



**Board of Directors**

- President  
Joe Mayo  
Cell: 509-991-4887  
ppmc.mayo@gmail.com
- Vice President  
Kurt Likins  
Park Phone: 650-619-3433  
klikins@icloud.com
- Treasure/CFO  
Verdie Polizzi  
Cell:831-515-2165  
ppmc.verdie@gmail.com
- Director at Large  
Clora Johnston  
Phone:916-387-6724  
clora329@aol.com
- Secretary  
Mark Gienger  
Cell: 425-633-0057  
mgienger@gmail.com



**Park Staff**

- Steve Polizzi,  
Park Manager  
831-423-1530 ext. 12  
manager@ppmc-sc.org  
Emergencies only:  
831-345-0879 Cell
- Bookkeeper  
831-423-1530 ext. 11  
bookkeeper@ppmc-sc.org
- Annie Levy ext. 10  
Park Secretary  
831-423-1530  
annie@ppmc-sc.org

Website address:  
www.ppmc-sc.org

**CFO MESSAGE**

Happy 2020!!

April 1st TADS and Escape Tax payment invoices will be going out over the next month—if you signed up for a payment plan for your escape taxes, be sure to budget for that additional expense!

I'm currently working on sending out suspension notices to those Members who didn't pay their December 1st TADS in full. If you have an outstanding balance, please get it paid ASAP to avoid being suspended.

~Verdie

**THE NEXT OPEN BOARD MEETING WILL BE HELD  
ON  
SATURDAY, FEBRUARY 15TH AT 11:00 A.M.  
SMALL SOCIAL HALL**



## 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.

**PICKLEBALL PLAYERS** play on **Sundays** at 1p.m. at the Section 4 courts. For more info, call Bill Laidlaw at (831)818-9200

**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** is held the 3rd Friday from 4 to 6 pm in the Social Hall.

**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**. Please bring a dish to share, place settings and beverage of choice. **Hosts needed**. To volunteer, please contact Tami Macdonald at 831/425-5201

**OPEN BOARD OF DIRECTORS MEETING** – 3rd Saturday of the month at 11:00 a.m. in the Social Hall. February Meeting will be on held on the 15th at 11:00 with a Town Hall meeting held following at 1:00 p.m.

## WELCOME TO OUR NEW MEMBER

Michelle Korbas Associate Member– 188 St. Bernard

Welcome

## HELP CLEAN OUR COVERED BRIDGE!

~ sign up sheet is in the Office NOW ~

If you own a shop vac or similar heavy duty vacuum, push broom, or any other cleaning items, please consider helping to clean the interior of the bridge.



Date to be determined after volunteer sign ups!



**Board of Directors OPEN Session Minutes**

December 21, 2019

11:08 a.m. – SOCIAL HALL

**1.0 OPENING ITEMS**

- a) Roll Call: 4 Board Members present with Director at Large Clora Johnston absent.
- b) The Invocation was given by Mark Gienger.
- c) The Pledge of Allegiance by Mark Gienger and all in Attendance.
- d) Consideration of Late Additions to the Agenda: None.
- e) Reports from Executive Meeting – Mark Gienger reporting that the Open minute and Executive Minutes from November 23rd, 2019 were given to all in attendance. Approval to follow at the end of the meeting after Member input or corrections.

**2.0 REPORTS**

- a) MANAGER: Steve reporting that the log railing along Cardiac Hill will be replaced. It won't be the exact same material but will be similar. It is used to make drivers aware of hillside, nothing more than that.  
End of Report.
- b) PRESIDENT: Joe reporting that today's meeting will have to be done by 12:45 as the Board has afternoon appointments with Members and time is tight. Joe reporting that he was in the Park 2 weeks ago and met with the PPMC Auditor in charge of the Park's annual audit. She was in favor of the changes being made and the necessity for internal controls.
- c) CFO: Verdie reporting that as of today there are 23 Members who have not paid anything on their TADS, 1 partial payment, 3 bounced checks, and 2 Members where termination processes have begun. Verdie informing all that less than 10% of the membership has not paid, which is an improvement from years past. CFO Verdie also reporting that she and Vice President Kurt Likins met with the County of Santa Cruz to ask questions regarding Park taxes. They were very surprised to learn from the County that 3 years ago in 2016, the then Bookkeeper told the County to "hold off" on escape billings to the Park, as she was overwhelmed. This Bookkeeper has since been let go. The County representative went on to say that the County was also overwhelmed at that time, so the request was a welcome one for them. The County is now reporting that they are all caught up and this practice of holding billings will not occur again. End of report.
- d) Reports from other Directors: Kurt Likins emphasizing again that the County, back in 2016, was overwhelmed in dealing with similar situations as PPMC (i.e. mobile home parks, trailer parks etc.) This explains why they were willing to comply with the Bookkeepers request at the time. Now the County is all caught up. Board to make sure this can never happen again.

**3.0 UNFINISHED BUSINESS—None**

**4.0 COMMITTEE REPORTS**

- a) Budget: No report, committee to meet in the New Year.
- b) Tree: Kurt- motion to approve removal of the tree as reported by Committee. Second by Joe Mayo. Passed 4-0

**5.0 AD-HOC COMMITTEES**

- a) ERT Team: Team Leader Dick Lovelace reporting that he is very proud of the ERT Team. They have been having monthly meetings and it has really improved the Team as a whole. Dick reporting that new Members of the Team have asked about Emergency Planning. Dick wanting all to know there is an Emergency packet available in the Park Office for those that are interested. Dick emphasizing that preparation in advance is key. Dick also encouraging all to put the 4" reflective numbers on all Park improvements for ease in locating in the event of an emergency. Member Betsy Stiefelmaier adding to Dick's report and informing all that PPMC is now officially recognized as a "Firewise" Community. Betsy showing all the permanent signs she received to be posted in the front and back of the Park. Verdie asking if part time Members need help in adding the 4" numbers, can Betsy help with this? Answer- Yes. End of report.
- b) Orientation: Report by Team Member, Shirley Radder. Shirley asking why Orientations are done Before membership Approval rather than after. Board and membership discussion voicing pro and cons of both situations. Board in agreement that Orientations should take place after approval. End of report.

**Board of Directors OPEN Session Minutes**

December 21, 2019

**AD-HOC COMMITTEE REPORTS CON'T:**

- c) Historical—No Report
- d) Covered Bridge - Chairman Pat McDonald informing all that she is resigning as Team chair. Reporting that she never received the documents that she requested and believes a team of one is not a Committee.

**6.0 APPROVAL OF MINUTES**

- a) Approval of the November 23, 2019 Open and Executive minutes. Member questioning why the minutes will not be read. Extensive back and forth regarding the reading of them. Board Member, Verdie Polizzi reads both the Open and Executive minutes allowing for corrections the Membership asked for. Many Members criticizing the minutes and the contents of them. Board to make corrections and publish in the upcoming bulletin. Motion made by Verdie to approve the corrected minutes. Second by Kurt. 3-0 Passed with Mark Gienger abstaining due to absence.

**7) OPEN FORUM**

**Member:** Why is it that the Board cannot approve a rule requiring that all improvements have house numbers or safety? **Answer:** Board not willing to require. Information has been included in bulletins to encourage Membership, but up to the individual Members to abide.

**Member:** Why is the PPMC Bookkeeper discussing things with the County of behalf of the Park? **Answer:** It was a PAST Bookkeeper who acted on her own, and this was done 3 years ago before any of the current Board members were on the Board. Additionally, this Bookkeeper was let go and no longer works at PPMC.

**Member:** What is the rule regarding Real Estate Signage in the Park? **Answer:** Not allowed per R & P 1.7

**Member:** What is the cash flow of PPMC? **Answer:** Joe Mayo- right now it is 15-20k over budget for the first two quarters. Joe is working to streamline the accounting processes to make it easier to understand and to present to the Members. He is working on closing processes and trying to implement them monthly rather than yearly. Wants to have cleaner, tighter financial statements.

**Member:** Reporting that when, as a realtor, he sells an improvement in PPMC, he gives to the new owner/member a disc with important information on it including 12 months of bulletins etc.

**Member:** Encouraging Board for more transparency. Believes the Board should talk about issues in front of the Membership, not behind closed doors. Communication is key and right now it is poor.

**Member:** Was part of a group that also went to the County to ask questions regarding the PPMC taxes. She was told that "Paradise Park requested to delay of billings, not the Bookkeeper". **Answer:** Board Member Verdie reporting that when she and Kurt Likins met with the county after the group of members, they were told it was the Bookkeeper. The same person did not tell the group of members this information but did tell the two Members of the PPMC Board of Directors.

**Member:** Questioning the Transfer fee of \$200.00. Why is it charged before an improvement sells? Believes it should be charged after.

**Member:** Asking for answers regarding the replacement of the office Roof that was done last February. The bid received and accepted was for \$39K to replace the roof. \$67K was spent, which is \$28k over. A formal request was submitted to the office in accordance with Article XI, Section 2 of the bylaws for the following: Scope of work, invitation to bid or request for proposal, bid from Ariana roofing, contract between PPMC and Ariana Roofing, building permit from County, change orders modifying the original contract, notice of completion, correspondence between PPMC and Ariana Roofing. President Joe provided invoices for the job. Member believes he is due more information.

**Member** believes morale is low in the Park and encourages better communication and follow through. Member is sending emails but gets no response. Again, asking why the Board didn't respond to emails inviting them to go to the County with the group of Members. **Answer:** Board CFO Verdie responding that the email she received was regarding the County coming to Tuesday Coffee, and was not aware of the group that was going there.

**Member** questioning item not on this month's agenda that were unfinished last month, the staking of 678 St. Paul. **Answer:** Board was told the staking hadn't been finished yet and will be included on a future agenda.

**Member** encouraging Board to have hard copies of the information that will be presented at the Financial meeting this afternoon. **Answer:** 22 pages worth of information that will be covered in a power point presentation. Board will try and send out information electronically as it is a lot to print.

**Board of Directors OPEN Session Minutes**

December 21, 2019

**Member** requesting Profit and Loss statements. Member believes this information needs to be sent out prior to monthly meetings.

**Member** believes Board should add to future agenda's questions received at prior meetings. **Answer:** President Joe reporting that he has implemented an Open Items list to be maintained by the office staff to help with this issue. Working to prevent things from falling through the cracks.

**Member:** Member that is involved in litigation with the Park reporting that the Board is refusing Mediation. **Answer:** Manager Steve responding, as an individual who is also being sued by this member, that the information stated is false. Steve completely open to mediation but did not agree to the mediator chosen by the Member. He is in the process of finding a mediator and will continue the process.

**Member:** Will there be a Balance sheet and Budget vs. Actual at the upcoming meeting? **Answer:** Yes, part of the presentation.

With no further discussion, motion to adjourn made by Kurt Likins, Second by Mark. Passed 4-0. Meeting was adjourned by President Joe Mayo at 12:40pm.



**Basic CERT Training Courses**

The Basic CERT Training Course prepares you to handle disaster situations, at home and in your community. You will learn what to do on your own, and what to do as part of a CERT team.

When you complete the **21-hour** Basic CERT Course, you receive a Disaster Service Worker (DSW) badge good for five (5) years.

**Currently scheduled Basic CERT courses**

- Aptos – Feb 4, 11, 18, 25, 29
- Loma Prieta – Mar 5, 12, 19, 26, 28
- Santa Cruz – Apr 7, 14, 21, 28, May 2
- Live Oak – May 5, 12, 19, 26, 30

**To register, go online to: <https://santacruzcountycert.org/cert-training-classes/>**

*Note: Approved registration is required for attendance. Minimum class enrollment is 20 students. Encourage your friends and neighbors to sign up for CERT classes with you! If there is insufficient enrollment, you will be notified two weeks prior to the class start date.*



**Improvements for Sale by Member as of January 22, 2020**

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.

<b>SECTION 1</b>			
457 York Ave.	Jennifer Hostetler Arthur (831) 251-6782 Jen.d.arthur@gmail.com Email or text preferred for first contact. Call for appointment and email for photos.	\$309,000 <b>New Price!</b>	Light & bright 2 bd/1ba. Carport & bonus 10'x12' office/storage unit on the back deck fully lined with windows. Living/dining room features vaulted ceiling, skylights, high windows and modern fan. New hardwood floors & new carpet in the bedrooms. Mexican tiled kitchen with deep surfaces & drawers throughout. Separate laundry room. Master bedroom with walk-in closet & access to storage in the attic. Freshly painted interior. Secluded, bright back yard. Low maintenance yard. Tankless gas hot water system, ducted gas heating with 'Nest' system, gas oven/stove.
498 Amaranth	Paul Mancini Contact: Mark Zevanove, Agent (831) 588-2089	\$399,000 <b>Seller carry w/ 30% down for 10 years at 5%</b>	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	Fun, open layout on a sunny lot near covered bridge and river (never floods). 1 Bedroom, 1 bath plus side wing for added sleeping (potential 2 <sup>nd</sup> bedroom). Gorgeous natural lighting from skylights, solar tube and countless windows. Vaulted ceilings. Fireplace and furnace. Newer roof, deck, washer & dryer and gas range. Parking for 5 including a large enclosed RV carport (lots of storage). Come and take a look at this great opportunity!
532 St. Ambrose	Charles Chestnutt Contact: Mark Zevanove, Agent (831) 588-2089	425,000	Beautifully remodeled 3 Bedroom 2 Bath modern home. Includes new appliances and hot water heater. New leach field stand by generator, new plantation shutters. Finished attic for storage. Parking for 3 cars. A must see at \$425,00!
573 Scottshrite	James More Contact: Allan Melikian, Agent (831)588-4901	\$319,000 <b>New Price STILL AVAILABLE!</b>	Triple allotment, 1 Bedroom, 1.5 Bath, open floor concept. Finished basement with laundry room. Forced air heating, wood stove, propane generator backup. Garage.
<b>SECTION 2</b>			
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.
272 Keystone Way	Pamela Maxwell pamsfgiants@yahoo. Com (530) 545-0911	\$290,000 <b>Partial Financing Considered</b>	2bd/1ba w/ sunroom. Beautiful T&G pine ceilings. New granite counter tops. New flooring in bathroom and laundry. New driveway. Cozy riverfront cabin in great, sunny location.
351 Crypt Lane	Gary Brandenburg Contact: Mark Zevanove, Agent (831) 588-2089 <b>Sale Pending</b>	\$349,000	*Secluded compound overlooking the Picnic Grounds* This oasis in the forest was remodeled in 2009 and features 4 bd/2ba dispersed between a 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit and fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask agent about restricted use.
<b>SECTION 3</b>			
239 Temple Lane	PPMC Office - (831) 423-1530 <b>*Please call to set up an appointment to view*</b>	\$225,500	<b>LOCATION! LOCATION! LOCATION!</b> This beachfront improvement is a 2bd/1ba, 1,200+sqft home on an approximately 3,600sqft allotment. The home has vaulted beam ceilings, a wood burning fireplace, decking overlooking Sandy Beach, and tons of potential. If you or anyone you know is interested in this little house by the river, please submit an application for membership/purchase with the required documentation and fees to the PPMC Office.
<b>SECTION 4</b>			
614 Keystone Way	Timothy Cooper Home: (408) 267-4049 Cell: (408)250-0694 tb_dlcooper@yahoo.com	\$275,000	2bd/1ba double lot. Quiet, sunny location with great river views at high point of the river. All furniture and appliances included. Please set up an appointment to view. Selling "As-Is".
<b>SECTION 6</b>			
109 Keystone Way	Julie Bast (831) 334-0334	\$100,000	Vacant Lot. Contact Seller for more information.
139 St. Alban	Michael DeVore/DeVore Estate Contact: Mark Zevanove, Agent (831) 588-2089	\$299,000	Huge potential, lots of Possibilities here with a 7500 Sq. Ft. allotment. 3 Bedrooms, 2 Bath approx. 1700 Sq. Ft. improvement. Garage and carport. 2 Fireplaces. Come and see and let this be your blank canvass.

**Improvements for Sale by Member as of January 22, 2020 Con't.**

191 St. Bernard	Jennifer Arthur (831) 251-6782 Jen.d.arthur@gmail.com	\$399,000	Back on the market! Front of the Park, sunny 3 Bedroom, 2 Bath, 1450sqft., two story home along the river. Newly updated, modern and move-in ready. High vaulted ceilings in living room, landscaped garden with fruit trees out back. Bonus 1450sqft basement includes 2 car garage, workshop, two large rooms with separate entrance, 1/2 bath and kitchenette. Attic with tons of storage. Must see to appreciate this large slice of Paradise.
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*\*\*All questions about an allotment improvement should be addressed solely to the seller.*



## Greetings from the PPMC Office!

### Your 2020 Dues Cards are now due!

When you pay your Lodge or Chapter dues, send us a copy of your signed dues receipt no later than APRIL 1, 2020 to avoid fines.

**Mail to : 211 Paradise Park, Santa Cruz, CA 95060**

**Email to : Annie@ppmc-sc.org**

**Fax: 831-423-2806**

**SIGN UP SHEET IN THE OFFICE FOR THE CREATION OF A WATER TEAM!**

**CONSIDER VOLUNTEERING TO JOIN THIS IMPORTANT GROUP.**

**HELP PPMC TO PREPARE FOR THE FUTURE.**



## FIRE SAFETY INFORMATION

All improvements to have 4 inch reflective house numbers

Remove all debris from rooftops and gutters

Install spark arrestors where applicable

Have garden hoses on site

Lets make our Park fire safe!





## Mark Zevanove Presents 5 Paradise Park Properties

Paid advertisement



**498 Amaranth – \$399,000- Seller will carry w/ 30% down for 10 years @ 5%**

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 – \$650,000**

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 equipped with fire sprinkler system. Large workbench area. Automatic generator as well. Too many amenities to list



**417 Joppa St – \$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!!



**532 St Ambrose – New Listing \$425,000**

Beautifully remodeled 3 bedroom 2 bath modern home. Includes new appliances and hot water heater. New leach field and stand by generator. New plantation shutters. Finished attic and for storage. Parking for 3 cars. A must see!



**139 St Alban – \$299,000**

Huge potential with lots of possibilities here (@7500 sq.ft. allotment). 3 Bedrooms 2 Bathrooms approx. 1700 sq.ft. improvement with garage & carport. 2 fireplaces. Come and see and let this be your blank canvas.



**Mark Zevanove** DRE# 00662936

**(831) 588-2089**

[Mark@oceanstreetrealty.com](mailto:Mark@oceanstreetrealty.com)



Licensed since 1978 with over \$250,000,000 in Sales – Serving the PPMC & all of Northern California  
Since June 2011, Mark Zevanove has sold more than 47 improvements generating \$240,000 in initiation fees