

Paradise Park Masonic Club

June 2010

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GREETINGS FROM GAYLE

It's been a good month with the exception of losing a much respected member. Myra Sandretti our "Dumpster Diva" lost her battle with cancer. Please pray for her family.

We are moving forward in the process of restructuring the water loan. Letters just went out to the installment-paying members offering one last pay-off opportunity. Once we know how many members will be retiring their loans we can finish the task of putting together a full accounting of the water project.

Thanks to all the volunteers who helped with the Memorial Day clean up and especially to Ray Hoffman who single-handedly filled 35 yard waste cans over the next several days with the accumulated debris that the volunteers gathered.

We are getting closer to the "comeback" of our flea market thanks to Char Reynolds. You still have time to donate items. Look for more information elsewhere in this bulletin.

Don't forget the Annual Meeting will be held on July 3, 2010 at 7:30 p.m.

June Manager's Report ~Cyndy Crogan

I'd to begin by acknowledging Myra Sandratti's invaluable and generous devotion to our Club. She will forever remain an inspiration to those of us who came to know her and her passion to get all of us to deal with our trash issues. From the latest tips on recycling to yard waste management, our fearless "dumpster diva" stood up to challenges and brought many of us along on her journey. With Myra, there was no backing down except rolling up your sleeves and getting down, into that trashcan! I hope we all continue to honor Myra's commitment to care for our environment and the future of those who follow. Here's to Myra! Hip Hip Hooray!

On that note, Memorial Weekend Cleanup was a great success. I think we had twice the turnout than last year. I want to thank our many families and friends who make it their yearly ritual to come out and lend the Park a hand. And thank you Shirley Moore, Karen Eneboe and our other recreation volunteers for providing hot dogs, Darlene Stumpf for supplying **the best potato salad ever.**

Jim Clark generously arranged the donation of new grills for the Picnic Grounds. Thank you to all who give so generously to PPMC.

Other news;

There were a group of Box Elders that I had cut down – they were growing across Eastern Star and the secondary power lines. We will pick up excessive piles of individual yard waste for a fee ranging from a minimum charge of \$50 - \$200 for a full dump truck load to cover our overhead. Please contact the office if you would like to arrange pickup, or continue to use your neighbor's "common" bins. An interesting caution, however -- we have recently learned that the practice of repeated removal of decomposing redwood feathers from our forest floor increases the weakening of the overall health of our redwood trees and their limbs.

Now that work is being done on highway 9, some people are ignoring the Cal Trans detour signs and entering the Park. I have met with Cal Trans and we have installed a temporary "No thru traffic" banner at the entrance until the project is completed. On Wed. 6/16, several vehicles were broken into. Please lock all your valuables and report all theft to the Non-Emergency Sheriffs Dept. 471-1121. We are selling remote control, Gate Clickers for the back gate @ \$25 each.

Calling all volunteers! We will be conducting a 24 Hr. front gate check, not sure when yet, some time this summer. We are only required to check at the front gate. There will be a sign up sheet in the office lobby for volunteers. We'll need about 12 people on two-hour shifts.



Paradise Park Masonic Club Board of Directors **Approved Open Meeting Minutes 05/15/10**

1.0 OPENING ITEMS

(a) Roll Call; present were Vice President & Acting President Bill Eckard, Secretary Karen Eneboe, Treasurer Bob Morgan, Acting Manager Tim Heer, and some 25-30 members.

(b) Invocation, Karen Eneboe; flag salute, Bill Eckard.

(c) Consideration of Late Additions to the Agenda

(d) Report from Executive Session, Action Items, 4/17/10: Budget Approval 200/2011; Sheriff is requested to serve 2nd notice to a Member to remove fence & bricks off road; a Member's HUD complaint is in Park lawyer Bosso's hands; Bosso finalizing mutually constructed water tank agreement between PPMC & Member; Cyndy is pondering action to take with many Members who are not using Green Waste and are not shipping out yard waste; 2 Neighbors, both seeking mediation. John Densem, Ray Hoffman, with metal detector, & Gayle will further investigate buried stake/allotment line. Recreation Cmt. additional members, Betty Lou Null, Darlene Stumpf, Todd Hoffman, Cheryl Dangreau, Fred Dunn-Ruiz, Bob Sand; approved. Karen to send letter to ASA Officer, asking for appointment for update on vicious/loose dog situation. Gayle wrote to Member's objection to previously approved staking, questions previously asked and previously answered.

(e) Approval of April 17, 2010 Open Board Minutes; approved.

2.0 MEMBERSHIP INFORMATIONAL ITEMS

(a) Members Approved –

1. Jeanette Bemis @ 155 St. Alban Street, flip with Member Jacob Koff (now Associate)

(b) Associate Approved –

1. Deborah J. Johnson @ 106 Keystone Way, to Member Milton Jones (moved up from Alternate)

(c) Alternate Associate –

1. Paul Dangreau @ 422 Joppa Street, to Member Shirley Moore

2. Karsen Jones @ 636 St. Augustine Avenue, to Darrell Huckobey

3.0 REPORTS

Acting Manager – T. Heer, Sr.: 1/ water will be off Monday, 5/17, 10-noon; back gate code to change – call Office on June 1st; dog signs are working, reduction of dog litter, now dog signs have been stolen; Memorial Weekend Clean Up on Saturday, May 29th, with 12:00 lunch; mailing date of annual meeting, ballots May 28, deadline to return ballot is Friday, July 2nd at 4pm, members may be reinstated as late as July 2nd at 2 pm.; approved. Election Cmt. to be appointed by BOD. Transfers of funds, to cover Social Hall floor, Office floor, & radio repeater; transfer of funds to cover \$700+ to cover Recreation overage; Member's TRO hearing held & not allowed to go forward, attorney fees & Park costs to be covered by member issuing TRO. Candidates' Night is Saturday, May 29th, 7pm, hosted by the Men's Club. Saturday, July 3rd, at 7 pm is the Annual Meeting. Hwy. 9, from June 9 – Oct 1, will be closed for repair, just above our exit road.

Acting President – B. Eckard

(c) Treasurer – B. Morgan: 1/ there has been a turnaround in finances – the deficit has been overcome; 2/ the deficit came with a price tag, evidenced is a lesser amount of maintenance, cutting of a crew member, cutting of staff hours; 3/ we're looking for an increase in revenue, with ballot choices suggested; 4/ we're still operating at a negative cash flow re: the water loan; that cash will be recovered at end of the loan; the loan restructuring is going slowly; 5/ moved by Bob to refuse to pay \$91 for a ballot box, to be used by the BOD on membership votes; Passed; Karen voted no, based on Bob's springing this on the BOD, without previously submitting issue to be included in the Board binder information, to be available to the Board for thoughtful consideration. 6/ Bob moved that the amount of \$7,903.15, representing capital asset expenditures, which amount was advanced from our general operating funds, be transferred by journal entry from account number 1028.00 (initiation fee account) to account number 1026.00 (general checking account) in order to properly categorize such expenses; approved. 7/ Bob moved that the actual amount specified in the accounting records

of Pat Herzog, being an amount not greater than \$197,000, and representing capital asset expenditures which have been advanced from general checking funds, be transferred by journal entry from account number 1028.00 (initiation fee account) to account number 1026.00 (general checking account) in order to properly categorize such expenses; approved. 8/ Delinquent accounts are being resolved in a timely manner. 9/ Recreation Cmt. account is overspent by \$769.84; to be repaid from Recreation Fund; approved.

4.0 BUSINESS

(a) Building; no report

(b) Spoto – additional allotment; tabled until June.

STAKING

(a) Current Staking Log

(b) Hipsley @ 396-B Cavern Street; Michael Bates disagrees factually with the staking, but does not challenge the staking, based on willingness to be neighborly; since the 'turn-around' issue was discussed & settled several years ago, a document, acknowledging common area roadway/fire access 'turn-around' space, used by all neighbors, will be created & placed in all neighbor's files; prepared by staff. Approved. Staff to write response to Graham Butcher, citing the above information.

(c) Van Loben Sels @ 552 Crescent Lane; approved.

(d) Marshek @ 610 Keystone Way; approved, without consideration of inclusion of any part of the easement or possible encroachment which was stated in the Marshek letter of May 8, 2010.

(e) James @ 644 St. Augustine Avenue; postponed until May 22nd meeting, due to Bob's statement of contention between the neighbors.

4.2 TREES

(a) Current Tree Log; forms not filled out in Committee section, so no action taken.

(b) M. Jacobson @ 321 The Royal Arch; Trim;

(c) G. Davidson @ 651 St. Augustine Avenue; Trim/Remove

(d) G. Davidson @ 651 St. Augustine Avenue; Trim

4.3 OTHER REPORTS

(a) Recreation: Flea Market report; summer potlucks to start with the 3rd Saturday in June; Betty Lou Null is willing to resurrect Pot o' Gold; July 3rd Craft Fair will be held in the Social Hall from 11-4; All Wheels Parade will be held on the day of the Annual Picnic, before or after – stay tuned for more info.

(b) Bylaws; printing; moved that the current bylaws & rules & procedures, in 'roster-sized' format suggested, be printed & distributed to members at this time; not approved. Instead, both the Office and the website have available two formats of both the bylaws and the rules & procedures.

(c) Dam

(d) Historical

(e) Insurance; Tim is to refer back to cmt. for further guidance on which level choice to take.

1. FEMA Flood Insurance

(f) Long Range Planning

(g) Industrial Safety

(h) Social Hall Renovation; Cyndy suggests the Board dissolve this committee; BOD wants to hear the viewpoint from the committee.

(i) Water/Roads

(j) ERT

1. Fire

2. Medical Response

3. Traffic Control; two 911's, both out of the

Park.

4. Allotment Inspection

5. CERTS Training

(k) Water Conservation

(l) Mediation

(m) River and Streambed

(n) Past Presidents

Per Bob Morgan, there are ballot errors, Masonic language and others; good news, membership has a fairly clear idea of ballot propositions; bad news, they're wrong. Proof-reading errors; formatting errors; regarding the term 'accredited', meaning 'meets the same standard' is in dispute. Bob & Tim to get together to ask Grand Lodge if they accept the term 'accredited'. Motion to remove the words 'and accredited' from the proposed change, in Article III Section 1 and Article III Section 11. Tim to call Grand Lodge to ask if they accept the word 'accredited'. Election cmt.; BOD is to think about name submittals. Finalizing & distributing Committee Manual; Bob moved that it be published & distributed to members of each committee. Approved. Staff to get final copy from Karen. Bob wanted the Minutes to show that last meeting the Board had the consensus that anonymous materials are condemned.

6.0 DISCUSSION

7.0 INFORMATION

(a) Members Pending Listing

(b) Improvements for Sale Listing

(c) Incident Report Listing

8.0 CORRESPONDENCE

(a) Correspondence Log

9.0 OPEN FORUM

10.0 ADJOURNMENT 12:38

-----End of Minutes -----

May 2010 Budget Left in budget % Budget

May = 8.4% of year

Ordinary Income/Expense

Income

5401.00 · Member Assessment Fees Earned	40,691.25	519,920	(479,228.75)	7.83%
5402.00 · Member Annual Dues	3,258.33	39,100	(35,841.67)	8.33%
5403.00 · Transfer Fees - Membership	100.00	3,500	(3,400.00)	2.86%
5406.00 · Donations Recreation Fund	403.00			
5430.00 · Discounts taken	0.58			
5451.00 · Penalties/Fines	331.73	7,000	(6,668.27)	4.74%
5453.00 · Finance Charges-Members	428.19	2,000	(1,571.81)	21.41%
5454.00 · Member Ser.Chgs./Staking	116.00			
5455.00 · Facility & Equipment Use Fees	100.00	1,500	(1,400.00)	6.67%
5456.00 · Comcast Income	0.00	8,000	(8,000.00)	0.0%
5457.00 · Interest Earned General Fund	105.00	2,000	(1,895.00)	5.25%
5471.00 · Bulletin Subscriptions	0.00	200	(200.00)	0.0%

Total Income 45,534.08 583,220 (537,685.92) 7.81%

Gross Profit 45,534.08 583,220 (537,685.92) 7.81%

Expense

6000.50 · Personnel costs

6001.00 · Manager Salary	5,057.37	57,000	(51,942.63)	8.87%
6002.00 · Secretary Wages	2,405.00	42,000	(39,595.00)	5.73%
6003.00 · Bookkeeper Wages	993.75	14,500	(13,506.25)	6.85%
6006.00 · Maintenance Crew	2,296.93	35,000	(32,703.07)	6.56%
6008.00 · Clerical Part Time	940.00	1,000	(60.00)	94.0%
6009.00 · Crew Temp. Labor	288.00	7,000	(6,712.00)	4.11%
6020.00 · Employee Health Insurance	2,021.36	36,500	(34,478.64)	5.54%
6022.00 · HSA contribution	0.00	4,000	(4,000.00)	0.0%
6025.00 · Employer Tax Expense	1,126.61	14,000	(12,873.39)	8.05%
6031.00 · Workers' Compensation Ins.	551.17	7,500	(6,948.83)	7.35%

Total 6000.50 · Personnel costs 15,680.19 218,500 (202,819.81) 7.18%

Total 6031.50 · Insurance Expense 5,893.00 73,000 (67,107.00) 8.07%

6049.00 · General & Administrative Exp

6041.00 · Office Supplies/Expenses	85.94	5,000	(4,914.06)	1.72%
6041.50 · Computer expenses	0.00	1,000	(1,000.00)	0.0%
6042.00 · Postage	87.50	2,000	(1,912.50)	4.38%
6043.00 · Telephone/Communications Exp.	414.03	5,000	(4,585.97)	8.28%
6044.00 · Propane Off/Picnic/Social/Fhse	0.00	6,000	(6,000.00)	0.0%
6045.00 · Electric Expense Park/office	665.94	11,500	(10,834.06)	5.79%
6231.00 · Dues, Subscriptions. Misc. Fees	450.00	500	(50.00)	90.0%
6234.00 · Bank Charges	25.00			

Total 6049.00 · General & Administrative Exp 1,728.41 31,000 (29,271.59) 5.58%

6053.00 · Security/Safety Expense 0.00 700 (700.00) 0.0%

6053.50 · ERT Training 0.00 800 (800.00) 0.0%

6059.00 · Member Service Expense

6052.00 · Water Purchase Expense	6,057.30	100,000	(93,942.70)	6.06%
6055.00 · Member Mailing Printing	409.97	3,000	(2,590.03)	13.67%
6056.00 · Member Mailings Postage	0.00	2,000	(2,000.00)	0.0%

6057.00 · Garbage disposal

6027.00 · Trash Pickup pd to Green Waste	0.00	4,000	(4,000.00)	0.0%
6028.00 · Garbage accruals for membership	2,508.92	30,100	(27,591.08)	8.34%
6058.00 · Yard Waste	277.50	2,000	(1,722.50)	13.88%

Total 6057.00 · Garbage disposal 2,786.42 36,100 (33,313.58) 7.72%

Total 6059.00 · Member Service Expense 9,253.69 141,100 (131,846.31) 6.56%

6060.00 · Tax Expenses

6061.00 · PPMC County Property Taxes	4,187.00	52,000	(47,813.00)	8.05%
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Office Hours

M-T-Th-F
10-12 / 1-4

Wed 1-6

Sat 10-2

Water project

payment due no later than 7/15/10, unless you opt for early payoff.

Early payoff must be in PPMC office no later than 7/21/10

DON'T FORGET –

ANNUAL MEETING
Sat 7/3 7:30 p.m.
Social Hall

ANNUAL PICNIC
Sun, 7/4 12 p.m.
Picnic Grounds

ALL WHEELS PARADE
Sun, 7/4 2:30
Gather at park Entrance
Ice Cream afterwards!
Picnic Grounds



nvtech.com

6062.00 · State Taxes/Federal Taxes	0.00	1,000	(1,000.00)	0.0%
Total 6060.00 · Tax Expenses	4,187.00	53,000	(48,813.00)	7.9%
6064.00 · Permits/Filing/Nonprofit Fees	0.00	1,300	(1,300.00)	0.0%
6072.00 · Rec. Activities Annual Bdgt	126.00	3,000	(2,874.00)	4.2%
6074.00 · Director's Board Expenses	90.95	600	(509.05)	15.16%
Total 6079.00 · Repair & Maint of vehicles	220.39	7,100	(6,879.61)	3.1%
6200.00 · Repairs & Maintenance Buildings				
6201.00 · R & M Office Building	121.28	2,000	(1,878.72)	6.06%
6202.00 · R & M Firehouse	0.00	500	(500.00)	0.0%
6203.00 · R & M Social Hall	0.00	4,000	(4,000.00)	0.0%
6204.00 · R & M Gate House/Picnic Equip	0.00	500	(500.00)	0.0%
6206.00 · R & M Covered Bridge	0.00	5,000	(5,000.00)	0.0%
6208.00 · R & M General Building	0.00	1,000	(1,000.00)	0.0%
6209.00 · R & M Building Expenses	673.88			
Total 6200.00 · Repairs & Maintenance Buildings	795.16	13,000	(12,204.84)	6.12%
Total 6219.00 · Equipment Expenses	0.00	1,500	(1,500.00)	0.0%
6219.50 · Repair & Maint Infrastructure				
6220.00 · R & M General	17.35	350	(332.65)	4.96%
6221.00 · R & M Water System	211.00	650	(439.00)	32.46%
6222.00 · R & M Grounds	0.00	2,000	(2,000.00)	0.0%
6223.00 · R & M Roads	44.58	2,000	(1,955.42)	2.23%
6224.00 · R & M Tree Trimming/Maintenance	0.00	7,000	(7,000.00)	0.0%
6225.00 · R & M Drains	0.00	1,000	(1,000.00)	0.0%
6227.00 · R & M Slides	0.00	1,500	(1,500.00)	0.0%
6228.00 · R & M Recreational Facilities	0.00	500	(500.00)	0.0%
Total 6219.50 · Repair & Maint Infrastructure	272.93	15,000	(14,727.07)	1.82%
6229.00 · R & M General Expenses	0.00	5,000	(5,000.00)	0.0%
6238.00 · Professional Services				
6232.00 · Accounting/Audit Expense	130.00	9,000	(8,870.00)	1.44%
6233.00 · Legal Expense	4,908.82	4,000	908.82	122.72%
Total 6238.00 · Professional Services	5,038.82	13,000	(7,961.18)	38.76%
6239.00 · Historical Committee Expense	0.00	600	(600.00)	0.0%
Total Expense	43,286.54	578,200	(534,913.46)	7.49%
Net Ordinary Income	2,247.54	5,020	(2,772.46)	44.77%
Other Income				
5404.00 · New Member Initiation Fees	5,000.00	15,000	(10,000.00)	33.33%
5409.00 · SBA Special Assess Princ Earned	1,015.98			
5409.10 · SBA spec assess interest earned	789.02	9,500	(8,710.98)	8.31%
5458.00 · Interest Earned Init Fee Rsrv	40.29			
5459.00 · Interest Earned Water Reserve	37.27			
5462.00 · Water Loan Payment Interest	127.90	56,350	(56,222.10)	0.23%
Total Other Income	7,010.46	80,850	(73,839.54)	8.67%
6239.5 · New Memb Init fees to Capital	0.00	15,000	(15,000.00)	0.0%
6240.00 · Interest Expense SBA Loan	789.02	9,500	(8,710.98)	8.31%
6242.00 · Interest Expense Water Loan	6,224.13	71,500	(65,275.87)	8.71%
Total Other Expense	7,013.15	96,000	(88,986.85)	7.31%
	(2.69)	-15,150	15,147.31	0.02%
Net Income	2,244.85	-10,130	12,374.85	(22.16%)

SECTION PARTY HELP NEEDED

Host/hostess
needed for
Section 4 !!

Please call
Monica or Sal
Sigala
408-729-0437

2010 Rosters are
available to be
picked up in the
office. One copy
is free to each
Member.

Bylaws and Rules
will be updated
immediately after
the election results
and will be
available soon
thereafter.

TREASURER'S REPORT

REPORT OF THE PPMC TREASURER

Fellow Members:

The Park is now in a new fiscal year (May of 2010 through April of 2011) and we are starting out the year in good financial shape. The operations for the month of May were in the black, which is a pleasant change from some of the months last year when we operated at a deficit. The reason for currently operating in the black is that we are following the newly adopted budget which, if adhered to, will prevent future deficits. That new budget, balanced on the backs of reduced staff and reduced spending for repairs and maintenance, is rather "Spartan", but it will serve us well for the moment. If the membership approves the increase in revenue that has been asked for then the incoming Board may be able to restore some of the staffing and service reductions.

Managing our accounts receivable is still a challenge, but our very capable bookkeeper is doing her best to negotiate "work-out" agreements with those members who are currently having a problem with their finances. If any member reading this article finds themselves starting to become financially distressed I ask that you talk to Pat McDonald at an early date rather than letting the problem escalate.

Those members who are on the installment plan for the payment of their water project assessment will receive a letter shortly which offers up a "window-of-opportunity" to prepay the outstanding balance at this time. After that time expires then anyone who has not made

arrangements to prepay their loan will be required to remain with the payment plan until the balance is paid. This prepayment opportunity is part of the arrangement we are making with Rabobank to restructure the water project loan in such a way that the negative cash flow will be eliminated. Rather than going into great length in this article, if anyone has questions about this particular issue please give me a call or talk to our bookkeeper.

The long awaited final accounting of the water project should be forthcoming shortly. There are two items yet to be completed, both of which have cost implications, namely the installation of the water supply tank at the Grif Nelson allotment, and the determination of the expense involved in restructuring the Rabobank loan. When those are completed then the bookkeeper will be instructed to issue a final project accounting.

Respectfully, Bob Morgan, Treasurer

PPMC Fire Dept Info

Butch Downing, Fire Chief

PH: 458-9027

E-mail: crdownhome@aol.com

- Fire Drills are always on the second Saturday of the month at 10 AM.

- July 10th



Membership Applications Pending

Applicant Date posted Member/SELLER

MEMBERS

Dayna Larson 03/03/08 H. Uhlenberg Estate 252 Keystone
 James Dobson 05/06/10 Douglas Hipsley 396-B Cavern

ASSOCIATE MEMBERS

Rosie Chavez 3/29/10 D. Chavez Estate 601 Keystone
 Debbie C Miller 6/15/10 Martin Miller 371 Eastern Star

ALT. ASSOCIATE MEMBERS

Penny Manes 10/06/08 Wilson II, James 376 Hiram
 Sally Forsch 2/15/10 Chris Forsch 226 Acacia
 Lynn Rood 5/13/10 Doris Berglund 178 St. Bernard
 Rachel B Koff 6/1/10 Jeanette Bemis 155 St. Alban

Roster updates

Lang, Rick 614 W. Wayne Ave.
 484-367-7538 Wayne, PA 19087

Anne Mitchell Ramsay
 667 Paradise Park, Santa Cruz

Donald Radder
 153 Paradise Park, Santa Cruz

June			
26-Sat	Bylaw Committee	Small Social Hall	J. Mancini
26-Sat	Grand Master Picnic	Picnic Grounds	
27-Sun	Recreation Committee	Small Social Hall	S. Moore
29-Tue	Coffee 9 -11 AM	Small Social Hall	

July

TOWN HALL
INFORMATIONAL MEETING
on the
**San Lorenzo River and the
Streambed issue**

Guest Speaker: Matt Johnston

Wed, Aug 4 6-7 p.m.
PPMC Social Hall

AED/CPR training/certification

Sat/Sun Aug 21 and 22
9:00 a.m. to 3:00 p.m.

Contact Fred Dunn-Ruiz
831-426-6472 or sign up at office

Limited space available.



A poem written by Myra Sandretti, age 8-9

The flowers are red
The flowers are blue
The flowers are pink
And the flowers are sweet
And some are bad!

You will like them – I do
So you will and others
I know others do
I know they will
I know they will

The Sweet Flowers

As you know they come
in Red, Blue and Pink
So you tell the others
They are sweet
Because I just know they will

In Memorium

Myra Sandretti 6/6/10

We miss you, dear friend

All allotment use privileges and Membership are subject to the approval of the Board of Directors.

June 24, 2010

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
SECTION 1			
421 Joppa St	Chris c/o Mark Hawkins (831) 332-2758 or Hawk570@hotmail.com	\$267,000 Now \$250,000 No Financing	2 BR, 1 1/2 BA, large sunny lot, updated and remodeled, formal living room, large kitchen w/ family room, lots of parking, oversized garage w/ 2 extra rooms and work shop, insulated windows, wood burning stove, gas heaters, wonderful views. Garden areas, patio, 4+ lots (5,000 sq. ft.), new appliances. Clean/ready to move in.
463 York Ave	Donald Moore 423-6449	\$295,000 No Financing Priced low to sell quickly	2 BR, 1 1/2 BA + bonus room on a Historic bunker. New furnace, freshly painted, elegant wood banister, 18X18 master BR w/ 2 walk-in closets. 9x13 BA w/ tub/shower. Walk-in linen closet. Frig, micro, range, w/d. carpet throughout. Vaulted ceiling w/ skylights, new dual pane windows. Fireplace w/ insert. Large redwood deck. Single car garage. Lots of storage space. Great neighbors! Near the Picnic Grounds.
464 York Ave	Robert (Bob) Biendle 429-9420 or D. Hipsley 429-9341	\$239,000 Now \$197,500 No Financing	1 BA, 2 BR, 1100 sq ft improvements. Skylights, low maintenance, newer construction, full foundation, forced air heat, 8' x 10' storage shed. Ready to move in. Frig, stove, 6kw generator, washer and dryer. Private 16' x 14' deck, Room for additional BA.
468 York Ave	Todd Hoffman 423-7432	\$300,000 No Financing	2BR, 2 1/2 BA, 2,440 sq. ft. allotment, approx. 1,500 sq. ft. improvements. Room downstairs with stove & sink. Bath with shower in garage. Upstairs kitchen & living room, 1 1/2 bath and 2 bedrooms. Screened porch upstairs. Two car garage with work bench. Propane heater 2 nd floor & electric ceiling heat. Two stoves & fridge.
SECTION 2			
265 Keystone Way	Gretchen Logan 227-7712 or 423-5343	\$260,000 Now \$210,000 No Financing	2 BR, 1BA, Vaulted ceiling in living room with large propane fireplace, separate dining room. New carpet. Kitchen with fridge, stove, dishwasher, microwave. Large covered porch and deck. Freshly painted interior. Laundry and shower facilities below main cabin. Move in ready.
272 Keystone Way	Irene M. Logan (831) 423-5343	\$160,000 No financing	Large deck overlooking river – Very sunny. Road & Water Assessment paid in full. Soil Analysis Done, FEMA Grant to raise house approved. Refrigerator, small wood stove, stove and some furniture included.
285 The Royal Arch	William Berkowitz 714-838-5912 grumpvoldbear@sbcglobal.net	\$399,000 Financing Available	3 BR, 2 BA, approx. 5600 Sq. Ft. Allotment, 2000 Sq. Ft. Improvements. Custom craftsman 2 story home, updated and remodeled, new roof, Apex skylights, dual pane windows, wood burning stove + gas heaters, new kitchen, granite countertops, garage, laundry room, workshop, private patio and decks with Sundance Jacuzzi, turnkey ready to move in. Appliances include GE Profile gas stove, microwave, dishwasher and fridge.
395 Hiram Road	Bill & Virginia Uber (831) 426-0614	\$575,000 Now \$475,000 No Financing	Spacious 3 BR, 2 BA, 2 Story home just under 2,000 sq. ft. perfect for year round living. 1,200 sq. ft. of decking. Custom built wood fired brick PIZZA OVEN. Home occupies 3 fully landscaped allotments. Granite kitchen countertops and butcher block island. Large built in hutch, beam ceiling and hardwood in formal dining room. Garage, tool room, concrete septic tank, storage, all appliances & most furniture incl.
396-B Cavern St	Doug Hipsley 831/429-9341 or pacifico1@juno.com	\$457,000 Now \$397,500 Sale Pending	One of a kind, 1,608 sq. ft. 3br and 2ba home located on a large fully landscaped allotment. There is a 1,042 sq. ft. deck that is completely landscaped including a spa, fountain and propane fire pit. Sun, seclusion, views, and a detached garage. Access is from either Cavern or Hiram. Enter from Cavern through breezeway between house and garage.
SECTION 3			
201 Keystone Way	Earl Norris (408) 690-5328 call (831) 426-0203 to view	"as is" \$49,000	1 BA, 3 BR, 3,330 sq. ft. allotment, 1,192 sq. ft. Appraisal Report available.
210 Keystone Way	Mark Akin Cell 707-321-5630 Business 707-321-5638 Home 925-258-9715	\$360,000	3BR, 2BA home on beautifully landscaped over-sized flat lot across from the office. Two story, approx. 1800 sq. ft., wood paneled living/dining room, wood beamed ceiling, stone fireplace, floor to ceiling windows overlooking the garden. Master BR w/ large walk-in closet, skylights, new all-tile bathroom. Tankless hot water heater, sunny eat-in kitchen with pantry. Attached 2 car garage with work area and laundry.
SECTION 4			
610 Keystone Way	Gail Marshek Call for appt/info (760)777-1323	\$275,000 Now \$239,000	Cozy & charming 2BR, 1 1/2BA. Sunny location over-looking the river from large redwood deck. Street level (Kitchen/Dining/BR's/BAs). Middle level (LR/DR/Deck). Lower level /Garbage Disposal & Frig. Knotty Pine white-washed downstairs w/Swedish Fireplace. New Water Heater, updated foundation & septic (2007). Furnished. Must see. Owner is a CA Realtor.
616 St. Augustine Ave	George M. Saam 423-1778 or to see T. Anand 420-1008	\$332,000 Willing to Finance	1BA, 1 BR, Allotment 6500 ± sq. ft., Improvements 800 ±. Elegant Japanese style cabin next to the bridge. Stone, bamboo and tatami floors. Soji dividers. Deck overlooks the river. Hydraulic floor.
662 St. Augustine Ave	Dale F. Bradshaw 425-6594	\$195,000 Now \$169,000 No Financing	3 BR, 2 BA, 1800 Sq. Ft. improvements, 1950 Sq. Ft. allotment. Upstairs/ Street Level, living room w/ fireplace. Kitchen, dining, master br, 1 bath, sunny deck overlooking river. Downstairs 2 BR, 1 BA + great room. Basement washer/dryer, shop, storage. New roof '06, new septic '04, central heat/ new heater '02. Side by side refrigerator w/ ice/water, dishwasher, gas stove, microwave.
645 St. Augustine Ave	Sharon Radosevich 707-864-1365	\$229,000 Make Offer No Financing	Desirable single story 2 BR, 1 1/2 BA, 1050 sq. ft. home on two allotments, 360 sq. ft. garage with washer/ dryer. Close to river, tennis courts & play area. Plenty of parking, nice size front yard with patio area. Full bath recently updated. Interior & exterior newly painted. Septic pumped, inspected, all repairs have been made. Appliances included.
650 St. Augustine Ave	Jean Mackenzie (510) 523-8865	\$225,000 or make offer	3 BR, 1BA, on the river. Rock wall. Knotty Pine inside. Carpet. As is – Deck needs to be replaced. Stove and Refrigerator included in sale.
679 St. Paul St	Wilma Vinson 429-1575	\$425,000 Financing Considered	2 1/2 BA, 2 or 3 BR, 4508 sq. ft. allotment & 1872 sq. ft. Improvements. There are 5 Rooms, 2 Baths, Upstairs – Office, Laundry Room, 1/2 Bath, & Garage with Woodstove & Automatic door opener downstairs. 1500 gal. septic tank – cement – please call 429- 1575 before showing. Appliances/ Furnishings included in the sale: Ref., stove, microwave, dishwasher, garbage disposal.
696 St. Johns St	Lagille Rodriguez (650) 802-8341 or cell (650) 504-5027 www.696saintjohns.weebly.com	\$214,000 Partial Financing Make Offer	2BR, 1 BA + 1 detached BR, Quiet street w/ private flagstone patio, new roof, updated foundation '02, Knotty Pine LR, New Hardwood floors & carpeting, wood burning stove + forced air heating. New stainless appliances, large laundry room, lots of storage. Appliances included: electric range, mw, dishwasher, w/d. Some furnishings included.
SECTION 6			
189 St. Bernard St	Miriam Kourik 426-8224	\$230.00 No Financing	1 BA, 2 BR, 1.5 allotments, 800 Sq. Ft. Improvements. Enclosed front porch. Split level, living room, and kitchen/ laundry room on main level. Two bedrooms/ bath up 5 steps. Garage/ workshop below bedrooms. Two Trex decks on rear, off bedroom and kitchen overlooking the river. Fireplace. Three car driveway with carport. Cable in bedrooms and living room. Septic new in 2000, new roof in 2003. Appliances/furnishings incl. in the sale: (4.) Electric cook top/oven, washer/dryer, refrigerator, 2 TVs, furniture.
190 St. Bernard St	Robert S. Lords, Executor of Gary Lords Estate 661-399-3590 blords@bak.rr.com	\$179,000 No financing	2 BR, 1 BA, 3000 Sq. ft. allotment, with 970 estimated Sq. ft. improvements. Fresh exterior paint, new carpet and vinyl. New roof, upgraded bath, new wall heater and water heater–gas starter fireplace, new windows. Includes stove, refrigerator, & microwave.

AUCTION

LABOR DAY WEEKEND

SATURDAY, SEPTEMBER 4, 2010

NOW IS THE TIME TO THINK ABOUT WHAT YOU CAN DONATE

There will be an auction (both silent and live) on the Saturday of the Labor Day weekend, September 4th. In order to make this auction a success, **your help is needed**. We would like you and your family to contribute items to be auctioned. The Auction and the Flea market do not conflict with one another in that the auction wants new and/or collectible items, not miscellaneous knick-knacks.

If you are an artisan, craftsperson, baker or canner, please donate some of your work.

If you have access to commercial products or services, please donate any of those.

If you have a condo, cabin or vacation house, please donate a week's or weekend's use.

If you have friends or acquaintances with skills or products, you could ask them to donate.

If you have a special skill, please donate some hours towards a project. Sample projects include:

- putting on a banquet for 8 persons at their home
- giving hours of labor to repair, paint or clean a house, yard, roof, car, etc.

Also, you can sign up to solicit local merchants for donations. Please sign up before soliciting, as we don't want to duplicate requests to merchants. Feel free to solicit from out of area merchants.

We also accept cash/check contributions. Make checks payable to PPMC. Send to AUCTION c/o Fred Dunn-Ruiz at 606 Paradise Park, Santa Cruz, CA 95060..

Please notify Fred Dunn-Ruiz as to what you will be donating as soon as possible. We can accept goods up until the last minute, but would like to have as many as possible by September 1st.

If you have any questions about what to do, please call Fred Dunn-Ruiz at 831/426-6472.

SATURDAY, SEPTEMBER 4, 2010 AT THE PICNIC GROUNDS

SILENT AUCTION: 4:30 p.m. – 6:45 p.m.

SOCIAL HOUR: 4:30 p.m. – 6:00 P.M. — BYOB

DINNER: 6:00 p.m. – 6:45 p.m. — RESERVATIONS REQUIRED. More details later.

LIVE AUCTION: 6:45 p.m. – 7:15 p.m. — BRING YOUR CHECKBOOK!

DANCE: 7:30 p.m. – 10:30 p.m. — BRING YOUR DANCING SHOES!

CALLING ALL COOKS!!

I'm looking for "home made" cakes, cookies, candy, tarts, breads, jams, jelly, etc. for sale at the Labor Day Auction and Dinner on Saturday, September 4th. They can be boxed for display and sale or a promise card to provide the article at an agreed upon date.

Please call 209-392-2807 (home) to let me know what is coming. I will collect the foodstuff on Saturday between 8:00 am and 3:00 pm at 478 York or it can be delivered to the picnic grounds from 3:00 pm until 4:30 pm. Promise notes may be sent at any time by mail to: Ellen Gardner Mahal

C/o Fred Dunn-Ruiz -- 606 Paradise Park -- Santa Cruz, CA 95060