

Mutual 70 News

Volume 4, Number 4



President's Message

The Mutual Board encourages residents to attend their monthly meetings in the Board Room at the Gateway Center or on Zoom. The Zoom link can be found in the meeting agenda on the Rossmoor [website](#).

Dear M70 Residents,

I want to start by thanking everyone for their patience as we complete our rehab work. I know how much of an inconvenience it's been but we're almost there! We did find some substantial dry rot in the last two phases, especially in the three story building in Entry Six. The contractor is pushing to finish before the rains really start, but does have contingency plans if they get hung up. At this point it looks like we're still on budget which is great news!

On a personal note, I will be away for a month on a long overdue visit with family. In my absence, please reach out to your other board members or, as always, you may contact the Work Order Desk.

Enjoy the fall color!

Herma Lichtenstein, M70 Board President



Mutual 70 Board Members

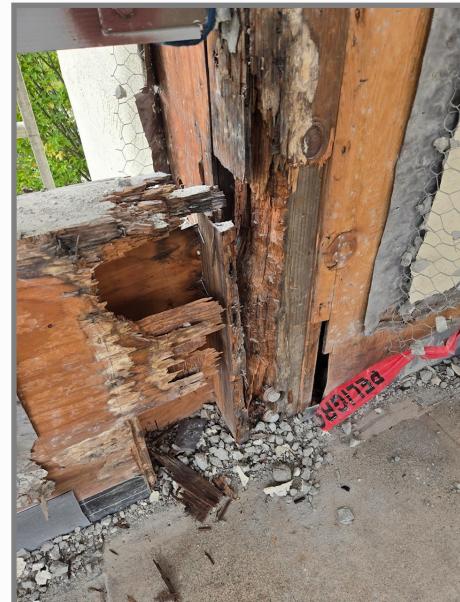
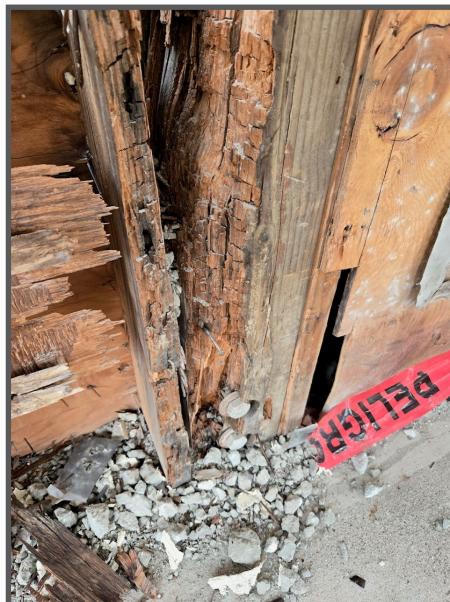
Herma Lichtenstein, President
Jane Seleznov, Vice President
David Munson, Treasurer
Dennis R Fay, Secretary
Joel Dimsdale, Director



Mutual 70 Board Meetings

Thursday, November 20st, 2PM*
The Nov meeting will be held in the Club Room at Creekside instead of the usual location at Gateway.

There will be no regular meeting in December. A Residents' Meeting to discuss the 2026 budget and coupon is being planned. Watch for a future email with details.



Photos of dry rot near the elevator shaft at 3711 Terra Granada, Entry 6. Another example of the structural damage uncovered in the building rehabilitation project.

M70 Projects—Inspection, Repairs, Painting, Paving



Phases I and II: Entries 2, 3, & 4	Completed (7 two- unit bldgs., 8 four-unit bldgs., 2 three-story bldgs.)
Phase III: Entries 7 & 8	Completed (1 two-unit bldg., 5 four-unit bldgs., 1 three-story bldg.
Phase IV: Entry 5	All decks and landings are completed. The breezeway in 3535 is being repaired. All painting has been completed except 3535. (2 two-unit bldgs., 2 four-unit bldgs., 2 three-story bldgs.)
Phase V: Entry 6	Repairs are underway. Decks are 80% complete. The breezeway in 3711 is 50% complete. Painting will begin in mid-November weather permitting. (2 two-unit bldgs., 3 four-unit bldgs, 1 three-story bldg.
Asphalt Replacement (Repaving)	Entries 2 (AS) and the rest of Entry 3 (TG) are scheduled for early spring 2026. Entry 8 is scheduled for early spring 2027.



Front Door Policy Change

After a resident comment period, the revised policy regarding front doors was approved by the Board of Directors at their August 21st meeting. If you are planning to make a change to your front door, the new policy can be found on the [Rossmoor.com](http://rossmoor.com) website, Mutual 70, under Governing Documents. The specific changes can be found in the Operating Rules, Section 1.8, and examples of permissible door styles are illustrated in Appendix F. <https://rossmoor.com/wp-content/uploads/70-M-Operating-Rules-Aug.-21-2025.pdf>

As with other changes to your manor, you should submit your request for approval **to the RPM Alterations & Resales Department**. There is a lot of helpful information about the alterations process on their web page. <https://rossmoor.com/residents/resident-services/alterations/>

UPDATE FROM THE LANDSCAPE COMMITTEE

In our continuing efforts to maintain our Fire Wise Community Certification to keep us safer from wildfire and reduce our insurance premiums, M70 Landscape Committee entry representatives walked our Mutual on September 16th with Jesus Morales, our RPM (formerly MOD) Landscape Manager, and M70 BOD members, President Herma Lichtenstein and Joel Dimsdale.

Herma had done extensive planning in advance so that we could be very efficient in determining what to prioritize for our RPM days in December for each entry. Entry reps joined us as we arrived in their entries and we asked questions of Jesus and Herma, and made a few suggestions as we walked. Herma had scouted out some areas that have potential to be redesigned as social gathering spots in entries where they're lacking, as well as which plants and shrubs need to be removed and what they should be replaced with in compliance with Fire Wise specifications. Jesus took detailed notes and then costed out our plans to present to the BOD in November so that they can determine how much of what we want to do can be accomplished in December within our landscaping budget. Every entry will be getting a "clean-up" and pruning and removal of fire hazards as well as cobble in areas that are being hardened as part of our Fire Wise efforts.

If you have questions, please contact your Entry Rep. It is very important that you keep in mind that everything outside your front door is common area and you are not allowed to plant or place items in the common area per our CC&Rs. Mutual 70 is in the forefront of firewise landscaping. When we have completed our rehab work and the 5-year plan of updating all of M70 to be in Fire Wise compliance we will be an example of what is possible in keeping our mutual safe and beautiful at the same time.

Landscape Committee Entry Representatives

Entry 3 &4 TG	Dennis Johnsen & Carolyn Walkling
Entry 5 TG	Paula Krauss
Entry 6 TG	Claire Rosenzweig
Entry 7 TG	Linda Ostro, Chair
Entry 8 TG	Susan Bonnette
Entry 2 AS	Beth Thurlow



Firewise landscaping at an Entry 5 building with 5 ft of defensible space (Zone O)



KEEP EMERGENCY INFORMATION UPDATED

Your downstairs neighbor sees water pouring from the ceiling above and can't reach you. A good friend hasn't been able to reach you by phone for two days and is very concerned. Emergencies happen and it is important to keep your emergency contact information updated with Member Records. The Resident Emergency Information Form used to update your information takes only a few minutes to complete.

In addition to adding your usual emergency contacts to the list, it is very helpful to add a trusted neighbor contact to the form—one who has access to your manor in the event of an emergency such as leaks or fires and can be reached when you are traveling or unavailable. There is space to do that toward the bottom of the form.

The form can be found in the Public Safety and Security section of the Rossmoor website and at the following link. <https://rossmoor.com/wp-content/uploads/Emergency-Information-form-V10-4-22.pdf>

You may also want to consider a lockbox or a keypad which can be used by you or others to access your manor in case of lockouts or emergencies.

There is further information on the Rossmoor website under Public safety Forms. <https://rossmoor.com/residents/public-safety-security/>



The holiday season is just around the corner and all of those celebrations and gifts create lots of trash . . . a review some of the dos and don'ts in getting rid of it.

- * Break down clean cardboard boxes before putting them into the blue recycling bin. If you have large boxes, many boxes, or see your bins are overflowing, you can take yours to the corporation yard at 800 Rockview Drive with just a 5-minute detour Mon-Friday, 8AM-12N & 12:30-4:30PM. While you're there, you can drop off those old batteries you've been collecting in that jar in your cupboard.
- * Glitter & ribbons are NO GOOD for the recycling bins. They potentially jam the machines and can cause harm to workers. Metallic & foil paper also belong in a bag in the black landfill bin.
- * Doing some end-of-the-year paperwork cleanup? *Shredded paper* can be placed in a clean paper bag, stapled shut, labeled, and placed in the blue bin.



OCTOBER IS PEDESTRIAN SAFETY MONTH

Advice from the **National Safety Council**:

- ◆ Whenever possible, walk on the sidewalk; if no sidewalk is available, walk facing traffic
- ◆ Cross streets at crosswalks
- ◆ Look left, right and left again before crossing the street, making eye contact with drivers of oncoming vehicles to make sure they see you
- ◆ Stay alert – avoid cell phone use and wearing earbuds
- ◆ Wear bright and/or reflective clothing, and use a flashlight at night



There will be a limited number of safety vests available, compliments of the Rossmoor Fund, at Street Stories III in the Fireside Room at Gateway, Monday 10/27. The event is sponsored by Neighbors for Safer Streets.

Now that repairs of the the decks throughout Mutual 70 are close to being completed, all residents can help protect this major investment in our buildings. One way we can help to control costs in the future is to manage our plants carefully. When potted plants sit directly on decks, even if in saucers, constant humidity, fertilizer leakage, mold and mildew, cause damage. And it may be damage we don't see. Elevating pots creates airflow underneath them and allows the deck to dry out.



New Residents:

Entry 3: Karyn & Michel Boltz; David & Katherine Lane

Entry 5: Myriam Chapman; **Entry 2 AS:** Mark & Amy Eisenmann