



THE  
**RE/MAX**  
COLLECTION<sup>®</sup>



# Welcome to **ROSSMOOR**

Northern California's Premier Active Adult Community

**RE/MAX<sup>®</sup> ACCORD**

1992 Tice Valley Blvd. Walnut Creek, CA 94595  
(925) 937-6050 | [www.remaxrossmoor.com](http://www.remaxrossmoor.com)

## WELCOME TO ROSSMOOR!

Thank you for your interest in Rossmoor – Northern California's premier active adult community! Rossmoor was conceived as an active adult community, where adults over the age of 55 could enjoy an abundance of amenities in a well-located, thoughtfully designed and secure community. In 1964, the Rossmoor community welcomed its first residents, and it is now home to more than 9,700+ residents living in over 6,600 manors. With a wide variety of condominiums, cooperatives, and single-family detached homes, all surrounded by beautiful, mature landscaping, the success of the original plan has been overwhelming!

Rossmoor is located just 26 miles from San Francisco, nestled in the beautiful Tice Valley. Surrounded by rolling hills and clear California skies, Rossmoor benefits from the marine breezes



flowing in from the Pacific Ocean, which function as a natural air conditioner in the summer and moderate the chill of winter. The resulting mild climate encourages year-round activities. There are 27 holes of golf, tennis courts, lawn bowling, swimming pools, miles of hiking trails and a movie theater. A variety of indoor pursuits are found in the six clubhouses, with wood and lapidary workshops, sewing, billiard rooms, studios for music, painting, ceramics, and photography, to

name a few. Here, residents can grow and develop . . . come participate in one of the 230+ clubs and organizations ranging from service, cultural, hobby and educational groups to other special interest activities. You'll develop a world of new friends. Enjoy listening to an interesting speaker or a musical event at the clubhouse. At Rossmoor, you can do as much or as little as you wish -- it's up to you.

Rossmoor is designed to provide time for all of these interests. Exterior landscaping and maintenance are taken care of for you. Medical, banking, postal and grocery facilities are all nearby, as well as the exciting shops and entertainment of downtown Walnut Creek. You can take a stroll in the evening without a worry in the world. It is all part of the special kind of freedom found here. Everything you need to get the most out of life is right here!

I will be happy to give you a personal tour of Rossmoor and to show you a sample of homes that are available for sale. My office specializes in helping clients sell their property anywhere in the Bay Area and buy in Rossmoor!

I look forward to being of service to you and helping you find the perfect home!



# ROSSMOOR

WALNUT CREEK

## BY THE NUMBERS • FACTS ABOUT ROSSMOOR 2023



**POPULATION**  
9,905  
Male 37%  
Female 63%



1,800 ACRES OF GROUND



8 TENNIS COURTS



6 CLUBHOUSES

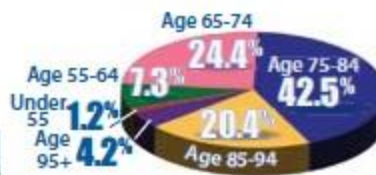
30 EV  
CHARGING  
STATIONS



**RECREATION  
DEPARTMENT**

860 Free Special Events  
8,805 Event Tickets Sold

**RESIDENT PROFILE**  
Age Ranges



10.5 MILES OF  
HIKING TRAILS

4 SWIMMING  
POOLS



**STATE OF THE ART  
FITNESS CENTER**  
221,426 Visits



**COMMUNITY  
BUS SERVICE**  
38,924 Dial-a-Bus Rides

**6,676 RESIDENCES**

Four types of housing



Co-ops 3,368



Condos 2,945



Single-family 63

Congregate 300



**27 HOLES OF GOLF**

One 18-hole course  
One 9-hole course



**PICKLEBALL**

2 Indoor Courts  
3 Outdoor Courts



**PUBLIC SAFETY**

2,902,444  
Incoming Gate Access Total



**WORK ORDERS**

29,235 Service Orders  
Processed

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## How Rossmoor works: Explaining the Mutuals, GRF, monthly coupon

### The Mutuals

The residential properties in Rossmoor are managed by 21 independent nonprofit homeowners' associations as defined by the Davis-Stirling Common Interest Development Act (California Civil Code Sections 4000-6150) "for the purpose of managing a common interest development (CID)." In Rossmoor, these homeowners' associations are called "Mutuals." The Mutuals are governed by a volunteer board of directors elected by residents who live in a Mutual and receive their authority from the Davis-Stirling Act and the Mutuals' respective governing documents, which include the Covenants, Conditions and Restrictions (CC&Rs) and bylaws. The governing documents are not the same for every Mutual. Each Mutual's board of directors establishes policies and rules and sets budgets to maintain the property. The boards serve the needs of the residents. Rossmoor has three types of CIDs: stock cooperatives (co-ops), condominiums and one planned unit development (single-family homes). Each of Rossmoor's Mutuals has similar styles of housing. Co-ops are "share" corporations that own title to the real property (buildings and land). The owners ("members") of the corporation receive an exclusive right of occupancy to an apartment together with the ownership of one share of stock in the corporation. Since the corporation owns the property, it does almost all of the external maintenance of the buildings and grounds and is responsible for major appliances within each manor. There are three co-op Mutuals: First Mutual with 1,878 units; Second Mutual with 1,387 units; and Mutual Eight, with 103 units.

### Condos vs. Co-ops

Condominiums are different from co-ops. According to Davis-Stirling, "a condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan." Condominium associations do not own the appliances in the manors. There are 17 condominium Mutuals: Third Mutual with 1,294 units; Fourth Mutual with 286 units; Fifth Mutual with 18 units; Mutual 22 with 43 units; Mutual 28 with 84 units; Mutual 29 with 106 units; Mutual 30 with 76 units; Mutual 39 with 130; Mutual 40 with 186; Mutual 48 with 62 units; Mutual 55 with 66; Mutual 56 with 37 units; Mutual 58, which is The Waterford congregate living, with 300 units; Mutual 59 with 108 units; Mutual 65 with 44 units; Mutual 68 with 233 units; and Mutual 70 with 172 units. The one planned unit development of single-family homes in Mutual 61 has 63 homes. The individual housing units in Rossmoor are called "manors."

## How Rossmoor works: Explaining the Mutuals, GRF, monthly coupon Cont.

### Golden Rain Foundation

The amenities in Rossmoor are held in Trust for the benefit of the Mutuals by the Golden Rain Foundation as trustee (GRF), a nonprofit Community Service Organization as defined by the Davis-Stirling Act. GRF operates in conformity with the Trust Agreement and its own bylaws, policies, and rules. GRF manages all the amenities such as the clubhouses, pools, golf courses, the Fitness Center, tennis courts, Event Center, bus service and other recreational facilities. The cable TV/internet contract is also under GRF's purview. Golden Rain Foundation is governed by a board of directors elected by residents from nine districts throughout Rossmoor. GRF does not govern Mutual property and the Mutuals do not get involved with the management of the recreational facilities.

### Mutual Operations Division of GRF

Currently, 20 of the Mutuals hire a managing entity, the Mutual Operations Division of GRF (MOD), to manage the upkeep of the Mutual property in accordance with the directives from the Mutuals' respective boards of directors, which includes painting, roofing, deck and fence work, landscaping, and street repairs. Some maintenance work is provided by MOD and some from independent outside contractors. MOD does not manage Mutual 58, The Waterford. However, the Waterford is still a part of Rossmoor, and its residents can use all of Rossmoor's facilities.

### "The Coupon"

Residents pay a monthly fee (the coupon) to the Mutuals for two primary purposes: 1) to provide operating and reserve funds to manage the Mutual-owned property; and 2) to the Golden Rain Foundation for the recreational amenities. The monthly GRF portion of the coupon for 2025 is \$354.52 per manor (which includes \$59.45 for TV and internet). The Mutual portion of the coupon is combined with the GRF portion, so residents just pay one coupon. All contact information for the Mutuals and the Golden Rain Foundation is available on the Rossmoor website. In addition, most of the Mutuals post their agendas, minutes, policies, and announcements on the website.

Find this information at [www.rossmoor.com](http://www.rossmoor.com). The Golden Rain Foundation and Mutuals governance pages can be found under the For Residents tab in the menu on the home page.

## The History of Rossmoor

In the early 1900's, the area that is now Rossmoor was a 1,436-acre ranch owned by Joseph Naphtaly, on which he grew apples, pears and grapes and operated a winery. The Eastern Railroad passed nearby, prospering due to the development of surrounding area. Certain trains, known as "Million Dollar Specials", carried both sightseers and homebuyers to Danville



and Diablo.

Unfortunately for the Naphtalys, competition from automobiles reduced passenger traffic, and only ten years after it started, the railroad company filed for permission to abandon. The last train ran on March 2, 1924.

The Naphtaly's held onto their ranch for another six years. In 1930, they formed the Tice Valley Land Company 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. Corrals were removed, and dead trees and the fruit packing shed were bulldozed.

In 1935, Dollar built his summer home and had over an 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. That clock still stands today at the Stanley Dollar Clubhouse in Rossmoor. The Stanley Dollar is listed in the National Register of Historic Places. 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 there, 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. Rossmoor was built as one of the "Leisure World" retirement communities, which also include successful private retirement communities in Long Beach, Laguna Hills, and the State of Maryland. Today, residents enjoy the culmination of Ross Cortese's dream – Rossmoor.



## Housing Options and Resale Activity

Rossmoor has a wide variety of one, two and three-bedroom home floor plans available to satisfy almost any size, layout, and price needs. Below is some general pricing information based on resale activity in 2024.

One bedroom, one bath	\$188,000 - \$540,000
Two bedrooms, one bath	\$240,000 - \$799,000
Two bedrooms, two baths	\$320,000 - \$2,218,000
Three bedrooms or two bedrooms + den	\$404,000 - \$2,600,000

Condominiums at the Waterford, Rossmoor’s award-winning congregate living facility, sold from \$188,000 to \$889,000. Please request a Waterford Booklet from your Realtor.

As with any real estate, the range of prices reflect the condition of the property, the availability of comparable properties, the overall state of the real estate market and the unique attributes that a particular property may enjoy (*i.e.*, condition, view, location, remodeling, and upgrades).

Average Sold Price in 2024					
Total Listing Count:	447				
	HIGH	LOW	AVG	MEDIAN	TOTAL PRICE
Days on Market:	232	0	34	20	
LIST PRICE:	\$1,998,000	\$188,000	\$636,806	\$554,000	\$259,816,925
SOLD PRICE:	\$2,600,000	\$188,000	\$646,711	\$550,000	\$263,858,438

Source: Sales as reported on the MLS (Multiple Listing Service)

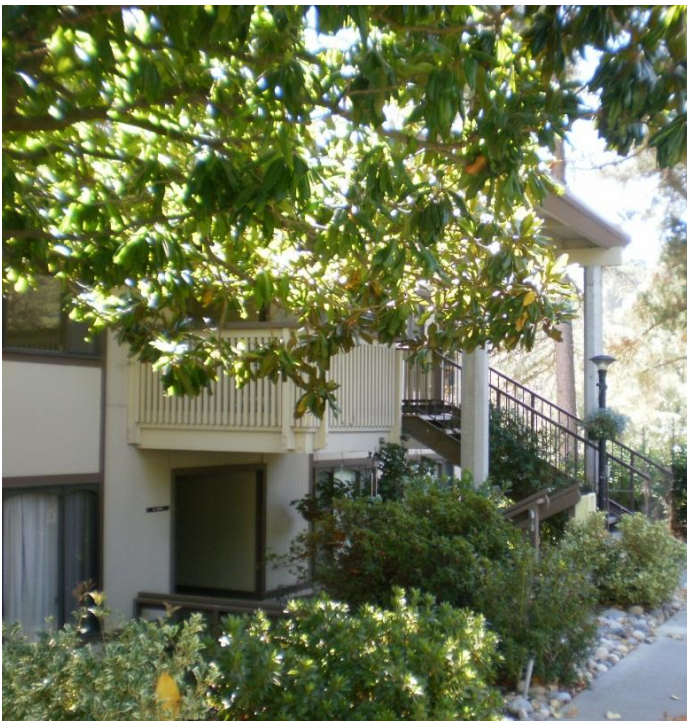
## Forms of Ownership in Rossmoor

At Rossmoor, there are two primary forms of ownership – the cooperative and the condominium. In addition, there are 63 single-family detached homes. Each of these forms of ownership allows the owner to will or sell the property.

In the **cooperative**, the purchaser buys a share in a corporation which, in turn, owns the building, land and any common areas. Ownership is represented by a stock certificate. Co-ops can only be financed through certain authorized lenders. The homeowners' dues in co-ops may differ from those of condos because they include property taxes, a replacement reserve for water heaters, air conditioning and heating units, and some interior maintenance of appliances.

In the **condominium** form of ownership, the purchaser owns the interior space that comprises his/her unit. Condos can be financed through the lender of your choice. The purchaser receives a grant deed to the condominium home. Payment of real estate taxes is the responsibility of the owner.

With both forms of ownership, you enjoy all the facilities, activities, benefits, and privileges open to residents of Rossmoor.



## Cooperatives & Condominiums

Rossmoor cooperatives (co-ops) were the first units built in 1964 and are located on the west side of the beautiful Tice Valley. Rossmoor condominiums (condos) are located throughout the valley. A variety of floor plans are available, including popular two-story homes as well as level-in units with no stairs. All co-ops are assigned a single, covered carport. Condos feature a garage (attached or detached) and/or a carport.

Like all Rossmoor properties, the exteriors of co-ops and condos are carefully maintained and surrounded by mature, well-tended landscaping.

### **Each unit is assessed monthly homeowners' dues, which include:**

- Use of community facilities, including Rossmoor's state-of-the-art fitness center, pools, and tennis courts
- Twenty-four-hour public safety
- Exterior and structural maintenance of buildings, roofs & landscaping
- Hazard insurance on buildings
- Professional management and administration of facilities
- Water, trash and basic cable TV and high-speed internet
- Subscription to the weekly Rossmoor News
- Bus service within Rossmoor and to several points in the immediate vicinity. Transportation between Rossmoor and downtown Walnut Creek locations can also be arranged through Dial-a-Bus and County Connection. See "Bus Options."

### **Additional fees are required for:**

- Private use of some common facilities
- Golf, lawn bowling and special uses of clubhouses
- Parking for RVs and boats (subject to availability)

### **Additional requirements:**

- One-time \$13,500 membership fee (paid by the buyer) which is used for future capital improvements of common areas.
- Leasing restrictions
- Minimum age of 55 for one resident

The table below highlights some of the differences between a co-op and a condo\*:

	CO-OP	CONDO
Ownership	Members own a share in a corporation which, in turn, owns the land, buildings and any common areas. A member has the exclusive right to occupy a specific unit in the building. Share ownership is represented through a stock certificate.	Residents own their own unit in a building. Ownership is recognized through a grant deed and the owner's name is on title.
Monthly Costs	<p>Members pay monthly homeowners' dues to the Mutual.</p> <p>Property taxes are also paid monthly, along with the dues.</p> <p>Members with share loans (co-op mortgages) make individual principal and interest payments directly to their lender.</p>	<p>Residents pay monthly homeowners' dues to the Mutual.</p> <p>Property taxes are paid twice a year, just as they are outside of Rossmoor.</p> <p>Residents with mortgages make principal and interest payments directly to their lender.</p>
Maintenance and Repairs	The Mutual is responsible for exterior maintenance, as well as the water heater, heating, and cooling systems. In addition, the Mutual is responsible for any Mutual-owned appliances.	The Mutual is responsible for exterior maintenance. Individual unit owners are responsible for all interior maintenance and repairs, including the water heater, heating and cooling systems, and any appliances.
Parking	One covered carport is assigned per unit.	Each unit has assigned parking. Depending on the model, the parking may consist of a covered carport, a single-car (enclosed) garage, a double-car garage, or, in some instances, a garage AND a carport. Garages may be attached with interior access or detached.
Other Requirements	<p>Certain financial requirements must be met by co-op purchasers who are making an all-cash purchase.</p> <p>A buyer securing a share loan (co-op mortgage) is not subject to the same requirements but must meet the requirements of the lender.</p> <p><b>Please discuss these requirements with your agent.</b></p>	

## Rossmoor Value Comparison

*Compare your current monthly expenses to your co-op and condo expenses at Rossmoor\**

	<b>Rossmoor</b>	<b>Your Current Home</b>
Homeowners' dues (approximate)	\$883 - \$1896	_____
Home maintenance & repairs (exterior maintenance of buildings, inc. roofs and paint)	Included	_____
Lawn, garden and landscape care	Included	_____
Water service*	Included	_____
Trash removal*	Included	_____
Basic cable TV & High-speed internet	Included	_____
Security gate/public safety services/emergency response (all "24/7")	Included	_____
Hazard insurance on buildings	Included	_____
Swimming pool maintenance	Included	_____
Fitness and sports (including bocce and lawn bowling) club memberships	Included	_____
Swim club membership	Included	_____
Golf/tennis/country club memberships (very reasonable greens fees)	Included	_____
Arts/crafts/hobby studios (materials extra)	Included	_____
Local bus services (7 days/wk.) (around Rossmoor, to local shopping & medical center, limited service to Walnut Creek & BART)	Included	_____
Entertainment, movies, social and cultural programs	Included	_____
Library (includes DVD rentals, newspaper, and periodical subscriptions)	Included	_____
Weekly Rossmoor newspaper and TV channel	Included	_____
Limited counseling services	Included	_____
<b>Total Monthly Expenses</b>	<b>\$883 - \$1896</b>	_____

\*There are some differences between the monthly expenses for a co-op and a condo. Monthly homeowners' dues for detached homes do not include water service, trash removal, and home maintenance and repairs. Monthly Waterford dues start at \$2,996.62 and include 1 daily meal in the dining room and weekly house cleaning and are not referenced above.

## Co-Op Financial Requirements

How to calculate the amount of Income and Assets a buyer would need to qualify for Mutual Membership & what documents are required to show as proof.

### **Co-Op 2024 Base Rate (per month) Example**

- FWCM        \$1,383.00
- SWCM        \$1,258.00
- M08         \$1,318.00

Property taxes are then added to the base rate, to show the total amount of the monthly HOA payment. To calculate the estimated tax rate, you would multiply the sales price by 1.25%, that figure will be the estimated yearly amount. Divide that number by 12, for the monthly tax rate.

### **For Example:**

If the sales price is \$450,000.00, the estimated monthly tax would be \$468.75.

- Add the Mutual base rate and monthly tax rate together for the total estimated payment.

Each Co-Op Mutual has their own financial requirements that a buyer must meet to qualify and be approved by the Mutual Board.

## Rossmoor Demographics

Rossmoor residents are typically 55 or older. The only exceptions are younger spouses or adult children of residents that are care-providers or need care by their parents. Rossmoor's population consists of 9,900+ people with a variety of ages and backgrounds.

### 2023 ROSSMOOR DEMOGRAPHICS

#### GENERAL RESIDENT INFORMATION

Age	Men		Women		Total	
Under 45	12	0.1%	20	0.2%	32	0.3%
45-54	32	0.3%	53	0.5%	85	0.9%
55-64	258	2.6%	470	4.7%	728	7.3%
65-74	808	8.2%	1,612	16.3%	2,420	24.4%
75-84	1,517	15.3%	2,689	27.1%	4,206	42.5%
85-94	835	8.4%	1,181	11.9%	2,016	20.4%
95+	175	1.8%	243	2.5%	418	4.2%
<b>Total</b>	<b>3,637</b>	<b>36.7%</b>	<b>6,268</b>	<b>63.3%</b>	<b>9,905</b>	<b>100.0%</b>

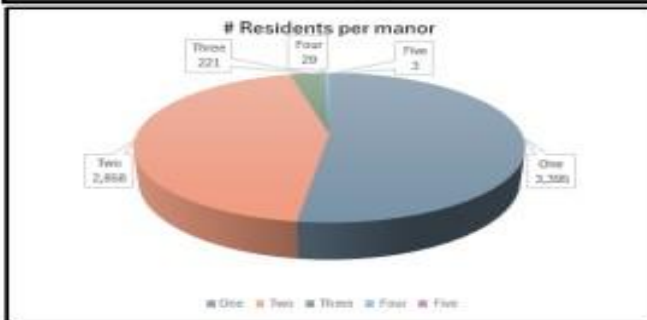
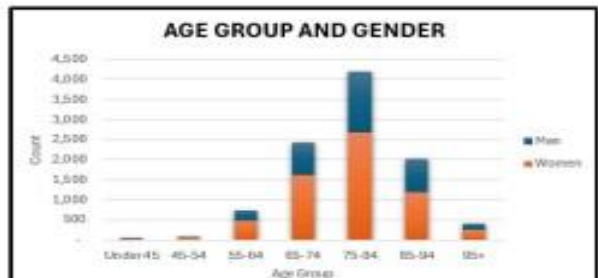
Miscellaneous (as of 12/31/2023)	
Minimum Age	24
Maximum Age	123
Average Age	78
Avg. Years in Manor	9.63
Live-In Employees	2
Registered Guests	0
Lessees	101
Dual Manors	22

Year	Avg. Age	Count
2013	76	9,667
2014	77	9,900
2015	77	9,704
2016	77	9,752
2017	77	9,855
2018	77	9,906
2019	77	9,676
2020	77	9,641
2021	78	9,749
2022	78	9,719
2023	78	9,905

Age	Owner Occupant	Desg. Occupant	Life Estate	Co-occupant
Under 45	7	6		19
45-54	20	20		38
55-64	267	262		143
65-74	930	1192		186
75-84	1377	2648	1	152
85-94	511	1516		57
95+	126	311		13
<b>Total</b>	<b>3,238</b>	<b>5,955</b>	<b>1</b>	<b>608</b>
<b>Change</b>	<b>-40</b>	<b>+116</b>	<b>0</b>	<b>+15</b>

Res./Manor	Count	%
1 Res.	3,395	52.18%
2 Res.	2,858	43.93%
3 Res.	221	3.40%
4 Res.	29	0.45%
5 Res.	3	0.05%

Status	Count	Avg. Age
Moved In	805	73
Moved Out	648	81



Rossmoor's average resident age as of 2023 is 78. We are lucky to have some centenarians in Rossmoor and our oldest resident is 110.

## Clubs and Organizations

With more than 400 clubs and organizations to choose from, Rossmoor residents have abundant opportunities to pursue a wide variety of interests, socialize and make new friends!

### General

Activities Council  
American Legion Aux.  
Beyond Eyes  
Blood Bank  
Chat n'Chow  
Chrysanthemum Society  
Citizens for Law and Order  
Connection, The  
Daughters of the American Rev.  
Daughters of Utah Pioneer  
Democrats  
Docents-Dollar Club House  
Dollar Reading Room  
Duo  
Engineer's Club  
Eugene O'Neill Aux.  
Friends of Civic Arts  
Federated Women's Club  
Grandmother's Club  
Great Books  
Great Decisions, AAUW  
Historical Society  
Just Us  
Library Assn.  
Lowell  
Met & Married in Rossmoor  
Metaphysical Discussion  
Navy League  
Newcomers' Welcome Program  
Nifty-Fifty-Sixties  
On the Rocks  
O.R.T.  
Patriotic Society  
P.E.O.  
Philosophy Club  
Prime Time Dinner Club  
Redwood Room Volunteers  
Republicans

### General (cont'd)

Roaring Twenties Assn.  
Rossmoor American History  
Rossmoor Residents Assn.  
Rossmoor Study Group  
Singlares  
Sons in Retirement  
T.G.I.F.  
Toastmasters Club  
Wet Set  
Women in Investment  
World of Women  
Writers Group  
Youth Home



### Card Groups

Bridge, Chicago  
Bridge, Duplicate  
Bridgett's  
Bridge, Fads  
Bridge, Fun (Fri)  
Bridge, Meals on Wheels  
Bridge, Men's (Tues)  
Bridge, Partnership  
Bridge, Progressive (Ptnr)  
Bridge, Progressive (Wed)  
Bridge, Friendly  
Bridge (Sat)  
Card Group – Poker  
Cribbage Club – Men  
Cribbage Club – Women

### Card Groups (cont'd)

Dollarettes (Bridge)  
Gin Rummy Club  
Pinochle, Joe's Club  
Pinochle, Ladies Club  
Poker Faces  
Slammers

### Church Groups

Bible Study  
B'Nai Birth #1756  
B'Nai Israel of Rossmoor  
Catholic – St. Anne's  
Church of Jesus Christ LDS  
Congregations  
Episcopal, St. Luke's  
Grace Presbyterian  
Hope Lutheran  
Presbyterian, Lafayette/Orinda  
Religious Council

### Dance Groups

Ballroom Dance Club  
Cotillion Dinner Dancers  
Folk Dancers  
4<sup>th</sup> Sunday Dance  
Happy Hoofers Tap Dance  
Hilo Hawaiian Hula Dance  
Hot Flashers Tap Dance  
Leilani Hula Dancers  
Line Dancers Club  
Penguin Dance Club  
Rossmoor Rockette's  
Social Dance Club  
Square Dance Club

### Travel

Rossmoor Adventure Club  
Senior Citizens Travel Club  
Sunrise Recreational Travel  
Wanderer's Travel Group

**Fraternal Groups**

California Alumni Club  
Century Club  
Chavura Discussion Group  
Chinese American Assn.  
Delta Kappa Gamma  
French Club  
Italian American Club  
Shrine Club  
Stanford Club

**Health**

Friendly Visitors  
Friendly Meals on Wheels  
Meals on Wheels  
Mental Health Professional  
Registered Nurses  
Rossmoor Hearing Club  
Stroke Support Group  
Telecare  
Tice Valley Center

**Hobbies**

Amateur Radio Club  
Antiques Club  
Art Association  
Camera Club  
Ceramics Art Club  
Computer Club  
Lapidary & Jeweler Club  
Philatelic Club  
Poetry Club  
Roadrunners  
Aviation Club  
Garden Club  
Miniature Theatre  
Railroad Roundhouse  
Rossmoor Stitchers  
Sewing Club  
Video Club  
Woodshop Supervisors Assn.  
Yacht Club

**Rossmoor States Clubs**

California Quarter Century  
Golden  
Hawaii  
Mid-West  
New York/New Jersey

**Rossmoor States Clubs (cont'd)**

Northwest  
Rocky Mountain  
Ecology & Nature  
Birdwatchers  
Luther Burbank Club  
Trails Club

**Service Clubs &****Philanthropic Groups**

AAUW  
Cascade Guild  
City of Hope  
Community Club  
High Twelve Club  
Kiwanis Club  
Leftovers Thrift Shop  
Linnett Unit #6  
Lions Club  
Rotary Club  
Scholarship Foundation  
Senior Tutors

**Sports & Games**

Backgammon Club  
Badminton Club  
Billiard Club  
Bocce  
Bowling (Fri-Men's)  
Bowling-Friends of Lane  
Brown Baggers, Dominos  
Chess Club  
Croquet Club  
Domino's Club  
Exercise Group (Men)  
Friday Lunch  
Golf Club (Men)  
Golf Club (Women – 18)  
Golf Club (Women – 9)  
Happy Hackers  
Keeping Fit  
Lawn Bowling Club  
Horsemen's Assn.  
Pickleball

**Music**

Chamber  
Choral Society  
Diablo Symphony Assn.  
Dixie Jazz Club  
Fun Band  
Harmonizers' Club  
Organ Melody Makers  
Rossmoor Music Assn.  
Sing for Joy

Rhythmbotics  
Rossmoor Stable Inc.  
Sky Club  
Sportsmen's Club  
Swim Club  
Table Tennis  
Tennis Club

# Rossmoor Clubhouses

## 1. CREEKSIDE CLUBHOUSE



1010 Stanley Dollar Drive. The Creekside complex is in the heart of the community and is located at the first holes of the two golf courses. Creekside is the home to the Rossmoor News, Channel 28, Securitas for RFID tags and ID cards, the golf course maintenance operation, and the Golf Shop.

The social building at Creekside is available for meetings and other activities in the four

Meeting rooms – Fairway Room, Club Room, Bunker Room and Mulligan Room. A full-service restaurant, Creekside Grill, serves lunch and dinner from Monday through Sunday, from 11:00AM – 8:00PM. To learn more about Creekside Grill, for hours of operation and menus, go to [rossmoorcreeksidegrill.com](http://rossmoorcreeksidegrill.com). For reservations, call (925) 949-8658.

## 2. DOLLAR CLUBHOUSE



1015 Stanley Dollar Drive

Dollar Clubhouse, the former home of the family of R. Stanley Dollar, is a stately mansion with a homey feeling.

With its charming patio, comfortable rooms, and cozy atmosphere, it's a popular place for intimate gatherings. Its beautiful grounds feature a pool for the not-so-serious swimmers, picnic grounds with barbecues, horseshoe pits, and paths for walking.

Rossmoor founder, Ross Cortese, purchased the Rossmoor, Walnut Creek, property from the Dollar family of the Dollar Steamship Lines in early 1960. The Dollar family developed the 2,200-showplace estate, where they raised horses and prized purebred Hereford cattle. The Dollar House, the family summer home, is still part of Rossmoor and is listed on the National Register of Historic Places.

### 3. TICE CREEK FITNESS CENTER



The Tice Creek Fitness Center is open Monday through Friday from 6 a.m. to 9 p.m. and Saturday and Sunday from 6 a.m. to 6 p.m. (see exceptions for holidays noted below). The Fitness Center is designed to serve the exercise and fitness needs of Rossmoor residents and their guests. A variety of cardiovascular equipment and weight machines are available, and staff can provide training on proper use of all equipment. The staff is also trained to accommodate residents with special needs. In addition to personal training and free classes provided by the staff, Rossmoor offers fee classes led by independent instructors, as well as facilities for the use of Rossmoor special interest fitness clubs.

### 4. HILLSIDE COMPLEX

3400 Golden Rain Road

Hillside complex is located on the northwest end of the valley and has a large clubhouse, meeting rooms and a pool that is good for lap swimming, exercise and floating.

Hillside also has three lawn bowling greens, picnic grounds, a picnic pavilion and bocce ball courts and is the location of the table tennis facility.



## 5. EVENT CENTER



1021 Stanley Dollar Drive  
Rossmoor's newest facility is the Event Center, designed to be an entertainment as well as a dining/social venue. The Event Center, in the heart of the community between the two golf courses near the [Creekside complex](#), opened in January 2014. For performances, it can seat 450-plus people, and 400 people can dine in the large Tahoe Room. The Echo Room, complete with a

fireplace can be used for small social gatherings, and the two Donner Rooms can accommodate up to 120 people. The Event Center is designed for dinner dances and live entertainment, and can handle full orchestras, piano concerts, dramatic presentations and singing groups. It has a traditional theater-style PA system as well as a Lares Acoustic Enhancement System. The 40-foot-wide stage has theatrical lighting, and the back-of-the-house facilities include a green room and changing rooms. There is a full catering kitchen that can handle dining events for up to 400 people. Residents book the Event Center through the Recreation Department by calling (925) 988-7780.

## 6. GATEWAY COMPLEX



1001 Golden Rain Road  
Gateway Complex is the hub of activity in Rossmoor with its large clubhouse called the Fireside Room, studios and meeting rooms, large card room, the Redwood room, a social center, Library, the Recreation Department and Board offices. In addition, Gateway has a 150-seat theater, called Peacock Hall, to enjoy films and lectures.

# ROSSMOOR GOLF COURSE 2025

1010 Stanley Dollar Drive, Walnut Creek, CA 94595, Creekside Complex

(925) 988-7861

## RESIDENT FEES

Annual 27 holes.....	\$2,240
Annual 9 holes (Creekside) .....	\$1,120

<b>QUARTERLY</b>	<b>27 HOLE</b>	<b>9 HOLE</b>
Jan-Mar .....	\$490	\$225
Apr-Jun .....	\$740	\$375
Jul-Sept .....	\$740	\$375
Oct-Dec .....	\$490	\$225

## DAILY

18 holes Dollar Ranch .....	\$30
9 holes Creekside .....	\$15
Late rate play Dollar Ranch* .....	\$22
Late rate play Creekside* .....	\$12
Super late rate play Dollar Ranch** .....	\$12

## GUEST FEES

### WEEKDAY

18 holes Dollar Ranch .....	\$48
9 holes Creekside .....	\$24
Late rate play Dollar Ranch* .....	\$36
Late rate play Creekside* .....	\$18
Super late rate play Dollar Ranch** .....	\$18

### WEEKEND/HOLIDAY

18 holes Dollar Ranch .....	\$58
9 holes Creekside .....	\$29
Late rate play Dollar Ranch* .....	\$43
Late rate play Creekside* .....	\$22
Super late rate play Dollar Ranch** .....	\$22

#### \* Late rate play

After 2pm (Daylight saving time)  
After 1pm (Standard time)

#### \*\* Super late rate play

After 4pm (Daylight saving time)  
After 3pm (Standard time)

## LESSONS

<b>RESIDENTS</b> .....	\$45/lesson
6-lesson series .....	\$225

<b>GUESTS</b> .....	\$60/lesson
6-lesson series .....	\$300

<b>JUNIORS</b> (under 18 years old) .....	\$25/lesson
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**PRIVATE LESSONS** are 1/2 hour

Please call for special group rates and classes.

## DRIVING RANGE

Last balls for range available 1/2 hour before closing

## HOURS OF OPERATION:

Apr-Oct .....	7am-6pm
Nov & Mar .....	7am-5pm
Dec-Feb .....	7am-4pm

<b>PRICE:</b> \$2 for 15 balls
\$4 for 30 balls
\$7 for 60 balls

## RENTALS

<b>GOLF CARTS</b> .....	18 holes .....	\$16
	9 holes.....	\$8

<b>PULL CARTS</b> .....	18 holes .....	\$4
	9 holes.....	\$2

<b>GOLF CLUBS</b> .....	18 holes .....	\$24
	9 holes.....	\$12

## SHOP HOURS

Daylight savings time: 7am – 6pm  
Standard time: 7am – 5pm

## ROSSMOOR GOLF STAFF

**Mark Heptig**, PGA Director of Golf

**Jacque Vigil**, PGA Head Golf Professional

**Wayne Weckerlin**, Assistant Professional

**Zachary Howorth**, Assistant Professional

**Jerry Krause**, Golf Shop Assistant

**Jue Tanaka**, Golf Shop Assistant



## Bus Options Inside and Outside of Rossmoor

Rossmoor offers a variety of convenient and easy-to-use transportation methods to meet the needs of our busy residents. Rossmoor buses operate seven days a week, 365 days a year. **(NOTE: Weekend service has been suspended due to a staffing shortage.)** There are no out-of-pocket fees for this service. The following is more information about Dial-a-Bus and the subsidized services from Uber and Lyft.

Rossmoor buses are provided for the use of Rossmoor residents and their accompanied guests. As part of the security of Rossmoor, riders must always have their Rossmoor ID.

For more information or if you have questions, contact the Rossmoor Transportation Department:

**Phone:** (925) 988-7670 Monday through Friday 8 a.m. to 4:30 p.m. (During normal business hours) **Email:** [buses@rossmoor.com](mailto:buses@rossmoor.com)

### Dial-A-Bus

**To request a ride, call dispatch at 1-925-988-7676**

The Rossmoor Bus service operates seven days a week. Dial-A-Bus operates on weekdays, weekends, and holidays. **(NOTE: Weekend service has been suspended).** The Dial-A-Bus service areas include destinations in the Rossmoor Community, Rossmoor Shopping Center, medical centers, and scheduled trips to our downtown service area at specific times. The Dial-A-Bus will pick you up at your curbside entry.

**Call 1-925-988-7676 at least one hour in advance to request a ride.** All buses are equipped with wheelchair lifts. Please alert dispatch if you require assistance.

### Service Schedule

**Weekdays:** 5:50 a.m. to 6 p.m.

- Weekday downtown schedule: 6:15 a.m. and then on the hour from 7 a.m. to 6 p.m.

**Weekends: (temporarily suspended due to staffing shortage)**

**Holidays:** Limited service (call day before to schedule a ride)

Call at least one hour in advance to request a ride. Rides are scheduled on space-available basis.

## Shared Ride Service

Need a ride outside of Rossmoor Transportation service times or service area? GRF will provide a subsidy of up to \$10 per one-way trip with a maximum subsidy of \$20 per day to use Uber and Lyft. To access this program, you must register with the Transportation Department by calling 1-925-988-7670. Once registered for the subsidized service, rides can be booked by calling GoGo Grandparents dispatchers at 1-855-464-6872, who will schedule your ride request with Uber or Lyft.

Once registered with the Transportation Department, this service can be used 24 hours a day, seven days per week to book a ride to any destination. GRF will subsidize the first \$10 of the trip fare. You are responsible for the remaining cost of the ride.

Rossmoor's Bus Transportation Department will deliver an application to your manor. Approval may take up to 21 days.

## Other Transportation Options

### Taxi

**Coupon Services Subsidy - Resident will purchase coupon book**

- **Walnut Creek Taxi:** 925-934-2111
- **Veteran's Taxi (Wheelchair access):** 925-303-7979
- **Yellow Cab:** 925-934-1234

### Ridesharing

- **GoGo Grandparents (Discount Partnership):** 855-464-6872
  - Registration with Transportation Department Required
  - Supported by Uber and Lyft

### Shuttles And Limo Services (Airports)

- **Black Tie Transportation:** 800-445-0444
- **Direct Airport Shuttle:** 888-654-6060
- **East Bay Connection:** 925-609-1920

### Medical Transportation

**(non-emergency), wheelchair/gurney**

- **Bay Medic Ambulance:** 925-689-9000
- **EZ Port:** 925-285-6864
- **Family Tree Medical Transport:** 925-429-0095
- **One Stop MedEx:** 925-465-1252
- **Pro-Transport:** 800-650-4003

### Silver Ride

**415-861-7433**

- Door Through Door Assisted Ride Service

### Onward

**510-771-7171**

- Onward provides safe and reliable rides for older adults.
- Our hand-selected drivers are heavily vetted and have CPR and First-Aid certifications.
- They will assist and stay with the rider throughout the trip to ensure they get to their location safely.
- Rides can be one-way or roundtrip. Rides are \$35/hr. with a 1 hour minimum

### Walnut Creek Seniors Bus

**925-256-3533**

Must register with Walnut Creek Senior Center

[illegible]

- RE/MAX ACCORD

(925) 937-6050

1992 Tice Valley Blvd., Walnut Creek, CA 94595

NOTE: NUMBERS OR LETTERS ON STREETS DENOTE ENTRIES

## **What is Rossmoor?**

Rossmoor is a planned community for active adults where at least one permanent resident is 55 or older. Whether still working, planning retirement, or now enjoying retirement, Rossmoor provides a broad range of activities and facilities in addition to attractive and comfortable residences.

## **Where is Rossmoor?**

Rossmoor is located in Walnut Creek, CA, 2 miles from downtown, 2.5 miles from BART (Bay Area Rapid Transit), and 25 miles east of San Francisco and the Pacific Ocean.

## **What is the Climate?**

Rossmoor is within the only Mediterranean climate in all of North America, with cool, moist winters and hot, dry summers. In the foothills on the eastern side of the Coast Range, summers are sunny, clear and warm with cool evenings. Winter daytime temperatures average in the mid-50s with little daily variation while summer daytime temperatures average in the high 80s. Average annual rainfall is 20 inches.

## **What type of security is at Rossmoor?**

In addition to protection by the Walnut Creek Police Department, Rossmoor residents are protected by Rossmoor's 24-hour security service, including regular vehicle patrols. There are no armed guards. An evening stroll on a warm night is a regular occurrence in Rossmoor's secure community.

Rossmoor is a gated, limited access community. Residents receive a bar code identification decal that is affixed to their vehicle window for immediate passage through the security entrance. Guests or visitors will need to identify themselves and be announced by telephone to the residents whom they plan to visit. Prior authorization can be obtained when a visitor is known in advance by calling the appropriate number at the security entrance and giving the name of the visitor. Rossmoor prohibits door-to-door solicitation.

## **Who manages Rossmoor?**

A board of directors elected by the residents, a paid administrator and staff run the Golden Rain Foundation which oversees the common areas and facilities.

Homeowners' associations – called "Mutuals" (see below) – within Rossmoor provide a second level of management to oversee the maintenance of local neighborhoods.

"Projects" form a third level of management and are headed by directors elected by residents to determine maintenance procedures, to budget and to collect assessments, if necessary.

### **What is a Mutual?**

In Rossmoor, the official definition of a Mutual is as follows: “Mutual – a California non-profit mutual benefit corporation, formed for the specific and primary purpose of managing, operating and maintaining cooperative and condominium housing projects.”

### **What healthcare services are offered?**

Healthcare services are offered to residents at the John Muir Outpatient Center, a fee-for-service facility. A directory of doctors with areas of medical specialty is posted at the clinic or on their website: [www.rossmoor.com/about/medical-center](http://www.rossmoor.com/about/medical-center). Services offered include pharmaceutical, optical, hearing, dental, physical therapy, x-ray, and home care. Free services include a loan of equipment, canes, crutches, walkers, and wheelchairs. Nearby hospitals are Kaiser Hospital, approximately 10 minutes away, or John Muir Medical Center, approximately 15 minutes away.

### **What transportation is available?**

Rossmoor has its own bus service serving its recreational facilities, neighborhood shopping center and medical clinic at no charge to the residents. Connecting buses to downtown Walnut Creek and the BART station depart from the Safeway shopping center regularly. See “Bus Options Inside and Outside of Rossmoor”.

### **What maintenance responsibilities do I have?**

You are responsible for the maintenance of the interior of your home. Exterior maintenance such as painting, roof repair and grounds maintenance is provided by Rossmoor through your monthly maintenance fee.

### **May I make changes to my home?**

You may paint and re-carpet the interior of your home without a permit. For other improvements, contact the Mutual Operations Department.

### **How much is the monthly fee?**

Currently, the monthly homeowners’ dues range from approximately \$883 to \$1,896, depending on the Mutual in which a manor is located (excluding the Waterford).

### **Are there any other fees?**

Modest fees are charged for the use of golf courses, lawn bowling greens, and recreational vehicle and boat storage. Additionally, minimal fees are charged for the use of the craft shops or other recreational facilities, in addition to the cost of materials you wish to purchase for your work. There are nominal fees for the use of clubhouses and multipurpose rooms.

### **What are the property taxes?**

For qualifying transactions, Contra Costa County will transfer your property tax base from your previous residence in Contra Costa County to your new residence in Rossmoor. Generally, the transfer must be made to a property of equal or lesser value within two years of the sale of your previous residence. This transfer depends on several factors, so we recommend you check with the County Assessor’s Office at (925) 313-7400 to verify your eligibility. If you do not transfer your current tax base, you can estimate your taxes at approximately 1.25% of your purchase price.

### **Can I have a pet in Rossmoor?**

The general rule is two pets per household in Rossmoor, but you should check with your specific HOA. There is a dog park near the Del Valle Clubhouse.

### **Can my kids live with me?**

Adult children 45 and older can live with their parent(s). If you have an adult child that needs care or if your adult child is your care-provider, they can live with their parents if they are 18 or over.

### **What are the recreational facilities?**

Currently, there are five large clubhouses and over 400 clubs and organizations. The following is a partial list of facilities for use by all residents:

18 Hole Golf Course – Par 72

10-station driving range

3 practice greens

A pitch and sand shot area

Pickleball courts (3 outdoor / 2 indoor)

8 Tennis Courts

3 Swimming Pools (1 Indoor)

Hiking Trails

Sewing and Ceramic Studios

Library

Billiards

Table Tennis clubhouse

Picnic Areas

9-hole golf course – Par 36

3 Lawn Bowling greens

Complete Fitness Center

Woodworking, Lapidary & Jewelry studio

Art, Photography and Music studios

Theatre

Rooms for meeting, banquets, dances, private parties etc..

# Closer Look: 2023 GRF Coupon

## The Coupon

Residents pay a monthly coupon to the Mutuals to provide operating and reserve funds to manage the Mutual-owned property and to pay the Golden Rain Foundation for the amenities.

The monthly GRF portion of the coupon for

2023 will be \$329.92. The GRF portion includes \$57.25 to Comcast for TV and internet.

Each individual Mutual determines its portion of the coupon, which is combined with the GRF portion so residents pay just one coupon each month.



## GRF Operating Expense Breakdown

Here's a closer look at how much each manor pays each month for the net operating expense for the departments in the 2022 GRF Operations Budget:

**General Services** ..... \$66.97  
includes legal services, other employee expenses, taxes, insurances, utilities, and Creekside restaurant (net of revenue received)

**Facilities Maintenance** ..... \$44.56  
includes maintenance for Trust facilities (5 clubhouses, 3 pool complexes, tennis complex and maintenance service center), pavements, creek and open space; landscape maintenance; fee-based Handyman service; custodial services

**Administrative Services** ..... \$31.41  
includes executive services with CEO, administrative support and postal services; accounting; information technology; and human resources

**Security** ..... \$29.15  
includes entry gate staffing, street patrol, 24/7 EMT services and welfare checks (net of revenue received)

**Golf/Lawn Bowling** ..... \$20.28  
includes golf courses, Golf Shop and bowling greens (net of revenue received)

**Buses/Vehicle Maintenance** ..... \$20.22  
includes bus service, subsidized shared ride service, and maintenance of vehicles, construction equipment and small tools for Trust operations, Mutual operations and bus transportation (net of revenue received)

**Recreation** ..... \$16.77  
includes facilitating recreation and leisure activities, programs and services and facility rentals (net of revenue received)

**Communications** ..... \$12.95  
includes Rossmoor News, Rossmoor Television and websites (net of revenue received)

**Aquatics** ..... \$11.32  
includes oversight of the three pools and lifeguards

**Fitness Center** ..... \$10.99  
includes trainers, front desk staff and fitness equipment maintenance (net of revenue received)

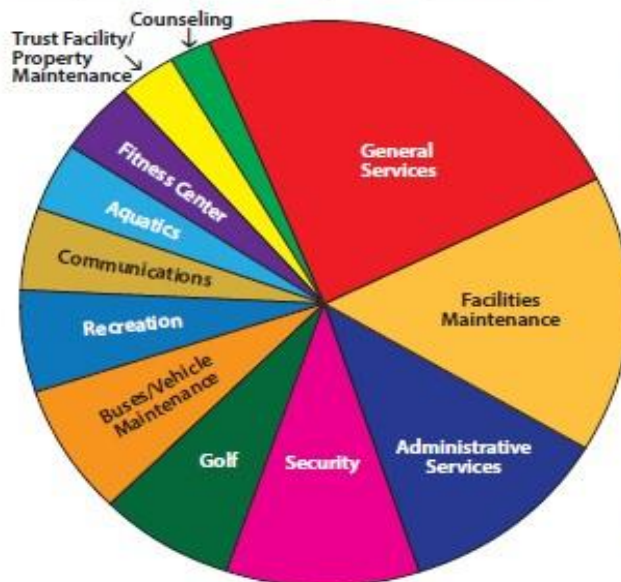
**Trust Facility/Property Maintenance** ..... \$8.74  
includes public works and open space projects

**Counseling** ..... \$5.93  
includes counseling, social work services, educational workshops, support groups and resources and referrals for residents

**Refund of Prior Year Surplus** (not in pie chart) ..... (\$6.62)\*

**Cable Television/Internet** (not in pie chart) ..... \$57.25

**Total** ..... \$329.92



## GRF Other Revenue Breakdown

The above coupon breakdown is net of revenue received. Here's a closer look at the additional revenues generated (not including the operations fee) that help offset the coupon. The numbers shown are revenue generated per manor per month.

**Golf** ..... \$22.81  
includes resident and guest fees, golf cards, tournament fees, golf cart rental, club repair, lessons and merchandise sales

**Communications** ..... \$10.89  
includes newspaper, classified, digital and bus advertising and newspaper subscriptions

**Recreation** ..... \$6.13  
includes rentals, excursions, ticketed events (including for Counseling)

**Handyman** ..... \$5.80

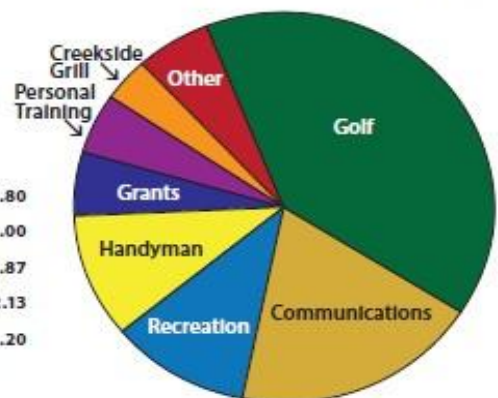
**Grants** ..... \$3.00

**Personal Training** ..... \$2.87

**Creekside Grill** ..... \$2.13

**Other** ..... \$3.20

includes RV lease, facilities usage, vehicle maintenance, RFID and miscellaneous



# RE/MAX<sup>®</sup> Accord Locations



To provide the best service to our clients, RE/MAX Accord has 10 offices strategically located throughout the San Francisco East Bay.

## CASTRO VALLEY

3327 Castro Valley Blvd

## LAFAYETTE

3390 Mt. Diablo Blvd.

## PLEASANT HILL

367 Civic Dr. #7

## DANVILLE

313 & 517 Sycamore Valley Road W

## LIVERMORE

1841 4th Street #E

## PLEASANTON

5980 Stoneridge Drive, Suite 122

## FREMONT

39644 Mission Blvd.

## OAKLAND

505 14th Street Suite 900

## WALNUT CREEK (2)

800 South Broadway  
1992 Tice Valley Blvd.



## RE/MAX<sup>®</sup> ACCORD

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# Rossmoor. . .



A place to . . .

Live in grand style, Play and stay active. Meet great friends & enjoy peace & tranquility.  
Meet great friends & enjoy peace and tranquility.