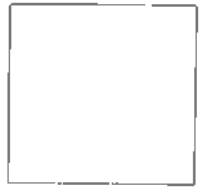


**PARADISE PARK MASONIC CLUB, INC.**

211 Paradise Park  
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL

*August 2015*



## Paradise Park Masonic Club

# PPMC BULLETIN - August 2015

### **Board of Directors**

- Nick O'Donnell, President  
925-556-0458 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, Secretary  
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
- Nancy Benoit,  
Bookkeeper  
831-423-1530 ext. 11  
sue@ppmc-sc.org

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

## **President's Message by Nick O'Donnell**

It is hard to believe that we are already in August. It seems like summer just started. Due to the severe drought it has been extremely difficult to maintain our greenery and many of the more fragile plants that we enjoy so much. The Board is in the process of filing an appeal with the Santa Cruz Water Department to correctly identify Paradise Park Masonic Club as a Planned Unit Development of single-family homes. Currently the Water Department has identified Paradise Park Masonic Club as Multi-family (a large apartment complex) the current classification allows for 500 cubic/feet/month/allotment, classified as single family homes the monthly amount of water would go to 1,000 CFMA which we could all live with.

Starting with the next Board meeting on August 15<sup>th</sup> the Board will be adding a second Open Session to discuss by-law changes to address member's rights. This meeting will be a working meeting for the Board and several members. Any collective member may attend this meeting to observe. There will be no audience participation during the meeting, but any collective member may send his/her thoughts to the Board for their consideration. Official minutes will be included with the official minutes from the regular Open Meeting of the Board. The last issue I need to share with all Members of Paradise Park Masonic Club is that the number of members with delinquent accounts is affecting the ability of the Park to function properly. With the recent Water Project payments due in July, I hope to have a better picture of all past due accounts to be able to make a report at the August 15, 2015 Open Board Meeting. All members with past due accounts will be called in to make a binding payment plan. Once the payment plan is signed the member will be given 12 to 36 months to pay all past debts in full. All future TADS and assessments must stay current at all times or the member will face a suspension and or termination hearing with the Board. This is a difficult step for the Board to enforce, but it is not fair to the majority of the members who stay current with their TADS. If you are a member who is behind in your obligations to the Park, please think of ways you can become current so you will not have to face "suspension or termination" of your Park membership.

Fraternally,  
Nicholas O'Donnell- President PPMC Board of Directors



# Park Manager Report

## by Park Manager, Steve Polizzi

Let's all be fire safe! With the water restrictions in place for over a month now, we all need to clear out the dead brush and trees around our allotments. Be sure to extinguish any fire pits and grills before leaving them for the night.

We've found several water leaks throughout the Park and are working on getting each of them fixed. Thanks to the water conservation efforts of the membership, we aren't going to incur any over usage penalties on our August water bill!

In the weeks to come, doors and/or locks will be installed at all the public restrooms in the Park. They'll be locked between 8pm and 8am daily unless there's a function at one of the facilities. Sorry for the inconvenience – unfortunately, more and more time and money are being spent on cleaning damage and vandalism to the bathrooms.

When you see Andrew out and about in the Park, please congratulate him on his new position as a full-time PPMC employee. Also, if you see Brian Ramos out with the crew, give him a big "thank you" for all the time he's volunteered to help make our community a better place to live.

Enjoy the rest of your summer!

Steve



← FROM THIS TO THIS →

NOTICE: All foods left in the Social Hall and/or Picnic Ground refrigerators will be thrown out as of September 2, 2015. These spaces are needed for the Labor Day dinner supplies. If you have items stored in either refrigerator that you don't want tossed, please remove and find some other space to store until after September 6th.



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.



# 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. NOTE: The August 27th Wine & Cheese has been changed to Friday, September 4th 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 **AUGUST 15TH**, will be hosted by Jim & Heather Gloeckler.

### CALENDAR OF EVENTS

#### August

- 10 - Water Committee SSH 9:00
- 11 - Coffee SSH 9:00am
- 13 - Wine & Cheese PG 4:00pm - 6:00pm
- 14 - Long Range Planning Committee  
(Office Conference Room) 6:00pm
- 15 - BOD Meeting PG 10:30am  
Potluck PG 5:30pm
- 17 - Water Committee SSH 9:00
- 17 - Stitch & Munch SSH 11:00
- 18 - Coffee SSH 9:00am
- 19 - BINGO! SH 7:00pm - 10:00pm
- 22 - Section Parties (Sections 1, 2, 3 & 6)
- 24 - Water Committee SSH 9:00am
- 25 - Coffee SSH 9:00am
- 29 - Hot Dog Potluck PG 5:30pm
- 31 - Water Committee SSH 9:00am

#### September

- 1 - Coffee SSH 9:00am
- 2 - Men's Club SH 11:30
- 4 - Wine & Cheese PG 4:00pm - 6:00pm
- 5 - Labor Day BBQ



## VOLUNTEERS NEEDED FOR LABOR DAY EVENTS

TO ORGANIZE THE KID'S CRAFTS\*  
TO HOST AND RUN HORSESHOES TOURNAMENT\*  
TO ORGANIZE LIVE AUCTION\*  
WOODWORKER TO MAKE SOME TROPHIES

To volunteer or for more information,  
contact Fred Dunn-Ruiz  
831/426-6472

NOTE: The events marked with an \* will not occur unless a volunteer is found.

### Labor Day Weekend Event Schedule

#### Saturday, September 5, 2015

<u>Event</u>	<u>Time</u>	<u>Venue</u>	<u>Sponsors</u>
Adult Tennis sign-up	8:00 A.M.	Sect. 4 courts	Frank Haswell
Ping Pong	9:00 A.M.	Social Hall	Mike & Laurie Shively
Shuffleboard	9:00 A.M.	Shuffleboard	Linda Dobson/Candice Almanza
Kid's Tennis sign-up	10:00 A.M.	Sect. 4 courts	Kristi Petersen/Ryan St. Laurent
*Horseshoes	Noon	Sect.2 Pits	Volunteer Needed
*Kid's Crafts	1:00 P.M.	Social Hall	Volunteer Needed
Social Hour	4:30-5:30 P.M.	Picnic Grounds	No Host
Dinner	5:30-7:00 P.M.	Picnic Grounds	Linden Swanson
*Live Auction	??? P.M.	Picnic Grounds	Volunteer Needed
Dance	7:00-10:00 P.M.	Picnic Grounds	Mark Zevanove

#### Sunday, September 6, 2015

<u>Event</u>	<u>Time</u>	<u>Venue</u>	<u>Sponsors</u>
Fireman's Breakfast	8:00-11:00 A.M.	Social Hall	Butch Downing
Adult Tennis Con't	8:00 A.M.	Sect. 4 courts	Frank Haswell
Cribbage	9:00 A.M.	Firehouse	Gil Gardner
Sand Castles	1:00 P.M.	Sect. 4 Beach	Sand & Likins families
Mudballs	1:00 P.M.	Sect. 4 Beach	Sand & Likins families
Ice Cream Eating	1:00 P.M.	Sect. 4 Beach	Sand & Likins families
Volleyball	1:00 P.M.	Sect. 3 Beach	Tom & Mike Dobson

The Concession stand will be open by the Section 4 tennis courts from 8:00 A.M. until 2:00 P.M. on both Saturday and Sunday. If you charge your items, please pay by 2:00 P.M. on Sunday.

# 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**

# THE PARADISE PARK **FIRE BRIGADE**

IS HOLDING ITS  
**THIRD ANNUAL**

**FIREFIGHTERS  
PANCAKE  
BREAKFAST**

**\$9/ ADULT  
\$4/ UNDER 6**



## **MENU**

Pancakes  
Sausage  
Eggs  
Coffee  
Tea  
Orange Juice

**WILL BE HELD IN THE  
PPMC SOCIAL HALL  
ON SUNDAY, SEPT. 6TH  
FROM 8 A.M. TO 11A.M.**

**RESERVATIONS NOT NEEDED**



## **Board of Directors OPEN Session Minutes – See Below Executive June 20, 2015**

**July 18, 2015**

10:30 am –Picnic Grounds

Roll Call: Silent. Present were President, Nick O'Donnell; Vice President, Lee Heathorn; Secretary, Lois Keithley; and Director-at-Large, Michelle Green. CFO/Treasurer, Ken Cox was absent due to a previously scheduled trip abroad. There were approximately 38 members present.

Opening Items:

Invocation given by Nick O'Donnell

Pledge of Allegiance led by Michelle Green

Executive Minutes read by Lois Keithley. 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 June 20, 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 May 2015 Executive Minutes (for open reading & bulletin)
- (b) Corrections to May 2015 Open Minutes - Approved
- (c) Review of Open Meeting Agenda - Reviewed
- (d) Any late additions to Open Meeting Agenda - None

#### **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 - Reviewed
- (b) Improvements for Sale List - Reviewed
- (c) Incident Reports - Reviewed

#### **P.M. Executive Session**

##### **5.0 APPOINTMENTS**

- (a) Suspension Hearing(s): None - 3 letters being sent to members.
- (b) Anna Avery - New Member/418 Joppa. Approved.
- (c) Member - Discussed car incident report.
- (d) Member - Rescheduled for August.
- (e) James Helton - Associate Member/574 Scottishrite. Approved.
- (f) Melissa Brown - Associate Member/196 St. Bernard & Alt Associate/269 Keystone. Approved.



## **6.0 DISCUSSION**

- (a) Gary Brandenburg went over the Accounts Receivable list.
- (b) After a discussion the Board voted to censure a Director for acting independently without Board consensus.
- (c) Details for the Annual Meeting were discussed.
- (d) Plans for the Annual Picnic were discussed.

## **7.0 LEGAL ISSUES**

- (a) Legal issues were discussed.

Michelle Green left the meeting at 4:15 PM.

Motion to adjourn was made by Sam Cannon and seconded by Lee Heathorn. The Board voted unanimously to adjourn at 5:45 pm.

### **Board of Directors OPEN Session Minutes - Continued from previous page Minutes of OPEN Session of July 18, 2015**

#### **President's Report: Nick O'Donnell**

Before I start my message, I would like to explain that my recent denial of a private meeting of a member with the board was a decision I made without consulting other board members. I did consult our legal counsel and he agreed that the proposed presentation would be more appropriate in an open board session, especially in light of the overwhelming support in the last election of the bylaws change encouraging openness. The entire board wanted me to assure all members that they are welcome to request a private meeting with their Board of Directors. Now that I understand how this board works, I will try to include all Board members in every major decision.

Welcome to the First Board meeting of the 2015-16 Board of Directors. I am pleased to see so many members taking the time to participate in a very important open board meeting. It is very helpful to your Board of Directors to have a showing of a full-spectrum of the Park membership. Your new board will be working together to bring closure to old concerns, i.e. the "infamous \$200,000 budget discrepancy" that members and previous boards have been hearing about for years. Ken Cox, our chief financial officer started investigating this matter before he and his family had to take a preplanned vacation. It will be a primary objective of this board to keep all members informed of our true financial condition every month.

Concerning finances, it has been estimated on projected income vs. expected expenditures that we will be facing a cash flow problem as early as September. To prepare for and protect the Park from any potential financial problems the board has agreed not to roll over a maturing certificate of deposit, so its value may be moved to our checking account to pay our routine bills. As you know using your savings to pay every day bills is a last resort effort. As soon as our chief financial officer returns, he will be able to make a factual report on our true financial condition.

The serious drought and the resulting restrictions on our use of water is a very difficult problem for each and every household. Our ad hoc water committee is working diligently to find other solutions to this concern rather than just requiring more conservation measures. One of their major efforts is to convince the water company that Paradise Park Masonic Club is not a huge apartment complex, but rather a community of single-family homes as defined by the County in the PUD. This misclassification of our community deprives us of half the water we are entitled to as single family homes. This is the major reason we have been facing serious fines for using more water than we are allocated. The committee has also been researching new types of water meters for each user. All good ideas.

The Board will be recruiting members for all of our committees very shortly. Board members selected the committees they will be liaison for. There will be an article in the next Bulletin recruiting members for all committees.

In closing, I thank you for your support and look forward to a rewarding year for Paradise Park.

**Board of Directors OPEN Session Minutes - Continued from previous page**  
**Minutes of OPEN Session of July 18, 2015**

**Park Manager Report: Steve Polizzi**

My time has been consumed with water conservation for the last month, and I'm sure Mark will give everyone an update on everything the water committee is working on. I've been reading the water meters daily and with your help in conserving water, shutting the water off at many of our part-time allotments, and locating and stopping a water main leak, we've been able to cut back our usage by one third.

I'd like to remind everyone, if you or your guests use the recreational equipment, please return it to the bins located at the tennis courts, beaches, etc.

I'm still working on the cost analysis of outsourcing the hauling of our green waste, and will have it available at the next Board meeting.

I'm happy to announce that the Board and I offered a full-time, permanent Maintenance position to Andrew and he accepted the job.

Thank you to Andrew, Joey and Brian.

**REPORTS FROM COMMITTEES:**

***TREE: No Report***

***BUILDING: Leigh Wunce: Written***

The Building Committee met on June 23, 2015 to review our last nine months of our committees work. Because of today's agenda, I will be submitting that report to the board for review in August.

Mr. Brandenburg, just before completing his term on the board, presented to the committee for review his suggestions for changes to the rules for fences, sheds and tarps.

The committee unanimously declined to support these changes based on the following: **Fences:** The changes were way too lengthy and complicated, plus we have no other architectural rules currently in the park for esthetics. Our current rule has been in place for a long time requiring board approval for any fences. (The county has codes for fences and it is to be noted there are rules regarding fences in flood planes.)

A recent fence project at **460 York** was built without submittal of a project packet for board approval. A packet was completed after the fact, but no fine applied by the board for the violation.

Park rules are only as good as the board's willingness to support and follow them. A fine should be charged for violation of the rules for those who feel they are above the rules. This helps to alleviate a major long time challenge for the membership in feeling that not everyone is being treated equally.

Recognizing the long time challenge of enforcement and adherence to the rules, we suggest that the fence rule be kept in its current simple form.

**Sheds:** Sheds are already governed by county codes and those requirements were posted in our bulletin a couple months ago and will be adhered to. There are some sheds that have non-conforming setbacks in the park that have been in place prior to the focus on following county codes, as well as many of our homes.

**Tarps:** The committee agrees with "the policy" of a past board for no blue tarps being used in the park. Should this board agree, a rule could be written stating: *All tarps or coverings used within Paradise Park must be of a natural muted color such as brown.*

The committee has worked diligently to make the building project packet a simple process. A reminder that there are now requirements for permits from the county for many project that did not require them in the past. Prior to implementing a building project, please check with the manager for any unknowns in order to follow the rules that may apply.

The member at **385 Hiram Rd** has requested a fence replacement which was submitted to the board for approval. The member will appreciate a response.

**Board of Directors OPEN Session Minutes - Continued from previous page**  
**Minutes of OPEN Session of July 18, 2015**

***ERT: Dick Lovelace: Verbal***

Dick stated that they continue to be busy. Fire danger is extremely high and references the fire at Pogonip the previous week. Requested members be careful and report any potential hazard.

***WEBSITE: Tim Heer: Verbal***

Tim reported that blast capabilities have been disabled as the Park website had been tagged as "spammers." He is working on getting the issue resolved.

***RECREATION COMMITTEE: Mark Zevanove: Written***

We thank everyone who participated in the All Wheels parade. It was a fun event and had great attendance. Ron and Linda are starting to plan for next year. Amazing turnout for the potluck, 80 - 100 present. We thank our sponsor's (Bill and Sharon) for providing the dance afterward.

We are planning the Labor Day events and need a volunteer to help make trophies. Linden Swanson is going to be our chef for the annual dinner. Fred will be calling for volunteers to organize the various activities. Otis will be the DJ for the dance. We are still looking for someone to organize the live auction and Fred is willing to be a mentor.

Karen still needs volunteers for some of the hot dog potlucks.

We have found that Wednesday meetings are not a good time for committee members to attend meetings. The meeting will be changed to the Friday prior to the board meeting at 4:00pm.

Section parties will be August 1st for Section 4 and all others will be on August 22nd.

Planning for fall and winter events was the primary focus at the last meeting. Dates selected are:

10/30 - Halloween Party - this date was selected due to feedback from several members. Many families had to choose between going to the party and trick-or-treating. As this is primarily a function for children we felt that this wasn't fair to the children to have to choose between the two. Per the PPMC bylaws, no alcohol will be present.

10/31 - 15th Annual Pumpkin Carving at 10:00am. The time was changed to allow time between event and trick-or-treating.

12/12 - Annual Holiday Party Potluck

12/31 - New Year's Eve Party for adults - need sponsor for the event.

Every park resident is invited to attend our meetings and we would appreciate feedback on events or the addition of new events!

***WATER: Mark Zevanove: Verbal***

Mark reported the committee has done a lot of work. The meeting with the SC Water District was not successful as they will not work "in good will" with the Park. The committee feels we need a strongly worded letter from an attorney. The Cal-Fire survey can help with the effort as health and safety reasons can be presented. Cyndy Crogan has a lot of information on sub-metering and hopes to have more information to provide to the membership after a meeting with the sub-metering vendor. Steve has turned off water to 54 part-time allotments.

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

Mark reported there has been one request and that an in-taker has not yet been assigned.

***INSURANCE: Bob Morgan: Written***

The work of the Insurance Committee is ongoing, and their minutes are up-to-date in the office.

**Board of Directors OPEN Session Minutes - Continued from previous page**  
**Minutes of OPEN Session of July 18, 2015**

***INSURANCE: Bob Morgan: Written - Continued from previous page***

They are presently engaged in the study of each of the existing policies to determine whether the coverage is appropriate to our needs. Our agent, Britt Thompson, has been most helpful in acting as an advisor.

Most recently the committee is taking a look at the Crime Policy, which is now up for renewal, to be sure that it gives us the type of coverage which we need.

At their last meeting the committee focused on the flood policy which we are required to carry as a result of the Park having a FEMA disaster loan. There are several issues. First, they are trying to determine whether it is still necessary to carry \$500,000 in coverage when the balance of the FEMA loan is now down to \$175,000. Second, they discovered that our property is incorrectly described in the policy and they are trying to determine whether the premium can be reduced by gaining a correction of the description. A third issue being considered is whether the office building elevation is above the 100 year flood level and, if so, whether the flood insurance might not be required at all. In order to resolve those issues inquiries have been made to our present flood insurance agent in Fresno, and that agent has been found to be unresponsive. As a result inquiries have been made of a Santa Cruz agent, and that agent is anxious to become our agent of record and promises to respond to our questions and to promptly serve our needs. The Insurance Committee is recommending that the Board sign an agency change form that will enable us to move the flood policy to a local agent.

An additional recommendation to the Board is that the Committee Manual be updated at this time in such a way that all committees are expressly declared to be "Advisory Only." The Insurance Committee has taken note of advice provided by the law firm of Adams-Kessler wherein they suggested that committees that have decision-making authority be provided with legal liability insurance. An alternative to taking out such additional insurance, (which would mitigate the exposure to risk), would be to make it clear that in our organization the Board of Directors is the only decision-making body, and that the volunteers who serve on committees are strictly providing advice to the Board.

This concludes the committees report. At this time the committee asks for your approval on the two recommendations:

First, they ask that the Board move the existing flood insurance policy to a local agent.

Second, they ask that the Board instruct staff to revise the Committee Manual by adding a sentence in the Manual reading "All committees serve in an Advisory Capacity Only."

***ORIENTATION: Lee Heathorn: Verbal***

One orientation was completed via Skype.

***STAKING: Tim Heer: Verbal***

There are several reports awaiting decisions: 505 Amaranth; 148 St. Alban; 696 St. John's; 557 Crescent.

***NEW BUSINESS:***

John Mancini provided a request to the Board regarding incorporating "applicable" sections of the Davis Stirling Act into our bylaws. A very lively discussion ensued with members expressing their opinions both for and against. The topic of a board member being censured was brought up. Gayle Logan-Silva read a statement regarding censure and what potential actions could be explored.

The Open Meeting was adjourned at 12:25pm.

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.

**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 an allotment improvements should be addressed solely to the seller.

<b>SECTION 1</b>			
325 Royal Arch	<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 <a href="mailto:jwurster3718@gmail.com">jwurster3718@gmail.com</a> .
407 Keystone	<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.
468 York Avenue	<b>Todd Hoffman</b> 831-423-7432	<b>\$300,000</b> No Financing	2BR, 2 1/2 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 1/2 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.
532 St. Ambrose	<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.
<b>SECTION 2</b>			
293 The Royal Arch	<b>Jerrold 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.
368 Eastern Star Road	<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. < <a href="mailto:tsanand1008@yahoo.com">tsanand1008@yahoo.com</a> >
387 Hiram Road	<b>Robert Wunce</b> 831-425-1616 Robert 831-425-7760 <a href="mailto:Robertsilversmith@sbcglobal.net">Robertsilversmith@sbcglobal.net</a>	<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.
<b>SECTION 3</b>			
200 Keystone	<b>Alicinda 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!
210 Keystone	<b>Mark Akin</b> 925-258-9715 or 415-879-2398 <a href="mailto:markakin@yahoo.com">markakin@yahoo.com</a>	<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!
<b>SECTION 4</b>			
604 Keystone	<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!
616 St. Augustine	<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. <b>Hydraulic floor.</b>
620 St. Augustine	<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.
646 St. Augustine	<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.

## Improvements for Sale by Member

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

**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 an allotment improvements should be addressed solely to the seller.

<b>SECTION 6</b>			
148 St. Alban	<i>Carol Houser</i> Mark Zevanove, Agent 831-588-2089	Sale Pending	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.
177 St. Bernard	<i>Garrett Lenz</i> Mark Zevanove, Agent 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.
179 St. Bernard	<i>Marshall Petty</i> Mark Zevanove, Agent 831-588-2089	\$225,000	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.
186 St. Bernard	<i>Roger Hanney</i> Contact: Dee Hanney 916-955-7293	\$95,000	2BR, 1BA, cabin in sunny area of Section 6. Approximately 1,080 sq fit of improvement on an approx 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
Jeanne Lewis	06/05/2015	Ray Lenau	586 Keystone Way
Wendee Thomasson	07/15/2015	Richard Sturgeon	276 Keystone Way
Naomi Downing	07/23/2015	C.R."Butch" Downing	592 Keystone Way
Zachary Russell Caldwell	07/24/2015	Sandra Caldwell	459 York Avenue
<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

**Mark Zevanove Presents:  
5 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** Anyone 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.

**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 \_\_\_\_\_