

Third Walnut Creek Mutual
By Mary Burr
Communications Committee

At the April 12, 2010 Third Walnut Creek Mutual Regular Meeting of the Board, President Donald Liddle introduced Priscilla Tudor Manager Counseling Services who spoke on the function of Counseling Services. Tudor explained that Counseling Services is staffed by three licensed Clinical Social Workers, (Ann Pagliaro, Naomi Warshawsky and herself) plus Deborah Ott Administrative Assistant. They are there to help the residents achieve life satisfaction and maintain independence by providing short term counseling.

Tudor said often a resident will have a specific problem and need another perspective or someone to listen to them. Emotional support is needed and provided because of anxiety, depression, life transitions, grief, or family problems. If there are people at risk, Counseling will put a plan in place to reduce the risk, if there is a dispute they will help to work that out. They are able to help people plan for the future by meeting one on one or with the resident and their family to come up with a short term and long term plan. Counseling provides home assessments, has founded the volunteer exchange program, companion services, in-home health, Wisdom Circles, Women's Conference, Rossmoor Health Fair, autobiographies, and friendly visitors. Counseling has also sponsored Words of Wisdom by Rossmoor Residents; they have a film festival coming up soon with films of importance to Rossmoor residents, a support group for caregivers, bereavement support group, and a transitions group for single women who have just moved in to Rossmoor. Every service is free except for the Companion Services which charges a small fee.

Tudor said sometimes In the course of talking to a resident Counseling may learn that the resident has financial problems and they are now able to give a \$50 Safeway gift certificate to low income residents four times a year. She said Rossmoor Kiwanis has, since 1998 sponsored a "Challenges of Ageing Fund" for residents who are experiencing an unexpected financial crisis. This is a one time grant of \$1000 with no strings attached and it does not have to be paid back.

In answer to the question, do they work with the public guardian; Ms. Tudor said that to get someone conserved is a very long and difficult process. The individual must appear in court and be living in a "facility" (not Rossmoor). The Board gave Tudor a warm round of applause and thanked her for a job well done.

Treasurer Don Barnett reported that he reviewed all of the financials for each Project for the month of February 2010, comparing the Operating and Reserve funds for each Project against their respective budgets. Although some of the

Building Maintenance charges were a little over budget because of rain leaks, over-all the actual Operating expenses were within budget.

Barnett also reviewed the assessment delinquency report dated February 28, 2010 which showed total delinquencies of \$22,135.42. However, this total does not include approximately \$52,000 of delinquent assessments which were expensed off of the Projects balance sheet in December 2009.

Chair of the Building Maintenance Committee Charles Sanderson said that a review of the last session showed that most of Third's work is right to speed on the matrix. He encouraged the Directors to look at the reports they received by email and "to make sure they are correct so the work put in place can be completed this year. The inspection solution discussion with Paul Donner ties back to the point of an outside group looking at MOD's procedures and in that particular sense we are going to be looking at the alteration process. We're continuing to look at the HVAC study and there will be a meeting and that will be amassed and we will have a recommendation on new standards and policies that will come back with regard to sound and things of that nature out of that whole process".

Char of the Governing Documents Committee Donald Liddle said that two recommended policies have come from the Committee - Policy 69 Fireplaces and Policy 70 Smoke Detectors and they will be sent to the members of Third Mutual for comment.

A sub-Committee of the Governing Documents Committee has been appointed with Richard Bishop, Charles Sanderson, Clayton Clark and other experts to furnish a complete review on heat pumps and other air conditioning installations. They are to take into consideration noise, location, and capacity in order to have a thorough understanding of what is permissible and how to deal with noise complaints. Murray Teitel and Dorothy Christiansen have been working on standardizing the CC&R's. Another sub-committee - the Alteration Responsibility Committee with Stan Newman, Don Barnett and Bob Oliver has been appointed to clarify the responsibility of the Mutual and the resident in regards to future maintenance on approved alterations.

In discussing attic and crawl space inspections Liddle said it depends on who the buyer/seller contract with to conduct the termite inspection. Not all will inspect crawl spaces and or attics. Liddle said they should inspect the crawl spaces for two reasons, one is obviously to see if there are any termites and the second reason is to see if there are any structural problems in the crawl space or attic which would help the Mutual. Although it's a common area many times the resident will not let the Mutual in to inspect. The crawl and attic spaces could be inspected regularly every three to five years and schedule maintenance scheduled accordingly.

Chair of the Alteration Review Committee Richard Bishop announced that business is great, alteration permits are up this year and in fact he had an all time high of ten in his box that he just signed! He cautioned the Directors to remember that exterior stair lifts must have a doctor's letter saying that the resident needs the lift.

Third Mutual Board accepted John Freestone's resignation and presented him with an award for his dedication as a Director. The Board wished him well and President Liddle said Freestone has done a superior job with the difficult situation he inherited and he will be missed.

The next regular board meeting is Monday, June 14, 2010, at 9:00 a.m. The Communications Committee will meet Tuesday, June 1 at 9:00 a.m. The Budget and Finance Committee meeting is Wednesday June 2, at 9:30 a.m. The Building Maintenance Committee meeting is Thursday, June 3, at 10 a.m. The Governing Documents Committee will meet Thursday, June 10, at 10 a.m. The Executive Committee will meet Thursday, June 17, at 9 a.m. All meetings are in the Board Room at Gateway.

Third Mutual's Web site is thirdwalnutcreekmutual.com.

For building and landscape maintenance call 988-7640. To have a work order cut for non-emergency work, e-mail the Service Desk at workorder@rossmoor.com. To leave a message for any Third Walnut Creek Mutual director, call 988-7718 or send an e-mail to [HYPERLINK "mailto:TWCM@rossmoor.com"](mailto:TWCM@rossmoor.com) TWCM@rossmoor.com The Board Office is located at Gateway. All meeting agendas are posted in the reception area of Gateway.

Third Walnut Creek Mutual annual meeting will be Tuesday, June 15 at 9:00 a.m. in the Los Trampas Room of Hillside Clubhouse.