

**BULLETIN BOARD  
NOVEMBER 2006**

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This Bulletin is the official report of the PPMC Board of Directors. It is published monthly and mailed on the second Wednesday following the monthly Board meeting.

PARADISE PARK MASONIC CLUB  
211 PARADISE PARK  
SANTA CRUZ, CA 95060-7007

FIRST CLASS MAIL

**1<sup>ST</sup> TAD PAYMENT DUE DECEMBER 1, 2006**

# PARADISE PARK MASONIC CLUB

# BULLETIN BOARD

NOVEMBER 2006

## **BILL'S BANTER**

*Bill Lind*

The Water Project plans have now been turned into the County for their approval. The Building permit processing costs are \$13,964.13 and the Plan Check costs are \$4,805.84 for a total cost of \$18,769.97. This is for processing only; the actual permit fee will be determined by the job cost.

New gutters will be installed on the office and garage. The total cost will be about \$6,000.00.

Some more work has been done on the water tank behind the Social Hall. The rough electrical and rough plumbing have been approved by the county. The ditches can now be backfilled. All that remains is installation of the pump and final hookup.

Bob Koger is trying to get one more bid for the rock wall on the exit road. We need to get it done soon as the rains are coming.

This month I would like to thank Don Moore for his volunteer work in the park. He keeps our radios in top shape. He made the Historical signs for Barry Brown. Each year he makes the Grand Master's clock which we give to the Grand Master at his visitation. He also works with traffic control during emergencies. Give him a thank you when you see him.

## **BOARD OF DIRECTORS MEETING DATES**

Third Saturday each month  
Executive Session 8:00 a.m.  
Open Meeting 9:00 a.m.

November 18, 2006  
December 16, 2006  
January 20, 2007

Annual Meeting: June 30, 2007

## **MANAGER'S REPORT**

I seem to discuss the same issues each time I give a Manager's report, however, our Park rules are ignored on a daily basis. In trying to manage P.P.M.C., I have found a lack of pride and respect for our Rules & Procedures (examples are building permits, pets, speed limits, allotment cleaning, and general care of one's home as well as construction waste in our household garbage & recycle bins). I realize each of you have and should have read the Park rules when moving here.

Now, if our rules are not followed as written, and enforced by the Board and Manager, then our beautiful Park will continue to attract members who follow no ones rules.

I love this Park, and I can remember when rules were observed and members could, and did talk to each other if there was a problem.

I want to return to those times, and this can be done, will you help me?

The Board approved at our last meeting the hiring of an extra crewmember for 30 days. The needed work was done in 2 weeks so the extra man was released from employment.

Work done this previous month was cleaning of the drains throughout the park, a new asphalt walkway between Temple & Acacia streets along the river, electrical replacement in the apartment bringing it up to code. Bids were received for trees on Crypt Lane, the retaining wall on the exit road and a 4-inch drain at the office. The bathroom floor of the office apartment is being removed due to a water leak, which has taken place over a 3-year period and caused the floor to buckle.

My biggest concern however, is that the Park has no traffic signals should they be needed. It seems our entire cable between the Powder House & the Office was stolen.

I am asking that the Board grant approval to purchase a Digital System, so that it can be used at both the entrance & exit roads, when needed.

Respectfully, Manager Bob Koger

## **Water Project Town Hall Meeting October 28, 2006**

The Board of Directors convened a Town Hall meeting on the progress of the Water Project on Saturday, October 28, 2006. Some 24 people were in the audience.

Bill Lind, President, said the cost estimate would be \$1.2 million (including paving), less the \$384K Castle Funds. Some \$17K is currently being paid for first stage permit fees. The County lists permits fees, which have gone sky high. They base fees on costs, and we are still estimating costs. Section 1 & 2 payments to Granite Construction have been some \$480K, including paving & drains.

Allan Melikian, Treasurer, gave us general figures, with a cost of \$1.250M, with us being \$1M short. He expects the numbers to change along the way. We have about \$780K in reserve, but need to keep some \$400K as reserve funds, so \$380K will be used for the Water Project. Rework of Section 1 & 2, fire hydrants: we don't know yet as this is in the planning stage.

George Saam said the county has not yet approved what Granite has done, so there are still some variables that are undetermined, whether large or small.

Malcolm Kirby covered several questions. Bowman-Williams & Ifland provided master plan and what contacts they had done on our behalf, submitted to us in April 2003. They assumed the City would be taking over our water system. Ifland used this information as a basis for their designs. Water system that Granite put in is sufficient for house usage. Sections 1 & 2 would have a second water system for fire hydrants. Fire Dept. said 500 gal/min would be satisfactory, rather than 1,000 gal/min, with a hydrant within 250 ft of each house. Water pressure of 250 gal/min is at the front gate & what the City supplies us now. The current design is in phases: phase 1 is Section 6; phase 2 is Entrance Road from the Powder House to Acacia; phase 3 is Section 3; phase 4 is retrofit of Sections 1 & 2; phase 5 is Section 4 plus Bridge. Granite did not do Keystone Way from the bottom of Cardiac Hill to the Bridge, so that is part of phase 4.

Another hope is to tap in to the Graham Hill source of alternate water. Allan said Woods Cove (old Castle property) access of this water source would be better required by the City Water Dept., rather than by us. It would be in the City's interest, since they are not currently able to supply us with 500 gal/min via River Street/Highway 9.

Individual house meters are not included in the estimates & will not be required by the City.

Frank Haswell, Secretary, covered the following general numbers & possible assessment amounts. Total Estimated Cost = \$1,243,314. Individual house meters are not included in the estimates & will not be required by the City.

Frank covered the following general numbers & possible assessment amounts. See the next page for the financial details. The BOD is willing to work with those who would experience any hardship, based on demonstrated financial constraints. Audience members suggested (1) augmenting our SBA loan; (2) getting a FEMA loan; (3) sell bonds to Park members; (4) have Granite Construction pay for retrofitting Sections 1 and 2; (5) to begin assessments now to gather interest for later costs; (6) private loan within Park membership (perhaps a group of Park people loaning PPMC \$); (7) lien the house, to be covered when sold. The board will consider a combination of several plans.

Frank emphasized that the assessment will be determined by the actual bids. The figures we have now are just estimates.

Bridge plans right now are for the pipes to go over the Bridge. The Board tends to favor drilling under the bridge. They plan to do some more homework on costs, who needs to be dealt with (such as Fish & Game), etc.

## FINANCING OF PPMC WATER PROJECT PROPOSALS - October 28, 2006

The following estimate of the PPMC water project is based on estimates prepared by the Ifland Engineering Co. after they completed drawings of the water project. The estimate assumes that the project could begin as soon as the plan check and application are accepted by the appropriate government agencies.

Ifland Engineering	\$1,173,614
Permit Fee	19,700
(Plan Check & Application only)	
Building Permit Fee (s)	50,000

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Estimated Total Estimated Cost	\$1,243,314
From Capital Fund Balance	<\$385,000>

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Amount to be paid by Members	\$858,314
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Number of Allotments	391
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Estimated Cost per Allotment	\$2,195.00
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### Methods of Payment

- 1) Charge per Allotment - One time \$2,195.00
- 2) Two Installments \$1,097.50  
First at Building Permit Time, 2<sup>nd</sup> in 6-9 months
- 3) Three Installments \$732.00  
First at Building Permit Time and 2 payments at 8 month intervals
- 4) Construction Loan Bank Charge Approx 7.25%  
Short term loan may not exceed 3-5 years.  
The 5 years amortized cost would be about \$525.00/year per allotment, for a total per allotment of \$2,625.00

Other suggestions centered on borrowing monies and financing the construction costs which would require both principal and interest payments. (Examples: FEMA loan, SBA loan, Internal Bonds, or loan(s) from Allotment members)

Whichever method is selected, the Board of Directors will work with allotment Members for whom this assessment will create a financial hardship. We are willing to develop a payment plan that works within their demonstrated financial constraints.

**YOUR INPUT IS IMPORTANT:** The Board would like to know your preference as to how we should finance this project. Do you prefer to make 1, 2 or 3 installment payments or take a loan for 5 years? Please mail your preference to President Bill Lind at 211 Paradise Park, Santa Cruz, CA 95060 or email him at [billannalind@earthlink.net](mailto:billannalind@earthlink.net)

## IMPORTANT INFORMATION FROM THE BOARD

**TAD PAYMENT DUE DECEMBER 1<sup>ST</sup>:** The TAD bill was mailed the last week of October. If you haven't received yours, please check with the Office. The first half of the TADs is due no later than December 1, 2006. If mailing, the postmark must be no later than December 1<sup>st</sup>.

**PROPERTY TAX DECREASE:** Members will note a small decrease in their property taxes from last year. This is due to an overall decrease in improvement values for the past three years. The following tax year of 07/08 will show the 1% increase allowed by Prop. 13. If you have any questions regarding the decrease, please contact the County Assessor's office at 454-2270. Have your parcel number for reference.

**DOG RUN:** The Board has decided to discontinue the dog run trial in the area by Sandy Beach and not to make it a permanent policy. This means that your pets must be on a leash whenever it is not on your allotment.

**NEW PET FINE POLICY:** The following fine schedule will be enforced if a dog or cat is loose off the owner's allotment and an incident report is turned into the office.

\$100.00 first offense

\$250.00 each offense thereafter

**INSPECTION FORM:** The Board accepted the following form and will begin its implementation soon.

### FIRE/LIFE SAFETY HAZARD REDUCTION INSPECTION FORM

Member Name: \_\_\_\_\_

Allotment Street Address: \_\_\_\_\_

Inspection Date: \_\_\_\_\_

Please review the items noted below during the inspection of your allotment. Each item is important for the fire and life safety of yourself and everyone in the Park. Please correct each item in a timely fashion.

**General Fire Safety (California Fire Code Article 11)**

- No operable fire extinguisher. A working fire extinguisher shall be located inside the residence.
- Combustibles stored too close to ignition source(s). Combustibles are to be stored away from ignition sources such as heaters and/or water heaters. Please keep all papers, cardboard, wood, plastics, cloth, etc. away from these appliances to prevent these items from being the initial fuel for a fire.

**Yard/Landscape**

- Functioning exterior hoses are not provided. Please provide two functioning exterior water hoses connected to hose bibs on opposing sides of the residence. The exterior water hoses need to be available for use in the event of an emergency.
- Water and gas shutoff valves are not marked. Please mark  water shutoff valve,  gas shutoff valve. Please mark the location of water and gas valves so they may be turned off in an emergency.
- Combustible debris accumulated under deck(s). Please clear all combustible debris is from under deck(s).
- Combustible construction materials not properly stored. Please store all combustible construction materials at least 10 feet from structures (or as close to this distance as possible).
- Vegetation too close to woodpiles. Please remove all vegetation within 10 feet (or as close to this distance as possible) of all woodpiles. (PRC section 4291)

**Garage/Carport**

- Please provide tools such as a shovel, hoe, rake and bucket are available for use in a wildfire emergency

**Smoke Detectors (California Fire Code Article 10, Section 1006.2.9.3)**

- No operable smoke detector(s) are installed. Working and properly placed smoke detectors will help you to survive a fire at night. Please follow the written instructions provide with the smoke detector and install working smoke detector(s) in the following locations;
  - Within each bedroom.
  - On every floor of a multi-floor home.

- In the hallway leading to the sleeping areas.
- Propane appliances are being used in the home. Please install a Carbon Monoxide detector. Carbon Monoxide is a colorless and odorless gas produced when a gas-fired appliance does not completely burn its fuel. Carbon Monoxide cannot be detected by a smoke detector.

**Chimney Spark Arrestor (California Fire Code Article 11, Section 1109)**

- No spark arrestor. Install an approved spark arrestor with a metal mesh size of ½ inch or smaller. This will prevent hot embers from exiting the chimney and igniting a fire.
- Tree limbs/branches too close to chimney. Remove tree limbs/branches within 10 feet of chimney outlet to reduce the potential for a forest fire.

**Roofs (California Public Resources Code Section 4291(e))**

- Accumulated combustible debris is on the roof. Roofs shall be cleared of all combustible debris (including gutters) to reduce the potential of a fire spreading to the roof of your home from hot embers landing on your roof.
- Remove dead tree limbs/branches within 10 feet of roof. Prevent

*Continued on Next Page*

*Inspection Form Continued*

**Street Address Numbers (California Fire Code Article 9, Section 901.4.4)**

- No visible street address. Responding emergency personnel need to quickly identify your property day or night. Most delays in response can be attributed to properties without visible street address numbers. Please provide a visible street address that meets the following criteria:
  - Address numbers are permanently affixed to the exterior of the home.
  - Address numbers size shall be minimum 4” high by ½” stroke
  - Address numbers shall be on a contrasting background
  - Address numbers are visible from road traveling in both directions

**Liquefied Petroleum Gas (Propane) Tanks (California Fire Code Article 82)**

- Combustibles (weeds, grass, brush, construction material, trash, etc.) too close to the propane tank. Please clear all combustibles within 10 feet from the tank (or close to this distance as possible).
- No smoking signs not posted. Please post a no smoking sign near the tank.

<b>OTHER IMPORTANT INFORMATION</b>
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**VOLUNTEERS NEEDED FOR THE STAKING COMMITTEE:** Interested persons should contact Fred Dunn-Ruiz at 831/426-6472.

**RULES COMMITTEE NEEDS IDEAS:** The Past Presidents have accepted the Board’s request that it review the Rules and Procedures and recommend changes to the Board. Many of you included comments on your ballot; those comments will be reviewed. Some of you did not make comments at that time, but your input may still be considered, if you share them with the committee. Send your comments to Rules Committee via the Park Office, Attention Rules Committee or email to [dunnruiz@hotmail.com](mailto:dunnruiz@hotmail.com) with a subject line of Rules Committee.

**OCTOBER POTLUCK:** Thirty-five persons enjoyed the first potluck of the season hosted by the Board of Directors. Decorations were scary Halloween theme. Next month’s potluck is November 18<sup>th</sup> and is hosted by Mark and Susie Zevanove.

**HEAVY HOLIDAY SEASON MAIL:** Lois Hardy fervently hopes that each of us will pick up our mail on a **DAILY** basis, since the days preceding the holidays are such heavy mail days. Packages need quick retrieval, too, so they don't have to be stored in the garage.

## COMING EVENTS

### KNITTIN' KITTENS LADIES' CANASTA

First Monday Each Month  
Social Hall, 11:30 A.M.

Monday, November 1, 2006  
Monday, December 4, 2006

Sponsored by Pat Rundell

### TUESDAY COFFEE

EVERY TUESDAY

SMALL SOCIAL HALL, 9:00 A.M. – 11:00 A.M.

OPEN TO EVERYONE IN PPMC  
COME JOIN THE FELLOWSHIP

### MEN'S CLUB

FIRST WEDNESDAY EACH MONTH  
SMALL SOCIAL HALL, 11:30 A.M.

WEDNESDAY, November 1, 2006

CHEFS: CARL CHRISTENSON & FRANK CONTI  
SPEAKER: JIM UNTI ON WINE MAKING

NEXT MEETING, DECEMBER 6, 2006

### BOOK CLUB

SECOND THURSDAY EACH MONTH  
7:00 P.M. TO 9:00 P.M.

THIS MONTH: COLD MOUNTAIN  
NOVEMBER 9, 2006

AT BETTY GLADDING'S  
CALL 426-6932, IF ATTENDING

### BINGO

THIRD WEDNESDAY EACH MONTH  
SOCIAL HALL, 6:30 A.M.

WEDNESDAY, NOVEMBER 15, 2006

\*SECOND WEDNESDAY, DECEMBER 13, 2006  
DUE TO HOLIDAYS

### DATE CHANGED AGAIN The Visiting Nurse Association

Will be conducting a  
Flu Immunization Clinic  
At the PPMC Small Social Hall On Saturday,

~~October 7, 2006~~

~~November 4, 2006~~

**December 2, 2006**

From 9 a.m. to 12 Noon

#### **SIGN UP AT PPMC OFFICE**

Flu Immunizations are covered  
by Medicare Part B

Please bring your Medicare card and  
the VNA will bill this for you

See Details on Office Bulletin Board for  
HMO's insurance and persons under 18.

### REGULAR POTLUCKS

THIRD SATURDAY OF EACH MONTH

SATURDAY, NOVEMBER 18, 2006  
AT SOCIAL HALL @ 5:30 PM

HOSTS: SUSIE & MARK ZEVANOVE

VOLUNTEERS FOR FUTURE HOSTING, CALL  
LOIS HARDY @ 426-3172

### DECEMBER POTLUCK

ANNUAL HOLIDAY PARTY

DECEMBER 17, 2006

SEE FLYER ELSEWHERE IN THIS BULLETIN

### MEMORIAL FUND COMMITTEE

WE WELCOME SUGGESTIONS FOR MEMORIALS  
DONATIONS ACCEPTED AT THE PARK OFFICE

MAKE CHECKS TO MEMORIAL FUND.

WILMA VINSON, PHYLLIS GREEN,  
BETTY GLADDING AND ALDA HOUCHEIN



# Men's Club

**Wednesday, Nov. 1, 2006**


**Social Hall - 11:30 AM**



**Lunch Prepared By Chef's:  
Carl Christenson & Frank Conti**



**Cost \$5.00**

**TODAY'S  SPECIAL**

**Southern Fried Chicken  
Mixed Green Salad - Potato Salad  
Rolls - Dessert  
Wine - Coffee**


**Speaker: James Glen Unti  
Wine Making**

**For Info Call: Joe Del Core  
President, Men's Club - 469-3747**



# Annual Holiday Party

Sunday, Dec. 17, 2006  
1:00PM - Social Hall



Turkey, Potatoes,  
Wine, Rolls & Santa  
will be provided.

## Door Prizes

## Potluck

Please bring your favorite  
dish to share and your  
own place settings.



If you want  
your child to  
receive a gift  
from Santa,  
please bring  
it wrapped &  
labeled.



Hosted by  
Bob & Tiny  
Sand  
and  
Lois Hardy



PPMC

## Out and About:...

That's what I'm hoping all of you are doing these beautiful fall days. Here in the Park it's quiet without you. We're given a chance to slow things down, to reflect on the summer we had and to be grateful for what we have.

Paradise Park Masonic Club would not be the same without you. This past summer it was fun and alive. This was because you were here to partake and enjoy. Hundreds of you participated in the events put on this year. Some volunteered to steer the event, some were active participants and others were content to simply enjoy the thrills of others. All of us were rewarded with being here in the Park and enjoying the fellowship that the Park is based upon.

For this fellowship I hope this season finds you giving "Thanks" for the experience and longing to renew and forge new memories here. We'll keep the home fires going and the welcome mat out. We have a lot of events going on in the winter months, please join us. You're missing the best time of the year, watching the rain, the warmth of a fire and the fellowship of a good board game. The Park is based on "family" principles so during the Holiday Season please find time to give that family member a hug and kiss, let them know how you feel. Smile/smirk, let them know how you feel, here in the Park it becomes you.

Please check the flyers for upcoming events, we'll see you at our Annual Holiday Dinner, Dec. 17th hosted again this year by Lois Hardy with the assistance of Tiny and Bob Sand.

Fraternally yours, Bill Eckard Your liaison for food, fun, frolic and fellowship

## CALENDAR OF EVENTS

<u>DATE</u>	<u>EVENT</u>	<u>Venue</u>	<u>MEMBER/Chair</u>
<b>November 2006</b>			
1-Wed.	Men's Club 11:30	Small Social Hall	J. Del Core
1-Wed.	Long Range Planning Cmt. 6-7pm	Small Social Hall	P. McDonald
4-Sat.	Tree Committee 10-12 am	Conference Room	S. Taylor
6-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	P. Rundell
7-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
14-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
15-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
16-Thu.	Girls Basketball Tourney Sleepover	Large Social Hall	M. Pottinger
17-Fri.	Girls Basketball Tourney Sleepover	Large Social Hall	M. Pottinger
18-Sat.	BOD Open Meeting 9am	Small Social Hall	B. Lind
18-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
18-Sat.	Potluck 5:30 pm	Large Social Hall	M&S Zevanove
19-Sun.	Past Presidents Mtg. 1:00pm	Conference Room	B. Sand
21-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
<b>23-Thu.</b>	<b>OFFICE CLOSED - THANKSGIVING</b>		
28-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
<b>December 2006</b>			
2-Sat.	Tree Committee 10-12 am	Conference Room	S. Taylor
<b>2-Sat.</b>	<b>VNA Flu clinic 9-12</b>	<b>Small Social Hall</b>	<b>VNA</b>
4-Mon.	Knittin' Kittens 11:30 am - 4:30 pm	Small Social Hall	P. Rundell
5-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
6-Wed.	Men's Club 11:30	Small Social Hall	J. Del Core
9-Sat.	Family Holiday Party noon - 10pm	Large Social Hall	B. Sand
12-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
13-Wed.	Bingo 6:30pm	Large Social Hall	Y. & M. Jones
16-Sat.	BOD Open Meeting 9am	Small Social Hall	B. Lind
16-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
<b>17-Sun.</b>	<b>Holiday Party/Potluck 1:00</b>	<b>Large Social Hall</b>	<b>B&amp;T Sand, L Hardy</b>
19-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman
<b>25-Mon.</b>	<b>OFFICE CLOSED - CHRISTMAS</b>		
26-Tue.	Coffee 9-11am	Small Social Hall	R&C Hoffman

**READ THE MEMBERSHIP APPLICATIONS PENDING LIST!** This list is published so that you have the opportunity to advise the Board about these candidates for Membership. If you have information that you believe the Board should consider before voting for Membership on any of the candidates, please contact the Board President in writing.

**Paradise Park Masonic Club  
MEMBERSHIP APPLICATIONS PENDING**

<u>Applicant</u>	<u>Date posted</u>	<u>Seller/Member</u>	<u>Allotment</u>
<b><u>MEMBER CANDIDATE</u></b>			
Howard W. "Bud" Ramsey, Jr.	9/15/06	Donald Schmidt	140 St. Alban Street
<b><u>ASSOCIATE MEMBER</u></b>			
Dale Ann Bradshaw	10/25/06	Michael Bradshaw	662 St. Augustine Avenue
Susan R. Ramsey	09/16/06	Howard W. Ramsey, Jr.	140 St. Alban Street
Elizabeth "Betty" Kimble	09/15/06	Barbara Scott	183 St. Bernard Street
Constance L. LaMar	09/11/06	Michael Mollica	453 York Avenue
James W. Leinenbach	09/11/06	Irene Logan	272 Keystone Way
Russell Craig Robinson	06/28/06	N. Shirley Reddick	163 St. Bernard Street
<b><u>ALTERNATE ASSOCIATE MEMBER</u></b>			
Pamela Jo Hurd	10/10/06	Samuel C. Taylor, Sr.	415 Joppa Street
James T. Mayo	08/10/06	Lynda A. Mayo	521 St. Ambrose Street
Bradley Gerald Grissell	06/16/06	Joanna Hostetler	636 St. Augustine Avenue
Linette Debra Quist	03/27/06	Shirley Reddick	163 St. Bernard Street
Robert Charles Stern	03/02/06	Victorine Propp	135 St. Alban Street
Carol Cohen	02/16/06	Gary Gordon	129 Keystone Way

**IN MEMORIAM**

**Norman Houge, 10/13/06**

**Winifred Schilling, 10/19/06**



## MAIN BLACK POWDER PLANT

Looking west from high on **Shrine Way** below the **Peyton Mansion** site, the above photograph shows the main black powder manufacturing area of the **California Powder Works** (now Section 1 of Paradise Park). The photo was taken sometime in the 1890's and contains over 30 buildings dedicated to the manufacture of blasting and sporting gun powder. This area was the starting point and heart of the first explosives manufacturer on the West Coast in the mid 19<sup>th</sup> century.

Beginning on the left just above the bridge (see inset) was the Powder Works' first **Steam Mill** which drove much of the plant's machinery. Missing from the photograph, however, is the raised flume which delivered water power to the plant because, by this time, steam and electricity had replaced water power. The flume had been taken down, the tunnel closed, and the dam abandoned. Identifying the other buildings in this picture is difficult today. We do know that some were used for refining potassium nitrate and sulfur, the first two ingredients for making gunpowder; others processed charcoal before the new kilns were constructed east of the **San Lorenzo River**; and there were cooper and hoop pole shops for making wooden kegs. Some of these buildings were later converted to manufacture metal kegs which were safer for shipping and storage. Other support buildings included a blacksmith's shop, a carpenter's shop, a foundry, store houses, a wash up, and outhouses. Depending on demand, the California Powder Works employed up to 250 men and boys until it ceased operation in 1914.

Looking just above the ridge line in the lower right quarter of the photograph, narrow gage rails can be seen which connected a network of buildings throughout the Works. On the opposite side of the buildings just west of the rails, is the main road for this section of the plant (now our **Joppa Street**). Joppa intersected a road (now known as **King Solomon Drive**), which connected to the **Toll Road** (today's Highway 9) on the hillside above. Before the Powder Works purchased the **San Lorenzo Paper Mill** (now Paradise Park's Section 6) in 1872, King Solomon Dr. was one of the two principle wagon roads in and out of the Powder Works. It is now abandoned but can still be explored on foot.

2006-2007 BOARD OF DIRECTORS  
**And**  
**OFFICE STAFF**

President: Bill Lind  
 Phone: 831/429-6735  
 Email: billannalind@earthlink.net

Vice President: Joanne Nelson  
 Phone: 831/426-1505  
 Email: paradise\_park\_home@yahoo.com

Secretary: Frank Haswell  
 Home Phone: 925/552-7095  
 Business Phone: 925/837-3320  
 Park Phone: 831/454-9105  
 Email: tennistime@prodigy.net

Treasurer: Allan Melikian  
 Phone: 831/460-9860  
 Email: allangigi@aol.com

Recreation: Bill Eckard  
 Phone: 831/458-2070  
 Email: secretary\_ppmc@sbcglobal.net

Park Manager: Bob Koger  
 Office Phone: 831/423-1530  
 Cell Phone: 831/345-0879  
 Email: manager\_ppmc@sbcglobal.net

Park Secretary, Bookkeeper  
 Office Phone: 831/423-1530  
 Office FAX: 831/423-2806.  
 Email: secretary\_ppmc@sbcglobal.net  
 bookkeeper\_ppmc@sbcglobal.net  
 Website: paradiseparkmasonicclub.org

**2006-2007 ACTIVE COMMITTEES**

If you wish to be on any of these committees, please contact Bill Lind.

<b><i>COMMITTEE</i></b>	<b><i>CHAIRPERSON</i></b>
Assessment Study	Malcolm Kirby
Building	Tony Averill
By-Laws	Jacob Koff
Dam	Jean Allan
Election	Lois Hardy
Emergency Response Team	Greg Laskey
Community Safety	Lisa Leong
Communications	Don Moore
CERTs Training	Ted Keller
911 Fire Brigade	Greg Laskey
911 Medical	Diana & Jim Cook
911 Traffic Control	Ray Hoffman
Historical	Barry Brown
Industrial Safety	Pat Herzog
Long Range Planning	Pat McDonald
Orientation	Anna Lind
Past Presidents	Bob Sand
Recreation	Bill Eckard
Staking	Fred Dunn-Ruiz
Streambed Maintenance	Bill Gibson
Tree	Steve Taylor
Water/Roads	George Saam

**- - 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 F. Dunn-Ruiz, 606 Paradise Park or [dunnruiz@hotmail.com](mailto:dunnruiz@hotmail.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.

From A Concerned Member of Paradise Park:

Dear neighbors and members,

I am a co-author of the letter that was mailed to every Park member from "The Concerned Members of Paradise Park". I apologize to all of you that the letter was mailed without signatures; fear of financial and physical retaliation against some of the authors and subjects of the letter is the reason it was not signed.

Needless to say, we would not make the effort to draw attention to these concerns without reason. Paradise Park is no longer the haven and sanctuary we have enjoyed for so many years. We hope some of the problems can be dealt with to restore our safety and comfort.

To the person who inquired about our "outrage over the child that was bitten": no child has been bitten. It is exactly this type of danger we are trying to prevent. If you wish to talk to me, or be referred to others, please write me at 697 Paradise Park, or call me at 831-425-1038.

Thanks, Lynn Raadik

## FINANCIAL REPORT FOR FIVE MONTHS ENDING SEPTEMBER 2006

	Spent thru Sep	Budg thru Sept.	Under(+)/Over(-)	Annual Budget
<b>Income:</b>				
Member Assessments	\$188,136	202063		\$484,950
Member Dues and Transfer Fees	\$18,092	18167		\$43,600
Init.Fee/ Fin Chg/Pena/ Use Fee	\$16,482	2917		\$7,000
Bank Interest	\$5,626	3000		\$7,200
Misc Income, Member Serv, Donations	\$6,469	1042		\$2,500
AT&T Comcast (7% Return)	\$1,956	2792		\$6,700
<b>TOTAL INCOME</b>	<b>\$236,759</b>	<b>\$229,979</b>	<b>\$6,780</b>	<b>\$551,950</b>
<b>Employee Expense:</b>				
Employee Salaries & Bonus/Raise (\$7000)	\$56,037	61771		\$148,250
Employee Benefits	\$12,807	13750		\$33,000
Employer Federal/State Taxes	\$4,925	6667		\$16,000
Worker's Compensaton	\$3,889	5833		\$14,000
<b>Total Employee Expense</b>	<b>\$77,658</b>	<b>\$88,021</b>	<b>\$10,363</b>	<b>\$211,250</b>
<b>Insurance:</b>				
General Business	\$30,704	21875		\$52,500
<b>Total Insurance Expense</b>	<b>\$30,704</b>	<b>21875</b>	<b>-\$8,829</b>	<b>\$52,500</b>
<b>General Office Expense:</b>				
Supplies/Permits/Gen.Exp.	\$3,342	2500		\$6,000
Postage and Communications	\$3,230	4507		\$10,817
Utilities (Electricity, propane)	\$5,010	6458		\$15,500
<b>Total General Office Expense</b>	<b>\$11,583</b>	<b>\$13,465</b>	<b>\$1,882</b>	<b>\$32,317</b>
<b>Member Service Expense:</b>				
Water	\$40,338	37500		\$90,000
Security/Safety	\$283	1875		\$4,500
Green Waste/Dump Fees	\$2,572	1875		\$4,500
Bulletin Printing	\$1,528	1458		\$3,500
Trash Removal	\$11,941	19255		\$46,212
Recreational Activities	\$2,900	1250		\$3,000
<b>Total Member Service Expense</b>	<b>\$59,562</b>	<b>\$63,213</b>	<b>\$3,652</b>	<b>\$151,712</b>
<b>Tax Expenses:</b>				
PPMC Co Prop Tax	\$19,880	20000		\$48,000
State and Federal Taxes/Fees		417		\$1,000
<b>Total Tax Expense</b>	<b>\$19,880</b>	<b>20417</b>	<b>\$537</b>	<b>\$49,000</b>
<b>Repair &amp; Maintenance Expense</b>				
Park R&M Exp (water, trees, roads,tools)	\$15,149	7083		\$17,000
Vehicle Expense (gas, oil, maint)	\$4,392	2917		\$7,000
Building R & M Expense	\$2,301	3125		\$7,500
Equip Rentals, R & M Expense, Fire Equip		208		\$500
<b>Total Repair &amp; Maint Expense</b>	<b>\$21,841</b>	<b>\$13,333</b>	<b>-\$8,508</b>	<b>\$32,000</b>
<b>Other Operating Expenses:</b>				
Accounting/Tax Preparation/Audit	\$5,000	2083		\$5,000
Legal	\$590	2292		\$5,500
Historical Committee	\$222	250		\$600
Other Miscellaneous Expense	\$420	438		\$1,050
<b>Total Other Operating Expense</b>	<b>\$6,232</b>	<b>\$5,063</b>	<b>-\$1,169</b>	<b>\$12,150</b>
<b>TOTAL EXPENSE</b>	<b>\$227,460</b>	<b>225387</b>	<b>-\$2,073</b>	<b>\$540,929</b>
<b>Net Income = Income - Expense</b>	<b>\$9,299</b>	<b>4592</b>	<b>\$4,707</b>	
<b>Checking/Savings Accounts</b>	<b>\$704,202</b>		<b>SBA Loan 4%, 2028</b>	<b>\$299,963</b>

## Board of Directors Draft Minutes

October 21, 2006

unedited

**1.0 ROLL CALL** at 9:12, with present President Bill Lind, Vice President Joanne Nelson, Secretary Frank Haswell, Treasurer Allan Melikian, Director At Large Bill Eckard, Manager Bob Koger, and some 30+ interested members.

(a) Invocation was led by Joanne Nelson; flag salute by Tony Berkowitz.

(b) Consideration of Late Additions to the Agenda: none.

(c) Report from Executive Session(s) 9/16/06. There has been noticed a section of Bulging rock below the exit road; the rock wall is probably 100 years old; we are accepting bids to repair the site, \$14K bid is a possibly acceptable bid. There was an annual salary review, with increases implemented, with 1 week additional vacation in lieu of manager's increase. One allotment especially needs cleaning & shed disposition prior to Dec 1. Review of committee chairs & each committee's actions were discussed. The embankment in Section 3 was discussed. The use of an allotment in Section 6 must go by the county's parameters, & the members were so notified. Accepted as read.

**2.0 CONSENT ITEMS** Items 2 a, b, & c were accepted at this time. Prospective Members will be interviewed in the afternoon.

(a) Acceptance of Minutes, September 16, 2006.

(b) Financial Report – September 2006. continue under budget.

(c) Executive Session Report – September 16, 2006.

(d) Members Before the Board: none

(e) Associate Members Before the Board

1. Mary Lou Bales, 1:00, to Dan Bales @ 449 York Avenue.

(f) Alternate Associate Members Before the Board

1. Melissa Ann Bales, 1:15, to Dan Bales @ 449 York Avenue.

2. Crystal Regina Costa, 1:30, to Joyce M. Taylor @ 510 Courtesy Lane.

3. Bradley Grissell, ? 2:00 ?, to Joanna Hostetler @ 636 St. Augustine Avenue. Not attending.

4. Robert Charles Stern, 2:15, to Victorine Propp @ 135 St. Alban Street. Not attending.

### 3.0 MANAGER'S REPORT

(a) Monthly Report; Bob Koger; Park rules are ignored on a daily basis. There is a lack of pride & respect for the Rules & Procedures, with examples of not acquiring Building permits, pet, pool not picked up; construction waste placed in the kitchen garbage bins & recycle areas, allotments not kept tidy. PPMC will thus continue to follow no one's rules. One extra crew member was hired for 2 weeks to clean drains. The walkway between Acacia & Temple was paved in Asphalt. We have received bids on the exit road bulging rock wall & the drain to the Social Hall. The Emergency Signal Lights cable between the Powder House & the Office was stolen.

### 4.0 UNFINISHED BUSINESS

(a) Committee Reports

1. Assessment – Ad Hoc – Malcolm Kirby; not present.

2. Building – Tony Averill; nothing pending.

3. Bylaws – Jacob Koff; not present.

4. Dam – Jean Allan; not present.

5. Emergency Response Implementation Team – Greg Laskey; not present.

a. Community Safety, VIP – Lisa Leong, with guest Rodney Maddock, SC Co CDF Fire Marshall.

1. Fire/Life Safety Hazard Reduction Inspection Form; Lisa is asking for approval of these forms. She was asked how it is intended to implement the forms. Lisa said it's part of the CERT program, & we have inspectors who are CERT trained. We'll do only exterior inspections, planning on twice a year, spring and late fall. The interior would be covered by asking members (non-resident members would be contacted over the telephone). There are at least 25 of us who are VIP- and/or CERT-trained. Completed forms will be given to the member, with a copy kept in each member's file & one with Lisa. What method of

- enforcement? Non-compliance situations would be turned over to the Manager, suggesting a 30-day time-frame given to comply, then the Manager would inspect. Pat Herzog & Bob Koger have reinstated an allotment inspection plan, recently sending out 5 letters with 30 days follow-up. Lt. Maddock said Limbs are coded to be 10 feet away from a chimney, with chimneys screened, making them basically safe. Addresses are frequently not posted well within the Park, & our emergency guidance system is working very well for ambulance & fire vehicles. Charlsie Harris brought up 30-day compliance for non-permanent residents. It was suggested that an inspection of one's allotment condition should be a part of their parting inspection survey. Gayle Logan suggested a group of people could be gathered to help elders come up to outside code. The Board approved Lisa's submitted form & plan of implementation.
2. Potential Hazardous Intersections & Co. Minimum Landscape Clearances; the Safety Committee along with the Manager inspected some 15 such areas. Letters were composed to go to members of same. The Board has left it up to the Park Manager to determine which are appropriate to send, after the Board looks at them in the afternoon session.
  3. Anonymous Statement of Fear of Dog Attack; Lisa received a copy of this letter. Bill asked for her recommendations as committee chair. The committee did discuss, & concluded that if there was a dog attack, the dog should be removed, whether the attack victim is a dog or a person. It was moved to eliminate the trial off-leash area next to the Community Garden; approved. It was moved to have a fine for Animals off leash, 1<sup>st</sup> offense = \$100, 2<sup>nd</sup> = \$250, subsequent = \$250; approved; this will be published in the bulletin. Vendors' dogs are held responsible to the member using the vendor. Vicious dog issues are being discussed in the afternoon Executive session.
- b. CERT's Training – Ted Keller
  - c. Emergency Fire Brigade – Greg Laskey
  - d. 911 Emergency Response Team – Diana & Jim Cook; Jim stated we had a quiet month. We are prepared for winter, with all oxygen tanks full, & with one spare. The beeper went off last night because wires were down on the back gate road. The Entrance Road was used to stop traffic a couple of times due to large vehicles.
  - e. Traffic Control – Ray Hoffman & Communications – Don Moore; the problem of hearing one another's radio was solved, due to loose connection at the power source, not at the antenna. We need at least six batteries for radioes, with a couple on hand for spares. Traffic lights are needed. Portable traffic lights were suggested, costing \$17K per pair, which are wireless & communicate with each other. Don Moore states the traffic signal machine downstairs was working fine. Trailers to carry the portable lights are also available. Spooling cable is really heavy. Endurance studies on the portable traffic lights should be investigated, as well as how would they be theft-proof? Lease purchase might be a good idea. As the copper wire of the old emergency traffic light system was stolen, new wire in conduit would be necessary, & not cheap. How about running a wire on the poles already there? Kevin Silva, with PG&E, is doubtful they would allow our use of the poles. The Board will further investigate the system Fred has suggested & these portable lights.
6. Historical – Barry Brown; not present.
    - a. 9/21/06 letter re: installation of marker above member's allotment.
  7. Insurance – Patricia Herzog; 3 companies are giving us quotes on all insurance renewals. Our premiums have doubled due to our lawsuit history. The covered bridge insurance for a year was offered at \$33K; the bridge engineer appraisal is \$2.2 million, which information was forwarded to all companies, so we should have a substantial reduction in the premium. We went along with a \$100K deduction. Our workers compensation insurance has gone down.
  8. Long Range Planning – Pat McDonald; John Mancini asks for a Board response for support & implementation of the plan & the reserve. It was stated that that response depends on the final form. The Board's intention is yes, although they believe the plan is still in rather rough form. The numbers are as presented, & they will change with any change of assets & inflation, so it is, &

cannot be, set in stone. Structure can be set in stone. Assessments are involved. The Board wants the committee to come up with several specific proposals. Ultimately the plan must go before the membership for a vote. Bill suggested the committee get together with the Bylaws Committee. The committees can offer a couple of suggestions of the way the committee is structured, money is raised, etc.

9. Memorial – Betty Gladding

a. Gazebo building samples were looked at this morning. The Board really wants it to be wood. A suggestion for location choices is setting it in the Picnic Grounds where it could be used for weddings, etc. Betty will consult further with the committee.

10. Orientation –Carol Blum; four prospective members & two long-term guests were oriented.

11. Recreation – Bill Eckard; tonight will be the first return-to-Social Hall potluck, hosted by the Board. Pumpkin carving is this coming Saturday, the 28<sup>th</sup>. We'll again have a list of Halloween trick or trick houses, available in the Office or Office lobby. The monthly potlucks need hosts, so please see Lois Hardy. December 17<sup>th</sup> is the Holiday Potluck; bring a favorite salad or dessert or veggie.

Recreation is within budget.

12. Safety, Industrial – Pat Herzog; nothing to report.

13. Staking – Fred Dunn-Ruiz; no report. Bill & Fred agreed to get together to go over the staking log to clarify a few items.

a. Current Staking Log

14. Streambed Maintenance – nothing new to report.

15. Trees – Steve Taylor

a. Current Tree Log

b. 2 bids on trees behind Kuckens @ 350 Crypt Lane. \$11.5K is the low bid to cut/trim these trees, leaving the bases. Bill Eckard was concerned that the Safety Committee inspection might cross the path/responsibility of the Tree Committee. Lisa said they will communicate. Our Forester said this Crypt Lane hillside is unstable & probably will slide sometime during our lifetime. Bill Lind doesn't understand why PPMC is responsible for removing trees from red-tagged areas. All these red-tagged area members were notified of the red-tagging, which our attorney stated is sufficient to cover our liability, regardless of whether or not the member signed the notice. The red tagging was due to 1982 slides. Joanne Nelson will research & contact Jacob Koff to see if the letters went out Certified Mail. New members in that area probably need new letters. It was moved to approve the expenditure to deal with these trees; not passed. Frank will notify this member of the Board's vote.

c. 10/14/06 letter to BOD from Tree Cmt. Re: Cook Tree Request dated 9/9/06. Diana Cook stated she takes exception to some tree committee members calling her contractor & threatening him.

16. Water/Roads – George Saam; not present; Bill Lind states that the permit is being worked through the County; Bill Uber has been helping Bill Lind; the County keeps throwing up another question, etc.

(b) Treasurer's Report; nothing more from Allan; Pat Herzog reported that the property tax statements are in her hands as of yesterday, Friday the 20th; she hopes & intends to have them out to the membership by Friday the 27<sup>th</sup> October.

(c) Temporary Help, per Mgr. B. Koger

## 5.0 NEW BUSINESS

(a) 9/25/06 Request for Safety Fence @ 643 St. Augustine Avenue. Tabled for next meeting, to see if afternoon executive session provides solution. PUT ON NEXT MONTH'S AGENDA.

(b) 9/25/06 Request for Safety Fence @ 644 St. Augustine Avenue.

## 6.0 DISCUSSION

(a) Ken Pyle, Retaining Wall @ 393 Hiram Road. Not present. Previously approved, with letter sent so stating. Permits not required.

1. 10/13/06 letter to K. Pyle from President.

## 7.0 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) 9/12/06 Recordation of S.C. Co. Code Violation @ 395 Hiram Road.
- (h) 9/15/06 Incident Report re: construction @ 340 Royal Arch. Manager Bob Koger is to look at & report.
- (i) 9/16/06 letter to President from E. Simas re: staking. Motion to disapprove his request for a sliver of land. Carried. Frank is to send a letter to the member.
- (j) 9/25/06 letter to BOD from Manager re: Electrical for Social Hall Water Tank. Tom's can come & fill in ditches because the County has signed off. Wiring, light, & switch yet to do.
- (k) 9/23/06 letter to BOD from G & R Laskey re: loose dog in August 2006, Section 4.
- (l) 9/24/06 letter to BOD from R. Laskey re: dog attach in ?date? last December ?where? out of Park.
- (m) 9/26/06 S.C. Co. Sewage Disposal System Permit @ 228 Acacia Lane.
- (n) 9/26/06 S. C. Co. Alleged Building etc. Code Violation @ 137 St. Alban Street.
- (o) 9/27/06 S. C. Co. Alleged Building etc. Code Violation @ 643 St. Augustine Avenue.
- (p) 9/28/06 Retaining Wall Quotation, Exit Road. 2 bids; Bill said we need a 3<sup>rd</sup> bid; then the decision is to be made.
- (q) 9/28/06 S. C. Co. Retaining Wall Permit Approval @ 222 Keystone Way; should not affect Washington Pathway at all; if permitted already, where are the plans in the Office? Bob Koger will investigate.
- (r) 9/29/06 Incident Report re: Loose dog from 239 Temple Lane.
- (s) 9/29/06 S. C. Co. Retaining Wall Approval @ 630 St. Augustine Avenue.
- (t) 9/30/06 Incident Report re: Stolen Axe @ 701 St. Johns Avenue.
- (u) 10/02/06 letter to BOD from J. Mancini re: Allotment Address Numbers. It was moved to accept John's offer; no second. There was discussion on the need for information on cost & installation methods; the Manager could investigate. Motion withdrawn; OLD BUSINESS FOR NOVEMBER.
- (v) 10/02/06 S. C. Co. Alleged Riparian Violation @ 644 St. Augustine Avenue.
- (w) 10/03/06 email to Manager from T. Anand re: allotment conditions.
- (x) 10/03/06 FAX to Manager from D. Friedman re: requested Animal Control Witness Statement.
- (y) 10/05/06 S. C. Co. Building Permit Expiration re: 246 Washington Avenue.
- (z) 10/06/06 letter to A. Pfaff from Office re: Listing for Sale of Improvements @ 216 Keystone Way. A telephone call was received from the member stating she wanted the listing removed; no letter so stating has yet been received.

## **8.0 CORRESPONDENCE**

- (a) Correspondence Log
- (b) 9/17/06 letter to BOD from L. Dyson-Weaver re: Cook Tree Request dated 9/9/06.
- (c) 9/22/06 letter to BOD from H. Halliday re: allotment conditions @ 155 St. Alban Street. Tree litter & knob & tube wiring along outside are observed; neighbor is concerned for fire & rat safety. Frank will visit property & send a letter to the member.
- (d) 9/29/06 letter to G. Laskey from Manager re: welder & automobiles. The Welder is gone & one automobile is gone. A Deadline was given; the Manager is to carry out the posting of the vehicle & then have them towed if not removed. Fred Dunn-Ruiz stated that in the past some people have rented a PPMC space for long-term parking. The Board will work on a Board policy this afternoon.

## **9.0 EXECUTIVE SESSION – PART 1, 8:00 am**

See attached Agenda

**EXECUTIVE SESSION – PART 2**, as needed.

- 10.0 ADJOURNMENT** 11:44. Reminder: Next week there will be a Town Hall meeting; Bill asked for agenda items from the departing audience: Granite's payment of Section 1 & 2 refitting; Household Inside & Outside faucets plumbed during Water Project? Only one or both? PPMC's responsibility is to bring water to the allotment. Total assessment for Water Project? How is Bridge going to be handled? Road surfacing being included?

Member's improvements offered for sale as of **November 1, 2006**. 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>			
411 Keystone Way	B. Scott Contact Martha Wiseman 831/429-1909	\$345,000 No Financing	1 ½ BA, 2 BR, 975 sq ft improvements, approx. 4,808 sq ft allotment, Tiled kitchen, carpeted living room & bedrooms, open beamed ceiling, knotty pine interior, wall mounted propane gas heater.
437 York Avenue	Alcinda Walters 831/425-2842	\$283,000 Firm No Financing	Priced to sell. Must see. 3BR 2BA home. New floors throughout, new interior paint, all new appliances, new forced air heater, new custom fireplace, new water heater, new deck w/hot tub, lg eat-in-kitchen w/skylight & beautiful Victorian ceiling, lg balcony off master BR, 2 car carport w/shed. Lots of storage & closets. Great location near playground & bridge. Low maintenance. 1522 sq ft improvements. Great cement septic.
439 York Avenue	Lloyd L. Ames Shown by Appt. only; contact Alcinda Walters 831/425-2842	\$349,000	3BR 2BA, 4702 sq ft allotment, 1500 sq ft improvements, front & rear deck, 2 car garage w/shop area, paved drive, walk-in closet, pantry, laundry rm; Incl. refrig, dishwasher, range, hot tub, washer, dryer, freezer, split level, 600 sq ft master suite has oak accents of built-in bookshelves & vanity, all tile BA; air tight wood burning stove heat in vaulted ceiling LR; remodeled kit w/oak cabinets & laminated floors. New septic/leach fields when remodeled.
453 York Avenue	Mike Mollica 831/460-9338	\$125,000 No Financing	Quaint contemporary cottage in sunny location. 1BR, 1BA, + extra room. Modern upgrades of insulation, new pellet stove & cement septic. Lots of windows with window treatments + washer/dryer, refrigerator, ceiling fans, carpet. New kitchen cabinets/countertops. Excellent starter, vacation, or small family home.
<b>SECTION 2</b>			
287 The Royal Arch	Cyndy Crogan 831/426-2756	\$ 225,000 No Financing	1 BA, 2 BR, 1,872 sq ft improvements, large carport/storage area & tool room, small yard, semi-furnished, covered patio, includes 2 propane wall heaters, washer/dryer, refrig., oven, wood burning stove insert; septic tank in good condition.
364 Eastern Star	Jeanne Jelcick Call for Appt./Info. 831/429-2215	\$289,500	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. Call 831/429-2215, 426-7666, 325-3928.
<b>SECTION 3</b>			
216 Keystone Way	Ann L. Pfaff 831/818-4480	\$345,000 No Financing	1BA, 2BR, 8400sq ft allotment, 1200sq ft improvements, overlooking river from rear deck/hot tub, completely remodeled in 2001; a "Must See". Includes gas oven, microwave, dishwasher, hot tub.
<b>SECTION 4</b>			
610 Keystone Way	Gail Marshek 760/777/1323 760/674-0622	\$225,000 May carry up to \$40K w/good credit	1.5BA 1+BR, 1845 sq ft allotment, 1063 sq ft improvements, One of the best locations in the Park. Sunny all day; lg deck, south facing, overlooking San Lorenzo River on high side of river bank. Furnished, excluding personal items. Seller is CA-licensed Realtor. Incl. electric stove, dishwasher, refrigerator, garbage disposal, microwave, new water heater, fireplace. Tastefully furnished w/some antiques, per inventory list.
680 St. Paul Street	John Meredith To view, call Alda Houchin 831/426-3910	\$150,000 No Financing	1BA, 2BR, 1,350 sq ft allotment, 741 sq ft improvements, new propane furnace & septic tank/leach line 3 yrs ago, no usage since; completely furnished & ready to move in; everything on & in the property is included in the sale. Appraisal report is available to be seen by prospective buyer.
<b>SECTION 6</b>			
140 St. Alban Street	Don Schmidt 831/458-0663	\$275,000 SALE PENDING	2BR 2BA 5,000 sq ft allotment, 1,200 sq ft improvements, built in 1997, established garden, lots of sun, big 2 parcel lot, on House Tour 2 years, elec. Stove, refrigerator, washer-dryer, window treatments.

- - 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 F. Dunn-Ruiz, 606 Paradise Park or [dunnruiz@hotmail.com](mailto:dunnruiz@hotmail.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.

**From A Concerned Member of Paradise Park:**

Dear neighbors and members,

I am a co-author of the letter that was mailed to every Park member from "The Concerned Members of Paradise Park". I apologize to all of you that the letter was mailed without signatures; fear of financial and physical retaliation against some of the authors and subjects of the letter is the reason it was not signed.

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