

Third Walnut Creek Mutual
By Mary Burr Communications Committee
Third Walnut Creek Mutual to Launch Web Site

At the January 14 board meeting Third Mutual approved design of a web site – thirdwalnutcreekmutual.com – which will be up and running by the end of February. Third Mutual members will be able to view agendas for upcoming meetings, important phone numbers, policies, bylaws, notices and up to the minute news about Third Mutual. Along with the essential information, there will be pictures of the beautiful flora and fauna and links to other web sites.

PG&E has offered an Energy Saver Program to all Rossmoor residents. PG&E will install a radio controlled thermostat on the residents air conditioner that allows PG&E to turn off the air conditioner when a brown-out may occur. The resident receives a \$25 rebate when signing up for the program.

Third Mutual President Charles Sanderson spoke to PG&E about the Smart Energy Program asking how they look at the liability issue if they put a resident that obviously needs air conditioning into a position where PG&E shuts it off. The answer was that the installer makes the determination of how well that person can handle it. Sanderson supports the opinion that the program should not be used in Third Mutual.

Paul Donner said that because Third Mutual is condominiums the Board cannot stop someone from using the program. However, he does not support the program. Should there be mechanical problems with the thermostat PG&E is responsible for repair and not MOD.

Six Third Mutual Director positions will term out in June: Stan Newman, Don Barnett, Richard Bishop, Ove Floystrup, Walt Hanson, Bob Oliver, and Murray Teitel. Any member wishing to run for a director position may contact the Board Office for a petition.

TREASURER'S REPORT

Don Barnett said the number of delinquencies over thirty days has increased from eleven manors to nineteen manors. The past due thirty day total is \$12,499. In all there is a total of \$13,531 delinquencies, which is higher than usual.

BUILDING MAINTENANCE

Stan Newman, Chair said when Clayton Clark inspects a project and determines additional work is necessary, MOD will cut a change order and send it to the Board Office for the Directors signature, however, by that time the contractor may have moved on.

Newman suggested Clayton be authorized to approve the change order, bypassing the Director. Newman has a form for the Directors to sign authorizing Clayton to sign the change orders. The board suggested a general guideline also be added to the form. Newman also reported CSS trash cleaning, elevator and walkway contracts are under review for renewal. Costs have increased due to reduced State funding.

Work in progress in Third Mutual: Project 19: 2125 Skycrest Dr. plans are being reviewed to determine if a correction can be made instead of re-roofing. Staff has solicited a consultant for assistance. Project 23: New carpet in recreation room is scheduled. Project 26: Guardrail work on 1501 Ptarmigan Dr. underway, 1613 Ptarmigan Dr. leak being corrected, Elevator problems at 1621 Ptarmigan Dr. being addressed. Project 27: 1928 Ptarmigan Dr. Roofing damage discovered. Paint committee selected colors and layout. Project 33: Director has requested power and lighting to entry sign, redwood trees are causing issues with water supply lines to buildings. Project 35: Selection has been made on roof tile. Project 36: Water leak at 2065 Cactus Ct. is under review, rehab of 2145, 2165 and 2185 Cactus Ct. in progress. Project 40: Buildings are under review for next rehab cycle. Project 44: 3196 and 3182 Rossmoor PWKY are next on rehab schedule. Project 45: Entry signs to be refurbished. Project 49: 1606 Stanley Dollar drains were clogged and water went into roof jacks. Project 53: Work is underway to fix "pop out" sections. Project 55: Directional sign to Entry 19 is under construction. Project 64: Rehab is underway.

RESALES:

Project 31, Diablo \$295,000
Project 36, Mariposa \$450,000
Project 40, Whitney I \$955,000
Project 45, Pinehurst \$360,000
Project 54, Tahoe 5 \$515,000.

COMMUNICATIONS COMMITTEE:

Don Liddle, Co-Chair said Emergency Preparedness will meet with members of the Rossmoor Residents Emergency Preparedness Organization and receive a briefing on the status of their projects. This will enable Third Mutual the ability to put together programs coinciding with other Mutuals for a cohesive policy. CERT training is scheduled in April and he encouraged the Directors to attend.

The next regular board meeting is Monday, March 10, 2008 at 9:30 a.m. in the Board Room. Landscape Representatives meeting is Monday, March 3 at Hillside Clubhouse. All meeting agendas are posted in the reception area of Gateway.

Third Mutual members are reminded to use direct deposit for their monthly coupon payments. To have a smoke detector checked fill out Policy 70 and return to the Board Office. If you have already filled out the form you do not need to fill it out again. Forms may be obtained from the Board Office located at Gateway Clubhouse, 1001 Golden Rain Road.

All manor alterations must have a final inspection. When an alteration is completed call MOD Building Inspection at 988-7660 for the final inspection.

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.