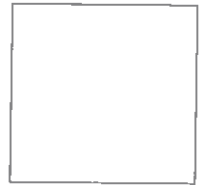


PARADISE PARK MASONIC CLUB, INC.

211 Paradise Park
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL



January 2016



Paradise Park Masonic Club

PPMC BULLETIN - January 2016

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 hope that the New Year is being kind and generous to all members. The Board voted to change the meeting schedule effective with the February 20, 2016 Board meetings. The Board will start its Executive Meeting at 8:15 AM and will meet until 9:25 AM at which point the Board will move to the Small Social Hall for the Regular Open Board Meeting which will start at 9:30 AM and run to completion at approximately 12 noon. The Board Members will then return to the Board Room where they will resume the Executive Board Meeting at 1 PM to 3 PM. When needed, the Board will resume an Open Board Meeting from 3:30 PM to 5:00 PM in the Small Social Hall for work on By-laws. Due to repeated acts of vandalism the bathrooms in the picnic grounds will be locked until Memorial Day weekend. Anyone using the picnic ground facilities will have a key to use the bathrooms for their event.

Another item of concern is that a number of dog owners are not cleaning up after their dogs have made a mess. The Park has provided a number of "doggy bag dispensers around the Park". The Board and the Management thought our members would use these bags in an appropriate manner to collect the "waste" and then deposit these bags in the nearest Park garbage can or take the bag home to their own garbage can. It was not expected that a member would place a filled bag on or near the Dispenser? Please be a responsible member and a good citizen of the Park and clean up after your pet (s). General garbage in the Park is becoming a problem again; a number of members or their guests are bringing their garbage to neighbor's garbage cans or Park garbage cans. Having Park garbage cans overflowing is not a pretty site or a job Park employees should have to deal with. Please take your garbage home when you or a guest leaves the Park. Another thought would be to join with a neighbor and share the cost of the garbage service. Once you have garbage service, you receive the recycling and green waste cans at no extra charge.

Message continues on the next page...



Harmony, Mutual Respect, Trust, Honesty and Cooperation are the backbone of any Masonic Society, Including Ours.

PRESIDENT'S MESSAGE - *Continued from previous page*

Two other areas of concern are; 1) The condition of the Ocean Street Extension Road. The Board is planning an appeal to the Board of Supervisors to have repairs made to this very necessary Road. Because of the weight limit for our Historic Covered Bridge most delivery, garbage, and propane trucks must use the Ocean Street Extension Road to service the 75 homes located in section 4. This road must also serve as an Emergency Exit Road for the entire Park if Highway 9 is closed for any reason or length of time. 2) The second area of concern is the condition of the San Lorenzo River. Years of forced neglect has allowed this River to become blocked with large logs and overgrown with vegetation both in the river and along the banks of the river. The Board met with a County Representative concerning the condition of the San Lorenzo River and the Boards fear of flooding this winter. It was explained that the necessary permits that would be required from the County, City, Fish and Game, Environmental Protection, the Army Core of Engineers to mention a few would run \$60,000.00 to \$80,000.00 a year, So further study is needed on this subject.

The Board is hoping that we can move to have our Bulletin sent electronically to the majority of members. Exceptions would be made for members that do not have Internet access. As I am sure all you know electronic communication and email is both time-saving and cost effective. It is estimated that if the vast majority of members receive their Bulletin electronically we could save approximately \$6000 a year in material and labor costs for your Park Bulletin. Please try to stay dry and warm during this hard Winter.

Steve, the Manager, will be opening the Social Hall when there are power outages so members can stay warm, use the kitchen if needed, and charge phones and other electronic devices until power is fully restored.

Fraternally,

Nicholas O'Donnell-President PPMC Board of Directors.

PRINTED BULLETIN NOTIFICATION

Beginning with the April 2016 PPMC Bulletin, we will be issuing printed copies only to Members who request a hard copy.

If you wish to continue to receive a "paper" bulletin, please notify the Park Office and we will add you to the distribution list.

Thank you,

Sandy Rauschhuber

PPMC Office Manager



Park Manager Report

by Park Manager, Steve Polizzi

El Nino hasn't been too bad, yet, but we're expecting much more rain throughout the season. If you see water pooling in the roadways, please call the Office or my cell phone (831-345-0879) so we can clear the drains in the area. With questionable cell service in the Park, please make sure to leave me a message – I check my voicemail regularly. The crew is trying hard to keep the streets clear of redwood feathers that clog our drains. So if we can all take a few minutes to clear the fronts of our allotments, it would help greatly!



Please make sure to pay special attention to President Nick's message this month – he covered several items I've expressed in Board meetings and bulletins over the past few months.

As always, if you have any questions or concerns, feel free to call the Office for assistance.

Steve

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.



PPMC SOCIAL EVENTS

REGULARLY SCHEDULED EVENTS

KNITTIN' KITTENS meet the **1st Monday** of the month at 10:00 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: ALL interested stitchers: Crochet, Embroidery, Knitting, Needlepoint, Quilting, Sewing (Other?) Is held on the **3rd Monday at the Social Hall from 11:00 am to 3:00 pm**; bring Brown Bag Lunch. For more information, call Sue Lovelace at 831/420-0501.

MEN'S CLUB meets on the **1st Wednesday** of the month at 11:30 a.m. in the Small Social Hall. For more information, call Fred Dunn-Ruiz at 831/426-6472.

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 usually meets on the **2nd and 4th Thursday** in the Social Hall from 4:00 until 6:00 p.m. See the Schedule of Events for specific time & date(s).

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

WINTER POTLUCKS are held the **3rd Saturday** of each month at the Social Hall beginning at 5:30 with social and dinner at 6:00. To volunteer to host a future Potluck, contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com **A host is needed for February.**

FEBRUARY

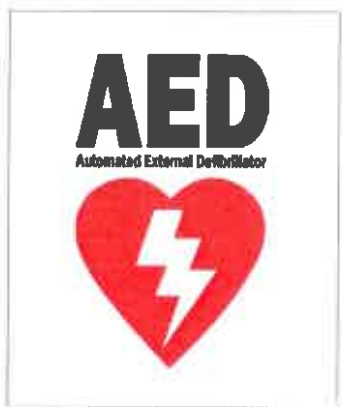
POTLUCK is SATURDAY, **February 16th**, at the Social Hall beginning at 5:30. **HOST NEEDED.** To volunteer to host a future Potluck, contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com Bring your own table service and a dish to share.

MARCH

AED/1ST TRAINING will be held on **Saturday, March 5, 2016 and Sunday, March 6, 2016** at the PPMC Social Hall. If you wish to be trained or get more details contact Dick Lovelace at dicknsue@pacbell.net or 831/420-0501 or Fred Dunn-Ruiz at dunnruiz@gmail.com or 831/426-6472.

POTLUCK is **Saturday, March 19**, at the Social Hall beginning at 5:30 with social and dinner at 6:00. This potluck is hosted Bob Charves and Don Hansen. Bring your own table service and a dish to share.





AED Training

(Automatic External Defibrillation)

Sponsored by

Confidence Lodge 110 and Paradise Park Masonic Club



For Further information or to
register please contact:

Fred Dunn-Ruiz
(831) 426-6472

E mail dunnruiz@gmail.com

**Training will be held at the Social Hall
in Paradise Park**

Saturday March 5th 2016

Cost \$25.00 per person

8:00 A.M.

*Priority registration for PPMC and Confidence Lodge members
other admitted if space available.*

Did you know that cardiac arrest causes 1,000 deaths a day?

Below find more facts about cardiac arrest and AEDs you may be unfamiliar with:

- Every year, cardiac arrest kills twice as many people as colon cancer, breast cancer, and prostate cancer combined.
- Cardiac arrest is NOT the same as a heart attack and can be caused by a number of factors including arrhythmias, electrocution, choking, drowning, and trauma.
- This means everyone, including children, can suffer cardiac arrest regardless of overall health. AEDs can be safely used on children with the help of pediatric pads.
- Cardiac arrest causes the heart to abruptly stop. The shocks administered by an AED restart the heart on a normal rhythm.

AEDs are able to read the heart rhythm of the patient. They will NOT shock someone who is not in cardiac arrest

Board of Directors OPEN Session Minutes – See Below Executive December 19, 2015

January 16, 2016
10:30 am – Small Social Hall

Roll Call: Silent. Present were President, Nick O'Donnell; Vice President, Lee Heathorn; Secretary, Lois Keithley; CFO/Treasurer, Ken Cox; Director-at-Large, Michelle Green. There were 15 members who signed in.

Opening Items:

Invocation given by Nick O'Donnell

Pledge of Allegiance led by Michelle Green

Executive Minutes read by Lois Keithley. See below.

Open minutes were unanimously approved.

Report from the Executive Sessions in December 19, 2015

Saturday, December 19, 2015, P. M. Executive Session

The meeting was called to order by Nick O'Donnell, President, on December 19, 2015 at 8:13 a.m. Lois Keithley, Secretary, Ken Cox, CFO, and Michelle Green, Director at Large, were present. Lee Heathorn, VP, was absent due to illness.

1.0 EXECUTIVE ACTION ITEMS

- (a) The Executive Minutes of November 21, 2015 were approved as read.
- (b) There were no corrections to November 21, 2015 Open Minutes.
- (c) The December Open Meeting agenda was reviewed.
- (d) There were 5 late additions to the December Open Meeting Agenda. Under Unfinished Business the following topics were added: Upstairs Office Apartment and Cardiac Hill Speed Bump. Under New Business the following items were added: Budget/Finance Committee Name, Ocean Extension Road and River Clean-Up.

2.0 CORRESPONDENCE

- (a) Incoming – **Two Members wrote** letters objecting to the membership application of a prospective member, **A Member** wrote a letter that she was paying her TADS in protest. **A Member** wrote a letter requesting a meeting with the Board to discuss the status of her membership. **A Member** wrote a letter to complain about the latest staking of a neighbor's allotment. They share a back allotment line.
- (b) Outgoing – None
- (c) Incident Reports – **A Member** reported seeing a black cat loose in the Park stalking doves and quail. **A Member** submitted thirty seven (37) pages of documents along with a letter objecting to the membership application of a prospective member.

3.0 MANAGER REPORT – Steve Polizzi was absent.

- (a) **A Member has** put a fence up on their allotment which is in the flood-way without proper county permits or a PPMC building package. Steve will handle the problem.
- (b) He wrote a letter to a **Member's** attorney concerning a **Member's** complaint about a neighbor's project. The County found no violations with that project.
- (c) He is working on a list of a **Member's** construction projects for Park's attorney.
- (d) He is working with the county regarding a **Member's** septic system failure.

4.0 INFORMATION

- (a) Members Pending List - Reviewed
- (b) Improvements for Sale List – Reviewed

The Board adjourned at 10:25 a.m. to meet with the membership at the open meeting in the small Social Hall.

Board of Directors Minutes - Continued from previous page**P.M. Executive Session**

The afternoon Executive Session was called to order by President Nick O'Donnell at 1:00 pm. Lois, Ken and Michelle were present. Lee Heathorn, VP, was absent.

5.0 APPOINTMENTS

- (a) 1:00 - A Member met with the Board to discuss her problems with a neighbor.
- (b) 1:30 - A Member met with the Board to request the Board to discuss the status of her membership.

6.0 DISCUSSION

- (a) **Accessibility & Accommodation** - There were no requests this month.
- (b) **Mary Snyder (OG&E/Davey Tree)** - At 8:30 a.m. Mary Snyder spoke with the Board about vegetation management. She explained that 19 trees in the York area had been singled out for trimming to an average of 30 feet above the high power lines. She needs the contract signed. The Board voted 4 to 0 to have Nick sign the contract.
- (c) **Employee Handbook** - The Board voted to approve the draft copy of the Employee Handbook with a small change and added that the date on the cover page be changed to December 19, 2015.
- (d) **Upstairs Office Apartment** - A motion was made by Ken Cox and Seconded by Michelle Green to make the up-stairs office apartment available to the manager if he or she chooses to utilize it. The motion passed 4 to 0.
- (e) **Budget Committee Title** - refer to Open Session
- (f) **Members' Dispute** - The Board cannot give one Member information about another member. The big issue is speeding in the park. This topic referred to Open Session.
- (g) **A Member's Complaint** - A Member complained that his neighbors leave trash around their improvement, and it is a health hazard.
- (h) **Pagers** - The Board discussed the possibility of getting rid of pagers. Further discussion will take place in the Open Session.
- (i) **Member's TADS** - Ken Cox reported that the issue with the county having the wrong parcel number for the allotment had been fixed by our bookkeeper.
- (j) **Water Use** - The Board discussed the PPMC water usage and the Water Conservation Committee's report. Michelle informed the Board that if the Park allowed for individual water meters and billed individual members that the Park would be designated a Water District and have to follow California regulations.
- (k) **Ocean Extension** - The question of where the Park's parcel boundary is with regard to the portion of the County's fire road at the back gate and the Ocean Extension was discussed in the Open Meeting. The Board is concerned with that part near the back gate that is sliding toward the river. Michelle will research our County map and report as to what the Park actually owns and where our responsibility starts.
- (l) **Quarterly Financials** - Ken made the motion that our financial statements be made available to our membership on a quarterly basis. Michelle seconded the motion. The motion was approved 4 to 0.
- (m) **Budget Committee** - At the Open Session Natalie Heer suggested that Ken meet with the Budget Committee to let him know what the over-site actions have been. He will report to the Board. Ken recommended delaying the discussion of changing the title of the Budget Committee to the Finance Committee until the decision is made on the assigned tasks.
- (n) **Accounting Policies and Procedures Manual** - Michelle informed the Board that our bookkeeper Nancy Benoit had written an Accounting Policies and Procedures Manual that specifically related to how the Park does business. Michelle agreed that the current manual up for Board consideration did not accurately reflect our Park's procedures and was out-dated. The Board agreed to put aside the proposed manual and have Ken report on Nancy's document before voting to adopt an Accounting Policies and Procedures Manual.
- (o) **Census Fines** - The Board decided not to waive the \$100 fine for Members who did not return the required 5-year census as required by our Bylaws. The Board did agree to offer a payment plan for those Members who requested one. There are less than 30 Members who have still not returned the census. The Board will be contacting these members individually to personally request that the form be completed and returned to the office.
- (p) **River Clean-Up Letter** - Nick will write a letter to the Chairperson of the Board of Supervisors with a CC to all the other supervisors that PPMC is requesting that they allow PPMC to use the same permit procedures granted to the City of Santa Cruz to also allow PPMC to have a bulldozer clean up the debris and bushes in our section of the San Lorenzo River to help keep the Park from flooding this winter.

Board of Directors OPEN Session Minutes - Continued from previous page

7.0 LEGAL

The Board discussed the three legal cases that are going on, a termination of a member and agreed on sending a letter to a Member's attorney.

The Executive Meeting was adjourned at 3:15 pm.

Respectfully submitted, Lois Keithley - BOD Secretary

Minutes of OPEN Session of January 16, 2016

Park Manager Report: Steve Polizzi (read by Office Manager, Sandy Rauschhuber)

1. Steve reported that the Christmas tree recycling area will close effective Sunday, January 24th.
2. Dog poop in Section 6 continues to be a big problem with used bags being left everywhere. If you see someone NOT cleaning up after their dog, please call the Park Office.
3. Bags of household trash have been found in the closed green waste sites recently and the trash/recycle bins at the Social Hall and Park Office have been overflowing with trash from other sources.
4. The bathrooms at the Picnic Grounds are now closed until Memorial Day after finding drug paraphernalia and human feces on the floor next to the toilet again and the bathrooms at the Park Office will be open only during business hours.
5. If you don't have parking available on your allotment, please be respectful and park where your vehicle isn't blocking a portion of the road, blocking signs, or creating blind turns.
6. River Clean-up: Kristen Kittleson with the County will be meeting with the BOD this afternoon (January 16th) to share information on the river.
7. Thank you to Andrew Almanza and Brian Ramos for their hard work.
8. Let's all review and abide by our Rules and Policies so we can all help make this place Paradise again this year!

President's Report: Nick O'Donnell

Nick reported that he has drafted a letter to the Board of Supervisors regarding the river, however he has put a hold on that communication until after the meeting with Kristen Kittleson. He is also working with Michelle Green on investigating our options regarding the Ocean Street Extension issue.

CFO/Treasurer's Report: Ken Cox

Ken reported that he is continuing to address, and is making headway, on accounts receivable. He is working with Walters & Kondrasheff to decrease the cost of our annual audit(s).

Director-at-Large Report: Michelle Green

Michelle reported that she has been working on determining the property line for the Ocean Street Extension. She has learned that Woods Cove owns the land from their houses to the river and on the other side (the "lawyer's house") the property is owned by John Schultz. The City owns the outlet.

She stated there is no such thing as a fire road, that Ocean Street Extension is a "county road" and that we have as much right to request repairs on Ocean Street Extension as we do for any other city/county road. We cannot make any repairs (fill potholes, etc) ourselves.

A discussion from the attending members regarding what we can do as a community to seek assistance took place and it was decided that a letter from our attorney putting the City/County on notice that the ignored erosion of this road is placing our members in a hazardous situation should be written. Lee Heathorn made the motion; seconded by Lois Keithley and passed 4/1 (Michelle Green would like to see a draft of the letter before it is sent). It was suggested by Carol Morgan that we encourage the propane companies, etc, that use the road also to communicate their needs to the City/County in conjunction with our contacting them.

REPORTS FROM COMMITTEES:

BUDGET: Natalie Heer: Verbal

The committee had a meeting scheduled for Tuesday, January 12th, but needed to be rescheduled due to members being ill/unable to attend. The next meeting is scheduled for Tuesday, January 19th.

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of January 16, 2015

REPORTS FROM COMMITTEES (continued)

BUILDING: Michelle Green for Leigh Wunce: Verbal

The committee will be meeting on January 27th to review the process and discuss any outstanding requests.

BYLAWS: Tim Heer: Verbal

Two items were addressed: a) Placing of building package and committee manual back into the PPMC Rules & Procedures; and b) Working of formal recommendation(s) to the BOD.

ORIENTATION: Natalie Heer: Written

The Orientation Committee met Thursday, January, 7th.

RECREATION COMMITTEE: Lois Keithley for Fred Dunn-Ruiz: Verbal

The committee met on Friday, January 7, 2016. Items of interest were:

A proposed budget of \$4,500 was created for Fiscal 2016-17. This has been forwarded to the budget committee.

The following items were mentioned as possible expenditures from the Recreation Reserve fund:

- A par course with 5-6 stations sprinkled about the Park
- New play structures, if the current cannot be repaired
- The installation of tennis backboards at the Section 4 courts

The following items were mentioned as possible new events to be sponsored by the Recreation general fund budget:

- An introduction to Pickle Ball with demonstration and instruction on Sunday of the Memorial Day weekend. More later.
- Having monthly dance lessons and dance. It could possibly be an hour of instruction on some type of dance, followed by time to just dance. Music could be records or with a D.J.

Other items to announce are:

There is a potluck tonight hosted by Holly Swanson & Janice Fleming.

We are in need of hosts for the February Potluck and the March Egg Hunt. To volunteer to host the potluck, contact Donna Sorenson or to host the Egg Hunt, contact Fred Dunn-Ruiz.

WATER: Bill Beighe: Written

Committee Recommendation to the BOD January 2016

Authorize up to \$4,000 towards replacing all Park common area toilets before June 1, 2016 that use more than 1.6 gallons per flush (gpf) with units that conform to Santa Cruz County regulation that calls out Water Sense maximum 1.28 gpf. Exact unit selected, permitting costs and potential rebates will affect the ultimate actual cost. The Park has an estimated 15 common area toilets, some of which already only use 1.6 gpf and do not to be replaced others use in excess of 1.6 gpf and those are the primary target. Lee Heathorn suggested the BOD wait on the approval of this request until Steve Polizzi has opportunity to investigate cost for permits.

Implement a process that assures the County Santa Cruz County Code 7.69 is followed upon transfer of improvements that requires the seller to upgrade fixtures following the Santa Cruz County - Low Consumption Plumbing Standards - Toilets: 1.28 gallons per flush (Existing 1.6 gallon per flush toilets do not need to be retrofitted); Showerheads: 2.0 gallons per minute. The Water Committee offers it's assistance with creating the needed form and process.

Approve up to \$4,000 towards the acquisition of 2 three thousand gallon rainwater collection tanks and associated parts to properly install rainwater collection and distribution to benefit the garden and outdoor common area around the office. Estimate based on quote from Scotts Valley. Effort to be supervised by Park Manager and Water Committee with additional labor contributed by volunteers. Valuable only if the BOD approves to outdoor and garden water restriction similar to 2015. Based on roof size and rainfall estimates if we get these in place by early-February we will collect 6,500+ gallons of rainwater that could take care of 100% of garden and other outdoor use mentioned above.

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of January 16, 2015

WATER: Bill Beighe: Written - Continued

Informational item: 2016 Ad hoc water committee schedule. Once a month always at 4:00 pm in SSH or SH. Feb 8, Mar 7, April 4, May 9, June 6, July 11, August 8, Sep 12, Oct 3, Nov 7, Dec 5.

Informational Item: City of Santa Cruz Rain Barrel Discount Program <http://rainbarrelprogram.org/santa-cruz> . These are the 50 gallon Ivy Rain Barrels for household use. Expect early sell out so act quickly. Purchase on-line – Where it asks for your water account number enter your phone number. City also requests you enter your street address in the "ship to" on the order form. We have talked to the city and tested this approach and it works.

December Recommendation to the BOD – waiting on approval

The committee moved, seconded and passed a motion to recommend to the Board that on a specific date in January members will be asked not to use any water between 3 and 4 am. Now propose January 28 at 3 to 4 am.

Goal is to measure this one hour to attempt to determine how much is leaking / wasted vs. how much is being intentionally used. This is an important first step to identifying water use/waste and will help inform us as to future action needed. Lois Keithley made the motion to approve this project; seconded by Ken Cox; approved 4/1.

NEW BUSINESS:

1. Lois Keithley moved to table the requested committee change from Budget Committee and Oversight Committee to a blended "Finance Committee;" Michelle Green seconded and the motion passed unanimously. Michelle opined that having an outside accountant reconcile the bank statements would likely reduce the cost of our annual audit. Bob Morgan stated that this change would require a Bylaw change.
2. Lee Heathorn discussed the Social Hall being opened in advance of scheduled events/meetings and a discussion ensued about accountability and security.

The Open Meeting was adjourned at 12:55pm.
Respectfully submitted by Sandy Rauschhuber, Office Manager



CALENDAR OF EVENTS

February

- 1 - Knitten Kittens SSH 11:30am
- 2 - Coffee SSH 9:00am
- 3 - Men's Club SH 11:30am
- 9 - Coffee SSH 9:00am
- 11 - Wine & Cheese SH 4:00pm - 6:00pm
- 15 - Stitch & Munch SSH 10:00am
- 16 - Coffee SSH 9:00am
- 17 - BINGO! SH 7:00pm
- 20 - BOD Meeting SSH 9:30am
Potluck SH 5:30pm
- 23 - Coffee SSH 9:00am

March

- 1 - Coffee SSH 9:00am
- 2 - Men's Club SH 11:30am
- 5 - AED Training SH 8:00am
- 6 - AED Training SH 8:00am
- 7 - Knitten Kittens SSH 11:30am
- 8 - Coffee SSH 9:00am
- 15 - Coffee SSH 9:00am
- 16 - BINGO! SH 7:00pm
- 17 - Wine & Cheese SH 4:00pm - 6:00pm
- 19 - BOD Meeting SSH 9:30am
Potluck SH 5:30pm

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.
512 Courtesy Lane	Phyllis Green Mark Zevanove, Agent 831-588-2089	\$449,500 Sale Pending	Wow! This is a must see. Large home on the river with no history of flooding. Great floor plan with views of the river from the house and the large deck. The beautiful spacious living room has a massive stone fireplace with windows and doorways to the deck. The kitchen is modern with tile, a dishwasher, stove/oven range. The house has a generator that runs off the propane tank for easy use. There is also a modern security system. Downstairs there is a huge game room next to the large under house parking. Workshop downstairs.
532 St. Ambrose	Ted Keller Mark Zevanove, Agent 831-588-2089	\$225,000 Sale Pending	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			
289 The Royal Arch	Andrea Ames Allan Melikian, Agent 831-588-4901	\$234,500 Sale Pending	2BR+Office, 1 ½ BA, Very Large, usable lot. Lots of storage, garage, newer roof, septic. Financing possible. Inspection reports available. Call Allan to see.
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>
385 Hiram Road	Brantly Sandretti 831-713-5829 (home) 831-331-5217 (cell)	\$239,000	Updated 2BR, 1BA home, sunny allotment, fenced backyard, wrap around deck with hot tub. Remodeled bathroom with double pane windows throughout home. New hardwood floors in kitchen and living room. Carpeted bedrooms. Detached carport. Detached 112 sq. ft. storage room. Pantry and laundry room inside home. This is a modern home that is turn-key ready.
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.
405 Consistory	Greg Bishop 209-202-7286	\$155,000	Diamond in the rough!! 1 BR, 1 BA with lots of potential, well located in Section 2. Well appointed kitchen with fireplace in the living room. Needs some TLC.
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!
SECTION 4			
616 St. Augustine	George M. Saam 423-1778 or to see T. Anand 420-1008	\$332,000 Sale Pending	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)	\$429,000 Price Reduced 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.

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 4 (continued)			
646 St. Augustine	<i>Becky Laskey</i> 831-419-4631	\$450,000	REDUCED! 2 bedroom/2 bath with jetted tub. Newer deck, roof & kitchen appliances. 3 levels, including loft. Garage parking for 2 cars with additional spaces in front. Laundry, ample storage and workshop in basement. Meets County Codes. All offers will be considered. Asking \$450,000.
SECTION 6			
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	2 BR, 1BA, 2,788 Sq Ft allotment/1,224 Sq Ft Improvement. Located in the "Rivera of the Park" where you get great sun, one must see this beautifully redone interior. From dual pane 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 Sale Pending	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>			
Rebecca Laskey	11/10/2015	Greg Laskey/Seller	646 St. Augustine
Gary Lea	12/16/2015	Phyllis Green	512 Courtesy Lane
Thornton Davidson	12/21/2015	Andrea Ames	289 The Royal Arch
Tom Hostetler	01/04/2016	Carolyn Hillberry	440 York Avenue
Charles Chestnutt III	01/12/2016	Ted Keller	532 St. Ambrose
Clora Johnston	01/25/2016	Kevan King	168 St. Bernard
Ted Langford	01/25/2016	Jim Utter	594 Keystone Way
<u>ASSOCIATE MEMBER</u>			
Jerrold Largin	09/29/2014	Greg Wheatley	284 Keystone Way
Jennifer Hostetler	12/21/2015	Joanna Hostetler	645 St. Augustine
Karina Newton	12/28/2015	Gary Newton	280 Keystone Way
Diane Dillard	01/04/2016	Donald Ziegenfuss	340 The Royal Arch
<u>ALT. ASSOCIATE MEMBER</u>			
Carol Karmakar	08/14/2015	Dana Hope	178 St. Bernard
Sarah Dell'Aquila	09/22/2015	Karen Friedman	126 Keystone Way
Ryan Duty	10/02/2015	Julie Radder-Duty	531 St. Ambrose
Chandra Thompson	10/15/2015	William Thompson	147 St. Alban

**Mark Zevanove Presents:
3 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.

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

179 St. Bernard

2 BR, 1BA, 2,788 Sq Ft allotment/1,224 Sq Ft Improvement. Located in the "Rivera of the Park" where you get great sun, one must see this beautifully redone interior. From dual pane 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.

Offered at \$195,000



512 Courtesy Lane

Wow! This is a must see. Large home on the river with no history of flooding. Great floor plan with views of the river from the house and the large deck. The beautiful spacious living room has a massive stone fireplace with windows and doorways to the deck. The kitchen is modern with tile, a dishwasher, stove/oven range. The house has a generator that runs off the propane tank for easy use. There is also a modern security system. Downstairs there is a huge game room next to the large under house parking. Workshop downstairs.

Offered at \$449,500



BUYER NEEDS: Can put 10% down and make monthly payments of \$2,200 - Price Range is up to \$250,000

Licensed since 1978 with over \$250,000,000 in sales - Servicing Paradise Park Masonic Club and all of Northern California

Since June 2011, Mark Zevanove has sold the improvements at the following addresses:

190 St. Bernard	703 St. John	265 Keystone	182 St. Bernard
140 St. Alban	183 St. Bernard	679 St. Paul	585 Keystone Way
116 Keystone Way	252 Keystone Way	645 St. Augustine	113 Keystone Way
652 At. Augustine	284 Keystone Way	699 St. John	422 Joppa
184 St. Bernard	417 Joppa	463 York	462 Eastern Star
169 St. Bernard	383 Hiram	159 St. Victor	145 St. Alban
505 Amaranth	604 Keystone Way		

These sales have generated \$130,000 for the Park in initiation fees