

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



FIRST CLASS MAIL



December 2013 Bulletin

OUR PARK INFO

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

PARADISE PARK MASONIC CLUB



Board of Directors:

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Sam Cannon, Director At Large
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Emergencies only:
831-345-0879 (Cell)
manager@paradiseparkmasonicclub.org

Dana Price, Staff Secretary
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secretary@paradiseparkmasonicclub.org

Bookkeeper
831-423-1530 ext. 11
bookkeeper@paradiseparkmasonicclub.org

DECEMBER PRESIDENT'S MESSAGE BY Lois Keithley

It is my sad duty to inform the membership that our former bookkeeper Salvatore Talamo was terminated for misappropriation of Paradise Park Masonic Club monies. The board and office staff have worked diligently since the middle of November to compile evidence of his embezzlement for our CNA Insurance Company and the Santa Cruz County Sheriff's office. The sheriff's office has issued a warrant for his arrest. Gary Brandenburg our CFO has been in communication with law enforcement and our insurance company that handles our theft insurance which should cover the majority of our losses. He has also had consultations with Mr. Nathan Benjamin a criminal fraud attorney and Mr. James Reddell a local CPA to make sure we take the proper steps to protect the PPMC Corporation now and in the future. The Board will do everything we can to bring this criminal to justice.

To help the Board oversee this process and offer suggestions, a Special Theft Oversight Committee was formed. It is composed of Natalie Heer, Diana Cook, Patsy Benfield, Dick Lovelace and Dan Macdonald. They will work side by side with the Board to review the response of the Board after the fraud and forgeries were discovered, and in the future, they will contribute their expertise to improve the work procedures of our office staff and the cross checking procedures in place in our office.

On a bright note, the 25th Annual Paradise Park Holiday Dinner sponsored by Bob and Tiny Sand, and Bill and Sharon Eckard, was a huge success. Over 140 members, their families and guests enjoyed a delicious potluck with all the trimmings. The hosts supplied the 5 turkeys, 2 hams, beverages and some desserts. The table decorations were done by Hilde and Ron Rundell. Karen Eneboe, Danny and Marilyn Hanson pitched in to help as well. Santa stopped by to hand out gifts to the children. According to Tiny Sand, there were more children at the dinner this year than in any other year.

This holiday season is a time for family and friends.

The Board of Directors wants to send Holiday Greetings to all.

.Manager's Report: With the holidays here I like to wish all Members a happy and safe holidays. As we have our parties and family here in the Park let's please be respectful of our neighbors as we bring in the New Year. As 2014 is almost here and upon us I see the park moving forward in a positive manner. There have been a lot of changes to the park, some good and some bad, but let's start the year with harmony, mutual respect, trust, and honesty. Always remember that the staff and I are here working for the Membership. Have a happy New Year and a joyous holiday.

Our green waste dump sites are closed. If we have missed any of the debris piles please inform the office and we will get by and collect those piles.

I have noticed around the park some chimneys without a spark arrestor. As we burn more firewood we do need to have spark arrestors on top of the chimneys. This is a very dry season so please inspect your chimney and install a spark arrestor if there isn't one.

Please do not Park in the handicapped zone in front of the garage in back of the office. It is clearly marked and is for handicapped parking only.

The water restrictions have been lifted by the water department, but still I would like to ask the Membership to check your sprinkler systems to make sure that they are functioning properly and we are not wasting water. Terry Douglas, Manager

Paradise Park Masonic Club Board of Directors DRAFT Open Session Minutes
211 Keystone Way, Santa Cruz, CA 95060, December 21, 2013 10:30 a.m. Park Social Hall
Board of Directors OPEN Session Minutes – See Below Executive 11/15/2013

Roll Call: Silent, Present were President Lois Keithley, Vice President Joanne Nelson, Secretary Nicholas O'Donnell, Treasurer Gary Brandenburg, Director at Large Sam Cannon. There were 30 members present.

1.0 Opening items:

Invocation given by Lois Keithley

Pledge of Allegiance given by Nick O'Donnell

Executive Minutes read by Nick. See below.

Open minutes were approved as read. Motion by Joanne, seconded by Nick. Unanimously approved.

Report from the Executive Session of November 15, 2013

FRIDAY PM EXECUTIVE SESSION

Manager's report was moved to Saturday's Open Session.

Executive Action Minutes:

Approval of 10/19/13 Executive minutes, moved by Gary, 2nd by Joanne. Unanimously approved.

Review of Open Session Minutes approved as written. Unanimously approved.

No late additions to add to Open Meeting.

Discussion of Open controversial items - none at this time.

Membership Information:

Member's pending list, reviewed

Improvements for sale list, reviewed.

APPROVED: Members: Edward Mendenhall, James Cook. Associate: James Voss. Alternate Associate: Martha Miller. All Unanimously approved.

One potential Associate member not approved.

The rest of the meeting was spent investigating a potential theft of Park funds.

SATURDAY AM EXECUTIVE SESSION: Started at 8 am: All Board Members present.

8 am: Discussion of personnel and legal matters carried over from Friday session.

8:30 am: Diane Brown met with the Board and explained the progress made with the Heritage patio. Orders are still being accepted at the old price until Dec. 1, 2013.

Legal Issues Update: White line painting: consequences - The Board met with the member and outlined the consequences for the act. The member will pay a fine for all costs to bring the area painted back to its original condition.

The Board studied an Estate issue the Board set.

Dispute Resolution Panel was discussed.

A date had been established for a termination hearing.

A dirt wall was constructed which broke an agreement. Terry has asked the County to inspect and determined if the dirt wall is legal. The Board is waiting for the County to inspect to determine legality.

Bernard improvement was discussed by the Board.

APPOINTMENTS:

Stephen Brown: Associate: Edna Brown, 269 Keystone: Unanimously approved.

Joanna Hostetler: Member, 645 St. Augustine: Unanimously approved.

Jennifer Logan: Member: 525 St. Ambrose: Unanimously approved. She will need guest privileges for her relative to live there.

DISCUSSION:

Accounts Receivable/Budget - Gary reported according to the books we are about \$31,000 under budget.

Credit Card Authorization form was discussed. One form per transaction. Dana feels this is the safest way to provide security to the card holder. In January the Board will reevaluate the credit card program to determine the actual costs to the Park. Depending on the findings Park members may be charged a small fee to cover the cost to the Park for the use of Credit Cards.

OTHER MATTERS: Lock boxes: no lock boxes are allowed in PPMC. Any in place must be removed.

45-day posting on Memberships: The Board wants the Bylaws Committee to look at the current practice of not requiring 45-day posting for current collective members moving to the status of Member on another allotment.

We will know for sure when the audit is completed.

Minutes of OPEN Session of December 21, 2013

Manager's Report: Terry Douglas

Greenwaste sites are closed. Terry received four bids for paving the exit road. The bids ranged from approximately \$22,900 to \$47,000. He is requesting that the Park wait due to cost and the weather. Joanne suggested that the cracks be filled very soon. He also says that there are some chimneys in need of spark arresters. Please check to see if your spark arrester needs cleaning, or if you have one at all.

He will be shave down the speed bump on Keystone hopefully in the next week. The handicapped parking spot in front of the Office garage needs widening. Terry is also reminding that non-handicapped vehicles to not park on or block that spot. He will figure out how to deal with the Grey Bears bags on Friday.

Presidents Report: Lois Keithley

Ron Rundell received the Hiram Award in 2011 from Mt. Moriah Lodge #292 in Los Gatos. Mark McEuen received the Hiram Award from Mt. Moriah at their December 5th stated dinner and meeting.

I want to thank the Bob and Tiny Sand along with Bill and Sharon Eckard who hosted of our PPMC Holiday Party. Danny and Marilyn Hanson and Karen Eneboe assisted them.

And a special thanks to Winston Chavoor for his leading roll of a favorite person of ours!

Treasurer's Report: Gary Brandenburg

A credit card terminal has been implemented, and is receiving good responses. It was to help expedite people who would normally pay late. The Park is paying First Data .4%, and the credit card companies take 1.5% out of the payment. We have decided not to take America Express as they are 3%, on top of monthly charges. The Park took in just short of \$166,000, and the costs were \$3,152.68. There is a charge for the terminal of \$29.95/month, but Dana will call the company and get that knocked down to \$9.00/month. Gary proposed, effective immediately, that the Park impose a convenience fee of 2%. We can do this as long as we offer the option to pay cash as well. There were several suggestions of other ways to collect by card without the extra charges. The Board will look into those options.

Gary made a motion to temporarily add a 2% convenience fee to credit card charges. It was 2nd by Nick. And it was Unanimously approved.

Gary spoke to the members regarding Sal Talamo the now former bookkeeper. This has been a nightmare for all involved, and sleep has been a premium. There was a background and criminal check done on Sal before hiring him. On Tuesday, Nov. 12, Terry received a call from the credit card company saying they have possibly found 2 fraudulent charges that he had not approved. Terry immediately contacted Lois and Gary, and told Dana that evening. Dana then waited for Sal to leave the next day and looked into all the checks that were written to him. Including his normal pay, the amount was a little over \$70,000. She asked Terry on Friday if that could be the case and he said to print out the report. The total was now over \$74,000. The Board was meeting that afternoon, and by end of day the total was now over \$77,000. Gary immediately put holds on all the accounts. Joanne went to the bank and requested copies of all the checks. She then had to request fronts and backs of all the checks.

It was determined that Sal was forging Joanne's signature, moving money around accounts, writing checks to himself and then changing the name on the check in QuickBooks. He also charged those checks to wrong accounts as to hide his spending.

The Sheriff was called in that evening, and returned again on Wednesday. He instructed Gary not to fire him yet and to not spook him. We can go on with details, the bottom line is that Sal has not been caught yet. The Sheriff now has two Detectives on the case and a warrant is out for his arrest. We do have insurance coverage and the Office is in the process of detailing his doings and proving it to the insurance company. We have a 90 day window to do this, and we are well on our way to completing this task.

The tasks have been divided up with Gary handling the Sheriff and the Insurance Company. Gary and Terry went to meet with a lawyer that specializes in this type of problem. They were instructed to let the Insurance Company to go after Sal once caught. Joanne has been dealing with all the credit card charges to get the charges reversed, as well as working with Dana on the forensics side of bookkeeping. Dana is reconciling the mess of the main checking account. She and Pat Herzog are working together on reconciling the rest of the accounts. Pat is taking care of the day to day bookkeeping and getting the A/P and A/R in order. Sal was not paying the vendors after a while, and Pat has called the vendors and getting the accounts current.

An Oversight Committee has been assembled. Each Board member picked a person to be on the committee. It consists of Diana Cook, Natalie Heer and Patsy Benfield who have experience with either accounting or the financial needs of the Park. Dick Lovelace and Dan Macdonald were also asked to be a part of the committee due to their security expertise.

Where to go from here? Gary and Dana are working on the Insurance paperwork which will be reviewed by the lawyer before handing it off to the Insurance Company. There is a meeting scheduled with the Oversight Committee on January to also review this paperwork, then will meet with the Budget Committee. Once the Park is reimbursed for the theft, the money will be refunded to the appropriate accounts.

The members that attended today's meeting had meaningful questions and gave many good comments and suggestions. The Board was appreciative for their input and will take all into consideration.

REPORTS FROM COMMITTEES:

TREE: Jessica Snyder: written. Comments to follow.

Bill Lind wants to have four trees: two bay trees, a maple and a non-redwood tree that has died. The trees have not taken a strong root on his hillside and we would like to assist him in preserving the hillside and home. The entire tree committee is in agreement that these trees should be removed. We are recommending this for approval. I will contact the member pending your decision. Please do not hesitate to contact me.

BYLAWS: Tim Heer: verbal

The Bylaws committee is meeting today and will discuss many topics. A report will follow.

WEBSITE: Tim Heer: Verbal

Tim is posting as quickly as the Board is giving him subjects. The website has been running smoothly. Contact Tim if you would like to sign up for the Restricted section or if you forgot your password.

MEDIATION: Lee Heathorn: verbal

The Mediation Committee is alive and well. We have eight members: Diana Cook, Karen Eneboe, Gayle Logan-Silva, Alan Schattenberg, Marshall Shoquist, and Mark Zevanove. Allan Melikian is our mediator Emeritus. He is no longer active on the committee, but is available to advise us if we so need. Margaret Todd was a member but as of two days ago, I'm sad to say she had to resign. We are all trained to do mediations except for Marshall. Three of us, along with Gary Brandenburg and Terry Douglas on December 3rd went to a day-long training by the Conflict Resolution Center and we reviewed or learned some techniques for mediation resolution. We don't wish for any disputes among members, but if disputes do arise, we hope that they will give mediation a try. It is a process that works. There are green posters with our names and phone numbers at most of the bulletin boards and there are flyers in the office. Terry or the Office staff can contact any of us as well. Please remember that we can help.

NO UNFISHED BUSINESS

STAKING: Tim Heer: verbal

A possible new Staking Form was presented to the attending members and there were a few suggestions for change. An increase of \$15 was implemented, and that would only be on a staking that was requested by a member that did not have to do with a new purchase or new construction.

A new staking for 182 St. Bernard was given to the Board for approval. There is a difference of approximately 7-1/2 feet in the back of the property. The Board will take a look into this before they make their decision. In the Board's Friday Session they approved the final stakings for 699, 645, 463 and 525. On 699, all the members involved were finally in agreement, and the Lindquist's and the Utter's allotments are a bit larger now. There will be an adjustment to allotments as per the agreement.

OPEN FORUM:

The difference of lock boxes was discussed and that real estate lock box should not be allowed to be used in the Park. Only lock boxes that are for caregivers or safety for the member can be used.

There was no more time for open forum today as there was much discussion regarding the Sal Talamo issue.

Joanne made a motion to adjourn the meeting and Nick 2nd the motion. It was unanimously approved.

The Open Meeting was adjourned at 12:37 pm.

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



Because the recently introduced credit card program has been so popular, the Board has approved a temporary convenience fee of 2%. This is necessary in order to cover our costs if you **CHOSE** to use a credit card rather than pay by check or cash. American Express is no

longer accepted because of their higher fees. An authorization form may be obtained from the Park Office or from the Park Web Site found under the Forms tab. If you have any questions, please contact the Staff at the Park Office.

Do not charge your property taxes directly to the County! It is against our bylaws



ANNOUNCEMENTS

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.

Receive Your Bulletin by Email: To help defray the cost of mailing the Bulletins we are asking members to receive their bulletin by email. Please send your email address requesting the change from "printed" to "electronic" to the secretary at secretary@paradiseparkmasonicclub.org.

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

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

PPMC RECREATION AND SOCIAL EVENTS THROUGH DECEMBER 2013 REGULARLY SCHEDULED EVENTS

KNITTIN' KITTENS meet the first Monday of the month at 10:00 a.m. in the Small Social Hall. They play Canasta. For more information, contact Pat Rundell at 831/421-9360.

TUESDAY COFFEE meets every Tuesday morning in the Small Social Hall at 9:00a.m.

MEN'S CLUB meets on the 1st Wednesday of the month at 11:30 a.m. in the Small Social Hall.

WINE AND CHEESE meets on the 2nd and 4th Thursday in the Social Hall from 4 until 6 p.m.

BINGO meets on the 3rd Wednesday of the month in the Social Hall from 7 until 10 p.m.

DECEMBER

NEW YEARS' EVE PARTY will be held on Tuesday, December 31, beginning at 6:30 P.M. See flyer in this Bulletin.

JANUARY

POTLUCK the evening of the Open Board Meeting

If you haven't paid your T.A.D. billing, please contact the Park Office as soon as possible!

In Memoriam

Geraldean Minor
December 6, 2013

NO RENTING IN PARADISE PARK

As all members know, renting of homes has always been prohibited in Paradise Park. Recently, several Members have blatantly violated this rule, required us to incur Attorneys Fees and other expenses to evict illegal residents. These Members have been fined, and will be charged all expenses incurred as a result of their violations of our Rules & Procedures. Take Notice that:

ANY MEMBER WHO VIOLATES THE RULE AGAINST RENTALS WILL BE FINED AT LEAST \$500, AND CHARGED FOR ALL EXPENSES INCURRED TO EVICT ANY ILLEGAL RESIDENTS, AND MAY BE SUSPENDED OR TERMINATED!

All guests must register with the Park Office, and obtain permission to reside in Paradise Park if staying more than 7 days. The Office has forms to apply for long-term Guest privileges should you need them.

Recycle Holiday Trees

Recycle your evergreen curbside! Place your tree, cut into 3' (three foot) sections, on the curb next to your recycling bin on your regularly scheduled pickup day January 2 - 17, 2014. Please remove all tinsel, decorations and non-wood stands. No flocked trees, please!

PPMC FINE POLICY

The Board of Directors of PPMC has adopted the following list of suggested fines for violations of the Bylaws or Rules & Procedures of PPMC. The Board expressly delegates to the Manager of PPMC the authority, under Article IV, section 1G of the PPMC Bylaws, to assess fines suggested list of fines as well as to propose additional fines as appropriate but not to exceed a total of \$200.00. Any Member fined either by the manager or the Board is entitled to provide a written objection and/or explanation to the Board, or may request in writing an opportunity to appear before the Board at a regular executive Board Meeting to contest the fine. After the Member has presented their side of the issue, the Board will decide whether to fine and how much. Any decision by the Board as to the amount of any fine shall be final.

Pet Fines	First	Second	Third
non-Leashed Animal off allotment	\$100.00	\$200.00	\$500.00
Not removing pet waste	\$50.00	\$100.00	\$150.00
Tree Fines-Per tree			
Unauthorized Removal			
Under 6in in diameter	\$100.00	\$250.00	\$500.00
Under 2ft in diameter	\$500.00	\$750.00	\$1,000.00
Over 2ft in diameter	\$1,000.00	\$1,500.00	\$2,000.00
Unauthorized Trimming	\$100.00	\$200.00	\$300.00
Building Violations			
Non-Notification of Manager	\$100.00	\$250.00	\$500.00
Unauthorized Work	\$250.00	\$500.00	\$1,000.00
Fences, Setbacks and other Violations	\$200.00	\$500.00	\$1,000.00
Vehicle Infractions			
Speeding	\$100.00	\$200.00	\$300.00
Golf Cart Violations	\$100.00	\$200.00	\$300.00
Skate Board	\$25.00	\$50.00	\$100.00
Unauthorized Representation Of PPMC Violation	\$100.00	\$500.00	\$1,000.00
Disregard of Specific Board Directive Violation	\$1,000.00	\$2,000.00	\$5,000.00
Failure to Appear before Board without Notice	\$250.00	\$500.00	\$1,000.00
Health and Safety			
Failure to correct Issues	\$100.00	\$250.00	\$500.00
Trash/Debris in River	\$100.00	\$250.00	\$500.00
Citizenship			
Disturbances	\$100.00	\$200.00	\$300.00
Misc. Behavioral Fines	\$50.00	\$100.00	\$150.00
Renting Premises	\$500.00	\$1,000.00	\$5,000.00
Destruction of PPMC Property			
Negligent Damaging	\$200.00+	\$500.00+	\$1,000.00+
Vandalism	\$500.00+	\$1,000.00+	\$2,000.00+

The + above refers to costs of repair. Members who promptly report any damage will be charged repair costs only with no additional fine. Additional penalties for vandalism, including suspension or termination, may be added by the Board.

Rev 10-21-13

SEARCHING FOR A GEM IN PARADISE

Masonic couple looking to buy a home in the Park. If you have been thinking about selling your piece of Paradise, consider us. Let's make a deal. Financing is needed. We are reliable, hardworking and trustworthy. We can give you a steady monthly cash flow and interest on the sale. I have been working in a very stable industry for over thirty-five years. Mike Ray 831-334-9944

EMERGENCY INFORMATION FOR THE OFFICE

As you know, the Park Office maintains Emergency Information for each Member on "cards" kept on file. This information is very helpful in case of emergency. If you have not updated yours recently, or the information has changed, please fill out a new one for us. Forms are available in the Office and in the Office Lobby.

WHAT IS PARADISE PARKS' MEDICAL EMERGENCY TEAM?

This team consists of Paradise Park volunteers who are trained and certified in First Aid, Automatic External Defibrillator (AED) use and Oxygen use. When anyone in Paradise Park calls 911 for emergency service, these volunteers get a page from the 911 center giving them the address of the caller. The volunteers then respond with a GO-BAG containing the AED, Oxygen and first aid supplies. The volunteers' purpose is to give first response aid and comfort until the Ambulance or Fire Department EMTs arrive.

If you would like to serve as volunteer with this team, call Fred Dunn-Ruiz at 831/426-6472 for details and the training program.



2ND ANNUAL New York

COME CELEBRATE MIDNIGHT AT 9 PM PST
SEE THE BALL DROPPING IN TIMES' SQUARE
AS WE WELCOME 2014 WITH A CHAMPAGNE TOAST



NEW YEAR'S EVE PARTY!

SOCIAL HALL, TUESDAY, DECEMBER 31, 2013

6:30 pm UNTIL 9:30 pm PST

DINNER will be served: Chicken, Rice Pilaf, Salad and Dessert

\$10.00 per person

BYOB

RSVP REQUIRED BY SATURDAY, DECEMBER 28TH

Call 831/423-1530 or stop in the Office

For More Information Call: Mary Jo 831/426-6472 or Linda 831/469/4186

MUSIC/DANCE

DRESS UP FOR FUN

WEAR A FESTIVE NEW YEAR'S HAT!!



PPMC Homes for Sale

By Members

We welcome your calls

Paid advertisement

Mable Coleman



\$275,000.00

381 Hiram Rd.
831-713-5540

Spacious allotment with room to plant/grow your own garden. 2 Bedrooms, 1 1/2 bath, laundry room with lots of storage. Back deck area for entertaining. Appliances & generator included. Some financing available.

George M. Saam



\$332,000.00

616 St. Augustine Ave.

831-423-1778 to see
831-420-1008
6,500 sq. ft. allotment. Custom Interior Japanese style Beautiful view of San Lorenzo River. Must see to appreciate.

Mark Akin



\$299,000.00

210 Keystone Way

925-258-9715
Close to Sandy Beach. 3 bedroom, 2 bath, new septic tank just added. Financing available

Tripura Anand



All serious offers considered

368 Eastern Star
831-420-1008

Warm & cozy cabin facing the Picnic Grounds. 1 Bedroom, 1 bath. Recently remodeled. With separate studio room

Tom Fung



\$265,000.00

124 Keystone Way

831-252-8342
Agent May Chan
Great river view from large outside deck. Close to entrance

DECEMBER

24 - Tues
24 - Tues
25 - Wed
31 - Tues

Tuesday Coffee
Rainbow Board Meeting: 6 to 9
Christmas Day: Office Closed
New Year's Eve: 10 am to 11 pm

Sm. Social Hall
Sm. Social Hall
Social Hall

JANUARY

1 - Wed
6 - Mon
7 - Tues
9 - Thurs
14 - Tues
15 - Wed
18 - Sat
18 - Sat
21 - Tues
23 - Thurs
28 - Tues

New Year's Day: Office Closed
Knitten Kittens 10 am
Tuesday Coffee
Wine & Cheese 4—6 pm
Tuesday Coffee
Bingo! 7 pm
Open Board Meeting 10:30 am
Potluck 5:30 pm
Tuesday Coffee
Wine & Cheese 4—6 pm
Tuesday Coffee

Sm. Social Hall
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CALLING ALL COOKS, CHEFS, BAKERS, ETC.
With our 90th year of PPMC approaching it is time for us to continue pleasant memories of your past and present with a cookbook by the members and families of the Park. Let us collect and share these memories together in a new Paradise Park Masonic Club "Cookbook". Please send recipes old and new and information to: secretary@paradiseparkmasonicclub.org for compiling.



MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<u>MEMBERS</u>			
Paige Alam	08/06/2012	Mohammad Alam Estate	412 Keystone Way
Alexis Jones	10/25/2013	James Stewart	653 St. Augustine Ave.
Janet Rafferty	12/13/2013	Katie Cease	426-Joppa St.
Susan Ramos	12/13/2013	Charles Buchanan	182 St. Bernard St.
<u>ASSOCIATE MEMBER</u>			
Stephanie Gomes	10/25/2013	Patricia Lopez	130 Keystone Way
<u>ALT. ASSOCIATE MEMBER</u>			
Gregory Allen Schack	07/11/2011	Francis J. Freenor III	161 St. Bernard St.

Improvements for Sale by Member All allotment use privileges and Membership are subject to the approval of the Board of Directors. December 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
SECTION 1			
422 Joppa St.	Shirley Moore Contact Mark Zevanove, Agt. 831-588-2089	\$425,000	WOW! Incredible home, not cabin. Must see inside to appreciate. All the modern conveniences including full garage, beautiful kitchen with dishwasher, trash compactor, garbage disposal. Huge living room with bar, formal dining room, separate family room, large master bath with huge tub, separate shower, 2 sinks and bidet. Generator included in sale.
463 York Ave.	Don Moore Mark Zevanove, Agt. 831-588-2089	\$225,000 No Financing *Sale Pending*	2 BR, 1.5 BA 1500+/sq.ft. lg floor plan w/ a great spacious feel. Modern interior combined w/ historic flare. Lots of nooks & crannies. Full garage w/ shop. Must see to appreciate.
468 York Ave	Todd Hoffman 831-423-7432	\$300,000 No Financing	2BR, 2 1/2 BA, 2,440 sq.ft. allotment, approx. 1,500 sq.ft. improvements. Rm downstairs w/ stove & sink. Bath w/shower in garage. Upstairs kitchen & living room, 1 1/2 bath & 2 br. Screened porch upstairs. 2 car garage with work bench. Propane heater 2 nd floor & electric ceiling heat. 2 stoves & fridge.
488 Knight Templar Way	Claude Lindquist 831-457-9206	\$249,000	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 www.LindquistSystemsGroup.com/cabin.pdf)

ADDRESS	MEMBER	PRICE	DESCRIPTION
SECTION 1 Con't			
532 St. Ambrose St.	Ted Keller Mark Zevanove, Agt. 831-588-2089	\$249,000	2 BR, 2BA, 1100 sq.ft. Great Section One sunny location. Modern home w/ central air & heat, propane powered generator. Garage converted to bedroom. Family rm w/ fireplace, nice separate den/ separate laundry rm.
SECTION 2			
326 The Royal Arch	Cara Feyas 505-984-1098	\$295,000 Financing Available	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.
368 Eastern Star Rd.	Tripura Anand 831-420-1008	All Serious Offers Considered	1 BR, 1 BA, 4825 sq. ft. allotment. Warm and cozy cabin facing Picnic Grounds. Recently remodeled. Thermal windows and wooden floors thru out. Lots of skylights. Original cathedral ceiling. New roof & foundation. Well maintained septic. Ample parking. Also detached studio w/ loft. tsanand1008@yahoo.com
381 Hiram Rd.	Mable Coleman 831-713-5540	\$275,000 Some financing available	Approximately 1,275 sq.ft. 2 BR, 1-1/2 BA, on 50 x 110 allotment w/ afternoon sun. Updated kitchen, spacious living rm w/ efficient propane fireplace, in addition to forced air heat throughout. Lrg laundry/party area w/ lots of storage. New laminated wood floors, efficient windows & treatments. Newer WH, washer/dryer & electric range. All appliances included, + generator for power outages. Back side patio for entertaining. Attached single car covered parking.
SECTION 3			
210 Keystone Way	Mark Akin 925-258-9715 or 415-879-2398	\$299,000 Financing Available	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!
SECTION 4			
585 Keystone Way	Ellen Smith Mark Zevanove, agent 831-588-2089	\$125,000 PRICE REDUCED!	Price at formal appraisal price done on 5/13/13. This cute 1 BD, 1 BA cottage features vaulted ceilings, stone wood burning fireplace, eat in bar, solid wood custom site built cabinets, blue tile countertops, central heat, laundry rm w/ stacked washer/dryer, huge closet off of master bedroom. Appliances included. Next to a babbling brook w/ loads of parking
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 & tatami floors. Soji dividers. Deck overlooks the river. Hydraulic floor.
699 St. John St.	Lesley Dinette Mark Zevanove, Agent 831-588-2089	\$149,000 *Sale Pending*	2 BR, 1 BA, Improvement 850+ sq. ft. Home is in a sunny area of section 4. This home features loads of parking on either side of the house. Living room with fireplace. The outside doesn't do the inside justice, a must see. Furnishing included in sale.
SECTION 6			
124 Keystone Way	Tom Fung Contact May Chan, Agent 831-252-8342 408-800-8940	\$265,000	Great river view near the entrance. Big deck 3BR, 2BA. Allotment's sq. ft. 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 gutter guard, expensive oriental rose wood furniture. 2 queen sized beds, appliances, new TV DCD system are also included. Perfect move in condition.
148 St. Alban St.	Carol Lynn Houser Mark Zevanove Agt. 831-588-2089	\$149,900	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.
159 St. Victor St.	Ed Butler Estate/Kathryn McCown Jennifer Graham, Agent 834-345-6233	\$150,000 *Sale Pending*	2 BD, 1 BA house w/ den. Lot approximately 3,400 sq. ft. Opportunity knocks! Great Section 6 location. Spacious open living room, glass sunroom and sunny deck overlooking the river. Huge
177 St. Bernard St.	Garrett Lenz Mark Zevanove Agt. 831-588-2089	\$195,000	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.
182 St. Bernard St.	Chuck Buchanan Mark Zevanove, agent 831-588-2089	\$275,000 *Sale Pending*	2 BR, 1.5 BA, appr. 1000 sq.ft. Beautiful Section 6 home in a sunny location. Easy access garage. Central air & Heat, double pane windows. Cute outbuilding w/ heat for office, den or bedroom.
196 St. Bernard St.	Gretchen Logan Contact James Leinenbach (831)234-3715 surfshape@aol.com	\$225,000 Financing Available	2BR, 1BA, plus bonus 300 sq.ft. finished rm 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.

Mark Zevanove Presents:
 7 Beautiful Paradise Park Properties
 (831) 588-2089
 BRE #00662936
 Paid advertisement



182 St. Bernard St.
 Sunny beautiful
 Section 6
 House Easy access
 garage, 2 bedroom,
 1 1/2 bath. Cute
 exterior building for
 office/studio
 Improved plumbing
 system, double
 glazed windows

\$275,000 *SALE PENDING*



463 York Ave.
 Huge home with spacious
 living/family room
 combination
 Located on a quiet street in
 the heart of the Park
 Central air heat, man cave,
 garage 2 bedroom, 1 1/2 bath

\$225,000 *SALE PENDING*



532 St. Ambrose St.
 Modern Home in sunny
 Section of the Park
 Forced air heat, garage
 tastefully converted to
 a bedroom, Propane
 operated generator
 2 bedrooms plus den
 2 bath

\$249,000



699 St. John St.
 Cozy and sunny cabin,
 2 Bedroom, 1 Bath,
 Loads of parking, great
 interior with a
 fireplace.

..\$149,500! *SALE PENDING*



585 Keystone Way
 Beautiful section 4
 location
 Large allotment next to
 babbling brook
 1 bedroom with 1 bath

\$150,000 REDUCED TO \$125,000



422 Joppa St.
 Incredible home Effectively 3
 Bedrooms, 3 bath, full garage
 1900+sq. ft. of modern 1st
 class luxury. Modern Kitchen,
 dishwasher, garbage disposal,
 trash compacter, flush stove,
 oven & microwave. Formal
 dining room, separate family
 room, huge living room w/
 fireplace & wet bar

\$425,000



148 St. Alban St.
 2 Bedrooms plus a den,
 1 bath
 Great Section 6 location
 Baseboard heat w/
 fireplace in living room

\$149,500