

2026 RWC FEES

By Department

August 28, 2025

Public Safety – Tom Cashion

2025 Rate Increases
RFID Tag – $25
RFID Renewal – $15
Golf Cart Permit – $15

2026 Proposed Rate Increases

RWC/RPM Contractors and Realtors RFID – Currently $25 for new going to $35 and $15 renewal annually

New ID Card (Caretaker – Non-owner, Currently $15) going to $25

Public Safety – Tom Cashion

2025 New Proposed Fees

Replacement ID Card (Resident/Non-resident) – $25 (Free for worn out or stolen ID Cards

Replacement RFID (for Residents Second vehicle, and all others) currently $0 - $25

Construction Contractor RFID (Non-RWC) – $200 annually

Additional Contractor RFID (Per Vehicle) – $50 annually

Digital Copy of Securitas Report – $20

Hard Copy of Securitas Report – $25

Digital Copy of Video – $25

Hard Copy (CD or Thumb Drive) – $50

Public Safety – Tom Cashion

- 2025 New Proposed Fees

- Joint department proposal, Rossmoor News and Public Safety

- Prospective Buyer Day Pass – $100 per day

Golf

GOLF COURSE RATE COMPARISION

- Comparisons shown are for **GUEST RATES ONLY**.
- Fees below do not include a cart fee.
- All comparable rates were checked as of July 10, 2025.

GUEST RATES	Rossmoor Current Fee	Rossmoor Proposed Fee	Boundary Oak	Franklin Canyon	Rancho Solano	Metro Rossmoor	Callippe	Lone Tree	Diablo Creek
Weekday 18 Hole Rate	48	50	43	37	46	46	55	46	39
Weekday 18 Twilight Rate	36	38	29	26	30	31	33	32	27
Weekend 18 Hole Rate	58	60	56	58	63	71	75	56	52
Weekend 18 Twilight Rate	43	45	36	37	37	45	43	39	32
Weekday 9 Hole Rate	24	25	30	32	x	31	x	31	27
Rental Cart	16	16	18	16	18	18	20	16	16

Golf

RESIDENT FEES	CURRENT FEE	PROPOSED FEE
ANNUAL		
18-Hole Card	$2,240	$2,400
9-Hole (Creekside)	$1,120	$1,200
DAILY		
18 Hole Dollar Ranch	$30	NO CHANGE
9 Hole Creekside	$15	NO CHANGE
Twilight Dollar	$22	NO CHANGE
Twilight Creekside	$12	NO CHANGE
Super Late Dollar	$12	NO CHANGE
QUARTERLY		
Jan – Mar 18 Hole	$490	$500
Apr – Jun 18 Hole	$740	$800
Jul – Sept 18 Hole	$740	$800
Oct – Dec 18 Hole	$490	$500
Jan – Mar 9 Hole	$225	$250
Apr – Jun 9 Hole	$375	$400
Jul – Sept 9 Hole	$375	$400
Oct – Dec 18 Hole	$225	$250

GUEST FEES	CURRENT FEE	PROPOSED FEE
ANNUAL		
Resident Sponsored Guest	$1,900	$2,000
WEEKDAY		
18 Hole Dollar Ranch	$48	$50
9 Hole Creekside	$24	$25
Twilight Dollar	$36	$38
Twilight Creekside	$18	$20
Super Late Dollar	$18	$20
WEEKEND | HOLIDAY		
18 Hole Dollar Ranch	$58	$60
9 Hole Creekside	$29	$30
Twilight Dollar	$43	$45
Twilight Creekside	$22	$24
Super Late Dollar	$22	$24

RENTALS	CURRENT FEE	PROPOSED FEE
Golf Carts – 18 Holes	$16	NO CHANGE
Golf Carts – 9 Holes	$8	NO CHANGE

Fitness + Aquatics

- New fee increases were implemented in 2024 for Fitness
- No increases proposed except for
  - **Small Group Training 10-Pack Discount**
  - **Guest Pass** (Increase was approved in 2024 but not implemented.)

SERVICE	CURRENT FEE	PROPOSED FEE
Personal Training *(1 Resident)*		
30-Minute Session	$40	NO CHANGE
30-Minute Session (10-Pack)	$35	NO CHANGE
60-Minute Session	$70	NO CHANGE
60-Minute Session (10-Pack)	$60	NO CHANGE
Personal Training – Semi Private *(2 Residents)*		
30-Minute Session	$26	NO CHANGE
60-Minute Session	$45	NO CHANGE

SERVICE	CURRENT FEE	PROPOSED FEE
Small Group Training *(3 or More Residents – Predefined Program)*		
50-Minute Class	$15	NO CHANGE
50-Minute Class (10-Pack)	$10	$13
Pilates Reformer Classes		
55-Minute Class	$22	NO CHANGE
55-Minute Class (10-Pack)	$20	NO CHANGE
Guest Pass	$10	$15
Private Swim Lesson		
30-Minute Session	$40	NO CHANGE

Recreation | Reservations

FLAT RATE RENTAL FEES *(For Resident Private Reservation Only)*	Flat Rate	Max Occupancy *(Dining/Assembly)*
Small Meeting Rooms Up to 4 HRS		
Creekside: Bunker	$60	14/24
Creekside: Mulligan	$60	14/24
Dollar: Garden Room	$60	24/24
Dollar: Card Room 1 or 2	$30	20/20
Dollar: Card Room 3	$20	12/12
Gateway: Multi-Purpose Room 1 or 2	$60	24/24
Gateway: Multi-Purpose Room 3	$60	48/48
Medium Meeting Room Up to 4 HRS		
Hillside: Vista Room	$85	48/65
Mid-Size Meeting Room Up to 4 HRS		
Creekside: Fairway	$175	64/80
Creekside: Club Room	$175	88/100
Event Center: Donner Room	$175	80/100
Peacock Theatre/Meeting Hall Up to 4 Hours	$150	155

- New fee increases were implemented in 2024 for Room Reservations.
- In 2025, No Fee-No Service Rooms and Community Rooms were added. There were no increases to fees.
- **No increases** are proposed for 2026.

Recreation | Reservations

HOURLY + BLOCK RENTAL FEES	Hourly or Block	Max Occupancy
(For Resident Private Reservation Only)		*(Dining/Assembly)*
Large Hall with Kitchen Included		
Gateway: Fireside + Kitchen		200/250
Hillside: Diablo + Kitchen		136/165
Minimum 2 Hours	$230	
6 Hour Block	$590	
12 Hour Block	$1,180	
Additional Hour	$115	
Event Center		
Tahoe Room (Ballroom) + Kitchen		350/500
Minimum 2 Hours	$270	
6 Hour Block	$700	
12 Hour Block	$1,350	
Additional Hour	$135	

Recreation | Reservations

HOURLY + BLOCK RENTAL FEES *(For Resident Private Reservation Only)*	Hourly or Block	Max Occupancy *(Dining/Assembly)*
Dollar Patio + Dining Space		48/66
Minimum 2 Hours	$110	
6 Hour Block	$300	
12 Hour Block	$550	
Additional Hour	$55	
Peacock Plaza		140
Minimum 2 Hours	$110	
6 Hour Block	$300	
12 Hour Block	$550	
Additional Hour	$55	

Recreation | Reservations

PICNIC SITE FEES	Flat Rate
(Private + Club Use)	
Dollar: Picnic Site #1	$25
Dollar: Picnic Site #2	$25
Dollar: Picnic Site #3	$25
Dollar: Picnic Site #4	$25
Hillside: Shady Glen Park #1	$25
Hillside: Shady Glen Park #2	$25
Hillside: Shady Glen Park #3	$25
Hillside: Shady Glen Park #4	$25
Hillside: Shady Glen Park #5	$25
Hillside: Sportsmen’s Park	$25

Recreation | Reservations

COMMUNITY ROOMS (Private + Club Use)

Community Rooms are shared spaces where multiple small groups and/or individual users may use the space concurrently. These rooms may be closed/blocked out from time to time when adjacent spaces are reserved for a paid reservation.

The following conditions apply:

- No reservable times
- No reservable part of the room
- No guarantee of space for recurring activity
- No set up by custodial staff
- No cleaning in between uses
- No rearranging of furnishings
- No AV
- All food waste must be removed by Resident

Community Rooms
Event Center: Echo Room
Gateway: Redwood Room
Gateway: Fireside Lobby

Recreation | Reservations

NO FEE-NO SERVICE ROOMS (Private + Club Use)

Only the rooms designated as **No Fee-No Service** can be requested as No Fee-No Service. All of the following conditions apply**:**

- No set up by custodial staff
- No moving of furnishings from one room to another
- No AV is requested
- No cleaning in between uses
- Club is responsible for restoring room to standard set up after use (room diagrams will be installed in each room)
- All food waste must be removed by Club
- Recurring bookings may only be made by Clubs

No Fee-No Service Rooms:
Creekside: Bunker
Creekside: Mulligan
Dollar: Card Room 1
Dollar: Card Room 2
Dollar: Card Room 3
Dollar: Chess Room
Dollar: Eisenhower Room
Dollar: Garden Room
Gateway: MPR 1 – Includes 1 Mic
Gateway: MPR 2 – Includes 1 Mic
Gateway: MPR 3
Gateway: Oak Room – Includes 1 Mic *(Card/Table Games Only)*
Hillside: Las Trampas *(Performing Arts Clubs Only)*
Hillside: Pine Room

Recreation | Reservations

ADDITIONAL FEES (Private Resident + Club Use)

	FLAT RATE
Service Fee (Based on Attendance)	
1-50 People	$25
51-100 People	$50
101-200 People	$95
200 or More People	$175
Portable Sound	$50
Change Fee	$50
AV Equipment *(Projector, Mics, Laptop Hookups, etc.)*	$40
Deposit *(Refundable Cleaning/Damage)*	$500

- *Required for all Private Resident Reservations for use of Donner, Tahoe, Event Center Kitchen, Dollar Main + Patio, Fireside Room, Fireside Kitchen, Diablo Room, Diablo Kitchen, Peacock Plaza*
- *Clubs are not charged this fee in advance of their reservation, but fee may be applied after use.*

	HOURLY RATE
Tech Operator Standby	$40/Hour
Riser Set Up	$40/Hour
Sound Panels Set Up	$40/Hour
Additional Custodial Time	$40/Hour

- *This fee will be waived for Clubs only when a Service Fee is paid for the use of a room and when Club requires a plug-in to a pre-set sound and projection system using Club's own audio device or laptop.*
- *Club is responsible for providing their own adapter and/or HDMI cable.*
- *This waiver does not apply to the Event Center.*

Recreation | Excursions

- The Excursions Handling Fee increased by $1 in 2025.
- **No increase** is proposed for 2026.

EXCURSIONS FEE	
Excursion Handling Fee	$8

Facilities| RV Lot

- Fees were increased in 2024.
- **No increases** are proposed for 2026.

RV LOT FEES	
Annual Covered Parking	$1,000
Annual Uncovered Parking	$500

Handyman and Contractor Yard 2026 Proposed Fees

Handyman

RPM is proposing an increase for the Handyman service.

Currently Handyman service provides up to 4 visits max 2 hours per month. Totals 96 hours of projects per year.

Current fee is $275 per year.

Proposed 2026 fee is $300 per year.

Rental Space in Contractor Yard

Proposing 5% increase for Rental Space in Contractor Yard

	2024	2025 2026 Proposal
5 Star Painting	$9410	$11760 + 5% = $12348
AMAC Construction	$3600	$4500 + 5% = $4725
Freeman's HVAC & Electrical	$825	$1100 + 5% = $1155
Terra Landscape	$4800	$6000 + 5% = $6300
Waraner Bros. Tre Service	$4800	$6000 + 5% = $6300
Perfect Painting	$2400	$3000 + 5% = $3150
Toupin Construction	$2400	$3000 + 5% = $3150
Kent Painting and Finishing	$2400	$3000 + 5% = $3150
Davis	$4800	$6000 + 5% = $6300
Spectrum Painting and Faux	$2800	$3500 + 5% = $3675
Oak Park	$1500	$1875 + 5% = $1969
Total	$39,735	$49,735 + 5% = $52,222

Member Records Fees Increase in 2025 10% Propose to Keep Fees Flat for 2026

Rossmoor Walnut Creek Rossmoor Property Management Processing Fees

Escrow Processing:	
Cooperative	$825
Condominium or Planned Unit Development	$550
Golden Rain Foundation Only (non-MOD managed)	$220
Cancellation (if work has been performed, otherwise no cost)	$110
Mutual Governing Documents and Required Disclosures Package	$220
Non-Escrow Processing:	
Mutual Membership Transfer (non-resale) Coop/Cond	$330/165
12 Months Approved Mutual Minutes	$110
Refinance Processing	$165
Project Certification – Lender	$110
Project Certification – FHA/VA	$165
Resale Inspection	$440

Non-Escrow Processing Continued:	
Co-Occupant Registration	$165
Lease/Sublease Processing	$220
Lease/Sublease Extension	$55
GRF Facilities Usage Fee (per lessee per month)	$77
Resale Certificate Re-draw (vesting change in resale)	$85
Lost Membership Certificate Replacement	$55
Name Change Membership Certificate Re-draw	$55
Condo Questionnaire	$55
Hard-copy Production (per 15 min., plus materials)	$15
Project Certification – FHA/VA	$165
Resale Inspection	$440
Co-Occupant Registration	$165

2026 Budgeted Rev Approx. $580K Dependent on Unit Sales

These Fees Offset RPM Operating Costs

Alterations & Resales Fees Increased in 2025 10% Propose to Keep Fees Flat 2026

Alterations and Resales Fees

Air conditioner/Heat pump	$165
Acoustic ceiling removal	$110
Awnings/Basswood shades	$55
Bathroom addition	$495
Bathroom remodel tub to shower	$385
Cabinets, storage in carport	$15
Carport enclosure	$440
Countertops	$110
Car Charging Station	$165
Ceiling fans	$110
Deck or patio enclosure- Non-standard	$550
Dishwasher	$110
Door-Front	$85
Electric Chairlift	$165
Electric outlet-duplex	$55
Flooring	$110
Fireplace	$220
Gas line for fireplace	$110
Garage loft conversion	$495
Garage Door	$110
Insulation	$85
Kitchen remodel-cabinets & countertops	$330
Kitchen remodel - appliance, cabinets, lights	$385
Recessed lighting	$85
Microwave – hardwired	$165
Patio extension –walkway	$165
Screen door (phantom or regular)	$55
Skylight	$165
Solar tubes	$165
Solar panels	$330
Total Remodel	$880
Trellis	$385
Washer/dryer installation	$385
Window replacement	$195

RESALE FEES

Resale inspection $440
Missed appt/Final inspection $165
Rush fee $220
Alteration Rush fee $220

REFUNDS FOR CANCELLATIONS

Resales $50 hold back prior to initial inspection
No refund after initial resale inspections occur
Alterations Applications
$50 hold back for permits
less than $100.00

2026 Projected Rev = $533.5K

These Fees Offset RPM Operating Costs

Communications | Subscriptions – Ann Peterson

- *All resident subscriptions are included in the coupon. These subscriptions are for prospective and former residents or business owners outside the gates.*
- *Subscriptions are mailed first class. 2025 increase reflects change in postage rate.*
- *Second-class subscriptions eliminated in August 2023 due to rising costs.*

Subscription	2024 rates	2025 rates	2026 rates	% of increase
51 weeks	$145	$185	$198	7%
25 weeks	$80	$100	$107	7%
12 weeks	$50	$60	$64	7%
4 weeks	na	$30	$30	0%

Communications | Classifieds & Obits – Ann Peterson

- ***Classifieds and obituaries are the ads most often purchased by residents, so we align the rates with the low-end of the industry average in the Bay Area.***
- ***Residents receive a discounted rate for classifieds. Residents and non-residents receive discounted 4-week rate.***

Ad	2025 rates	2026 rates	% of increase
Classified: resident 1 week	$10	$10	0%
Classified: resident 4 week	$35	$35	0%
Classified: non-resident 1 week	$15	$15	0%
Classified: non-resident 4 week	$50	$50	0%
Obituaries per column inch	$11	$11.50 *	5%

* Change effective June 2025

Communications | Legal Ads – Ann Peterson

- *Legal ads must run in print newspapers in the county where they are filed.*
- *We set our rates 10% below the industry average for Contra Costa County so we can corner the market. Legal rates are evaluated quarterly. Last changed in Q4 of 2024.*
- *Rates differ because of the size of the ad and number of times they publish.*

Most Popular Legal Ads	2025 rates	2026 rates	% of increase
Fictitious Business Name	$55	$55	0%
Change of Name	$100	$100	0%
Order to Show Cause	$100	$100	0%
Petition to Admin Estate	$250	$250	0%
Trustee Sale	varies *	varies *	

* based on inch count

Communications | Display Ads – Ann Peterson

- ***Rates increased by 50 cents per inch in June 2025*. They are based on industry/market value and printing press increases.***
- ***When possible, we try to give our advertisers six-months advance notice. Mid-year increase necessary because of color plate and paper surcharges due to tariffs.***

2025 rates	
Full color	$325
Spot color	$125

2025*/2026 rates	
Full color	$350
Spot color	$150

YEARLY FREQUENCY RATE
Cost per column inch

AD SIZE	OPEN RATE	13 TIMES	26 TIMES	52 TIMES
2″–19″	$14.50	$11.00	$10.00	$8.50
20″–39″	$14.00	$10.50	$9.50	$8.00
40″–70″	$13.50	$10.00	$9.00	$7.50
FULL PAGE 80″	$13.00	$9.50	$8.50	$6.50

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40″–70″	$14.00	$10.50	$9.50	$8.00
FULL PAGE 80″	$13.50	$10.00	$9.00	$7.00

increases from 3.5% to 7.7%

Communications | Digital Ads – Ann Peterson

- *Digital ads have flat rates and vary from three-month commitment to one-year commitment (for the high demand real estate ads).*
- *Rates are based on industry/market averages, placement on page and size of ad. Rates will be re-evaluated after Rossmoor.com redesign.*

Digital Ads	2025 rates	2026 rates	% of increase
Featured real estate (1 year)	$1,500	$1,500	0%
Regular real estate (1 year)	$1,200	$1,200	0%
Waterford page (3 months)	$500	$500	0%
Alterations page (3 months)	$300	$300	0%
All other pages (3 months)	$400	$400	0%

* based on inch count

Communications | Other Ads – Ann Peterson

- *Inserts range from $450 to $850. Rates last raised in January 2025. Costs held down by automating inserts through printing press.*
- *Bus ads range from $1,800 to $3,000 a year per ad. No proposed increase because of continued fluctuations with drivers and re-evaluation of transportation options.*
- *All Around Rossmoor ads:*

All Around Rossmoor	2024 rates	2025 rates *	2026 rates **	% of increase
Glossy full page	$1,250	$1,350	TBD	8%
Matte full page	$1,000	$1,100	TBD	10%
Half page	$750	$850	TBD	13%
Quarter page	$500	$600	TBD	20%

* 2025 rate increase for printing and upgrade in paper
** 2026 rates will depend on printing costs

Communications | Local media rates – Ann Peterson

Rossmoor News compared to local weekly newspapers and ad circular for display ads

	Rossmoor News	Lamorinda Weekly	Walnut Creek Journal	Your Town Monthly
¼-page ad cost	$304.50	$617	$336	$350
Cost with color	$654.50	$617	Na	$350
Circulation	7,000	24,000	2,600	34,000

Communications | Top News advertisers – Ann Peterson

Year-over-year most advertisers are spending more on ads in Rossmoor.

Advertiser and Sales Type	2021	2022	2023	2024	2025 *	Total
Advertiser 1	$33,180	$35,210	$35,965	$36,765	$20,230	$161,350
Advertiser 2	$16,120	$16,440	$17,610	$17,440	$9,040	$76,650
Advertiser 3	$19,045	$23,130	$37,680	$39,220	$20,682	$139,757
Advertiser 4	$2,140		$2,055	$46,705	$24,930	$75,830
Advertiser 5	$11,880	$11,658	$11,895	$12,668	$7,143	$55,244
Advertiser 6	$6,014	$9,122	$15,595	$17,770	$7,960	$56,460
Advertiser 7	$10,220	$13,923	$21,910	$21,586	$12,588	$80,227
Advertiser 8	$35,770	$35,980	$34,070	$36,625	$19,635	$162,080
Advertiser 9	$48,775	$52,803	$56,794	$61,595	$34,250	$254,217
Advertiser 10	$8,960	$15,600	$15,600	$15,600	$8,220	$63,980
Total:	**$192,104**	**$213,866**	**$249,174**	**$305,974**	**$164,678**	**$1,125,794**
	17%	19%	22%	27%	15%	

* 2025 revenue through June

Communications | News revenue – Ann Peterson

Rossmoor News compared to local weekly newspapers and ad circular for display ads

	Total Revenue	% increase / decrease
2020	$867,255	--
2021	$865,277	-0.23%
2022	$975,915	12.8%
2023	$1,044,464	7.02%
2024	$1,142,363	9.37%

5-Year Increase = 31.72%

Facility Usage Fee

Current Fee:

$112 / lessee / month

Calculated as:

MTF ÷ Average Years of Ownership ÷ 12

Revenue directed to **Operating Fund**

Recommendation:

Keep revenue in the **Operating Fund**

Update formula to reflect impact of use on **amenities, programs, and services**

Proposed Formula:

(Monthly RWC Coupon – Comcast) ÷ 2 = FUF

Projected 2026 FUF: $145 / lessee / month



THANK YOU!

Any Questions?