

**BULLETIN BOARD  
MARCH 2008**

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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**

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# PARADISE PARK MASONIC CLUB BULLETIN BOARD

MARCH 2008

## NOTES FROM NELSON

*By President, Joanne Nelson*

The water project is moving into a new phase. All the digging is just about done. Patch paving will continue as weather permits. The first half of the annual water project payment has been collected. Several members paid under protest. The protest had to do with the water project of Section I and Section II and how it was handled. While completed 5 years ago, some members continue to discuss it. I am sorry that they cannot move on. Dwelling in the past does not help in planning for the future. Learning from the past is a good thing. As the Board planned this current water project, we did look to the past and then used it as guide. We listened. We then made decisions that were best for the membership. We moved forward with the water project.

Many tend to hold grudges that prevent them from moving forward. Forgiveness is something we might think about to improve our community relationships. One can, first of all, forgive ourselves for actions we wished we had not done or said. We might stop and say, "Next time I think I will handle that situation differently." We can forgive others for their actions, even when we cannot forget what was done in the past. Little irritations can turn into anger, criticism, and cause community disruption. Can't we take care of our own emotions and actions? Can't we forgive our neighbors for their behavior? What a concept. Forgiveness may even help us to stop blaming everyone else for their actions and problems. Maybe it could help us to see the other person's side of issues. Maybe forgiveness could provide a forum for solutions. Forgiveness certainly could be better for one's own health and for the health of the Paradise Park community.

We now have the opportunity to change directions. We already have begun to do so by hiring Cyndy

Crogran as Interim Manager. Her vision and background will help us to take new pathways to solve old problems. Her experience will help us to evaluate the condition of our Park and the position of the Manager. We welcome her as an integral part of the management team. Dawn Shoquist is now the official Office Secretary. She has quickly learned who many of the members are by name. We are happy to have her running the PPMC Office. Her organizational skills are already apparent.

## WATER PROJECT UPDATE

*By Bill Lind*

The water project is nearly finished. The main water lines and fire hydrants have been installed. All that remains is connecting houses to the main lines in Section 4. This portion of the project should be completed by the end of this month.

We are still within budget. As of January 31, 2008 our total cost including trench patching was \$1,154,076.98.

The two weeks of nice weather allowed Pacific Underground to pave many trenches which made driving more comfortable. The completion of trench paving will depend upon the weather. PUC can't pave when it is too wet.

We still do not have drawings for under the river crossing. It is a complicated procedure and is taking longer than expected.

## **BOARD OF DIRECTORS' MEETING DATES**

**03/15/08**

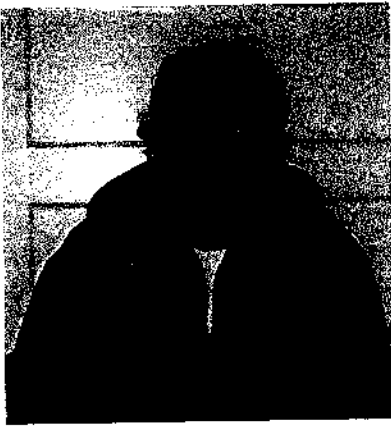
**04/19/08**

**05/17/08**

**06/21/08**

**06/28/08 Annual Meeting 7:00 pm**

**INTERIM MANAGER'S REPORT:** When the BODs asked me to be the interim manager for PPMC, I tried very hard to avoid saying yes. Many of us feel strongly that it would be best for the Park to



hire a professionally trained manager. Good managers are vital to the success of a community. I accepted this temporary position in hopes of assisting in finding the right person while observing how the structure runs from the inside out.

As our community faces challenging times, I am inspired to move forward. I see great potential in Paradise Park to create, uphold and nurture a loving and supportive community.

These are the principles a successful manager will strive for: Uphold the Bylaws, Enforce all of Rules and Regulations, Communication, Accountability, Vigilance, Honesty, Consistency, Confidentiality and Fairness. Be Respectful of others, Ask when you don't know or Ask-don't attack. Avoid at all cost-Conflict of interest, and most importantly, Remain Objective at all times.

Follow the Golden Rule. Lead by example.

This is what is asked of the community: Learn and uphold the Bylaws and the Rules and Regulations, Treat each other with respect, Learn to agree to disagree, Mediation not Litigation, Measure twice, cut once and By resisting the urge to judge. Follow the Golden Rule, Love thy neighbor as thyself.

"Managers play a central role in the tone of the community. The more professional and personable, the better because the risks for a community can be high when the relationship is tainted. Management should avoid becoming embroiled in political disputes between groups of members."

I want to thank all who strive to improve and serve Paradise Park. I see clearly the challenges we face and understand that there are better ways to deal with our differences. I ask us ALL to consider behaving differently. Join me in striving to better this community by considering resolutions that will bring about mutual understanding and peace.

Respectfully, Cyndy Crogan, Interim Manager

## IMPORTANT INFORMATION FROM THE BOARD

**2008 NOMINATING COMMITTEE APPOINTED:** The Committee consists of Jim Cook, Karla James, Jackie Rundell, Tiny Sand and Judy Wahl. The chairperson is to be chosen by the Committee. Any one interested in running for one of the three (3) openings for a two-year term beginning July 2008, please contact any of the Committee Members.

**UP-TO-DATE BYLAWS AVAILABLE:** The up-to-date bylaws are available at the Office or on the rules and forms page on the Website. New Bylaws will be printed for all Members after the Annual Election.

**NEW EMAIL ADDRESS FOR BOARD MEMBERS:** The Board Members have new email addresses. Please refer to the list of Board Members on the last page of this Bulletin or the board of directors page on the PPMC Website, <http://www.paradiseparkmasonicclub.com>, and update you contact list.

**2008 MEMBERSHIP ROSTER AND EMERGENCY PLAN BOOKLET:** In February, the 2008 MEMBERSHIP ROSTER is now available at the Office counter upon request. Also, at the same time, Members can pick up their copy of the Family Emergency Plan booklet, which also fits in the roster binder. A few of the PPMC directory binders are still available at the Office, for \$12.

## ADDITIONAL IMPORTANT INFORMATION

**2007 COMMON PROPERTY TAX:** The common property tax portion for 2007 that each of us may claim this year is \$118.82.

**APRIL BULLETIN DEADLINE:** Fred will be on vacation so John Densem will be doing the April Bulletin. Please send submissions to him at [john\\_densem@comcast.net](mailto:john_densem@comcast.net) Submissions are due by 5 pm Monday, March 17<sup>th</sup>.

**DUES RECEIPT DUE:** 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> each year, even if you are a Life Member. This is true for Associates and Alternate Associates 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 says **2008 dues receipt: M A AA**. The first (M) is for the Member, next (A) for the Associate and third (AA) for the Alternate Associate. If a Y follows the M, A or AA, then that dues receipt has been received by the Office. If there is a blank space, then the receipt has not been received.

**PARK TRUCK FOR SALE:** The 1988 Chevrolet ¾ ton diesel crew cab with utility boxes, power takeoff wench, nearly new tires, and new starter is for sale. Runs rough, but should be good for parts. Mileage unknown. Best offer accepted.

**CHECK THE NEW PPMC WEBSITE:** <http://www.paradiseparkmasonicclub.com> At this site you will find the latest postings by the Board under important updates. You may also view the Bulletin, but must first log in. Log in information is the last item on the menu on the home page.

As with any new endeavor, there are always opportunities for improvement and enhancements, so please visit the site often for the latest updates, and provide any ideas and feedback on how we can make the site better for the membership to: [webmaster@paradiseparkmasonicclub.com](mailto:webmaster@paradiseparkmasonicclub.com)

**HOUSEHOLD EMERGENCY SURVEY:** If you haven't already completed the **DOOR 2 DOOR COMMUNICATIONS** survey found in last month's Bulletin, please do so soon. Copies are also available at the Office. Please return this poll to: Sue Lovelace - Door 2 Door Committee, 72 Paradise Park, Santa Cruz, CA 95060

**VOLUNTEER GRANT WRITER NEEDED:** The Board would like to have someone to write grants to assist in the preservation of the Covered Bridge. If you have any experience in this field, please contact the Interim Manager, Cyndy Crogan, at the Office.

**GARBAGE AND RECYCLING** will BOTH be picked up on Mondays from now on. The driver will be coming as early as 5:00 a.m. Your garbage must be in a issued Gray Cart. Your recycling must be in a small green Tub(s) or a large 64-gallon, blue cart.

**IDEAS FOR RENOVATION OF SOCIAL HALL:** The Social Hall Renovation Committee is requesting that anyone, who has an idea for improving the facility—functionally or esthetically-- please send a note to Charlotte Reynolds, 117 Paradise Park.

IN MEMORIAM

BILLIE HALLIDAY, 2/02/08

## OTHER IMPORTANT INFORMATION

**VOLUNTEERS IN PREVENTION:** The program will consist of two to three volunteers representing each section to observe fire safety issues in Paradise Park. Training by Kay Price, the Santa Cruz/San Mateo County Fire Prevention Bureau Chief, will begin soon. If you are interested in being on our team please call Alcinda Walters at 425-2842.

**SELF-GUIDED HISTORICAL WALKING TOUR GUIDE:** Barry Brown has compiled a set of section maps indicating where each of the PPMC Historical markers is located. These guides will be available at the Office in early March.

**366 THIRD DEGREE, LODGING NEEDED:** On April 26, 2008, Las Palmas-Ponderosa Lodge No. 366 will again be doing a Third Degree in the Social Hall. This date was chosen, to allow our Grand Master, Richard W. Hopper to attend. On Saturday April 26, 2008, 9:00 a.m., we will be serving coffee, rolls, and juice, with a 10:00 a.m. Degree. After the degree, we will be serving lunch. All Master Masons are invited to the degree; everyone is invited for lunch. In the evening at 6:00 p.m., there will be a Potluck in the Social Hall. All Park residents and visitors are invited to attend. We will need everyone to sign-up at the Park Office so we know for how many to prepare. We will provide Tri-Tip for dinner.

Last year, many Park residents provided lodging. We again request lodging for our members. If you can help with lodging, please e-mail me at [jimclark1@att.net](mailto:jimclark1@att.net) or call me at (559) 977-0190.

Thanks, *Jim Clark*, Secretary, Las Palmas-Ponderosa Lodge No. 366

**COMMUNITY GARDEN SIGN-UP AND WORKDAY:** Persons interested in having a plot in the 2008 Community Garden must sign-up with Diane Brown before Saturday, March 15<sup>th</sup>. Returnees as well as new gardeners are welcome. Please call Diane Brown at 831/469-0308 or email her at [dianestreehouse@sbcglobal.net](mailto:dianestreehouse@sbcglobal.net) There will be a meeting of all 2008 gardeners at 1:00 p.m. at the garden on March 15, 2008.

### CALENDAR OF EVENTS

<u>March 2008</u>	<u>EVENT</u>	<u>VENUE</u>	<u>MEMBER/Chair</u>
1-Sat.	Tree Committee 10-12	Conference Room	S. Taylor
3-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	P. Rundell
4-Tues.	Coffee 9-11am	Small Social Hall	
5-Wed.	Men's Club 11:30	Small Social Hall	A. Avery
5-Wed.	Long Range Planning Committee 6pm	Small Social Hall	C. Crogen
11-Tue.	Coffee 9-11am	Small Social Hall	
15-Sat.	Open Board Meeting 9:30 am	Small Social Hall	J. Nelson
15-Sat.	Potluck - 5:30 pm	Large Social Hall	host needed
18-Tue.	Coffee 9-11am	Small Social Hall	
19-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
22-Sat.	Easter Egg Hunt 11:00 am	Picnic Grounds	C. DeVecchis
25-Tue.	Coffee 9-11am	Small Social Hall	
<u>April 2008</u>			
1-Tue.	Coffee 9-11am	Small Social Hall	
2-Wed.	Men's Club 11:30	Small Social Hall	A. Avery
5-Sat.	Tree Committee 10-12	Conference Room	S. Taylor
7-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	P. Rundell
8-Tue.	Coffee 9-11am	Small Social Hall	
15-Tue.	Coffee 9-11am	Small Social Hall	
16-Wed.	Bingo 6:30-8:00pm	Large Social Hall	
19-Sat.	Open Board Meeting 9:30 am	Small Social Hall	J. Nelson
19-Sat.	Potluck - 5:30 pm	Large Social Hall	host needed
22-Tue.	Coffee 9-11am	Small Social Hall	
29-Tue.	Coffee 9-11am	Small Social Hall	



# EASTER EGG HUNT

All Ages are Invited

Finger Food Potluck to Follow

All eggs should be placed  
before 10:30 AM

For Additional Information

Call: Cal De Vecchis

420-0749



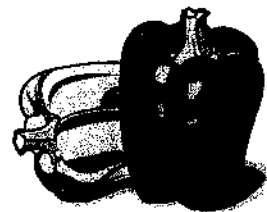
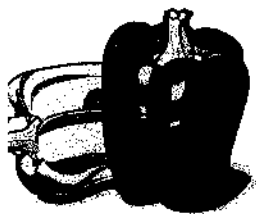


# COMMUNITY GARDEN MEETING & WORKDAY

**Saturday,  
March 15, 2008 - 1:00 PM**

**at the Garden**

**Everyone Welcome!**



**Current Gardeners:**

**Please Contact me before March 15th**

**New Gardeners:**

**Please Phone or e-mail me**

**Boxes will be assigned!**



**Diane Brown**

**469-0308**

**dianestreehouse@sbcglobal.net**



## MARCH COMING EVENTS

### KNITTIN' KITTENS LADIES' CANASTA

FIRST MONDAY EACH MONTH  
SMALL SOCIAL HALL, 11:30 A.M. – 4:30 P.M.

MONDAY, MARCH 3, 2008  
MONDAY, APRIL 7, 2008

Sponsored by Pat Rundell

### BOOK CLUB

SECOND THURSDAY EACH MONTH  
MARCH 13, 2008

7:00 P.M. TO 9:00 P.M.

BOOK: WATER FOR ELEPHANTS (IF AVAILABLE)

By: Sara Gruen

FOR FURTHER INFORMATION  
CALL HOSTESS: CHARLOTTE REYNOLDS  
AT 423-9583

### TUESDAY COFFEE

EVERY TUESDAY

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

OPEN TO EVERYONE IN PPMC  
COME JOIN THE FELLOWSHIP

### COMMUNITY GARDEN

SIGN-UP FOR A PLOT  
BEFORE MARCH 15, 2008

CALL DIANE BROWN  
831/469-0308

OR EMAIL HER AT  
[dianestreehouse@sbcglogal.net](mailto:dianestreehouse@sbcglogal.net)

MEETING AT THE GARDEN  
1:00 P.M.  
SATURDAY, MARCH 15, 2008

### MEN'S CLUB

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

MARCH 5, 2008

CHEF: BILL UBER  
CHICKEN AND DUMPLINGS

SPEAKER: MARK HASEY

NEXT LUNCHEON: APRIL 2, 2008



THE STEELHEAD SEASON  
ENDS MARCH 7, 2007

### REGULAR POTLUCKS

THIRD SATURDAY OF EACH MONTH  
AT SOCIAL HALL @ 5:30 PM

NO MARCH 15, 2008 POTLUCK  
UNLESS HOST IS FOUND

NEXT POTLUCK: APRIL 16, 2008

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

### DAYLIGHT SAVINGS TIME

BEGINS

MARCH 9, 2008

SET YOUR CLOCKS AHEAD

CHANGE BATTERIES IN  
SMOKE AND CO ALARMS

### BINGO

THIRD WEDNESDAY EACH MONTH  
SOCIAL HALL, 6:30 P.M. – 8:00 P.M.

WEDNESDAY, MARCH 19, 2008

WEDNESDAY, APRIL 16, 2008

## MORE COMING EVENTS

### SANTA CRUZ SHRINE CLUB MONTHLY LUNCHEON

THIRD WEDNESDAY EACH MONTH

EVERYONE INVITED  
MARCH 19, 2008

\$15.00/PERSON

SOCIAL HOUR: 11:00 A.M.  
LUNCH: NOON.

SPEAKER: FRED KEELY

ELKS CLUB  
150 JEWEL STREET

RESERVATIONS REQUIRED  
CALL PAT CULTERA @ 831/462-0558

### ALL MASONS INVITED TO A THIRD DEGREE

BY

LAS PALMAS-PONDEROSA LODGE No. 366

WITH

Grand Master, Richard Hopper

AT

PPMC SOCIAL HALL

ON

SATURDAY, APRIL 26, 2008

9:00 A.M.: COFFEE, ROLLS & JUICE

10:00A.M.: DEGREE

LUNCH: AFTER DEGREE

EVERYONE WELCOME

6:00 P.M.: POTLUCK

TRI-TIP PROVIDED

PLEASE MAKE RESERVATIONS

FOR LUNCH AND/OR DINNER

AT PPMC OFFICE

HELP NEEDED FOR LODGING OF VISITING

BROTHERS AND FAMILIES

CALL JIM CLARK AT 559/977-0190

OR EMAIL AT [jimclark1@att.net](mailto:jimclark1@att.net)

FOR MORE DETAILS, CALL JIM

### EASTER EGG HUNT

SATURDAY, MARCH 22, 2008

11 A.M. IN PICNIC GROUNDS

SEE FLYER ELSEWHERE IN THIS BULLETIN

CAL DEVECCHIS

## 2007-2008 ACTIVE COMMITTEES

If you wish to be on any of these committees, please contact President, Joanne Nelson.

### COMMITTEE

Building  
Budget  
By-Laws  
Dam  
Emergency Response Team  
911 Medical  
911 Traffic Control  
CERTS  
Communications  
VIP

### CHAIRPERSON

Tony Averill  
Pat Herzog  
Jacob Koff  
Jean Allan  
  
Diana & Jim Cook  
Ray Hoffman  
Ted Keller  
Don Moore  
Alcinda Walters

### COMMITTEES

Historical  
Industrial Safety  
Long Range Planning  
Nominating  
Past Presidents  
Recreation  
Orientation  
Social Hall Renovation  
Staking  
Tree

### CHAIRPERSON

Barry Brown  
Pat Herzog  
Cyndy Crogan  
TBA  
Bob Sand  
Bill Eckard  
TBA  
Fred Dunn-Ruiz  
John Densem  
Steve Taylor



## Powder Magazines

The **California Powder Works** constructed at least 6 large storage magazines, like the one pictured above, throughout the Powder Works during the 19<sup>th</sup> century. These magazines, made of redwood and corrugated sheet metal, were buffered from nearby buildings by massive earth filled structures which prevented any explosion from destroying neighboring buildings. These magazines held from 30 to 50,000 kegs of explosives and were connected by a narrow gauge rail system that ran throughout the plant.

Having storage facilities relatively near manufacturing sites was a dangerous proposition since any explosion or fire could ignite the powder stored nearby. So, after purchasing the **San Lorenzo Paper Mill** site in 1872, the CPW began shifting some of its manufacturing and most of its storage facilities to its adjacent southern property. This placed most of the stored powder much nearer the **South Pacific Coast** railroad for shipping as well the town of Santa Cruz. The decision had intended and unintended consequences. After the great explosions of April 29, 1898, the ensuing fires burned out of control for three days and, after destroying most of the buildings in Powder Mill Village, began moving south towards the powder magazines. This put the town of Santa Cruz in extreme danger. Fiery debris had already fallen on Mission Hill and it was felt that if the magazines went up the town was sure to be destroyed as well. At that point, the **California Navel Reserves** were called in to help stop the fires. With their help, the fires were eventually extinguished but not before the Citizenry began to voice concern about the wisdom of having an explosives manufacturer so close to a growing population. Although it took another decade, the California Powder Works eventually decided to leave Santa Cruz; consolidating its operations at its **Hercules** plant in Contra Costa County in 1914.

## FINANCIAL REPORT FOR NINE MONTHS ENDING JAN. 2008

	Spent thru Jan.	Budg thru Jan.	Under(+)/Over(-)	Annual Budget
<b>Income:</b>				
Member Assessments	\$368,920	363713		\$484,950
Member Dues and Transfer Fees	\$34,725	32700		\$43,600
Init.Fee/ Fin Chg/Pena/ Use Fee	\$40,723	5250		\$7,000
Bank Interest	\$6,549	5400		\$7,200
Misc Income, Member Serv, Donations	\$2,745	1875		\$2,500
AT&T Comcast (7% Return)	\$7,231	5025		\$6,700
<b>TOTAL INCOME</b>	<b>\$460,893</b>	<b>\$413,963</b>	<b>\$46,930</b>	<b>\$551,950</b>
<b>Employee Expense:</b>				
Employee Salaries & Bonus/Raise (\$7000)	\$115,968	111188		\$148,250
Employee Benefits	\$28,997	24750		\$33,000
Employer Federal/State Taxes	\$10,278	12000		\$16,000
Worker's Compensaton	\$3,984	10500		\$14,000
<b>Total Employee Expense</b>	<b>\$159,228</b>	<b>\$158,438</b>	<b>-\$790</b>	<b>\$211,250</b>
<b>Insurance:</b>				
General Business	\$41,459	39375		\$52,500
<b>Total Insurance Expense</b>	<b>\$41,459</b>	<b>39375</b>	<b>-\$2,084</b>	<b>\$52,500</b>
<b>General Office Expense:</b>				
Supplies/Permits/Gen. Exp.	\$3,814	4500		\$6,000
Postage and Communications	\$6,667	8113		\$10,817
Utilities (Electricity, propane)	\$13,146	11625		\$15,500
<b>Total General Office Expense</b>	<b>\$23,627</b>	<b>\$24,238</b>	<b>\$611</b>	<b>\$32,317</b>
<b>Member Service Expense:</b>				
Water	\$63,757	67500		\$90,000
Security/Safety	\$1,252	3375		\$4,500
Green Waste/Dump Fees	\$3,257	3375		\$4,500
Bulletin Printing	\$2,768	2625		\$3,500
Trash Removal	\$19,561	34659		\$46,212
Recreational Activities	\$3,665	2250		\$3,000
<b>Total Member Service Expense</b>	<b>\$94,260</b>	<b>\$113,784</b>	<b>\$19,524</b>	<b>\$151,712</b>
<b>Tax Expenses:</b>				
PPMC Co Prop Tax	\$34,464	36000		\$48,000
State and Federal Taxes/Fees	\$319	1500		\$2,000
<b>Total Tax Expense</b>	<b>\$34,783</b>	<b>37500</b>	<b>\$2,717</b>	<b>\$50,000</b>
<b>Repair &amp; Maintenance Expense</b>				
Park R&M Exp (water, trees, roads, tools)	\$16,113	12750		\$17,000
Vehicle Expense (gas, oil, maint)	\$6,462	5250		\$7,000
Building R & M Expense	\$9,137	5625		\$7,500
Equip Rentals, R & M Expense, Fire Equip		375		\$500
<b>Total Repair &amp; Maint Expense</b>	<b>\$31,712</b>	<b>\$24,000</b>	<b>-\$7,712</b>	<b>\$32,000</b>
<b>Other Operating Expenses:</b>				
Accounting/Tax Preparation/Audit	\$5,751	3750		\$5,000
Legal	\$3,708	4125		\$5,500
Historical Committee	\$346	450		\$600
Other Miscellaneous Expense	-\$1,082	788		\$1,050
<b>Total Other Operating Expense</b>	<b>\$8,723</b>	<b>\$9,113</b>	<b>\$389</b>	<b>\$12,150</b>
<b>TOTAL EXPENSE</b>	<b>\$393,791</b>	<b>\$406,447</b>	<b>\$12,655</b>	<b>\$541,929</b>
<b>Net Income = Income - Expense</b>	<b>\$67,102</b>	<b>7616</b>	<b>\$59,586</b>	
<b>Checking/Savings Accounts</b>	<b>\$759,174</b>	<b>SBA Loan 4%, 2028</b>		<b>\$266,898</b>

## **TRASH TALK**

Myra Sandretti

As most of you noticed, our new garbage cans have arrived. I have received several calls, with several different questions. One of the most common questions was WHY?!!!

Why do we need these issued garbage carts?..I already have a garbage can. Green Waste Inc. is requiring us (PPMC) to use the issued cans. Especially since we now have many different levels of service. Approximately 24 of us changed to the 10 gallon service. Approximately 65 of us changed to the 20 gallon service. Approximately 78 of us stayed with the 35 gallon service. 3 of us changed to the 65 gallon service. The different size carts allow the Green Waste Inc. driver to know how much garbage is allowed for each address...and we (PPMC) are charged accordingly. 10 gallon = \$133 per year 20 gallon = \$146 per year 35 gallon = \$202 per year 65 gallon = \$405 per year

What do I do with my old garbage can? What ever you want! I plan on using my old can to hold the "bottles and cans" that can be redeemed for cash. I'm sure we will all find ways to use our old cans. But if you REALLY don't want yours anymore, post it on the bulletin board at the office.

The new cart won't fit in the enclosure that I built by the road. I did have one member mention that he might rebuild the enclosure...But, Green Waste Inc. has stated that they will no longer retrieve our garbage from any kind of enclosure. You can "store" the new carts in an enclosure, but they must be at curbside by 5:00am....YUK...I know that is awfully early, but I think most of us put out our garbage out the night before anyway....which brings us to the next question...

Are the new carts critter proof? Green Waste Inc. claims they don't have any problems with critters. Most of us take one look at the carts and say "No Way!" The 10 gallon size seems to have a locking lid. The other sizes have a hinged lid with a unique design that is suppose to resist the critters... I guess we're about to find out...keep our fingers crossed!!!

What if I have extra garbage? As part of the service, we will be issued coupons or Green Waste Inc. calls them "decals". Each decal can be used once. Each decal is good for up to 35 gallons of additional garbage. All of us that received new garbage carts, for starters, will receive 2 decals. If you need more you can get them at the office. There will be a limit per allotment, per year, probably about 8. Use the decals wisely...If you only have a small grocery bag size of extra garbage, ask a neighbor if they have a little extra space in their garbage cart. Or perhaps it can wait until the next week...? You can gain a lot of space in your garbage cart by making sure your recyclable items are NOT in your garbage...Please Recycle!!! It's the law! Again, the coupons are good for up to 35 gallons, try not to waste them on small amounts of garbage.

How come EVERYBODY didn't get a new garbage cart? Since we are charged for each cart...(well, the cart is free, but the service that the cart represents is charged accordingly)...it just doesn't make since to pay for a monthly service that is only being used part time.

The Part Timers will be using the "decals" as they need them. The decal system basically takes place of the "Yes/No" system. The Part Timers also still have the option of the dumpsters at the office. I was also surprised by the amount of Part Timers that still cart their garbage home!!!

Will Green Waste Inc. pick up garbage and recycle on the same day? Yes. Both garbage and recycling will be picked up on Mondays...from now on...so we are told.

I hope this information helps for now. I'm sure there will be more questions, hopefully I will have answers.

P.S. Sorry about the recycle truck coming so early on Tuesday, Feb. 19. Our recycling (and garbage) will be picked up next Monday.

The new gray garbage carts say "Green Waste" on them. This does not mean that they are to be used for green waste or yard waste or yard debris. "GREEN WASTE" just happens to be the name of the company that picks up our garbage and recycling. If we were to get "yard debris" carts, they would be the large 64 gallon carts and they would be the color green. Our Recycle bin choices are either the big blue, 64 gallon cart or the small green 18 gallon tub.

- **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 HAP HALLIDAY:** To all of you in Paradise Park: I wish to thank you for your sympathy and kindness during a very distressing time for me with Billie's passing.

**THANK YOU FOR KAREN'S RETIREMENT PARTY:** OH MY GOSH!!! You lovely PPMC people have absolutely blown me away, humbled me, delighted me, placed me in tear territory, & given me a memory to carry with me all the rest of my days. And how wonderful you all did this generous act when I could be there to enjoy all & touch base with you all. I tried to talk with & thank each of you; I hope I didn't miss any one; there was one present that did not have a card attached – darn; so many to thank for so much effort & good will toward my benefit. I'm overwhelmed & awestruck.

My lasting thanks & warm regards to you dear people, & with my love, Karen

**FROM DOUG HIPLSEY:** I strongly oppose the tactics of the two members who wrote a letter, and prepared a petition, supporting their candidacy as a TEAM to run for the PPMC Board of Directors. Their message is vote for the TEAM or don't vote for either of them. Neither will run on their individual merit and their own contributions to PPMC. The TEAM has also contacted a "carry-over Board member" and attempted to solicit that member's support to ensure that the TEAM would have a majority on the next Board of Directors. I believe PPMC Board members should be elected on their individual merits, what they can bring to the Board, and their previous contributions to our community. Each Board member should stand alone, work in harmony with the rest of its members, and make decisions in the best interests for the entire membership of our community.

**FROM JIM CLARK:** On Sunday, February 17, 2008 at approximately 2:00 A.M., I was experiencing medical problems. My wife called 911 to obtain an ambulance for me. The first to arrive was the Park's Emergency Response Team. We had read and heard great things about the Emergency Response Team within the Park, but I was able to witness it myself. The response team was quick and very professional. We want to thank Fred Dunn-Ruiz, Lee Heathorn, Ray and Charlotte Hoffman and I know there were others, directing traffic and assisting. Paradise Park should be very proud of all of our committees. The time and effort spent by the Emergency Response Team, 911 Medical, 911 Traffic and Communication is greatly appreciated.

Thank you everyone for providing such a professional and safe environment. Jim and Natalie Clark

**FROM PAT HERZOG:** Two of our members, R. Morgan & G. Turegano, are in the process of soliciting support to run for the Board of Directors as a team in the upcoming election. Their hope is to gain control of the Board and further a platform they perceive to be in the best interest of the future of PPMC. The plan will also be strengthened by gaining the support of one of the carry-over Board members, which they are now attempting to do. Running as a team could indicate that each one individually may not be able to be elected on his own merit. Sounds like a power play to me! Is this the direction we members want our Park to take? Haven't we had enough turmoil in our election process as shown in last year's recall efforts? I strongly urge all of you, not as a Board member but a PPMC member, to speak out against this "unorthodox movement" perpetrating another attempt to control our Park. Thank you, Pat Herzog.

**2008 RESOLUTIONS:** The following, shared by Member Bill Berkowitz, is by Kelly G. Richardson, a senior partner of Richardson & Harman PC, a California law firm known for real estate and community association advice. He offers some resolutions that community association officers, directors and residents might consider for a happier 2008.

Along with the customary resolutions to start each year, such as losing weight, exercising more, and becoming more organized, consider some resolutions that might help your common interest development association become a more positive community.

**We [community association officers and directors] will:**

1. Be familiar with our association's governing documents (CC&R's, bylaws and rules).
2. Do all we can to beef up communication to the membership, in the form of more frequent written messages to all members, newsletters, Web page updates, or bulletins.
3. Keep our meetings to a maximum of two hours length, and aim for a meeting length of 90 minutes.
4. Come to meetings prepared, having reviewed the agenda and all other documents provided to us. We will arrive at meetings early, in order to read any last-minute information given to us to consider.
5. Not require votes to be unanimous, nor will we view dissenting votes as negative.
6. Be judicious with the use of closed executive session meetings, and be sure to disclose the general content of the session before and after.
7. Remember at all times that we serve the neighbors in our community who entrusted us with the power to vote on this Board, and that Board service is a privilege, not a right.
8. Be open with information and documents requested by members. We will ask "why not give someone information?", instead of starting with "why do we have to give it to them?"
9. Look for opportunities to establish committees, to offer opportunities for members to become involved.
10. Avail ourselves of educational opportunities such as those offered by the Community Associations Institute, and do all we can to be better informed as to operating our association under California law and association best practices.
11. Hire a manager who meets at least the minimum standards to call themselves a certified common interest development manager.
12. Call our legal counsel to resolve problems only as a last resort. We will only send lawyer letters to our members when our own letters have not resolved the issue.
13. Remember that ours is a nonprofit corporation, which is different from a business corporation. We cannot fire our neighbors. Our corporation is also a community.

*Continued on Next Page*

*Richardson Resolutions Continued*

14. Be mindful of the fact that many members may be unfamiliar with the governing documents, much less State law, and therefore may need some patience and even education from the Board at times.

15. Follow the Golden Rule.

**We [community association residents] will:**

1. Be familiar with our association's governing documents.
2. Read what the association sends us, whether minutes, newsletters or bulletins.
3. Come to Board meetings. Review the agenda in advance. Have any open forum remarks organized for maximum effectiveness.
4. Remember that there is no "them", only "us," and that the directors are also members who pay assessments and volunteer their time.
5. Help try to find other approaches to the problem, rather than criticize, when we perceive the Board to be making a wrong decision.
6. Volunteer to join a committee to help the Board, on an area particularly important to us.
7. Never jump to the conclusion that the Board is dishonest when we believe the association is spending too much money.
8. Read the association budget.
9. Ask questions and review the available information before criticizing or accusing.
10. Avoid rushing to legal counsel when we disagree with the association, but first try to talk to a director we know and exhaust any possible out-of-court approaches.
11. Keep in mind the fact that the "my home, my castle" attitude does not work in common interest developments. (The word "common" is key here.)
12. Participate in all member votes, even if only by mailing in my ballot.
13. Follow the Golden Rule.

**MEMORIAL FUND**

**WE WELCOME SUGGESTIONS FOR MEMORIALS**

**DONATIONS ACCEPTED AT THE PARK OFFICE**

**MAKE CHECKS TO MEMORIAL FUND**

**BOB BIENDLE, CHAIRPERSON**

**Paradise Park Masonic Club  
Board of Directors  
Draft Minutes of February 16, 2008**

**1.0 ROLL CALL**, was at 9:40 a.m.; present were President Joanne Nelson; Vice President Pat Herzog; Treasurer Bill Lind, Director-at-large, Bill Eckard, and Interim Manager Cyndy Crogan. Absent Secretary Rick Lang.

**(a) Invocation**

Appreciation was expressed for our new Redwood flag stand made by Don Moore. There may be one more in the making. Thank you Don!

**(b) Consideration of Late Additions to the Agenda – none to report.**

**(c) Report from Executive Session(s) read by Joanne Nelson in the absence of Rick Lang, BOD Secretary. Meeting called to order by Board Vice President Pat Herzog at 8:15am.**

Board Members present: Bill Lind, Bill Eckard, Pat Herzog, and Rick Lang. Not present: Joanne Nelson.

Agenda Reviewed.

**New Business:**

1. Board signed new loan signature documents for water project.
2. Reviewed the BOD annual calendar document.
3. Approved new 500 gallon propane tank for Social Hall to accommodate storm shelter readiness.
4. Reviewed storm response procedures. Planned to discuss more details at open meeting. Reviewed nominating committee procedures and timelines.

**Adjourned to attend Open Session 9:24am**

**Executive session: re-convened at 11:25am**

1. Reviewed and acted upon several legal issues involving PPMC.
2. Approved placement of Masonic Fire Hydrant.
3. Approved emergency tree removal.
4. Interviewed and approved one new member, one associate member, one alternate associate member, and one member demitted.

**Meeting adjourned at 2:23pm**

Next Meeting: February 16, 2008, Executive session 8:00am-9:30am. Open Session 9:30am.

Fraternally,

Richard A. Lang, Secretary, PPMC Board of Directors

**1.0 CONSENT ITEMS**

**(a) Acceptance of Minutes, January 19, 2008. - Approved and Seconded.**

**(b) Executive Session Reports**

1. January 19, 2008 .

**(c) Members Before the Board: none**

**(d) Associate Members Before the Board**

1. 1:15, John Edward Wurster, Associate to Marjorie A. Wurster @ 325 The Royal Arch.

**(e) Alternate Associate Members Before the Board: none**

**2.0 REPORTS**

**(a) Manager – Cyndy Crogan introduced herself as our new Interim Manager and went over her recent assessment of the management position. She explained that she is currently on a learning curve. She sees the water project as going well and requests that Members PLEASE BE PATIENT, AVOID AREAS OF WORK and know that it is best to “let the water crew do their work” and they will get the project over with as efficiently as possible. She mentioned that Bill Lind is still the point person (contact person) for the water project. Cyndy reviewed with the crew (Eduardo and Daniel) the ongoing projects in the park. They are, in her view “the backbone of this park” and we need to appreciate them and let them do their job. Cyndy expressed, as a manager, the concern for CONFIDENTIALITY, and requested that all members give respect to our committee workers and members of our Board of Directors,**

who are all volunteers. It was announced, by Joanne Nelson, that the Manager will resume sitting in on the Executive Sessions of the B.O.D. meetings. Cyndy agreed to follow up on the 500 gal. propane tank replacement by Amerigas, which will swap out the current 250 gal. tank behind the Social Hall.

- (b) Financial – Pat Herzog said that : January 2008; Budget Committee met twice for upcoming yr. needs Budget discussed in Exec. Session. Budget must be revised to reflect some costs not included. Will discuss further next month.
- (c) Treasurer – Bill Lind said that, as of this time, we are still within budget.
- (d) Recreation – Bill Eckard explained that this time of year there is a bit of a lull and the committee is now now gearing up for Summer. Pot Luck in the Social Hall today at 5:30 p.m. The Pot Luck will be sponsored by Pat Herzog and Pam Hipsley. If interest is shown there will be the yearly Easter Egg Festivities. Be aware Easter is a bit early this year! Plans are in the works for a Labor Day Dance.
- (e) Makeup of Nominating Committee- Each B.O.D. member made their choice for a representative to the Nominating Committee. They were announced as **Karla James** (J.Nelson’s nominee), **Judy Wahl** (P.Herzog’s nominee), **Tiny Sand** (B. Lind’s nominee), **J. Rundell** (B.Eckard’s nominee) & **Jim Cook** (R.Lang’s nominee). Motion was accepted and seconded.

### 3.0 BUSINESS

- (a) Building
  - 1. none
- (b) Emergency Response Implementation Team
  - 1. Community Safety, VIP (**Alcinda** not present per T. Keller)
  - 2. CERT’s Training - **Paul Horvath** will be the guest speaker at the March 5<sup>th</sup> Men’s Club luncheon, which will be open to all members (men and women). Any CERT Training Members or potential Members are encouraged to attend. Information on CERT Training and guest speaker, **Paul Horvath**, were requested to be posted in the PPMC Bulletin.
  - 3. 911 Emergency Response Team – Two calls were received & A.E.D. was used, but without success. The A.E.D. needs to replace a part (\$149 + s.&ch.) & also there needs to be a change of the pads (6 mos. – 1 yr.) that are used for the devise. Joanne Nelson suggested a new meeting which would assess who has what & Pat Herzog said also update the list of “go bags”, etc. (**Gary Perkit**, ERT trainer needs 12 people to have a new training group get started.
  - 4. Traffic Control & Communications - Ray Hoffman was not present. Don Moore said that the radios are still working and offered to pick up some “D batteries” for the office to keep on hand.

### 4.1 STAKING

- (a) Current Staking Log - Last month’s staking at 216 Keystone is completed & approved. John Densem has made an index of the Master Staking Log. The Master Staking Log belongs to the Park and stays in the office, but may be used as a resource.
- (b) Staking Reports
  - 1. 216 Keystone Way, A. Pfaff, construction.
    - a. Correspondence of Jan.17, 2008, from J.Densem to Ms.Linda Dyson-Weaver
    - b. Followup Jan.31, 2008 to Correspondence of 1/17/08, from J.Densem to Ms.L. Dyson-Weaver.

### 4.2 TREES

- (a) Current Tree Log – Tree Committee is “double over budget”. A retainer is paid each year, to the forester for the year, but each new item to be inspected by the forester, aside from his twice a year visit, is billed separately. Karen Eneboe suggested that perhaps the forester could wait for his budgeted bi-yearly visit and review several requests at one time, in order to save us from additional expense.
- (b) Scott, Barbara @ 411 Keystone Way, A, trimming, “other” was approved and seconded.
- (c) Scott, Barbara @ 411 Keystone Way, B, trimming, “Redwood” was approved and seconded. The last tree request - @ 411 Keystone Way, C, removal, not reviewed this meeting, was put on hold for the forester. It is being tabled until Steve Taylor is contacted, to locate the original tree request copy.

### 4.3 OTHER REPORTS

- (a) Bylaws, Committee Minutes of 1/20/08 were submitted. Copies of the current Bylaws 2008 - (Updated Dec. 31, 2007) are completed. No permanently bound copies have been printed, due to the upcoming election, when they will most likely be amended again, to New Permanent Bylaws 2008.

Copies of the latest Bylaws are downloadable from the website at [www.paradiseparkmasonicclub.com](http://www.paradiseparkmasonicclub.com) or picked up at the office. Fred Dunn-Ruiz will be requested to publish this notice in our next Bulletin.

- (b) Dam – no report.
- (c) Historical – On April 26<sup>th</sup>, approximately 90 people, from Cabrillo College's Santa Cruz History class, will take a noontime tour of the Park & the Covered Bridge. Also May 4<sup>th</sup> Cabrillo Foundation will be visiting to conduct a similar tour. There may also be a tour of the Powder House on a 5/4/08 tour. In the future Barry Brown plans to have a "walking tour" with all of the historic markers plotted on a map for visitors to PPMC. Barry Brown would like to update Historic Records, however this will most likely happen in the Spring.
  1. 1/23/08 letter from B. Brown requesting Cabrillo College class visit to PPMC.
  2. 2/5/08 Incident Report re: historic marker stolen at Bocci Ball Court on Eastern Star Road. Barry Brown will replace the missing historic marker.
- (d) Insurance – A.B.D. Insurance of Scotts Valley for the Fire Brigade has been stopped Jim Kelly a former member has found insurance for us from Philadelphia Ins.  
. is now in place, as our insurance company, per Pat Herzog.
- (e) Long Range Planning – A seminar on 2/23/08, 8 a.m.-1 p.m., will be sponsored by E.C.H.O., based in San Jose, CA. The L.R.P.C. is open to new members and they meet the 1<sup>st</sup> Weds. of each month. Attending seminars help us to hone & discover the treasures of our communities. L.R.P.C. survey results are late in being disclosed to members – sorry for that. Community spirit of club. Factors that lead into problems & challenges of our community. Book; Working with Your Home Owners Association". Don't be afraid of the title; Davis Sterling Act., etc. Go past that and try to take concepts that can apply to our situations. We are facing great challenges and need a vehicle to help process & help us to connect the dots and try to work to achieve our goals. Too many shady undefined, unarticulated areas that stop us from achieving effective community living. Responsibility of members to read & understand the Rules and Bylaws of the community. Also: from Orange County Register article by Kelly Richardson, "Happier 2001". (Get title) See C.C. at the office for copy of this article. Densem highly recommends. In bulletin if possible. On Official Website .
- (f) Memorial – Bob Biendle, Chairman stated that they were still working on plans for the Gazebo to be located along the Office.
- (h) Safety, Industrial
- (i) Social Hall Renovation - Plans have not yet been received. Charlotte Reynolds says that the kitchen has been very clean lately; Thank you!
- (j) Water/Roads – Bill Lind ;Good news! - main line has been finished 2/15/08. This only leaves hookups in Section 4; many are already done but just a few more weeks to finish up. E.O.M. should be completed & hooked up. Patch paving going along as able to, but rain forecasted which will effect patch paving upcoming week.. Sec 4. Dorothy Jelcick reported damage to her drain by water project trucks. Bill L. will look into it. End of this year we may be hooked up to City water. It was a verbal plan given by City Water to Bill L. (head of H2O dept. for S.C. & B. Monti said was told not before the end of 2009). Red tops on them mean "do not hook up fire engines to these hydrants). They do work but don't have enough water pressure at this time. Bill is working with P.U.C. on all details and side effects of the water project job. Patch paving in 1 & 2 will be the extent of the repaving; no new patch paving will be done on those roads. Other roads which were not paved prior to work will be re-done with new paving. P.U.C. knows about long standing items to be completed; trust them. Cyndy Crogan will remove the cage protecting the sprinkler lock on the Covered Bridge & she will be VERY CAREFUL! They are required to be replaced every five for insurance reasons, so new will be installed after Cyndy removes the current lock new sprinklers replaced.

## 5.0 NEW BUSINESS

- (a) none – \*\* Jessica Degrassi re. Reparation Corridor for issues regarding tree trimming along the San Lorenzo River (C.C. would like to know what the procedure is ) D. Cook has phone #s. B. Monti has Fish & Game phone no.s for C.C.) J.N. said ther was a ad-hoc comm.. Bill Gibson, Rod & B. Monti, etc.) J.N.would like to reinstate the ad-hoc comm.. to be better prepared for next Sept. for the next year....or over the summer. Approx. 30K to apply for a permit.....didn't feel comfortable putting out \$

when no guarantee that we would get the permit (permission) (???) J.N. told C.C. to ck. w/ ? re. this matter. Horse driven team (**Randy Clayton**) to pull tractor out of the river) to drag logs out. O.K. for horses but not tractor.

#### **6.0 DISCUSSION**

#### **7.0 INFORMATION**

- (a) Members Pending (see attached listing).
- (b) Houses for Sale
- (c) 1/28/08 Incident Report re: theft of bird feeder & hat from front porch, Section 1.

#### **8.0 CORRESPONDENCE**

- (a) Correspondence Log
- (b) Letter of Feb. 4, 2008, re. Thank you to members and B.O.D. from Bob Koger, Manager.

#### **9.0 ADJOURNMENT** – Meeting ended at 10:59 a.m.

### **2007-2008 BOARD OF DIRECTORS AND OFFICE STAFF NOTE NEW EMAIL ADDRESSES**

President: **Joanne Nelson**  
Phone: 831/426-1505  
**boardpresident@paradiseparkmasonicclub.com**

Vice President: **Patricia Herzog**  
Phone: 831/458-9841  
**boardvp@paradiseparkmasonicclub.com**

Secretary: **Rick Lang**  
Home Phone: 925/371-5541  
Park Phone: 831/457-8944  
**boardvp@paradiseparkmasonicclub.com**

Treasurer: **Bill Lind**  
Phone: 831/429-6735  
**boardtreasurer@paradiseparkmasonicclub.com**

Recreation: **Bill Eckard**  
Phone: 831/458-2070  
**boardrecreation@paradiseparkmasonicclub.com**

Interim Manager: **Cyndy Crogan**  
Phone: 831/423-1530  
Cell: 831/345-0879  
**manager@paradiseparkmasonicclub.com**

Park Secretary: **Dawn Shoquist**  
Phone: 831/423-1530  
**secretary@paradiseparkmasonicclub.com**

Park Bookkeeper: **Pat Herzog**  
Phone: 831/423-1530  
**bookkeeper@paradiseparkmasonicclub.com**

**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>			
Susan L. Lovelace	11/14/07	Alcinda Walters	437 York Avenue
<b><u>ASSOCIATE MEMBER</u></b>			
Patricia Lee Wach	01/23/08	Fred J. Wach Jr.	140 St. Alban Street
Heidi Diane Paris	01/22/08	Jean Selkel	318 The Royal Arch
John Edward Wurster	11/13/07	Marjorie A. Wurster	325 The Royal Arch
Jill Mautino	10/12/07	Susan Azevedo	157 St. Victor Street
<b><u>ALTERNATE ASSOCIATE MEMBER</u></b>			
None			

**For Sale By Member**

Member's improvements offered for sale as of February 22, 2008. 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>			
437 York Avenue	Alcinda Walters 831/425-2842	\$283,000 SALE PENDING  No Financing	2 Story 3-BR 2-BA with new flooring. New appliances, new forced air(central heating), 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, carport w/shed. Lots of storage & closets. Great location near playground & covered bridge. Low maintenance.
464 York Avenue	Robert (Bob) Biendle 831/429-9420	\$279,000 No Financing	1 BA, 2 BR, 1200 sq ft improvements. Skylights, low maintenance, newer construction, full foundation, forced air heat, 8 x 10 storage shed. Ready to move in. Refrigerator, stove, 6kw generator, washer and dryer. Private 16' x 14' Deck, Room for additional bathroom.
<b>SECTION 2</b>			
287 The Royal Arch	Cyndy Crogan 831/426-2756	\$ 198,000 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, 426-7866, 325-3928.
<b>SECTION 3</b>			
199 Keystone Way	Sidney B. Cox 559/434-8616 or call Allan Melkian 831/588-4901 Showing or ?s	\$279.00 No Financing	2BA, 2 BR, 1,600 sq. ft. Improvements, new deck overlooking San Lorenzo River, large allotment with 2 dozen Redwood trees, new bedroom, newly renovated kitchen and family room, 2 new fireplaces. Three year old furnace. New electric range and oven. New microwave oven.
<b>SECTION 4</b>			
<b>SECTION 6</b>			
196 St. Bernard Street	Robert E. Ferguson Call for Appt. 831/429-9954	\$ 359,000	1 BA, 2 BR, 6910 sq ft allotment, 1175 sq ft improvements, all up to code (local, state, fed) in '98. Wrap-around partially covered deck. Dual pane windows, fully insulated, gas heat. Lg living rm/exposed beams, custom drapes, lg family kitchen/dining rm, custom cabinets, tile countertops, laundry rm, pantry, all wall knotty pine paneling. Cedar-lined build-in wardrobes, lg linen closet & attic. Separate shop/storage bldg. Lots of sun, river view & abundant parking. Inci gas stove, dishwasher, microwave, demand hot water heater, water filter system, ceiling fans.