

**Retirement Home
Price Includes
Medical Project**

Seal Beach, Calif. - (UPI) - Medical care is included in the purchase price of property at this unique southern California beach retirement colony.

Already 3,000 persons over the age of 52 have moved to Rossmore Leisure World. By the time the project is completed it is expected 60,000 will reside in the \$150 million community 2 1/2 miles south of Los Angeles, according to builder-developer Ross Cortese.

The medical and recreational plan at the development is managed by the "Golden Rain Foundation," a non-profit organization. Foundation administrator is Lewis M. Letson, former administrative executive of St. Francis hospital, Lynwood, Calif.

The Foundation provides complete medical and nursing care, as well as drugs. There are five full-time and two part-time physicians on the staff in addition to many consulting specialists. Hospitalization is not provided.

The medical center includes two operating rooms for minor surgery, complete x-ray facilities, a laboratory, physical therapy and 10 three-room examining suites.

Designed for Care

All of the apartments are designed for nursing care. There are no steps, wide hallways, built-in seats in showers and rolled curbs.

Prices for apartments in Rossmore range from \$9,950 for a one-bedroom to \$13,800 for two-bed rooms. After downpayments of about \$1,000, monthly payments run from \$94 to a maximum of \$122.50.

The apartments are fully electric with built in heating, oven-range, refrigerator and garbage disposers.

The medical costs are included in the price. "This is free enterprise's solution to the nation's problem of housing for the elderly," says Cortese. "It also indicates there are better solutions to the medical needs of the elderly than socialized medicine."

Study Heart
The medical staff at Rossmore is cooperating with two medical research specialists working under a federal grant to study heart and vascular disease. They are Dr. Paul Ehrlich, director of heart disease control station, U.S. Public Health Service San Francisco, and Dr. Reuel Stallons, associate professor of epidemiology, medical school, University of California at Berkeley.

"We are enthusiastic about the possibilities of this research since this will be the first time an accurate study can be made of this number of people in one area," Letson said. "It will also be the first opportunity to establish standards or criteria of definition on specifics."

Rossmore also has a complete line of recreational facilities, including hobby shops, a golf course, swimming pool and a \$526,000 2,500-seat amphitheater modeled after the Hollywood Bowl. A shopping center has just been completed. Bus service is available to all points within the 541 acres of the Leisure World.

**Environment Is
Factor in Ability**

Stanford, Calif. - (UPI) - What ever difference may exist between the achievement levels of American whites and Negroes can be explained by environment, according to a group of Stanford university anthropologists.

"Difference in participation in the existing society" was the reason given by the anthropologists in discussing the findings of Army IQ testers who reported that Negroes scored an average of 20 points lower than whites.

"In IQ tests for any group," Professor Roy D'Andrade said, "if the person tested must manipulate unfamiliar symbols, he is not likely to do well."

D'Andrade said "illiterate New York Negroes score better on IQ tests than illiterate Alabama whites." The IQ of any individual, he said, "can move up as much as 20 points after long residence in New York."

FORGETS CHOPPERS

Newburyport, Mass. - (UPI) - Mrs. R. Catherine Welch told police Tuesday that someone had slept overnight in her car, parked in front of her home. She said she found a set of false teeth in the car the next morning.



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