

Paradise Park Masonic Club, Inc.  
211 Paradise Park  
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL

*April 2013*

*Paradise Park Masonic Club Bulletin*

HARMONY, MUTUAL RESPECT, TRUST, HONESTY  
AND COOPERATION ARE THE BACK BONE OF ANY  
MASONIC SOCIETY INCLUDING OURS!

## PARADISE PARK MASONIC CLUB



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To all PPMC members:

President's Message, By Sam Cannon

I'd like to take this opportunity to recap the topics I covered at our recent April 27 Board Meeting. First, while I had hoped to get to our long overdue clean-up of the San Lorenzo River area by Memorial Day Weekend, it appears that may be set back until June. I have spoken with the California Department of Fish and Wildlife (renamed from Fish and Game) and have arranged for a site inspection for May 14. At that time Terry Douglas and Joanne Nelson will accompany them on a walk to give a scope of the project and what we would like to clean up. After reviewing our records on the river, we have not undertaken any clean up since 2004. In that nine year period, we have had a number of significant storms and we have observed that there have been various obstructions to the flow of the river. It is our hope to clear up and clean out much of debris and vegetation that has resulted.

Next, I took the opportunity to respond to our vastly improved PPMC website. I would like to thank the website committee for all their hard work with ideas and improvements to the site. To remind you, Members of the Board of Directors and I took issue to various private links being placed on the site because not only did they clutter up the site, they evolved into gossip-festivals and became verbose with opinion pieces. I will occasionally direct the committee to post informative news pieces to the site. This was exactly the case when I suggested to the committee to include a link to the Board of Equalization having to deal with the subject of the fire fees that we have all be subjected to. Just to make it clear, providing government websites or links is entirely different than board sanctioned private websites or blogs dealing with opinion pieces.

Grand Master Update—I met with the Most Worshipful John Lowe in Orange County in March. He and I spoke for a good period of time as I outlined the many challenges my board colleagues and I are tackling with some of our membership. He encouraged me to keep working and to provide him a report this summer. It is our mutual hope and goal to restore the Grand Master Visit to Paradise Park for 2014.

Park Clean-Up is coming up Memorial Weekend. If you would like to help us all out, contact the PPMC office to sign up for an area you may assist us.

Manager report: The start of spring always conjures up the feeling of wanting to water

Stage 1 Water Restrictions in Effect May 1 - October 31, 2013

2013 marks the second year in a row of below normal rainfall and runoff, in addition to an agreement to leave more water in our rivers to improve fish habitat. As a result, the Santa Cruz City Council has declared a Stage 1 Water Shortage Alert effective May 1 through October 31, 2013. The [goal](#) is to reduce overall water use this summer by five percent. This will help keep more water in our storage reservoir, Loch Lomond, in case of a third dry year. All customers are asked to conserve water where possible. Your cooperation is appreciated

[2013 Mandatory Water Restrictions including Water Waste Prohibitions](#)

Water landscape before 10:00am or after 5:00pm

Keep irrigation on the landscape, not sidewalks or gutters

Sweep, don't wash paved surfaces

Hose nozzles are required at all times

Immediately fix and repair all irrigation and plumbing leaks

Swimming pools and hot tub may not be drained and refilled

Penalties will be applied to the utility bill for repeated

violations of restrictions

**Penalties:**

1st offense: written notice and opportunity to correct the situation

2nd offense: \$100 penalty

3rd offense: \$250 penalty

4th offense: \$500 penalty

Penalty amounts are tripled for customers using over 1 million gallons/year

So let's do our part to conserve water here in Paradise Park.

I have just signed a contract with Golden State Communications for a new radio system. It is a digital system with a new repeater and new handheld radios. I have also renewed our FCC license for a digital license. This will give us full coverage throughout the park.

We will be opening our dump site from May 15 through July 15.

Memorial Day is coming upon us, our annual cleanup day. So please come out and join us to beautify our lovely park here in the redwoods, we will be having our picnic in the picnic grounds. There is an announcement in the bulletin. Signup sheets are available in the lobby and in the office for you to sign up for what area you are interested in working in.

We have completed a project on Shrine Way. We have installed a fire hydrant to help fight fires in that area of the park.

We have replaced all the light fixtures in the firehouse. All the fixtures were broken and not operating properly.

Terry Douglas

**Paradise Park Masonic Club**

Board of Directors DRAFT Open Session Minutes

211 Keystone Way, Santa Cruz, CA 95060, 10:30 a.m. Park Social Hall, April 27, 2013

Roll Call: silent, present were President Sam Cannon, Vice President Joanne Nelson, Secretary Nick O'Donnell, Treasurer Gary Brandenburg, Director at Large/Recreation Lois Keithley. Some 30 members were present.

**1.0 Opening Items**

(a) Invocation - led by Sam

(b) Pledge of Allegiance led by Joanne

(c) Consideration of Late Additions to the Agenda: none

(d) Report from Executive Session for March 16, 2013: read by Nick O'Donnell

The Executive was called to order at 8:17 a.m. with all Board Directors present.

The minutes of February 23, 2013 were approved with corrections made by Gary.

Under late additions to the open meeting, the Board will report to the membership that the recently approved "dog run" approval has been rescinded with the full agreement and understanding of the member involved.

Sal, our bookkeeper, and Diana Cook, a member of the Budget Committee met with the Board. Gary, Sal and Diana together went over the proposed budget for the next fiscal year. A discussion followed. The Board complimented both Sal and Diana on the Budget Committee's hard work on both the chart of accounts and the budget proposal.

Under the Manager's Report, Terry reported that he had the radio system inspected and serviced. It was recommended to move the repeater tower from the office to the top of the Social Hall to improve performance. There was a brief discussion of adding more repeaters as a way to improve service. Terry was requested to get two additional bids for a new radio system in case we need to buy a new system after all. Terry also reported on the allotment of Griff Nelson where he is working to install a fire hydrant. It should be completed in the next month.

The Executive Meeting was adjourned at 10:25 a.m. to go to the Open Session.

After a brief lunch the Executive Session resumed at 1:14 p.m.

The Board's first appointment was the Butch Downing, fire chief, and Dennis Gloeckler assistant chief, to explain the function of the Fire Department and the needs of the fire department. Chief Downing expressed the need to be included when a visit was made to the NET COM service by Dick Lovelace, Chair of ERT. After a discussion on the topic of Why we need a Park Fire Department," Dennis agreed to write an article for the next Park bulletin. The Park has a fire of five (5) trained and active members. Other members are in the process of being trained.

After a discussion of legal issues, Gary discussed the major overdue Member's accounts. The Board agreed to continue holding hearings for members who are in arrears, and do not have, or have not adhered to any payment plan.

Sam moved to adjourn the meeting at 3:00 p.m., 2<sup>nd</sup> by Nick, Motion unanimously approved.

2.0 Membership Information:

(a) Member's approved: none

- (b) Associate Members approved: none
- (c) Alternate Associate Members approved: none
- (d) Acknowledgement for change: none

**3.0 Reports**

**(a) Manager's Report:** Terry Douglas: Santa Cruz Water Department: May 1<sup>st</sup> through Oct. 31<sup>st</sup>, Stage 1 Water restrictions

Radios: Golden State narrow banded the radios and system to comply with the FCC, and when that was completed the radios did not work from the front to back of the park with a "person" relay in the office. And they worked poorly. A second company brought in a price of \$24,000, then down to \$19,000 for a high end digital system. We checked online and found equipment for \$7,000, but that was also analog. Golden State then sent in a bid for their digital system that came in a little over \$11,000. They are able to use the existing antenna, and we will get 20 handheld radios and a digital repeater that will be housed in the Office. They tested their equipment, and it works from the front of the park to the back with only the repeater in the office. Terry has signed the agreement, and it should be installed with a week or two.

**(b) President's Report:** Sam Cannon: There was a burglary in section 4 earlier this week, which was discovered by a broken window on the front door. Upon investigation, pot plants were discovered. Sam will write a letter to the member, asking them to maintain the security of their property.

Fish and Game will be out on May 13<sup>th</sup> to inspect the river. Joanne will escort Fish and Game from the front of the park to the back. Joanne requested that possibly Ron Weaver would attend and assist with the inspection. It is high hopes the work would be done by Memorial Day weekend, but more likely will happen by end of June. Restoration of the beaches will happen after the walk through with Fish and Game, and new sand will also delivered after Fish and Game.

There is a Disability Act Lawsuit against the Park from a non-member. Sam says there is no merit to this case, and the Park will be vindicated when this is all over. He went on to discuss to that the board has been accused of "selective enforcement of the rules". This is a reckless nature of writings on certain websites.

John Mancini asked if anyone gets a reduction in fire insurance since we have a fire department. Many members said "yes" they do. The Park is a "Class 5", not a "Class 10" fire department, so there shouldn't be a problem getting a reduction. Sam will draft a letter for members so that they can take it to their insurance agent.

Sam posted an SBOE informational page from the State Board of Equalization, and the links are not bogus. He posted this to help members understand the Fire Tax, and will continue to post informational pieces. Joanne said that SBOE has been sending refund checks to PPMC at 211 Paradise Park, however the office doesn't know whom they belong to. Many, many staff hours have been put to this fire tax situation. Joanne will get the final answer to the refund check dilemma next week.

Sam stated that the "blog" commentaries are false regarding the transparency of the Board and the Members. Michael Sawley requested that there be no passwords on the "Official" website, and no mass emailing anymore. Sam has asked time after time that there be no bad or harmful postings on the other websites, to no avail. John Mancini felt that people who post things should sign their work. Freedom of Speech was discussed.

The Grand Master of California from Orange County was pleased with the progress at Paradise Park and sends his blessings it will continue to grow. If it continues, he will come back next summer.

**Treasurer's Report:** Gary Brandenburg: Gary spoke with Shauna Mora of Santa Cruz County Conflict Resolution in hopes to help with the conflicts within the Park. Shauna attended the Open Meeting. More to come.

**(c) Treasurer's Report:** Gary Brandenburg. Gary is giving many thanks to Diana Cook, Natalie Heer, Patsy Benfield, Sue Lovelace and Michael Sawley for doing such a great job with the budget. There are some bills to pay at the end of this Fiscal Year, however he estimates there will be a small surplus of \$10 to \$20K for this year, and if all stays on track, the same for next year.

The Chart of Accounts is becoming streamlined, which have been submitted to the Accountants who say they are in good shape. The Office is preparing the upcoming audit. Joanne made a motion to approve the Chart of Accounts and the new Budget, and it was 2<sup>nd</sup> by Lois. Motion carried.

A question came up in regards to the some \$60K of Escaped Taxes, and Sal is still arguing with the County to get an answer. Gary and Sal have made plans to go to the County directly next week with this discussion. No appeal can be made until we get the Statement from the County.

**As of Close of Business: March 31, 2013**

Cash on hand: Petty Cash .....	\$335.00	Liabilities	
Checking .....	\$234,760.28	Total Current Liabilities.....	\$210,269.54
Savings .....	\$388,694.22	Total Long Term Liabilities .....	\$508,069.38
Reserve Accounts.....	\$412,656.59	Total Liabilities .....	\$718,338.92
Total in Bank		Equity .....	\$4,565,726.13
Other Assets: Accounts Receivable.....	\$206,110.88	<b>TOTAL LIABILITIES AND EQUITY.....</b>	<b>\$5,284,065.05</b>
Other Current Assets.....	\$37,643.51		
Fixed Assets.....	\$4,003,864.57		
<b>TOTAL ASSETS .....</b>	<b>\$5,284,065.05</b>		

**4.0 Committee Reports:**

**4.2 - TREE:** Joanne read report from Jessica Snyder. Lynda Mayo- is requesting two redwood removals; she had an arborist recommendation as these trees are ruining her foundation. They let us know that root removal would not help the situation as it is too close to the home and would make the trees unstable. As these trees have begun to uproot her foundation we have unanimously recommended both trees to be removed. Pending your decision I will inform the member. Thank you for your time and have a great Saturday!

Linda Reynolds brought up that she had put in a tree request regarding a tree on common ground that was dying and becoming very dangerous. She was told she would have to pay for it. Terry will go look at it and determine if it should be trimmed or removed. Linda should not have to pay for the tree on common ground. Gary made a Motion that Terry examine the tree and get quotes and resolve as appropriate to the Manager's recommendation. Lois 2<sup>nd</sup>. Motion carried.

A Motion was made that the two Redwoods can be removed at Lynda Mayo's allotment. Seconded and passed.

**4.3 - BUILDING:** Michael Bates gave a verbal report: Since the last meeting, no medium or large projects to be reviewed this month, only a few small projects like reroofing. Members are to apply for all county permits and bring to office. Members filled out standard PPMC forms, and provided contractor insurance information to the Park.

Septic pumping is OK without Park permission, however a contractor's insurance certificate must be on file with the Office. When calling your Septic Service, ask if they have a certificate on file. If not, request one faxed or emailed to the Office prior to the pumping. Anything other than just pumping requires permission.

ALL CONTRACTORS MUST HAVE A CERTIFICATE OF INSURANCE ON FILE.

**4.4 - BYLAWS:** Accompanying this report will be a number of separate documents, which represent recommended changes to the PPMC Rules and Procedures that the Bylaws Committee have crafted based on R&P changes that did not get to the ballot last year. These have also been submitted to the Elections Committee for Ballot Ready format. It is the request of the Bylaws Committee that the Board approve changes #1, #3, #4, #5 and #6 to the Rules and Procedures so that they can be included in the annual ballot for this year. Please review each document and prepare to vote on them at the Board Meeting on April 27.

These rules and Procedures changes are as follows:

R & P Change #1

Use of Allotment

Amends Section 1 of R&P in its entirety (Use of Allotment)

R & P Change #3

Golf Carts

Amends language in Section 2.07 regarding safety requirements for golf carts

R & P Change #4

PPMC Security and vehicle identification

Adds Section 2.09 in its entirety regarding vehicle identification

R & P Change #5

Membership Information

Amends Section 3.04 to add requirements for the Membership Sales form

R & P Change #6

Addendum A – Remodeling and New Construction

Amends Section Addendum A Remodeling and New Construction to remove the Addendum from the Rules and Procedures to be used as a stand alone document

R & P Change #7

Addendum E – the Committee Manual

Amends Section Addendum E – The Committee Manual to remove the Addendum from the Rules and Procedures to be used as a stand alone document.

There is one additional Rules and Procedures Change #2 -Vehicles general Usage regarding types of vehicles allowed in the park with internal combustion engines. This R&P change has already been approved by the Board and will also appear on the annual ballot.

The Bylaws Committee examined last years proposed Rules and Procedures Change #6, which added a new Section 13.03 Office Staff (New in its entirety), which stated that PPMC shall not hire any Collective Member or PPMC resident as an Employee. The Bylaws Committee recommends that this item not appear on this year's annual ballot as the current Board has adopted a policy to restrict Collective Members and PPMC residents to part- time or temporary employee status. (end)

The ballot is format ready. Joanne made a motion to pass the Rules & Procedures. Nick 2<sup>nd</sup>. Motion approved.

**4.5 - Picnic Grounds Renovation:** Jim Clark: none

**4.6 - Historical:** Barry Brown: none. Diana Cook did announce that Barry led a Ghost Hunters group through her home last night and had much activity, especially in her bedroom.

**4.7 - ERT:** Dick Lovelace: Joanne read report: There have been several 911 calls in the past month, two of which were in Section 6. One of those involved serious injuries, which were fortunately not life threatening. These incidents did clearly point out the deficiencies in our current radio system, so we are anxious to get that resolved. CERT (Community Emergency Response Team) training is being offered by Central fire beginning May 1<sup>st</sup>, 2013. The class is free of charge. The classes are held on 5 Wednesday evenings from 6:00-9:00PM with a Hands-on skills session on Saturday, June 1<sup>st</sup>, 2013 from 09:00 AM to 1:00PM. It is necessary to attend all of the sessions to be certified. I am hoping that many of our members will participate in this training.

We are particularly short of trained persons in Section 6, so we strongly encourage residents of that section to consider this training.

**Security** – PPMC Gate check on Thursday, March 21, 2013. At the front gate we had 402 vehicles enter the park.

At the back gate there were 60 vehicles, which was lower than expected. One thing we learned at the back gate was that when the code was changed, the old codes were not removed. Most people using the back gate were still using the two prior codes. We found that many users of the back gate were friends of friends of park members and their relatives. Correcting the old code issue took more effort than initially expected. All old codes were removed from the back gate system on Wednesday, April 17, 2013. (end)

A suggestion was made for the back gate that the Members have 1 code; the Vendors have their code and Emergency has their own code. The Office is to notify the Vendors and Emergency services of their code and that those codes won't change very often. Member's code would change on a quarterly basis. A Member suggested that the members of the Park have their own clickers, and it was counteracted with the thought that those clickers can be cloned.

**4.8 - Website:** Tim Heer: none

**4.9 - Recreation:** Tami Macdonald: read by Joanne. We had an excellent Easter Egg Hunt chaired by Elizabeth Arzouni was ably assisted by Heather, Debbie, Margo, Dot, Gabe, Sharon, Bill, Dan and Tami. Thanks to everyone who brought snacks to share!

Replacement tables were purchased from the restricted fund to replace broken and dangerous wooden tables. We have 42 eight foot tables to be shared for section parties. Also red and green round tablecloths have been purchased for social hall use. Unfortunately I cannot locate seven of the red cloths. They need to be returned to the cupboards! We are also missing one round table from the social hall. When these tables were purchased the rule was that they not be removed from the social hall. So far we have not located the table.

The committee is looking for a volunteer to chair the rummage sale and the Labor Day Bar-b-que.

A dance is planned for Memorial Day weekend on Sat. night. Mark is arranging for a DJ. (end)

The committee is in need of a Chairperson for the Rummage Sale. If one cannot be found by next board meeting, the Rummage Sale will be cancelled. There are lots of members willing to help.

Park is also in need for someone to handle the Labor Day Dinner.

**4.10: Insurance:** Pat Herzog: Diana Cook read Pat's letter. Our employee health insurance coverage is due for renewal on April 10<sup>th</sup>. We met with agent Sharon Martin, our contact at Dettle Insurance, representing Anthem, the provider of our health insurance coverage.

To provide the same coverage as insurance year 4/12 to 4/13, the premium will be increased \$70 a month for an annual increase of \$840 or an increase of .0473%. Our insured employee will pay 50% of this increase for his dependents.

We have one employee who is covered and that is Eduardo Ramirez and his wife and two children. In accordance with the Employee Manual at the time of

Eduardo's coverage, PPMC pays the total premium for the employee, ½ of the premium for a spouse and ½ the premium for dependent children. The remaining 50% of the premiums is paid by the employee through payroll deductions. These payroll deductions are not subject to federal and state income taxes.

We also provide our full time employees with dental insurance and vision care insurance. The current dental premium is \$128.40 and the vision care premium is \$9.95 per month. Dental insurance renews August 2, 2013.

Since each policy is handled by three separate carriers, it is the Committee's proposal to assign all three coverage's to one contact person, Sharon Martin at Dettle Insurance at no cost to PPMC. With the same agent, our interests are better served.

When a full time employee is hired and waives our insurance coverage, PPMC must have that employee complete and sign a "Waiver of Insurance". This is required by own health benefit carrier. The employee also is required to furnish a copy of his/her insurance card showing coverage under spouse or family member. These two documents are then placed in the employee's personnel file.

I have given our manager the waiver document but have yet to have it completed and placed in his file. I ask the Board President to follow up on this as our agent tells us this is a matter of liability which could have a negative effect on PPMC should a situation arise with injury to any full time employee. Joanne made a Motion to approve recent insurance compensation with the caveat that the percentage be checked and correct. Lois 2<sup>nd</sup>. Motion passed.

**4.11: Budget:** Natalie Heer: none

**4.12: Mediation:** Allan Melikian: There have been 3 recent requests for mediation, 2 of which are being handled on their own. One is still in progress. Just a reminder to the membership, that Mediation is confidential.

**5.0 Unfinished Business:** Lois Keithley. Temporary Policy for Limited Use of Motorcycles in PPMC. Effective May 1, 2013 through October 31, 2013.

Replacement for Rule 2.07 Motorcycles – Riding a motorcycle powered by an internal combustion engine on PPMC property is not allowed. **Limited Use Exception** – Provided by the exhaust system is factory stock issue or emits no more noise than a factory stock system, a collective member may ride his/her street legal motorcycle to and from his/her allotment for the **SOLE** purpose of entering and exiting the park via the most direct route possible between his/her allotment and the exit point. Motorcycles being used for this limited purpose must be registered with the PPMC office and have the numbered revocable sticker issued by the office affixed to a tab and easily visible from the rear of the motorcycle. A motorcycle is defined as per California state law for freeway legal machines. Scooters, motor-driven cycles or others are not covered by this policy. Electric motorcycles must also be registered. All motorcycles and operators must comply with the California Vehicle Code.

Any member who sees a registered motorcycle or operator violating this policy should report it to the office using the Incident Report Form so the manager and/or the board can follow up with disciplinary action

The problem of enforcing rules on NON-registered motorcycles, which are being ridden in the park, still falls under the purview of the manager and/or the board. There is NO change to the current policy towards NON-registered motorcycles. The sign at the front of the park that says NO MOTORCYCLES ALLOWED stays. (end)

There have been only 3 members with opinions, and they were against this temporary policy. We will see how things go. Joanne made a Motion to Accept the Temporary Motorcycle Policy period of 5/1-10/31, 2013. Gary 2<sup>nd</sup>. 4 yes, 1 no. If this becomes problematic, the temporary policy will be rescinded.

6.0 New Business: Vote on PPMC in Vintage Car Tour on July 14<sup>th</sup>. The Santa Cruz Symphony is hosting a vintage car rally, and has requested permission to drive the vintage cars through the Park, starting at the back gate and crossing the Bridge and exiting the exit road. Lois made a Motion to Approve and Nick 2<sup>nd</sup>. Motion was passed 4-0.

7.0 Staking: Tim Heer: none.

8.0 **Open Forum:** Mark Zevanove started this off by complementing Sam about the Fish & Game project. He also wanted to complement the Staking Committee on accomplishing many stakings recently. Good job! The Men's Club is hosting a BBQ on July 14<sup>th</sup> at the Picnic Grounds. It is still on! Bruce McPherson will be the speaker and the Men's Club is encouraging all to please attend this BBQ. He feels it would be great for PPMC to show their numbers. Bob Morgan will send this information for the bulletin and create posters.

It was brought up that the Portable BBQ at the tennis courts is no longer working. Bob Sands agrees that "it was shot". The maintenance and storage has been neglected for quite a while. The Park needs to enforce the cleaning deposit more strongly as well.

Mark Zevanove asked if anyone had submitted any other names by petition for the open Board appointment. So the ballot will have Sam Cannon, Gary Brandenburg and Pat Herzog.

**9.0 Adjournment** Joanne made a Motion that the meeting be adjourned. Lois 2<sup>nd</sup>. Passed at 12:30.

*Minutes taken by Dana Price per Nick O'Donnell, Board of Directors Secretary*

## **BALLOT INFORMATION ONLY-RATIFICATION OF RULES AND PROCEDURES**

(If proposals pass any words shown in strike-through text would be omitted and any words shown in underline bold text would be added).

### **Ratification of R&P # 1 to**

#### **1. Use of Allotment**

1.01 General Usage-A Member, Associate Member or Alternate Associate Member may use a Member's allotment in accordance with the Bylaws and Rules and Procedures of Paradise Park Masonic Club (hereafter PPMC). A Member, Associate Member or Alternate Associate Member is hereafter referred to as a Collective Member when no differentiation is being made.

1.02 Family Members' Rights-A Member's family shall be entitled to all the privileges of PPMC except voting. A Member's family shall be defined as his or her immediate family, which includes spouse, children, parents, grandparents, grandchildren, siblings, and domestic partners. No person under 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis. Family Members making Paradise Park their primary residence for more than one year, when the Member lives elsewhere, must have a Masonic affiliation.

1.03 Visitor(s)-A Visitor is someone who stays with a Collective Member for any period of time. A Collective Member shall be entitled to as many visitors at one time as may be conveniently accommodated on his or her

allotment.

1.04 Guests- A Guest is anyone occupying an allotment, other than the member of a Collective Member's immediate family, when the Collective Member is not present.

1.05 Guest Privileges- All guests must check in at the Park Office at their earliest convenience. A Member may extend guest privileges by making written notice to the Manager. The Manager, at his or her discretion, may issue a Guest Permit, which entitles a Guest(s) to be on PPMC property. Such Guest Permit shall set forth a period of time for which the Permit is authorized. A guest shall be given a copy of the pertinent Rules and Procedures. Guest Permits shall be limited to no more than 30 days. The Board of Directors may further extend Guest privileges. Extended Guests staying at an allotment for more than six months, without a Collective Member present, must be affiliated with a Masonic organization. The Board of Directors may revoke Guest Privileges for any violation of these Rules and Procedures or the Bylaws of PPMC. The Member assumes all responsibility for a G. Guest(s). Do not ask for extended guest privileges without adequate parking on your allotment.

\_\_\_\_\_ 1.06 Renting- No allotment may be rented at any time.

1.07 Businesses- A Collective Member may operate a business on his or her allotment, but may not advertise the business within PPMC except as permitted in the Park Office. No business may be conducted which interferes with the quiet enjoyment of other Collective Members of PPMC.

1.08 Responsibility- The Member is responsible for the behavior of his or her family, visitors, guests and workers.

### *New in its entirety*

## **1. Use of Allotment**

**1.01 Family and Guest Privileges - Anyone who is not a Collective Member of PPMC is considered either a "Family Member" or a "Guest." The term Family Member includes those family members identified by the Member in long-term or frequent residence on the allotment. The term Guest includes other family and non-family adults and their dependent children under the age of 18. Family Members and Guests may stay on an allotment within the Park according to the requirements of this section and the Rules and Procedures of PPMC.**

**1.02 A Collective Member is in residence on the Allotment - When a Collective Member is in residence on the allotment, as many Family Members and Guests are allowed as can be accommodated on the allotment for any period of time. The Collective Member must notify the Park Office by phone or in writing of all guests proposing to stay on the allotment over 72 hours prior to the guest's arrival.**

**1.03 No Collective Member is in residence on the Allotment - When no Collective Member is in residence on the allotment, the Member must submit an Application for Guest Privileges for approval by the Board of Directors prior to the occupancy and use of the allotment by Guests proposing to stay over 30 days. For Guest visits of less than 30 days, the Member must authorize the Guest's use of the allotment by contacting the office by phone or in writing prior to the arrival of the Guest.**

**1.04 Application for Guest Privileges - The Application for Guest Privileges form is available at the office and is posted for download on the official website of PPMC. This form may also be used to request an extension of guest privileges that have been previously approved by the Board. The extension must be approved by the Board of Directors.**

**1.05 Orientation - All Family Members and Guests are encouraged to attend an orientation session to become knowledgeable about the Rules and Procedures of the Park and become informed about its unique environment. Family Members and Guests staying in the Park over 30 days must attend an orientation session.**

**1.06 Family Exemption - The Member shall inform the Board of Directors of all non-Collective Family Members in long-term or frequent residence on the allotment. A form shall be provided for this purpose. The Board shall confirm in writing that for use of the allotment Applications for Guest Privileges are not required for the identified family members.**

**1.07 Special Circumstances - On occasion the Board of Directors may be asked to approve Guest privileges for a long-term stay of one year or more. The Board will consider these applications on a case by case basis.**

**1.08 Review of Guest Privileges - The Board of Directors will review the status of approved Guest privileges at regular intervals to ascertain whether the Guest is observing the requirements of the approval, including compliance with the Bylaws and Rules and Procedures, as well as upholding the fraternal principles of Masonry.**

**1.09 Minors Occupying the Premises - No person under the age of 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis.**

**1.10 Rental Prohibition - No allotment may be rented at any time.**

**1.11 Performing Business Activities on the Allotment - A Collective Member may operate a business on his or her allotment, but may not advertise the business within PPMC with signage or in any way interfere with others' quiet enjoyment of Paradise Park.**

Ratification of R&P # 2 to

## 2. Vehicles

**2.01 General Usage - The only vehicles propelled by internal combustion engines allowed to be driven on the roads in Paradise Park Masonic Club are licensed four (4) or more wheeled passenger cars, vans, trucks and motor homes.** Right of way: Pedestrians have the right of way in Paradise Park Masonic Club. Please yield. Courtesy: Please be courteous and careful so we may have safer streets for everyone. All vehicles **and operators** shall comply with the California Vehicle Code.

The maximum speed limit for all vehicles on PPMC property is 15 mph. However, reduced speed limits are posted on the Covered Bridge and around the children's play areas.

Ratification of R&P # 3 to

**2.07 Golf Carts - The PPMC Member is responsible to assure that any golf cart associated with the Member's allotment is operated in a safe and responsible manner.** All golf carts must be equipped with headlights that must be on at all times when in use in the Park when driving (a) through the covered bridge, (b) on the one-way portion of the Entrance Road and (c) at night as defined by the California Vehicle Code. All golf carts must have an audible horn. All Golf carts must **shall** not exceed the posted speed limits. Only licensed drivers may operate a golf cart. Only electric powered golf carts are allowed. No Golf carts are **not** allowed on Washington pathway. The allotment number at least one inch (1") in height must be posted on the front and rear of all golf carts **in reflective letters that are clearly readable.** All golf carts must yield the right of way to motor vehicles. All golf carts must carry their own **be covered by** liability insurance.

*New in its entirety*

Ratification of R&P # 4 to

**2.09 PPMC Security and Vehicle Identification - It has been determined that the ability to easily identify the vehicles that belong in Paradise Park is an important part of PPMC's Security Program. To that end Paradise Park will provide the following for vehicles of Collective Members, Family Members and Guests: an attractive representational decal that can be permanently or temporarily placed so that it can easily be seen from outside the vehicle.**

**Decals will be provided to the Member. It is the Member's responsibility to assure that the vehicles associated with the allotment have this identifier visible whenever they are in Paradise Park.**

**The Member shall provide the office with the following information for each vehicle associated with the allotment: Name of Member/Allotment Number, License Plate Number of the Vehicle and General Description of the Vehicle. This information shall remain confidential and shall not be available to Collective Members, Family Members, Guests and the general public.**

**In order to identify the vehicles of contractors and tradespeople, the Member shall notify the office whenever large deliveries or work is expected to take place on an allotment.**



**Ratification of R&P # 5 to**

**3.04 Membership Information** - Selling Members shall inform prospective buyers as to the complete membership application and approval process required by PPMC before formally entering into sales negotiations. Potential buyers may obtain membership information, procedure and application forms at the Park Office. **A Financial Obligations for Membership Sales form must be completed and filed with the office prior to any transfer of funds and membership.**

*New in its entirety*

**Ratification of R&P # 6 to**

**ADDENDUM A - REMODELING AND NEW CONSTRUCTION RULES**

**Addendum A - Remodeling and New Construction Rules Addendum A is removed from the Rules and Procedures and is to be used as a stand-alone document. Members shall follow the instructions in the document for the preparation and submittal of plans and observe applicable Santa Cruz County Building Codes for remodeling and construction projects in Paradise Park.**

*New in its entirety*

**Ratification of R&P #7 to**

**ADDENDUM E - THE COMMITTEE MANUAL**

**Addendum E - Committee Manual Addendum E is removed from the Rules and Procedures and is to be used as a stand-alone document. Members shall consult the document for updated information on the formation and responsibilities of PPMC Committees. The Committees shall follow the instructions in regard to requirements for organization and process in the work of the Committee.**

## **NEW BOARD POLICY ON FINES FOR FAILING TO APPEAR AT BOARD MEETING**

At its regular Board meeting of February 23, 2013, the Board of Directors of Paradise Park Masonic Club adopted the following new policy regarding fines for failure to appear at a scheduled meeting with the Board of Directors:

"Collective Members or Guests who fail to appear at a Meeting of the Board of Directors when scheduled without notice to the Board or reasonable excuse will be fined \$250.00 for the first Offense, \$500.00 for the second offense, and additional sanctions, which could include Suspension or even Termination of the Membership, for any further offenses.

Rule & Procedure 2.07 This **temporary policy** will go into effect May 1, 2013 and last until October 31, 2013. If at the end of the trial period the Board votes to make this **temporary policy** permanent, the new rule will be placed on the membership ballot for member's approval in 2014

**2.07 Motorcycles** - Riding a motorcycle **powered by an internal combustion engine** on PPMC property is not allowed.

### **TEMPORARY POLICY FOR LIMITED USE OF MOTORCYCLES IN PPMC EFFECTIVE MAY 1, 2013 THROUGH OCTOBER 31, 2013**

**Replacement to read: Limited Use Exception – Provided the exhaust system is factory stock issue or emits no more noise than a factory stock system, a collective member may ride his/her street legal motorcycle to and from his/her allotment for the SOLE purpose of entering and exiting the park via the most direct route possible between his/her allotment and the exit point. Motorcycles being used for this limited purpose must be registered with the PPMC office and have the numbered revocable sticker issued by the office affixed to a tab and easily visible from the rear of the motorcycle. A motorcycle is defined as per California state law for freeway legal machines. Scooters, motor-driven cycles or others are not covered by this policy. Electric motorcycles must also be registered. All motorcycles and operators must comply with the California Vehicle Code.**

## Gary Brandenburg

### 351 Crypt Lane

12664 Kinman Court, Saratoga, CA 95070  
408-255-7217, Cell 408-621-5191

### Masonic Affiliations:

Liberty Lodge 299, Santa Clara, Board of Trustees  
32<sup>nd</sup> Degree Scottish Rite

[glbhrc@aol.com](mailto:glbhrc@aol.com)

### Reasons For Running For Paradise Park Board of Directors:

My wife, Susan, and I have found Paradise Park to be a truly beautiful and amazing place. We have found warm, friendly people who are passionate in their desire to make PPMC a true paradise. Many of them volunteer their time and effort, which is why it is such a wonderful place to spend time with family and friends.

In my opinion, each member of the Board of Directors has a responsibility to set an example by leading, speaking, acting, and conducting themselves in a manner that reflects the high Masonic principles. They are expected to follow the bylaws, enforce the rules and procedures, follow the code of ethics, and provide guidance to committee volunteers.

In the past two years that I have served on the Board of Directors, we have gone from a dysfunctional and argumentative Board to a positive and forward thinking Board with no personal agendas. We are all volunteers who are truly committed to do what is best for the PPMC members. I do not want to leave a job undone. I am committed to see these positive changes continued to regain our untarnished Masonic reputation with the Grand Lodge and the local community.

### Professional Qualifications:

Director/Manager of Personnel and Administration for a number of small to mid-size high tech companies. In addition, I founded and managed a Human Resource Consulting and Executive Search firm for 25 years and have served on the Board of Directors of several organizations. Currently, I am the President of Greenbriar Homeowners and Taxpayers Association, which consists of 176 homes in Saratoga (I know PPMC is not an HOA and should not be).

### Education:

BS in Industrial Relations and Personnel Management, San Jose State University  
Graduate work, University of Santa Clara  
Certified as a Senior Professional in Human Resource Management

### Professional Experience:

Currently: Senior Partner, Brandenburg Investment Partners (semi-retired), which involves purchase, rehab, and marketing of single-family homes.

Previously: Senior Partner and Founder of Brandenburg, Smith & Associates, which was a Human Resource Consulting firm, providing full human resource development and support to start up and medium size companies. Experience included all levels of staffing, policies and procedures, company benefits, compensation plans, facilities management and overall administration.

Previously: Director of Personnel Relations, HR Manager, and Staffing Manager for Fairchild Semiconductor, Electroglas, Antekna, and International Video Corporation.

### Organizations:

Liberty Lodge 299, Santa Clara; Elks Lodge 1471; Saratoga Rotary; Boy Scouts of America; Bay Area Human Resources Forum; CERT Certified; Sempervirens; Wildemess Society; Sierra Club; World Wildlife Fund; National Resources Defense Council; AYSO Coach.

## Sam Cannon

Spouse: Michelle

544 Council Street

4

32 Berkwood Court,

Roseville CA 95747

Park Member Since 2007

Alternate and Associate Members from 1995-2007

Family membership since 1952

Lodges: Soquel-Pajaro, later Confidence # 110 1995-2002

Tehama # 3 2002-Present

Ben Ali Shrine, Scottish Rite

Education, BA, History, University of California, Santa Cruz

Hobbies: Outdoor recreation, camping, cooking, reading, any activities with my daughters

Principal Occupation: Chief of Staff, California State Legislature-1999-Present

Roseville Public Utilities Commissioner-2001-2005

Roseville Planning Commissioner-2005-Present

The Board is charged with the day-to-day management of Paradise Park Masonic Club including fiduciary, personnel, and operations.

I ran for the Board two years ago because of the rich experiences I have garnered in Paradise Park growing up. My colleagues immediately elected me to serve as President of the Board—an honor for which I have been very grateful. Serving in this capacity is by no means easy. I wanted to return some of my appreciation by working toward collaborative solutions-based successes for many of the challenges the park faces. I feel with many of the challenges have been solved and accomplished, that there are others remaining.

# PATRICIA HERZOG

**BIRTHDAY** Old enough to have accumulated much wisdom and young enough to have the energy to get it accomplished

**RESIDENCE** 462 YORK AVENUE

**LODGE/OES** SANTA CRUZ REDWOODS CHAPTER #273,  
GREEN EARTH, U.S NAVY RESERVE

**EDUCATION:** NEW BEDFORD HIGH SCHOOL GRADUATE.  
SAN JOSE CITY COLLEGE – 2 YEARS OF ACCOUNTING

**HOBBY/AVOCATIONS:** HIKING, TRAVEL, BASEBALL, HISTORY

**BRIEF CAREER SUMMARY:** Paradise Park Board Member 2007 – 2009 w/second year as President  
12 yeas accountant Arch./Engineering Firm  
10 years accountant Gen. Contractor/Developer  
8 years accountant wholesale bakery/café  
5 yrs. Bookkeeper/acct. Paradise Park Masonic Club

**EXPERIENCE IN BUSINESS FINANCE:** 30 PLUS YEARS

**COMMITTEES PAST & CURRENT** Budget Committee, Bylaws Committee, Long Range Planning Committee, Industrial Safety, Orientation Committee, Insurance Committee, Election Committee

**FUNCTION OF BOARD:** Participate in the governance of Paradise Park Masonic Club following the PPMC Bylaws and Rules and Procedures. Be flexible to approved changes which would enhance our governance and the well being of our membership. Protect the rights of Park members experiencing negative treatment by others. Communicate with membership on different levels of issues, etc. The Board is also responsible for policy decisions, maintaining a healthy financial condition, insuring the physical condition, present and future, of Paradise Park.

**REASON FOR RUNNING:** I am deeply concerned about current negative issues saturating our Park. I am a staunch supporter of our Charter and current Bylaws being our governing documents. I hear words of changing our basic structure to an HOA which would then fall under the guidance and restrictions of the Davis -Stirling Act and more words of changing our status to ‘fee simple’ which would negatively affect our Park and each member in the present and our future. All of these changes will have a negative bearing on our long standing Masonic foundation and affiliations.

**STATEMENT:** It could be asked by the opposition and others why am I running for the Board of Directors when my house is up for sale? I have been a member since 1984 and until my house may sell, I will continue to be a strong Paradise Park member with continued hard working, energetic service on committees and in any other capacities I am asked to serve our Park.

Paradise Park means a great deal to me. I care about Park member’s satisfaction and if elected, I am committed to represent the interests of the membership, the continued well being and healthy growth of the Park itself and the forward journey of good stewardship.

## CALENDAR FOR May 2013

### **MAY**

May 1 - Wed	Men's Club	Sm. Social Hall
May 6 - Mon	Knitten Kittens: 10 am	Sm. Social Hall
May 7 - Tues	Tuesday Coffee	Sm. Social Hall
May 8 - Wed	Mediation Committee: 2 pm	Sm. Social Hall
May 9 - Thurs	Wine & Cheese: 4 to 6 pm	Social Hall
May 12 - Sun	Rainbow Girls, Mother's Day Breakfast: 7am-2pm	Social Hall
May 14 - Tues	Tuesday Coffee	Sm. Social Hall
May 15 - Wed	BINGO!: 7 to 10 pm	Social Hall
May 17 - Fri	Rec Committee: 4 pm	Sm. Social Hall
May 17 - Fri	Candidate Orientation: 5 to 7 pm	Social Hall
May 18 - Sat	Board: Open Session: 10:30 am	Social Hall
May 18 - Sat	Potluck: 5:30 pm	Social Hall
May 21 - Tues	Tuesday Coffee	Sm. Social Hall
May 22 - Wed	Rainbow Board Meeting: 6-9 pm	Sm. Social Hall
May 23 - Thurs	Wine & Cheese: 4 to 6 pm	Social Hall
May 25 - Sat	Bylaws Committee: 10:30 am	Sm. Social Hall
May 25 - Sat	Rec Committee Dance: 6 to 11 pm	Social Hall
May 25 - Sat	Memorial Day Cleanup: 9 am	Meet at Picnic Grounds
May 26 - Sun	Candidates Night: 7 to 10 pm	Social Hall
May 28 - Tues	Tuesday Coffee	Sm. Social Hall

## **ANNOUNCEMENTS**

The **ANNUAL MEETING** will take place in the Picnic Grounds on June 29<sup>th</sup> at 2:30 pm

**KEYS:** With the recent medical emergencies, we realize that many Members do not have a key on file in the Office for their allotment. Feel free to drop a key by the Office if you would like an emergency key on file, or let us know if a neighbor or friend has a key in case of emergencies.

**BACK GATE:** As of March 18 the auto open to exit will be canceled. You will need to use the key pad or clicker to open the gate. Do not allow piggy backing of cars following you through the back gate. Wait for the gate to close before proceeding in to the Park. And do not give out the back gate code or punch someone through. This is for the safety of the Park and its residents.

**Fire Brigade** There is a practice on the second Saturday of every month at 10:00 am in the Fire House. Come and be a part of your community's first responders.

**For Your Protection:** "No Smoking" signs to be posted at propane tanks are available in the office.

**Receive Your Bulletin by Email:** To start receiving Bulletins by email, please send your email address requesting the change from printed to electronic to the secretary at [secretary@paradiseparkmasonicclub.org](mailto:secretary@paradiseparkmasonicclub.org). The secretary will alter the mailing list and provide those hard working Bulletin Buddies with your request. The Nominating Committee presented to the Board of Directors the following who presented their names as nominees for the election June 29, 2013 of the incoming Board:

Gary Brandenburg, Sam Cannon and Pat Herzog

Signed: Mark Zevanove, chair, Lynn Raadik, secretary, Tiny Sand, Diana Cook:, Dan Macdonald

### **CHAIR FOR FLEA MARKET DESPERATELY NEEDED**

We desperately need a Chair for this summer's Flea Market at the Social Hall. Unless someone steps up to assume command by Memorial Day, we will have to cancel this important event. We have volunteers to help out, including past Chairs, but none of them is able to Chair the event this year. If you can find the time to help raise thousands of dollars for us, please contact the Office Secretary at 423-1530 or [secretary@paradiseparkmasonicclub.org](mailto:secretary@paradiseparkmasonicclub.org).

*Community Garden 10<sup>th</sup> year*  
*Wonderful time was had by all. Come by and see what the beautiful green thumbs are growing.*

*We have a new area to enjoy the garden, come by and sit and watch the garden grow!*

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**Document Requests:** Charges for approved document requests includes copying costs and staff time, billed at \$25/hour.

**Notice to all members** who are going to do a building project in Paradise Park. If you are planning to do any building projects in the Park, please plan ahead and obtaining a building packet from the Park Office. You are encouraged to discuss your project with the County Planning and Building Department if your project has a chance of requiring a permit. According to PPMC Rules, however, you will need PPMC's approval before you can formally apply and receive a county permit. Submit your completed plans and return the signed members building packet to the Park Office for the Building Committee and Park Manager to review, at least 2 weeks (unless it is truly an emergency) before you need to receive back the Park's answer to your application for building. This 2 week period, gives the volunteers at the Park time to review your project, so please plan ahead. We have members who know for months that they want to do a project, like new windows or reroof, but wait until the last day to apply to the Park about the project! Plan ahead!  
Thank you, the Building Committee

## UPCOMING RECREATION EVENTS

**MAY POTLUCK** is **Saturday, May 18th** at 5:30 in the Social Hall. Hostess is Lee Heathorn. Bring your own service and beverage and a dish to share.

**FLEA MARKET** has **NOT BEEN SCHEDULED** for lack of a leader. If you are willing to lead this event, call Tami Macdonald at 831/425-5201.

**Heads up! A possibility of a MEMORIAL weekend DANCE** on **Saturday, May 25th** from 7:00 pm until 10:00 pm in the Picnic Grounds (unless weather moves us to the Social Hall).

**LABOR DAY DINNER** is scheduled for **Saturday, August 31st**. Julie Kelty will be the lead person, but she needs help with the many aspects of making the dinner a success - such as shopping, setting up, cooking, serving, cleanup, etc. **If you are willing to help**, please contact Julie at 831/425-1228 or by email at julie.kelty@yahoo.com.

**LIVE AUCTION** is scheduled for **August 31st** following dinner. There will be **no Silent Auction** this year. Fred Dunn-Ruiz is leading the Auction. Auction items are needed. We are looking for major items, which will sell for \$200 or more. Good sellers in the past were dinners, cocktail parties, wine parties, cabin, resort or condo for a week or weekend, fishing outing, duck hunting, etc.

**HELP NEEDED:** Need for someone to step forward and be in charge of the Flea Market; call Tami Macdonald at 831/425-5201. Also need volunteers to help with the Labor Day Dinner; call Julie Kelty at 831/425-1228.



**Paradise Park Men's Club  
Invites you to a**

# **Summer Barbecue**

An "All-Masonic-Family" Event

**Sunday, July 14, 2013**

In the Paradise Park Picnic Grounds

**12:00 Noon – gather for refreshment and fellowship**

**1:00 PM – bar-b-que will be served.**

**Menu – Steak, chicken, fresh garden salad,  
savory beans, garlic bread, plus ice cream for dessert.**

**Please bring your own refreshment ( water, soda, or whatever).**

**Tableware will be provided.**

**1:30 PM – guest speaker – County Supervisor Bruce McPherson.**

**Our Fifth District Supervisor will be addressing issues of interest to Park members.**

**\$12.50 per person – attendance is by advance ticket purchase, please invite your friends and family, everyone is welcome.**

**For tickets please contact any of the Men's Club bar-b-que committee volunteers:**

**Bill Lind, Event Chairman – 429-6735**

**Mark Zevanove, Club Pres. and M.C. for the event – 588-2089**

**Bob Morgan, Publicity – 421-9166**

**Allan Schattenberg, food arrangements – 427-2190**

**Fred Dunn-Ruiz, Treasurer, financial arrangements 426-6472**



### MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date posted</u>	<u>Member/SELLER</u>	<u>Allotment</u>
<u>MEMBERS</u>			
Paige Alam	8/06/2012	Mohammad Alam Estate	412 Keystone Way
Shari Lynn Crouch	3/14/2013	David Mahan	410 Keystone Way
Suzanne Thompson	4/13/2013	Bill Lentfer	417 Joppa St.
<u>ASSOCIATE MEMBER</u>			
James Voss	9/14/2012	Joanne Voss Brown	443 York Ave.
Elizabeth Dyson Clar	2/2/2013	Robert McClain	537 Council St.
Mary Regina Treuge	3/18/2013	Mark Treuge	464 York Ave.
Kevin Patrick Silva	4/1/2013	Gayle Logan-Silva	295 The Royal Arch
Virginia Williams	4/1/2013	Geraldean Minor	252 Keystone Way
<u>ALT. ASSOCIATE MEMBER</u>			
Gregory Allen Schack	7/11/2011	Francis J. Freenor III	161 St. Bernard St.
Julie Claire Hagelin	1/10/2013	Ronald Hagelin	666 St. Augustine Ave.
Andrea Levy	1/17/2013	Robert Levy	237 Temple Ln.
Harold Brown	1/23/2013	Shirley Reddick	163 St. Bernard St.
Elizabeth Dyson Clar	2/2/2013	Linda Dyson-Weaver	214 Keystone Way

**Improvements for Sale by Member** All allotment use privileges and Membership are subject to the approval of the Board of Directors. **March 2013**

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 the allotment improvements should be addressed solely to the seller.

ADDRESS	MEMBER	PRICE	DESCRIPTION
<b>SECTION 1</b>			
<b>412 Keystone Way</b>	<b>Mohammad Alam Estate Contact Mark Zevanove, Agt. 831-458-1222</b>	<del>\$295,000</del> <b>\$245,000</b>	Your palace by the river. Located on 3 lots with 3 BR, 2BA, including an in-law unit downstairs with its own kitchen, living room, & bath. Recent upgrades include roof, bathroom and kitchen. All appliances and furnishings are included with the exception of 4 religious items.
<b>417 Joppa St.</b>	<b>Bill Lentfer Mark Zevanove, Agt. 831-588-2089</b>	<b>\$149,900</b> <b>*Sale Pending*</b>	1BR, 1BA, 850 sq. ft. Park your RV in this oversized garage while you enjoy your brick wood burning fireplace with seating hearth in your vaulted ceiling living room. Renovated septic, plumbing, bathroom and kitchen. Enclosed washer and dryer. Most windows are double pane. Vented skylights, covered golf cart parking with extra parking. All on 2-1/2 lots in the sun.
<b>462 York Ave</b>	<b>Pat Herzog 831-458-9841</b>	<b>\$250,000</b> <b>No Financing</b>	2BR, 2 BA, 1,100 sq. ft. of improvements. Newly decorated; split level; great natl. light. Crown molding' forced air heat + gas log stove; walk in closet; inside laundry; lg front deck w/all day sun' 1 car garage; some furn. & all appl. Included. Move in ready.
<b>468 York Ave</b>	<b>Todd Hoffman 831-423-7432</b>	<b>\$300,000</b> <b>No Financing</b>	2BR, 2 ½ BA, 2,440 sq. ft. allotment, approx. 1,500 sq. ft. improvements. Rm downstairs with stove & sink. Bath with shower in garage. Upstairs kitchen & living room, 1 ½ bath & 2 bedrooms. Screened porch upstairs. 2 car garage with work bench. Propane heater 2 <sup>nd</sup> floor & electric ceiling heat. 2 stoves & fridge.
<b>488 Knight Templar Way</b>	<b>Claude Lindquist 831-457-9206</b>	<b>\$249,000</b>	Cozy, fully furnished 2BR 2BA two-story redwood cabin with 950 sq.ft. Improvements upstairs and 1060 sq.ft. shop downstairs. Winterized and very low maintenance. Perfect year-round residence. Lg private sunny front deck. Move-in ready!(See pictures at <a href="http://www.LindquistSystemsGroup.com/">www.LindquistSystemsGroup.com/</a>
<b>525 St. Ambrose St.</b>	<b>Frank Haswell (925)552-7095(H) (925)890-4974(cell)</b>	<b>\$159,000</b>	2BR, 1 new Bath with tub & shower, NEW Kitchen with granite countertops and eating area. Appliances included. Large family room with vaulted ceilings and brick fireplace. Newer carpets, NEW paint inside & out. NEW composite roof. Sunny NEW deck. Double pane windows through most. Large storage shed. 3 car parking. Renovated and pumped septic tank. Great location near green swings. GREAT NEIGHBORS!



ADDRESS	MEMBER	PRICE	DESCRIPTION
<b>SECTION 2</b>			
<b>265 Keystone Way</b>	<b>Gretchen Logan 831-227-7712 or 831-423-5343 Mark Zevanove, agent 831-588-2089</b>	<b>\$149,500 Motivated Seller!! Seller Financing Available</b>	2BR, 1BA w/ vaulted ceilings in living room & a large propane fire-place. Separate dining room, fresh paint, & new carpet throughout. Large covered porch and deck. Laundry & shower facilities below main house. Property includes cute guest cottage. Move in ready.
<b>326 The Royal Arch</b>	<b>Cara Feyas 505-984-1098</b>	<b>\$295,000 Financing Available</b>	2 BR, 2 BA, 2600 sq. ft. allotment, approx. 1400 sq. ft. improvements. Great house. Priced to sell!! Appliances included in the sale: Fridge, Dual Fuel Range, D.W., & washer/dryer.
<b>383 Hiram Rd.</b>	<b>Marilynn Britton Mark Zevanove, agent 831-588-2089</b>	<b>\$49,500</b>	1 BR, 1 BA, 5226 sq. ft. allotment, 750 sq. ft. improvement. Great price for this cute cabin on Hiram. Price reflects need of work. Bring your contractor and fix the property to your own taste.
<b>SECTION 3</b>			
<b>210 Keystone Way</b>	<b>Mark Akin 925-258-9715 or 415-879-2398</b>	<b>\$299,000 Financing Available</b>	3 Bedroom, 2 Bath. 1500 sq. ft of living space. Home move in ready. Features soaring 14 ft. open beam living room. Large master bedroom. New septic Tank system just added. Attached two car garage on large flat allotment. Newly remodeled tile bathroom, updated kitchen, wiring and plumbing. Maintenance free Redwood bark siding gives home a log cabin look. Lots of charm!
<b>SECTION 4</b>			
<b>616 St. Augustine St.</b>	<b>George M. Saam 423-1778 or to see T. Anand 420-1008</b>	<b>\$332,000 Willing to Finance</b>	1BA, 1 BR, Allotment 6500 ± sq. ft., Improvements 800 ±. Elegant Japanese style cabin next to the bridge. Stone, bamboo & tatami floors. Soji dividers. Deck overlooks the river. <b>Hydraulic</b> floor.
<b>650 St. Augustine St.</b>	<b>Jean Mackenzie (510) 523-8865</b>	<b>\$225,000 OBO</b>	3 BR, 1BA, on the river. Rock wall. Knotty Pine inside. Carpet. As is – Deck needs to be replaced. Stove & Refrigerator included in sale.
<b>696 St, Johns Ave.</b>	<b>Lagille Rodriguez (650) 802-8341 or cell (650) 504-5027</b>	<b>Reduced \$179,000 Partial Financing Make Offer</b>	2BR, 1 BA + 1 detached BR, on quiet street w/ flagstone patio, new roof, updated foundation 2002, Knotty Pine LR, new Hardwood floors & newer carpeting, wood burning stove + forced air heating. New stainless steel appliances in kitchen, large laundry room, lots of storage. Appliances included: electric range, microwave, dishwasher, washer dryer, some furnishings included. See photos & additional info at <a href="http://www.696saintjohns.weebly.com">www.696saintjohns.weebly.com</a>
<b>SECTION 6</b>			
<b>124 Keystone Way</b>	<b>Tom Fung 831-438-4677 Jim Cook 831-426-8398</b>	<b>\$265,000</b>	Great river view near the entrance. Big deck 3BR, 2BA. Allotment's square footage is 4,021. 1 car garage, three outdoor parking spaces. Recent upgrades: 3 skylights, new fireplace & high flash water heater, new kitchen sink, exhaust air duct, new shed, all new windows, meta gutta guard, expensive oriental rose wood furniture. Two queen sized beds, appliances, new TV DCD system are also included. Perfect move in condition.
<b>148 St. Alban St.</b>	<b>Carol Lynn Houser Mark Zevanove Agt. 831-588-2089</b>	<b>\$149,900 Partial Financing</b>	2 BR, 1 BA house with den. Lot approximately 3400 sq. ft. and an improvement on approximately 1000 sq. ft. Living room with fireplace. Great section 6 location. Storage shed/workshop.
<b>177 St. Bernard St.</b>	<b>Garrett Lenz Mark Zevanove Agt. 831-588-2089</b>	<b>\$195,000</b>	5BR, 1 BA 1736 Sq Ft. improvement. Large home on the River. Unique floor plan Can build new 1736 sq ft. home on site. Located on two lots. Call agent Mark Zevanove for showing @ 831-588-2089.
<b>196 St. Bernard St.</b>	<b>Gretchen Logan Contact James Leinenbach (831)234-3715 surfshape@aol.com</b>	<b>\$260,000 Financing Available</b>	2BR, 1BA, plus bonus 300 sq.ft. finished room downstairs. Knotty pine interior throughout upstairs. Large double car garage. Separate shop. Carport. New exterior paint. All new flooring, includes (ceramic tile, hardwood and carpet). Very sunny allotment with lots of room for gardening and privacy.



**417 Joppa St. NEW \*SALE PENDING\***

It is \$149,900

Great sunny location, enclosed RV parking, remolded interior with vaulted ceilings with skylights, fireplace, spacious 1 bedroom 1 bath.



**412 Keystone Way**

Your palace by the river!

3 Bedroom, 2 Bath, with in-law unit below.

Located on 3 lots.

Great view of the historic covered bridge.

NOW \$245,000!



**148 St. Alban St.**

2 Bedrooms plus a den

Great Section 6 location

Baseboard heat w/ fireplace in living room

\$149,500



**265 Keystone Way**

Seller motivated

Seller financing available

Excellent Section 2 location

2 Bedrooms, 1 Bath with guest cottage

Vaulted ceilings & fireplace

\$149,500



**383 Hiram Rd.**

Sunny Hiram Rd. location

Nice size allotment

Be creative with your contractor

1 Bedroom, 1bath

\$49,000! **Lowest price in the Park**

**Mark Zevanove Presents:**  
**5 Beautiful Paradise Park Properties**  
**(831) 588-2089**  
**DRE #00662936**