

**PARADISE PARK  
MASONIC CLUB**  
211 Paradise Park  
Santa Cruz, CA 95060-7007

**FIRST CLASS MAIL**

ROITMAN, SAVERAN (RAY)  
12 PARADISE PARK  
SANTA CRUZ, CA 95060-7000

Current Date: August 21, Y, Y, Y



**BULLETIN  
MARCH**

**BOARD  
2004**

This bulletin is the official report of PPMC Board of Directors' governance of Paradise Park. It is published monthly and mailed on the second Wednesday following the monthly Board meeting.

# PARADISE PARK MASONIC CLUB BULLETIN BOARD

MARCH 2004



## FRED'S FOCUS

This month I am focusing on the river. Most of us know the river to be a pleasant spot for summer recreation, but it also has other roles in the life of Paradise Park. From November through February, it tempts many anglers to the challenge of catching steelhead. Some are successful; others frustrated; but all seem to enjoy the challenge. I have heard that we have some very talented fisherpersion plying the waters thru the Park—one regular is reported to have caught (and released) 12 fish in one day. Rod Monti, our resident expert, claims to have caught 6 on his best day this year. Fish range in size from 1# to 8#.

During the winter months, the river becomes a focus during storms when it swells to near flood (and occasionally to flood) level. For those of you who haven't seen the river when it is up, it is an entirely different stream from the one we know in summer. It is scary and magnificent. At the bridge, the water rises to near the top of the support structure on the section 4 side. At Middle beach—well, there is no beach—the water covers the beach area and laps at the retaining wall behind the beach and occasionally onto the lawn above the wall. At Sandy Beach, the water covers the beach and road by it. In Section 6, there are several houses, which regularly have water in the basements. Trees, propane tank and all sorts of debris (including a sizeable doughboy swimming pool) are whisked down river at unbelievable speed.

Another focus on the river for me is working with Malcolm Kirby, who has done a great deal of research and written a proposal to Fish & Game in

an effort to get permission to again install our summer dam. F & G have responded with a list of conditions and we are now working on getting a face-to-face meeting with them to work out our differences.

Another focus came when Marilyn Wells brought to the attention of the Board of Directors the fact that we have a Riparian Corridor Permit that expires this year. This Permit allows us to remove certain vegetation along the streambed (with prior approval of several governmental authorities). Marilyn has volunteered to spearhead an effort to obtain permission to do maintenance this year and to renew the Permit for future years.

## KOGER'S KOMMENTS:

I am happy to be here. Things are going fine and I am keeping busy. I would like to start a once a month Saturday Work Party. My idea is that on the second Saturday of each month, those who would like to help would gather and work as a group on various tasks around the Park. I am putting together a list of tasks to be done. It would help if I had an idea of who will be working on a particular Saturday, so I can decide which chore to prep for. To volunteer, contact me at the Office. Some of the tasks I have thought of to date are: (1) put concrete under the Office porch, (2) replace the Office porch decking, (3) refinish the Social Hall floor and (4) build benches for the Picnic Grounds. The first such Work Party will be on March 13<sup>th</sup>—rain or shine.

Thank You,  
*Bob Koger, Manager*

## SPECIAL BOARD ITEMS FOR YOUR ATTENTION

**BACK GATE CODE CHANGE:** A new code to the back gate will be activated on March 15<sup>th</sup>. You may get the new code from the office. Remember that this code is not to be shared with non-PPMC persons. You should not give it to any vendor or contractor.

**NOMINATIONS COMMITTEE:** The board appointed Terry Feist, Ted Keller, Shirley Moore, Tiny Sand and Bill Uber to be the Nominations Committee for the upcoming election of Board of Directors. If you are interested in running for the openings, contact any one of them

**TADS PAYMENT:** The second half of your TADs payment is due no later than April 1, 2004.

**DUES RECEIPT:** Don't forget that in order to be a member in good standing you must submit a copy of your Lodge or Chapter dues receipt to the office on or before April 1<sup>st</sup>. This is true for Associate and Alternate Associates Members as well as Members. You can tell if you are up to date by looking at the mailing label on the Bulletin. The bottom line has a series of Ys and Ns. meaning Yes or No. The first is for Member, next for Associate and last for Alternate Associate. An N will be listed for vacant membership positions. Since this is the first run of this new database, we may have made some errors; if you think we have, please call the Office and have them check

**TOWN HALL MEETING:** There will be a Town Hall meeting at 7PM on March 20, 2004 in our Social Hall.

**QUIET TIME:** The Board wants to remind you that you construction noise is prohibited between before 8 am and after 10 pm. Your cooperation is greatly appreciated by your neighbors

**PARK REPRESENTATION:** Members are reminded that you may not represent yourself as an agent of PPMC to any agency without prior approval of the Board of Directors.

**HIRING A CONTRACTOR:** Be sure that you inform your contractor that they must register at the Park Office and show proof of insurance before doing any work in the Park. If they fail to do so, you may be fined for violating our rules. If you have any questions, call the Office.

**DO IT YOURSELF:** Before beginning any remodel or construction project, please inform the office. They can tell you if you need Park approval before proceeding. Definitely do not tear down anything without the Manager knowing and then claim you are in the same footprint.

**SPEEDING:** The Manager will be enforcing the speed limits. Please cooperate and drive within the posted limits.

**PROPOSED BYLAW CHANGES:** There are several Bylaws changes that will be included at the next PPMC election. Please look for them elsewhere in this Bulletin.

**JACK MCHUGH:** The Board needs help in locating Jack McHugh so that we can serve him with a Small Claims Court claim to reimburse the Park for the damage he did to the apartment. If you have any information that may help, please contact the office.

**MORE:** Look for the proposed Bylaw Amendments, the Tree Rule change and the newly worded Fraternal Pledge elsewhere in this Bulletin.

**TREE WORK:** Remember to refer to the PPMC Tree Rules before doing any tree trimming and cutting.

## PROPOSED BYLAW AMENDMENTS

The Bylaws require that any amendment be run in the bulletin for two months before they can be voted on by the membership. These will be included on the June 2004 ballot. Members wishing to comment on these proposals for the next Bulletin may do so by submitting it to LETTERS FROM THE MEMBERSHIP; see guidelines elsewhere in this bulletin.

Amendments #1, #2 & #3 were recommended by the Bylaws Committee and edited by our attorney. Amendment #4 was recommended by our attorney upon review of Amendments #1, #2 & #3. Amendment #5 was recommended by the Board of Directors. Current Bylaw is shown in regular type. Deletions are ~~struck through~~. Additions are in bold type.

**AMENDMENT #1 to Article III, Section 1:** A member of PPMC shall be limited to a person who has been issued a Certificate of Membership by PPMC and only a person who agrees in writing to comply with the provisions of these Bylaws shall be admitted to Membership (hereafter "Member" or "Members" as applicable). Membership requires unanimous approval of the Board of Directors. Each Certificate of Membership shall be registered in the name of the Member upon the books of PPMC provided for that purpose. Only one Certificate of Membership will be issued to any one person. Membership shall be evidenced by proof of a current paid dues receipt or current life membership from a Lodge of Free and Accepted Masons or from a chapter of the Order of Eastern Star and proof of payment issued by PPMC showing that all fees have been paid as required by these Bylaws and Rules and Procedures, which include, but are not limited to, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, and any fines levied. A Member may designate one Associate Member and one Alternate Associate Member each of who must meet all the requirements delineated in these Bylaws. ~~A person can only be either a Member, Associate Member or an Alternate Associate Member at any one time.~~ Only a Member of PPMC shall be entitled to vote, except as provided in these Bylaws and each Member is entitled to only one vote. (Members, Associate Members, and Alternate Associate Members shall hereafter be referred to as "Collective Members")

REASONING: The portion to be deleted is contrary to Article III, Section 4 that was approved by the Membership at the last election.

**AMENDMENT #2, Part A to Article III, Section 2: ASSOCIATE MEMBER-** The Associate Member: **is sponsored by the Member and** is entitled to all the benefits and privileges to which the Member is entitled except the right to vote **and as otherwise specified in these bylaws,** is subject to the same Rules and Procedures as a Member; must agree in writing to abide by the Bylaws and the Rules and Procedures of PPMC; must have all the qualifications of a person entitled to inherit a Membership; must have been unanimously approved by the Board of Directors and shall be named on a Certificate of Associate Membership and upon the books of PPMC provided for that purpose. The Associate Member shall pay no dues, assessments, allotment fees, or initiation fees and shall not vote except as a proxy as provided in these Bylaws. The Certificate of Associate Membership shall be delivered to the Member. **All rights and privileges of the Associate Member are dependent upon the Member, who has the right to change or terminate the Associate Membership at any time with or without cause and without prior notice to the Associate Member. In the event that the Associate is delinquent in providing to PPMC evidence that the Associate Member is in good standing in a duly and regularly constituted Lodge of Free and Accepted Masons or from a Chapter of the Order of Eastern Star, the Member shall be notified of the delinquency within 45 days and will be responsible forgetting the information to the PPMC office. Should the required information not be provided with a three month time period following the written notification of the delinquency, the Associate Membership shall automatically be suspended without any action by the Board.**

**AMENDMENT #2, Part B to Article III, Section 3: ALTERNATE ASSOCIATE MEMBER. THIS WILL READ AS SECTION 2 EXCEPT FOR ASSOCIATE MEMBER WILL BE REPLACED WITH ALTERNATE ASSOCIATE MEMBER**

REASONING: This revision is recommended because it has been understood by many Members over the years that this is the status of the Associate and Alternate Associate Members. The member has the ultimate responsibility for those persons who are his or her Associate and Alternate Associate Members. This responsibility is important enough to be part of the Bylaws. The amendment makes the policy that the club has followed for many, many years explicit in the Bylaws.

**AMENDMENT #3, to Article III, Section 20: DEATH OF MEMBER** - Upon notification of the death of a Member, the Board shall cancel the deceased Member's Membership in the Corporation. Upon presentation of an original Death Certificate and if there is an Associate Member or Alternate Associate Member named, the Board shall issue a new Membership Certificate without fee ~~in accordance with Article III, Section 6~~. At the death of a Member, the Associate Member shall become the Member. If the Associate dies at the same or near time as the Member, the Alternate Associate shall become the Member.

**REASONING:** This phrase conflicts with the intent of the rest of Section 20, which is to transfer the Membership automatically. The current wording requires the Associate or Alternate Associate Member to go through the entire membership process.

**AMENDMENT #4 to article III, Section 24: SUSPENSION OR TERMINATION OF MEMBERSHIP-** The Membership of a Member, Associate Member, or Alternate Associate Member, including but not limited to the right of occupancy and use of the applicable allotment, may be suspended, in part or in full, or terminated in its entirety, if the Board finds, based on a good faith determination that such Member, Associate Member, or Alternate Associate Member has:

- A. Committed an act, which has been proven to be a Masonic offense; or
- B. Behaved in a manner that is not consonant with good citizenship or engaged in conduct materially and seriously prejudicial to the Corporation's purposes and interests; or
- C. Failed in a material and serious degree to abide by the Bylaws and/or the Rules and Procedures; or
- D. If a member has failed to pay PPMC, when due, Membership fees, including but not limited to, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, fines, and late charges; or
- E. If a member fails to maintain his or her good standing in a duly regularly constituted Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California Free and Accepted Masons or of duly and regularly constituted Chapter of the Order of Eastern Star recognized and accredited by the Grand Chapter of the State of California.

The suspension or termination of a Member suspends or terminates, as applicable, the Member's right to vote and also suspends or terminates the Associate Membership and Alternate Associate Membership that is affiliated with the Member.

Membership fees, including dues, allotment fees, assessments, transfer fees, and taxes are still due and payable to PPMC by a Member who is suspended.

**Notwithstanding the foregoing, the Membership of an Associate Member or Alternate Associate Member, shall be automatically suspended, without action by the Board, if the Associate or Alternate Associate has failed to submit proof of his or her good standing in a duly and regularly constituted Lodge of Master Masons or of a duly and regularly constituted Chapter of the Order of Eastern Star, within three (3) months after having been notified in writing of such delinquency.**

**AMENDMENT #5 to add Paragraph J to MEMBERSHIP FEES, Article IV, Section 1: The Club may transfer an unusable allotment or a portion of an unusable allotment to a member upon written request by the member and upon a payment by the member to the Club as determined by the Board of Directors. The minimum fee for such a transfer shall be \$500.**

**REASON:** This section was in past Bylaws but through an oversight it was omitted in the 2001 Revised Bylaws.

**2003 – 2004 PPMC BOARD OF DIRECTORS**

President: Fred Dunn-Ruiz  
Email: [dunnruiz@hotmail.com](mailto:dunnruiz@hotmail.com)  
Phone: 831-457-9681

Vice President: Jack Fisher  
Email: [fishjack@sbcglobal.net](mailto:fishjack@sbcglobal.net)  
Phone: 831-429-9397

Secretary: Jacob Koff  
Email: [Jacob@swigco.com](mailto:Jacob@swigco.com)  
Phone: 415-587-7183

Treasurer: Barbara Monti  
Email: [rbMonti8@hotmail.com](mailto:rbMonti8@hotmail.com)  
Home Phone: 530-456-3812  
Park Phone: 831-459-7539

Recreation Director: Bill Eckard  
Phone: 831-458-2020

Park Manager: Bob Koger  
Email: [manager\\_ppmc@sbcglobal.net](mailto:manager_ppmc@sbcglobal.net)  
Office Phone: 831-423-1530  
Cell Phone: 831-345-0879

Park Secretary, Bookkeeper  
Email: [secretary\\_ppmc@sbcglobal.net](mailto:secretary_ppmc@sbcglobal.net)  
[bookkeeper\\_ppmc@sbcglobal.net](mailto:bookkeeper_ppmc@sbcglobal.net)  
Office Phone: 831-423-1530

**ACTIVE COMMITTEES**

If you wish to be on any of these committees please contact the chairperson or Fred Dunn-Ruiz:

<u>COMMITTEE</u>	<u>CHAIRPERSON</u>
Assesment Study	Malcolm Kirby
Budget	Barbara Monti
Building	Bill Hardwick
By Laws	Bill Hardwick
Emergency Improvement	TBA
Fire & Rescue	Greg Laskey
Flea Market 04	Char Reynolds & Tiny Sand
Fleet	Greg Laskey
Historical	Barry Brown
Industrial Safety	TBA
Long Range Planning	Chuck Buchanan
Orientation	Anna&Bill Lind
Past Presidents	Bob Biendle
Recreation	Bill Eckard
Staking	Jackie Rundell

**FRED'S LIST OF CHORES FOR VOLUNTEERS**

Thanks to the volunteers who have helped with various chores previously listed here. Please contact Fred to volunteer, for details or to add items to the list

- Replace toilets/sinks in Picnic Grounds
- Paint flagpole by office
- Up-grade the Corp Yard fence slats.
- Up-grade Shuffleboard storage unit
- Remove moss from Social Hall roof
- Power-wash the Section 3 Tennis Court

**Paradise Park Masonic Club  
BOARD OF DIRECTORS**

2003 – 2004 MEETING DATES

Executive Session 7:30 am

Open Meeting 9:00 am

03/20/04

04/17/04

05/15/04

06/19/04

03/20/04 Town Hall Meeting 7:00 P.M.

07/03/04 Annual Meeting 7:00 P.M.

**PPMC TADs  
DEADLINE  
APRIL 1<sup>ST</sup>**

In order to avoid late penalty  
first installment must be  
hand-delivered before 4:30, Thurs.

April 1

OR

Postmarked before midnight

April 1

It's time to flip another page on the calendar (where does the month go to so quickly?), and to mark on it **TADs ARE DUE APRIL 1<sup>ST</sup>**. It seems like we just paid TADs December 1<sup>st</sup>, and it's almost time for the next ones. Late notices and penalties were sent out, and most of those that were late have paid their TADs. However, we still have about 10 members who have not taken care of them. This outstanding amount totals \$10,409. Remember – there is a penalty for late TADs.

One of the budget areas that we are over budget is in Tree Maintenance. The amount of \$6,000 was budgeted, and \$10,480 has been spent to date. Our budget totals are for the end of January. We all need to be aware how these totals affect our overall budget. It is my sincere hope that there will not need to be an increase in TADs, but it is something to be aware of. There is a special committee looking into ways in which we can put aside monies for the future so that we will have money for roads & other major capital expenditures. We have no more Castle property to sell, so we need to be thinking about it now. Monies were budgeted in our Reserve Funds by previous Boards. However, Boards in between have used some of it. We do need to have money in reserves for the inevitable floods, possible landslides, or other disasters. Please let your Board know your thoughts on these and other matters.

The Board is here to represent each of you. We need to have feedback from all of you. If you cannot attend a meeting, please call or write. I personally have had numerous calls, notes, and visits which I welcome. What is hard to understand is when one member complains to another member that they don't like something, yet is unwilling to step forward & say it aloud. I think we all know that normally not everyone is going to agree on everything 100% of the time. PPMC belongs to all of us, and your Board is here for you. ....*Barbara* (Financials elsewhere in the bulletin – as usual the full version may be seen in the Office – next month more tips on water conservation)

## RECREATION REPORT

As we go into another month, Spring is about upon us. We had a winter filled with food, fun, frolic and fellowship. As Spring sets in and we look forward to Summer activities, your Recreation Committee is ahead of you. We've begun to plan for the events to come.

Leading the year will be the visit of the Easter Bunny Saturday April 10<sup>th</sup> at the Picnic Grounds. Please look for posters for set-up times and details of event. Cal DeVecchis (420-0749) is the Chairman of this event. Please call Cal to answer any questions you may have or if you wish to assist.

The Community Garden is a go again this year. For information call Diane Brown (469-0308 or 925-283-0155),

The Memorial Day Week-end clean-up will be Saturday May 29<sup>th</sup>; flyers will be going up to direct you to projects that Manager Bob may have in addition to the annual clean-up spots we take care of. Your Recreation Committee will again be providing lunch at 12:00 noon for those working and for those who wish to stop and just enjoy a hotdog and some fellowship.

Check your Bulletin for the many events occurring this month, choose the ones you wish to attend and we'll see you there.

Contact Lois Hardy (426-3172) if you wish to sponsor a PotLuck and up-coming Wiener Roasts.

Paradise Park was founded on being a Social Club, your Recreation Committee is committed to maintaining this spirit. We need your support, . . . YOU are the Park and YOU make the events.

Your Board liaison for food, fun, frolic and fellowship representing fellow Recreation Committee members: *Lois Hardy, Liza Leong, Karen Eneboe, Cal Crawford, Craig Little, Bill Eckard*

## FINANCIAL REPORT JANUARY 2004

### INCOME STATEMENT

		BUDGET FOR YEAR	LEFT IN BUDGET
<b>INCOME</b>	<b>\$425,046</b>	<b>\$516,462</b>	<b>\$91,416</b>
<b>EXPENSES</b>			
Wages & Related Expenses	\$141,583	\$228,889	\$87,306
General/Liability Insurances	\$33,329	\$43,312	\$9,983
Trash Pickup	\$25,053	\$10,205	(\$14,848)
Office/General/Professional	\$43,868	\$48,850	\$4,982
Water	\$51,031	\$67,000	\$15,969
Taxes - Prop. & Income	\$9,619	\$49,000	\$39,381
Vehicle Expenses	\$18,281	\$16,950	(\$1,331)
Dump Fees	\$3,280	\$13,000	\$9,720
Buildings & Grounds Maint.	\$6,572	\$19,300	\$12,728
Tree Trimming	\$10,480	\$6,000	(\$4,480)
Recreation	\$1,543	\$3,000	\$1,457
SBA Loan Interest	\$10,157	No budget	
<b>TOTAL EXPENSES</b>	<b>\$354,796</b>	<b>\$505,506</b>	<b>\$150,710</b>

### BALANCE SHEET

General Checking	\$313,113		
Trust Account	\$13,656		
Recreation Fund	\$7,179		
Reserve Funds	\$714,085		
Accounts Receivable	\$296,545		
Prepaid Tax/Ins.	\$76,730		
Land, Improvements/Equipment	\$1,874,705		
<b>TOTAL ASSETS</b>		<b>\$3,296,013</b>	
Accounts Payable	\$206,281		
Deferred Revenue	\$429,132		
Property Trust Account	\$5,000		
SBA Loan	\$333,790		
Restricted Funds	\$1,206,748		
Retained Earnings	\$1,044,812		
Net Income	\$70,250		
<b>TOTAL LIABILITIES/EQUITY</b>		<b>\$3,296,013</b>	

*The following is the new wording of the Fraternal Pledge as adopted by the Board of directors at its February meeting. The Bylaws required that all new Members sign such a pledge.*

**PARADISE PARK MASONIC CLUB  
FRATERNAL PLEDGE**

I, \_\_\_\_\_, agree that as a Member, Associate Member or Alternate Associate Member of PARADISE PARK MASONIC CLUB, I will apply Masonic principles to the process of resolving any disagreement I may have with the management or other members of PARADISE PARK. Such principles are embodied in the obligations and promises I made as a Member of my Masonic organization.

I pledge to work amiably and fraternally with my neighbors and with the management of our Club to resolve problems. In the event that I am not able to reach a satisfactory resolution, I will ask the Board of Directors to resolve the problem. I pledge to assist the Board in its efforts to resolve differences that might arise between myself and my neighbors or between myself and the management of the Club.

I understand that this Pledge is not a binding contract between the Club, and me but rather is a good faith commitment to endeavor to resolve differences informally. This Pledge does not affect my legal rights and remedies, nor does it affect the Club's legal rights and remedies.

**PARADISE PARK MASONIC CLUB  
MEMBERSHIP APPLICATIONS PENDING**

**Applicant      Date posted      Seller      Allotment**

**MEMBER CANDIDATE**

Richard A. Sturgeon      02/11/04      Petie H. Johnson      276 Keystone Way

**ASSOCIATE MEMBER**

Karen L. Morse	02/24/04	James E. Likins	568 King Solomon Drive
Marlene Brown	02/18/04	Daniel E. Brown	303 The Royal Arch
Victoria Jean Johnson	01/19/04	Pegge M. Garcia	428 Joppa Street
David Norman Houge	12/17/03	Norman B. Houge	576 Scottishrite Avenue
Marilyn E. Miller	11/13/03	Marcella Miller	354 Eastern Star Road
Doreen Cooper	09/08/03	Timothy B. Cooper	614 Keystone Way
Denise Null Peterson	06/20/03	Betty Lou Null	246 Washington Street

**MEMBER**

**ALTERNATE ASSOCIATE MEMBER**

Kristine Friend	02/18/04	Daniel E. Brown	303 The Royal Arch
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**MEMBER**

**LETTERS FROM THE MEMBERSHIP**

Your Letters from the Membership and articles of interest to the membership are welcomed for publication. Deadline for submitting articles is the Monday following the Board meeting. Submit articles to L Raadik, 697 Paradise Park or [lraadik@netcom.com](mailto:lraadik@netcom.com) in Microsoft word format. Letters to the Editor must be limited to 150 words (longer letters are subject to cutting), contain no negative reference to individuals, and be accurate regarding legal or procedural issues – omitting hearsay and gossip.

**To the members of Paradise Park:**

**The family of Thelma Alexander would like to thank all of you for your thoughtfulness and expressions of sympathy in the loss of her husband, Glenn Alexander on January 14, 2004. Your thoughts and prayers were greatly appreciated by Thelma, Delwynne and Karen.**

## ANNOUNCEMENTS OF NOTE

### TREE RULE CHANGE

Changes to the Section 11 of the Tree Rules. The rules as printed in 11/15/03 Office copy are in normal type. Changes are denote by ~~Strike-Through~~ for deletions and **bold** for additions

To ensure that all tree trimming and removal work is done properly and in accordance with the recommendations of the Committee and the forester, all tree trimming and removal work must be done by a licensed and insured contractor whose name appears on the approved contractors' list kept at the Club Office. **If the tree being removed is commercial (redwood, Douglas fir, cedar, pines and the like) the contractor must be a Licensed Timber Operator with a valid "Class A" license.** ~~unless a The Member or others designated by the Member his or her designee may perform approved tree trimming and only if the Member assumes liability. The member or his or her designee must obtain a A~~ separate approval **from the Manager, must be obtained by the Member** if the Member chooses to trim or remove a **any non-commercial** tree without the use of a licensed and insured contractor. If given approval, the Member assumes liability. In no event shall a contractor perform work in Paradise Park unless the contractor has first deposited with the Club office a copy of his or her current, valid California contractor's license and a certificate of insurance naming Paradise Park Masonic Club, Inc. as an additional insured under the contractor's insurance policy. It is the responsibility of the party paying for the trimming or removal to ensure that these requirements are met.

### MEN'S CLUB NEWS

**Our Valentine's Day dinner was attended by nearly 100 people.** The decorations by Char Reynolds, David Souter, Cheryl Molfino, Bill Hardwick and Florence Gustafson were beautiful. The food, prepared and served by Alan Schattenburg, Carl Christensen, Frank Conti, Ken Rhea and Bill Eckard was excellent. Live music by the Family Edition added the final touch to the evening.

**Paradise Park has enjoyed a special relationship with our County Supervisors for many years,** beginning with Fred Keeley. This relationship has continued with Jeff Almquist and now has been established with our new supervisor, Mark Stone. Fred went on to become the Speaker pro tem of the California State Assembly and Jeff became a Superior Court Judge in Santa Cruz County.

Mark Stone, our new County Supervisor of the 5<sup>th</sup> District, visited PPMC shortly after he replaced Jeff. He was given a tour of our community and was shown our historical sites and the numerous problems we have with the river. He was also shown the road conditions on Ocean Street Extended and we discussed our problems getting a permit for a dam at Middle Beach. He committed to give us all the help he can. Barry Brown gave an outstanding presentation on the history of Paradise Park. Supervisor Stone was so impressed he offered Barry wall space in his office for a collage of Paradise Park history.

Supervisor Stone will be the next guest speaker at the Men's Club lunch on March 3<sup>rd</sup>. The following month, on April 6<sup>th</sup> the Men's Club and the Board of Directors are going to sponsor a special lunch for a tribute to Superior Court Judge Almquist thanking him for all the support he has given individual members of our community as well as our Board of Directors resolving county issues. All members and friends of PPMC will be invited to attend.

The Paradise Park Men's club has no dues, no membership lists, and no commitments other than having a good time. All men are invited to attend our luncheons on the 1<sup>st</sup> Wednesday of each month. The ladies are invited on special occasions such as the recent Valentines Day Party and the Grand Master BBQ. If any lady is interested in the topic of our speaker, she is welcome to sit in at that time.

## MORE ANNOUNCEMENTS OF NOTE

### PARKING STICKERS

New Parking Stickers are now available in the Office. All Members or persons living in the Park must register each vehicle and display one of the new stickers. Stickers may be obtained by bringing a copy of the vehicle registration to the Office. All other vehicles that are in the Park for 72 hours or more must obtain from the Office and display a Guest parking Permit.

### DECK PLANS:

Plans for adding a deck to the backside of the Social Hall are available for your perusal at the office. Since this construction project affects all members, this notice is in lieu of notifying the six closest neighbors.

### NEW BYLAWS & RULES AVAILABLE:

If you haven't picked up your copy of the June 2003 amended Bylaws or the most recent Rules and Procedures, they are available at the office. If you would like to have them mailed to you, send a request with a check for \$2.00 to the office. If you want them emailed to you at no charge, email the office.

The new Roster is also available to be picked up at the office. To have them mailed along with the above would be \$2.25. The roster is not available by email.

*I have served as a director for the last two years, filling the un-expired 3-year term of Chuck Buchanan, who resigned. I have decided not to serve the last year of my term. Therefore, my resignation from the Board will take effect at the close of business at the July 2004 Annual Meeting. This means that there will be two vacancies to fill on the Board for the term beginning in July.*

*Jacob Koff*

### HOUSECLEANING SERVICES

**EXPERIENCED, RELIABLE  
MEMBER OF PARADISE PARK  
CALL**

**DEBBIE CROGAN ARZOUNI 423-1370**

*Edited and submitted for publication  
by Bob Biendle*

*"This article made me think of the  
Park."*

Every community has its problems. Fortunately, none of them is as big as some would have you think.

The big problem is that a few who live there are spending a lot of time looking for the small problem and making a big deal out of it. If this is you, you need to make a "New Year's Resolution" to look for the good in the community and quit complaining about the small picky issues that are hardly worth mention.

In most communities, the manager and board want to hear about real problems as soon as possible; the sad thing is that too many comments come in on insignificant issues.

The other problem in the community is the person I choose to call the "naysayer." This person rarely has anything good to say about the community they live in. Those of you who are truly enjoying your community need to make a New Year's Resolution to speak up and ask the naysayer to "knock it off, get a life and otherwise shudup about it." Naysayers need to know that if they are truly not happy where they are, they should go someplace where they are happy. No one should live in a community where they are unhappy. If you choose to live someplace, decide to be happy there.

Believe it or not, the board of directors in your community really does want the community to be a great place to live for everyone.

If you are happy where you live, say so. Tell the board and the manager what you think when you see the beautiful surroundings you live in. When you see "a job well done" let the management know. The silent majority needs to speak up and hopefully over-power the naysayer's comments.

If we all work to improve our community in this way, that is, announcing the joy we have in the place we live, we truly will have a Happy New Year!

Editor's note: Edited from an article by Steven Shuey in Palm Springs newspaper, THE DESERT SUN. Original available from the Office.

### IN MEMORIAM

**GILBERT GARDNER**

*February 3, 2004*

# PARADISE PARK CALENDAR OF EVENTS

DATE	EVENT	Venue	MEMBER/Chair
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**March 2004**

1-Mon.	No Knittin' Kittens today	Small Social Hall	
2-Tue.	No Tuesday Coffee today	Small Social Hall	L. Hardy
2-Tue.	Presidential Primary Election 7am - 8pm	Small Social Hall	J. Reynolds
3-Wed.	Men's Club 11:30	Small Social Hall	P. Rundell
8-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	???
9-Tue.	Coffee 9-11am	Small Social Hall	A. Walters
9-Tue.	Tole Painting 7-10	Small Social Hall	???
16-Tue.	Coffee 9-11am	Small Social Hall	A. Walters
16-Tue.	Tole Painting 7-10	Small Social Hall	???
17-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
19-Fri.	Masonic Outreach, Kristi Kampel 10am-12pm	Small Social Hall	Masonic Home
20-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Dunn-Ruiz
20-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
20-Sat.	Potluck 5:30	Large Social Hall	L. & A. DeVore
23-Tue.	Coffee 9-11am	Small Social Hall	???
23-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
30-Tue.	Coffee 9-11am	Small Social Hall	???
30-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters

**April 2004**

5-Mon.	Knittin' Kittens 11:30 am - 4:30 pm	Small Social Hall	P. Rundell
6-Tue.	Coffee 9-11am	Small Social Hall	???
6-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
7-Wed.	Men's Club Lunch & Jeff Almquist Day - 11:30	Large Social Hall	J. Reynolds
13-Tue.	Coffee 9-11am	Small Social Hall	???
13-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
16-Fri.	Masonic Outreach, Kristi Kampel 10am-12pm	Small Social Hall	Masonic Home
17-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Dunn-Ruiz
17-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
17-Sat.	Potluck 5:30	Large Social Hall	A. & B. Lind
20-Tue.	Coffee 9-11am	Small Social Hall	???
20-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
21-Wed.	Bingo 6:30pm	Large Social Hall	Y. & M. Jones
27-Tue.	Coffee 9-11am	Small Social Hall	???
27-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters

## COMING EVENTS

### EMERGENCY SIREN TESTS At Noon on all Board Meeting Days

#### MEN'S CLUB

Wednesday, March 3

Speaker Mark Stone, County Supervisor  
Guest, Tom Burns, Planning Department

Wednesday, April 7

Speaker, Jeff Almquist

Social Hall, 11:30 A.M.

#### BINGO

Social Hall, 6:30 P.M.

Wednesday, March 17

Wednesday, April 21

#### KNITTIN' KITTENS LADIES' CANASTA

Social Hall, 11:30 A.M.

\*Monday, March 8,

Monday, April 5

- \*indicates 2<sup>nd</sup> Monday due to
- election set-up on March 2<sup>nd</sup>



#### MASONIC OUTREACH

Third Friday Each Month

Social Hall, 10 AM – Noon

Friday, March 19, 2004

Friday, April 16, 2004

Kristi Kampel

ALL WELCOME TO DROP IN

Call for Home Visit

510-675-1233

### FLEA MARKET July 23, 24 & 25, 2004

It's only 5 months away! So many of you are already donating items.

Have you seen the new TV show, "Clean Sweep" on Channel 50 at 6:00 P.M.? A crew comes into your home to help you get organized. There are only 3 things to remember - Make 3 Piles labeled:

**KEEP** **TOSS** **SELL** = Donate to PPMC Flea Market

Remember to ask for donations from your friends, neighbors and family and bring them to Paradise Park. We need quality articles for the Boutique room. If you know the real value of an item, it helps us a lot if you can recommend a flea market price for Boutique donations. Make a note on the item with masking tape.

Just a thought – How about inviting some of your best friends to the Park for the week-end of July 23, Preview night and July 24 & 25 for the Flea Market. It's fun and will bring in more buyers.

I want to express my deep appreciation to Carol Blum, my last year's co-chairperson and her husband, Meryl. Thanks for all the hours, energy and happy attitude. We had such fun working together – two ladies and a pick-up. Thank you Carol and Meryl from the whole Park. I am happy to announce that my co-chairperson for this year is Tiny Sand. She is a joy to work with and has lots of experience.

#### COMMUNITY GARDEN NOTES

At the organizing meeting on Sunday, February 22<sup>nd</sup>, we discussed and agreed upon the following items:

- Expand Garden by 33%
- Cost per use of box - \$20  
... (to be a self-sustaining group)
- Work Days: March 7<sup>th</sup> and 14<sup>th</sup> at 9 A.M.  
... (Sweat Equity)
- Boxes reserved – 26
- Boxes available in expanded Garden – 14  
... (Sweat equity given priority on available 14)
- Limited sign-ups available at the Office

**MINUTES OF THE BOARD OF DIRECTORS, SATURDAY, FEBRUARY 22, 2004**

1.0 Roll Call at 9:00; President Fred Dunn-Ruiz led the meeting. Also present were Vice President Jack Fisher, Treasurer Barbara Monti, Secretary Jacob Koff, Recreation Director At Large Bill Eckard, and Manager Bob Koger. Some 25 members were also in attendance.

a. Invocation was led by Jack Fisher.

b. Jacob reported on the morning Executive Session: Bob asked for & was granted some additional help for 30 days to finish off some projects; The Board approved an agreement with the Manager for use of the apartment above the Office during the time Bob is employed by the Club as the Manager.

b. Consideration of Late Additions to the Agenda.

2.0 Consent Items, approved.

a. Acceptance of Minutes, January 17, 2004.

b. Financial Report – January 2004.

3.0 Manager's Report, Bob Koger

a. thanked Historical Committee for work done on the York Bunker plan.

b. Washington Walkway retaining wall, Bill Uber & Bob are to meet with the County Planning Dept.

c. soap suds and illegal dumping of gray water into the river is to be dealt with in Executive Session.

d. Memorial Day Weekend Work Day plans are forming

e. One car at a time on the bridge, signs at each end of the bridge

f. Speeding has been excessive and dangerous, especially those cutting through the Office frontage road in an attempt to get ahead of another car. There were several suggestions from members about how to deal with this. Bob Biendel suggested blocking off the south entrance (the one at the tennis court) and removing the logs near the drinking fountain. That way, cars could easily enter the area in front of the Office but could not use this area as drag strip.

g. All contractors are to check in with the Office; this must be done; the Park might be in liability if this is not done.

h. Further work is yet to be done on roads, water lines, drains, storage at Social Hall, potholes, green swings area road will be striped more for greater child protection.

i. Downer allotment: it was thought the member had paid some years ago for the use of an addition of a wedge of land next to Eagle Creek, but no records have been found to substantiate this, neither payment nor subsequent TADs payments. Bob recommends selling its use to Downer, & then they can replace their deck when the Liability Insurance issue is settled. Diana Cook said this should be in the minutes of 1982 BOD meetings. The Board agreed to sell now the use of this wedge of unusable land for \$500 & record it for future TADs inclusion.

4.0 Unfinished Business

a. Committee Reports

1. Building – Bill Hardwick;

a. Sonnichsen/Stalker allotment: Deke Sonnichsen was present, & he understands that the neighbors on either side are okay with the present plan. The Planning Department 3/19/04 hearing will be postponed again. The staking issue is settled, based on the 1/14/04 revised set of plans with the PPMC building checksheet. Deke said he has a new buyer, an Eastern Star member. An application is being made to obtain a variance from the county for the rear right-side corner not having a 5-10 foot setback from allotment line shared with the Lenau allotment. New plan shows trees. The Board accepted the staking report of 10/21/03 signed by J. Langford & the revised 1/14/04 plans. Deke is to sign the acceptance to abide by the building rules, and construction liability must be followed.

b. Moellering; Bill Hardwick recommended that this be put back in the county's hands. Mark Stone and Tom Burns (of the Planning Department) are to be at the March Men's Club meeting. Our PUD needs revision. We have been operating on the assumption that if a building was non-conforming, and if all the plans called for was replacement of an existing structure with no change of footprint, then the structure could remain non-conforming. The County seems to think otherwise and appears to require that every non-conforming structure be brought up to current codes when any work is done. This is highly impractical as few houses/carports meet the setback requirement of the PUD, particularly front setbacks. Bill will work on the PUD committee, but not chair it. Bob Biendle will help. A PUD Study Committee was accepted. Currently, a variance permit on the Moellering plan could cost \$5-10K, plus months of waiting. Unless we can get the Board of Supervisors to vote to amend the PUD

- with respect to setbacks, it will be extremely costly, if not impossible, for many, many members to make any significant repairs or structural replacements.
- c. Bates; a new propane tank installation was requested and okayed by the Building Committee; approved by the Board. Bob Kogar is to notify Bates of this approval.
  2. Bylaws – Bill Hardwick;
    - a. Bylaw changes; Fred wants to make the proposed changes more clear and add the reasoning behind the proposed changes. It is agreed to include wording changes our attorney suggested, except we will continue to communicate with the primary member, not the associate or the alternate. So moved and approved.
    - b. Transferring use of park land/unbuildable land to a member; There used to be a provision in the Bylaws for transferring to a member's allotment a portion of commonly owned land upon payment of a fee of \$500. This provision was not in the Bylaws adopted in 2001. Jacob suggested adding such a provision to the Bylaws. The Board is in agreement with this and will look at the language from an earlier version of the Bylaws.
    - c. Bob Morgan volunteered to join the committee and was accepted.
  3. Dam – Malcolm Kirby; Mal has sought help from John Laird's office; he has a meeting next Tuesday with Laird's assistant. A permit had been denied by Fish & Game, saying the application was not complete. Mal's committee doesn't think F&G have the right to what they are asking for.
  4. Emergency Preparedness – Doug Hispley, Bob Biendle, Lloyd Ames, Don Moore, & Ted Keller are to meet, select a chairperson, & present the Board with proposals. Ted said the city doesn't believe we have the right to have a 9-1-1 pager system, because that right includes emergency training, but not fire-fighting. Ted wished to report on his research. CERTs (Community Emergency Response Team) program in the Park was put together by Don Moore; Sponsored by FEMA. CDF & Santa Cruz Fire Dept. decide if we can be part of 9-1-1 pager system. Greg Laskey submitted the information that currently the city gives us a courtesy call of 9-1-1 events, and this system is working perfectly. Fred, Bob, & Greg will sit down to decide what we have/need. Fred re-stated emphatically that **ANY MEMBER MUST FIRST BE AUTHORIZED BY THE BOD BEFORE REPRESENTING OR TAKING ACTION ON BEHALF OF PARADISE PARK**. This committee is now authorized to begin work.
  5. Historical – Barry Brown; Bob said the York bunker clean-up work has been started, based on the committee's plan; the plan includes inside workings & historic descriptive signs to be made. Gil Gardner's estate is financing the refurbishment, with memorial donations and family contribution. The neighborhood is agreed to working out new yard waste collection spots.
  6. Long Range Planning – Chuck Buchanan resigned as chair because of some changes. Fred said he thought the changes were ones Chuck asked for. Fred will check with Chuck.
  7. Nominations; each Board member nominates one member; the Committee will name candidates; any candidate volunteers are invited to notify any member of the Nominating Committee. The committee members are Terry Feist, Bill Uber, Tiny Sand, Shirley Moore, & Ted Keller. The Bylaws require at least one candidate per opening be nominated; this year only one position is open.
  8. Orientation – Bill Lang. The committee presented suggested changes in the old blue card: reinstitute alcohol location/consumption rule, approved; Vehicles, add that powered scooters not be allowed, to be thought out further; Garbage summary rules (Fred & Diana can work out contents & format); Hedges; Gate code & keys; Brush; Allotment Inspections (Bob Biendle, Bob Koger, & Greg Laskey to sit down to discuss feasibility of continuing this process, with follow-up letters/action by manager) (said to be part of CERTS) (Fire Safety used to do, passed it onto Allotment Inspection Committee 'to spread blame'); creation of a Fine Schedule; Tree Rules summary; Vehicle Parking. The Board agreed in principle to accept the committee suggestions. The Board will work out specific details/language somewhat later. Fred stated appreciation to the whole committee for all their work.
  9. Recreation - Bill Eckard; regular committee meeting 3pm in small Social Hall; defibrillator demonstration at 4:45 in large Social Hall; potluck at 5:30.
  10. Safety, Industrial - Bob Biendle; just back from trip, so no meeting yet.
  11. Staking;
    - a. Staking Log; Bob needs to look at holes & make sure it's up to date.
    - b. J. Simas @ 153 St. Alban; previous staking was incorrect; restaked by Fred & Jim Langford; Simas agrees with the result of this staking; Tookers do not. Pat Tooker spoke for her mother, charter member Vivian Tooker, and explained that Vivian is very upset by this staking. Pat asked if the Board would agree to adjust the allotment line between Vivian's allotment and Britt Thompson's

allotment to the north edge of the Thompson's garage if Britt agreed. The Board said that such arrangements were routinely approved in the past and there was no reason why such an arrangement would not be approved now, so long as the neighbors agreed. The Board decided, if Britt Thompson agrees, that the line between Tooker and Thompson be accepted as described. J. Simas 2/10/04 front staking is accepted; and Koff staking 8/03 accepted. Construction at the back, near/over Koff allotment needs to be brought to manager's attention. Barbara said that the Board had written Jacob and John not to disturb this area, but John dug a trench across it anyway. Jacob thanked the Board for finally settling this issue. He stated that this situation has been extremely upsetting for him and his family. He asked that the minutes show that the August 2003 staking done by Keller & Hoffman is exactly the same as the November 2000 Hoffman staking which was accepted by the Board.

c. Seavey @ 366 Eastern Star Road; tabled until neighbor response is considered.

12. Trees - Jack Fisher;

a. Items for Board action; 1/ tree rules as approved be added as addendum to Rules & Procedures, published in bulletin, to be added by members to their own Rules & Procedures (not seen as necessary/appropriate by the Board); 2/ Fisher @ 195 St. Bernard St., trimming; 3/ Buchanan @ 182 St. Bernard St., trimming. Items 2 & 3 approved by Committee; approved by Board.

13. Vehicle - Greg Laskey; no report.

14. Waste Management - Diana Cook; Diana & Bill Uber have an appointment Friday to negotiate a set price; Monday she & Bill will assemble a preference list for negotiation.

15. Water - Bill Uber; no report.

b. Treasurer's Report - Barbara; we are currently \$30-40K under budget because of using Waste Management. Overall we are within budget, with \$47K less spent than for a comparative time this year to last year. The water use budget is nearly spent already, so we need to watch how much water we use, and think conservation. A previous board has asked that nothing more than a drip system be used for gardens. Fred said notice of abuse of water should be reported to the manager.

c. Fraternal Pledge; the response from the Bylaws Committee concluded the Board has the authority to change the wording because the wording of the Pledge is not in the Bylaws. The Bylaws require only that there be a Pledge but as silent on its wording. It was recommend that the actual pledge not be incorporated in the bylaws. Our attorney suggested wording of the fraternal pledge, which will have further discussion in afternoon Executive Session.

d. Riparian Corridor Cleaning Permit - Marilyn Wells; We had a 20-year permit to obtain permission to clear river vegetation, which expires September 20 of this year. We need the permit from Fish & Game, it can take 60-90 days to obtain, & it might take up to June before we could use. The permit is to take out growth of 3" trunk or more, to take out logjam makers. Barbara thought it had expired due to some lack of paperwork; instead we could get a 'stream enhancement' permit, which is easier to acquire. Marilyn is willing and authorized by the Board to represent PPMC in seeking an enhancement and/or restoration permit.

e. Bush suit mediation hearing; a choice of dates was offered. The Board has no particular preference, so the Board will let the attorneys choose the date. Fred will call to tell our attorney.

## 5. NEW BUSINESS

a. Likins construction @ 568 King Solomon; there are questions that need to be discussed in Executive Session.

b. Bridge Research; Cyndy Crogan wishes to do further research for her proposed plan before presenting it to the Board.

c. Change bylaw re: unusable lot sale amount; already addressed.

d. DMV checks on anyone driving a PPMC vehicle; no one is to drive a PPMC vehicle unless we have a DMV printout on file. This applies to any vehicle owned by PPMC, including fire trucks. We are to obtain a DMV record for each employee once each year.

e. TADs formula & TADs basis; to be discussed in Executive Session.

f. Increase in Membership Fee; Jacob suggested the fee ought to equal about 1/400<sup>th</sup> of the value of the total property, so \$5000 is very low. He suggests we have a more realistic pricing, which would also be in a reserve fund to pay for big repairs down the road. The question was raised as to which value we should use, the assessed value or market value, which are vastly different. We also have a limited market, due to Masonic affiliation requirement and no public financing possible. The Assessment Committee was asked look at this issue and make a recommendation on whether the fee should be changed. Also the yearly Membership Dues, currently at \$100, could be raised.

g. Street Light Petition; Barbara Monti, as a member, presented a petition that the Sandy Beach street light be replaced. Barbara also showed a copy of the Minutes of a prior Board meeting in which the Board approved Ed Simas' request to move the light provided Ed reinstall it at a near by location at his expense. Bob Biendle suggested PG&E

install a new street light, & Bob will investigate this possibility. Each street light within the Park costs approximately \$7 for monthly power.

h. Discussion of hearing results made public. Jack moved 1/ to set up a fine schedule and 2/ that routine fines leveled on a member should be published in the minutes/bulletin by name, violation, and amount of fine. Passed.

i. Executive Session report; Jacob read a letter from the Board to a member, denying PPMC liability for any future flooding damage to the member's allotment.

## 7. INFORMATION

(a) **Member Change**

none

(b) **Associate Member to Member Change**

none

(c) **Member to Associate Member Change**

none

(d) **Associate Member**

none

(e) **Alternate Associate**

none

(f) **Members Pending** (see attached listing).

(g) 1/22/04 Incident Report, Running Stop Sign at Powder House, traced to Section 2. There ensued a discussion of speeding, especially at the Office frontage road. Suggested solutions were to extend the white fence over to trees, to enclose that whole Office area, to install a stop light right before the turn into the Office road, to post that stretch as a 5 mph zone. The fence idea could be tried temporarily with saw horses, with a warning published in the bulletin. The log along the outside road could be removed, and one could pull in, park, and then drive straight up and out.

(h) 1/23/04 Incident Report, Running Stop Sign at Entrance, traced to Section 2.

(i) 1/25/04 Incident Report, late night construction noise & loud banging, Section 6.

(j) 2/1/04 Incident Report, soap in river, Section 4; to be dealt with in Executive Session.

(k) 2/4/04 Incident Report, dog loose, dog bite, Section 4.

(l) 2/5/04 Incident Report, motorcycle riding in Park, Section 4.

(m) 2/6/04 letter copied to PPMC re: choice of mediators in Bush lawsuit.

(n) 2/10/04 letter copied to PPMC re: choice of dates in Bush lawsuit mediation.

(o) Defibrillator Demonstration 2/21/04

(p) Incident Report on building noise on Sunday nights; the manager has taken care of this, & if it happens again, the disturbed neighbor is invited to call the manager when it happens, so he can immediately address the violator.

## 8. CORRESPONDENCE

(a) Correspondence & Information Log

(b) 1-19-04 Letter from Board to member re illegal construction

(c) 1-20-04 Letter from Board to member re motorcycle

(d) 1-20-04 Letter from Board to member re late TADs payment

(e) 1-20-04 Letter from Board to member re late TADs payment

(f) 1-20-04 Letter from Board to member re late TADs payment

(g) 1-20-04 Letter from Insurance Agent re Claim against Park

(h) 1/21/04 Letter to PPMC from Insurance Agent re: Claims Adjuster visit

(i) 1-24-04 Letter from Board to member re cats

(j) 1-24-04 Letter from Board to member re late TADs payment

(k) 1-28-04 Letter to Board from Haswell estate re donation

(l) 1/28/04 Letter to Board from member re: late TADs payment

(m) 1-31-04 Email to Board President from member re mail services

(n) 2/9/04 Letter from Manager to member re: 2<sup>nd</sup> motorcycle warning

(o) 2/9/04 Letter from Manager to member re: garbage

(p) 2-10-04 Board thank you letter to Haswell estate

(q) 2/10/04 Letter to Board from member re: history of actions against rules

Adjourned 12:45

# For Sale By Member

Member's improvements offered for sale as of February 29, 2004. 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 allotment improvements should be addressed solely to the seller.

ADDRESS	MEMBER	PRICE	DESCRIPTION
<b>SECTION 1</b>			
462 York Ave.	Patricia Herzog 458-9841	\$178,000	Lovely newer home. Sunny lot w/bright interior. Tastefully decorated, 2 BR, 2 BA, 1,100 sq. ft; fully insulated w/forced air furnace plus gas log stove, Jennair range; island in kitchen; full attic, walk-in closet in MB, 1 car garage; large deck and side brick patio. Includes all appliances and some furniture.
<b>SECTION 2</b>			
362 Eastern Star	Norene S. Hansen Call Alcinda for appt. 831/425-2842	\$187,000	Private/sunny location, 2BR, 1BA, >1,917 sq ft improvements; basement/utility rm w/washer & dryer; 120 sq ft garage & lg deck; new 30yr roof in 2002, new Hot Springs spa/hot tub, remodel. Interior incl carpet & ceramic tile; auto-sprinkler system, veg. Garden & fish pond, generator inc. View online at <a href="http://64.166.244.241">http://64.166.244.241</a>
364 Eastern Star	Jeanne Jelcick 831/426-7666 Call for Appt./Info.	\$179,500	Cute little 4BR + sleeping loft or 2BR + office + den. Upgraded septic & electric. Modern kitchen, stack washer/dryer. Good sun & great privacy w/huge beautifully landscaped allotment.
269 Keystone Way	Robert/Diane Cummings  Appt. for Showing Tony Averill 831/426-0203	\$367,000	2 BR, 2 BA, 1580 sq. ft. improvement, 20x13' master BR, 21x16' living room w/hardwood floors, pellet stove mantel, wall partition aquarium, lg kitchen w/dining area, family room w/beamed ceiling & wet bar, full burglar alarm system, forced air heating, 2 lg window boxes w/seating area, 4 new skylights, 2-car attached garage, new 40-yr roof, full house generator, new electric panel box, patio deck, hot tub slab wired for 220V, some appliances & window coverings included.
<b>SECTION 3</b>			
226 Acacia Lane	Alcinda Walters 831/425-2842	\$214,000	3 BR / 2 BA home with spacious yard, view of river and lots of sunshine. Remodeled LR & DR, rebuilt covered deck. Forced air heat, fireplace, refrigerator and WD inc. Price is negotiable.
<b>SECTION 4</b>			
636 St. Augustine Ave	Joanna Hostetler / Lu Pattison 1-775/303-0685	\$198,000	Location! Location! Location! Beautiful, quiet, sunny & spacious riverfront lot across from tennis court & 1/2 block from middle beach. Upper level: 2BDR, 1BA, equipped kitchen, lg liv/dining area. Lower level: 3 rms, 1/2 bath, potential living space; needs work. Includes propane service, forced air heat fireplace & cement septic sys. Appliances: gas stove, frig., dishwasher, & washer/dryer.
678 St. Paul Street	C. Sonnichsen Deke Sonnichsen 650/326-7679	\$65,000 SALE PENDING	Cabin on Eagle Creek, 3 BR, 2 BA, large kitchen and large living room, dining area, electric floor heating. Appliances included: Refrigerator, gas range, and turkey roaster. Furnishings include Beds, chairs, and sofas.
<b>SECTION 6</b>			
114 Keystone Way	Myron Kegebein 831/425-5144	\$182,500 \$3,000 under appraisal	On San Lorenzo River high above flood; near park entrance; sunny allotment; new \$3,000 mahogany deck on front; attractive gazebo overlooking river; 2 BR 1 BA; laundry rm; new fridge, dishwasher, stone fireplace; double windows throughout; easy maintenance.
115 Keystone Way	L. Avery For appt. call Mel Avery 831/471-0821	\$179,000	Spacious Ranch Style Home; lg. 14' X 24' Lv. Rm. W/open beam ceiling, brick fireplace & picture windows; upgraded bathroom; carport, workshop/shed & finished room; redwood deck & surrounding concrete walkway; AS IS; refrigerator, stove, washer/dryer included.
120 Keystone Way	Gordon Crafts 423-3228	\$350,000	Large 2 BR, 1 1/2 BA, location in front of Park, unhindered view of river and forest, improvement approx. 1,600 sq. ft., central gas heating, two phone lines, new roof, storage shed in carport, in and out driveway, ample parking. Room for expansion. Furnishings include: 1 MAC computer and desk
146 St. Alban St.	Larry N. Gilliland 831/423-5634 831/234-3129	\$300,000	2 BA, 2 BR, 1400 sq ft living + 480 sq ft 2-car garage on Keystone Way; just painted; lg deck in back, deck in front; storage shed; lg kitchen & all appliances; central heat & lg propane free-standing stove in living rm; new hot water heater.
155A St. Alban St.	Peter M. Parkhill 831/423-9168	\$270,000 Owner may finance portion	3 BR, 2BA, about 1900 sq ft living space + single car garage; carport + add'l parking; newly remodeled; open beam ceiling & rock fireplace.
170 St. Bernard St.	Hazel Kindwall Carolyn Unger 458-3086	\$152,000	Sunny lot, 2 BR, 1 1/2 BA, new double pane windows, 1 <sup>st</sup> floor laundry room 1/2 BA, workshop garage, guest cottage. 2 <sup>nd</sup> floor 2 BR, BA, den, eat in kitchen, living dining rm, pantry, office alcove, newer dbl wide fridge, W&D & stove; make offer.
189 St. Bernard St.	Miriam Kourik 831/426-8224	\$235,000	Split level home, 2 BR, 1 1/2 BA, new septic tank, new roof; sunny with nice yard; allotment located in front of the Park.
191 St. Bernard St.	Malcolm Kirby 831/460-0544	\$499,000	3 BR, 2 1/2 BA, 2 studios, recreation rm w/separate kitchenette, 2 story, modern 2200 sq ft, very sunny, vaulted living rm, wonderful outdoor living on 350 sq ft deck overlooks river & open space, beautiful rock fireplace, modern kitchen, air conditioning in Lv/Dn/KI; lg workshop, remodeled baths, fully wired, attached 2-car garage, ideal for extended family.
194 St. Bernard St.	Mendell Roberts Call D. Schmidt 458-0663	\$125,000	2 BA, 2 BR, main living = 1,170 sq ft, lower level/storage = 1,170 sq ft, double car detached garage = 396 sq ft, wonderful sunny location, w/view of river, abounds w/wildlife, on a cul de sac, lower part of house has rooms w/great possibilities, such as workspace & storage; range, washer & dryer, some furnishings may go with sale.