

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



FIRST CLASS MAIL



January 2014 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:

Lois Keithley , President
925-634-9932 Home
831-423-2897 Park
loiskeithley@hotmail.com

Joanne Nelson, Vice President
831-426-1505 Home
ppmc640@gmail.com

Nick O'Donnell, Secretary
925-556-0458 Home
831-423-0428 Park
nickodppmc@yahoo.com

Gary Brandenburg,
CFO/Treasurer
408-255-7217 Home
408-621-5191 Cell
glbhrc@aol.com

Sam Cannon, Director At Large
916-408-5535 Home
sam@samuelcannon.com

Office Staff:

Terry Douglas, Manager
831-423-1530 ext. 12
Emergencies only:
831-345-0879 (Cell)
manager@paradiseparkmasonicclub.org

Dana Price, Staff Secretary
831-423-1530 ext. 10
secretary@paradiseparkmasonicclub.org

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

Fax: 831-423-2806

PRESIDENT'S MESSAGE BY Lois Keithley

THE SHERIFF'S OFFICE REPORTED TO GARY BRANDENBURG THAT SAL TALAMO HAS BEEN ARRESTED AND IS IN JAIL IN SOUTHERN CALIFORNIA, AND HE IS BEING EXTRADITED TO SANTA CRUZ COUNTY.

Over 40 members and guests rang in the New Year at the PPMC New Year Celebration held in the Social Hall. The Recreation committee sponsored the event. A big thank you goes to the hosts Fred and Mary Jo Dunn-Ruiz and Linda and Ron Dyson-Weaver. Attendees dined on a catered meal, had a great time socializing and enjoyed dancing to the records spun by DJ Otis. They celebrated the New Year as the Times Square Ball fell at 9 PM our time.

The next Town Hall Meeting will be held on Friday, February 14th at 7:00 PM in our Social Hall. The agenda will include a representative of the National Park Service speaking on the proposed designation of our bridge as a National Historic Landmark. Gary Brandenburg our CFO will give us an update on the bookkeeper theft issue. As usual, there will be an open mike for those members present to ask questions of the board members.

As 2014 begins, it is time to remind the membership that our Bylaws (Article III, section 11 on page 6) require that all collective members provide the office of proof of membership in good standing of a Masonic Lodge or Eastern Star Chapter "on or before April 1st of each year". When you receive your 2014 dues card, please make sure that the office has a copy of the dues card for your file.

Please remember that our Rules governing the operation of golf carts (section 2.08) requires that only licensed drivers may operate a golf cart in PPMC.

It is time for the board to appoint a Nominating Committee for our June 2014 elections. According to our Bylaws, this committee must be composed of at least 5 members. This committee is charged with reaching out to our membership to find members in good standing who would be willing to run for the board. If you are interested on serving on this committee, please contact Joanne Nelson, VP.

Your Board of Directors and I would like to wish all the members of PPMC a Healthy, Happy and Prosperous New Year.

Manager's Report: 2014 has started out to be a very dry year for us here in California. So please help the Park by conserving water and please be sure not to overwater your yards and check for leaky faucets and pipes. Please report any ruptured pipes in the Park and we will get out and repair them.

And please check your chimneys for spark arresters and also if you do notice a fire or sparks coming from a fireplace, please call the manager or the office.

A one-way sign was installed on Keystone Way on the telephone pole near Diana Cook's house.

I met with Deborah Erchul, an insurance inspector from Granite State Insurance Company, for our general liability insurance for the Park. On December 10, 2013 Ms. Erchul and I inspected all the common areas, buildings, the picnic grounds, bridge, tennis courts, and playgrounds. The inspection went very well, and she had some recommendations for us.

Recommendations from granite state insurance company: 1. Install adequate cushioning material under all of our playground equipment 2. On middle beach install a sign that says "No lifeguard on duty swim at your own risk".

On January 20, 2014 the back gate code is changing. Please call the office for the new code. The old code will work until February 1, 2014 after February 1 the old code will no longer work, so be sure to call the office and get the new code Your clicker will continue to work as normal.

The speed bump on Keystone has been shaved down 2 inches and the stripes repainted.

Terry Douglas, Manager

Paradise Park Masonic Club Board of Directors DRAFT Open Session Minutes January 18, 2014

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

Board of Directors OPEN Session Minutes – See Below Executive 12/21/2013

Roll Call: Silent, Present were President Lois Keithley, Vice President Joanne Nelson, Secretary Nicholas O'Donnell, Treasurer Gary Brandenburg, Director at Large Sam Cannon was absent due to family issues. There were approximately 20 members present.

1.0 Opening items:

Invocation given by Nick

Pledge of Allegiance given by Joanne

Executive Minutes read by Nick. See below.

Open minutes were approved as read. Motion by Joanne, seconded by Gary, unanimously approved.

Report from the Executive Session of December 21, 2013

FRIDAY PM EXECUTIVE SESSION

Manager's Report

(a) Terry has not heard from the County concerning a problem on St. Bernard Street.

(b) The County sent a member a letter concerning having chickens on his allotment of less than 6000 ft.² the letter outlined the law concerning having animals in a residential zone.

(c) New signs have been installed indicating that the in-road is one way. Terry mentioned that the green waste sites have been closed.

(d) Terry indicated that he would like to pave the exit road and that he has received several bids all of which are too high. The board recommended that Terry make repairs to the cracks in the road and postpone the paving until later in the year.

(e) Terry mentioned that complaints of been received concerning "gray water" on a member's allotment. The Environmental Health Department has been out twice and found no problems on the members allotment.

(f) Terry reported that on January 9th, an ADA inspection was made of most areas of the Park.

(Executive Action Minutes:

(a)) Board approved the forming of, "The Oversight Committee for Budget and Safety Practices " to recommend safe office practices and procedures.

(b) Approval of 11/16/2013 Executive minutes – a few corrections were made, Joanne moved to approve the revised minutes, second by Gary, U. A.

(c) Review of Open Session Minutes – the board reviewed the open minutes, Nick moved to approve the minutes, second by Joanne, U.A.

(d) Any late additions to add to Open Meeting – none at this time.

Membership Information:

Legal issues were discussed.

This meeting was "suspended" at 4:30 PM, and will resume Saturday morning at 8 A.M.

SATURDAY AM EXECUTIVE SESSION: A.M. Executive Session - CONTINUED

8 a.m. - the meeting was called to order at 8 AM with Gary, Lois, Joanne, and Nick present.

8:30 a.m. -there was a brief discussion of the importance of credit checks and criminal checks for all potential employees. The board also discussed car tents and how they appear to neighbors.

5.0 DISCUSSION

Accounts Receivable/Budget – Gary led the discussion he cited the importance of "the theft oversight committee" to help resolve the theft problem and to recommend a plan to improve office procedures to avoid any future thefts. Gary went on to say that all future candidates for office positions will be interviewed by at least two board members.

Gary found an accountant that will be hired as a "Temp" to unravel the books. She will also be the trainer for the new

bookkeeper when that person is hired. The "Temp" has extensive bookkeeping and QuickBooks experience. She was recently involved with another employee theft at a very large company.

6.0 LEGAL UPDATES: Legal issues were discussed.

P.M. Executive Session – CONTINUED – The meeting resumed at 12:15 PM with board members Lois, Joanne, Gary, and Nick present Sam was absent.

7.0 APPOINTMENTS

7.1 - 1:00 -- Linda Reynolds – she called in at 10:17 A.M. and asked for an extension to January 15, 2014 to get her finances organized for the purchase. Her request was granted.

7.2 - 1:15 -- the board discussed a member and it was decided that the members should be suspended.

7.3 - 1:30 -- Jennafer Russell - new Member, 463 York Ave. (Don Moore). Her membership was unanimously approved

7.4 - 1:45 -- Susan Smith - Associate to Windell Smith – the board unanimously approved her as associate member.

7.5 - 2:00 -- Marie Gilliland - new Member, Larry Gilliland Estate – the board unanimously approved Marie's membership

7.6 - 2:15 -- Sharon Simas - Associate to John Simas – the board unanimously approved her as associate member

7.7 - 2:30-- Alexis Jones new Member, James Stewart Estate – this item was postponed because the potential member did not show up.

7.8 - 2:45 -- no appointment

7.9 - 3:00 -- Mark Jensen - new Member on 699 St. John Ave. (Lesley Dinette) – Mark was interviewed via Skype and was unanimously approved for membership

7.10 - 3:15 -- Stephanie Gomes, Associate to Patricia Lopez – she did not show up for orientation so her application was moved to a future date.

7.11 - 3:30 -- Mark Casperson, Associate to Lawrence Casperson – Mark's application to become associate member was unanimously approved.

7.12 - 3:45 -- Devinder Mahal, Alternate Associate to Ellen Mahal – Devinder attended orientation today, and was unanimously approved to be alternate associate member.

7.13 - 4:00 -- Lynda Lovingood, Guest of David Lovingood – Linda was granted one year guest privileges, unanimously approved by the board.

8.0 DISCUSSION

(a) Lockboxes – The discussion of Lockboxes involved Lockboxes for real estate agents which the board is opposed to. Lockboxes for owners to have a spare key is not a problem.

9.0 UNFINISHED BUSINESS

(a) The board would like to form a committee consisting of Helen Kuckens, Carole Nelson, and Linda Dyson-Weaver; these members were selected because they have no vested interest in actual sales in the Park. The board would like this committee to develop a cover letter to be sent to all lodges and chapters of Eastern Star within a 200 mile radius of Paradise Park Masonic Club. It is hoped that we will thus meet the correct audience who would be interested in and eligible to buy within Paradise Park. Every sale brings \$5,000.00 to Park.

10. 0 ADJOURNMENT: 5:00 P.M. a motion was made by Gary to adjourn the meeting, second by Nick, motion unanimously approved.

SPECIAL EXECUTIVE SESSION - 1/11/14: Legal issues - met with Mr. Bosso concerning current legal issues.

Minutes of OPEN Session of January 18, 2014

Manager's Report: Terry Douglas: A one-way sign was installed on Keystone Way by the Powder House. It was suggested that a one-way sign be installed at the other end of the one-way by the tennis court next to the Office.

On Dec. 10, 2013 Terry met with the insurance agent from Granite State and the Park was inspected for safety. The agent said that a cushioning material should be placed under all play-ground equipment, and a "No Lifeguard on Duty—Swim at your own risk" sign be posted on Middle Beach.

The speed bump was shaved on Keystone Way in Section 4 and stripes were painted.

Presidents Report: Lois Keithley: Lois wished everyone a Happy New Year with blessings.

The Santa Cruz Sentinel reported that the county may impose water rationing this coming year. They reported that Santa Cruz Water Department has been planning for the possibility of water rationing for the first time in nearly a quarter century. The San Lorenzo River is flowing at the lowest levels since 1991. The usual rainfall is 12 inches. So far Santa Cruz has received about 1.3 inches.

Don't forget the Town Hall meeting February 14th at 7 p.m. in the Social Hall. The topics include our bridge "A National Monument"? Plus an update from Gary regarding the bookkeeper theft.

Please remember to bring in, email or fax a copy of your 2014 Lodge or Chapter dues card to the Office ASAP!

Lois wanted to thank Fred and Mary Jo Dunn-Ruiz and Linda and Ron Dyson-Weaver for hosting the PPMC New Year's Celebration.

Treasurer's Report: Gary Brandenburg: Gary reported on the state of the banking accounts for the Park. He says they are looking healthy in spite of the embezzlement by Salvatore Talamo.

The following is a summary of all accounts:

Checking

Rabobank Bank \$240,455.49
US Bank \$25,197.76
TOTAL \$265,653.25

DESIGNATED FUNDS

BofA Escape Taxes
\$68,268.55
Recreation Fund \$7,717.90
Water Loan \$16,861.69
TOTAL \$92,848.14

CD'S

Comcast: US Bank \$36,516.85
Initiation Fund: US Bank
\$134,901.33
Wells Fargo \$112,802.10
BofA \$102,195.53
TOTAL \$386,415.81

GRAND TOTAL \$744,917.20

The Park has a deductible of \$2,500 with a cap of \$250,000.00 for employee thefts. The Theft Oversight Committee is in the process of gaining better controls with checks and balances. A procedures manual will be created along with a cycle of the year's bookkeeping timeline and responsibilities. This will then be passed along to the Auditors with other reports the Auditors are requesting. A Forensic Bookkeeper has been brought on temporarily to straighten out all that was neglected by the previous bookkeeper.

Joanne spoke with the Sheriff's department yesterday and they told her that a \$100,000 warrant has been put out for the arrest of Salvatore Talamo.

REPORTS FROM COMMITTEES:

TREE: Jessica Snyder: written. No report submitted.

BUILDING: Michael Bates: Not much to report. Plan ahead, don't wait till the last minute to submit your plans.

BYLAWS: Dick Lovelace: verbal: The Bylaws committee is meeting today and will discuss many topics. They are discussing 3 to 4 pieces of legislation and will hand off to the Board quickly for their review.

ERT: Dick Lovelace: verbal: Dick reported that there is an increasing number of strangers, transients and wild animals in the Park. Watch for your small pets. There have also been many falls recently by members. Be careful of where you walk. Illegal burning has been spotted several times along the river. If it is not from a chimney, please report the fire. Make sure your chimney is clean and that you have spark arresters installed.

The back gate code will be changed February 1, 2014, and the old number will no longer work. Call the office for the new code..

WEBSITE: Tim Heer: Verbal: Tim will be posting two new forms soon, the new Staking form and the new Credit Card Authorization form. Contact Tim if you would like to sign up for the Restricted Section or if you forgot your password. Only the collective membership has restricted access and can request a login.

HISTORICAL: Barry Brown: Verbal: There will be a discussion on the February 14th Town Hall Meeting at the Social Hall which will begin at 7 pm. Barry has invited a woman from the National Park Service to have a discussion with questions and answers to follow regarding the Park's bridge and it's status on it being an historical landmark.

Diane and Chuck Backman have been researching replacing the windows on the Bridge. They have come up with 5 options for the windows. They are volunteering their time for any of the options.

1. No glass at all. Remove all the windows and put the frames back in. They said it was the way the Masons first did it. This would be free to the Park.

2. Laminate glass. The laminate is just like your windshield, and if it were to break there would be no shattered glass to fall into the river. This cost is \$500 for the glass, and Chuck would install the glass.

3. "L" brackets. Aluminum frame with laminate glass. The "L" bracket could be twisted and the window removed for cleaning. Anyone could remove the window, not the best option. The cost is \$1,116.

4. Wood frame, hinge, locking with laminate glass. It would take a special tool to remove the window for cleaning. They feel this is the best option if you choose to have the glass replaced. This cost is \$1,176.

5. New casement, vinyl frame with laminate glass. This is the most expensive option, and anyone could crank the window open. It would also lose the look of the age of the bridge. The cost is \$2,727.80.

Replacing the windows is fine with the National Park Service and would not jeopardize the qualification for an historical landmark status.

Terry will check with the insurance company on if there is a liability issue if the windows are just taken out.

UNFINISHED BUSINESS: The Board is reviewing the new Staking form and will make revisions. This form will be available on the website and in the Office soon. The Marketing of Improvements and Sales Committee is working on the cover letter.

NEW BUSINESS: Contact Joanne Nelson if you are interested in being a part of the Nominating Committee. The board will make appointments to the Nominating Committee in February.

STAKING: Tim Heer: verbal: There was an objection on the staking of 182 St. Bernard with no comments attached. The member thought the actual lines were different. Tim has recommended to the Board to approve the new stakings. Lois feels that a field trip to the allotment today is needed, to see the actual staking and the board will give their decision soon. The Board wants to participate in any staking that has a disagreement issues. It was noted that this is in the Bylaws, so the Board makes the final decision.

OPEN FORUM: Bob Morgan questioned the comment read by Nick in Executive Session regarding car tents. The reason for it being mentioned is there was a staking recently done and the issue of a car tent came about. Joanne said

there was appropriate documentation, and it was a non-issue. Bob also brought up a point that without windows on the Bridge, would there be a rot or damage problem? He was concerned about the accumulation of water.

John Mancini asked about the Auditor's report status. Gary said that he needs to get the Auditors some reports and our procedures on controls. This is moving forward.

Chuck Backman suggested that maybe we take the windows out of the Bridge this winter and see if there would be any damage from the rain water.

Mark Zevanove announced that the Men's Club will have an open luncheon for all. The guest speaker is Chris Gordon from Geo-Disclosures, which is a natural hazard disclosure company. Should prove to be an interesting presentation, and the lunch will cost \$6.00 per person. Wine and beer is included in the price. He also wants everyone to not let their Flood Insurance lapse. The cost of renewing is greatly higher.

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

The Open Meeting was adjourned at 12:10 pm.

Minutes taken by Dana Price

| |
|--|
| In Memoriam Vernon Gordon Previous member Bill Hardwick |
|--|

ANNOUNCEMENTS

Nominating Committee: The Board will be appointing a Nominating Committee at the February meeting, if you would like to serve on this committee please contact Joanne.

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 obtain 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 APRIL 2014 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.

JANUARY

2014 was welcomed by a festive group of Club members and friends. A delicious dinner and dessert was followed by dancing and a champagne toast and it was all over by 9:30PM thanks to New York Live! Special thanks to Kevin and Gayle Silva, Jim Cook, Betty Lou Null, Holly Swanson, the DeMolay helpers and Karen Eneboe, Elaine Calverley, Denise Peterson, and Noni Downing for providing dessert.

"Happy New Year" to all - The Dunn-Ruiz' and Weaver's.

The January Potluck hosted by Laura Craft and Elena Traboulsi served up a delicious balanced dinner. Fun and interesting conversations plus a few jokes were shared. A diner who wishes to remain anonymous received the prize of 1,000.

FEBRUARY

MEN'S CLUB: Wednesday the 5th Ladies are invited to attend. Lunch is \$6.00 a person including beer and wine. The speaker, Chris Gordon from Geo-Disclosures, will talk about natural hazards that affect the Park including floods and the change of insurance costs. Fire and landslide zones.

POTLUCK: Saturday 15th at 5:30 pm in the Social Hall a potluck will be hosted by the Calverley family. Hosting for potlucks March thru June are available. They are fun. If interested call Karen Eneboe

MARCH

POTLUCK on the 15th, to gather at 5:30 pm in the Social Hall. Want to try hosting? It is fun and easy!

APRIL

EASTER EGG HUNT: on Saturday the 19th at the Picnic Grounds, beginning at 10:00 am. To volunteer to help with this event contact Tami Macdonald or Heather Gloeckler.

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

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.

REMEMBER Cell Phone Numbers Are now Public Information. REMINDER..... all cell phone numbers are being released to telemarketing companies and you will start to receive sales calls. **YOU WILL BE CHARGED FOR THESE CALLS.** To prevent this, call the following number from your cell phone: **888-382-1222.** It is the National DO NOT CALL list It will only take a minute of your time. It blocks your number for five (5) years. You must call from the cell phone number you want to have blocked. You cannot call from a different phone number.

HELP OTHERS BY PASSING THIS ON. It takes about 20 seconds.

<https://www.donotcall.gov/default.aspx> Please forward to family and friends.

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.

CALENDAR OF EVENTS:

JANUARY

23 - Thurs Wine & Cheese 4—6 pm Social Hall
28 - Tues Tuesday Coffee Sm. Social Hall

FEBRUARY

3-Mon Knitten Kittens 10 am Sm. Social Hall
4-Tues Tuesday Coffee Sm. Social Hall
5 - Wed Men's Club - 11:30 Sm. Social Hall

11 - Tues Tuesday Coffee Sm Social Hall
13 - Thurs Wine & Cheese 4 - 6pm Social Hall
14 - Fri Town Hall Meeting - 7pm Social Hall
15 - Sat Board Meeting - 10:30am Sm Social Hall
15 - Sat Pot Luck - 5:30pm Social Hall
18 - Tues Tuesday Coffee Sm Social Hall
19 - Wed BINGO! - 7pm Social Hall
25 - Tues Tuesday Coffee Sm Social Hall

MEMBERSHIP APPLICATIONS PENDING

| <u>Applicant</u> | <u>Date posted</u> | <u>Member/Seller</u> | <u>Allotment</u> |
|------------------------------|--------------------|------------------------|------------------------|
| MEMBERS | | | |
| 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. |
| David E. Greer | 01/02/2014 | Butler Estate | 159 St. Victor St. |
| ASSOCIATE MEMBER | | | |
| Stephanie Gomes | 10/25/2013 | Patricia Lopez | 130 Keystone Way |
| ALT. ASSOCIATE MEMBER | | | |
| Gregory Allen Schack | 07/11/2011 | Francis J. Freenor III | 161 St. Bernard St. |

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

Improvements for Sale by Member All allotment use privileges and Membership are subject to the approval of the Board of Directors. **January 7, 2014**
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. |
| 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) |
| 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/panty 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 | \$99,000 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. |
| 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. | Butler Estate/K. 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 workshop and end of road privacy. |
| 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:
 5 Beautiful Paradise Park Properties
 (831) 588-2089
 BRE #00662936
 Paid advertisement



585 Keystone Way
 Beautiful section 4 location
 Large allotment next to babbling brook
 1 bedroom with 1 bath
 Our termite problem is your good deal
 \$125,000 REDUCED

TO \$99,000



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



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 Dual pane windows, Fireplace in living room

\$249,000



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*



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

\$149,500