

Paradise Park Masonic Club



PRESIDENT'S MESSAGE

The January Board Meeting brought to us another new Member:
Welcome to Charles Calvin Buchanan who purchased 182 St. Bernard St.

In the near future you will see work being performed to bring our water system up to Santa Cruz County code for fire protection. The work will require installing new fire hydrants in various locations. If we do not bring our fire protection up to county code, the county will no longer give final clearance to any permits for new buildings or remodeling. The work will begin on St. Alban and St. Bernard and should get started within a month.

Included in this Bulletin is a letter from "The Committee to Study the Feasibility of Developing the Castle Property." PLEASE READ IT! This is a project that we must proceed with now. In order for anyone to build on the Castle Property the property must be sub-divided. If we plan on building on, or selling the Castle Property, we must act now. At this time we have only the present developer of the Cowell property to contend with. After the homes under construction are occupied, we will have 60 homeowners (probably 120 people) to deal with - a much more forceful group. We feel the new homeowners might dislike Paradise Park using our given easement through their property and could act to try to prevent this. Once our Castle Property is sub-divided, THE MEMBERSHIP WILL VOTE TO DECIDE IF THE CASTLE PROPERTY SHOULD BE SOLD OR RETAINED AS PARK PROPERTY.

There are many additional documents regarding this committee report. These documents are available in the Park Office for you to review. In addition, you are welcome to contact any Board Member to discuss the Castle Property. Also, Jim Wells, who has been working hard to secure accurate information on this matter, is an excellent contact for further explanation. Jim Wells can be reached at 831-426-3040.

Thanks, Jim Wells, for all your work!

The date for the John Mancini lawsuit against Paradise Park has been changed to Thursday, February 18, 1999, 1 pm at 701 Ocean Street, Santa Cruz. If you wish to attend, you are welcome. Your full Board of Directors will be there to represent the Park's interest.

continued...

We have been told that Ralph (who in the past was responsible for several break-ins and is permanently banned from Paradise Park) has been seen in the Park. He apparently has visited or has stayed with a Park Member. No Member should allow Ralph into his/her home. Any Member doing so is personally responsible for Ralph's actions as per Paradise Park Bylaws. If you have seen Ralph or have information to assist us in this matter, please call the office ASAP. We are continually concerned about the security of the Park and want to make sure we keep on top of this issue.

Paradise Park's Member of the Month for February is Claudia Fikes. Claudia's presence in the mail room has been exemplary and very needed. She spends many volunteer hours sorting mail so that Members receive daily mail in a timely fashion. We could not do without her services and greatly appreciate her dependability.

RECREATION REPORT

The Board of Directors voted to set aside funds from the Recreation Fund to assist in supporting the "Adopt-An-Area" project. These funds can be used to the volunteers to purchase various needed items (plants, flowers, rock or tan bark ground covering, edging rocks, etc.) to beautify their chosen area. Manager approval must be sought before purchases can be made. I am very pleased with the response to the Adopt-an-Area project. It just goes to once again show me that Paradise Park could not exist without our wonderful and generous volunteers. They truly make a difference! Please see list of volunteers and their chosen areas included in this Bulletin. If you wish to volunteer, we still have areas needing attention.

The Tennis Court in Section 4 will be sporting an asphalt apron on three sides before the summer season. This is being done to preserve the condition of the court which is constantly plagued with rocks from outside ground covering. The cost for this is being paid by the Recreation Fund. For any new comers, the Recreation Fund exists because of donations and proceeds from many of the Park's money-making events throughout the years (Flea Market, Ducky Regatta, food sales during Labor Day, clothing sales, as well as various donations).

A new piece of playground equipment purchased over a year ago has finally arrived and is ready for installation. It will be placed in the children's area at the front of the Park and should be installed in the next few months depending on weather conditions. Again, this is a Recreation Fund purchase.

I hope you already know the Valentine's Day Dance was canceled due to Lloyd Ames' inability to fire a disc jockey for this busy night. Lloyd continues to investigate the possibility of having a Memorial Day Dance. He needs volunteers to assist, so call Lloyd if you can help.

Note: After a brief hiatus the Park Pot lucks will resume in February in the Social Hall. As usual, they will be held on the 3rd Saturday of the month. See you there!


Bob Sand
President & Recreation Director, PPMC

January 1999

From The Boardroom...

We have received many comments from members in favor of printing a summary of Board meetings in the Bulletin. Accordingly, we are including this summary of our most recent meeting.

Some Background Information: Your Board of Directors meets once each month, generally on the 3rd Saturday. We begin our meetings promptly at 7:30 a.m., work through lunch, and adjourn only after all business is completed, usually between 2 p.m. and 4 p.m. An agenda is prepared prior to each meeting. Agendas always follow the same format. Any member who would like to meet with the Board should speak with the Manager. He'll try to put you on the agenda and to set aside time for the Board to meet with you and discuss whatever issue or issues you wish to discuss.

Summary of the Board of Director's Meeting of December 19, 1998

- **Minutes.** Approved minutes from prior meeting.
- **Treasurer's Report.**
 - ✓ Vera reported that budget items appear to be on track and that totals should work out well.
 - ✓ Budget committee will meet in January. Discussed SBA loan funding, bookkeeping for SBA loan projects, and how certain expenditures were charged.
 - ✓ It was regularly moved, seconded and carried that the Club refuse to accept third party checks.
- **Correspondence, New & Unfinished Business.**
 - ✓ It was regularly moved, seconded and carried that the proposed fence around the Section 6 play area not be installed and that a landscaping alternative be investigated instead.
 - ✓ Received a letter from a member concerning skateboarding outside designated area.
 - ✓ Reviewed actions with respect to a member who has two allotments.
 - ✓ Approved a member's tree removal request.
 - ✓ Reviewed issues concerning septic systems and leach fields. Approved a member's request that a leach field extend slightly into a street.
 - ✓ Discussed cluster mailboxes.
 - ✓ Use of new recycling containers officially starts January 4, 1999.
 - ✓ Reviewed our policy on Masonic Homes and sales of allotments. Board is continuing to work on this issue.
 - ✓ Board has asked Manager to confirm that a new "walking" easement has been granted the Club by Standard Pacific.
 - ✓ Board reviewed and discussed a draft equal employment opportunity/sexual harassment policy.
 - ✓ It was regularly moved, seconded and carried in a telephone vote that the Directors of the Club be authorized to represent the Club in the small claims action filed by John Mancini.
- **Interviews.**
 - ✓ The Board heard from a member who was very concerned about a number of issues, including the poor condition of some allotments, many people living here who are not members, members' renting of their allotments in violation of the Club rules and general poor condition of the Park. Among other things, the Board assured the member that it would take swift and decisive action against any member who violates the Bylaws or Rules of the Club.
 - ✓ The Board heard from a person whose family had been a long-time member of the Club but whose mother had not named this person to a membership category before the mother's untimely death. The Board was asked to waive the initiation fee. The Board discussed the matter and, while sympathetic to the issues and concerns expressed, concluded that the Bylaws were clear and unambiguous in this area and that no waiver could be made.
 - ✓ The Board heard from member Jim Wells who reported on his investigation and examination of the feasibility of developing the Castle Property. Jim acted as an independent fact-finder and investigator. In that role, he provided the Board with an extensive report on the Property, giving the Board exactly the information it needs to assess the situation. The Board expressed its thanks to Jim and to Doug Hipsley for their hard work and dedication to the Club on the important issue of the Castle Property. *[Note: A complete report on the options for the use of the Property will be forthcoming].*
 - ✓ The Board welcomed three new members.
 - ✓ The Board discussed with a member maintenance on a portion of a road that serves only the member's allotment.
- **Manager's Report.**
 - ✓ Scott reported on sales, delinquent accounts & payment schedules for such accounts. *[NOTE: The Board and the Manager are pleased to once again report that delinquent account balances are very, very low. Again, our thanks to all the members who diligently pay their TADs on time]*
 - ✓ Final inspection was made on the Blum slide area.

- ✓ Final inspection was made on the Exit Road area.
- ✓ Work is continuing on the 198-200 Keystone area.
- ✓ Jute cloth covering for Crypt Lane area necessary.
- ✓ Drainage projects approved: St. Alban, 198/200 Keystone, Crypt Lane, Exit Road @ Highway 9.
- ✓ Cost estimates for outsourcing of certain routing work are being gathered by Manager.
- ✓ Mosquito abatement effort will be explored by Manager and Assistant Manager.
- ✓ The Board declined to review building plans submitted by a member because the plans did not show tree locations. *[Note: Members are reminded that the Tree Rules require all plans to show the locations of major trees before such plans are submitted to the Building Committee].*
- **Tree Issues.**
 - ✓ The Board reviewed several requests for removal. The Board asked several members to consult with an arborist before any decision would be made. As a general policy, the Board will not allow tree removal until each Board member has had the opportunity to personally look at the tree. Several requesting members were asked to specifically identify each tree for which a removal/trimming request is made.
 - ✓ Members are reminded that when they file a tree trimming or removal request, that they mark the subject tree or trees in a distinguishing manner so that Tree Committee members, the Manager or Board members investigating the request can easily and quickly determine which trees or trees the request applies to. Members should mark the tree or trees with colored tape or other, similar marking.
- **Emergency & Safety Incident Reports.**
 - ✓ Three reports were received.
- **Recreation.**
 - ✓ Planning is underway for "The Big One," the 75th anniversary party!

If you have any questions about this information, or about any aspect of the operation, maintenance or governance of our Club, please contact any Board member. Although Directors have a specific title, any Director will be happy to answer questions on any topic. We would be happy to hear from you!

Bob Sand, President & Recreation Director	(650)589-6684	Vera Reinstein, Treasurer	(510)447-2137
Jacob Koff, Vice President	(415) 587-7183/Home (415)781-2665/Office	Norm Brown, Director-At-Large	(831)427-2657
Jim Langford, Secretary	(831)427-3079	Scott Snyder, Manager	(831)423-1530

MANAGER'S REPORT

To Members who borrowed animal traps or medical items and are no longer using them: Please return them to the office so they can be made available to others who need them. If these items are still in use, let the office know.

Thank you, Mr. Downing, for the donation of a complete fire suit.

If you would like to have a your house key in your Membership file for emergency purposes - bring one to the Office.

Note: PPMC crew does not handle any type of hazardous waste, oil, latex paint, or all other paints. Please be sure to dispose of your hazardous waste properly. Our crew has been unnecessarily exposed to dangerous articles and materials. If you have hazardous waste of any kind to dispose of, please consult your telephone directory to arrange for a home pick up. A fee is charged for this service.

NO FIRE ASHES IN YARD WASTE AREAS. PLEASE

Thank you for your patience while the entrance road is under construction. It should be finished by March 1, 1999.

ADOPT AN AREA VOLUNTEERS 1999

Green Swings & Shuffleboard	Bob Sand & Barry Brown
Office Play Area	Debbie Arzuni & Heather Pruneau
Entrance Guard House	Leo Rundell
Bunker Foundation (York Ave.)	Judy Gloeckler
Recycling Centers	Sue and Phil Kaplan
Road side area of Office Tennis Court and Playground	Stan Smith
Book and Mail Room Area	
Playground at Entrance	
Beach Picnic Bench Area	
Tennis Court Play Surface	Anonymous
Section 4 Playground & Driving Range	
Planted Island in Front of Office	

Any suggestions of areas to maintain or beautify, please let me know. New volunteers always welcome.

Bob Sand 650-589-6684

THE COMMITTEE TO STUDY
THE FEASIBILITY OF DEVELOPING
The CASTLE PROPERTY
155 Paradise Park
Santa Cruz, Ca
Phone 831)426-3040

Mr. Bob Sand, President
Paradise Park Masonic Club
211 Paradise Park
Santa Cruz, CA 95060

December 10, 1998

Subject: Castle Property Development

The Castle Property is 3.10 acres located above the end of Shrine Way. The road, at one time, extended all the way to Peyton Castle site. Slides have completely destroyed the upper portion of the road. Only a very narrow path remains. The County will not allow the road to be rebuilt because of the steep grade and slide conditions that exist.

The only other access to the Castle Property is a 16' easement established by agreement, dated June 10, 1993 between the Cowell Foundation and Paradise Park Masonic Club. The 16' easement is between the Cowell subdivision lots #33 and #34 and along Henry Cowell Drive to Graham Hill Road. This easement can only be used for ingress and egress and for utilities serving the single family detached homes on the Castle Property.

The committee studied the feasibility of Paradise Park Masonic Club creating (2) two new allotments for single family detached homes under the existing P.U.D. We found the following:

1. Under the easement agreement, homes built on the Castle Property will have to meet the design guidelines currently established by the Cowell subdivision developer.
2. Under this restriction, homes built would have to cost \$450,000 and up. They would be under the same restriction of sale as designated in the current By Laws of Paradise Park. This would be a very unattractive investment.
3. Paradise Park would be required to install a fire hydrant on the property, because it is over 150' from Henry Cowell Drive.
4. Paradise Park would have to pay to bring all utilities and easement roads to the homes.
5. Paradise Park will be required to get septic tank permits

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6. Paradise Park would be required to pay .032 % of all costs of maintaining Henry Cowell Drive and its drainage system for as long as the easement is used.
7. Paradise Park would have to pay for liability insurance covering Cowell subdivision for as long as the easement is used.
8. Paradise Park would not be able to provide services to these (2) two allotments because of the distance from the rest of the Park.

Having considered the above facts, the committee recommends that Paradise Park NOT DEVELOP the Castle Property as allotments under the existing P.U.D.

The committee then studied the feasibility of developing the Castle Property for sale to other developers.

On October 27th we met with Martin Jacobson, Principle Development Planner for the County. We asked him the following questions and he answered as noted below:

1. Can you think of any reason why we might not get a minor subdivision of the Castle Property approved?
Answer: He didn't see any reason we could not.
2. Do you think that we could get permission to connect to the sewer lines in Henry Cowell Drive?
Answer: NO! Because the Castle Property is not in the Suburban Sewer District. We will be required to get the County Master Plan revised to include it. He said this would be very expensive and doubted that we would be successful in the end. He recommended that we consider septic tanks and referred us to the Health Service Agency. Before we left his office he gave us a list of all requirements to secure a minor subdivision.

We went immediately to the Health Service Agency. There we met with Mr. Rafael Sanchez and Mr. Rick Jones. They were very encouraging and told us to get the Property surveyed, show the location of improvements, septic tanks and leech fields. If there is not a percolation test on the property we must get one and have it approved. Neither of them thought that we would have a problem since there is over one net acre per lot.

They provided us with a list of Engineers acceptable to the County for doing this type of work. Upon checking the list we recognized the name of Ifland Engineering who has previously done work for Paradise Park. We called Ifland engineering and were referred to Mr. Glen Ifland as the specialist in Subdivisions. He had been the Civil Engineer for the Cowell Foundation and had prepared the maps submitted to the County

to secure their Preliminary subdivision Approval. We found him to be very knowledgeable of the Castle Property. He had surveyed it for the easement agreement between Cowell Foundation and Paradise Park dated June 10, 1993. Mr. Ifland submitted a proposal for the time and material required for the preparation and approval of a tentative land subdivision map. The committee had some further questions to ask Mr. Ifland so we made an appointment to see him on 11/17/98. We asked questions and received answers as noted below:

1. What was our chance of getting a minor subdivision approved?
Answer: He thought chances were excellent for getting approval of a (2) two lot minor subdivision.
2. Would his plan meet all requirements of the Fire Dept. for turn arounds, fire hydrants, etc.?
Answer: Yes.
3. Would the 16' easement for ingress/egress be a problem?
Answer: While the 16' easement does not meet County requirements, he felt the County would approve it because they had approved the Cowell Subdivision showing this easement to the Castle Property.
4. How many lots did he think we could get?
Answer: Only two, because the County requires (1) one net acre for lots having septic tanks. We only have a total of 3.10 acres. After deducting roads etc. from this we would have less than the net (3) three acres we would need. Also the 16' easement for ingress/egress limits the property to two sites.
5. Did he see any problem with getting a septic tank permit?
Answer: He thought we could get a septic tank permit. We will exceed the (1) one acre minimum required for septic tanks. He said that he would check to see if any "perk tests" were made on the adjoining Cowell lots and if the County would permit us to use them. If not we would have to get a "perk test" made. He estimated the cost to be \$1,500.00.
6. Would a fire hydrant be required?
Answer: There would be a requirement for a fire hydrant on the property because it is 188' to Henry Cowell Drive. One is required every 150'.
7. Did he think septic tanks instead of Public Services would reduce the value of the property?
Answer: Yes. Buyers in this price range prefer not to have to consider possible problems with septic tanks.

8. Do you think that the requirement that homes built on the Castle Property meet the same design guide lines as those in the Cowell subdivision, will affect the value of the Castle Property?

Answer: Some.

9. When would the easement road and road to the homes, fire truck turn around and fire hydrant actually need to be installed &/or bond posted?

Answer: Not until the Final Minor Subdivision Map approval is requested and recorded.

After Mr. Ifland had answered all our questions, we thanked him for his time and help. We told him that we would submit his proposal to our Board of Directors for their consideration.

The next step for the Committee was to determine the Fair Market Value of the Castle Property.

1. We met with Mr. Mark Sowlakis of Coldwell Banker Realtors and provided him with all the information we had on the Castle Property. Then we took him on a tour of the property, walking over it with him. We asked if he could provide us with a few market comparisons as to the value of our lots. (Copy of appraisal attached.)
2. In the Real Estate Business is that value is determined by Location! Location! Location! We called Mr. Gene Costa of Standard Pacific to see what price homes they are going to build on the Cowell property. He said in the range of \$700,000 to \$1,000,000.

Based upon the information gathered, the committee used the following steps to determine the value of the Castle Property.

1. Comparative Method

Comparing the Castle Property to the sale of properties that have sold in similar locations (provided by Coldwell Banker Realtors) it appears to have a value of between \$250,000 and \$325,000 per lot. (See Attached.)

2. The Percentage Method

The value of a lot is usually 25% to 30% of the total selling price of the house and lot. The price range of homes being built in the Cowell subdivision is between \$700,000 and \$1,000,000. That means the value of a lot with a home selling for \$700,000 at 25% is approximately \$175,000. At 30% the value would be \$210,000 per lot. With a \$1,000,000 home on the lot at 25%, the value would be \$250,000, at 30% \$300,000.

Using these two methods the value of the Castle Property is between \$250,000 and \$335,000 per lot when developed.

Next the committee decided we should check the legal requirements for separating the Castle Property from the Paradise Park Masonic Club's P.U.D. We made an appointment with Catherine Rodoni, Attorney for Paradise Park. We asked her if there would be a legal problem with this separation. She said she couldn't see a Problem. She would need to see the P.U.D. permit to be sure. We got a copy at the office for her. Her reply is attached.

Based upon information developed, the committee recommends the following:

1. The property be subdivided into two lots in accordance the Tentative Land Division Map.
2. The property be placed on the market for sale at a price not less than \$500,000.
3. That the Board of Directors place the following on a ballot for vote of the membership."TO APPROVE THE SALE OF THE 3.10 ACRE CASTLE PROPERTY AND TO AUTHORIZE THE BOARD OF DIRECTORS TO SELL FOR NOT LESS THAN \$500,000, SUBJECT TO THE FOLLOWING CONDITIONS."

After deducting all cost of sale including:

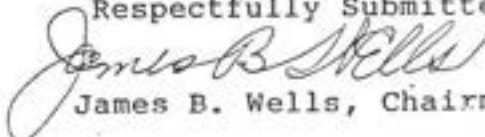
- (A) Cost of subdividing including any fees to County, Attorney, Engineering Costs, Etc.
- (B) Amount requested by Small Business Administration to release the Castle Property from the lien they have against all Paradise Park property.

The balance of proceeds from sale to be placed in a separate account and used only for the following: Capital Projects or Serious Emergency.

- (A) Major Road replacement or repair.
- (B) Installing a Public Sewer System
- (C) Installing a Natural Gas System
- (D) Replacing Present Water System
- (E) For any unseen emergency

The vote would require over 50% of the membership voting, to approve any project. Before funds can be dispersed from this account. The funds must be deposited into a U.S. Government guaranteed fund and the estimated interest of \$30,000 to \$36,000 per year will be deposited annually into the General Fund of the Paradise Park Masonic Club.

Respectfully Submitted,

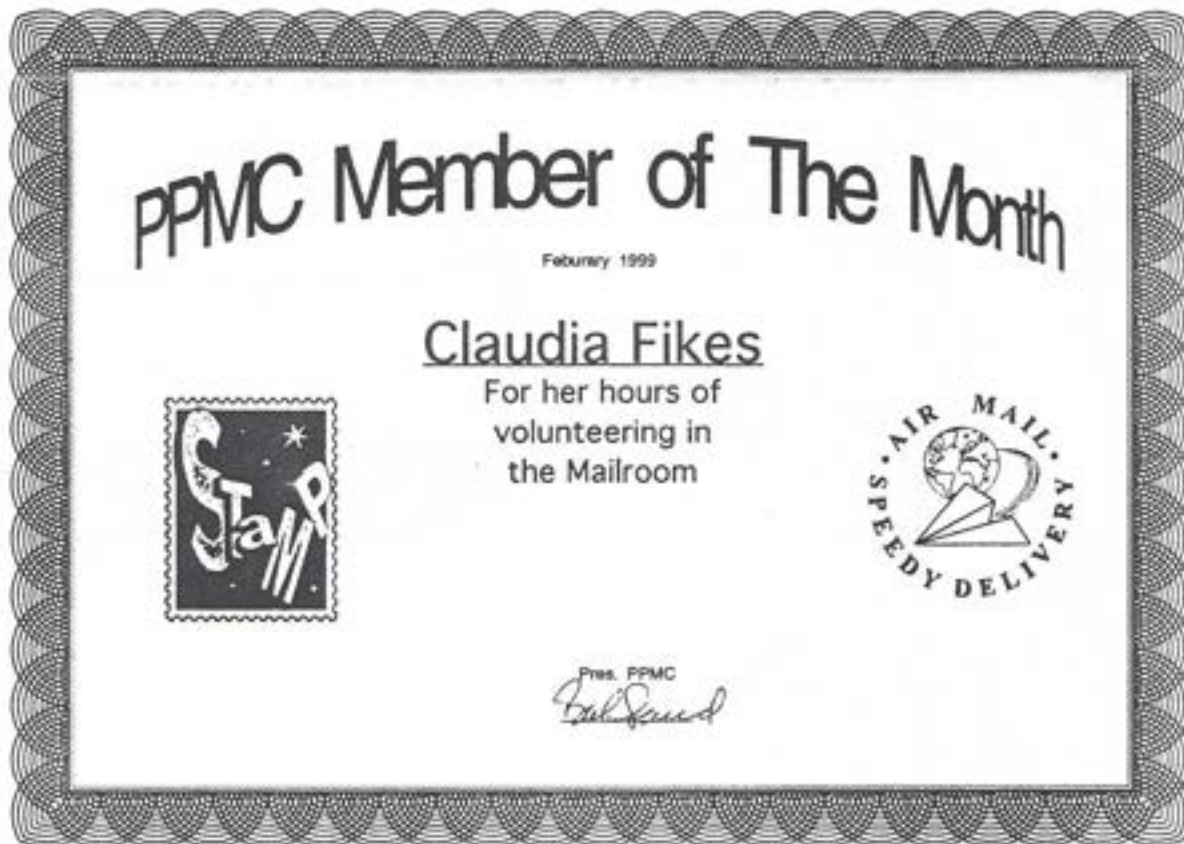

James B. Wells, Chairman

Please note:

Another idea for the use of the proceeds from the Castle Property if the Membership chooses to sell:

The interest from the proceeds from the sale be placed in a separate capital improvement account to be spent only for capital improvements of our inner structures such as roads, streets, drainage, buildings and the such.

That the Board of Directors appoint a committee made up of one Member from each section to assist in prioritizing capital improvement expenditures. This committee will be required to develop a 3 year plan for capital improvement expenditures and submit suggestions to the Board for their approval prior to the January meeting of the Board of Directors each year. This plan cannot be over 3 years in length. We will have 3 years to use such money for capital improvements or invest it, or we will have to pay taxes on it.



MEN'S CLUB

Should I buy long-term care insurance or would I prefer crisis management? Our December speaker, Barbara Hanson, interestingly and thoroughly covered these two general questions along with specific facts and figures relating to the subject. Not everyone needs long-term care insurance. On the other hand others may need it but can't get it because their health situation has deteriorated to the point where they are unable to qualify. Chef Bob Biendle helped promote our good health by serving us a nourishing and taste lunch. Our scheduled speaker for February 3 is Jeff Almquist, county supervisor, who was recently elected chairman of the Board of County Supervisors. This will be an opportunity to get some answers to the political questions that you may have on your mind. On the other side of the coin, you may have some answers for Jeff in relations to county affairs. Chef for the day will be Gus Gladding who promises a good meal.

Mark your calendar for Wednesday, February 3. Good talk, good food, all for \$4.00. Be there.

Carl Christenson
President
Men's Club

SMITH Clementina Plummer— In Santa Cruz January 11, 1999. Born in Oakland in 1921, she was the daughter of the late Sidney G. Plummer, Sr., founder of Pacific Coast Engineering Company and Cecilia Arrillaga, an accomplished pianist and daughter of the founder of the Arrillaga Musical College of San Francisco. Beloved step-daughter of Marsden S. Argall, renowned operatic baritone, who opened the performance of "La Tosca" at the San Francisco Opera House's premiere in May of 1931. Clem grew up on Ocean View Drive in Oakland and when she married her beloved husband Stanley E. Smith they moved only several houses away where they raised their daughters Cecely and Lisa. They lived there from 1941 until 1979 and moved only when Clem couldn't bear to leave her vacation home under the redwoods in Paradise Park in Santa Cruz. Clem was a gifted artist, gardener, and avid reader. She was also extremely giving of herself to volunteer causes. She was awarded by Alta Bates Hospital of Berkeley for her many hours of service as a 'pink lady' and continued her charitable work in Santa Cruz at the Good Will and for the past few years to Paradise Park both in gardening and daily sorting of mail for the benefit of its members. Clem attended Holy Names High School of Oakland and Miss Wallace's in Piedmont. She is profoundly missed by her husband Stanley of 57 years; daughters Cecely Brown and Lisa Mac; her siblings Dianne Woods and Sidney G. Plummer, Jr.; grandchildren Lynda Owens, Tricia Kearney, Justin and Adam Granata; great-grandchildren Graham, Elena, Kevin and Cole; and her two Yorkshire terriers Willie and Harvey.

No services were held. Donations in her memory can be made to the Clem Smith Memorial fund, c/o Paradise Park, 211 Keystone Way, Santa Cruz, CA 95060.



Anthony Bernard with Orange County has sent in this phone scam message:

One County employee received a phone call from an individual identifying himself as an AT&T service tech who was conducting a test on telephone lines. The "technician" stated that to complete the test, he should touch nine (9) , zero "0" , the pound sign (#) and then hang up.

He was suspicious and refused. Upon checking with the telephone company, he was informed pushing 90# gives the caller full access to your telephone line, allowing them to place long distance calls billed to your account. He has further informed us that this scam has been originated from many jails and prisons.

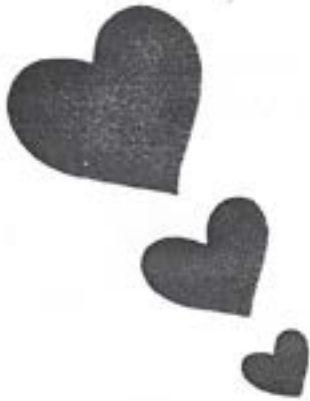
PacBell, MCI, Bell Atlantic, GTE, USB Telecom and NYNEX have verified this information and asked that it be passed along to organizations we correspond with.

Be alert and on guard against this phony scam.



January

1999



President & Recreation Director, Bob Sand....650-589-6684
Vice President, Jacob Koff.....415-587-7183
Secretary, Jim Langford.....831-427-3079
Treasurer, Vera Reinstein.....510-447-2137
Director-at-Large, Norm Brown.....831-427-2657