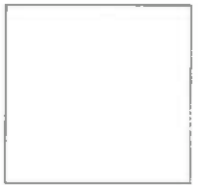


**PARADISE PARK MASONIC CLUB, INC.**

211 Paradise Park  
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL



*June/July 2015*



## Paradise Park Masonic Club

# PPMC BULLETIN - June/July 2015

### ***Board of Directors***

- Nick O'Donnell, President  
925-566-0428 Home  
nickodppmc@yahoo.com
- Lee Heathorn, VP  
831-427-0564 Home  
leeheathorn@sbcglobal.net
- Ken Cox, Treasurer/CFO  
650-325-7254 Home  
650-477-6520 Cell  
kencox99@gmail.com
- Lois Keithley, President  
925-634-9932 Home  
831-423-2897 Park  
loiskeithley@hotmail.com
- Michelle Green, Director-at-Large  
831-466-9360 Home  
green4ppmc@gmail.com

### ***Office Staff***

- Steve Polizzi,  
Park Manager  
831-423-1530 ext. 12  
manager@ppmc-sc.org  
Emergencies only:  
831-345-0879 Cell
- Sandy Rauschhuber,  
Office Manager  
831-423-1530 ext. 10  
sandy@ppmc-sc.org
- Sue Williams,  
Bookkeeper  
831-423-1530 ext. 11  
sue@ppmc-sc.org

Web site address:  
[www.paradiseparkmasonicclub.org](http://www.paradiseparkmasonicclub.org)

## **President's Message by Lois Keithley**

I want to thank the Men's Club for sponsoring the Candidates Night on May 23rd. I wish that more members had been able to attend and hear the candidate's responses to the questions posed by the Members in attendance that night. I hope every Member returned their ballot.

Our park becomes alive with activity and the sounds of children playing during the summer. Members begin to arrive and prepare for a summer in paradise. The number of children in the park increases as well. Please remember to follow our speed limit signs and be considerate of others with the way you drive.

I would like to remind all of our Members to please return your census form. We will also use the information to update our park roster. If you do not have a 2015 Membership Roster, they are available in our office. Drop by and pick one up.

Since this is my last president's message, I want to say that it has been my pleasure to have served as your President of the Board of Directors these past two years. I want to thank all the members who served on committees and give an extra thanks to those who stepped up to serve as chairpersons. I am looking forward to serving on the new board as your Board Secretary. Again, thank you for allowing me to be of service to PPMC.

Enjoy the summer and all the many activities that are planned!



# Park Manager Report

## by Park Manager, Steve Polizzi

"Water, water, water" – it's the hot topic of the summer – thank you to everyone for doing your part to conserve! To date, water valves at over 50 unoccupied allotments have been turned off. Overall I've received very positive feedback from our part-time Members when going to their allotments to turn their water on for the holiday weekend. Thanks to Chuck Backman and his black Lab, a substantial leak was found and stopped in the main water line, and we're in the process of getting bids to get the line fixed. We're still using slightly more water than we should be, but we're getting very close to being penalty-free!


The Annual Meeting and Picnic were huge successes. I'm looking forward to working with Nick and Ken as they get settled into their positions on the Board.

Summer is in full swing! Please remember to abide by our golf cart rules, watch for children and people in the roads, stop at all stop signs, and follow the speed limit. Only licensed drivers with liability insurance are allowed to drive in the Park. Even with a valid Drivers license, a driver under age 18 may not transport passengers under 20 years of age, and may drive between the hours of 11 PM and 5 AM. Remember all broken rules and fines are the responsibility of the Member. I've received several complaints about teens driving golf carts with no allotment numbers displayed. Please enjoy the equipment at the tennis courts, beaches, and other recreation areas in the Park – make sure anything you use gets put away for others to use.

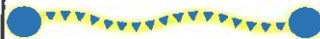
Let's continue to have a fun and safe summer – I look forward to seeing everyone out and about in Paradise!

Steve

New summer Bible Study  
 PROVERBS "Learning to live wisely"  
 begins Thursday, July 9, 2015  
 11:00am at Diane's Treehouse.  
 We would love for you to join us!  
 Study, Lunch and Fellowship!  
 Please contact Diane (925) 324-3272



*Before you speak-*



THINK

T ~ is it true?  
 H ~ is it helpful?  
 I ~ is it inspiring?  
 N ~ is it necessary?  
 K ~ is it kind?

The Paradise Park Masonic Club Men's Club has appointed Bruce Wildenradt  
 as Chairman of the Almoner's Fund.

Donations to this fund provide confidential emergency assistance to PPMC residents in need.

Please contact Bruce at 831-466-9631 for more information or to contribute.

## DROUGHT EMERGENCY WATER USE RESTRICTION & POTENTIAL FINES FOR PPMC

Dear Member,

May's water bill said that we used too much water. We could have been fined \$25,200 or even triple that amount. June's water bill did impose a fine from the city of Santa Cruz of \$20,250 which could have been tripled. In order to attempt to try and avoid more monthly fines, the Board of Directors on June 22, 2015 unanimously voted to approve the following drought emergency water use restriction rules and fines for PPMC. They go into effect Tuesday, June 23, 2015 until the drought emergency is over. For these rules to become permanent, they will need to be on the June 2016 Annual Ballot for member approval.

1. There is to be no washing of a motor vehicle (car/truck/RV/motorcycle), a trailer or a boat in PPMC at any time.
2. If you are going to be away from your allotment for more than 4 days, you must shut your water off at the valve in your water box.
3. There is no outdoor watering permitted at any time. You may however use water from your grey water system and water from your rain barrels.

### PENALTIES:

1. 1st Offense - a warning and ability to correct the offense
2. 2nd Offense - \$100 fine
3. 3rd Offense - \$250 fine
4. 4th Offense - \$500 fine and a water restrictor placed on your dwelling's water line.

The Board has also authorized Steve Polizzi, Park Manager, to enforce these rules and impose penalties. He also has the authority to go on members' allotments to inspect for water leaks and to turn off the water valves if the dwelling has been uninhabited for more than 4 days. Any Member fined 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.



# PPMC SOCIAL EVENTS

## REGULARLY SCHEDULED EVENTS

**KNITTIN' KITTENS** meet the **first Monday** of the month at 11:30 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 9:00 a.m.

**STITCH AND MUNCH** meets **3<sup>rd</sup> Monday at the Social Hall from 11 am to 3 pm.** ALL interested stitchers: Crochet, Embroidery, Knitting, Needlepoint, Quilting, Sewing (Other?). Time for all craft enthusiasts and beginners: No age or skill level requirement. Bring Brown Bag Lunch. Set aside some time to enjoy your craft, network with other crafters and enjoy fellowship. Sponsored by Sue Lovelace 831-420-0501 or email: slovelace@pacbell.net.

**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 **1<sup>st</sup> and 3<sup>rd</sup> Fridays**, 10:30 a.m. at the Lovelace's 501 Amaranth. 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 or (weather permitting) at the Picnic Grounds.

**BINGO** meets on the **3rd Wednesday** of the month in the Social Hall from 7:00 p.m. until 10:00 p.m.

**POTLUCK** is scheduled for **JULY 11TH**, will be hosted by Tim & Diane Seaborn Brown.

POT LUCK HOSTS AR NEEDED for July 18th and July 25th!  
If interested, please contact Karen Eneboe at 423-9111

### CALENDAR OF EVENTS

July

- 1 - Men's Club SH 11:30am - 2:00pm
- 6 - Knitten Kittens SSH 11:30am
- 7 - Coffee SSH 9:00am
- 9 - Wine & Cheese PG 4:00pm - 6:00pm
- 11 - Men's Club BBQ 1:00pm  
Potluck PG 5:30pm
- 14 - Coffee SSH 9:00am
- 15 - BINGO! SH 7:00pm - 10:00pm
- 18 - BOD Meeting SSH 10:30am  
Potluck PG 5:30pm
- 20 - Stitch & Munch SSH 10:00am
- 21 - Coffee SSH 9:00am
- 23 - Wine & Cheese PG 4:00pm - 6:00pm
- 25 - Potluck PG 5:30pm
- 28 - Coffee SSH 9:00am



Thanks to a great crew of volunteers who made the 2015 ALL WHEEL'S PARADE a fun and safe event.

Traffic controllers: Brian Calverley, Elizabeth Clar, Bill Lind, Lis Nolan, Steve Taylor & Mary Truege. Ice Cream Social helpers: Dolores Averill, Karen Eneboe, Mike Haswell, and cousin, Sophia, & Katie McClain. SPECIAL THANKS to Bob McClain for stepping in as Parade Organizer and for logistical support from Steve and Verdi Polizzi. A great time was had by all. See you next year!  
Ron and Linda Weaver

### WATER LOAN REMINDER

The second 1/2 payment for the water loan is due July 15th for those who are making payments. Please call the bookkeeper, Sue, with any questions.



## State Assemblyman Mark Stone to Visit Paradise Park Masonic Club

The Men's Club of Paradise Park is pleased to announce that our Annual Summer Picnic this year will feature Assemblyman Mark Stone as our guest speaker. Mark has been politically



active in our local community for many years, and is noted as being highly focused on "local" issues. He has served on a local school board, the Coastal Commission, the County Board of Supervisors, and now serves our District as an

Assemblyman. He is recently quoted as having said: *"At a time when the media focus is all about state-wide crises in California, it is easy to forget that the most important decisions affecting our lives are made locally. Local issues impact our communities, our neighborhoods, our quality of life, and even our jobs. I believe in local government and I believe that the State should support and empower local government."*

### MEN'S CLUB ANNUAL SUMMER PICNIC

Please join with us for this Annual Summer Picnic, share a time of good fellowship with Paradise Park residents, and hear Assemblyman Mark talk about the local issues that are of so much concern to us.

**DATE:** SATURDAY, JULY 11, 2015

**TIME:** 12:00 NOON – FELLOWSHIP AND REFRESHMENTS  
1:00 PM – BARBEQUE LUNCHEON, FOLLOWED BY A  
PRESENTATION BY OUR GUEST SPEAKER, MARK STONE

**PLACE:** THE PICNIC GROUNDS AT PARADISE PARK

**MENU:** BBQ BEEF or CHICKEN, and SALAD, CHILI BEANS, BREAD AND DESSERT

**PRICE:** \$10.00 PER PERSON IF PAID BY JULY 8th, \$15.00 IF PAID JULY 9th OR LATER.

**TICKETS:** PURCHASE TICKETS AT THE PPMC OFFICE, OR BY CONTACTING:

FRED DUNN-RUIZ, TICKET CHAIRMAN, 831-426-6472, [dunnruiz@gmail.com](mailto:dunnruiz@gmail.com)

**INFORMATION:** MARK ZEVANOVE, CLUB PRESIDENT, 831-588-2089

OR, BOB MORGAN, EVENT PROMOTION, 831-421-9166



# Every Saturday

July 4th Thru August 22

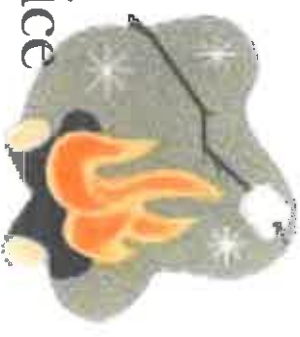
# Hotdog Potluck

 Gather at 5:30 p.m.



# Picnic Grounds

Bring a dish to share and your own table service



Hope to see you all there!



ALL MASONIC FAMILY

# SUMMER BARBEQUE

**For all Lodges, Chapters, Youth Groups, Family and Friends**

Santa Cruz-San Lorenzo Valley Lodge #38 is sponsoring a Summer Barbeque for all of our Masonic Family and Friends

**DATE:** SUNDAY, AUGUST 2, 2015

**TIME:** 12:00 NOON FOR REFRESHMENTS AND SOCIAL TIME, 1:00 PM TARGET-TIME FOR EATING. PUT YOUR FOOD ON THE GRILL AND PLAN TO HAVE IT COOKED BY 1:00 PM.

**PLACE:** GEORGE WASHINGTON MEMORIAL GROVE IN DELAVEAGA PARK (A MAP WILL BE PROVIDED LATER)

**MENU:** BRING YOUR OWN ENTRE AND GRILL IT ON OUR FIRE – HOT DOGS, HAMBURGERS, CHICKEN, STEAK, RIBS -- YOU NAME IT -- YOU BRING IT-- YOU COOK IT

**COST:** \$5.00 PER PERSON, CHILDREN 6 AND UNDER ARE FREE. THE FEE COVERS THE COST OF RENTING THE PARK, AND PROVIDES THE SALAD, SOFT DRINKS, CHILI BEANS, CHIPS, TABLE SERVICE AND CHARCOAL

**ACTIVITIES:** THERE WILL BE BOCCE BALL, HORSE SHOES, CARDS AND TABLE GAMES ARRANGED FOR THE ADULTS. PARENTS ARE ASKED TO BRING TOYS OR GAMES TO ENTERTAIN THE YOUNGSTERS

**PROGRAM:** THERE WILL BE A BRIEF TALK FOLLOWING LUNCH ABOUT THE ROLE THAT OUR MASONIC FATHERS PLAYED IN CLEARING THE LAND FOR THE GEORGE WAHINGTON MEMORIAL GROVE, PLANTING THE TREES, AND TURNING A PIECE OF WASTE LAND INTO THE BEAUTIFUL PARK THAT IT IS TODAY.

**RSVP:** THERE WON'T BE ANY TICKETS TO BUY IN ADVANCE, AND NO REQUIRED RSVP'S, BUT WE ASK THAT THE LEADERS OF EACH MASONIC GROUP LET US KNOW APPROXIMATELY HOW MANY WILL BE ATTENDING (SO WE CAN PROVIDE AMPLE SALAD, SOFT DRINKS, ETC.)

**INFORMATION:** IF YOU HAVE QUESTIONS PLEASE CALL OUR EVENT CHAIRMAN, BOB MORGAN AT 831-421-9166, OR SEND AN EMAIL TO [BOBMORGANMAIL@AOL.COM](mailto:BOBMORGANMAIL@AOL.COM)





# PARADISE PARK MASONIC CLUB

## LABOR DAY BBQ

Mark Your Calendars for **September 5<sup>th</sup>, 2015**

**At the PPMC picnic grounds**

*Your choice of:*

**Live Maine Lobster-\$33**

**NY Strip Steak-\$25** (approx. 12oz)

**Chicken-\$20**

**Hot Dog-\$5**

**Prime Rib-\$28** (approx. 12oz boneless-Limited Quantity)



*Appetizers Tossed Green Salad Green Salad with Shrimp  
Seasoned & Grilled Zucchini Baked Potato with all the toppings*

*Dinner Roll Strawberry Shortcake*



**For more info contact**

**Linden Swanson by email:**

**[lindenswanson@outlook.com](mailto:lindenswanson@outlook.com)**

**Or by phone: 831-423-9486**

**Or by mail: 576 Paradise Park**

**Santa Cruz, Ca. 95060**

**Board of Directors OPEN Session Minutes – See Below Executive May 16, 2015**

**June 20, 2015**  
10:30 am –Social Hall

Roll Call: Silent. Present were President, Lois Keithley; Vice President/CFO, Lee Heathorn; Secretary, Michelle Green; and Director-at-Large/CFO, Gary Brandenburg; and Director-at-Large, Sam Cannon. There were approximately 22 members present.

**Opening Items:**

- Invocation given by Sam Cannon
- Pledge of Allegiance led by Lois Keithley
- Executive Minutes read by Michelle Green. See below.

Open minutes were approved with one correction "Sam Cannon was present via telephone for the AM Executive Session- Motion to approve as corrected made by Gary Brandenburg, seconded by Lee Heathorn. Unanimously approved.

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**Report from the Executive Session of May 16, 2015**

**A.M. Executive Session** Present: Lois Keithley, President; Lee Heathorn, VP/Treasure; Michelle Green, Secretary; and Gary Brandenburg Director at Large; Sam Cannon participated via telephone.

**1.0 EXECUTIVE ACTION ITEMS**

- (a) Approval of April 2015 Executive Minutes (for open reading & bulletin)
- (b) Corrections to April 2015 Open Minutes - Approved
- (c) Review of Open Meeting Agenda - Reviewed
- (d) Any late additions to Open Meeting Agenda - None
- (e) 8:30 - Kristen Kettlesen - Rescheduled to later date.

**2.0 CORRESPONDENCE**

- (a) Incoming, (b) Outgoing, and (c) Incident Reports - reviewed

**3.0 MANAGER REPORT**

- (a) Acting Facilities Manager - Steve Polizzi - Verbal

**4.0 INFORMATION**

- (a) Members Pending List
- (b) Improvements for Sale List
- (c) Incident Reports

**P.M. Executive Session**

**5.0 APPOINTMENTS**

- (a) 1:00 - Member – Discussed incident at front gate. She agreed and will comply.
- (b) 1:30 - Member – Family members came to discuss noise. Discussed and will comply.
- (c) 2:00 - Member – No Show
- (d) 2:30 - Member – No Show
- (e) 3:00 – Member & BOD Hearing – Follow-up Hearing conducted, all parties made agreement – letter to follow.

## **5.0 APPOINTMENTS - *Continued***

- (f) 3:30 – Guest - Extended Visitor/Karla James - Completed
- (g) 3:45 - Member – Discussed their septic system
- (h) 4:15 - Member – Discussed her staking. A letter will follow with decision.
- (i) 4:30 - Membership Suspension Hearing(s) – Moved to next month.

## **6.0 DISCUSSION**

- (a) Accessibility & Accommodation
- (b) Accounts Receivable – Gary -Presented
- (c) 2014-15 Audit - Reviewed
- (d) June 20th Meeting - Open/Executive - Discussed
- (e) Hiring of Steve Polizzi – Unanimous vote to hire.
- (f) Employee Update – Letter for signature was mailed certified and FedEx.

## **7.0 LEGAL UPDATES**

Will discuss next month.

### **Board of Directors OPEN Session Minutes - Continued from previous page Minutes of OPEN Session of June 20, 2015**

#### **President's Report: Lois Keithley**

I want to thank Karen Eneboe for shopping for the food for the Memorial Day weekend BBQ. I also want to thank those who helped feed our workers: Gary Brandenburg, Steve Brown, Lee Heathorn, Pat McDonald, Nick O'Donnell, Verdie Polizzi, Bruce Wildenradt.

Remember that our Annual Meeting will be held in the Picnic Grounds on Saturday, June 27<sup>th</sup> starting at 2 PM. The Annual Picnic will be on Sunday, June 28<sup>th</sup> starting at 1 PM. The Board hope everyone will be able to attend both events.

I would like to remind our Members to please return their census form to the office. Our records are only as good as the most current information available to us.

If dogs and cats are going to be allowed outside, they must be on a leash. Otherwise, the pets must be kept inside the improvement. Please see our rule on Pets. (7.01 in Rules and Procedures).

#### **Vice President's / Treasurer's Report: Lee Heathorn**

Lee Heathorn presented the financial trend information and reported on her continuing efforts with the water district. Lee stated that we have been more aggressive on collections (for those members seriously in arrears). There is \$144,000+ owed on overdue accounts; \$7,460 is owed by those for 90 days or less; \$3,200+ is owed by those 3-6 months late; and \$104,000+ is owed by those over 6 months late. There are approximately 25 members on payment plans. Lee also thanked Brian Ramos for his volunteering. Pat McDonald stated that (on the financial report provided at the meeting) property tax should read to be less than \$6,000 and suggests the report could be reflecting escaped tax, which it should not.

Gary Brandenburg reported that collection efforts have been going well. He added that there are three "hot topic" issues that he would like to ensure the new BOD act upon, those are: Tarps (no blue); Sheds (pushing the limits on setbacks); and Fences. John Mancini stated that changes need to be approved by the membership, the cannot just be mandated by the BOD.

#### **Director at Large Report: Sam Cannon**

Sam announced that he was successful in getting the water rights for the Park restored. A discussion about the hatchery and no fish this year due to federal intervention ensued.

**Board of Directors OPEN Session Minutes - Continued from previous page**  
**Minutes of OPEN Session of June 20, 2015**

**Park Manager Report: Steve Polizzi**

I. Building Packets

A. Changes

1. The signature block on the back side has been changed to include the Board President and a second Board Member's signature lines.
2. Under "General Information", Item #5 – has been changed to read "as a courtesy to your neighbors, the Park/Manager will notify them of your building project".

II. Invoices

- A. Green Waste – crew time for assistance to PG&E during pole replacement.
- B. Crew time and material charges for replacement of vandalized mirror/post.

III. Street Lights

- A. PG&E will be changing all street light bulbs from halogen to LED in August 2015 at no charge to the Park. The change will reduce the Park's monthly utility bill.

IV. Memorial Day clean up was a success – thanks to everyone that volunteered.

- V. Thank you Andrew for his consistent hard work, and Brian Ramos for volunteering so much time to help keep the Park beautiful.

**REPORTS FROM COMMITTEES:**

***TREE: No Report***

***BUILDING: Leigh Wunce: Verbal***

Leigh gave kudos to Steve Polizzi for his help and stated "the building package is your friend" as it can be posted to appease neighbors and other members curious about the project(s) taking place at your allotment. She stated that we have come a long way since October.

The next meeting will be Tuesday, June 23rd - all are welcome.

***BYLAWS: Dick Lovelace: Verbal***

Dick made a point to mention that the bylaws are readily available at the office. Membership is responsible to know and understand them.

***ERT: Dick Lovelace: Written***

Dick stated that they are still getting calls and pages although the service of the pagers is intermittent. He hopes the cell tower will improve reception.

***WEBSITE: No Report***

***RECREATION COMMITTEE: Mark Zevanove: Verbal***

A chairperson is needed for the flea market. Anyone interested should call Tami MacDonald.

Fred Dunn-Ruiz cannot work as auctioneer on Labor Day, a volunteer replacement is needed.

The potluck on the 4th of July is being hosted by Bill & Sharon Eckard. They are also providing the DJ; Otis Cohen.

\$200.00 has been authorized for the purchase of new beach toys.

The All Wheel's Parade is being hosted by Linda & Ron Weaver.

***MEDIATION: Mark Zevanove: Verbal***

Mark reported there have been no requests for mediation.

***MEN'S CLUB: Mark Zevanove: Verbal***

The annual Men's Club BBQ will be held on July 11, 2015. Due to scheduling overload, the Grand Master will not be able to attend, however they will be honoring Virgil's 100th Birthday.

***INSURANCE: Sharon Simas: Verbal***

The committee is going through ALL policies for cost savings.

**Board of Directors OPEN Session Minutes - Continued from previous page**  
**Minutes of OPEN Session of June 20, 2015**

**LONG RANGE PLANNING: Nick O'Donnell: Verbal**

The committee decided on a limited number of items for this first report:

The Committee would like to suggest the Board invite Mr. Tippet of ERTECH, Inc. in for a discussion of his generous offer to update our Reserve Study Data for free.

This offer did raise questions and concerns: such as timing, location of final data files, possible inspection costs, possible administrative costs, etc. We need clarification. And if his offer as good as it sounds, to move forward with his company.

AFI Professional software, the Parks' current software, would be a good backup approach if necessary.

The committee suggested that a bylaw be created that requires the Board to have a plan for the overall management and funding of a reserve account.

The committee also suggested that the Board adopt an administration policy and a funding policy for the future control of expenditures.

As requested by the Board we discussed the following projects needing attention in the next 1-3 years, with cost estimates. The estimates presented here are a blend of the figures found for 2015 and 2020 to allow for cost increases since 2005.

The exit road: needs a new slurry treatment, the exit road retaining wall needs repair.

Slurry treatment-@ \$3,000.00

Exit Road Retaining Wall-(50 year life in 1998) cost \$55,827.00 new. Repair costs @ \$48,000. 00, I feel this is a worst-case estimate. Once a complete inspection of the wall is made, we will have a firm figure.

The roof on the Office needs to be inspected for possible repair and/or replacement costs. Reserve records indicate that the last roof was installed in approximately 1995 with an expected life of 25 years; the replacement cost was estimated at \$12,266.00 in 2020. I think this is a low estimate based on the complexity of this roofing job.

Social Hall: needs to be tented for termite infestation. This project will require a professional estimate. One committee member suggested \$5,000.00.

Social Hall: inspections:

- 1) The roof needs to be inspected because of loose shingles; the current roof was installed in 1995, with a 40 year life, so it should still have 20 years of life left? The Company that installed the roof should be called in to inspect the roof and make repairs as needed under the warranty. Original cost was \$8,319.00.
- 2) The septic tank was installed in 2005 with a 30 year life expectancy? Possible inspection costs \$350.
- 3) The water tank. No indication of when it was installed or the cost. So we will have to wait for an inspection and estimate?

Social Hall: needs painting inside and out, estimates are needed. The exterior was painted in 2000 at a cost of \$7,700 with a life expectancy of 7 years, the estimate for repainting in 2007, was \$8,526, so another 8 years could bring us to an estimate of \$9,700.00. Painting the interior was last done in 2000 at a cost of \$2,380. The estimate for 2007 was \$2,635. So an estimate for 2015 would be in the \$3,000 range.

Social Hall: dry rot needs to be repaired and possible floor refinishing. To determine these costs we will need to wait for inspections and estimates. Possibly \$4-\$5000?

Vehicles: the dump truck; major repairs or replacement? The cost of this project will require a careful inspection of the dump truck to determine cost of repairs vs. cost of replacement? Also, it needs to be determined if we would replace the dump truck with a used vehicle or a new vehicle? Cost range \$10-\$25,000. The 2 Pickup trucks; Replace one truck with several electric golf carts, which can be outfitted for maintenance work around the Park or Manager's transportation in the Park. The remaining pickup truck can be used by the crew or the manager when they have to leave the park. The golf carts could cost \$3,000. to \$5000 each, depending on cost to equip the vehicles for Park use, minus any profit from the sale of the surplus pickup truck. Golf cart total about \$8000.00. Total budget needed for the listed projects:

**Board of Directors OPEN Session Minutes - Continued from previous page**  
**Minutes of OPEN Session of June 20, 2015**

**LONG RANGE PLANNING: Nick O'Donnell: Verbal - Continued from previous page**

Exit road slurry= \$3,000?

Exit Road Retaining Wall repair = \$48,000? (seems low, one member, in open session, said permits and engineering could cost more than this estimate)

Office roof = \$12,266? (seems low)

Tent social Hall = \$5,000?

Social Hall roof = inspection free?(by installer)

Septic tank inspection = \$350

Social Hall water tank inspection = \$200

Social Hall exterior paint = \$9,700

Social Hall interior paint = \$3,000

Social Hall dry rot inspection = \$300

Social Hall resurfacing floor = \$4,000

Dump truck replacement = \$10,000-\$25,000 (possibly \$17,500.00 an average)

Golf carts to replace pickup trucks = \$8,000

**Total cost for listed projects approximately = \$111,316.00**

**Divided by 391= \$284.70**

**ORIENTATION: No Report**

**STAKING: No Report**

**UNFINISHED BUSINESS:**

615 St. Augustine - Motion to approve by Michelle Green; Seconded by Lee Heathorn; approved unanimously.

Water Conservation - A very lengthy discussion was had regarding our water issues. This discussion touched on usage; sub-meters; identifying and repairing leaks; shutting water off if away for more than 4 days; exercising rights to use river water; full time member vs. part time member usage; the need for legal counsel to draft a letter regarding why we do not get billed as single family residences vs. multi-family (i.e., apartment) rates; use of ultrasonic flow meters to identify leaks; and more. Sam Cannon made the motion to form an ad hoc Water Emergency Committee, seconded by Michelle Green, approved unanimously. Said committee was immediately put into place and set a initial meeting for Monday, June 22nd at 9:00am.

**NEW BUSINESS:**

Lois Keithley stated that the new BOD should focus on scheduling a Town Hall Meeting regarding Water Issues immediately. The new Tree Request Form that gives the Park Manager more authority will be discussed at the afternoon Executive Session.

Lawsuits and Assessments were discussed and the idea of charging membership each time a suit is filed against the Park to offset the \$50,000 insurance deductible. It was stated that the mediation items on the ballot should remedy the frivolous lawsuit issue. Sharon Naraghi-Eckard stated that the Mediation Committee needs trained mediators, to which Mark Zevanove agreed.

Leigh Wunce would like "Section" Town Hall Meetings set by the new BOD.

The Open Meeting was adjourned at 12:45pm.

Respectfully submitted by Sandy Rauschhuber, Office Manager

## Improvements for Sale by Member

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

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SECTION 1			
<b>325 Royal Arch</b>	<b>Marjorie Wurster</b> Contact John Wurster 831-479-0478 831-239-3379 (cell)	<b>\$250,000</b>	2BR, 2BA 1500 sq. ft.: Upstairs; 1BR, 1BA, open plan kitchen & dining room & lg. living room with skylights, gas fireplace. Downstairs; 1BR, 1BA, laundry, pantry & lg. game room w/bar, real pool table, brick log fireplace w/insert. Front & back decks, workshop, storage shed. Split level allotment with carport + one parking spot beside it. Recent new roof & septic tank. Request photos at jwurster3718@gmail.com.
<b>407 Keystone</b>	<b>William Denton</b> Mark Zevanove, Agent 831-588-2089	<b>\$100,000</b>	In the heart of everything, next to the shuffleboard courts and across from the covered bridge, this 1BR, 1BA, approx 1,000 Sq Ft house needs a little TLC. It has beams in the living room, along with a fireplace. There is a family room that can be used as an additional sleeping room off the kitchen.
<b>468 York Avenue</b>	<b>Todd Hoffman</b> 831-423-7432	<b>\$300,000</b> No Financing	2BR, 2 ½ BA, 2,440 sq. ft. allotment, approx. 1,500 sq. ft. improvements. Rm downstairs with stove & sink. Bath with shower in garage. Upstairs kitchen & living room, 1 ½ bath & 2 bedrooms. Screened porch upstairs. 2 car garage with work bench. Propane heater 2 <sup>nd</sup> floor & electric ceiling heat. 2 stoves & fridge.
<b>532 St. Ambrose</b>	<b>Ted Keller</b> Mark Zevanove, Agent 831-588-2089	<b>\$225,000</b> Price Reduced	2BR+, 2BA, 1100 sq. ft. Great Section One sunny location. Modern home with central air & heat, propane powered generator. Garage converted to bedroom. Family room with fireplace, nice separate den and separate laundry room. Double pane windows throughout.
SECTION 2			
<b>293 The Royal Arch</b>	<b>Jerrol Largin</b> Contact Greg Wheatley 209-915-3804	All Serious Offers Considered	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
<b>368 Eastern Star Road</b>	<b>Tripura Anand</b> 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 throughout. Lots of skylights. Original cathedral ceiling. New roof & foundation. Well maintained septic. Ample parking. Also detached studio with loft. <tsanand1008@yahoo.com>
<b>387 Hiram Road</b>	<b>Robert Wunce</b> 831-425-1616 Robert 831-425-7760 Robertsilversmith@sbcglobal.net	<b>\$649,999</b>	Beautifully designed, contemporary owner-built turn-key home with abundant sun & private landscaped gardens. 2 story, 3 bedrooms, 2+ baths, 10 ft. ceiling living room, laundry room, open study area upstairs. 2,239 sq ft. detached 2 car garage. 5,890 sq. ft. allotment.
SECTION 3			
<b>200 Keystone</b>	<b>Alcinda Walters</b> 831-428-2431	<b>\$850,000</b>	6BR, 3BA home. Very special location with a beautiful garden & expansive decking overlooking the San Lorenzo River. Large home with living room, den, bar & laundry room. 4 car garage, 2 car tandem carport & plenty of extra parking. 8 walk-in closets. Don't miss the chance to live in the most amazing home in Paradise Park!
<b>210 Keystone</b>	<b>Mark Akin</b> 925-258-9715 or 415-879-2398 markakin@yahoo.com	<b>\$299,000</b> 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			
<b>604 Keystone</b>	<b>Alan Schattenberg</b> Mark Zevanove, Agent 831-588-2089	<b>\$195,000</b> Price Reduced	Anyone say Gingerbread House?? This 2 BR + Den, 2 BA, approx 1,300 sq. foot charmer is dripping with character. From the fireplace in the living room to the built-in seating in the kitchen, this is a must see!
<b>616 St. Augustine</b>	<b>George M. Saam</b> 423-1778 or to see T. Anand 420-1008	<b>\$332,000</b> 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.
<b>620 St. Augustine</b>	<b>Gary Hursh</b> 916-481-1944 (home) 916-481-9426 (office)	<b>\$469,000</b> Willing to Finance	Riverfront Property! 1st Time on the Market in 50 Years! 3BR, 2BA. Allotment 7,047 sq. ft., Improvement 1,850 sq. ft. Prime location with easy parking. Large living room, beautiful stone fireplace, large formal dining room, skylights, 8 large storage rooms and 2 garages. Beautiful deck overlooking the river.
<b>646 St. Augustine</b>	<b>Greg Laskey</b> 831-458-0343	<b>\$475,000</b>	Stunning view of river, main beach and Washington path from a new deck! 2BR, 2BA with loft. Upgraded appliances included. 2 car garage, laundry & shop in basement. House is up to County Codes 2014. Lots of sun and best views.

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<b>SECTION 6</b>			
<b>148 St. Alban</b>	<i>Carol Houser</i> Mark Zevanove, Agent 831-588-2089	<b>Sale Pending</b>	2 Bedrooms plus a den, 1 bath. Great Section 6 location. Baseboard heat w/fireplace in the living room. Cozy kitchen. Local sellers, infrequent use make for motivation to sell.
<b>177 St. Bernard</b>	<i>Garrett Lenz</i> Mark Zevanove, Agent 831-588-2089	<b>\$195,000</b>	5BR, 1 BA 1736 Sq Ft. improvement. Large home on the River. Unique floor plan Can build new 1736 sq ft. home on site. Located on two lots. Call agent Mark Zevanove for showing @ 831-588-2089.
<b>179 St. Bernard</b>	<i>Marshall Petty</i> Mark Zevanove, Agent 831-588-2089	<b>\$225,000</b>	2BR, 1BA, 2,788 Sq Ft allotment/1,224 Sq Ft Improvement. Located in the Riviera of the Park" where you get great sun, one must see this beautifully redone interior. From dual panel windows to beautiful new cabinets, the owners attention to detail stands out. Combined with central heat and modern kitchen, along with covered parking and lots of storage, this house is a bargain at \$225,000.
<b>186 St. Bernard</b>	<i>Roger Hanney</i> Mark Zevanove, Agent 831-588-2089	<b>\$95,000</b>	2 BR, 1 BA cabin in sunny area of Section 6. Approximately 1,080 sq. ft. of improvement on an approximately 3,600 sq. ft. allotment. Cute layout inside with a separate one car garage.



### PPMC MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<b><u>MEMBERS</u></b>			
Betsey Roulston	06/08/2015	Carol Lynn Houser	148 St. Alban
<b><u>ASSOCIATE MEMBER</u></b>			
Jerrold Largin	09/29/2014	Greg Wheatley	284 Keystone Way
Jill Mautino	05/08/2015	Bruce Wildenrad	652 St. St. Augustine
Jeanne Lewis	06/05/2015	Ray Lenau	586 Keystone Way
<b><u>ALT. ASSOCIATE MEMBER</u></b>			
Nancy Eberhardt	08/01/2014	Douglas DuBois	189 St. Bernard
Christopher Unti	08/04/2014	Tina Unti	480 York Avenue
Gregory Schack	08/19/2014	Francis Freenor	161 St. Bernard
Angela Rodriguez	04/09/2015	JoAnn Houk	536 Council Street
Kathryn Talty	06/25/2015	James Pfaff	649 St. Augustine



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



**532 St. Ambrose Street**  
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 Reduced to \$225,000



**604 Keystone Way** Any-one say Gingerbread House?? This 2 Bedroom plus den, 2 bath, approx. 1,300 sq. ft. charmer is dripping with character. Covered carport parking with storage. From the fireplace in the living room to the built-in seating in the kitchen, this is a must see!

Major Reduction to \$195,000



**407 Keystone Way**  
In the heart of everything, next to the shuffleboard courts and across from the covered bridge, this 1BR, 1BA, approx 1,000 sq ft house needs a little TLC. It has beams in the living room, along with a fireplace. There is a family room that can be used as an additional sleeping room off the kitchen.

\$100,000

**186 St. Bernard Street**  
2 bedroom, 1 bathroom cabin in sunny part of Section 6. Approximately 1100 square feet of improvements on approximately 3600 square feet of allotment, separate 1 car garage.

All for only \$95,000



**148 St. Alban Street**  
2 Bedrooms plus a den, 1 bath. Great Section 6 location. Baseboard heat with fireplace in living room. Cozy kitchen. Local sellers. Infrequent use makes for motivation to sell. Termite Report available. Good septic report in hand.

Sale Pending / \$119,000



**179 St. Bernard**  
2BR, 1BA, 2,788 sq ft allotment/1,224 sq ft improvement. Located in the "Riviera of the Park" where you can get great sun, one must see this beautifully redone interior. From dual panel windows to beautiful new cabinets, the owners attention to detail stands out. Combined with central heat and modern kitchen, along with covered parking and lots of storage, this house is a bargain at \$225,000.



**NEIGHBORHOOD SAFETY**

Santa Cruz County Sheriff Non-Emergency.....(831) 471-1121  
Santa Cruz County Sheriff Emergency.....911  
Steve Polizzi (Cell Phone).....(831) 345-0879

*In an emergency ALWAYS call 911 - Do NOT call the Manager, Office or your neighbors/friends, it will delay response to your emergency.*



***HAVE YOU TURNED IN YOUR INFORMATION??***

**MAY 2015 EMERGENCY CARD / CENSUS UPDATE**

Rules & Procedures 19.01 states "A Census will be taken every five years to establish usage of each allotment."

The reasons for the Census are many:

- The ERT/Safety group relies on this information in order to appropriately handle any emergency calls. If there were a fire in a home, they need to know how many individuals could be inside.
- The Park must keep the County informed on full-time and part-time residents.
- The long-range planning of our community should keep track of the changing demographics of our Membership. Roads and infrastructure updates, water use and other vital decisions are made based upon this data.

Each membership will need to complete the form (the last page of this bulletin). Take time to complete all the questions, as this information is vital to the current operation and future planning of our Park. Should the form not be received by the end of June, there will be a personal follow-up to obtain the Census.

**Emergency Card Information for PPMC**

Park Address: \_\_\_\_\_

Member \_\_\_\_\_ Email Address \_\_\_\_\_

Spouse/Partner \_\_\_\_\_ Email Address \_\_\_\_\_

Associate Member \_\_\_\_\_ Email Address \_\_\_\_\_

Alter. Assoc. Member \_\_\_\_\_ Email Address \_\_\_\_\_

Park Mailing address \_\_\_\_\_ Park Phone \_\_\_\_\_

Mail Address of Primary Residence \_\_\_\_\_

\_\_\_\_\_ Other Phone \_\_\_\_\_

Assoc Member Address \_\_\_\_\_ Phone \_\_\_\_\_

Alter. Assoc. Member Address \_\_\_\_\_ Phone \_\_\_\_\_

Other Emergency Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Other Emergency Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Physician/Clinic Name \_\_\_\_\_ Phone \_\_\_\_\_

Medical special needs (Mobility, DNR, Special Medications, etc) : \_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**2015 Census for Paradise Masonic Club**

Member's Name \_\_\_\_\_ Park Address: \_\_\_\_\_

Is Park home occupied full time? Yes \_\_\_ No \_\_\_ By the Member? Yes \_\_\_ No \_\_\_

If not the Member, who is the occupant? \_\_\_\_\_

Household census: List all persons living at Park address with age and relationship to you.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If Part-time resident, do you visit regularly  seldom visit

# of Dogs in residence \_\_\_\_\_ # of Cats in residence \_\_\_\_\_ Do you own a golf cart? \_\_\_\_\_

If full time resident, # of cars in family: \_\_\_\_\_ # of Parking spaces on your allotment: \_\_\_\_\_

Do you receive the bulletin electronically? \_\_\_\_\_ Would you like to? \_\_\_\_\_

Date: \_\_\_\_\_ Signature \_\_\_\_\_