Lee <i>Santa Monica Christian Tower</i>	08/14/2024

Success Story

Grisel Lopez
Desert Pointe

We recently made our resident very happy by making their bathrooms walk in accessible. Both residents were very thankful and grateful that we were able to accommodate their needs.

September Riddle

Last months answer: "Ice cream"

If money really did grow on trees, what would be everyone's favorite season?

(Answer will be provided in next months newsletter)

FGA Careers

Check out our Job Opportunities and tell a friend. Go to www.Falkenberg-gilliam.com/careers/ for more information

What's up Chuck?

By Chuck Eldred, Director of Property Management

Understanding the Differences Between 5-Year and Annual Fire Sprinkler Inspections

Regular fire sprinkler inspections are crucial to ensuring the safety and compliance of any building. However, not all inspections are the same. Fire protection systems are subject to various types of inspections depending on the components involved and the time intervals required by code. Among the most critical are the annual inspection and the 5-year inspection. Here's a breakdown of what each involves and why both are important.

Annual Fire Sprinkler Inspection

An annual fire sprinkler inspection is conducted every year to ensure that the fire protection system is in good working order. This inspection primarily focuses on:

- **Visual Inspection:** The inspector checks all visible parts of the sprinkler system, including pipes, fittings, valves, and sprinkler heads, to ensure they are free from damage, leaks, corrosion, or obstructions.
- **Functional Testing:** Various system components, such as the control valves, gauges, and alarms, are tested to confirm they are operating correctly. This may include a test of the water flow and tamper switches to verify they activate the alarm system as expected.
- **Documentation Review:** The inspector reviews the system's maintenance records, ensuring that any issues found in previous inspections have been addressed.

The annual inspection is essential for identifying any potential problems early, reducing the risk of system failure during an emergency. It's also a key requirement for maintaining compliance with fire safety codes and regulations.

5-Year Fire Sprinkler Inspection

The 5-year fire sprinkler inspection is more comprehensive than the annual inspection, focusing on both the internal and external condition of the system. This inspection includes:

- **Internal Pipe Inspection:** Every five years, a more detailed inspection of the internal components of the sprinkler system is required. Inspectors check for signs of corrosion, blockages, or any foreign materials within the pipes that could impede water flow.

Obstruction Investigation: If there is a history of system impairment or if debris has been found during previous inspections, a more in-depth obstruction investigation may be conducted. This may involve flushing the system to remove any blockages.

Check Valves and Pressure Relief Valves: The inspector also evaluates the condition and operation of check valves and pressure relief valves to ensure they function correctly under different conditions.

Hydrostatic Testing of the Fire Department Connection: The fire department connection (FDC) is subject to hydrostatic testing to confirm that it can withstand the pressure of water being pumped into it by fire department hoses.

The 5-year inspection is more invasive and requires specialized knowledge and equipment. It ensures the longevity and reliability of the fire sprinkler system by addressing issues that might not be apparent during an annual inspection.

Why Both Inspections Matter

Both the annual and 5-year inspections are essential for maintaining a fully operational fire sprinkler system. While the annual inspection serves as a regular check-up to catch issues early, the 5-year inspection digs deeper into the system's internal workings, ensuring there are no hidden problems that could cause a failure during a fire.

Melissa's Minute

By Melissa Salazar, Regional Supervisor

The Importance of Emergency Preparedness in Buildings: A Lifesaving Necessity

Emergencies can strike without warning, leaving little time to react. In recent weeks, Southern California has experienced several noticeable earthquakes. These tremors, ranging from mild to moderate in intensity, have been felt across various parts of the region. Whether it's an earthquake, fire, natural disaster, or another crisis, having a well thought out emergency plan in place is crucial for the safety of all occupants. This is especially important in residential buildings, where the safety of residents relies heavily on the effectiveness of the building's emergency preparedness measures.

Understanding the Need for an Emergency Plan

An emergency plan is not just a set of instructions; it's a comprehensive strategy designed to protect lives in the event of an unexpected crisis. For any building, knowing the exits and evacuation procedures is fundamental. These plans should be clearly communicated to all residents and regularly updated to reflect any changes in the building's layout or the needs of its occupants.

Key Components of an Effective Emergency Plan

1. **Clear Identification of Exits:** Every building must have well-marked and easily accessible exits. Emergency exits should be illuminated, free from obstructions, and visible even in low visibility conditions like smoke or darkness. Residents should be familiar with the location of these exits and the best routes to reach them from their units.
2. **Evacuation Procedures:** Detailed evacuation procedures are essential. These procedures should outline the steps to be taken in an emergency, including how to alert the authorities, the sequence of evacuation, and the roles and responsibilities of residents and building staff. Regular drills should be conducted to ensure everyone knows what to do and can evacuate quickly and safely.
3. **Special Considerations for Senior Citizens:** Since our residents are Seniors, we need to have consideration that some older adults may have mobility issues or other health concerns that could make evacuation difficult. It is vital to identify these individuals and incorporate specific strategies to assist them during an emergency.
4. **For instance, staff or designated neighbors could be assigned to check on these residents and assist them in evacuating. This could include the use of stair chairs, evacuation devices, or other aids designed to help those with limited mobility. Moreover, emergency first responders should be made aware of the location of these residents to prioritize their safety.**
4. **Regular Training and Updates:** An emergency plan is only effective if it is regularly practiced and updated. Conducting regular fire drills and other emergency simulations can help identify any weaknesses in the plan and ensure that all residents are familiar with the procedures. Additionally, as the building's population changes, it's important to reassess the needs of the residents and adjust the plan accordingly. As most of you know Pam Graham has come to many of our buildings to help the residents and staff with these types of trainings. If we need to schedule one at your building, please let me know.

The safety of residents should be the top priority. By having a comprehensive emergency plan in place, knowing all exits and evacuation procedures, and being mindful of the needs of residents with mobility issues, building managers can ensure that everyone has the best chance of getting to safety in an emergency. Preparedness is not just about following regulations; it's about protecting lives and creating a safe environment for all.

Thank you for all you do!

Priscilla's Corner



Dawn and Brian McKay have been the Manager and Superintendent at Geneva Plaza for 18 years & 20 years with FGA. Over the years Dawn has collected all kinds of photos and memorabilia about Geneva Plaza.

Recently a resident had an opportunity to gift them a beautiful display case, chair and lamp. Which they now feature proudly in the lobby.

Filled with historical photos, proclamations, awards, and letters of gratitude, it conveys the love they have for the place they and their residents call home.

They used the old resident directory board to display photos of Geneva Plaza being constructed in 1979.

Dawn named it Priscilla's corner after Priscilla's articles.