

PARADISE PARK MASONIC CLUB, INC.

211 Paradise Park
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL



October 2015



Paradise Park Masonic Club

PPMC BULLETIN - October 2015

President's Message by Nick O'Donnell

Board of Directors

- Nick O'Donnell, President
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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

Dear members of Paradise Park Masonic Club,

We had a lively and productive Board Meeting this weekend. Due to the excellent cooperation and conservation efforts of the members we have remained under our monthly water allocation. The Board has decided, on a trial basis to increase outdoor watering from two 10 minute watering periods on designated days, to a total of 30 minutes per week to be used at each member's discretion and to best meet the needs of his/her allotment and plants. These 30 minutes may be divided as needed, on any day, before 10 AM or after 5 PM in accordance with Santa Cruz City Water Department regulations. Conservation efforts still must be practiced because if we go over our allotment fines can be very severe as you are aware.

In an effort to maintain an effective and productive employee group, I would appreciate that if you, as a member, have any suggestions or criticisms concerning the work or performance of any employee of Paradise Park, that you contact me, Nicholas O'Donnell, President of PPMC and the direct supervisor of all Park employees. It is my duty and responsibility to direct, assign duties, prioritize jobs, supervise and evaluate our employees. Having individual Park members criticizing, critiquing, and or suggesting "better ways" or "we used to do it this way before," on how to perform a task or job are disruptive, demeaning and counterproductive. Telling an employee that a certain job or task needs to be done immediately or a certain task has been overlooked, unless it is a true emergency, should be referred to me for prioritization with the other planned projects for that week. I want to avoid any chance of behavior toward our employee's that could be considered harassment.

Our office Manager, Sandy, is an extremely efficient multitasker. She consistently and efficiently keeps me and the other board members constantly informed of all important Park issues, letters from members, incident reports and important business and legal deadlines. In addition to her regular duties, as the official receptionist, the Office Manager and Secretary for the Board President, she has taken on the job of the Web Master for the Park. She keeps all of us that remain linked to the Park website informed of important issues, road closures, water outages, accidents, the death of a member, and other important matters in a very timely way. Whenever and wherever possible, we have tried to keep our office modernized and technologically prepared for the demanding tasks required in today's business world.

Steve, the Park Manager is well aware of the routine and necessary jobs that are required to maintain the Park in a safe and smooth functioning manner. If any member feels that there is an important task, issue or condition that needs immediate attention call the office and leave a message or email me and I can add it to the priorities. *As always, if there is a true Emergency call 911*

Your positive support of our employee's efforts is greatly appreciated by me and the other Board members. If you have a concern contact me, Nicholas O'Donnell, Email: nickodppmc@yahoo.com, or drop a note off at my Park P.O. Box 716, or send a letter to me at: 10002 Foxboro Cir., San Ramon, CA 94583-2627, or call me at (925)556-0458.

My primary goal is to maintain PPM C as our own little bit of Paradise.

Fraternally,
Nicholas O'Donnell

Park Manager Report **by Park Manager, Steve Polizzi**

In preparation for the rainy season, sand and sandbags are available at the Office parking lot, Section 4 tennis courts, and in Section 6 on St. Alban's. There are also filled sandbags available in the Office parking lot. If you suspect you may have some flooding issues this winter, it's better to get ready now rather than after the rains start. The crew can help with delivery to your allotment if needed – please call the Office to schedule a time.

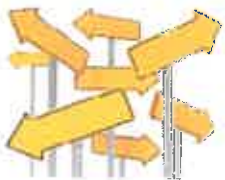


Reminder: the bathrooms at the Office are open during business hours, and the bathrooms at the Picnic Grounds are open during business hours during the week and 8am-5pm on the weekends or if/when a function is going on.

The green waste sites are now closed – please make sure to use your green waste containers, or if you have landscapers, please remind them to haul your yard waste.

There have been an increasing number of reports of people using their neighbor's trash bins recently – for trash and/or dog poop. If you don't currently pay for trash service, please either pack out your trash when you leave the Park, or ASK your neighbor if you can use their bins and be sure to return them after trash pick-up.

The Park provides dog poop bags and receptacles for filled bags at several locations throughout the Park. Throwing filled bags into other Member's trash bins, or leaving them on sign posts, on top of hydrants, or along the side of the road is not acceptable or fair for the crew to have to collect – if your dog made the mess, please use the Park receptacles or take their mess home for disposal.



On a positive note, we've narrowly avoided the tragic possibility of someone on the exit road making a sharp left turn and driving directly into the firehouse! A new and improved "One Way" sign with the appropriate shaped arrow has been installed – thank you to everyone for your patience while we corrected that dilemma.

Many of you are aware of the Board of Director's stance on bullying of the Park staff. With the Board's approval, the Office is currently going through some restructuring in an effort to streamline the workflow and promote a better morale. Feel free to call or email me or Sandy if you have any questions – there are several rumors floating around, and we are happy to share the facts of what's going on in hopes of putting a stop to the gossip.

Steve

PPMC SOCIAL EVENTS
REGULARLY SCHEDULED EVENTS

MONDAY NIGHT BEER AND NUTS: This activity, hosted by Steve Polizzi, will be held in the Social Hall **every Monday** evening from 5:00. BYOBeer (or wine) and a snack to share. This is a family function, and cartoons and movies will be playing in the small Social Hall for the kids. For more information, call Steve at the Park Office.

KNITTIN' KITTENS meet the **1st 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 9:00 a.m.

STITCH AND MUNCH: ALL interested stitchers: Crochet, Embroidery, Knitting, Needlepoint, Quilting, Sewing (Other?) Is held on the **3rd Monday at the Social Hall from 11 am to 3 pm**; bring Brown Bag Lunch. For more information, call Sue Lovelace at 831/420-0501.

MEN'S CLUB meets on the **1st Wednesday** of the month at 11:30 a.m. in the Small Social Hall. For more information, call Fred Dunn-Ruiz at 831/426-6472. See flyer for November meeting which begins at 10 am.

PARADISE PARK QUILTS OF VALOR meets 1st and 3rd 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 will meet November 19th in the Social Hall from 4:00 until 6:00 p.m.

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

WINTER POTLUCKS are held the 3rd Saturday of each month at the Social Hall and begin at 5:30 with social and dinner at 6:00.

NOVEMBER

WINTER POTLUCKS are held the 3rd Saturday of each month at the Social Hall and begin at 5:30 with social and dinner at 6. The November Potluck is Saturday, **November 21st with hosts John & Donna Sorenson**. Please bring your favorite dish to share, your place settings and your beverage of choice. To volunteer to host future potlucks, contact Donna Sorenson at 423-5763 or ladygardener52@aol.com

DECEMBER

ANNUAL HOLIDAY PARTY POTLUCK will be held **on Saturday December 12th** in the Social Hall beginning at 1:00 p.m. This is hosted by **Bob and Tiny Sand and Bill and Sharon Eckard** and friends. Turkey, potatoes, wine and rolls are provided. Bring your favorite dish to share and your own place settings. Santa will be there! If you want your child to receive a gift from Santa, please bring it wrapped and labeled.

NEW YEAR'S EVE PARTY on **Thursday, December 31st NEEDS A HOST**. Contact Fred Dunn-Ruiz at 831/426-6472 or email her at dunnruiz@gmail.com Help is available to the new hosts from the former hosts. If no host found by November 21st, this event will be cancelled.



Annual Holiday Party

Sunday, Dec. 12, 2015

1:PM – Social Hall

Turkey, Potatoes
Wine & Rolls
Will be provided

Door Prizes

PPMC Potluck

Please bring your favorite dish to share and your own place settings

Hosted by:
Tiny and Bob Sand
Bill and Sharon Eckard
and
Friends



Santa will be here!
If you want your child to receive a gift from Santa, please bring it wrapped and labeled



Board of Directors OPEN Session Minutes – See Below Executive September 19, 2015

October 17, 2015

10:30 am – Small Social Hall

Roll Call: Silent. Present were President, Nick O'Donnell; Vice President, Lee Heathorn; Secretary, Lois Keithley; CFO/Treasurer, Ken Cox; Director-at-Large, Michelle Green was absent due to a personal appointment. There were approximately 26 members present.

Opening Items:

Invocation given by Nick O'Donnell

Pledge of Allegiance led by Nick O'Donnell

Executive Minutes read by Lois Keithley. See below.

Open minutes were approved. Motion to approve made by Ken Cox, seconded by Lee Heathorn. Unanimously approved.

Report from the Executive Session of September 19, 2015

The meeting was called to order by Nick O'Donnell, President, on September 19, 2015 at 8:20 a.m. Lee Heathorn, VP, Lois Keithley, Secretary and Ken Cox, CFO were present for the entire meeting. Michelle Green, Director at Large left at 9:45 a.m.

1.0 EXECUTIVE ACTION ITEMS

- (a) The Executive Minutes of August 15, 2015 were approved as read.
- (b) There were no corrections to August 15, 2015 Open Minutes
- (c) The August Open Meeting agenda was reviewed.
- (d) There were seven (7) late additions to the September Open Meeting Agenda.

2.0 CORRESPONDENCE

- (a) Incoming – Reviewed
- (b) Outgoing – Reviewed
- (c) Incident Reports – Reviewed

3.0 MANAGER REPORT – Steve Polizzi

- (a) Requested Board approval to have weekly "Beer & Nuts" night at the Social Hall.
- (b) Wrote a fine letter to a Member for replacing a window with no PPMC building packet submitted or proper permits obtained.
- (c) Has been working with Cyndy Crogan to get ready to start cleaning the Covered Bridge.
- (d) Fixing the water leak from the pipe that runs across the river will be expensive.
- (e) He is in the process of obtaining bids for flood/drainage mitigation as well as repair to the exit road.
- (f) He reported that Members have complained about the condition of a neighboring house.
- (g) He is concerned about keeping the dump sites open until the end of the year as wet redwood weigh more, and we pay by the weight.

4.0 INFORMATION

- (a) Members Pending List - Reviewed
- (b) Improvements for Sale List – Reviewed

The Board adjourned at 10:25 a.m. to meet with the membership at the open meeting in the small Social Hall.

P.M. Executive Session

The afternoon Executive Session was called to order by President Nick O'Donnell at 1:20 pm. Nick, Lee, Lois and Ken were present except for Michelle Green who left earlier in the morning.

5.0 APPOINTMENTS

- (a) 1:00 - A Member discussed his plans for repairing his improvement.
- (b) 1:30 – Two Members discussed their concerns about a tree that appeared to be trimmed to high, requirements for a privacy fence, the possible idea of hiring an assistant manager and the problem of excess lighting on neighbor's home.
- (c) 2:00 –A Member did not show.

6.0 DISCUSSION

- (a) Accessibility and Accommodation – no requests this month
- (b) SCCSO Trespass Authorization Letter – In order for the authorities to arrest people who trespass on PPMC Property, a SCCSO Trespass Authorization Letter must be submitted to the Sheriff's office every 6 months. The Board voted 4-0 to send the letter as required. Motion made by Ken and seconded by Lee.
- (c) The Committee Member List needs to be verified so Sandy can put it in the bulletin.
- (d) The review of the Employee Handbook was tabled until the October meeting.
- (e) A discussion about how to work with those members who did not return the census information was held.
- (f) The topic of canceling the flood insurance was discussed. A decision was made in the afternoon executive session to hold off on voting until information on the stability of the Loch Lomond Dam was determined.
- (g) After a lengthy discussion in the previous open meeting based on a report by Bob Morgan, Chairman of the Insurance Committee, the Board voted 4-0 to renew the current D&O policy. A possibly to change our umbrella policy carrier from AIG to Allied World was considered.

7.0 LEGAL

The Board was considering hiring Mr. Parkin as our attorney for the water issue. The Board decided to wait as his fees seemed high.

Mr. Bosso's letter to the Santa Cruz County Planning Department and his request for the Board to send a copy of the last Easton Report was discussed.

The Executive Meeting was adjourned at 3:16 pm so the Board could to go to the 3:30 open meeting up in the small Social Hall to discuss the Bylaw Rewrite Program.

Respectfully submitted, Lois Keithley, Board Secretary

Minutes of Afternoon Open Session of September 19, 2015

On Saturday, September 19, 2015, Nick called the open meeting to order at 3:30 p.m. Lee, Lois and Ken were present. Michelle was absent.

A discussion was held on what financial records the park should be required to keep. The Board will vote on the list of required records at the next scheduled open 3:30 pm meeting.

The meeting ended at 4:30 p.m.

Minutes of OPEN Session of October 17, 2015

Park Manager Report: Steve Polizzi

Green Waste Sites - Closing November 1, 2015. They will have been open for over two months and we need to get them clear before the rains start. The will be opened in emergency situations as needed.

Bathrooms: Effective immediately, the office bathrooms will be open during office hours only until spring due to repeated vandalism and sanitary issues. The bathrooms at the picnic grounds will be open during office hours and during daylight hours on the weekends for the same reasons.

Ocean Street Extension: Dick Lovelace met with Bruce McPherson and other county officials regarding the letter Betsey Stiefelmaier sent about the condition of the road. The county informed Dick that they are aware of the condition of the road, but were more concerned that the park residents are using the fire road as a public through road regularly. Dick will have more information for the board when he meets with you this afternoon at his scheduled meeting.

Homeless Encampment: The sheriff cleared out last week and will be checking periodically.

Exit Road: I have been working with the board and DNH Construction to address the areas that need repair. Am getting bids for complete repair (including retaining wall).

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of October 17, 2015

Park Manager Report: Steve Polizzi - Continued

Speed Bump: The controversial bump at Cardiac Hill will be replaced with an "easier bump" and the bump in Section 4 will also be repaired.

Beer & Nuts: The new event is getting good attendance. Everyone is invited to participate.

President's Report: Nick O'Donnell

Nick reminded all that County rules and regulation have changed over the years, they now require permits for nearly all improvements or work being done. Please check with Steve prior to starting any work.

CFO/Treasurer's Report: Ken Cox

Ken reported that he is currently reviewing financial statements and they will be provided at board meetings going forward. He is reviewing accounts receivable and letters are being sent to members with payment plans, etc. The audit will be ready next month.

Direct deposit for employee payroll is being implemented.

In response to a member stating he is concerned about potential shortfall, Ken responded that reserve funds have been transferred to cover \$61,000 until TAD's payments are received.

In response to a members question about how many members are in arrears, Ken responded 10 - 15 are behind but current with another dozen who are being dealt with.

Vice President's Report: Lee Heathorn

Lee reported that since the Labor Day Weekend, conservation efforts have been so successful that the BOD and Water Committee have approved increasing the watering allowance to 30 minutes per week (up from 20 minutes previously approved).

REPORTS FROM COMMITTEES:

BUILDING: Leigh Wunce: Written (read by Office Manager, Sandy Rauschhuber)

Our insurance agent, Britt Thompson, has again reminded us that Certificates of Insurance are required for all building activity being done in the Park by licensed contractors or owner-builders. This is necessary because of the collective ownership of the land. The Building Project Packet has this requirement highlighted in red.

"All CONTRACTORS must register at the PPMC Office and provide a Certificate of Insurance naming PPMC as Additional Insured with job site showing \$1M General Liability & Workers Compensation coverage. Can be faxed. MEMBERS acting as Owner-Builder must provide a signed copy of the County's Notice to Property Owner form."

The office has been confirming the insurance policies online that show up on the State Contractors site, but our agent is requiring us to have hard copies.

Britt Thompson wrote the following a year ago when we were developing the Building Packet.

"If the PPMC Member is performing the work with subcontractors, require that the subcontractors file the Certificates of Insurance. No qualifying certificates; no authorization from PPMC....Life was simpler 25 years ago when California wasn't the litigious monster that it is....Hope this helps! Your new two-page format is perfect!"

ERT: Dick Lovelace: Verbal

Dick stated that there have been a number of calls recently for trees down, wires down, medical calls (not actually medical).

The Sheriff has cleared out the encampment near the railroad tracks and will keep checking back.

Dick is concerned about building up the CERT team. The free CERT training is available in January, February March & April.

He has been planning for the upcoming El Nino with the Sheriff, Bruce McPherson, the Director of Public Works and others. Officials attended a "El Nino Conference" and predict rainfall in October/November to be 130% of normal, December/January/February to be 220% of normal and March/April to be 170% of normal. Dick advised all members to visit the County's website at www.co.santa-cruz.us/living/elnino.aspx

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of October 17, 2015

ERT: Dick Lovelace: Verbal - Continued

The Ocean Street Extension road is not a through fare road. It should be used only as a fire road. The County is aware of its condition.

The PPMC Emergency Plan (created in 2006) is being reviewed for updates. The evacuation siren is operational, there will be a 5 second blast followed by a 15 second blast for emergencies and a 5 second blast followed by 3-15 second blasts for evacuation.

Dick encouraged ALL MEMBERS to register for reverse 911 notification on their home AND cell phones. The website is www.scecc.org (then click on the "Code Red" notification block to provide your information).

RECREATION COMMITTEE: Fred Dunn-Ruiz: Verbal

The potluck tonight, with an Oktoberfest theme, is hosted by Bill Eckard & Sharon Naraghi-Eckard. The November potluck will be hosted by Dick & Sue Lovelace. The December potluck (holiday themed) will be hosted by the Sands & Eckards.

The Halloween Party has been cancelled. Pumpkin Carving is October 31st at 1:00pm in the Picnic Grounds. A host is needed for the New Year's Eve Party.

STAKING: John Sorenson: Verbal

The committee has completed 2 new staking reports and have 2 more survey's that will be out next week. They are reviewing old/incomplete requests/reports.

TREE: Joanne Nelson: Verbal

The committee has approved the request for removal of a maple tree at 383 Hiram.

WATER: Lee Heathorn: Verbal

Lee reported that the committee will be selecting a chairperson at their next scheduled meeting on October 18th at 4:00pm.

OPEN FORUM:

- Robert Wunce read a written statement regarding Flagstaff Hill. The board responded that part of the stairs are on the allotment at 584 Keystone and those stairs are in need of repair. Sharon Simas stated that the staking is under objection as the stairs should be common property. The board will investigate per Nick O'Donnell, Board President.
- Marty Miller asked if there was a hearing for temporary injunction hearing on the 6 allotments in the slide area. Board President, Nick O'Donnell replied that they are waiting on the date.
- Pat Tooker stated that other people are putting garbage in her green waste garbage cans without permission.
- Tim Heer expressed his concern and displeasure regarding the upcoming/revamped PPMC website. Lee Heathorn and Lois Keithley responded that the BOD decided that the PPMC website would NOT be password protected unless financial or confidential information is printed. In that case, a password protected section would be considered.
- Sharon Simas asked if the PUD is being changed because she received a copy of the letter (from attorney, Bob Bosso, dated 09/09/15 - hand delivered) that is an application of PPMC for modification of the PUD. Nick O'Donnell, Board President, responded that based on litigation, Bosso's letter was a legal move to show good faith that the park has tried to avoid litigation.
- Gary Brandenburg stated that he'd like to see resolution on 4 outstanding issues that have been pending for some time. Those items are: a) PPMC Employee Handbook; b) Blue Tarps not being allowed for use in the Park; c) a definitive Fence policy; and d) the status of the apartment above the office - he & Susan are willing to pay \$500.00 toward painting and feel strongly that it is a good option for emergency housing (in the event of winter flooding, etc).

The Open Meeting was adjourned at 12:35pm.

Respectfully submitted by Sandy Rauschhuber, Office Manager

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.



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.

Donations can be made at the Park Office

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

To access the County of Santa Cruz Emergency Survival Guide., visit the following web-site:

<http://www.santacruzhealth.org/Portals/7/Pdfs/EmergencyGuide/ESG%20Formatted%20Version%20FULL.pdf>

TAD's Statements have been mailed.
The 1st Installment is due DECEMBER 1, 2015.

Thank you!



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.

SECTION 1			
325 Royal Arch	<i>Marjorie Wurster</i> Contact John Wurster 831-479-0478 831-239-3379 (cell)	\$250,000	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.
532 St. Ambrose	<i>Ted Keller</i> Mark Zevanove, Agent 831-588-2089	\$225,000 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			
289 The Royal Arch	<i>Andrea Ames</i> Allan Melikian, Agent 831-588-4901	\$234,500	2BR+Office, 1 ½ BA, Very Large, usable lot. Lots of storage, garage, newer roof, septic. Financing possible. Inspection reports available. Call Allan to see.
293 The Royal Arch	<i>Jerrold Largin</i> 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	<i>Tripura Anand</i> 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>
387 Hiram Road	<i>Robert Wunce</i> 831-425-1616 Robert 831-425-7760 Robertsilversmith@sbcglobal.net	\$649,999	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.
405 Consistory	<i>Greg Bishop</i> 209-202-7286	\$155,000	Diamond in the rough!! 1 BR, 1 BA with lots of potential, well located in Section 2. Well appointed kitchen with fireplace in the living room. Needs some TLC.
SECTION 3			
200 Keystone	<i>Alcinda Walters</i> 831-428-2431	\$850,000	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!
SECTION 4			
616 St. Augustine	<i>George M. Saam</i> 423-1778 or to see T. Anand 420-1008	\$332,000 Sale Pending	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.
620 St. Augustine	<i>Gary Hursh</i> 916-481-1944 (home) 916-481-9426 (office)	\$449,000 Price Reduced 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	<i>Greg Laskey</i> 831-458-0343	\$475,000	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

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SECTION 6			
177 St. Bernard	Garrett Lenz 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.
186 St. Bernard	Roger Hanney 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.

From the Mailroom:

Please pick up your mail daily. During the holiday season, the boxes get extremely full and it is difficult to fit all the envelopes received into them. By retrieving items daily, you're truly helping the mail distribution team!!



A lot of problems would never be problems...if we could learn to talk TO each other instead of ABOUT each other.

PPMC MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<u>MEMBERS</u>			
Karyn Ryan	10/14/2015	George Saam	616 St. Augustine
<u>ASSOCIATE MEMBER</u>			
Jerrold Largin	09/29/2014	Greg Wheatley	284 Keystone Way
Wendee Thomasson	07/15/2015	Richard Sturgeon	276 Keystone Way
Zachary Russell Caldwell	07/24/2015	Sandra Caldwell	459 York Avenue
<u>ALT. ASSOCIATE MEMBER</u>			
Carol Karmakar	08/14/2015	Dana Hope	178 St. Bernard
Charles Backman	09/11/2015	Julia Chambelain	330 Royal Arch
Sarah Dell'Aquila	09/22/2015	Karen Friedman	126 Keystone Way
Ryan Duty	10/02/2015	Julie Radder-Duty	531 St. Ambrose
Mark Zevanove	10/08/2015	Louis Zevanove	275 Keystone Way
Chandra Thompson	10/15/15	William Thompson	147 St. Alban

**Mark Zevanove Presents:
3 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

179 St. Bernard

5 BR, 1 BA 1736 Sq Ft. Improvement. Large home on the River. Unique floor plan. Can build new 1735 Sq Ft home on site. Located on two lots. Call agent Mark Zevanove for showing.

Offered at \$210,000



Licensed since 1978 with over \$250,000,000 in sales - Servicing Paradise Park Masonic Club and all of Northern California

Since June 2011, Mark Zevanove has sold the improvements at the following addresses:

190 St. Bernard	703 St. John	265 Keystone	182 St. Bernard
140 St. Alban	183 St. Bernard	679 St. Paul	585 Keystone Way
116 Keystone Way	252 Keystone Way	645 St. Augustine	113 Keystone Way
652 At. Augustine	284 Keystone Way	699 St. John	422 Joppa
184 St. Bernard	417 Joppa	463 York	462 Eastern Star
169 St. Bernard	383 Hiram	159 St. Victor	145 St. Alban
505 Amaranth	604 Keystone Way		

These sales have generated \$130,000 for the Park in initiation fees