

PARADISE PARK MASONIC CLUB, INC.

211 Paradise Park
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL



August 2015*



Paradise Park Masonic Club

PPMC BULLETIN - August* 2015

President's Message by Nick O'Donnell

Board of Directors

- Nick O'Donnell, President
925-556-0458 Home
nickodppmc@yahoo.com
- Lee Heathorn, VP
831-427-0564 Home
leeheathorn@sbcglobal.net
- Ken Cox, Treasurer/CFO
650-325-7254 Home
650-477-6520 Cell
kencox99@gmail.com
- Lois Keithley, Secretary
925-634-9932 Home
831-423-2897 Park
loiskeithley@hotmail.com
- Michelle Green, Director-at
-Large
831-466-9360 Home
green4ppmc@gmail.com

Office Staff

- Steve Polizzi,
Park Manager
831-423-1530 ext. 12
manager@ppmc-sc.org
Emergencies only:
831-345-0879 Cell
- Sandy Rauschhuber,
Office Manager
831-423-1530 ext. 10
sandy@ppmc-sc.org
- Nancy Benoit,
Bookkeeper
831-423-1530 ext. 11
sue@ppmc-sc.org

Web site address:

www.paradiseparkmasonicclub.org

I am pleased to share some positive news concerning Paradise Park Masonic Club. This month the Board held two open meetings on August 15, 2015. The morning session was a traditional open session for members to discuss Park issues. That afternoon the Board held an open work session with several members to discuss bylaw improvements that would strengthen the rights of all Park members to have access to the financial records of the Park. Any collective member of the Park is welcome to attend and observe these meetings and at the conclusion of the work session, a traditional "Open Forum" will be held for those in attendance. These sessions will be held on an as needed basis at 3:30 PM in the Small Social Hall on the afternoon of regular Board Meetings, agendas will be posted with the regular agendas.

The Board has authorized me, Vice President Lee Heathorn, members Bill Beighe and Chuck Bachman, to consult with a local attorney concerning water rights and the discriminatory treatment of Paradise Park Masonic Club by the City Water Department. A report will be given at the September 19, 2015 regular Board Meeting.

The Board has unanimously approved the following steps for all members in arrears to the Park: Starting with the members owing the most a binding payment plan or hello I is contract will be signed by the member and either the President or Chief Financial Officer. The term of this contract will run between six and 36 months depending on the balance owed. Members who sign a contract will only be charged one half of 1% per month during the payback term. During the period of this contract the member may not incur any further debt to the Park or miss any of the required payments or he/she will be required to attend a Board Hearing to determine if the member should be suspended or terminated. This repayment program will start effective September 1, 2015 with a fresh start for all members.

A reminder to all, that the Board approved a Trial Landscape Watering Policy. The requirements for the trial landscape watering policy are as follows: 1) no landscape watering between 10 AM and 5 PM 2) the maximum time limit for landscape watering per allotment is 10 minutes 3) even numbered addresses may water before 10 AM and after 5 PM on Tuesdays and Saturdays 4) odd numbered addresses may water before 10 AM and after 5 PM on Wednesdays and Sundays. If a member is away on his or her watering day a neighbor may water for 10 minutes. Steve our manager, will be monitoring the water meters to make sure we do not go over our monthly allotment.

I am pleased to announce that we have several dedicated members who go around the Park on Sunday morning before the Monday garbage pickup. They are looking for aluminum cans and CRV bottles. The nice thing is that they are not collecting for themselves but for Eastern Star and many other related Masonic & Eastern Star youth groups. Holly Swanson is one of the members I recently spoke with and she told me their efforts have resulted in many hundreds of dollars in donations. To make it easy on them I place my aluminum cans and CRV bottles in a plastic bag on my front stairs and they can pick it up. The regular way they find these items is by going through the blue recycling bins which is a lot of work. So if you think of it leave the bag of aluminum cans and CRV bottles where they can easily find them, your donation will be greatly appreciated.

Fraternally, Nicholas O'Donnell Board President

Park Manager Report

by Park Manager, Steve Polizzi

With summer ending, we need to start looking at the possibility of heavy rains this fall and winter. Please start clearing out the dead brush around our allotments to help keep our drains clear. The green waste sites will be open again September 4th to 27th. The sites will not be open again until spring so get your clean up done now.

As I'm sure you've noticed, a speed bump has been installed at the bottom of Cardiac Hill. Unfortunately, many people failed to stop at the posted stop sign, creating a health and safety issue for other Members and their families. Initially we installed a half bump at the stop sign; however, people were then swerving around the bump into oncoming traffic, to avoid the bump and failing to stop at the sign, causing an even larger safety issue, so now the entire width of Keystone has a speed bump. Please remember to STOP at all marked stop signs in the Park – it could save someone you love one day.

Please remember to clean up after yourselves if you're using/renting any of our common areas (i.e., the Social Hall, picnic grounds, the beaches, etc.). With Labor Day quickly approaching, the common areas are going to be used heavily – please make sure to clean up after enjoying the festivities.

Steve

SAL TALAMO UPDATE

A restitution claim was filed with the court for hard costs not reimbursed by the insurance company (bank fees, payroll tax penalties, forensic bookkeeping charges, etc), and hearings were held on August 19th and August 27th.

The judge ruled in favor of Paradise Park on all charges except one (the cost of filling the Secretary position while Dana Price was handling the bookkeeping immediately following the discovery of Sal's embezzlement).

Additional documentation was requested by the court (only to complete the paperwork for the unreimbursed expense ruling) and the final hearing will be held on September 8, 2015. This hearing is solely for the judge to accept the document into evidence. Immediately following, Sal will be transported by bus to San Quentin State Penitentiary where he will begin serving his 3 year sentence.

A MESSAGE FROM DICK LOVELACE

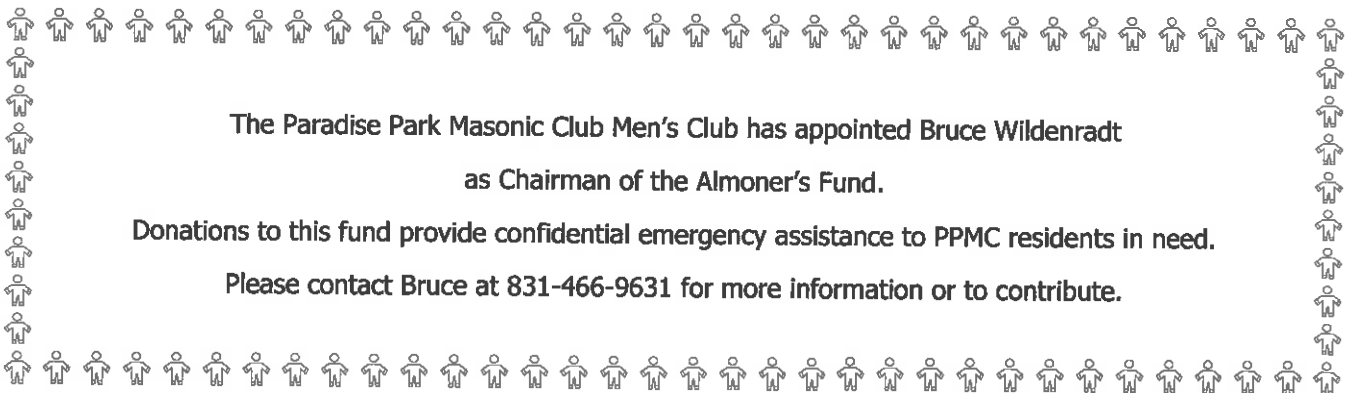
They are fuzzy, they are cute, they are nature. But feeding wild animals is not only bad for them, it is illegal. California Title 14, Section 251.3 makes feeding big game mammals a criminal act and can lead to a citation and a hefty fine. Even though some local feed stores sell commercially produced "deer chow," it is illegal to feed the deer.



The Paradise Park Masonic Club Men's Club has appointed Bruce Wildenradt
as Chairman of the Almoner's Fund.

Donations to this fund provide confidential emergency assistance to PPMC residents in need.

Please contact Bruce at 831-466-9631 for more information or to contribute.





Speeding in the Park has become a real problem.

Per the PPMC Rules and Procedures: 2.01 - ...Please be courteous and careful so we may have safer streets for everyone. All vehicles and operators shall comply with the California Vehicle Code. **The maximum speed limit for all vehicles on PPMC property is 15 mph.** However, reduced speed limits are posted on the Covered Bridge and around the children's play areas.
(2/13)

Per the PPMC Fine Policy: Speeding fines can be imposed in the amounts of; \$100.00 for the 1st Infraction; \$200.00 for the 2nd Infraction, and; \$300.00 for the 3rd Infraction.

PLEASE slow down so that we are not forced to become traffic police. The safety of all should be of concern to all members.

PPMC SOCIAL EVENTS

REGULARLY SCHEDULED EVENTS

KNITTIN' KITTENS meet the **first Monday** of the month at 11:30 a.m. in the Small Social Hall. They play Canasta. For more information, contact Pat Rundell at 831-421-9360.

TUESDAY COFFEE meets **every Tuesday** morning In the Small Social Hall at 9:00 a.m.

STITCH AND MUNCH meets **3rd Monday at the Social Hall from 11 am to 3 pm**. ALL interested stitchers: Crochet, Embroidery, Knitting, Needlepoint, Quilting, Sewing (Other?). Time for all craft enthusiasts and beginners: No age or skill level requirement. Bring Brown Bag Lunch. Set aside some time to enjoy your craft, network with other crafters and enjoy fellowship. Sponsored by Sue Lovelace 831-420-0501 or email: slovelace@pacbell.net.

MEN'S CLUB meets on the 1st Wednesday of the month at 11:30 a.m. in the Small Social Hall.

PARADISE PARK QUILTS OF VALOR meets **1st and 3rd Fridays**, 10:30 a.m. at the Lovelace's 501 Amaranth. All quilters are welcome. For more information, call Sue Lovelace at 831-420-0501.

WINE AND CHEESE meets on the **2nd and 4th Thursday** in the Social Hall or (weather permitting) at the Picnic Grounds. NOTE: The August 27th Wine & Cheese has been changed to Friday, September 4th at the Picnic Grounds.

BINGO meets on the **3rd Wednesday** of the month in the Social Hall from 7:00 p.m. until 10:00 p.m.

CALENDAR OF EVENTS

August

- 29 - Hot Dog Potluck PG 5:30pm
- 31 - Water Committee SSH 9:00am

September

- 1 - Coffee SSH 9:00am
- 2 - Men's Club SH 11:30am
- 4 - Wine & Cheese PG 4:00pm - 6:00pm
- 5 - Labor Day Festivities (see flyers)
- 6 - Labor Day Festivities (see flyers)
- 7 - Knitten Kittens SSH 11:30am
- 8 - Coffee SSH 9:00am
- 15 - Coffee SSH 9:00am
- 16 - Bingo! SH 7:00 - 10:00pm
- 17 - Wine & Cheese PG 4:00 - 6:00pm
- 19 - BOD Meeting SSH 10:30am
Potluck - 5:30pm
- 21 - Stitch & Munch SSH 10:00am
- 22 - Coffee SSH 9:00am
- 29 - Coffee SSH 9:00am





LABOR DAY WEEKEND EVENT SCHEDULE

NOTE: The events marked with an * will not occur unless a volunteer is found.

Saturday, September 5, 2015

Wine and Cheese at Picnic Grounds from 4 -6 pm

Saturday, September 5, 2015

<u>Event</u>	<u>Time</u>	<u>Venue</u>	<u>Sponsors</u>
Adult Tennis sign-up	8:00 a.m.	Sect. 4 courts	Frank Haswell
Ping Pong	9:00 a.m.	Social Hall	Mike & Laurie Shively
Shuffleboard	9:00 a.m.	Shuffleboard	Linda Dobson/Candice Almanza
Kid's Tennis sign-up	10:00 a.m.	Sect. 4 courts	Kristi Petersen/Ryan St. Laurent
*Horseshoes	Noon, if a host is found	Sect.2 Pits	Volunteer Needed
*Kid's Crafts	1:00 p.m., if a host is found	Social Hall	Volunteer Needed
Social Hour	4:30-5:30 p.m.	Picnic Grounds	No Host
Dinner	5:30-7:00 p.m.	Picnic Grounds	Linden Swanson
Live Auction	7:00 - 7:30 p.m.	Picnic Grounds	Vadette Goulet
Dance	7:30 -10:30 p.m.	Picnic Grounds	Mark Zevanove

Sunday, September 6, 2015

<u>Event</u>	<u>Time</u>	<u>Venue</u>	<u>Sponsors</u>
Fireman's Breakfast	8:00-11:00 a.m.	Social Hall	Butch Downing
Adult Tennis Con't	9:00 a.m.	Sect. 4 courts	Frank Haswell
Cribbage	9:00 a.m.	Firehouse	Gil Gardner
Sand Castles	1:00 P.M.	Sect. 4 Beach	Sand & Likins families
Mud Balls	1:00 p.m.	Sect. 4 Beach	Sand & Likins families
Ice Cream Eating	1:00 p.m.	Sect. 4 Beach	Sand & Likins families
Volleyball	1:00 p.m.	Sect. 3 Beach	Tom & Mike Dobson

The Concession stand will be open by the Section 4 tennis courts from 8:00 A.M. until 2:00 P.M. on both Saturday and Sunday. If you charge your items, please pay by 2:00 P.M. on Sunday.



THE PARADISE PARK FIRE BRIGADE

IS HOLDING ITS
THIRD ANNUAL

**FIREFIGHTERS
PANCAKE
BREAKFAST**

**\$9/ ADULT
\$4/ UNDER 6**



MENU

Pancakes
Sausage
Eggs
Coffee
Tea
Orange Juice

**WILL BE HELD IN THE
PPMC SOCIAL HALL
ON SUNDAY, SEPT. 6TH
FROM 8 A.M. TO 11A.M.**

RESERVATIONS NOT NEEDED

*Yes Virginia, there really is an
AUCTION
Silent and Live
Saturday, September 5, 2015*



HELP AND DONATIONS WELCOMED

Contact Vadette Goulet at 510/368-5456 or vadetteg@aol.com

TO VOLUNTEER TO

Visit merchants to ask for donations

Make a donation

Work the day of the auction

**Earthquake or other Disaster may overwhelm
Fire and Police capacity to respond!**



(Loma Prieta 1989)

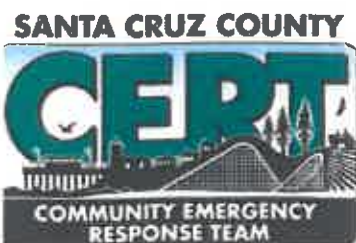
ARE YOU PREPARED

-- To help family?

-- To help others?

**CERT TRAINING CAN PROVIDE THAT CAPABILITY
(Family Preparation; Fire Safety; Disaster Medical;
Light Search and Rescue; Team Operations)**

**LENGTH: 20 hours/6 evenings/classroom + hands on
LOCATION: Aptos Fire Station by Mar Vista School
NEXT START: 13 Oct 2015; 6:30-10:00 p.m.**



Anyone wishing to sign up for this course should contact Dick Lovelace
at 831-420-0501 or by email at dicknsue@pacbell.net

RESULTS OF THE 2015 ANNUAL ELECTION

Board Director (the two elected appear in **BOLD** type):

Steve Brown - 45

Ken Cox - 152

Pat McDonald - 123

Nick O'Donnell - 145

Bruce Wildenradt - 98

Ballot Proposals:	Yes	No	Action
Open Board Meetings	236	51	PASSED
Mandatory Mediation	218	70	PASSED
Mediation Addition	215	66	PASSED
Dues Increase	91	197	NOT PASSED

2015-16 COMMITTEE LIAISON LISTING

COMMITTEE	BOD LIAISON
Accommodation/Accessibility	Nick O'Donnell
Budget	Ken Cox
Building	Michelle Green
Bylaws	Lee Heathorn
Covered Bridge	Ken Cox
ERT/Safety	Michelle Green
Historical	Lois Keithley
Insurance	Lois Keithley
Long Range Planning	Michelle Green
Mediation	Lee Heathorn
Orientation	Lee Heathorn
Recreation	Lois Keithley
Staking	Michelle Green
Tree	Ken Cox
Ad Hoc Water	Lee Heathorn



LONG RANGE PLANNING COMMITTEE REPORT, by Pat McDonald

The Long Range Planning Committee held its organizational meeting and elected Sharon Simas as Chairperson and Pat McDonald as Secretary. Liaison Green had several points of clarification she was taking back to the Board in regards to set aside funds for the purpose of keeping up our infrastructure. The Committee looks forward to the Board approving us to work with ERTECH in regards to our reserve study.

The committee also earmarked some long-range projects that are sorely needed **within** the Park and **will** start the process of addressing those as well as all of the questions of a reserve plan.

AD HOC WATER COMMITTEE REPORT, by Pat McDonald

The water committee is now meeting only twice a month, next meeting is August 31, 2015 at 9:00am. We thank the board for approving our recommended change to outside watering schedules as well as to acknowledge the need to consult with appropriate legal counsel for this problem. We continue to investigate options such as sub-metering and the need to continue to educate our membership via informational tables/booths and/or Town Hall meetings.

Building Committee Report/Chair: Leigh Wunce

FYI

For the past year the building committee has worked to create an efficient system to support our community in following the Park's rules and the County's codes. It can be a complicated challenge to buy a non-conforming improvement (cabin/home) in Paradise Park and work with the county in the permit process.

In the past the county "rule" was 50% of the value of the non-conforming improvement could be spent over a 5 year period. Apparently there is a new arbitrary points system in place now, which we will look to verify.

The purchase price we pay for an improvement is for the physical structure on the allotment. The \$5,000 membership fee that a new member pays makes them a 391 share holder of our collectively owned 135 acres plus our community structures and the by-law rights of membership.

A member who purchased a "cabin" a year ago has recently received a denial letter for proposed repair work on their foundation. The county **incorrectly** is stating that the cost of the foundation work is approximately 40% of the improvement value of their cabin. The county is using only 50% of the amount they actually paid as defined in the next paragraph.

The "Escaped Taxes" as we call it that apply to any improvement sold after 2003 have complicated the permit process in this example for a foundation permit. For property tax purposes **only** the county is typically splitting the improvement purchase price in half and applying approximately 50% to the land market value and 50% to the improvement (the split can vary for each improvement). This is where the county's figures are inaccurate and this member will now have to prove the error to the county plan checker in regards to the dollar value of the actual improvement in order to proceed with the work.

Before doing any major remodel work, getting a project review from the county would be prudent. Plus it is much cheaper to pull one permit for all the work you want to do, because there is a base fee applied to every permit pulled. We cannot avoid the county permit requirements for major work done in the Park

Most municipalities will require a soils report for foundation work, which is being requested in the above example. Sharon Simas reported to us that she recently paid \$4,500 for her soil report for her new addition and another \$400 to the county to read the soil report! Moral to this story; become informed; ask questions, and know the answers before starting a major remodeling project.



Board of Directors OPEN Session Minutes – See Below Executive 07/17 & 18/2015

Roll Call: Silent. Present were President, Nick O'Donnell; Vice President, Lee Heathorn; Board Secretary, Lois Keithley, CFO, Ken Cox, and Director at Large, Michelle Green. There were approximately 30 members present.
Opening Items:

- Invocation given by Nick
- Pledge of Allegiance led by Ken
- Executive July Minutes read by Lois. See below.

July Open minutes were approved as written. Motion by Lee, seconded by Ken - Unanimously approved.

GUEST SPEAKER: Mr. Richard Tippett **FROM:** Ertech Construction MGMT **TOPIC:** Long Range Planning
Mr. Tippett told the audience that he has walked PPMC looking at items that will need repair now or in the future. He passed around pictures of what he discovered with written comments on the back of each picture. Richard reminded everyone that money needs to be set aside in a reserve system to do the work. Computer programs are available to calculate these expenses. He explained the difference between operational expenses vs. reserve system expenses. He introduced Jean Cook who is on our LRP Committee. She is a vital member of his company as well. He took questions from the audience.

Report from the Executive Sessions of July 17 and 18, 2015

Friday, July 17, 2015, P. M. Executive Session

The meeting was called to order by Nick O'Donnell, President, on July 17, 2015 at 1:00 p.m. Lee Heathorn, VP, Lois Keithley, Secretary, and Michelle Green, Director at Large were present. Ken Cox was absent.

1.0 EXECUTIVE ACTION ITEMS

- (a) The Executive Minutes of June 20, 2015 were approved as read.
- (b) There was correction to June 20, 2015 Open Minutes. Under Unfinished Business item
 - 1. "second story addition" was added to explain the Motion to approve.
- (c) The July Open Meeting Agenda was reviewed.
- (d) There were no late additions to the July Open Meeting Agenda.

2.0 CORRESPONDENCE – Incoming, Outgoing and Incident Reports were reviewed.

3.0 MANAGER REPORT – MOVED TO SATURDAY

4.0 INFORMATION – Members Pending List, Improvements for Sale List and Incident Reports were reviewed.

6.0 DISCUSSION

- (a) **Accessibility & Accommodation** – move to Saturday morning session
- (b) **Committee Liaisons** – Board Liaisons were appointed to committees
- (c) **Committee Members** – Core members appointed.
- (d) **Check Signers** – All board members will be able to sign checks.
- (e) **Water Meters** – Discussion about costs and contracts was held.
- (f) **Tree Request Form** – The vote was tabled until the August open meeting.
- (g) **Tarps, Sheds and Fences** - No action was taken.

7.0 LEGAL

- (a) The Board agreed to continue as planned with a Member's hearing.
 - scheduled for August 12, 2015.
- (b) A Member is to be deposed on July 30, 2015. No hearing date has been set.
- (c) The final agreement letter between the Board and a Member concerning an allotment line dispute has been sent.
- (d) A unanimous decision was reached to send a Notice of a Termination Hearing to a Member to meet with the Board at the August Executive Meeting for not submitting a current OES Chapter dues card for 2015 – 2016.

The Friday, July 17, 2015 portion of the July Executive Meeting was ended at 5:45 p.m

Saturday, July 18, 2015 A.M. Executive Session Continued

The meeting was called to order by Nick O'Donnell, President, on July 18, 2015 at 8:00 a.m. Lee Heathorn, VP, Lois Keithley, Secretary, and Michelle Green, Director at Large were present. Ken Cox was absent.

3.0 MANAGER REPORT – Verbal

OFFICE MANAGER – no report

P.M. Executive Session

5.0 APPOINTMENTS

(a) 1:30 - Betsey Roulston was approved as a Member for 148 St. Alban

6.0 DISCUSSION Continued

(a) Accommodation and Accessibility – We need to re-energize the Picnic Grounds new bathroom project. Final plans are needed and permits will be required.

Meeting was adjourned at 3:05 p.m.

Submitted by Lois Keithley, Board Secretary

Minutes of OPEN Session of August 15, 2015

Manager's Report: Steve Polizzi

One way signs on the exit road by the Social Hall will be going up this coming week.

The signs required by our liability policy will be posted on our beaches, and the required safety equipment will be installed.

A small removable speed bump will be placed at the base of Cardiac Hill on a trial basis. Too many members are not stopping at the stop sign.

The cleaning of the Covered Bridge has begun. Thanks to Kevin Little for his help.

Davey Tree will begin tree trimming for PG&E. They will be trimming trees selected by PG&E whose branches are too close to the high voltage lines. The membership will be notified by the manager as to the exact date of the start of this trimming.

PG&E will begin swapping out the lamps in our street lights with LED lights. This activity should begin at the end of September.

Two out of the three water leaks discovered in the park water system have been fixed. The first leak discovered on the fitting of the pipe that runs across the river from Section 4 to Washington Pathway still needs fixing.

PPMC still has issues with homeless people living up on Highway 9. The Santa Cruz Sheriff is working with the Park on this problem.

Park bathrooms at the Picnic Grounds, Park Office and Tennis Court will be locked at night according to the following schedule: 7 pm to 7 am through Labor Day and 6 pm to 8 am during the winter.

Thanks to Brian, Andrew and all others who volunteer to help with park projects.

President's Report: Nick O'Donnell

The beach signage and life saving equipment is a requirement of our liability insurance.

The Board is very concerned about the number of Members that owe money to the Park. The goal is to have every Member that owes the Park money to be on a payment plan.

Board Liaisons to committees and committee assignments will be listed in the bulletin

Treasurer's Report: Ken Cox

Nancy Benoit has been hired temporarily to fill in as our bookkeeper. Her hours are as follows: Tuesday afternoon 12:30 pm to 4:30 pm and Thursday morning 9 am to 1 pm. We are currently doing a security check and hope to hire her as a permanent part time bookkeeper.

I am confident that I will be able to come to a conclusion concerning the \$197,000 bookkeeping issue.

John Mancini asked about when can members expect to review last year's audit. The auditors will be in the park August 20th and 21st. The document should be available 30 days after that.

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of August 15, 2015

Vice-President's Report: Lee Heathorn – no report

Secretary Report: Lois Keithley – no report

Director-at-Large: Michelle Green – no report

REPORTS FROM COMMITTEES:

TREE: Sue Lovelace - Verbal **Board Liaison:** Ken Cox

All current tree requests were handled by the Park Manager.

With the current draught conditions, we are concerned about the health of our trees. The Tree Committee would again like to request having a forester evaluate our forest.

We also discussed the revised Tree Request Form. It is our understanding that it was modified by the Board of Directors, but has yet to be approved by the Board. Please move to approve.

The Tree Committee is continuing to look at the tree rule inconsistencies and potential additions such as banning the use of herbicides to kill redwood suckers surrounding living redwood trees.

BUDGET: no report Board Liaison: Ken Cox

BUILDING: no report Board Liaison: Michelle Green

BYLAWS: no report Board Liaison: Lee Heathorn

COVERED BRIDGE: No report Board Liaison: Ken Cox

ERT: Dick Lovelace - Verbal **Board Liaison:** Michelle Green

The committee is in the process of being formed.

I met with the Sheriff and found out that he has 9 new deputies with 12 more deputies in training. I gave thanks for all the support given to PPMC by his department. The Sheriff promised better response and will look into the specific times they did not meet our needs. He also mentioned that he was very concerned about the winter rains and possible flooding in the Park. He wants the Park to plan ahead for the possibility of evacuation conditions.

The illegal campers on Highway 9 and trespassers in PPMC are a very real concern. The Sheriff's office wants the Park to submit a Trespass Authorization Letter to his office which needs to be renewed every 6 months. This letter will allow the deputies to arrest unauthorized people on our private property.

In November of 2012, the CERT team had 36 trained members. We have lost 23 of them. A major recruitment drive is needed. There is a CERT training on October 13, 2015 at 6 pm. We need First Aid trained members too. The training takes 3 hours once a week for 5 weeks concluding with a 4 hour practical exercise.

Please do not feed the wild animals in the Park. It is against the law to do so. Feeding the deer also brings predators into our Park.

STAKING: John Sorenson – Verbal **Board Liaison:** Michelle Green

The committee met last Thursday. John Sorenson was elected chairman. Carol Taylor was elected secretary. The other members of the committee are Bruce Wildenradt, Steve Brown and Winston Chavoar.

The committee is looking forward to obtaining some new equipment and software to help with staking and the reports.

The members went through the working file and will redo 3 of the old stakings and will also do 1 new staking.

They will also go through the open file to check on what has been done and what needs doing.

The members will look at the procedure process from requests through Board approval and filing.

RECREATION: Mark Zevanove for Tami Macdonald: Verbal **Board Liaison:** Lois Keithley

The committee met this past Friday night.

They need a check for \$500 for the DJ for the Labor Day Dance.

Vadette Goulet has volunteered to coordinate the live auction at the Labor Day BBQ.

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of August 15, 2015

RECREATION (Continued):

All the events over the Labor Day weekend have sponsors except for the children's activities and horseshoes. They are thinking about putting pickle ball lines on the old tennis court by the office. Gayle Logan-Silva is chairing the Halloween event on October 30th. Karen Eneboe will host the pumpkin carving event in the Picnic Grounds on October 31st starting at 10 am. The Fishers are hosting the pot luck dinner in the Picnic Grounds tonight.

MEDIATION: Mark Zevanove: Verbal **Board Liaison:** Lee Heathorn

The core members requested that Tripura Anand be appointed to the committee. There was one request for mediation. The other party declined to participate. There are no other requests.

INSURANCE: no report Board Liaison: Lois Keithley

LONG RANGE PLANNING: Sharon Simas – Verbal **Board Liaison:** Michelle Green

The committee met last night. The committee is working to collect information that will be needed by those doing the LRP study.

ACCOMMODATION AND ACCESSIBILITY: no report Board Liaison: Nick O'Donnell

ORIENTATION: no report Board Liaison: Lee Heathorn

HISTORICAL: Barry Brown: no report Board Liaison: Lois Keithley

Lois stated that more members are needed for this committee.

ADHOC WATER: Mark Zevanove – Verbal **Board Liaison:** Lee Heathorn

The committee feels they need more guidance from the Board. They have recommended an attorney that specializes in water issues. Our water meter readings have been much better and want some kind of landscape watering plan. They are researching information on sub-meters and will give the information to the Board. The members need to research the appeal process. They are looking for information on when we joined the city water supply.

WEBSITE COMMITTEE: This committee has been disbanded, and oversight of the PPMC official web site has been moved to the Office Manager Sandy Rauchhuber.

UNFINISHED BUSINESS

The Park Manager Steve Polizzi shared his idea for a landscape watering plan. His plan was that Saturdays from 5-10pm (for 10 minutes) for the first two weeks so we could ease into increasing usage – I would continue to read the meters on Sunday mornings so we could get a better picture of how much more we use in one day of watering. Michelle Green said that she favored an odd – even number plan with a 10 minute time per allotment for landscape watering.

A comment was made to try and tailor whatever plan we have to the Santa Cruz Landscape Water Restrictions. Another suggestion was to do daily landscape watering for full time residents Monday through Friday by sections. Giving each section one day to water with part time residents watering on weekend days. A motion was made by Lois Keithley and was seconded by Michelle Green to adopt the following Trial Landscape Watering Policy:

In compliance with Santa Cruz city outdoor watering regulations, the Board of Directors unanimously voted to try a **Trial Landscape Watering Policy**. The requirements for the trial landscape watering policy are as follows:

No Landscape Watering between 10 am and 5 pm.

There is a maximum time limit for landscape watering of a total of 10 minutes per allotment, Even numbered addresses may water before 10 am and after 5 pm on Tuesdays and Saturdays.

Odd numbered addresses may water before 10 am and after 5 pm on Wednesdays and Sundays.

The Board of Directors unanimously passed this Trial Landscape Watering Policy 5 to 0.

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of August 15 2015

NEW BUSINESS: no new business

The Open Meeting was adjourned at 12:45 pm and will reconvene at 3:30 pm in the Picnic Grounds.

The afternoon portion of the open meeting was called to order by President Nick O'Donnell at 3:30 pm. All members of the Board of Directors were present.

The first item on the agenda was a Bylaw Rewrite Program Procedure. The following procedure was unanimously approved and will be followed at all subsequent meetings with John Mancini.

PROCEDURE FOR CONDUCTING FUTURE MEETINGS

Maintain Procedure Established for Last Year's Meetings

John Mancini writes initial draft for each Bylaw and/or Rules and Procedures change proposal.

Our meetings should be the last item of Board business on the Saturday afternoon session. This will preclude interference with any other agenda discussion item.

Meetings should be conducted in the Small Social Hall which will accommodate Members who wish to observe Discussions relating to change proposals will only take place between the entire Board of Directors and the three (3) concerned members: John Mancini, Mark Zevanove and Sharon Simas.

The Board must approve, by vote, any Bylaw and/or Rule and Procedure change proposal prior to it being put on the ballot.

John Mancini will be responsible for writing the agenda for each meeting based upon the results reached in the previous meeting.

Add Procedural Changes to Conform to Our New Open Meeting Policy

Any Collective PPMC Member is invited to observe our deliberations.

Collective Member participation will be limited to the role of observers unless invited by the President to speak.

The agenda written by John Mancini will be prepared 15 days in advance of the meeting. The Board will have 5 days to make changes, additions or corrections before the agenda is submitted to Sandy for inclusion in the regular open board agenda.

Additional Items of Procedure Needing to be Established

Member feedback – Members may contact the Board by letter, e-mail, speak at the open mike at the next open general board meeting.

Role of Bylaw Committee – The role of the Bylaw Committee is to receive proposed Bylaw or Rule and Procedure changes or additions, check to see that the proposed change or addition does not violate any of the existing Bylaws or Rules and format the proposed change or addition for the Annual Ballot. The proposed change or addition needs to be returned to the Board with the committee's opinion.

The procedure, for future meetings, needs to be established and ratified by vote of the Board. The Board has agreed to keep 3:30 pm in reserve for future meetings, there will be an "open mike" session at the end of the meeting.

SELECTION OF TOPICS FOR BYLAWS CHANGE PROPOSALS FOR 2016 BALLOT

A detailed analysis of Members' rights to inspect Club records.

Defining with specificity the Club's financial records that are to be maintained.

Requiring annual budget reporting which would require the Board to inform the Members of current financial status of the Club and of any discrepancies or overages from budgeted amounts; reserves; deferred maintenance; outstanding loans; and insurance policies.

The Board selected "Defining the specificity the Club's financial records that are to be maintained" to proceed with first.

The second item on the agenda was the new Tree Request Form. The Board unanimously voted to approve the new Tree Request Form with corrections. Motion was made by Michelle and seconded by Lois.

The third item on the agenda was the forester request. The Board voted unanimously to table the topic of requesting a forester to inspect the park forest.

The meeting was adjourned at 4:35 pm.

Respectfully submitted by Lois Keithley, Board Secretary

Improvements for Sale by Member

All allotment use privileges and Membership are subject to the approval of the Board of Directors.

IMPORTANT NOTICE: The sellers solely provide the descriptions of improvements for sale. Such information is not verified or checked for accuracy by Paradise Park Masonic Club, Inc. The Club does not warrant, and disclaims any responsibility for, the accuracy, truthfulness or completeness of any information provided. All questions about an allotment improvements should be addressed solely to the seller.

SECTION 1			
325 Royal Arch	Marjorie Wurster Contact John Wurster 831-479-0478 831-239-3379 (cell)	\$250,000	2BR, 2BA 1500 sq. ft.: Upstairs; 1BR, 1BA, open plan kitchen & dining room & lg. living room with skylights, gas fireplace. Downstairs; 1BR, 1BA, laundry, pantry & lg. game room w/bar, real pool table, brick log fireplace w/insert. Front & back decks, workshop, storage shed. Split level allotment with carport + one parking spot beside it. Recent new roof & septic tank. Request photos at jwurster3718@gmail.com.
407 Keystone	William Denton Mark Zevanove, Agent 831-588-2089	\$100,000	In the heart of everything, next to the shuffleboard courts and across from the covered bridge, this 1BR, 1BA, approx 1,000 Sq Ft house needs a little TLC. It has beams in the living room, along with a fireplace. There is a family room that can be used as an additional sleeping room off the kitchen.
468 York Avenue	Todd Hoffman 831-423-7432	\$300,000 No Financing	2BR, 2 ½ BA, 2,440 sq. ft. allotment, approx. 1,500 sq. ft. improvements. Rm downstairs with stove & sink. Bath with shower in garage. Upstairs kitchen & living room, 1 ½ bath & 2 bedrooms. Screened porch upstairs. 2 car garage with work bench. Propane heater 2 nd floor & electric ceiling heat. 2 stoves & fridge.
532 St. Ambrose	Ted Keller Mark Zevanove, Agent 831-588-2089	\$225,000 Price Reduced	2BR+, 2BA, 1100 sq. ft. Great Section One sunny location. Modern home with central air & heat, propane powered generator. Garage converted to bedroom. Family room with fireplace, nice separate den and separate laundry room. Double pane windows throughout.
SECTION 2			
293 The Royal Arch	Jerrold Largin Contact: Greg Wheatley 209-915-3804	All Serious Offers Considered	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
368 Eastern Star Road	Tripura Anand 831-420-1008	All Serious Offers Considered	1 BR, 1 BA, 4825 sq. ft. allotment. Warm and cozy cabin facing Picnic Grounds. Recently remodeled. Thermal windows and wooden floors throughout. Lots of skylights. Original cathedral ceiling. New roof & foundation. Well maintained septic. Ample parking. Also detached studio with loft. <tsanand1008@yahoo.com>
387 Hiram Road	Robert Wunce 831-425-1616 Robert 831-425-7760 Robertsilversmith@sbcglobal.net	\$649,999	Beautifully designed, contemporary owner-built turn-key home with abundant sun & private landscaped gardens. 2 story, 3 bedrooms, 2+ baths, 10 ft. ceiling living room, laundry room, open study area upstairs. 2,239 sq ft. detached 2 car garage. 5,890 sq. ft. allotment.
SECTION 3			
200 Keystone	Alcinda Walters 831-428-2431	\$850,000	6BR, 3BA home. Very special location with a beautiful garden & expansive decking overlooking the San Lorenzo River. Large home with living room, den, bar & laundry room. 4 car garage, 2 car tandem carport & plenty of extra parking. 8 walk-in closets. Don't miss the chance to live in the most amazing home in Paradise Park!
210 Keystone	Mark Akin 925-258-9715 or 415-879-2398 markakin@yahoo.com	\$299,000 Financing Available	3 Bedroom, 2 Bath. 1500 sq. ft of living space. Home move in ready. Features soaring 14 ft. open beam living room. Large master bedroom. New septic Tank system just added. Attached two car garage on large flat allotment. Newly remodeled tile bathroom, updated kitchen, wiring and plumbing. Maintenance free Redwood bark siding gives home a log cabin look. Lots of charm!
SECTION 4			
604 Keystone	Alan Schattenberg Mark Zevanove, Agent 831-588-2089	\$195,000 Price Reduced	Anyone say Gingerbread House?? This 2 BR + Den, 2 BA, approx 1,300 sq. foot charmer is dripping with character. From the fireplace in the living room to the built-in seating in the kitchen, this is a must see!
616 St. Augustine	George M. Saam 423-1778 or to see T. Anand 420-1008	\$332,000 Willing to Finance	1BA, 1 BR, Allotment 6500 ± sq. ft., Improvements 800 ±. Elegant Japanese style cabin next to the bridge. Stone, bamboo & tatami floors. Soji dividers. Deck overlooks the river. Hydraulic floor.
620 St. Augustine	Gary Hursh 916-481-1944 (home) 916-481-9426 (office)	\$469,000 Willing to Finance	Riverfront Property! 1st Time on the Market in 50 Years! 3BR, 2BA. Allotment 7,047 sq. ft., Improvement 1,850 sq. ft. Prime location with easy parking. Large living room, beautiful stone fireplace, large formal dining room, skylights, 8 large storage rooms and 2 garages. Beautiful deck overlooking the river.
646 St. Augustine	Greg Laskey 831-458-0343	\$475,000	Stunning view of river, main beach and Washington path from a new deck! 2BR, 2BA with loft. Upgraded appliances included. 2 car garage, laundry & shop in basement. House is up to County Codes 2014. Lots of sun and best views.

Improvements for Sale by Member

All allotment use privileges and Membership are subject to the approval of the Board of Directors.

IMPORTANT NOTICE: The sellers solely provide the descriptions of improvements for sale. Such information is not verified or checked for accuracy by Paradise Park Masonic Club, Inc. The Club does not warrant, and disclaims any responsibility for, the accuracy, truthfulness or completeness of any information provided. All questions about an allotment improvements should be addressed solely to the seller.

SECTION 6			
148 St. Alban	<i>Carol Houser</i> Mark Zevanove, Agent 831-588-2089	Sale Pending	2 Bedrooms plus a den, 1 bath. Great Section 6 location. Baseboard heat w/fireplace in the living room. Cozy kitchen. Local sellers, infrequent use make for motivation to sell.
177 St. Bernard	<i>Garrett Lenz</i> Mark Zevanove, Agent 831-588-2089	\$195,000	5BR, 1 BA 1736 Sq Ft. improvement. Large home on the River. Unique floor plan Can build new 1736 sq ft. home on site. Located on two lots. Call agent Mark Zevanove for showing @ 831-588-2089.
179 St. Bernard	<i>Marshall Petty</i> Mark Zevanove, Agent 831-588-2089	\$225,000	2BR, 1BA, 2,788 Sq Ft allotment/1,224 Sq Ft Improvement. Located in the Riviera of the Park" where you get great sun, one must see this beautifully redone interior. From dual panel windows to beautiful new cabinets, the owners attention to detail stands out. Combined with central heat and modern kitchen, along with covered parking and lots of storage, this house is a bargain at \$225,000.
186 St. Bernard	<i>Roger Hanney</i> Contact: Dee Hanney 916-955-7293	\$95,000	2BR, 1BA, cabin in sunny area of Section 6. Approximately 1,080 sq fit of improvement on an approx 3,600 sq ft allotment. Cute layout inside with a separate one car garage.



PPMC MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<u>MEMBERS</u>			
<u>ASSOCIATE MEMBER</u>			
Jerrold Largin	09/29/2014	Greg Wheatley	284 Keystone Way
Wendee Thomasson	07/15/2015	Richard Sturgeon	276 Keystone Way
Naomi Downing	07/23/2015	C.R."Butch" Downing	592 Keystone Way
Zachary Russell Caldwell	07/24/2015	Sandra Caldwell	459 York Avenue
Eddi Brown	08/21/2015	Donna Strubhar	362 Eastern Star
<u>ALT. ASSOCIATE MEMBER</u>			
Nancy Eberhardt	08/01/2014	Douglas DuBois	189 St. Bernard
Christopher Unti	08/04/2014	Tina Unti	480 York Avenue
Gregory Schack	08/19/2014	Francis Freenor	161 St. Bernard
Angela Rodriguez	04/09/2015	JoAnn Houk	536 Council Street
Carol Karmakar	08/14/2015	Dana Hope	178 St. Bernard

**Mark Zevanove Presents:
5 Beautiful Paradise Park Properties
(831) 588-2089
BRE #00662936
Paid advertisement**

532 St. Ambrose Street Modern Home in sunny section of the Park. Forced air heat, garage tastefully converted to a bedroom, propane operated generator. 2 bedrooms plus den; 2 bath; dual pane windows, fireplace in living room.

\$249,000 Reduced to \$225,000



604 Keystone Way Anyone say Gingerbread House?? This 2 Bedroom plus den, 2 bath, approx. 1,300 sq. ft. charmer is dripping with character. Covered carport parking with storage. From the fireplace in the living room to the built-in seating in the kitchen, this is a must see!

Major Reduction to \$195,000

179 St. Bernard 2BR, 1BA, 2,788 sq ft allotment/1,224 sq ft improvement. Located in the "Riviera of the Park" where you can get great sun, one must see this beautifully redone interior. From dual panel windows to beautiful new cabinets, the owners attention to detail stands out. Combined with central heat and modern kitchen, along with covered parking and lots of storage, this house is a bargain at \$225,000.



407 Keystone Way In the heart of everything, next to the shuffleboard courts and across from the covered bridge, this 1BR, 1BA, approx 1,000 sq ft house needs a little TLC. It has beams in the living room, along with a fireplace. There is a family room that can be used as an additional sleeping room off the kitchen.

\$100,000



NEIGHBORHOOD SAFETY

Santa Cruz County Sheriff Non-Emergency.....(831) 471-1121
Santa Cruz County Sheriff Emergency.....911
Steve Polizzi (Cell Phone).....(831) 345-0879

In an emergency ALWAYS call 911 - Do NOT call the Manager, Office or your neighbors/friends, it will delay response to your emergency.



HAVE YOU TURNED IN YOUR INFORMATION??

MAY 2015 EMERGENCY CARD / CENSUS UPDATE

Rules & Procedures 19.01 states "A Census will be taken every five years to establish usage of each allotment."

The reasons for the Census are many:

- The ERT/Safety group relies on this information in order to appropriately handle any emergency calls. If there were a fire in a home, they need to know how many individuals could be inside.
- The Park must keep the County informed on full-time and part-time residents.
- The long-range planning of our community should keep track of the changing demographics of our Membership. Roads and infrastructure updates, water use and other vital decisions are made based upon this data.

Each membership will need to complete the form (the last page of this bulletin). Take time to complete all the questions, as this information is vital to the current operation and future planning of our Park. Should the form not be received by the end of June, there will be a personal follow-up to obtain the Census.

Emergency Card Information for PPMC

Park Address: _____

Member _____ Email Address _____

Spouse/Partner _____ Email Address _____

Associate Member _____ Email Address _____

Alter. Assoc. Member _____ Email Address _____

Park Mailing address _____ Park Phone _____

Mail Address of Primary Residence _____

_____ Other Phone _____

Assoc Member Address _____ Phone _____

Alter. Assoc. Member Address _____ Phone _____

Other Emergency Contact Name _____ Phone _____

Other Emergency Contact Name _____ Phone _____

Physician/Clinic Name _____ Phone _____

Medical special needs (Mobility, DNR, Special Medications, etc) : _____

Signature: _____ Date: _____

2015 Census for Paradise Masonic Club

Member's Name _____ Park Address: _____

Is Park home occupied full time? Yes ___ No ___ By the Member? Yes ___ No ___

If not the Member, who is the occupant? _____

Household census: List all persons living at Park address with age and relationship to you.

If Part-time resident, do you visit regularly seldom visit

of Dogs in residence _____ # of Cats in residence _____ Do you own a golf cart? _____

If full time resident, # of cars in family: _____ # of Parking spaces on your allotment: _____

Do you receive the bulletin electronically? _____ Would you like to? _____

Date: _____ Signature _____