Discover Rossmoor

An Active Adult Community...
HISTORY OF ROSSMOOR

Around 500 years ago, the first inhabitants of Tice Valley were Saklan Indians who, due to their slightly Mongoloid features, may have migrated across the Bering Sea from Asia. In 1912, Joseph Naphtalalowned 1,436 acres of what is now Rossmoor where he grew apples, pears, grapes and operated a winery. He invested heavily in the electric railroad that ran from where the main line of the Oakland, Antioch & Eastern Railroad passed Olympic and Tice Valley Boulevards to Danville and the Diablo Country Club. The first train ran on March 2, 1914.

Initially, the railroad’s Danville Branch prospered due to development of the Mt. Diablo Park area, a residential tract, and Diablo Country Club. Certain trains, known as “Million Dollar Specials”, ran from the Main Line, cut off at Saranap and carried both sightseers and homebuyers to Danville and Diablo. On one occasion in 1916, William Randolph Hearst’s private train car was spotted at Diablo Country Club. Unfortunately for the Naphtalys, competition from automobiles reduced passenger traffic, and only ten years after it started, the company filed for permission to abandon. The last train ran on March 2, 1924.

Although strapped for cash, the Naphtalys held on to their ranch for another six years. In 1930, they formed the Tice Valley Land Company, taking shares which represented individual interest, and within one month sold the company to R. Stanley Dollar, son of shipping magnate Robert Dollar. Dollar’s first move was to tear down Naphtaly’s decaying buildings, some of them fifty years old. Corrals were removed and dead trees and the fruit packing shed were bulldozed.

In 1935, Dollar built his summer home and had over one acre of grass planted near the house, plus over 100 varieties of trees shipped from other parts of the world. When Dollar expanded the house to make it his full-time residence, a large-faced clock was installed over the exterior of the front entry. Marble benches and statues were placed on the grounds. The Dollars raised show horses, bred Hereford cattle, and over the years expanded the estate from 1,436 to 2,200 acres.

Dollar built a house for his son, R. Stanley Dollar, Jr., down the hill from his own, and the two homes became the scene for many social, charitable and political events. In 1955, Oakland’s Junior League held its annual charity event, with about 5,500 women walking through the homes and having lunch on the grounds near the swimming pool. On August 19, 1956, Contra Costa Republicans staged a barbecue that attracted notables from all over the U.S., including many Governors and Senators. Royalty and dignitaries from abroad also enjoyed the hospitality of the Dollar Families.

R. Stanley Dollar, Jr. lived on the ranch until June 30, 1960, when he sold the estate to Ross Cortese from Glendale, California. Under the name “Leisure World”, Cortese had built successful private retirement communities in Long Beach, Laguna Hills and the State of Maryland. Cortese’s first administrator in Rossmoor was former Walnut Creek Mayor Robert A. Nelson (1962-1963). Today, residents enjoy the Mediterranean climate in the culmination of Ross Cortese’s dream—Rossmoor.
In 1964, the Rossmoor Community welcomed its first residents. They came to live in beautiful Tice Valley, surrounded by rolling hills and clear California skies. Rossmoor was conceived as a place where adults over 55 could grow and develop, pursuing interest they might have set aside earlier in life. The success of the original plan has been overwhelming! Today, nearly 9,500 people live in over 6,500 homes here.

Rossmoor, Walnut Creek has a wide variety of one, two and three bedroom home floor plans available in an interesting range of architectural designs. At Rossmoor there are two forms of ownership, the cooperative and the condominiums.

In the Cooperative, the purchaser buys a share, represented by a stock certificate, representing a share in the particular Mutual purchased. The purchase of the share include the equity payment to the present owner and assumption of the established monthly carrying charge. The latter includes the principal, interest, real estate taxes, monthly maintenance and operations fee.

In the condominium form of ownership, you purchase the interior of the dwelling and share an interest in the building and surrounding common areas. Real estate taxes, monthly maintenance and operating charges are paid directly by the owner.

Rossmoor is located just 26 miles from San Francisco. The marine breeze flowing in from the Pacific Ocean acts as a natural air conditioner in the summer and moderates the chill of winter. The resulting mild climate encourages year-round activities. There are 27 holes of golf course, tennis courts, lawn bowling, swimming pools and miles of hiking trails. A variety of indoor pursuits are found in the five clubhouses, with wood and lapidary workshops, sewing, billiard rooms, studios for music, painting, ceramics and photography to name a few.

Residents can participate in over 200 clubs and organizations covering service, cultural, hobby, educational and other special interest activities. At Rossmoor you can do as much or as little as you wish, it’s up to you. But, you can spend full-time in enjoying your friends.

The homes nestled against the hillside are designed to provide the time for all of these interest. Exterior landscaping and maintenance are taken care of for you. To make things easier, there’s a nearby medical clinic, and a twenty-four hour security system. You can take a stroll in the evening without a worry in the word. It’s all part of the special kind of freedom found here, in a lovely home in this serene valley. Everything you need to get the most out of live is right here at Rossmoor, Walnut Creek!
What draws people to Rossmoor?

**CAMARADERIE**
With over 200 clubs and activities, there is always something to do. You can play golf in the morning, go for an exercise class in the afternoon and play bridge in the evening – it’s entirely up to you! With 9,000 residents at Rossmoor, it’s easy to discover new friends with similar backgrounds and interests.

**LOCATION**
You couldn’t get a better location in the Bay Area – Rossmoor is an easy, 10-minute, all back-road drive to Downtown Walnut Creek - which has dozens upon dozens of world-class shops & restaurants. John Muir Hospital, Kaiser Hospital, the freeway and BART are also within minutes of Rossmoor.

**SAFETY**
Rossmoor is a gated-community with 24-hour security. This is known as one of the very safest places in the entire Bay Area.

**FITNESS**
Add years to your life by being active. Rossmoor has a wide range of programs, including a heated, indoor pool, a fitness center and dozens of daily & weekly classes - there is something for every body and every ability.

**TRANSPORTATION**
Rossmoor has a private fleet of buses and regular routes to take you from your door to your destination – Safeway, BART, Downtown Walnut Creek, or just down to the clubhouse. They also have special handicapped transportation as well as a shuttle service available for trips to the doctor or other places not covered by the bus routes.

**NATURE**
Rossmoor is an oasis of peace & serenity when compared to the hustle & bustle of City life. You’ll find over 2,200 acres of beautiful rolling hills, hundred year old oak trees, hiking trails and open space. And, what seems like a few million deer, squirrels, birds and even wild turkeys!

**EXCLUSIVITY**
To live at Rossmoor, one of the residents must be over 55-years old. Residents must also meet financial qualifications. The roads are private and the amenities are many. Rossmoor has an incredible staff that looks after almost all of your needs.

**SIMPLICITY**
Down-sizing makes your life easier! No more yard maintenance. Rossmoor takes care of all exterior maintenance - roofing and painting included!

*Rossmoor has consistently been rated in the Top-20 of all Senior Adult Communities in the USA*
Activities

Discover over 200 different activities at Rossmoor. Spending time doing the things that interest you – with the people that interest you – is one of the biggest benefits of a community like Rossmoor.

With 9,000 or so people living in Rossmoor, these weekly groups & activities create dozens of opportunities to get together with your friends – and make NEW ones – after all “Great Minds Think Alike”!

Here is a sample of a few of the different types of groups you can join at Rossmoor:

GAMES
Bridge (8-groups!), Cribbage, Gin Rummy, Pinochle, Poker, Backgammon, Chess, Dominoes, Billiards

RELIGION
Catholic, Episcopal, Presbyterian, Lutheran, Jewish, Congregational, Mormon, Methodist, Bible Study Groups

DANCING
Ballroom, Big Band, Tap, Country Line Dancing, Square Dancing, Hula (yes, even Hula!)

MUSIC
Big Band, Chamber Group, Choral Society, Symphony, Dixieland Jazz, Organ, Harmonica Group, Opera Club

GARDEN CLUBS
Luther Burbank Club, Chrysanthemum Club, Garden Club

FRATERNAL
Delta Kappa Gamma, CAL Alumni, Stanford Alumni, Navy League, Italian-American Club, Chinese-American Club, French Club, Hawaii Club, New York/New Jersey Club

SERVICE CLUBS
Rotary, Lions, Kiwanis, Shiners, American Legion, Women’s Club, Grandmothers Club, Democrats, Republicans, AAUW, National Council of Jewish Women, Senior Tutors

PROFESSIONS
Mental Health Professionals Club, RN Club, Engineers

SUPPORT GROUPS
Parkinson’s Caregivers Support Group, Peripheral Neuropathy Support Group, Stroke Support Group, Rossmoor Hearing Club, Telecare, Meals On Wheels

EDUCATIONAL

This information is deemed reliable but not guaranteed
CREATIVE
Writers Club, Sewing, Art, Ceramics, Lapidary & Jewelry, Poetry, Wood Shop, Video Production

HOBBIES
Amateur Radio Club, Antiques Club, Aviation, Computers, Photography, Railroad Roundhouse, Yacht Club, Horseman’s Association

TRAVEL
RV Club, Senior Travel Club, Adventure Travel Club

EXCURSIONS
Day Trips to Carmel, Vacaville, Gilroy, Half Moon Bay, Casinos, Museums and Theaters. Also group cruises and extended trips to Reno, Branson, Ireland, South America, Fiji and other places.

FITNESS
Golf, Hiking, Road-Runners, Badminton, Croquet, Bowling, Bocce Ball, Swimming, Table Tennis, Skiing, Tennis, Fitness Classes and Complete Fitness Center
Rossmoor is a nationally recognized and award winning senior adult community located in the picturesque 2,200-acre Tice Valley area of Walnut Creek. Surrounded by acres of open space, this community is only two miles from downtown Walnut Creek, and 25 miles from downtown San Francisco.

Development of the community began in 1963, and today, there are approximately 6,700 residential units in three cooperatives, 12 condominium and one single-family home developments (referred to as Homeowner Associations or HOAs)

Forty percent of the homes are garden-style duplexes to four-plexes, and the remaining are either mid-to-high-rise, and one area of 68 individual single-family homes. Homes vary in price from low $100,000s for some cooperatives to over $1 million for the single-family homes and garden style condominiums. At least one resident must be 55 years of age or older to live in a home in Rossmoor.

Rossmoor is a community of active seniors where recreation is a way of life. The excellent recreational facilities include 27 holes of NCGA-rated golf, three community swimming facilities, an exercise facility, eight outdoor tennis courts, there lawn bowling greens, bocce ball courts and hiking trails.

This information is deemed reliable but not guaranteed
Rossmoor is in a location that is blessed with an ideal climate. Summers are clear and warm with cool evenings, and winters are moderately cool. Rainfall averages 20 inches annually, and humidity is in the dry middle range.

Staying active is essential to the quality of life in Rossmoor. Residents enjoy craft and hobby studios, five inviting clubhouses with meeting and activity rooms, a full-service library and picnic grounds. Classes, entertainment, educational programs and trips are presented by the Recreation Department, and the 200 active clubs, groups and organizations plan activities and events.
Rossmoor’s Recreation Department offers movies, book reviews, dramatic readings and other entertainment programs, dances, weekly lunches and suppers, a lounge, classes and excursions, holiday events and volunteer opportunities.

Rossmoor’s award-winning newspaper, the Rossmoor News, is published every Wednesday and carrier-delivered to every home in Rossmoor. It offers complete news coverage of the community, including news of the governing bodies, features on residents, arts and leisure activities, club and sports news, health information, columns and letters to the editor. For information, call 925-988-7800

The Rossmoor Library offers an up-to-date selection of fiction, nonfiction, videos and large-print books. All Rossmoor residents can check out books.

The Library is open Monday, Tuesday, Thursday and Friday from noon to 4 p.m., Wednesday from 10 a.m. to 4 p.m. and Saturday from 10 a.m. to 1 p.m. Call the Library at 988-7704.

The Rossmoor Recreation Department sponsors a variety of classes for "life-long learning." In addition, Acalanes Adult Education Center, right next to Rossmoor, offers seniors many low-cost classes on literature, languages, travel, personal finance, computers and a variety of other subjects.
Rossmoor's Office of Counseling Services, staffed by licensed clinical social workers, provides residents and their families private consultations, short-term counseling, home assessments, crisis intervention, help with alternate living plans and resource and referral information.

Securitas is Rossmoor’s security service provider. Securitas provides 24-hour service, seven days a week inside Rossmoor’s gate. The service includes entrance control at the main gate, motorized patrol of the community, assistance by Emergency Medical Technicians, response to non-emergency requests, protection from solicitors and traffic control. In addition, the Securitas staff handles the bar code and identification card operation at the offices in the trailer behind Gateway.

Contact information:
Guest clearance: 988-7843
Office: 988-7840
Front gate emergency: 939-0693
Bar codes: 988-7846
Non emergency requests for assistance: 988-7899

Rossmoor buses operate seven days a week, taking residents to destinations throughout Rossmoor and to nearby stores, churches, community centers and the Rossmoor Medical Center, and to downtown Walnut Creek. A Para transit service with a wheelchair lift serves residents who can't board the regular buses.

Special programs of the office include the Volunteer Exchange, in which residents earn credits for providing services such as rides and pet-sitting to other residents; Friendly Visitors, residents who visit homebound residents; and Alzheimer Support and Bereavement groups.

The Recreation Department also sponsors the Certified Farmers Market from May through October. The market offers fresh fruits, vegetables, flowers, bread and fish every Friday from 9:30 until 11:30 a.m. at Gateway parking lot.
Muir/Diablo Primary Care (MDPC) Medical Group Primary Care Physicians (PCPs) is the exclusive provider of primary care services at John Muir Outpatient Center, Tice Valley/Rossmoor. A panel of five internists and a nurse practitioner are available at John Muir. MDPC is a 100-physician medical group, whose practices are owned and operated by the John Muir/Mt. Diablo Health Network, as part of an integrated physician-hospital system. MDPC physicians have access to all of the latest advances of John Muir's Information Technology including the ability to have real-time laboratory and radiology results on their PDAs and office computers.

<table>
<thead>
<tr>
<th>Other Important Medical Service Phone Numbers</th>
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<tbody>
<tr>
<td>East Bay Clinical Trial Center</td>
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<tr>
<td>Homemaker Services</td>
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<tr>
<td>Manor Care (Rossmoor Parkway)</td>
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<tr>
<td>Manor Care (Tice Valley Blvd.)</td>
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<tr>
<td>Pharmacy</td>
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<td>Therapy Center at Rossmoor</td>
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<td>X-Ray</td>
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# IMPORTANT PHONE NUMBERS IN ROSSMOOR

## GENERAL NUMBERS

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<thead>
<tr>
<th>Service</th>
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<tbody>
<tr>
<td>Rossmoor General Information</td>
<td>(925) 988-7700</td>
</tr>
<tr>
<td>Chief Executive Officer’s Office</td>
<td>(925) 988-7710</td>
</tr>
<tr>
<td>Public Safety (non-emergency)</td>
<td>(925) 988-7899</td>
</tr>
<tr>
<td>Rossmoor Medical Center</td>
<td>(925) 939-1220</td>
</tr>
<tr>
<td>Mutual Operations</td>
<td>(925) 988-7600</td>
</tr>
<tr>
<td>Waterford</td>
<td>(925) 977-7700</td>
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<tr>
<td>Rossmoor News</td>
<td>(925) 988-7800</td>
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<tr>
<td>Channel 28</td>
<td>(925) 988-7887</td>
</tr>
<tr>
<td>Counseling Services</td>
<td>(925) 988-7750</td>
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## RECREATION/EDUCATION

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<th>Service</th>
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<tbody>
<tr>
<td>Recreation Programs Supervisor</td>
<td>(925) 988-7708</td>
</tr>
<tr>
<td>Excursions</td>
<td>(925) 988-7731</td>
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<tr>
<td>Special Events</td>
<td>(925) 988-7732</td>
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<tr>
<td>Reservations/Scheduling</td>
<td>(925) 988-7780</td>
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<tr>
<td>Volunteer Coordination</td>
<td>(925) 988-7703</td>
</tr>
<tr>
<td>Aquatics and Fitness</td>
<td>(925) 988-7851</td>
</tr>
<tr>
<td>Golf Pro Shop</td>
<td>(925) 933-2607</td>
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## CLUBHOUSES

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<tr>
<th>Clubhouse</th>
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<tbody>
<tr>
<td>Dollar Clubhouse</td>
<td>(925) 988-7888</td>
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<tr>
<td>Hillside Clubhouse</td>
<td>(925) 988-7884</td>
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<tr>
<td>Del Valle Fitness</td>
<td>(925) 939-7850</td>
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<tr>
<td>Gateway Clubhouse</td>
<td>(925) 988-7735</td>
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## POOLS

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<th>Pool</th>
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<tr>
<td>Dollar</td>
<td>(925) 988-7881</td>
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<tr>
<td>Hillside</td>
<td>(925) 988-7885</td>
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<tr>
<td>Del Valle</td>
<td>(925) 988-7853</td>
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## BUS TRANSPORTATION

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<tr>
<td>Information</td>
<td>(925) 988-7670</td>
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<tr>
<td>Para transit &amp; Dial A Bus appointments</td>
<td>(925) 988-7676</td>
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## Local Services

### Communication/Newspapers

<table>
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<tr>
<th>Newspaper</th>
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<tbody>
<tr>
<td>Alameda Journal</td>
<td>(510) 748-1666</td>
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<tr>
<td>Alameda Times Star</td>
<td>(510) 208-6333</td>
</tr>
<tr>
<td>Contra Costa Newspapers</td>
<td>(925) 754-9000</td>
</tr>
<tr>
<td>Contra Costa Sun</td>
<td>(925) 284-4444</td>
</tr>
<tr>
<td>Contra Costa Times</td>
<td>(925) 935-2525</td>
</tr>
<tr>
<td>Daily Ledger/Post Dispatch</td>
<td>(925) 757-2525</td>
</tr>
<tr>
<td>The Independent</td>
<td>(925) 447-8700</td>
</tr>
<tr>
<td>Oakland Tribune</td>
<td>(510) 208-6300</td>
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<tr>
<td>Rossmoor News</td>
<td>(925) 988 7800</td>
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<tr>
<td>San Francisco Examiner</td>
<td>(415) 359-2600</td>
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<tr>
<td>San Ramon Valley Times</td>
<td>(925) 356-2790</td>
</tr>
<tr>
<td>United Yellow Pages</td>
<td>(925) 356-2790</td>
</tr>
<tr>
<td>Western Union Telegrams</td>
<td>(800) 325-6000</td>
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### Department of Motor Vehicles

For all of California  
(800) 777-0133

### Financial Assistance

<table>
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<tr>
<th>Service</th>
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<tbody>
<tr>
<td>Contra Costa County Dept. of Social Services</td>
<td>(925) 313-7987</td>
</tr>
<tr>
<td>Contra Costa County Community Services Dept.</td>
<td>(925) 646-5756</td>
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### Health/Hospitals

<table>
<thead>
<tr>
<th>Organization</th>
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<tbody>
<tr>
<td>American Heart Association</td>
<td>(800) 242-8721</td>
</tr>
<tr>
<td>Alta Bates Medical Center</td>
<td>(510) 204-4444</td>
</tr>
<tr>
<td>Cancer Information Service of California</td>
<td>(800) 422-6237</td>
</tr>
<tr>
<td>Contra Costa County Hospital</td>
<td>(925) 370-5000</td>
</tr>
<tr>
<td>John Muir Hospital</td>
<td>(925) 939-3000</td>
</tr>
<tr>
<td>Kaiser Permanente Walnut Creek</td>
<td>(925) 295-4000</td>
</tr>
<tr>
<td>Medicare</td>
<td>(800) 633-4227</td>
</tr>
<tr>
<td>Medi-Cal Contra Costa</td>
<td>(925) 313-7987</td>
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<tr>
<td>Social Security</td>
<td>(800) 772-1213</td>
</tr>
<tr>
<td>United Way, Help Link</td>
<td>(800) 273-6222</td>
</tr>
<tr>
<td>Veterans Administration Medical Center</td>
<td>(925) 372-2000</td>
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This information is deemed reliable but not guaranteed.
### Local Services

#### Post Office/Shipping Information

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<tbody>
<tr>
<td>DHL Worldwide Express</td>
<td>(800) 225-5345</td>
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<tr>
<td>Federal Express</td>
<td>(800) 238-5355</td>
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<tr>
<td>Post Office</td>
<td>(800) ASK-USPS/(800) 275-8777</td>
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<tr>
<td>United Parcel Service</td>
<td>(800) 742-5877</td>
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#### Senior Programs

<table>
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<tr>
<th>Program</th>
<th>Phone Number</th>
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<tbody>
<tr>
<td>Adult Protective Services Contra Costa</td>
<td>(925) 646-2854</td>
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<tr>
<td>Alzheimer’s Services</td>
<td>(51) 888-1411</td>
</tr>
<tr>
<td>American Association of Retired Persons</td>
<td>(888) 687-2277</td>
</tr>
<tr>
<td>California Medical Review</td>
<td>(800) 841-1602</td>
</tr>
<tr>
<td>Elder Abuse Reporting Hotline</td>
<td>(877) 839-4347</td>
</tr>
<tr>
<td>Health Insurance Counseling &amp; Advocacy</td>
<td>(510) 839-0393</td>
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<tr>
<td>Meals on Wheels</td>
<td>(925) 937-8607</td>
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<tr>
<td>Retired Senior Volunteer Program</td>
<td>(925) 937-5614</td>
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<tr>
<td>Senior Companion Program</td>
<td>(510) 238-3080</td>
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<tr>
<td>Social Security &amp; Medicare Eligibility Info</td>
<td>(800) 772-1213</td>
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#### Transportation

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<tbody>
<tr>
<td>AmTrak</td>
<td>(800) 872-7245</td>
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<tr>
<td>BART Information</td>
<td>(510) 465-2278</td>
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<tr>
<td>Buchanan Field Airport</td>
<td>(925) 656-5722</td>
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<tr>
<td>County Connection</td>
<td>(925) 676-7500</td>
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<tr>
<td>Oakland Airport</td>
<td>(510) 577-4000</td>
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<tr>
<td>San Francisco Airport</td>
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#### Utilities

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<th>Service</th>
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<tbody>
<tr>
<td>AT&amp;T</td>
<td>(800) 222-0400</td>
</tr>
<tr>
<td>Comcast</td>
<td>(800) 945-2288</td>
</tr>
<tr>
<td>East Bay Municipal Utility District</td>
<td>(510) 835-3000</td>
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<tr>
<td>SBC Customer Service</td>
<td>(800) 310-2355</td>
</tr>
<tr>
<td>Pacific Gas &amp; Electric</td>
<td>(800) 743-5000</td>
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Local Shopping

Rossmoor Shopping Center
Tice Valley Blvd. & Rossmoor Parkway
Walnut Creek, CA 94595

Shops Include:
- Longs Drugs
- Safeway
- Wells Fargo Bank
- Post Office
- Dry Cleaners
- CPA Offices
- Rossmoor Diner
- Washington Mutual
- UPS Store
- Law Offices
- Optical/Hearing Offices
- Wachovia Securities
- And more....

Broadway Plaza
1275 Broadway Plaza
Walnut Creek, CA 94596

Shops Include:
- Aerosoles
- Ann Taylor
- Coach
- Crate & Barrel
- Macy’s
- See’s Candies
- Brighton Collectibles
- Coldwater Creek
- David M. Brian
- Nordstrom
- Victoria’s Secret
- and more...
Local Interests
And Attractions

MUSEUMS

UC Berkeley Art Museum and Pacific Film Archive Theater
2626 Bancroft Way, Berkeley
(510) 642-0808

California Academy of Sciences
55 Concourse Drive, San Francisco
(Golden Gate Park)
(415) 750-7145

Oakland Museum of California
1000 Oak Street, Oakland
(510) 238-2200

San Francisco Museum of Modern Art
151 3rd Street, San Francisco
(415) 357-4000

Western Aerospace Museum
Oakland International Airport
(510) 638-7100

Martinez Historical Museum
1005 Escobar Street, Martinez
(925) 228-8160

Bedford Gallery
1601 Civic Drive, Walnut Creek
(Dean Lesher Center)
(925) 295-1417

The Lindsay Wildlife Museum
1931 First Avenue, Walnut Creek
(925) 935-1978

Shadelands Ranch Museum
2660 Ygnacio Valley Rd, Walnut Creek
(925) 935-7871

The Blackhawk Museum
3700 Blackhawk Plaza Circle, Danville
(925) 736-2277

PERFORMING ARTS

ACT Theater
415 Geary Street, San Francisco
(415) 749-2228

Berkeley Repertory Theater
2025 Addison Street, Berkeley
(510) 845-4700

California Shakespeare Festival
100 Gateway Blvd., Orinda
(510) 548-9666

California Symphony
1601 Civic Drive, Walnut Creek
(925) 280-2490

Contra Costa Ballet
2040 N. Broadway, Walnut Creek
(925) 935-7984

Dean Lesher Regional Center for the Arts
1601 Civic Drive, Walnut Creek
(925) 943-7469

This information is deemed reliable but not guaranteed
PERFORMING ARTS

(Continued)

Del Valle Theatre
1963 Tice Valley Blvd., Walnut Creek
(925) 256-9516

Diablo Light Opera Co.
1948 Oak Park Blvd., Lafayette
(925) 944-1565

Diablo Symphony Orchestra
1601 Civic Drive, Walnut Creek
(925) 935-7764

DVC Performing Arts Center
321 Golf Club Road, Pleasant Hill
(925) 687-4445

The Festival Opera
675 Ygnacio Valley Road #B215
Walnut Creek
(925) 944-9610

Imagine Performing Arts
6620 Dublin Blvd., Dublin
(925) 551-5382

Oakland Ballet and Oakland East Bay Symphony
400 29th Street #501, Oakland
(510) 444-0801

Onstage Theatre and School House Theatre
2050 Oak Park blvd., Pleasant Hill
(925) 944-9006

Playhouse West
1345 Locust Street, Walnut Creek
(925) 942-0300

Willows Theatre Conservatory
1975 Diamond Blvd., Pleasant Hill
(925) 798-1300

OTHER INTERESTS

Chabot Space & Science Center
10000 Skyline Blvd., Oakland
(510) 336-7373

Oakland Zoo
9777 Golf Links Road, Oakland
(510) 632-9525

Six Flags Marine World
2001 Marine World Parkway, Vallejo
(707) 643-6722

Walnut Creek Model Railroad Society
2751 Buena Vista Ave., Walnut Creek
(925) 937-1888
Places to Dine

Applebee’s Grill & Bar
2819 Ygnacio Valley Rd, Walnut Creek
(925) 930-0130

Bing Crosby’s Restaurant, Inc.
1342 Broadway Plaza, Walnut Creek
(925) 939-2464

Buttercup Grill & Bar
660 Ygnacio Valley Rd, Walnut Creek
(925) 932-2763

Maria Maria
1470 N. Broadway, Walnut Creek
(925) 946-1010

Chipotle Mexican Grill
1158 Locust Street #D2A, Walnut Creek
(925) 935-9307

Crogan’s Sports Bar & Grill
1387 Lucust St, Walnut Creek
(925) 933-7800

Diablo Hills Greenery Restaurant
1551 Marchbanks Drive, Walnut Creek
(925) 939-7372

Ephesus-Kebab Lounge
1321 Locust Street, Walnut Creek
(925) 945-8082

Extreme Pizza
1630 Cypress Street, Walnut Creek
(925) 930-6100

Fuddruckers Hamburgers
1940 N. Main Street, Walnut Creek
(925) 943-1450

Genova Delicatessen
1105 S. California Blvd., Walnut Creek
(925) 939-3838

Il Fornaio
1430 Mt. Diablo Blvd., Walnut Creek
(925) 296-0100

Lark Creek Café
1360 Locust St, Walnut Creek
(925) 945-6669

Marie Callender’s Restaurant/Bakery
1101 S. California Blvd., Walnut Creek
(925) 943-7100

Mary’s Pizza Shack
2246 Oak Grove Rd., Walnut Creek
(925) 938-4800

Massimo Ristorante
1604 Locust St, Walnut Creek
(925) 932-1474

McCovey’s Restaurant
1444 No. California Blvd, Walnut Creek
(925) 944-9444

Montecatini
1528 Civic Drive, Walnut Creek
(925) 943-6608

Our Place Café
2400 Olympic Blvd, Walnut Creek
(925) 938-4474

P.F. Chang’s China Bistro
1205 Broadway Plaza, Walnut Creek
(925) 979-9070

Prima
1522 N. Main St., Walnut Creek
(925) 935-7780

This information is deemed reliable but not guaranteed
Pyramid Alehouse
1410 Locust St, Walnut Creek
(925) 946-1520

Rocco’s Ristorante & Pizzeria
2909 Ygnacio Valley Rd, Walnut Creek
(925) 947-6105

Ruth’s Chris Steakhouse
1553 Olympic Blvd #E, Walnut Creek
(925) 977-3477

Rossmoor Diner
1908 Tice Valley Blvd., Walnut Creek
(925) 933-4768

Salvatore Ristorante
1627 N. Broadway, Walnut Creek
(925)932-2828

Sargam Indian Cuisine
140 N. Civic Dr, Walnut Creek
(925) 937-2700

Scott’s Seafood Grill & Bar
1333 N. California Blvd, Walnut Creek
(925) 934-1300

Skipolini’s Pizza
1535 Giammona Dr., Walnut Creek
(925) 280-1100

Sunrise Bistro
1559 Botelho Dr., Walnut Creek
(925) 930-0122

Sushi Groove
1523 Giammona Drive, Walnut Creek
(925) 945-1400

Sushita’s Mediterranean Restaurant
2999 Oak Road #A, Walnut Creek
(925) 933-1000

Tacqueria Mexican Grill
1359 Locust St, Walnut Creek
(925) 932-8987

Tin’s Tea House Lounge
1829 Mt. Diablo Blvd., Walnut Creek
(925) 287-8288

Tomatina
1325 N. Main Street, Walnut Creek
(925) 930-9999

Va de Vi Bistro & Wine Bar
1511 Mt. Diablo Blvd, Walnut Creek
(925) 979-0100

Vic Stewart’s
850 S. Broadway
Walnut Creek, CA 94596
Places of Worship

**BAPTIST**

Chinese Bethel Baptist Church  
535 Walnut Ave, Walnut Creek  
(925) 937-3789

First Baptist Church of Walnut Creek  
2336 Buena Vista Ave, Walnut Creek  
(925) 934-2139

Shell Ridge Community Church  
200 La Casa Via, Walnut Creek  
(925) 935-3250

Ygnacio Vly Community Baptist Church  
535 Walnut Ave, Walnut Creek  
(925) 939-2333

**CATHOLIC**

St. Anne’s Catholic Church  
1600 Rossmoor Pkwy, Walnut Creek  
(925) 932-2324

St. John Vianney Church  
1650 Ygnacio Vly Rd., Walnut Creek  
(925) 939-7911

St. Mary’s Church  
2039 Mt. Diablo Blvd, Walnut Creek  
(925) 891-8900

St. Stephen’s Catholic Church  
2145 San Luis Rd., Walnut Creek  
(925) 939-3826

**CHRISTIAN**

Church of Jesus Christ Walnut Creek  
2930 Treat Blvd., Concord  
(925) 687-8141

**CHRISTIAN (Continued)**

Christian Iranian Church  
85 Pleasant Valley Drive, Walnut Creek  
(925) 210-1890

Japanese Christian Church  
1955 Geary Rd, Walnut Creek  
(925) 944-5252

Faith Christian Fellowship  
860 Bancroft Road, Walnut Creek  
(925) 934-2099

**CHRISTIAN-SCIENCE**

Christian Science Church - First Church of Christ Scientist  
Eckley Lane & Walnut Blvd., Walnut Creek  
(925) 934-4527

**CHURCH OF CHRIST**

Church of Christ of Walnut Creek  
500 Minert Road, Walnut Creek  
(925) 825-7810

Church of Jesus Christ of Walnut Creek  
2396 Overlook Drive, Walnut Creek  
(925) 280-6541

**COMMUNITY - CHRIST**

Community of Christ - Walnut Creek  
1786 Second Ave, Walnut Creek  
(925) 939-3595

This information is deemed reliable but not guaranteed
CONGREGATIONAL

Rossmoor Pilgrim Congregational Church
1012 Stanley Dollar Drive, Walnut Creek
(925) 287-1500

JEHOVAH’S WITNESS

Jehovah’s Witnesses
2207 Buena Vista Ave, Walnut Creek
(925) 939-9029

COVENANT

The Creek Church Community
1196 Boulevard Way, Walnut Creek
(925) 934-4321

Church of Jesus Christ of Latter-Day Saints
Walnut Creek Chapel
2369 Overlook Drive, Walnut Creek
(925) 946-0221

Hillside Covenant Church
2060 Magnolia Way, Walnut Creek
(925) 934-1110

Church of Jesus Christ of Latter-Day Saints
Walnut Creek Stake Chapel
100 North Gate Road, Walnut Creek
(925) 935-2507

EPISCOPAL

St. Luke’s Episcopal Church
1012 Stanley Dollar Drive, Walnut Creek
(925) 937-4820

St. Luke’s Episcopal Church - ELCA
2491 San Miguel Drive, Walnut Creek
(925) 935-1955

St. Paul’s Episcopal Church
1924 Trinity Ave, Walnut Creek
(925) 934-2324

LATTER DAY SAINTS

Church of Jesus Christ of Latter-Day Saints
Walnut Creek Chapel
2369 Overlook Drive, Walnut Creek
(925) 946-0221

St. Luke’s Episcopal Church - ELCA
2491 San Miguel Drive, Walnut Creek
(925) 935-1955

LUTHERAN

Hope Lutheran Church
1012 Stanley Dollar Drive, Walnut Creek
(925) 937-1518

St. Matthew Lutheran Church
399 Wiget Lane, Walnut Creek
(925) 932-1955

St. Matthew Lutheran Church - ELCA
2491 San Miguel Drive, Walnut Creek
(925) 935-1955

Trinity Lutheran Church LCMS
2317 Buena Vista Avenue, Walnut Creek
(925) 935-3360

EVANGELICAL

Hillside Covenant Church
2060 Magnolia Way, Walnut Creek
(925) 934-1110

North Creek Church
2303 Ygnacio Valley Rd, Walnut Creek
(925) 210-9036

Walnut Creek Evangelical Friends Church
2207 Buena Vista Ave., Walnut Creek
(925) 939-9029

This information is deemed reliable but not guaranteed
Places of Worship (Continued)

**PRESBYTERIAN**

Amoy Taiwanese Congregation of Grace Presbyterian Church  
2100 Tice Valley Blvd, Walnut Creek  
(925) 937-2824

Contra Costa Korean Presbyterian Church  
2449 Buena Vista Ave, Walnut Creek  
(925) 932-2963

Grace Presbyterian Church  
2100 Tice Valley Blvd., Walnut Creek  
(925) 935-2100

Walnut Creek Presbyterian Church  
1801 Lacassie Ave., Walnut Creek  
(925) 935-1574

**UNITARIAN**

Mt. Diablo Unitarian Universalist Church  
55 Eckley Lane, Walnut Creek  
(925) 934-3135

**UNITED METHODIST**

Formosan United Methodist Church of the East Bay  
1755 Sunnyvale Ave., Walnut Creek  
(925) 943-1925

Tice Valley United Methodist Church Rossmoor  
P.O. Box 2007, Walnut Creek CA 94595  
(925) 937-4535

Walnut Creek Avenue United Methodist Church  
260 Walnut Avenue, Walnut Creek  
(925) 933-0888

Walnut Creek United Methodist Church  
1543 Sunnyvale Ave, Walnut Creek  
(925) 934-4208

**UNITY**

Unity Center of Walnut Creek  
1871 Geary Road, Walnut Creek  
(925) 937-2191

**SYNAGOGUES**

B’nai Tikyah  
25 Hillcroft Way, Walnut Creek  
(925) 933-5397

Chabad of Contra Costa  
1671 Newell Avenue, Walnut Creek  
(925) 937-4101

Congregation B’Nai Shalom  
74 Eckley Lane, Walnut Creek  
(925) 934-9446

This information is deemed reliable but not guaranteed
Resident Regulations

**OCCUPANCY**

- All occupants must be approved by the Mutual corporation concerned and by the Golden Rain Foundation of Walnut Creek. No one shall be a member of the Golden Rain Foundation of Walnut Creek when a Waiver of Right to Use Community Facilities is executed by which a member waives his rights to the use of the Community Facilities to a related person who is the residence of Rossmoor, Walnut Creek. The execution of the Waiver of Right to Use Community Facilities agreement is a mandatory requirement when the owner(s) of record will not reside in the manor.
- Under California Civil Code 5.3, the minimum age of a qualifying resident member is fifty-five (55) years.
- No more than two residents may occupy a one bedroom manor, no more than three may occupy a two-bedroom manor, and no more than four may occupy a three-bedroom manor. The third and fourth occupants in these cases shall pay a monthly occupancy fee to the Golden Rain Foundation of Walnut Creek, the amount of which is determined annually by the Golden Rain Foundation of Walnut Creek’s Board of Directors.
- Co-occupants, not members of the owner’s immediate family, who meet the age requirement may be authorized to reside in the manor at the discretion of the Mutual corporation. Co-occupants must be registered at the Manor Records Division and pay a registration fee. Co-occupants who have been properly registered are entitled to use the community facilities.

**SUB-LEASING**

- Occupancy of any unit in Rossmoor Walnut Creek by a lessee or sub-lessee is subject to approval by the Mutual concerned. A member must notify the Member Records Division when he or she leases or sub-leases the manor and pay the necessary fee. The lessee or sub-lessee resident must be of the required minimum age, fifty-five (55).
- An identification Cord will be issued to the lessee or sub-lessee and will be valid for the term of the lease. The member is required to notify the Manor Records Division of the termination date of the lease or sub-lease and to return the lessee’s identification card.
- Each Mutual has restrictions pertaining to the leasing and sub-leasing of a manor in said Mutual. Before leasing or sub-leasing your manor, you should contact the Manor Records Division to obtain the approved lessee or sub-lessee. An approved lessee or sub-lessee may secure medical services from the Rossmoor Medical Center at the regular cost of the services.

**COMMUNITY FACILITIES**

- Use of the community facilities is restricted to registered residents and their guests. Rules and regulations pertaining to each facility may be obtained at the Community Relations Department or at the facility.

**GUESTS**

- Residents may secure a limited number of passes for visitors by applying at the reception desk located at the Administration Office, or may admit infrequent guests by telephoning the Security Gate in advance of the arrival of the guest.
- A member shall not permit a guest to stay in a dwelling unit for more than twenty-one (21) consecutive days without prior written approval of the Mutual concerned. In no event will a guest be permitted for more than 75 days in a calendar year.
- Guests may secure medical services from the Rossmoor Medical Clinic on a fee basis.
Resident Regulations

PETS

- The maintenance, keeping, boarding or raising of animals of any kind is prohibited except for dogs, cats and caged animals as domestic pets. No more than a total of two such domestic pets shall be kept in any dwelling at one time.
- Dogs and cats must be leashed at all times when outside the manor, except in special walking areas that have been set aside and may be used for brief unleashed, supervised runs of dogs. Maps of these areas are available at the Administration Office.
- Pets determined to by noisy or obnoxious by the Mutual concerned will be required to be removed from the community.
- Pets will not be allowed at any time in any of the community facilities, clubhouses, whamming pool areas, golf courses, etc.
- The owner is responsible for cleaning up and removing any feces left by a pet in any area of Rossmoor, and these must not be disposed of in any drains or other areas; trash collection bins may be used. The Mutual concerned can have a pet removed if after three (3) warnings the owner fails to comply.

UNREASONABLE NOISES

- Noises, such as that produced by a stereo, organ or piano music, radio, television and party conversation, must be kept at a level that will not annoy or interfere with residents in neighboring manors. Remember the “Golden Rule” and be considerate of your neighbors.

GARDENING

- There are definite restrictions as to what may be planted. To do any gardening, a resident must apply for a Landscape Permit at the Maintenance Service Department, Landscape Division as you must observe the Mutual and Golden Rain Foundation landscape regulations.

VERANDAS, BALCONIES, PORCHES & DECKS

- No appliances, furniture or storage cabinets may be placed on open verandas, balconies, porches or decks if such placement detracts from the appearance of the building as determined by the Mutual and Golden Rain Foundation. The placing of clothes racks or the drying of laundry on verandas, balconies, porches or decks is also not permitted.
- Cooperative Mutual residents’ attention is invited to Articles 11 and 12 of the Occupancy Agreement, and Condominium owners to Articles 2 and 3 of the Declaration of Covenants, Conditions and Restrictions for their Mutual. No alterations may be made to the structural integrity or to the exterior of the building without the written consent of the Architectural Control Committee. Interior decoration and furnishings may be done at the resident’s expense.
- Painting, wallpaper, carpeting, drapes, Venetian blinds, or other window treatment are interior decorations and furnishings, and an alteration agreement is not required if no structural changes occur from such installation.
- An alteration agreement form must be obtained in advance at the Maintenance Service Department. Residents considering any modification, either inside or outside their manors, should contact the Maintenance Service Department for detailed information concerning alterations and modifications, to the manors.
Resident Regulations

GARAGES & CARPORTS - PARKING

- Open carports may not be used as workshops. No boxes, trunks, appliances or anything else may be placed in a carport so as to be visible when the carport is not occupied by a vehicles. (Exception: firewood may be neatly stored in carports). Auxiliary storage cabinets designed and approved by Golden Rain Foundation may be placed in a carport, subject to obtaining an alteration agreement for such cabinets.
- Residents must not park vehicles in Mutual guest parking spaces, unless the mutual concerned has made other rulings.
- Gasoline-powered vehicles must not be parked under porch areas that have not been fire-proofed.
- Recreational vehicles may be parked only in residential areas while being prepared for travel twelve (12) hours prior to leaving and twelve (12) hours after return to the community.
- Trailers, campers, boats and trucks, except as provided in the following two paragraphs, may not be parked in residential areas. They may be parked only in the community’s recreational vehicle parking facilities. Information and reservations for space and rental amount may be obtained by contacting Golden Rain Foundation Public Safety Department.
- A truck no larger than a passenger vehicle and which is owned by a resident or is a company vehicle assigned to the resident and only for transportation, may be parked in a carport. No such vehicle will be allowed to remain overnight in any guest parking area, street or community parking area.
- Residents who wish to rent additional carports or golf ports should contact the Manor Records Division located at the Administration Office.
- No vehicle shall be repaired or rebuilt in any common area.

TRAFFIC RULES

- Rossmoor residents must comply with traffic rules as established by the California Vehicle Code. The Walnut Creek Police Department enforces the Vehicle Code, which does apply in the entirety to this community. Speed limit signs and other regulatory markings are posted for the benefit of drivers and pedestrians.

TEMPORARY STRUCTURES

- No temporary structure - trailer, tent, shacks, barn or other outbuilding will be permitted in the residential areas either temporarily or permanently.

TRASH AND GARBAGE DISPOSAL

- Most garbage may be ground up and disposed of through the kitchen disposal, but garbage with heavy fibers or husks should be wrapped securely and deposited in the trash containers that are located in enclosures adjacent to the manors. Glass, paper, plastic, metal and cardboard items must be placed in the containers labeled to receive them. Cartons must be broken down before being placed in the container. Large cartons or boxes must not be thrown in the containers.
- Residents are to make arrangement with the trash company for the removal of large cartons or boxes for separate handling and will be billed directly by the trash company.

This information is deemed reliable but not guaranteed
Resident Regulations

EMPLOYEES OF RESIDENTS

- A “live-in” employee arrangement must be approved by the Mutual and Golden Rain Foundation Boards, and the proper agreement must be executed by all parties concerned stating that the employee may not use the community facilities. A resident employee identification card will be issued for a period of six months or less, which may be renewed for another six months after verification of employment.
- The member is required to advise the manor records division of termination of employment and to obtain from the employee the identification card and surrender it to the Manor Records Division.

EMPLOYMENT OF RESIDENTS

- A Resident of Rossmoor Walnut Creek may not be employed for wages by the Golden Rain Foundation or by any Mutual.

SOLICITATIONS

- Door-to-door campaigns or any other form of canvassing or hand-delivery to residents of leaflets for any commercial is prohibited.

SIGNS AND NOTICES

- No signs of any character shall be displayed on or about any lot or building except approved name or address signs. “For Sale” and “For Lease” signs are specifically prohibited.
- Notices of reasonable community interest, such as meetings, carports available, or other items needed for sale or rent, may be posted in laundry rooms or by arrangement, with the Community Relations Department, in space provided in the various clubhouses.

DECALS FOR VEHICLES

- Only approved permanent residents are issued decals for entry into Rossmoor Walnut Creek. Upon presentation of the vehicle registration, the resident’s valid California Driver License and the resident’s Rossmoor identification card, a decal will be issued. Decals are available at the Public Safety Office.

NOTE: These regulations amplify and supplement the Articles of Incorporation and Bylaws of the Golden Rain Foundation of Walnut Creek and the Mutual corporation and especially the provisions of the Occupancy Agreement for the Cooperatives and the Declaration of Covenants, Conditions and Restrictions (CC&R’s) for Condominiums. Should there be any conflict, the appropriate Articles of Incorporation, the Bylaws and the Occupancy Agreement, or Declaration of Covenants, Conditions and Restrictions, shall prevail over the provisions of these regulations.
Notice to Buyer of Rossmoor
Units of Cooperative Shares

- The Member Records Department requires ten (10) working days to process a buyer’s membership application package in order to commit to the desired escrow closing date as specified by other parties involved in the sale and purchase of a Rossmoor unit.

- Closing documents will be delivered to the Title Company ten (10) working days after the Member Records Department receives the buyer’s complete membership package or one to two days prior to the closing, whichever is later. Therefore, escrow may close on or after eleven (11) working days later.

- A cooperative buyer’s membership package is not considered complete, therefore received, until it includes sufficient financial documentation to prove the buyers meet the respective Mutual’s financial qualifications.

- All units in Rossmoor, other than a Walnut Creek Mutual Sixty-One home, are required to pass a building and/or alteration compliance inspection prior to a unit’s change in ownership. Such inspections pertain only to property owned and/or maintained by the Mutual and are not to be considered a substitute for an inspection of property that belongs to, or is the responsibility of, the owner of the unit.

- Closing documents will be forwarded to the Title Company four (4) workings days after the unit passes its final inspection. Therefore, escrow may not close before five (5) working days later.

- Should the escrow closing date change, please ensure that the Title Company handling the sale notifies the Member Records Department no later than five (5) working days prior to the new close of escrow date.

Coop Qualifications

Who Must Qualify?

- All purchasers of a cooperative unit will be required to qualify. If more than one person is qualifying, the requirements may be split up between the purchasers.

- If a buyer does not qualify, they may have a guarantor assist in the qualification.

A buyer must meet certain financial criteria. The two requirements are INCOME and ASSETS

- All buyers will need to submit an FHA financial form for approval by Golden Rain Foundation (to be provided when escrow is opened). Golden Rain Foundation will also require verification of all income and assets listed on the FHA form. Acceptable forms of verification are bank statements, tax returns, etc. First Mutual & Mutual Eight will accept an accountant’s letter in lieu of actual statements.
Costs

Homes in Rossmoor are generally about the same cost as a home in other areas of Walnut Creek.

Most Homes In Rossmoor Range
From $150,000 To $900,000

What Types Of Homes Are Available?

CO-OPS . . .
GARDEN APARTMENTS
CONDOS
TOWNHOUSES
HOUSES
AND THE WATERFORD
CO-OPS . . . GARDEN APARTMENTS
Think of a Co-Op as a Garden Apartment and you'll be pleasantly surprised. Anyone from New York City knows what co-ops are. Years before condos and townhouses, New Yorkers had co-ops. Basically, owners of co-ops buy a share of the entire building and have exclusive use of the unit they are living in. These were the first homes built in Ross-moor and many have a large, enclosed balcony, which adds to the usable living space. Many of the co-ops share a laundry facility with 4 to 12 of their neighbors. The most popular size is a 2-bedroom, 1-bath model with about 1,000 square feet, which sells for $150,000 to $400,000 - depending on size, location, views and condition.

CONDOS
This is the next size up. Most of the newer buildings are condos. There is an extremely wide variety of styles for condos - some have a house ‘feel’, while others are in multi-story buildings with elevators. Most condos have their own laundry room. Condos range from 800 square feet to 1,500 square feet and cost $150,000 to $600,000 - depending on size, location, views and condition.

TOWNHOUSES
These are slightly bigger homes than condos and usually have a garage and a nice deck or patio area. All townhouses have their own laundry room. Townhouses range from 1,500 square feet to 2,500 square feet and cost $400,000 to $900,000 - depending on size, location, views and condition.

HOUSES
There are a few dozen detached, or semi-detached houses. These houses range from 2,000 square feet to 3,000 square feet and cost $900,000 to $1,500,000 - depending on size and condition

THE WATERFORD
The Waterford is like a Condo-Hotel . . . Meals are included, weekly housekeeping is included, interior hallways and concierge services. The Waterford offers Residents up-scale amenities and complete simplicity. Each unit has a kitchen and laundry. Condos start at $150,000 - plus monthly costs.
HOA’s
Each home in Rossmoor has a Home Owner’s Association (HOA) or Mutual Corporation (Mutual) as it’s called in Rossmoor. HOA costs range from $400 to $900 per month and cover the cost of exterior maintenance and the amenities such as 24-hour security, transportation, the clubhouses and activities.

GOLF
Green fees are extra - currently at $1,250 per year for unlimited golfing. This is a bargain for Residents and allows them to play a few holes without thinking about the costs

NEW OWNER FEE
Each new owner pays a $7,000 fee when they first purchase a home at Rossmoor. This money is used to build new amenities (clubhouses, swimming pools, RV parking, etc). The idea is that the current Residents have already paid into the infrastructure and this fee is the new Resident’s “buy-in”.

This information is deemed reliable but not guaranteed
## STATS

### Rossmoor Stats & Additional Information

<table>
<thead>
<tr>
<th>Stat Description</th>
<th>Details</th>
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<tr>
<td>Residents</td>
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<td>Homes</td>
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<td>Acres - Open Space</td>
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<td>Clubhouses</td>
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<td>Tennis Courts</td>
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<td>Golf Courses</td>
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<td>Swimming Pools</td>
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<td>Community buildings</td>
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<td>Sierra Room Dining Capacity</td>
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<td>RV Parking Spaces</td>
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<td>Lawn, including golf course</td>
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<td>Bus Routes</td>
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<td>Employees that run Rossmoor</td>
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<td>Average age of Residents</td>
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<td>Average age when they moved in</td>
<td>71</td>
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<tr>
<td>Residents over 90-years old</td>
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<td>Residents over 100-years old</td>
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<td>Residents under 65-years old</td>
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<td>Number of Clubs and Groups</td>
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<td>Functions per week for Bridge Club</td>
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<td>Special events per week</td>
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<td>Group Excursions per year</td>
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<td>Active Resident Volunteers</td>
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<td>Reported problems</td>
<td>Deer</td>
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<tr>
<td>Most reported problems</td>
<td>eating landscaping, geese on the golf course and wild tur-</td>
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</tbody>
</table>

### Top Reasons Residents Give for Moving to Rossmoor:

- Down-sizing - smaller home
- Loneliness - several friends are here
- Activities - enjoy being active
- Location - close to family & doctors
- Fewer stairs
- Don’t drive - transportation is needed
- Independence
- Lifestyle
- Safety - feels very safe and secure
Information to Consider

There are a lot of wonderful things about living in a Resort Community like Rossmoor, and there are several, very important areas that you’ll want to consider before making that final decision.

CCR’s
A few of the most common complaints from people living in Rossmoor are the CCR’s – the Conditions, Covenants and Restrictions that all Residents must agree to before buying a home in Rossmoor. These CCR’s mean that the individual choices are few – you can’t paint your home bright yellow with pink trim, you can’t play your bongo drums at 3am, you can’t work on your car in front of your home. This creates uniformity and predictability for all Residents. If you’ve lived in a single family house for the last 30-years, you may find the CCR’s restrictive. Then again, you may find it refreshing to have everything safe, secure and consistent.

WHAT ABOUT GUESTS & GRANDKIDS?
Guests & Grandkids are always welcome at Rossmoor, but must be accompanied to the clubhouses or swimming pools.

HOA DUES
Home Owner Association (HOA) dues are always looked at as a big negative – until you understand where the money is going. HOA dues range from $400 per month to $900 per month (depending on the home) and average around $600 per month. HOA costs do not include golf costs (paid separately if you are a golfer). In contrast, most HOA’s in other areas run around $300 to $350 per month. Of an average $600 monthly cost, $300 would go toward the cost of maintaining the units (including the roof, exterior walls, garbage, cable, water & building insurance) and maintaining the grounds around your home. The other $300 would go toward the cost of providing all of the other amenities – the 24-hour security, the transportation, the newspaper & TV station, the 2,200 acres of grounds & surrounding open space, the 5 club houses, the fitness center & trainers, the 4 swimming pools and all of the activities. If you are active and take advantage of the different amenities, the extra $300 per month is a real bargain – a lot of entertainment value for the money - $300 per month works out to about $10 per day. If you don’t use the amenities, writing a monthly check for the HOA dues may not feel that good. For many Residents, however, just the 24-hour security and peace of mind of living in such a secure environment is worth the extra $300 per month.
A BUNCH OF OLD PEOPLE
Yes, there are lots of “Old People” at Rossmoor. This is the most impressive Senior Community in the Bay Area with a lot of diversity – both in ages and interests. You’ll find folks happily shuffling along in their 90’s – still doing their own shopping at Safeway. You’ll find other “kids” in their 60’s playing golf and tennis every day and traveling for several months out of each year. Approximately 1/3 of the people living in Rossmoor have been widowed. The average age is 77-years old. 60% women vs. 40% men. Across all ages, approximately 1/2 of the people at Rossmoor are active and very social, while the other 1/2 will be a bit more reclusive and tend to stay to themselves. There is no right or wrong way to live in this community – Rossmoor is about Independent Living and enjoying the things that are interesting to you. You’ll need to see for yourself if this is a community and environment that appeals to you. Did we mention that our FREE tours are available 7-days a week?

ANOTHER OPTION BEFORE YOU BUY A HOME
. . . TRY BEFORE YOU BUY
On a side note, it might be a good idea to rent a home at Rossmoor for 6-months or a year if you are on-the-fence as to whether you’d like to make a longer-term move. A little extra work to be sure, but could end up saving you thousands of dollars if you decide this isn’t the right place to call home. We can help you find a nice rental if that’s an option you’d like to explore.

RENTALS
According to the CCR’s, you can rent your home out for up to 1-year. This is designed to keep the exclusivity of Rossmoor while allowing homeowners a bit of flexibility as their needs change.

RESALABILITY OF CO-OPS
Because of demand, condos and houses tend to sell steadily, even in the buyers-market that we are currently in. Co-ops, historically, take a bit longer to sell. There are over one hundred co-ops available in Rossmoor and some sell very quickly, while others sit on the market for 6-months or longer. Co-ops at Rossmoor would double in price if they did not restrict the buyers to 55-years or older (more buyers = more demand), which is why they are seen as such a terrific value. The co-ops have a wide range of prices from $150,000 to $400,000 or so – the same exact layout could vary in price by over $150,000 depending on condition, location and views. The co-ops without steps to the entry are the most sought after - these are referred to as “Level-In’s”. Some of the older co-ops come without a washer/dryer in the unit tend to take the longest to sell – they’re the least expensive and most plentiful, but the most difficult to find the right buyer for. The future resale value is an important consideration to make when choosing a home at Rossmoor and something we can help you to analyze.