

PARADISE PARK MASONIC CLUB, INC.
211 Paradise Park
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL

MAY 2019





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www.ppmc-sc.org

PRESIDENT’S MESSAGE

During May we moved the Board Meeting to the Labor Day weekend so that more members might have the opportunity to come to the board meeting and participate in the Open Session. We were pleasantly surprised with the awesome turnout as every chair was filled. A few members were even standing in the back for the meeting. Thank you for your participation, it was great to see so many faces that do not normally attend one of our meetings.

We also held the Annual “Candidates Night” on the same weekend. Joe Moya, Verdie Polizzi and I were peppered with questions about how we see the future of Paradise Park, our philosophy of governance and other questions related to our financial situation, Washington Pathway, needed road work and other points of interest to those in attendance. The large crowd was engaged, inquisitive and interested in our thoughts. Great to see the so many faces.

Our Park Manager, Steve, had planned for a work party to focus on the covered bridge but unfortunately the weather did not cooperate and instead individuals worked on cleaning up their improvements and getting their allotments ready for the summer months. That brings me to the theme for this newsletter.

There are several allotments within the park that are in a blighted state of disrepair. **THEY NEED YOUR ATTENTION.** Homes that look unattended are an attraction to homeless or vagrants who may wander through the park. They are an attractive nuisance to someone who might have bad intentions or simply be looking for shelter. They also look for vehicles that look abandoned on our improvements. That would include vehicles without current registrations. I have asked our Park manager to make a list of improvements or vehicles that appear to him to be blighted. Then a board member will review his list and we will then notify the owner and ask how this issue can be quickly corrected.

With all that being said, let’s have a great summer in Paradise Park, let’s enjoy the beauty of the park, let’s assist our neighbors whenever we can, let’s wave at each other when we pass and let’s drive safely and slowly in the Park.

Fraternally,
Frank Haswell

“If one by one we counted people out for the least sin, it wouldn’t take us long to get so we had no one left to live with. For to be social is to be forgiving”

Robert Frost



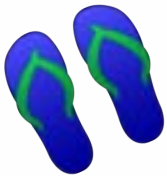
MONEY MATTERS

As my 2-year term as your CFO starts to come to a close, I've been thinking about some of the HUGE financial accomplishments the Board has made on behalf of the Membership, and I'd like to share those with you here...

- In the last 23 months, past-due accounts have been reduced by over \$150,000! With the help of the Membership approval of the "financial suspension" bylaw in 2017, the Board has been able to enforce collection on accounts with great success.
- After a lot of research and discussion with the Membership, the Board has also started correcting some of the deferred maintenance around the Park by putting our Reserve Funds to work — the Office is getting a new roof, Keystone Way will be re-sealed late this summer, the Social Hall floor got some much-needed repairs, and we will have two functioning fire suppression vehicles shortly (one of which will be able to cross the Covered Bridge!).
- The Board has also replaced four vehicles, and the costs involved in maintaining them (i.e., insurance, fuel, registration, repairs, etc.) with a truck, trailer, fire gator and a maintenance gator. The Board chose not to replace 1-for-1 vehicles, or to spend the monies to do so, but have still managed to offer the same services to the Membership at a much lower cost over time.
- As of the writing of this message, we have approximately 9 Members who are behind on their financial obligations to the Park. While having anyone late on their payments is not the expectation, this number is down from the 38 (owing almost \$180,000) I inherited in 2017.

My hope is that the Membership and future Directors will continue this trend. It's the responsibility of ALL of us to ensure the financial solvency of PPMC.

Verdie



Happy Summer!!



PARK-WIDE YARD SALE

Saturday, July 6th
9:00am – NOON

*Time to get rid of all your clutter!
One person's trash is another's treasure!!*

***Let the Office know if you plan to participate
— a list will be published for shoppers***



APPROVED Board of Directors OPEN Session Minutes

APRIL 20, 2019—9:32 a.m.— Small Social Hall

1.0 OPENING ITEMS

- a) Roll Call: Vice President Bruce Wildenradt, CFO Verdie Polizzi, and Director-at-Large Mark Gienger present. President Frank Haswell and Secretary Clora Johnston absent. 17 Members signed in.
- b) The Invocation was given by, and the Pledge of Allegiance was led by Bruce Wildenradt.
- c) Consideration of Late Additions to the Agenda;
 - 1. Septic Tank at the Picnic Grounds
 - 2. ERT Committee/ Fire Brigade
 - 3. Back Gate
- d) Reports from Executive Meeting – Verdie Polizzi read minutes. Executive minutes read & approved- March 23rd, 2019. Motion to approve- Verdie Polizzi. Second- Mark. Passed 3-0.

2.0 DIRECTOR REPORTS

a) Manager’s Report - Steve Reporting that he and his crew are getting ready to open the Green Waste sites throughout the Park. Some sites may be changes to accommodate the Park’s new dump trailer and use of it. Steve encouraging all to use designated spots. Please do not dump in random spots. Steve will inform all when sites are open. New Green Waste system will require new ideas. Steve open to new options where Members reserve the use of the new dump trailer for use at neighborhood cleanup situations. Steve or Crew would drop of the trailer for filling, then remove it and take to dump. Lots of options for use.

Steve also reporting that the new Park Pickup truck has been purchased and is in use. The new utility vehicles and the Utility fire vehicle should be arriving at the end of the month.

b) President’s Report-Frank Haswell not in attendance - no report.

c) CFO/Treasurer’s Report – Verdie reporting that 4 Members will be suspended for nonpayment of TADS. 8 remain from December of last year for Non payment for a total of 12. Verdie emphasizing that the “repeat Offenders” need to be addressed. Members that are continually late or don ‘t pay.

Verdie reporting that the Account Receivables are way down. Board has been working to remove many old debts. Books are improving greatly.

Verdie reporting that 1/3 of our budget goes to Park Water bill. Park needs to take a long hard look at priorities and think about possible assessment increase to help cover the water bills. Problem is that we as a Park are using less but costs are going up. Member Robert Wunce asking if now the time for the Park to go to individual water meters throughout. Extensive opinions and discussion with more to follow in the future. Possible solution to water bill costs and problems.

d) Other Directors – None.

3.0 COMMITTEE REPORTS

a) Accommodation & Accessibility - Committee Chair, Fred Dunn-Ruiz reporting that the septic tank needs to be approved by the city. Bid was given to the Park of \$7500.00. Member Sharon Simas again asking why 3 bids weren’t sought. Board agreeing and now asking that 2 additional bids be received. Members discussion on possible alternative options for the Picnic Ground bathrooms ranging from temporary mobile type and removal of existing building to complete replacement.

b) Budget – No report

c) Building – No report

d) Bylaws - Committee continuing to work as to not lose momentum when the new Board is decided. Accomplishing a lot.

e) Covered Bridge– Manager Steve reporting that he is planning a Memorial Day clean up which will include the cleaning of the covered bridge this year. Memorial cleanup to be May 27th-29th. Sharon Simas reporting that our insurance Agent, Britt Thompson is looking into the possibility of getting a Grant for the covered Bridge. Simply researching grant availability.

f) ERT– Chairman Dick Lovelace reporting that the committee has been extremely active with 12+ emergency calls. Dick encouraging all members to be safe! 3 Members of the committee have been recertified, 2 more to follow. 12 people were trained in CPR and the use of an AED machine last weekend, including office and crew staff. CERT training is open to any and all park residents. Dick still encouraging new Members to get involved. Always a need for younger, healthier members to join.

APPROVED Board of Directors OPEN Session Minutes

APRIL 20, 2019

3.0 COMMITTEE REPORTS Con't.

- g) Historic – No report
- h) Insurance - Committee Chairperson Sharon Simas reporting that they expect to receive premium reimbursements for the Park vehicles that have been traded in. Also looking for recommendations for possible new insurance carriers. Sharon encouraging all Members to be aware that insurance agencies have been known to drop Members' homeowner's insurance due to Park location. PPMC is a difficult location to insure due to fire and flood dangers. This information should be included in new Member orientations and in upcoming bulletins.
- i) Long Range Planning – No report
- j) Orientation - No report
- k) Recreation – No report, committee did not meet.
- l) Staking Committee - No Report, 3 Stakings up for approval.
- m) Tree – No report, 0 tree requests received, therefore the Committee did not meet this month.

4.0 UNFINISHED BUSINESS

- a) Board has received a bid from Earthworks for \$2500.00 for the removal of roots prior to the resealing of Keystone Way. 2 bids were received last month for the actual resealing. Motion made by Mark to approve both the root removal and resealing of Keystone Way bids from Earthworks. Second by Bruce Wildenrad. **Passed 3-0.** Manager to notify all Park Residents prior to work being done.
- b) The Annual Meeting will be at the held in The Social Hall this year, not the Picnic Grounds. All are encouraged to attend this important PPMC event. 1:00 pm Saturday July 6th, 2019. The Board deciding the costs of the annual picnic to be picked up by them. Board to pay for hot dogs, hamburgers etc. With Members bringing their own beverages. All in agreement.

5.0 NEW BUSINESS

- a) Fence R&P proposal – 2nd submission from Bylaw Committee. Motion made by Verdie to approve inclusion of proposal on 2019 Ballot. Second by Mark. **Passed 3-0.**
- b) Assessment increase Bylaw proposal - Last increase was many years ago Changed to \$32.00 per 100 Ft. Proposal changes to \$38.00 in the next 5 years, adding wording “commencing 2019”. Still assessed on square footage of allotment. Board noting that cost of living increases has not occurred, and amount will be capped at \$38.00. Motion made by Verdie to have inclusion of the proposal on the 2019 ballot, with additional wording as listed above. Second by Bruce Wildenrad. **Passes 3-0.**
- c) Death of a Member Bylaw proposal - Clarification of Bylaws. Needed so Corporation is not left out of the loop when Members die. Necessary to have specific notification of passing. There is a definite need for the Allotment to be clear and free of debt before transferring to Associate or Alternate Associate Member. Board also reminding all that it is a requirement that All Associate and Alternate Associate Members turn in a dues receipt, not just the Member. It is up to the Member to get their collective members to turn theirs in. Members noting that not all Lodges and Chapters are issuing dues cards. Many have gone to a credit card type that uses information electronically. PPMC will need to figure out how to deal with this issue in the future as things evolve and change at the Chapters and Lodges. Motion made by Verdie Polizzi to include Death of Member change to 2019 Ballot. Second by Mark Gienger. **Passed 3-0.**
- d) Guest/Visitor R&P proposal - Current R&P read by Verdie Polizzi. Board is concerned that there are a lot of people in the Park that are not collective members. Basic goal is to know who is in the Park. Board reminding all that it is still necessary for Members to call the Office and let the Park know who may be visiting your allotment. Extensive discussion among Members present regarding this subject. All in favor of knowing who, exactly, is in our Park. Motion made by Bruce Wildenrad to include proposal on 2019 ballot. Second by Mark Gienger. **Passed 3-0.**
- e) Privilege of Allotment – Proposal read by Verdie, and change discussed. Motion made by Verdie Polizzi to include proposal to the 2019 Ballot as written. Second by Bruce Wildenrad. **Passed 3-0.**

APPROVED Board of Directors OPEN Session Minutes

APRIL 20, 2019

5.0 NEW BUSINESS Con't.

- f) Stakings presented to Board for review and vote
 - 1. 451 York Ave – no objections received. Motion by Mark Gienger to approve. Second by Verdie Polizzi. **Passed 3-0.**
 - 2. 592 Keystone Way – no objections received. Motion to approve made by Mark Gienger. Second by Verdie. **Passed 3-0.**
 - 3. 648 St. Augustine- Verification only. **Passed 3-0.**

- g) Picnic Grounds septic – need additional bids, **tabled to May meeting.**
- h) ERT reorganization – **tabled to May meeting.**

i) Back gate - Mark Gienger reporting on the meeting that was held with the City and County officials. They will not address the repair of Ocean Street Extension for a long time. Our non-use of it is having no effect to get the repairs done sooner. Board considering reopening the back gate for use in both directions (entrance and exits). Would require the use of a remote control (clicker) as opposed to using a punch in code system. Board believes that Clicker use offers higher security. A lot of people are given the code who shouldn't be allowed to get it. With the use of clickers, this wouldn't be so. Clickers are available now in the office for a fee of \$23.00. Motion made by Verdie Polizzi to reopen the back gate to two-way traffic with use of clickers effective Monday April 22nd, 2019. Second by Bruce Wildenrad. **Passed 3-0.**

6.0 OPEN FORUM

Member Kayla Johnson encouraging all to be involved in the upcoming Park wide yard sale but please don not put giveaways on the streets! If you have junk to get rid of, please do it correctly.

Member Dick Lovelace commenting on the closure of the Santa Cruz Homeless encampment known as “Camp Ross”. Dick proposes that when this camp is closed by city officials, that we as a Park, have a PPMC Gate Check as a security measure and to send a strong message to the homeless that we will be checking our Park Entrance. Dick proposing the Gate check to take place on the weekend of May 3rd. All in agreement and in favor of this idea. Sign up for Gate Check will be in the office.

Member Fred Dunn-Ruiz critical of late Bulletins. Would like to see a summary of actions. Board also instructing all to get any information that they want included in the bulletin to the Office by the Tuesday following the most recent Board meeting to ensure inclusion.

Member Fred Dunn-Ruiz also questioning the new fundraising form. Wanted clarification of its use. Board CFO explains that it is a simple way of tracking funds and monies.

Manager Steve reminding all that when pulling up to the Back Gate of PPMC, to be aware of those trying to get in behind you, or upon your exit, without using a clicker. Help to keep the Park secure. If there is someone that doesn't belong to our Park, please don't let them in upon your exit. Steve reminding all to be vigilant as far as our security goes.

Member Pat McDonald inviting all interested Members to attend an “Beach Blanket Babylon” In San Francisco on August 11, 2019, courtesy of the Wild Lilly Chapter. Tickets and transportation to run \$90-\$110. Anyone interested please contact Pat.

7.0 ADJOURNMENT - Bruce Wildenradt asking for any further input, none received. Meeting adjourned at 12:04pm.



**Saturday,
July 6th
1:00pm
Social Hall**



OPEN SESSION HIGHLIGHTS

May 25, 2019

UNFINISHED BUSINESS

- Steve received and submitted two additional bids to replace the damaged septic tank at the Picnic Grounds. The Board voted to unanimously approve the bid from A+ Construction at remove and relocate the tank for &7,500. An additional motion was made and unanimously approved to have the contract to be paid for with the Handicap Accessible Bathroom Funds. As this is the Park's busiest season, a temporary accessible restroom has been placed in the Picnic Grounds.

NEW BUSINESS

- No new business was presented by the Board.

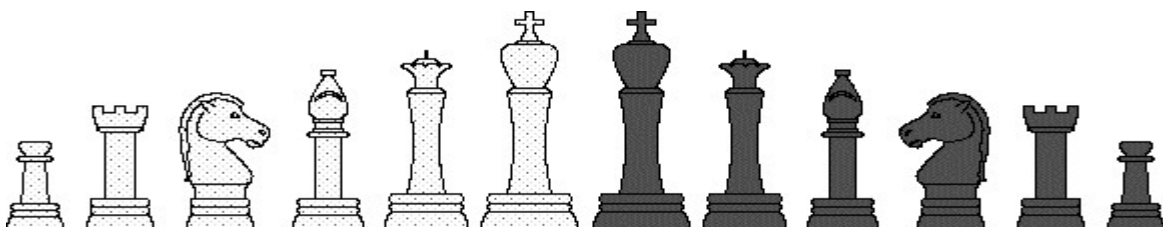
OPEN FORUM

- The Community Garden is up and growing, with 3 boxes still available.
- The status of Washington Pathway was discussed — Long Range Planning Chair, Sharon Simas, said she would have the committee look into a possible solution to the matter.
- Member Elizabeth Arzouni protested her November 2018 fine, requested the money be returned and her membership be reinstated in good standing, and read aloud the letter she received from the Board regarding a time/date to set up a Meet and Confer. Member reassured that her membership is in good standing. Attendees asked Member to give Board date/time—Member unable to give that information without checking her calendar. No resolution made.
- Blue tarps discussed. Members in attendance recommended **Board Policy** to be put into place with regard to tarp usage. Board made motion, additional discussion was had, Board then voted unanimously to put Policy into place—**only brown or green tarps are to be used.**

CHESS PLAYERS!

IF YOU WOULD LIKE TO PLAY CHESS OR FORM A CHESS CLUB

PLEASE CONTACT
BEN KUCKENS
350 CRYPT LANE
(ACROSS FROM THE PICNIC GROUNDS)
650-796-7584
bengk@att.net



2019 BALLOT PROPOSALS

BYLAW PROPOSALS

1) Assessment

CURRENT BYLAW:

ARTICLE IV, Section 1 Membership Fees, Subsection C.4 currently states:

4. The assessment rate shall not exceed Thirty-two Dollars (\$32.00) per one hundred (100) square feet nor shall the Assessment Rate be increased more than Two Dollars (\$2.00) per one hundred (100) square feet from the previous year.

PROPOSED CHANGE:

4. The assessment rate shall not exceed ~~Thirty-two Dollars (\$32.00)~~ **Thirty-eight Dollars (\$38.00)** per one hundred (100) square feet nor shall the Assessment Rate be increased more than Two Dollars (\$2.00) per one hundred (100) square feet ~~from the previous year~~ **every other year commencing 2019.**

2) Reserve Plan

CURRENT BYLAW:

None

PROPOSED ADDITION:

ARTICLE XIII RESERVE PLAN

The members of PPMC hereby establish a Reserve Plan, consisting of a Reserve Policy, Reserve Study, and Reserve Fund.

RESERVE POLICY—The stated policy of this Reserve Plan is to provide for the maintenance, repair and replacement of Paradise Park Masonic Club corporate physical assets as identified by the Reserve Study; to provide for a means of accumulating funds for that purpose; and, except as provided herein, to assure that the accumulated monies in the Reserve Fund are only used for the intended purposes expressed herein.

RESERVE STUDY—The Reserve Study is an established listing of PPMC corporate physical assets. The purpose of the Study is the identification, evaluation, maintenance assumptions, and estimation of the remaining useful life, of all corporate assets. The Study shall be professionally updated annually.

RESERVE FUND—The Reserve Plan is funded by 90% of new member initiation fees, and by other sources of funding as approved by a vote of the Membership. Reserve Fund monies shall be held separate from any other Park funds, and held in insured accounts. An annual reporting of Reserve Funds acquired and spent will be presented to the Membership by the Board at the Annual Meeting.

BYLAW PROPOSALS Con't.**3) Death of Member**CURRENT BYLAW:

Article III Membership, Subsection 20 states:

20. DEATH OF MEMBER - Upon notification of the death of a Member, the Board shall cancel the deceased Member's Membership in the Corporation. Upon presentation of an original Death Certificate and if there is an Associate Member or Alternate Associate Member named, the Board shall issue a new Membership Certificate without fee. At the death of a Member, the Associate Member shall become the Member. If the Associate dies at the same or near time as the Member, the Alternate Associate shall become the Member.

PROPOSED CHANGE:

20. DEATH OF MEMBER - Upon ~~notification of~~ the death of a Member, **immediate family and/or Executor of the Estate shall notify the Board, in writing, of said death within 30 days and shall provide the Corporation with a certified death certificate within 90 days of date of death. Upon notification, the** Board shall cancel the deceased Member's Membership in the Corporation. **Prior to any transfer of membership, all outstanding indebtedness to the Corporation must be paid in full.** ~~Upon presentation of an original Death Certificate and~~ **if there is an Associate Member or Alternate Associate Member named, and all requirements listed in Article III, Section 22 (Eligibility-Inheritance) are met,** the Board shall issue a new Membership Certificate without fee. At the death of a Member, the Associate Member **or Alternate Associate shall may** become the Member **contingent upon membership eligibility.** ~~If the Associate dies at the same or near time as the Member, the Alternate Associate shall become the Member.~~

4) Privilege of AllotmentCURRENT BYLAW:

ARTICLE III Membership, Subsection 15 currently states:

15. **PRIVILEGE OF ALLOTMENT** - As long as a Member is in good standing, the Member shall have the exclusive right to the use of his or her designated allotment, contingent upon compliance with these Bylaws and allowing reasonable access to designated common areas. However, nothing contained herein, shall be construed to prohibit the Board from having the right to limit and restrict a Member's use of his or her allotment, which use, in the discretion of the Board, is determined to be detrimental to the best interests of PPMC. Each Collective Member is responsible for informing all persons using his or her allotment, as well as all property of PPMC, of the requirement to adhere to and comply with these Bylaws and the Rules and Procedures of PPMC. A Member is responsible for the actions of his or her family members and guests.

PROPOSED CHANGE:

15. **PRIVILEGE OF ALLOTMENT** - As long as a Member is in good standing, the Member shall have the ~~exclusive right to the~~ **general** use of his or her designated allotment, contingent upon compliance with these Bylaws and allowing reasonable access to designated common areas. However, nothing contained herein, shall be construed to prohibit the Board from having the right to limit and restrict a Member's use of his or her allotment, which use, in the discretion of the Board, is determined to be detrimental to the best interests of PPMC. Each Collective Member is responsible for informing all persons using his or her allotment, as well as all property of PPMC, of the requirement to adhere to and comply with these Bylaws and the Rules and Procedures of PPMC. A Member is responsible for the actions of his or her family members and guests.

R&P PROPOSALS

1) FENCES

CURRENT R&P:

6. Fences

6.01 The Board of Directors must approve the construction of any new fence, latticework, privacy screen or barricade. Any Member who wishes to construct such a fence must submit proposed plans or drawings to the Board as to the specific details of the proposed action.

PROPOSED CHANGE #1:

6. Fences **on Allotments**

6.01 The Board of Directors must approve the construction of any new fence, latticework, privacy screen or barricade (**hereby known as a “fence”**). Any Member who wishes to construct such a fence must submit proposed plans or drawings to the Board as to the specific details of the proposed action.

A. No fence shall:

1. be considered an allotment boundary marker, as is referenced in PPMC Bylaws, Article III, Section 19, Allotment Boundaries;
2. be anchored to the ground and shall be moveable by an average person;
3. exceed 4' in height at its highest point measured from the ground; or
4. face a street.

B. Fences must:

1. be moveable by an average person;
2. be constructed with wood or composite material; and
3. be stained or painted a natural color of woodland hues.

All fences shall resemble one of the 3 options as illustrated in the building packet.

Any existing fences that do not meet the above criteria will be allowed to remain until they fail or want/need to be replaced, at which point it must follow this Rule & Procedure.

PROPOSED CHANGE #2:

6. Fences **on Allotments**

6.01 No new fences shall be constructed on allotments. The Board of Directors reserves the right to make an exception in the case of:

- A. a hazardous downward slope (i.e., a drop-off); or
- B. a prolonged, mediated, neighbor dispute.

In either of these exceptions, the following requirements must be met:

C. No fence shall:

1. be considered an allotment boundary marker, as is referenced in PPMC Bylaws, Article III, Section 19, Allotment Boundaries;
2. be anchored to the ground;
3. exceed 4' in height at its highest point measured from the ground; or
4. face a street.

D. Fences must:

1. be moveable by an average person;
2. be constructed with wood or composite material; and
3. be stained or painted a natural color of woodland hues.

All fences shall resemble one of the 3 options as illustrated in the building packet.

R&P PROPOSALS Con't.**2) USE OF ALLOTMENT****CURRENT R&P:****1. Use of Allotment**

1.02 Family Members' Rights- A Member's family shall be entitled to all the privileges of PPMC, except voting. A Member's family shall be defined as his or her immediate family, which includes spouse, children, parents, grandparents, grandchildren, siblings, and domestic partners. No person under 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis. Family Members making Paradise Park their primary residence for more than one year, when the Member lives elsewhere, must have a Masonic affiliation.

1.03 Visitor(s)- A Visitor is someone who stays with a Collective Member for any period of time. A Collective Member shall be entitled to as many visitors at one time as may be conveniently accommodated on his or her allotment. (6/09)

1.04 Guest(s)- A Guest is anyone occupying an allotment, other than the member of a Collective Member's immediate family, when the Collective Member is not present. (6/09)

1.05 Guest Privileges - Prior to the arrival of any guests, the Member is responsible to report the arrival of their guests to the Park Office, indicating the duration of stay, names of guests, and contact information. The Member shall provide the guests with a copy of the PPMC RULES AND PROCEDURES – QUICK REFERENCE PAGE. Guests must display a parking permit, provided by the Member, while in the Park. Guest Privileges shall be limited to no more than 30 days, without Board approval. (7/18)

PROPOSED CHANGE:**1. Use of Allotment**

1.02 Family Members' Rights Privileges - A Member's family shall be entitled to all the given privileges of within PPMC, except voting. A Member's family shall be defined as his or her immediate family, which includes spouse, children, parents, grandparents, grandchildren, siblings, and domestic partners. No person under 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis. Family Members making Paradise Park their primary residence for more than one year, when the Member lives elsewhere, must have a Masonic affiliation.

a. Visitor privileges shall be limited to no more than 90 days, without Board approval when a collective member is not in residence.

1.03 Visitor(s)- A Visitor is someone a non-family member who stays with visits a Collective Member for any a period of time. A Collective Member shall be entitled to as many visitors at one time as may be conveniently accommodated on his or her allotment. (6/09)

a. Visitor privileges shall be limited to no more than 90 days, without Board approval.

1.04 Guest(s) - A Guest is anyone occupying an allotment a Member's improvement, other than the member of a Collective Member's immediate family, when the a Collective Member is not present. (6/09) (07/2019)

a. Guest privileges shall be limited to no more than 30 days, without Board approval.

b. Prior to the arrival of any guest, the Member is responsible to report the arrival of their guests to the Park Office, indicating the duration of stay, names of guests, and contact information.

c. A Member may request extended guest privileges for an immediate family member while the guest attends local colleges or universities. The Member must re-apply annually for continued guest privileges.

~~**1.05 Guest Privileges** - Prior to the arrival of any guests, the Member is responsible to report the arrival of their guests to the Park Office, indicating the duration of stay, names of guests, and contact information. The Member shall provide the guests with a copy of the PPMC RULES AND PROCEDURES – QUICK REFERENCE PAGE. Guests must display a parking permit, provided by the Member, while in the Park. Guest Privileges shall be limited to no more than 30 days, without Board approval. (7/18)~~

R&P PROPOSALS Con't.

3) RESERVE PLAN

CURRENT R&P:

None

PROPOSED ADDITION:

22. RESERVE PLAN – In accordance with PPMC Bylaw XIII, Sections 1-3, this Procedure defines the function and operation of the Reserve Plan.

22.01 All spending of Reserve Funds must be in accordance with the parameters laid out in the Reserve Study. The PPMC Board of Directors maintains all responsibility for the spending of Reserve Funds.

22.02 In the event of a Board-declared emergency, Reserve Fund monies may be borrowed and shall be repaid within one calendar year from the date of borrowing. The Membership shall be informed of the use of funds at the next stated meeting of the Board of Directors and in the next monthly bulletin. The initial recourse for repayment will be by a Reserve Plan Special Assessment of the Membership. If the vote for the Assessment fails, the Board of Directors will be forced to seek funds from lending institutions.

4) FUNDRAISING

CURRENT R&P:

None

PROPOSED ADDITION:

23. FUNDRAISING - All fundraising for PPMC must be approved by the Board of Directors prior to the fundraiser.

23.01 Fundraising Form – Obtain the Fundraiser Form at the Office. Complete the top portion of the form and submit it to the Board of Directors for approval.

23.02 Advertising – All advertising must state purpose of fundraiser. Signage stating purpose of the fundraiser shall be posted at the event.

23.03 Fundraising Monies – Income and expenses shall be tracked using the Fundraiser Form. All cash and checks raised, and receipts for expenses shall be submitted to the Office with the completed form within one week of the event. Any expenses shall be reimbursed to the event coordinator no later than 14 days of receipt of the Fundraising Form and supporting documentation. After the completion of the proposed project, with input provided by fundraising group/committee, any excess funds raised shall only be spent for other Board approved PPMC recreational purposes. **No monies received from the fundraiser shall be deposited into any personal accounts.**

2019 BOARD CANDIDATE

VERDIE POLIZZI

696 St. Johns Ave — Section 4

FAMILY: My husband, Steve, and I have 3 adult children, 2 younger sons (they're usually seen riding around the Park with their "crew"), and a grandson. My mom, Diana Cook, also lives in PPMC in the Powderhouse.

PARK MEMBER SINCE: My grandparents purchased our original family cabin at 526 St. Ambrose in 1957, so I'm a 3rd generation Member in the Park. Originally, I joined as a Member in 1993 and raised my kids in Paradise before moving out of state. I returned to California in 2013 and in 2016 applied for, and was blessed with, Membership again.

ASSOCIATE MEMBER: My daughter Lyndia, a future 4th generation Member, is currently applying for Associate Membership. She and her brother both grew up in Paradise Park, and have a great appreciation for our community.

MASONIC AFFILIATIONS: As a 3rd generation Masonic affiliate, and child of a Master Mason and Shriner (1999 Potentate), and an Eastern Star and Amaranth mom, I joined Valley Star Chapter #141 in 1986 (shortly after turning 18).

EDUCATION: I graduated from Willow Glen High School in San Jose in 1986, and as a single mom raising 2 teenagers and working full-time, I also studied Nursing in 2003/2004 in Colorado.

CAREER SUMMARY: While not a "career", I grew up in a business-minded family with CEO and CFO parents who owned and ran a commercial printing company. At approximately 8 years old, I learned how to manage the business's general ledgers ("the books") and all aspects of bookkeeping. I was raised with business sense and a hands-on understanding of the responsibilities involved with running a corporation.

I've had an array of professions over my 35+ years of employment. In my youth, I worked in retail as a vault employee, doing heavy cash handling, preparing deposits, bookkeeping and being responsible for maintaining records regarding the monies received and distributed for the company. So at an early age, I was putting my accounting skills, attention to detail, confidentiality, and multi-tasking abilities to work.

Later, I spent many years serving our country as a Department of the Army civilian employee, initially as a Medical Support Assistant in an Emergency Room while I attended Nursing school. Later in my Federal career, I worked for the Office of the Staff Judge Advocate (JAG) and the Special Assistant US Attorney (SAUSA). I finally found my "calling" when I decided to attempt Emergency Services Dispatching, and fell in love with it! As such, I was able to put my legal and medical experience/knowledge to work while having the honor of working with law enforcement, firefighters, and ambulance crews for approximately 9 years. These positions required maintenance of confidential documentation, adherence to strict federal regulatory requirements, knowledge of legal procedure, the ability to effectively research local/state/federal law, preparation of witness questioning for the SAUSA, and the ability to manage meetings with public officials in professional hospital and legal settings.

Continued on next page...

VERDIE POLIZZI

OTHER RELEVANT EXPERIENCES: As your 2017-2019 CEO/Treasurer, I've reduced the outstanding Accounts Receivable owed by the Membership by over \$130,000 (from almost \$180,000) and have made it my mission to ensure open, honest lines of communication with the Membership regarding our money and how it's being managed. I honor and follow our bylaws, and while it hasn't made everyone in our community happy, have followed-through with holding the membership responsible for doing the same. I've worked closely with the Park Bookkeeper to ensure the entire Board has a true picture of the Park's resources, accounts, and budget status. While serving, I like to think I've represented the Park in legal matters with professionalism and tact. I've worked directly with Corporate Counsel, mediators, and other attorneys to manage 5 potential/threatened and existing lawsuits and have attended every Court hearing and mediation the Board has been tasked with since joining the Board. I've also done extensive research about each of these matters to ensure I had the information needed to make good choices for the Corporation and Membership.

REASON FOR RUNNING: After serving the Membership for almost 2 years, I'd like to continue the forward progress being made with ongoing continuity. I learned very quickly after being elected, that it would take a while to truly get my "feet wet". After the first year, I finally felt comfortable in my position and have spent the second year fixing the issues I discovered while learning my "job". I would very much like to continue the trends of reducing the outstanding debt to the Corporation, keeping the Membership informed about the status of the Park finances, and improving our community.

WHAT DO YOU BELIEVE TO BE THE FUNCTION OF THE BOARD? The Board is entrusted by the Membership to make good, just, educated decisions for the Corporation. When one volunteers to become a Director, they need to be willing to live up to their promise to: do the research needed to make educated decisions; attend Committee meetings, Board meetings, Court hearings, mediation, Town Halls, etc.; be open and honest with the Membership; and understand that "Board Director" isn't just a title – it's an honor granted by our fellow Members who put their trust in us to do what's in the best interest of the Corporation.



2019 BOARD CANDIDATE

JOE MAYO

PARK ADDRESS: 568 King Solomon

RESIDENCE ADDRESS: 5614 N. Indian Bluff Road, Spokane, WA 99224

FAMILY: Wife- Janet. Parents – Joe and Lynda Mayo (Lynda Park Member since 1996 at 521 St. Ambrose – Lynda’s parents were Park Members from 1955-1996). Brother – Jim (Mason since the early 1980s, sponsored by Jim Cook who was a Park member – he is the Alternate Associate Member on my Mother’s Park Membership).

PARK MEMBER SINCE: October 2018

ASSOCIATE MEMBER: None yet.

ALTERNATE ASSOCIATE MEMBER: None yet.

MASONIC AFFILIATIONS: Washington Lodge #20, Sacramento, CA (I have been a Mason since 1995)

EDUCATION:

Pacific Lutheran University 1983 (Tacoma, WA) – Bachelor of Arts – Major Economics, Minor Philosophy
Portland State University 1984-1986 (Portland, OR) – Post-Bac Accounting Program. Oregon Certified Public Accountant license issued 1991.

Willamette University College of Law 1993 (Salem, OR) – Juris Doctor. Licensed attorney in California (1993) and Washington (2000)

New York University School of Law 1993 (New York, NY) – Master of Laws (Taxation)

CAREER SUMMARY: (All dates are approximate, to the best of my recollection)

April 1986 – October 1987: Sherwin-Williams Co. Internal Auditor. Performed operational audits on all company owned stores in Oregon, Washington, Idaho, Montana, Utah, and part of Wyoming.

November 1987 – December 1988: Hyster Company. Internal Auditor. Performed financial audits on company owned factories (United States, Europe, South America), company owned forklift dealerships (Seattle, Portland, Fremont, Los Angeles, Memphis, Chicago, New Orleans), and distressed independent dealers (Phoenix, New York).

January 1989 – July 1990: Finance Manager (Controller) at corporate owned Hyster forklift dealership in Portland, OR.

August 1990 – December 1993: Law school.

January 1994 – December 1997: Solo law practice in Sacramento, CA. Adjunct Professor of Law at McGeorge School of Law in Sacramento, CA (Estate Planning).

January 1997 – August 1999: Small business owner, landscaping business. Orlando, FL.

September 1999 – December 2000: Workland & Witherspoon, PLLC. Associate Attorney. Legal research and writing, transactional and taxation planning and execution. Adjunct Professor of Law at Gonzaga School of Law in Spokane, WA (Deferred Compensation).

January 2001 – July 2002: LeMaster & Daniels, PLLC. Tax Manager. Tax and transactional planning for a large local Certified Public Accounting firm in Spokane, WA.

August 2002 – Present: Inland Fleet Services, LLC. Managing Member. Small business-to-business vehicle repair facility.

April 2004 – July 2007: Redwood Reliance Sales Company. Started as a consultant to assist with accounting problems in a Spokane, WA manufacturing facility. In July 2004 became Chief Financial Officer (CFO) for the Spokane, WA manufacturing facility and the Cotati, CA Peterbilt dealership. Responsibilities included all financial systems, including day-to-day accounting, cash management, financial planning and budgeting, capital budgeting, banking relationships, insurance management, human resources, for a multi-state operation with \$120,000,000 in annual sales and over 400 employees.

JOE MAYOCAREER SUMMARY Con't.

January 2006 – March 2009: Home Care of Washington, Inc. (HCOW) President and CEO. With a co-owner, I purchased this company in January of 2006. HCOW provided non-medical in-home services through eleven offices in Eastern Washington. When we bought the company, it had 650 employees and was generating nearly \$13,000,000 in annual revenue. We restructured operations and financial systems. When we sold the company, it had nearly 1,000 employees and was generating \$23,000,000 in annual revenue.

April 2009 – July 2011: Mostly retired, with investments in portfolio type assets and businesses.

April 2011 – Present: Managing Member and sole owner of the Falls Club bar and restaurant in Post Falls, ID. I have strong management here and I am not involved in the day-to-day operations.

August 2011 – Present: Managing Member and now sole owner of Pacific Coast Fiber Fuels, LLC. Manufacturing company that produces environmentally friendly, sustainable, and renewable heating fuel (wood pellets). We sell product to publicly traded national companies (Home Depot, Lowes, etc.). I have strong management here and I am not involved in the day-to-day operations.

March 2018 – Present: Managing Member. Company purchases and renovates residential real property. I am only nominally involved in the day-to-day operations of this company (primarily, I do the books).

April 2019 – Present: Managing Member. Companies own and operate a private country club in Oregon.

OTHER RELEVANT EXPERIENCES: That about covers it. Also, on a small scale, I have been the Treasurer for my Home Owners Association in Spokane for several years.

REASON FOR RUNNING:

I was born June 1, 1960 in Logan, UT during finals week when both of my parents were students at Utah State University. I spent the first three months of my life in my grandparents' cabin (521 St. Ambrose) while my Dad worked nights at FMC and my Mom went to San Jose State during the day. In September of that year, my folks returned to Logan. My Dad graduated from Utah State in 1961 and my folks returned to the Bay Area. My Mom graduated from San Jose State later that year. In 1967 my folks moved us from San Jose to Portland, OR. I have been in the Park for at least a few days every year since 1960. In 2018, I spent more than eleven weeks in the Park.

I love the Park. Many of my life long best friends are now 3rd generation members. I have the time and experience to contribute something to the Park, and now as a member, I can do so.

As noted in a few spots above, my businesses have strong management teams in place, thus it is not necessary for me to spend substantial amounts of time in those businesses. Consequently, I should have no problem personally attending board meetings or other park functions.

WHAT DO YOU BELIEVE TO BE THE FUNCTION OF THE BOARD?

It is not a question of what I "believe" the function of the board to be. This is simply a legal question; and the answer to that question has long been settled in corporate law throughout the United States, including California. The Board of Directors of any corporation, including a non-profit corporation like PPMC, is elected by its shareholders or members to operate the corporation. The Directors, individually and collectively, have fiduciary duties (such as good faith, care, and loyalty) to act in the best interests of the corporation (PPMC).

2019 BOARD CANDIDATE

FRANK R. HASWELL

Home Phone : 925-954-1716 Cell Phone 925-890-4974

1929 Frank R. Haswell and Ethel Galbraith purchased allotment in Paradise Park
Vance R. Haswell and Marian Force Haswell added to allotment as Member and Associate
Frank R. Haswell and Linda Ingalls Haswell added to allotment as Member and Associate
Laura Haswell St. Laurent added to allotment as Alternate Associate

Park Address: 527 St. Ambrose Ave.

Lifetime Member: Live Oak Lodge #81, F&AM Oakland, CA
Past President– Paradise Park Masonic Club

Former Employment:

TENNIS, TROPHIES & TEE TIME

Danville, CA 94526

Position: Owner since August 1998/Retired November, 2015

Coach: San Ramon Valley High School– Women's Tennis– Varsity Coach since 2004-05

San Ramon Valley High School– Men's Tennis– Varsity Coach since 2007-08

Tournament Director: EBAL Tennis Championships/4 Tournaments

NCS Tennis Management Committee 2010-Present

USTA NorCal Board of Directors 2011-2015

Other Pertinent Data:

Member:

Round Hill Country Club– Alamo, CA 20 Years

Board of Directors at RHCC– 2005-2009

Round Hill Tennis Club– Past President

Tennis Clubhouse Committee Chairperson from concept through construction

2011 Election Committee Chairperson

2011-2012 USTA NorCal Board of Directors– Appointee

Other Employment:

Stewart Enterprises– Vice President– Northern Region– 4 Years

Forest Lawn Memorial Parks & Mortuary– General Manager– 10 Years

Chairperson– State of CA Cemetery Board, Department of Consumer Affairs-9 Years

Treasurer– ICGA, International Trade Association-8 Years

Oakmont Memorial Park & Mortuary– General Manager– 1972-85

Graduate:

University of California, Berkeley– MBA 1974

Piedmont High School– Class of 1964

Military Service:

U.S. Army 1967-1969– Army Commendation Medal

Family:

Wife– Linda– 50 years and counting

2 Daughters, 1 Son, 5 Granddaughters

PPMC SOCIAL EVENTS
REGULARLY SCHEDULED EVENTS

KNITTIN' KITTENS meet the **1st Monday** of the month at 10:00 a.m. in the Small Social Hall and 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.

PICKLEBALL PLAYERS play on **Thursdays** at 10 a.m. and on **Sundays** at 1p.m. at the Section 4 courts. For more info, call Bill Laidlaw at 831/0818-9200

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 meets **Third Friday** of each month from 4 - 6 p.m.

SOCIAL HALL POTLUCKS will be held the 3rd Saturday of the month beginning with a social at 5:30 PM following with a dinner at 6:00 PM. Last Social Hall Potluck is in June. See below.

PICNIC GROUND HALL POTLUCKS begin in July 13th and will be held the each Saturday through the summer, with a social at 5:30 p.m. and dinner at 6:00 PM.

JUNE

WINE AND CHEESE meets Friday, June 14TH in the Social Hall 4 - 6 pm. BYO Beverage and a snack to share

SOCIAL HALL POTLUCK will be Saturday, June 15th beginning with a social at 5:30, with dinner at 6:00 PM. **HOST NEEDED**. Contact Tami Macdonald at tamimacdonald41@gmail.com or 831/425-5201.

JULY

SATURDAY, JULY 6: Park wide Yard Sale, 9-12, and Annual Meeting at 1:00 in Social Hall

SATURDAY, JULY 6 :ANNUAL MEETING 1:00 in the Social Hall

SUNDAY, JULY 7: All Wheels Parade at Noon and Annual Picnic at 1:00

WINE AND CHEESE meets Friday, July 19th in the Social Hall 4-6pm. BYOB beverage and a snack to share

PICNIC GROUND POTLUCK Saturday, July 13th beginning with a social at 5:30 and dinner at 6pm.

Bring your own dogs to BBQ, a dish for 12 to share, your place settings and a beverage of choice.

HOST NEEDED. Contact Tami Macdonald at tamimacdonald41@gmail.com or 831/425-5201.

LABOR DAY 2019 AUCTION
VOLUNTEER NOW!

Helpers are needed to:

Chair or Co-Chair the event
Solicit donations from merchants
Set up display tables
Collect money/Sell raffle tickets
Clean up after event

Manage donation inventory
Price donation values
Close silent auction display tables
Be an Auctioneer/Spot during live auction

Contact Fred at 831-426-6472 or dunnruiz@gmail.com



Member

Duncan Espinosa—489 Knights Templar

Associate Members

Zachary Caldwell—459 York Ave.

Larry Gilliland—149 St. Alban

Evan Schut—168 St. Bernard

Martha Miller– 134 St. Alban

Alternate Associate Members

Walker Williams—200 Keystone Way

MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<u>MEMBERS</u>			
Elizabeth Hayward	05/07/2019	Emily Hostettler	440 York Ave.
<u>ASSOCIATE MEMBER</u>			
Jesslin Crouch	03/21/2017	Shari Crouch	410 Keystone Way
George Kane	07/11/2017	Harry Kane	277 Keystone Way
Jane Ramsay	02/04/2019	KerriAnne Ramsay	574 Scottishrite
Margot Delgado	02/06/2019	Nason	373 Hiram
Bailey Gienger	04/09/2019	Mark Gienger	352 Crypt Lane
Nels Olson	04/16/2019	Bonnie Olson	630 St. Augustine
Kristin Harris	04/24/2019	Derek Olsen	177 St. Bernard
<u>ALT. ASSOCIATE MEMBER</u>			
Joy Kane	07/11/2017	Harry Kane	277 Keystone Way
Stacey Bracket	04/24/2019	Carol Taylor	415 Joppa

Improvements for Sale by Member as of June 4, 2019

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 improvement should be addressed solely to the seller.

SECTION 1			
440 York	Emily Hostetler Please Contact Jen Hostetler @ (831)251-6782 Emisidis@gmail.com SALE PENDING	\$339,000	Spacious 1700 Sq. Ft. 2 Bed, 1&1/2 Bath with 2 bonus rooms! Large attached garage with washer/dryer, workbench, shelving and pantry. Upstairs Master bedroom and on suite with Den, built more recently on a slab foundation. This relaxing home is nicely furnished, freshly painted with updated carpet. Wood burning stove and an office. Outside on the allotment: covered workspace with electrical outlet, side yard with patio set and space for 2 additional off-street parking spots. Most furnishings included. Jen Hostetler will show by appointment. Property sold "As Is".
451 York	Lisa and Mike Leong 831-457-8306 or 650-787-0586 ljscruz451@sbcglobal.net Mikelfire@att.net Owner Financing Available ** Please call for an appointment**	\$439,000	PPMC original redwood split log cabin (built in 1927) that's been updated into a move in ready 2 bedroom/1 Bath home including: Earthquake retrofitted foundation, fully insulated drywall interior, copper plumbing & new electrical, double pane windows & newer cellular shades, modern kitchen with granite countertops & dishwasher and a new propane heater. Large storage shed & detached laundry room with lots of shelving. Sunny backyard with vegetables garden beds & ideal space for outdoor entertainment. Sale includes: All appliances (including new front load washer and dryer) outdoor furniture and fire pit. Parking for 2 cars. Septic system just pumped and inspected. Professional photographs available on request.
505 Amaranth	Christine Woodworth Contact: Mark Zevanove Agent (831) 588-2089 SALE PENDING	\$399,000	Beautiful compound featuring a 2 BR/1 BA main house with a 1 BD/1BA guest cottage as well as a garage with adjacent workshop. Over 100K in recent upgrades, including a new septic, electrical and plumbing. Both the kitchen and the bathroom have been remodeled; All new appliances including washer, dryer and dishwasher. Lots of parking. Must see to appreciate!
498 Amaranth	Paul Mancini Contact: Mark Zevanove Agent (831)588-2089	\$399,000	2 Bedrooms, 1 Bath, 900 Sq. Ft. improvement on a 2500 sq. ft. allotment. Recently remodeled including new Day Room with great built-ins, as well as a day bed. Includes On demand water heater, Central heating, new kitchen, wired in generator. Wonderful stone Great Room. Sale also includes washer and dryer.
503 Amaranth	John Mancini Contact: Mark Zevanove Agent (831)588-2089	645,000	3 Bedroom, 2.5 Bathroom, 1800 Sq. Ft. Improvement on a 5841 Sq. Ft. Allotment. Also includes a 1000 Sq. Ft. basement. Built in 1998 this home has it all! Complete with 2 zone central heat, sound system throughout. Beautiful stone fireplace in living room. Every room has a view. House is fully sprinklered with a large workbench area. Automatic generator as well. Room for the parking of 2 cars. Too many amenities to list here!
417 Joppa Street	Mark Thompson Contact: Mark Zevanove Agent (831)588-2089	\$250,000	Warm and sunny 1 bedroom 1 bath. New roof in 2014, new deck in 2018. Recently updated electrical throughout. New washer and dryer and gas stove. Massive enclosed carport for campers/storage. A must see!!
SECTION 2			
293 The Royal Arch	Jerrold Largin Contact: Greg Wheatley 209-915-3804	All Serious Offers Considered	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
SECTION 3			
239 Temple Lane	PPMC Contact: Office 831-423-1530 Please call to set up an appt to view.	\$225,500 As is Sale	The improvement is a 2 bedroom/1 Bath, 1,200+Sq. Ft. home on an approximately 3,600 Sq. Ft. allotment. The home has vaulted beam ceilings, a wood burning fireplace, decking overlooking Sandy Beach, and tons of potential. Please submit an application for membership/purchase with the required documentation and fees to the PPMC Office.