

Third Walnut Creek Mutual
By Mary Burr for the TWCM Communications Committee

Warren Salmons GRF CEO addressing the Third Mutual at the December meeting said his background in city planning and management would fit well with his position at Rossmoor. His direction now is to listen and learn about Rossmoor. As CEO he is at the service of the residents, mutuals and boards. He anticipates assisting the GRF Board with developing team building, long range planning, and goal setting and is learning about the current projects, the corporation yard and Creekside to competently move them forward.

President Charles Sanderson said it was refreshing to hear Mr. Salmons philosophy and it fits well with Third Mutual's. Third Mutual is run by the Directors, is open, communicative, and transparent, member comments are welcomed, and in the future the Projects will be holding Town Hall meetings. Sanderson asked each Director in turn to explain which Projects were theirs, what type of buildings, uniqueness of their areas and the work in progress to familiarize Salmons with the diversity and beauty of Third Mutual.

Sanderson stated each Director has been asked to use a digital camera and take pictures of the flora and fauna of their area for posting on the web site and incorporation in the power point presentation to be used at the next new residents meeting. Third Mutual is organizing CBers, ham radio operators and entry coordinators for emergency preparedness. Still needed is one person to pull the program together.

Treasurers Report

Don Barnett reported 17 manors delinquent in payment for November for a total of \$3950. One manor is two months delinquent and if not brought current will go into collection. The Directors were reminded to ask their members to use direct deposit. Overall Barnett stated the Mutual is in good condition.

Building Maintenance

Stan Newman said an insurance related protocol is being developed which will be used when responding to resident caused damages. Gutter cleaning is in progress and smoke detector maintenance planning is underway. National Elevator will be checking grounds on equipment after finding a loose ground in Project 23. The lighting contract is out to bid and all contracts are under review for renewal.

Other maintenance underway: Project 19: 2123 roof repairs completed. Project 23: Rehab completed on 1129 Avenida Sevilla. Project 26: 1621 Ptarmigan Dr. 3A is the prototype for deck guardrails requiring complete replacement. Decks that have minimal wood framing damage will be replaced in metal where directed. Project 27: First three buildings on Entry 10 have been inspected for rehab.

Project 31: New mailboxes have been installed at 2625 Ptarmigan Dr. to complete rehab work. Project 32: Concrete trip hazard at entry has been reviewed and area will be repaired. Project 36: Slab leak at 2065 Cactus Court scheduled for repair. Rehab of 2145, 2165 and 2185 Cactus Court in progress. Project 43: Assessment for rehab work approved. Project 44: 3064 Rossmoor Parkway rehab completed. Work at 3050 Rossmoor Parkway completed. Work underway on remaining carports. Rails at 3100 Rossmoor Parkway repaired for safety. Project 45: Entry 6 Rossmoor Parkway

rehab near completion. 3386 Rossmoor Parkway rehab completed. Project 49: Deck inspections being conducted on rear decks to determine scope of work.

Project 50: Conveyance issues and maintenance responsibilities of garages across from Project are being investigated by director. Waiting on transfer of documents from developer. The property has not been deeded to the Project, but the use has been deeded to specified residents. Project 53: Carpentry work underway to take care of front "pop out" sections. Project 55: Directional sign to Entry 19 being constructed. Project 64: Remaining buildings will be rehabbed next year, rather than one building a year.

Landscape

Rich Perona, Landscape Manager, spoke about fire abatement in Projects 26, 27, 31, 32, 35, 39, 45, 49, 50, 51, 53 and 54. In 2006 MOD met with the Contra Costa Fire District regarding the new fire abatement laws for areas that back up against open space. Rossmoor was given a two year grace period to implement the new regulations. The new rules state clearance 100 feet out from the structures, trees pruned ten feet up from the ground and all the brush, including large junipers close to buildings, are to be removed. The purpose is to eliminate the ladder effect so if the grass should catch fire it would burn to a break before it reaches the trees.

Last year it was estimated there were over 400 turkeys within Rossmoor. Three permits were obtained from Fish and Game to eliminate 75 of them. After the third permit the requests raised a red flag with the State Wildlife Biologists. The National Turkey Federation stepped in and will now capture and relocate the turkeys. Four locations have been targeted, the Federation volunteers will spend one week in each location and track the turkeys to find where they roost at night. Using bait stations, when the turkeys are comfortable in a location, the volunteers will fire off a net cannon to trap the turkeys. Each turkey captured is sent in its own box to Sacramento where it will be inspected by a veterinarian, banded, blood tested at UC Davis for diseases, and then if deemed healthy the turkeys are released in national state parks along the I-5 corridor.

Miscellaneous

Sanderson noted the Governing Documents Committee is looking at the leasing policy and the feasibility of using one standard set of CC&R's for Third Mutual. The billable list is being narrowed down for ease of use for the order desk. The Committee is also comparing the new management agreement with the old.

Don Liddle said the Communications Committee has scheduled the next new residents meeting for May 20, 2008. Carol Green volunteered to update the power point presentation. The Committee is also working on a web site for Third Mutual and at the January Board meeting will have a presentation for Board approval. Also in the works is an emergency preparation program for Third Mutual. He encouraged the Directors and entry coordinators to participate in the next CERT training.

New Business

Project Forty-Three recently approved an assessment of \$10,000 per manor for completion of the rehab program.

Resale's:

Project 36, Sierra, \$350,000. Project 39 Aspen, \$265,000. Project 42, Pinehurst, \$425,000. Project 43, Castlewood, \$720,000. Project 44, Westchester, \$525,000. Project 49 Villa Loma, \$588,000. Project 51, Inverness, \$625,000.

Third Walnut Creek Mutual members are encouraged to attend future meetings. The next regular board meeting is Monday, February 11, 2008 at 9:30 a.m. in the Board Room at Gateway. The agenda is posted in the Administration Office at Gateway. Communications Committee meets the first and third Tuesday of the month. Budget and Finance Committee meeting is the Wednesday before the regular meeting of the board. Building Maintenance Committee meeting is the Thursday before the regular meeting of the board.

Third Mutual members are reminded to use direct deposit for their monthly coupon payments. The request form can be obtained from the receptionist at Gateway. Every Third Mutual member should have received a copy of the 2008 budget, if not, please call MOD Accounting 988-7668 and request a copy. To have your smoke detector checked fill out Policy 70 and return to 1001 Golden Rain Road.

For building maintenance call 988-7650. For landscape maintenance call 988-7640. To leave a message for any Third Walnut Creek Mutual director, call 988-7718 or send an e-mail to TWCM@rossmoor.com