

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



St. Patrick's Day



FIRST CLASS MAIL

March 2014 Bulletin

Ourparkinfo.net

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

PARADISE PARK MASONIC CLUB



Ourparkinfo.net

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March 2014 President's Message by Lois Keithley

The Board of Directors took the decision to allow our covered bridge to continue in the nomination process very seriously. To solicit member comments and questions, the board discussed the pros and cons with members at two open board meetings. (September and January – please see bulletin for detailed minutes) The board tried to hold a town hall meeting in 2013, but due to the sequester of government agencies, the board had to postpone the meeting until February 2014. The town hall meeting featured a speaker from the National Park Service who answered the questions submitted to NPS by membership early on as well as answered questions posed that night. It became apparent to the board that having NPS as a partner if the integrity of our bridge should ever be in question is desirable. They will stand with us against any government agency or private company that would try to do any project along or in our river that could put our bridge in danger or diminish its integrity.

Right now, we have to face government agencies alone. Fish and Wildlife have shown their apathy concerning the flooding of our Park due to debris in the San Lorenzo River. They have also put up road block after road block for our Dam Committee as they try to satisfy that agency so we may put our flash board dam in for summer swimming. NPS will be by our side if Fish and Wildlife show that same apathy toward our bridge.

If our covered bridge becomes a National Historic Landmark, PPMC **will not** have to allow the public access to our Park. We will continue to deal with the public as we do now. The public will only be allowed into our Park by invitation by a member of our Park. PPMC will **keep control** over all aspects of bridge maintenance and repair. The Federal Government will not have any oversight in how we deal with our bridge even if down the road there is grant money available for repairs. Please go to our PPMC web site and read the minutes of the town hall meeting, a short Q&A document which answers concerns expressed by some members in e-mails and a time line of events written by Barry Brown. The board stands behind our decision to allow the nomination process to move forward. The board firmly supports the privacy needs of PPMC and the quality of the preservation and care we have given our bridge over the many years we have owned the Park. **The board respectfully wishes to remind our membership that at any time during the nomination process and even if the bridge becomes a national landmark, we can opt out.**

It is very important for all members and guests to follow the posted speed limits in our Park. If you see someone speeding, please write up an incident report, sign it and give it to the office. The Board of Directors and the Park Manager will follow up with appropriate disciplinary action which could include fines or worse for the Member. Please remember that it is the Member who is responsible for family members and guests. The safety of our membership is a primary concern of the board.

By the time you receive your bulletin, there may only be 10 days or so left to get a copy of your 2014 lodge or chapter dues card into the office.

I would like to remind the membership that our Mediation Committee is an excellent avenue for conflict resolution. Please contact Lee Heathom, Chairperson of the Mediation Committee, if you feel a confidential mediation might be helpful.

Please be on the lookout for individuals in the park that do not live in our park. So please if you do not recognize an individual call office or the manager and report any suspicious person in our park. As we view the footage from the cameras at the back gate, we notice that members are allowing cars to come in behind their car and even opening the gate for individuals to enter the park that do not have the codes to the back gate. Please do not allow individuals in the gate or give out the code to the back gate without knowing who they are or permission from the office. Please be aware that all contractors working on your allotment must report to the office. If they do have a large crew, parking is available in back of the fire house for their crew to park cars or trucks. Also, if the contractor has a large truck delivering materials, please have your contractor notify the office so we can direct them and which way to bring in their materials. Terry Douglas, Manager

Paradise Park Masonic Club Board of Directors DRAFT Open Session Minutes March 15, 2014

211 Keystone Way, Santa Cruz, CA 95060, 10:30 a.m. Park Social Hall **See Below Executive 2/14-15/2014**

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

1.0 Opening Items

- (a) Invocation - led by Nick
- (b) Pledge of Allegiance led by Sam
- (c) Consideration of Late Additions to the Agenda: none
- (d) Report from Executive Session for February 14, 2014: read by Nick O'Donnell

Members present Lois, Joanne, Nick and Gary

1:00 PM - **MANAGER'S REPORT** (a) Interest and Late Fees on TADs -Standard practice, of assessing a 10% late fee after December 1 and April 1, will continue until further notice; (b) Revisions to Building Packet -None at this time; (c) Cushioning Playgrounds- Terry reported that our insurance company AIG had done a survey of the Park. One of their concerns and recommendations was to install protective shock absorbent material for all Park playgrounds. Terry discussed personnel issues. **DISCUSSION:** (a) Accounts Receivable/Budget: Gary reported on the budget and a number of account receivables, members in arrears. This number has decreased. (b) Staff Salaries: salary increases were recommended and approved for both Mark and Dana. These increases were approved by Joanne and Gary; (c) Credit Cards: Nick has finished the revisions to the credit card form which will now include the 2% fee. Nick has given the form to Dana to review and make sure it will work for the office. The form will then go to the board for formal approval. (d) Town Hall Meeting: the board will be holding its Town Hall meeting tonight at 7 PM in the Social Hall. The main topic will be a presentation about Historical Landmark Designation for the Covered Bridge. Gary will present an update on the theft of Park funds and the current status of the Park budget. (e) Covered Bridge Historical Designation: This topic will be discussed in the open session. **UPDATES:** Current status of legal issues discussed. Gary reviewed a number of candidates for bookkeeper. Bernard Sale - the second highest bidder has been approved. The meeting was suspended at 3:45 PM to be continued in the morning. The Saturday Meeting started at 8:00 A.M. with members Keithley, Nelson, Brandenburg and O'Donnell present, CONTINUED from the Friday session, 8:30 a.m. - Will and Dan Brenner, guests of Randy Cox, 199 Keystone were interviewed. Extended Guest privileges were given for six months. 9:00 a.m. - Susan Ramos, purchasing 182 St. Bernard from Chuck Buchanan was interviewed. After a discussion on the town hall meeting the previous night, the BOD suspended the executive session to go to the Open meeting.

P.M. Executive Session – CONTINUED at 12:30 P.M. The same 4 Board members were present.

APPOINTMENTS: 1:00 --David Greer, purchasing 159 St. Victor from Butler Estate. Membership was U.A. 1:15 -- Member met with the Board regarding the \$5000 Membership Fee 1:30 -- Alexis Jones, inheriting from James Stewart, 653 St. Augustine. Membership U.A. 2:00 -- Janet Raffety, daughter of Katy Cease, 426 Joppa. Membership was U.A.7.5 2:15 --Member met with the Board to discuss a "dirt wall" they constructed on Park property. Member said they would report back to the Board at the next meeting with a plan. 2:30-- the **Board met with the By-Laws Committee** and listened to their concerns about making changes to the By-Laws and how difficult it was. The Board members thanked the committee for their hard work and asked them to continue so we would have good changes proposed for the next ballot.

Returning to the BOD, Gary and the BOD discussed the hiring of both the Office Secretary and the Office Bookkeeper. With no further business, Gary made a motion to adjourn the meeting at 4:00 P. M., Nick made the 2nd. End of the Executive Report.

REPORTS: Manager—Terry reported that the company that was the lowest bidder on the Corporation electrical project dropped out and would be seeking a third bid. If any members in the park are electrician and would like to make a bid, Terry would like to have it. Terry also addressed the request of our insurance company and the requirement to place six inches of sand under the playground equipment. The Picnic Grounds play areas would require digging out six inches.

President—Lois briefly went over the 5 handouts she produced for the membership to answer questions she has received: 2 on the bridge nomination, 1 on town hall minutes, 1 on Sam's letter of clarification and 1 on our various insurance companies. All may be found at the office.

Treasurer's report—Gary reported that the BOD will be even more active in collecting from members in arrears. Gary

also reported that the current loss is \$176,000. Sharon Simas requested a financial report for the membership. Gary explained that there is still difficulty with our bookkeeping system due to Sal's manipulation of the system. Currently the Financial is as follows: Financial Data as of 2-28-14 is:

Checking:	Designated Funds:	CD's:
Rabobank \$226,141.11	B of A Escaped Taxes \$ 68,268.55	US Bank Comcast \$ 44,553.04
US Bank \$25,212.90	Recreation Fund \$ 8,375.18	US Bank Initiations Fund \$149,560.48
Total \$251,354.01	Water Loan \$ 51,286.60	Wells Fargo \$112,056.38
	Total \$127,930.33	B of A \$101,807.97
		Total \$407,977.87

Grand Total \$787,262.21

Gary explained that the final payment of the Water Loan will be paid off in 2017 because the park made several early prepayments. **(Members who elected to pay their part of the loan on a yearly basis are still obligated to continue payments until our final loan contract payment in 10/2018).** Joanne reported on the current bail and court status on Sal.

Committee Reports: Bylaws—Dick Lovelace reported that there would be a committee meeting that afternoon, and they were busy finalizing the ballot measures. **ERT**—Dick Lovelace reported that safety problems were caused by the membership, such as speeding and not stopping at stop signs. **Recreation**—Tammy MacDonald reported that at the Annual Picnic in June, since it was the 90th Anniversary year for Paradise Park, the Recreation committee would like to have a 1920's style picnic with games from that era. The BOD enthusiastically supported the suggestion and asked Tammy to let the BOD know if any additional support would be needed. Joanne asked that perhaps we could have a brief history of the park during the 90 years as well. The Recreation Committee meets once a month on the 3rd Friday. All are welcome and Tammy would like to hear any suggestions for the 90th picnic celebration. **Budget**—Diana Cook reported that she would be giving a draft budget to the BOD in the afternoon Executive Session.

UNFINISHED BUSINESS: Nick reported that revisions for both the Staking and the Credit Card Forms will be ready for the approval of the BOD at the April Meeting. The **Ballot Preparation Committee**—is working with the Bylaws Committee to be presented to the BOD and published in the Bulletin next month. **Nominating Committee**—Mark Zevanove, reported that selecting members to run for the BOD was a very difficult thing to do. The committee was pleased to announce that Incumbents Lois Keithley, Joanne Nelson and Nick O'Donnell agreed to run for the BOD along with Michelle Greene and Lee Heathorn. The BOD thanked the Nominating Committee for all their hard work.

NEW BUSINESS: Joanne reported that the BOD was getting estimates on several size **iron rod gate for the Section Six Main entrance**. The gates needed to go to the chain link fences on both sides. Having a gate at the main entrance would provide a safer environment for those Members in Section six, as well as prevent unwanted trucks and visitors to the Park. Those attending recommended the rolling gate over the swinging gate and a high gate over a lower one. Bob Morgan reported that Dave Friedman was looking into gates. Joanne said she also had a member checking on gates but did not have a report yet. All felt that times have changed and gating the park now seems in order. The **St Augustine St. John intersection** was brought under discussion after the BOD received an incident report on a young man who was found to be speeding onto St. Augustine from St. John. After a lively discussion on speeding in the Park, Lois suggested that a mirror be placed on a redwood tree so that those on St. Augustine going towards the back gate could see any approaching cars from St. John. Manager Terry suggested another speed bump may work. Also suggested were a stop sign and a yield sign. Carol Morgan stated that those driving on St. Augustine approached St. John very slowly. It was the St. John cars that merged onto St. Augustine that were the problem. Carol and Bob recommended that we just watch the situation for now. All agreed that we have enough signage and painted lines all over the park that we don't need any more if possible. The BOD agreed to watch the situation and the speeding young driver had been spoken to by the Manager.

OPEN FORUM: Dick Lovelace told the members that the **Water Department was again giving rebates** for low volume toilets to anyone who receives water from the Santa Cruz Water Department which we do. Dick also reported that **our fish**, that members have been feeding for some time, **will be released into the San Lorenzo River at Middle Beach and Sandy Beach on Wednesday, March 26th**. More specific details will be posted on the website as we know them. John Mancini suggested that Lois write a letter to the woman who wrote in a "Letter to the Editor" explaining that Paradise Park has only been nominated and does not receive Federal monies even if it becomes a National Landmark. Lois expressed her concern that if she did, it might end up with another letter criticizing PPMC and she prefers to have no further adverse criticism. A discussion on **Water Conservation** followed. PPMC must reduce its water intake by 25% starting May 1st. Sharon Simas mentioned that a River Committee: San Lorenzo River Alliance/ Coastal Watershed Council to **clean up the San Lorenzo** was meeting in Santa Cruz and felt that someone from the BOD should attend. Joanne asked Sharon for the article as she would be interested in doing that. Sam mentioned that he had been working with the CA Water Resources in Sacramento to **reestablish our water rights in the San Lorenzo River and the Powder Mill Creek (Eagle Creek for some) Thanks to Sam's work; we have our Water Rights back again.** Fred Dunn Ruiz asked if our Water Rights could be leased or sold. Sam said he would check into that. What this means is that if we ever needed it, we could have priority to draw water. This goes back to the days of the Powder Works.

Concern over recent gun incident in Paradise Park was discussed. The BOD assured the members that it would be discussed in depth in the Executive Meeting that followed. Winston Chavoor stated that he had requested to receive an **electronic version of the bulletin** in October and he no longer receives a printed copy nor an electronic one. He is still seeking an electronic version. Sharon Simas discussed how awful the corporation yard looked from the street with junk on top of the sheds and the moss and mildew on the fence. The BOD asked Terry to clean it up. With no further business, Nick moved to adjourn the meeting at 12:13 p.m. Sam seconded the motion and the BOD unanimously agreed.

ANNOUNCEMENTS

NOTICE: 2nd TAD payment is due April 1, (along with copies of all dues receipts) late penalties will NOT be waived!!!!

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 JUNE 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.

PARADISE PARK QUILTS OF VALOR meets 1st and 3rd Fridays, 10:30 am at the Lovelace's 501 Amaranth St. All quilters are welcome. For more information, call Sue Lovelace at 831-420-0501.

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.

CRIBBAGE PLAYERS: If you are interested in joining a group of cribbage players for monthly get-togethers, please contact Lois Laidlaw at 818-8879 or loislaidlaw@gmail.com

APRIL

EGG HUNT: This year's Egg Hunt will be held on **Saturday, April 19**. MORE DETAILS BELOW

POTLUCKS are held the 3rd Saturday of each month at the Social Hall and begin at 5:30 pm with social and dinner at 6. The April Potluck is **Saturday, April 12th** (still in need of a host). Please bring your favorite dish to share, your place settings and your beverage of choice. Hosts are needed for future Potlucks in May and June; please contact Karen Eneboe at 423-9111

MAY

POTLUCK May 17th 5:30 pm

TOWN HALL MEETING May 17th 7:00 pm

MEMORIAL DAY WEEKEND, MAY 24 will include the CLEAN UP DAY 9-noon of Park common areas, LUNCH at noon in the Picnic Grounds (GP) of hotdogs for the volunteer workers and **May 25th Sunday** DJ- led DANCE that evening for all members, families & guests in PG or SH, depending on the weather. All generations are welcome.

CANDIDATES NIGHT May 24 evening in the Social Hall: MORE DETAILS later

JUNE

ANNUAL MEETING is scheduled for **Saturday, June 28th**. MORE DETAILS later.

ANNUAL PICNIC is scheduled for **Sunday, June 29th**. MORE DETAILS later.

PPMC's 90th Anniversary of Celebration will be held on **Sunday June 29th**. MORE DETAILS later

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

THE APRIL BOARD MEETING HAS BEEN CHANGED TO THE 12TH DUE TO EASTER WEEKEND ON THE 19TH & 20TH

CALENDAR OF EVENTS:

MARCH		
25 - Tues	Tuesday Coffee 9—11 am	Sm Social Hall
27—Thurs	Wine & Cheese 4—6pm	Social Hall
APRIL		
1- Tues	Tuesday Coffee 9—11 am	Sm. Social Hall
2- Wed	Men's Club 11:30 am	Social Hall
7- Mon	Knitten Kittens 10 am	Social Hall
8- Tues	Tuesday Coffee 9—11 am	Sm. Social Hall
10- Thur.	Win & Cheese 4—6 pm	Social Hall
12- Sat	Open Board Meeting 10:30	Sm. Social Hall
12- Sat	Pot Luck 5:30 pm	Social Hall
15- Tue	Tuesday Coffee 9—11 am	Sm. Social Hall
16- Wed	BINGO! 7 pm	Social Hall
19- Sat	Easter Egg Hunt 11 am	Picnic Grounds
22- Tue	Tuesday Coffee 9—11 am	Sm. Social Hall
24- Thur.	Wine & Cheese 4—6 pm	Social Hall
29- Tue	Tuesday Coffee 9—11 am	Sm. Social Hall
MAY		
6- Tues.	Tuesday Coffee 9—11 am	Sm. Social Hall
7- Wed	Men's Club 11:30 am	Social Hall
8- Thurs	Wine & Cheese 4—6 pm	Social Hall
13- Tues	Tuesday Coffee 9—11 am	Sm. Social Hall
17- Sat	Open Board Meeting 10:30	Sm. Social Hall
17- Sat	Potluck 5:30 pm	Social Hall
17- Sat	TOWN HALL MEETING 7:00	Social Hall

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.



The City of Santa Cruz is selling enclosed 50 gallon rain barrels for \$30 to all customers (which includes each of us). The rain barrels can be ordered at their website rainbarrelprogram.org/santa-cruz or by calling 420-5230. The website has a great deal of information on the product and how its use will save water. The rain barrels will be available to be picked up at the City Corporate Yard at 1125 River Street (just down Highway 9 from us) on Saturday, April 12 from 10AM to Noon, and must be ordered by April 4. You will need our Account Number, which is 100-08800-011. We hope you will take advantage of this low-cost opportunity to supplement our water supply.

TOWN HALL MEETING, MAY 17TH, 7:00 PM, AFTER THE POTLUCK

MEMBERSHIP APPLICATIONS PENDING

\$211.97 IS THE PORTION FOR OUR COMMON AREA YOU CAN CLAM ON YOUR TAXES

<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
Brantly Sandretti	03/15/2014	Cara Feyas	385 Hiram Rd.
ASSOCIATE MEMBER			
Stephanie Games	10/25/2013	Patricia Lopez	130 Keystone Way
Todd Williams	02/20/2014	Virginia Williams	252 Keystone Way
Mark Gienger	02/20/2014	Ben Kuckers	352 Crypt Lane
Larry Gilliland, Jr.	02/20/2014	M. Marie Gilliland	146 St. Alban St.
Thomas Olsen	02/24/2014	E. Bonnie Olson	630 St. Augustine Ave.
William B. Laidlaw	03/06/2014	Lois Laidlaw	175 St. Bernard St.
Julie Bast	03/07/2014	Lori Scherman	104 Keystone Way
ALT. ASSOCIATE MEMBER			
Gregory Allen Schack	07/11/2011	Francis J. Freenor III	161 St. Bernard St.
James More	03/01/2014	Harry More	573 Scottish Rite Ave.
Julie Bast	03/07/2014	K. JoAn Glassey	107 Keystone Way

EASTER EGG HUNT

SATURDAY, APRIL 19TH



11:00 A.M.

PICNIC GROUNDS

- Four distinct areas will be marked for participation:
- (1) Toddlers up to 3 years old,
 - (2) 4 – 6 year olds,
 - (3) 7 – 9 year olds and
 - (4) 10 years and older.



All ages are invited to join in the fun.

BRING YOUR OWN BASKET

VOLUNTEERS NEEDED at 10 A.M.

to place 100 plastic eggs filled with goodies at each age group area, using sanitary cautions.

After the HUNT, There will be crafts and everyone is invited to a Potluck –fit for the occasion; you decide what to bring.

Remember your cameras to photograph a special event for the young and old of the Park.

381 Hiram Road

Easy access to Entrance/Exit

A Quite Road

Ready to Move In!



Front View

Allotment size: approximately 8,100 sq. ft.

Home size: approximately 1,270 sq. ft.

2 bedroom

1 1/2 bath

Large living room w/fireplace insert

Spacious updated kitchen/pantry w/lots of storage

Electric range, refrigerator, washer, dryer, microwave (included)

Separate indoor laundry/pantry room w/ even more storage



Living Room



Kitchen



Back Yard and Deck View

EXT:

Covered carport

Back deck that gets sun!

Tool room w/work area

Extra large lot in back for building or planting

Low maintenance landscape

Gas generator for emergencies

AND: Vintage Yamaha (Sun Classic) battery powered golf cart

Well Priced: \$275,000

Some financing available

With substantial down payment

You Must See This Home!

Call: Mable Coleman, 831-713-5540

Improvements for Sale by Member All allotment use privileges and Membership are subject to the approval of the Board of Directors. **March 18, 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 FURTHER!	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	\$125,000	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.
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.
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:
 4 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 Duel pane windows, Fireplace in living room

\$249,000



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

\$125,000

Since June of 2011 Mark Zevanove has sold the improvements at the following addresses.

- | | | |
|------------------|-----------------|------------------|
| 190 St Bernard | 183 St. Bernard | 645 St Augustine |
| 140 St. Alban | 252 Keystone | 699 St John |
| 116 Keystone | 284 Keystone | 463 York |
| 652 St Augustine | 417 Joppa | 159 St. Victor |
| 184 St Bernard | 383 Hiram | 182 St. Bernard |
| 169 St Bernard | 265 Keystone | |
| 703 St. John | 679 St. Paul | |

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