



**Board of Directors**

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**Park Staff**

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- Corrie Mathieson  
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- Polly Piette  
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831-423-1530

**PRESIDENT’S MESSAGE**

The weather in Paradise Park is absolutely beautiful. People are starting to come out of their houses, walking in the park, and visiting with each other again. Our “rainy season” didn’t provide all of the water we would like, but it was enough to keep us out of an extreme drought for at least this year. Remember though, extreme water conservation is still the watchword for all of us.

Summer is on its way. Unless the Covid-19 issue rears its ugly head too much, PPMC will be resuming some of its activities over the next few months, so stay tuned for announcements.

The end of our fiscal year is nearing. The budget for next year will be very spartan. The annual Ballot will be very important both for possible Bylaw changes and because there will be three positions on the Board to be filled. Watch for a Special Presentation by the Combined Bylaws and Budget Committees in the near future.

Be sure you get to know the Board Candidates, and be sure to vote your ballot. This is far too important to have only 2/3 of our Members vote. Talk up voting and let’s shoot for at least 90% ballots to be cast this year.

We hope to see all of you soon.

Best regards,

Dick Lovelace  
President, PPMC Board of Directors



Meet the Members running for  
the upcoming Board term at

# CANDIDATES' NIGHT

5pm — 7pm

Saturday, May 21, 2022

Moderated by Mark Zevanove

“Bring” your questions for the Candidates!!



\*Zoom invitations will be sent to the membership by email prior to the event\*

*PLEASE JOIN THE BOARD IN WELCOMING  
NEW MEMBERS...*

**Elise Brentnall — 200 Keystone  
Ellie Tippet — St Johns**

*AND NEW ASSOCIATE & ALT ASSOC MEMBERS...*

**Jason LeBouf — 169 St Bernard  
Emily Galea — 377 Hiram**



## MEMBERSHIP APPLICATIONS PENDING 6 May 2022



<u>APPLICANT</u>	<u>DATE POSTED</u>	<u>MEMBER/SELLER</u>	<u>ALLOTMENT</u>
<b><u>MEMBERS</u></b>			
Richard Westfall	05/04/2022	Melissa Bales	449 York
Benjamin Ruhs	03/17/2022	Sara Yeager	628 St. Augustine
Steven Walters	03/11/2022	Leonie Stern	135 St. Alban
Janice Herechski	12/09/2021	PPMC	259 Keystone Way
Dianne Phillips	12/08/2021	PPMC	201 Keystone Way
<b><u>ASSOCIATE MEMBERS</u></b>			
Audrey Sand	05/04/2022	Liese Sand	558 Crescent
Shelby Armor	03/23/2022	James More	573 Scottish Rite
Gretchen Logan	03/11/2022	Irene Logan	174 St. Bernard
<b><u>ALTERNATE ASSOCIATE MEMBERS</u></b>			
None			

Ordinary Income/Expense					
Income					
<b>4000 · INCOME</b>					
4010 · Member Annual Dues	117,300			6914 · Shop/Park Supplies	6,000
4015 · Member Assessment Fees	523,000			6915 · Repairs & Maintenance	
4100 · New Member Initiation Fees	0	*To Reserve Funds		6916 · Buildings	8,000
4200 · Membership Transfer Fees	3,000			6917 · Roads	4,500
4300 · Member Services Fees	2,000			6918 · Water	15,000
4600 · Facility Use Fees	3,000			6919 · Grounds	5,000
4700 · Finance/Late Charges	3,000			6915 · R & M - Other	2,000
4800 · Penalties/Fines	2,000			<b>Total 6915 · Repairs &amp; Maintenance</b>	<b>\$34,500</b>
4900 · Donations	0			6920 · Taxes	
4910 · Comcast Income	16,000			6921 · Property Taxes	0
4920 · Interest Income	1,500			6922 · Federal Income Tax	500
<b>Total Income</b>			<b>\$670,800</b>	6923 · State Income Tax	100
Expense				<b>Total 6920 · Taxes</b>	<b>\$600</b>
<b>6000 · EXPENSES</b>				6930 · Utilities	
<b>6100 · PAYROLL EXPENSE</b>				6931 · Electric	12,000
6110 · Salaries and Wages	184,000			6932 · Garbage	7,500
6150 · Payroll Taxes	15,000			6933 · Water	276,000
6160 · Workers' Comp	2,000			6934 · Propane	9,500
6170 · Employee Health Insurance	35,000			<b>Total 6930 · Utilities</b>	<b>\$305,000</b>
6181 · Personnel costs	2,000			6940 · Training	
6190 · Bonus	3,500			6945 · Travel & Entertainment	1,500
<b>Total 6100 · PAYROLL EXPENSE</b>			<b>\$241,500</b>	6948 · Meals	
<b>6800 · OPERATING EXPENSE</b>				<b>Total 6945 · Travel &amp; Entertainment</b>	<b>\$1,500</b>
6801 · General & Administrative Exp	2,000			6950 · Postage & Delivery	2,000
6810 · Auto and Truck Expense	5,000			6960 · Printing and Reproduction	2,000
6815 · Member Service Expense	500			<b>Total 6950/6960 Postage, Printing, Etc.</b>	<b>\$4,000</b>
6820 · Bad Debt Expense	0			6970 · Professional Services	
6830 · Bank Fees	6,000			6971 · Accounting	
6840 · Communications	6,500			6973 · Payroll Processing	2,200
6850 · Computer and IT	3,000			6971 · Accounting - Other	36,500
6870 · Dues & Subscriptions	200			6975 · Legal Expense	50,000
6875 · Equipment Repairs	1,000			<b>Total 6970 · Professional Services</b>	<b>\$88,700</b>
6877 · Equipment Rental	4,000			6990 · ERT Expense	1,000
6880 · Insurance	103,500				
6890 · Interest Expense	2,500				
<b>Total 6800 · OPERATING EXPENSE</b>			<b>\$134,200</b>		
6910 · Office Supplies	4,500				
6912 · Penalties Payable	0				
6913 · Rec. Activities Annual Budget	2,500				

**TOTAL 2022/2023 BUDGET**

**\$824,000**

**Paradise Park Masonic Club**  
**Profit & Loss Budget vs. Actual**  
 May 2021 through March 2022

	May '21 - Mar 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 · INCOME</b>				
4010 · Member Annual Dues	97,750.00	107,410.38	(9,660.38)	91.0%
4015 · Member Assessment Fees	436,013.62	484,086.08	(48,072.46)	90.1%
4100 · New Member Initiation Fees	120,000.00	60,000.00	60,000.00	200.0%
4200 · Membership Transfer Fees	800.00	2,200.00	(1,400.00)	36.4%
4300 · Member Services Fees	5,018.22	825.00	4,193.22	608.3%
4600 · Facility Use Fees	0.00	825.00	(825.00)	0.0%
4700 · Finance/Late Charges	199.79	2,750.00	(2,550.21)	7.3%
4800 · Penalties/Fines	4,475.48	5,500.00	(1,024.52)	81.4%
4900 · Donations	0.00	0.00	0.00	0.0%
4910 · Comcast Income	17,491.54	13,262.03	4,229.51	131.9%
4920 · Interest Income	239.47	1,100.00	(860.53)	21.8%
4950 · Other Income	25.00	1,650.00	(1,625.00)	1.5%
4960 · Discounts taken	0.00	0.00	0.00	0.0%
4965 · SBA Special Assess Princ Earned	0.00	19,856.32	(19,856.32)	0.0%
4966 · SBA spec assess interest earned	0.00	0.00	0.00	0.0%
<b>Total 4000 · INCOME</b>	<u>682,013.12</u>	<u>699,464.81</u>	<u>(17,451.69)</u>	<u>97.5%</u>
<b>Total Income</b>	<u>682,013.12</u>	<u>699,464.81</u>	<u>(17,451.69)</u>	<u>97.5%</u>
<b>Gross Profit</b>	<u>682,013.12</u>	<u>699,464.81</u>	<u>(17,451.69)</u>	<u>97.5%</u>
<b>Expense</b>				
<b>6000 · EXPENSES</b>				
<b>6100 · PAYROLL EXPENSE</b>	204,542.97	187,350.00	17,192.97	109.2%
<b>6800 · OPERATING EXPENSE</b>				
6801 · General & Administrative Exp	0.00	1,100.00	(1,100.00)	0.0%
6810 · Auto and Truck Expense	4,646.93	5,500.00	(853.07)	84.5%
6815 · Member Service Expense	890.00	0.00	890.00	100.0%
6820 · Bad Debt Expense	0.00	0.00	0.00	0.0%
6830 · Bank Fees	5,017.64	990.00	4,027.64	506.8%
6840 · Communications	5,892.98	5,500.00	392.98	107.1%
6850 · Computer and IT	2,597.61	1,100.00	1,497.61	236.1%
6860 · Depreciation Expense	0.00	170,478.00	(170,478.00)	0.0%
6870 · Dues & Subscriptions	120.00	345.00	(225.00)	34.8%
6875 · Equipment Repairs	203.00	825.00	(622.00)	24.6%
6877 · Equipment Rental	3,307.50	0.00	3,307.50	100.0%
6880 · Insurance	40,603.90	79,200.00	(38,596.10)	51.3%
6890 · Interest Expense	2,160.15	3,850.00	(1,689.85)	56.1%
6905 · Other Miscellaneous Expense	267.03	0.00	267.03	100.0%
6910 · Office Supplies	3,056.90	3,300.00	(243.10)	92.6%
6912 · Penalties Payable	86.12	0.00	86.12	100.0%
6913 · Rec. Activities Annual Bdgt	1,181.88	2,750.00	(1,568.12)	43.0%
6914 · Shop/Park Supplies	15,546.77	3,300.00	12,246.77	471.1%
6915 · Repairs & Maintenance				
6916 · Repairs & Maintenance Buildings	10,865.17	8,250.00	2,615.17	131.7%
6917 · Repairs & Maintenance Roads	5,330.68	0.00	5,330.68	100.0%
6918 · Repairs and Maintenance Water	13,248.10	0.00	13,248.10	100.0%
6919 · Repairs and Maintenance Grounds	1,162.98	8,250.00	(7,087.02)	14.1%
6915 · Repairs & Maintenance - Other	94.75	2,200.00	(2,105.25)	4.3%
<b>Total 6915 · Repairs &amp; Maintenance</b>	<u>30,701.68</u>	<u>18,700.00</u>	<u>12,001.68</u>	<u>164.2%</u>
<b>6920 · Taxes</b>				
6921 · Property Taxes	257,960.43	10,000.00	247,960.43	2,579.6%
6923 · State Income Tax	100.00	10.00	90.00	1,000.0%
<b>Total 6920 · Taxes</b>	<u>258,060.43</u>	<u>10,010.00</u>	<u>248,050.43</u>	<u>2,578.0%</u>
<b>6930 · Utilities</b>				
6931 · Electric	10,069.27	9,900.00	169.27	101.7%
6932 · Garbage	5,589.63	7,810.00	(2,220.37)	71.6%
6933 · Water	216,256.54	196,000.00	20,256.54	110.3%

**Paradise Park Masonic Club**  
**Profit & Loss Budget vs. Actual**  
 May 2021 through March 2022

	May '21 - Mar '22	Budget	\$ Over Budget	% of Budget
6934 · Propane	7,077.38	4,400.00	2,677.38	160.8%
<b>Total 6930 · Utilities</b>	<b>238,992.82</b>	<b>218,110.00</b>	<b>20,882.82</b>	<b>109.6%</b>
6940 · Training	0.00	855.00	(855.00)	0.0%
6945 · Travel & Entertainment				
6948 · Meals	2,283.98	550.00	1,733.98	415.3%
<b>Total 6945 · Travel &amp; Entertainment</b>	<b>2,283.98</b>	<b>550.00</b>	<b>1,733.98</b>	<b>415.3%</b>
6950 · Postage & Delivery	1,126.03	1,375.00	(248.97)	81.9%
6960 · Printing and Reproduction	974.33	1,375.00	(400.67)	70.9%
6970 · Professional Services				
6971 · Accounting				
6973 · Payroll Processing Fees	2,449.79	1,925.00	524.79	127.3%
6971 · Accounting - Other	25,108.37	18,000.00	7,108.37	139.5%
<b>Total 6971 · Accounting</b>	<b>27,558.16</b>	<b>19,925.00</b>	<b>7,633.16</b>	<b>138.3%</b>
6975 · Legal Expense	95,532.32	16,500.00	79,032.32	579.0%
<b>Total 6970 · Professional Services</b>	<b>123,090.48</b>	<b>36,425.00</b>	<b>86,665.48</b>	<b>337.9%</b>
6990 · ERT Expense	381.76	1,100.00	(718.24)	34.7%
7900 · Reconciliation Discrepancies	0.00	0.00	0.00	0.0%
6800 · OPERATING EXPENSE - Other	0.00	0.00	0.00	0.0%
<b>Total 6800 · OPERATING EXPENSE</b>	<b>741,189.92</b>	<b>566,738.00</b>	<b>174,451.92</b>	<b>130.8%</b>
<b>Total 6000 · EXPENSES</b>	<b>945,732.89</b>	<b>754,088.00</b>	<b>191,644.89</b>	<b>125.4%</b>
7910 · Bank Service Charges	12.00			
<b>Total Expense</b>	<b>945,744.89</b>	<b>754,088.00</b>	<b>191,656.89</b>	<b>125.4%</b>
<b>Net Ordinary Income</b>	<b>(263,731.77)</b>	<b>(54,623.19)</b>	<b>(209,108.58)</b>	<b>482.8%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
8000 · Other Income				
8001 · Donations Rec Fund restricted	40.00	0.00	40.00	100.0%
8002 · Donations - Almoner's Fund	135.00	0.00	135.00	100.0%
8004 · Donations-Labor Day Snack Shack	0.00	750.00	(750.00)	0.0%
8016 · Interest Earned Init Fee Rsrv	0.00	110.00	(110.00)	0.0%
<b>Total 8000 · Other Income</b>	<b>175.00</b>	<b>860.00</b>	<b>(685.00)</b>	<b>20.3%</b>
<b>Total Other Income</b>	<b>175.00</b>	<b>860.00</b>	<b>(685.00)</b>	<b>20.3%</b>
<b>Other Expense</b>				
9000 · Other Expense				
9003 · Picnic Ground renovation	0.00	0.00	0.00	0.0%
9004 · 2010 Covered bridge repairs	0.00	0.00	0.00	0.0%
9006 · Social Hall Renovation expenses	0.00	0.00	0.00	0.0%
9010 · New Memb Initiation fees Exp	81.00	0.00	81.00	100.0%
9011 · Recreation fund restricted exp	0.00	4,400.00	(4,400.00)	0.0%
9012 · Reserve Fund Buildings	0.00	3,300.00	(3,300.00)	0.0%
9013 · Reserve Funds Infrastructure	0.00	11,000.00	(11,000.00)	0.0%
9015 · Labor Day Snack Shack expense	0.00	500.00	(500.00)	0.0%
<b>Total 9000 · Other Expense</b>	<b>81.00</b>	<b>19,200.00</b>	<b>(19,119.00)</b>	<b>0.4%</b>
<b>Total Other Expense</b>	<b>81.00</b>	<b>19,200.00</b>	<b>(19,119.00)</b>	<b>0.4%</b>
<b>Net Other Income</b>	<b>94.00</b>	<b>(18,340.00)</b>	<b>18,434.00</b>	<b>(0.5)%</b>
<b>Net Income</b>	<b>(263,637.77)</b>	<b>(72,963.19)</b>	<b>(190,674.58)</b>	<b>361.3%</b>

**Paradise Park Masonic Club**  
**Balance Sheet**  
As of March 31, 2022

	Mar 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Cash and Equivalents	
1015 · Checking accounts	
1016 · BofA Recreation Ckg	10,922.19
1017 · WFB Checking - 4461	117,352.89
1018 · BFCU Ckg *4190	150,073.14
Total 1015 · Checking accounts	278,348.22
1019 · BFCU Saving *4174	97,631.86
1020 · Petty Cash	172.80
Total 1000 · Cash and Equivalents	376,152.88
1030 · Capital Reserves	
1033 · USB Init Reserve CD 2032	146,264.01
1034 · WFB CD 8385	115,804.63
1035 · BofA CD 0500-01-03	25,424.37
1036 · WFB rest. checking xx1035	125,967.95
1037 · BFCU Capital Improve Ckg -0306	9,759.24
Total 1030 · Capital Reserves	423,220.20
1040 · Comcast Accounts	
1041 · USB Checking 0920-Comcast	24,227.80
1042 · USB CD 5223 - Comcast	8,460.96
1043 · USB CD 5249 - Comcast	22,325.41
Total 1040 · Comcast Accounts	55,014.17
Total Checking/Savings	854,387.25
<b>Accounts Receivable</b>	
1100 · Acct. Receivable	290,693.55
Total Accounts Receivable	290,693.55
<b>Other Current Assets</b>	
1099 · Undeposited Funds	15,524.24
1101 · Clearing Account	(911.44)
1109 · Receivables - Comcast	4,184.00
1112 · Receivables - Escape Taxes	
1119 · Escaped taxes 2017-18	(19,434.16)
1120 · Escaped taxes 2018-19	(27,110.01)
Total 1112 · Receivables - Escape Taxes	(46,544.17)
1190 · Allowance for Doubtful accts	(30,000.00)
1400 · Prepaid Expenses	
1401 · Prepaid Property Taxes-Park	4,440.67
1402 · Prepaid Insurance	86,573.85
1403 · Prepd Prop tax land Members	19,130.80
1404 · Ppd Prop Tax Supplement Members	1,553.67
1405 · Member Property Taxes	(196,594.89)
1406 · Member Property Taxes - Escape	48,862.68
Total 1400 · Prepaid Expenses	(36,033.22)
Total Other Current Assets	(93,780.59)
<b>Total Current Assets</b>	1,051,300.21
<b>Fixed Assets</b>	
1500 · Fixed Assets	
1502 · Land	323,182.00
1503 · Land Improvements	637,840.20
1504 · Bldgs. & Covered Bridge	413,006.11
1505 · Uostairs office Apartment	37,480.47
1506 · Water Project - Sect. 1, 2	1,418,286.50
1507 · Water Project Sect.3 and 4	2,198,739.71
1508 · Griff Nelson Water Project	1,059.26
1510 · Autos/Trucks/Tractors	131,926.67
1511 · Radio Equipment	14,487.81
1512 · Equipment	197,043.43
1590 · Accumulated Depreciation	(2,587,671.00)
Total 1500 · Fixed Assets	2,785,381.16
<b>Total Fixed Assets</b>	2,785,381.16
<b>TOTAL ASSETS</b>	<b>3,836,681.37</b>

## Paradise Park Masonic Club

## Balance Sheet

As of March 31, 2022

LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	119,399.35
Total Accounts Payable	119,399.35
Other Current Liabilities	
2200 · Other Current Liabilities	
2210 · Other Taxes Payable	
2212 · Federal Income Tax Payable	(143.04)
Total 2210 · Other Taxes Payable	(143.04)
Total 2200 · Other Current Liabilities	(143.04)
2300 · Accrued Expenses	
2302 · Accrued Payroll	
2303 · Accrued vacation payable	14,289.84
Total 2300 · Accrued Expenses	16,006.43
2500 · Deferred Revenue (TADs)	
2510 · Deferred Revenue - Comcast	
2600 · Current Portion FEMA/SBA Loan	37,107.84
Total Other Current Liabilities	553,628.42
Total Current Liabilities	673,027.77
Long Term Liabilities	
2700 · Long Term Portion SBA Loan	
	36,757.84
Total Long Term Liabilities	36,757.84
Total Liabilities	709,785.61
Equity	
3100 · Equity Master	
3101 · Restricted Funds-brd designated	
3102 · New Water Project Reserve	
3103 · Init Fee Major Improvement Rsrv	506,315.97
Total 3101 · Restricted Funds-brd designated	750,521.97
3150 · Investment n Property	
3200 · Other Temp. Restricted Funds	
3201 · Recreation Reserve	
	8,002.19
Total 3200 · Other Temp. Restricted Funds	33,201.87
3300 · Unrestricted Fund Balance	
	(1,302,036.05)
Total 3100 · Equity Master	3,442,928.10
3900 · Retained Earnings	
Net Income	
	(52,394.57)
	(263,637.77)
Total Equity	3,126,895.76
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,836,681.37</b>

# Upcoming Meetings

THE NEXT

ZOOM

BOARD OF DIRECTORS MEETING

**SATURDAY MAY 21, 2022 @ 11:00AM**

ZOOM INVITATION WILL BE SENT  
VIA E-BLAST PRIOR TO THIS DATE AND TIME.

## 2022 BALLOT PROPOSALS

### CURRENT BYLAW

#### ARTICLE IV MEMBERSHIP FEES

**MEMBERSHIP FEES** - Every Member is required to pay Membership Fees as determined by the Board. Membership Fees consist of allotment fees; dues, assessments, regular and special, initiation fees, transfer fees, fines and taxes. One half (1/2) of the regular annual assessment, dues and taxes are due December first (1<sup>st</sup>) and the balance is due April first (1<sup>st</sup>) each year. The Board has the authority to establish late charges and interest for any Membership Fees that are not paid when due. A ten percent (10%) late penalty will be assessed on payments not made by due date. A one and one half percent (1.5%) finance charge (18% APR) will be assessed at the end of each month on the unpaid balance. (6/09)

### PROPOSED CHANGE

**MEMBERSHIP FEES** - Every Member is required to pay Membership Fees as determined by the Board. Membership Fees consist of allotment fees; dues, assessments, regular and special, initiation fees, transfer fees, fines, ~~and taxes,~~ **and billed water fees.** One half (1/2) of the regular annual assessment, dues and taxes are due December first (1<sup>st</sup>) and the balance is due April first (1<sup>st</sup>) each year. The Board has the authority to establish late charges and interest for any Membership Fees that are not paid when due. A ten percent (10%) late penalty will be assessed on payments not made by due date. A one and one half percent (1.5%) finance charge (18% APR) will be assessed at the end of each month on the unpaid balance. ~~(6/09)~~ **(07/22)**

**I. PPMC shall pass through to the Members all billed water fees imposed upon it by the Santa Cruz City Water District equally.**

**J.** A late charge shall be assessed for any money that is owed to PPMC, which is not paid on the due date.

**K.** The Club may transfer an unusable allotment or a portion of an unusable allotment to a member upon written request by the member and upon a payment by the member to the Club as determined by the Board of Directors. The minimum fee for such a transfer shall be \$500.

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### CURRENT R&P

#### **19. Water Usage**

**19.1 Water Usage** – Water use must be limited to household use. No washing of streets, houses, driveways or patios is allowed without prior written permission of the Manager. Garden watering is limited to hand-held hoses or sprinklers with timers. No flood irrigation is allowed. Hoses used for vehicle washing must have a 100% shut-off nozzle. All are encouraged to conserve water. (6/09)

### PROPOSED ADDITION

#### **19.2 Water Billing will commence on the 2022/2023 TADS billing cycle.**

**a. The Corporation shall pay the water bill when due as required by the Santa Cruz Water Department. The Membership shall repay the Corporation when Members' annual assessments are due.**

**b. The Corporation shall bill for water based on the previous fiscal year's (May 1 – April 30) usage. (07/22)**

## 2022 BALLOT PROPOSALS

### CURRENT BYLAW

#### ARTICLE III MEMBERSHIP

29. **ATTORNEY FEES AND COLLECTION COSTS** - If any dispute occurs between PPMC and a Member, Associate Member, or Alternate Associate Member and PPMC incurs attorney fees or a civil action or arbitration proceeding is commenced, the prevailing party shall be entitled to recover attorney fees and costs incurred in connection with the prosecution or defense of the matter, including any appeal, and in addition to any other relief. Prevailing party, within the meaning of these Bylaws, shall include, without limitation, a party who successfully brings an action against the other party for sums allegedly due or performance of covenants allegedly breached, or that party who obtains substantially the relief sought. If money is owed to PPMC by a Member and PPMC expends costs of collection, such costs are recoverable by PPMC from the Member.

### PROPOSED CHANGE

29. **ATTORNEY FEES AND COLLECTION COSTS** - If any **a legal** dispute occurs between PPMC and a Member, Associate Member, or Alternate Associate Member and PPMC incurs attorney fees or a civil action or arbitration proceeding is commenced, the **Court may order the recovery of** ~~prevailing party shall be entitled to recover~~ attorney fees and costs incurred in connection with the prosecution or defense of the matter, including any appeal, and in addition to any other relief. ~~Prevailing party, within the meaning of these Bylaws, shall include, without limitation, a party who successfully brings an action against the other party for sums allegedly due or performance of covenants allegedly breached, or that party who obtains substantially the relief sought.~~ **When PPMC incurs litigation costs including but not limited to attorney fees, filing fees, and/or arbitration fees due to a lawsuit brought by a Member, Associate Member, or Alternate Associate Member, PPMC shall be entitled to recover all costs and fees from the Member(s) in the event of dismissal or withdrawal of said lawsuit. (07/22)**



## 2022

### CANDIDATE FOR THE PARADISE PARK MASONIC CLUB BOARD OF DIRECTORS

NAME: Cynthia (Cindy) Weigelt

PARK ADDRESS: 230 Temple Lane

RESIDENCE ADDRESS: Same as Park address

FAMILY: Husband, Bruce Brinker and pup, Daisy

PARK MEMBER SINCE: 1998

ASSOCIATE MEMBER: None

ALTERNATE ASSOCIATE MEMBER: None

MASONIC AFFILIATIONS: Order of the Eastern Star, Reville Chapter #47

EDUCATION: San Jose State University, Non-Profit Management

CAREER SUMMARY: 2001-present

State Farm

Insurance Agent

Watsonville Community Hospital

Marketing Director/Public Information Officer

American Heart Association

Executive Director

OTHER RELEVANT EXPERIENCES: Community volunteer (wide variety of responsibilities):

California International Airshow, Salinas 25 years

AT&T National Pro-Am 16 years

California Rodeo, Salinas 15 years

Monterey County Spelling Bee 15 years

Strategic planning

Time management

Communications expertise

Excellent interpersonal skills

Budget development & management

Crisis communication

REASON FOR RUNNING:

To reduce the divisiveness in this Park, and to stop the "us" vs "them" mentality when it comes to problem-solving.

By nature, I am a rule-follower and expect the same from every member of this Park, especially members of the Board.

Better communication.

Encourage volunteerism again.

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

To serve at the pleasure of the members. HARD STOP.

Protect our finances AND our assets.

To communicate with ALL members, often.

Encourage Members to be curious and ask questions.

## 2022

### CANDIDATE FOR THE PARADISE PARK MASONIC CLUB BOARD OF DIRECTORS

**NAME:** Kayla Johnson

**PARK ADDRESS:** 650 Saint Augustine

**RESIDENCE ADDRESS:** 650 Saint Augustine

**FAMILY:** Husband Sean Johnson, Step-kids Lea & Caleb Suto, Parents Denise & Craig Peterson, Brother Jeff Peterson, Sister Kristy Peterson, Aunt/Uncle Elaine & Brian Calverley, cousins Brendan & Kaitlyn Calverley, extended cousins Gayle & John Marshek, and recently deceased Grandma Betty Lou Null

**PARK MEMBER SINCE:** My great-grandfather Wilfred Peterson purchased 246 Washington Ave in the mid 1940s and my grandmother Betty Lou took it over as her primary residence after retiring. She granted me the privilege of living with her after I graduated from college and I was bitten by the PPMC bug. I became the Associate Member to my parents' house in 2013 where I currently reside on Saint Augustine. I had the good fortune of becoming a Member in 2019 and I consider myself extremely lucky to be surrounded by so many family members.

**ASSOCIATE MEMBER:** Denise Peterson

**MASONIC AFFILIATIONS:** Santa Cruz Redwoods OES #273  
Board Member of Rainbow Girls #28 Santa Cruz Assembly

**EDUCATION:** BA in Politics from the University of San Francisco with Minors in Public Service & French Studies  
Advanced QuickBooks at Cabrillo College

**CAREER SUMMARY:** **Current:** Accounting Assistant at Humble Sea Brewing Co.  
Operations Manager at Roomie Remote/Simple Control (Start-up in Cupertino)  
Financial Operations Manager at Casablanca Inn & Bistro/Tyrolean Inn Restaurant  
Assistant to the Owner at Casablanca Inn & Bistro/Tyrolean Inn Restaurant

**OTHER RELEVANT EXPERIENCES:** Secretary of PPMC Bylaws Committee, 2019 – present  
Internship with SF State Senate

**REASON FOR RUNNING:**

If I am elected as a PPMC Board member, my biggest goal would be to provide effective communication with the Membership. I have said this often to my family and friends, but I notice that many issues in life are the result of misunderstandings. It can be frustrating having the absence of information when sometimes a simple acknowledgement and a little concerted effort to understand the problem would suffice to quell any room for wandering minds to fill the void with misconstrued ideas. This friction allows for divisions between Members that only grow with each misunderstanding. Secondly, I also intend to maintain the Park's finances to be well within the boundaries of our carefully planned budget without having to rely on taking money out of the reserve fund. After working over a decade dealing with the finances of several businesses, I understand how a corporation must operate in order to stay in business. We, as a Membership, cannot afford to take on more than what is allowed in our budget, and we need to continue to practice fiscal discipline until the Park can find a way to generate more funds. While we desperately need an increase to subsidize the increased living expenses/general rising cost of goods, I'm optimistic that the Membership is amenable to some sort of raise in funds. Even with an internal cash infusion of some kind, the Board should still be open to hearing ideas from the Membership on how we can improve our community without dipping into already allocated funds. While these volunteer efforts can help, they won't be the end of all of our financial problems if we can't collectively agree on investing more into our community.

While the Board cannot solve every problem that may arise in the Park, I would strive for the utmost transparency so that the Membership can have confidence and more importantly, instill trust in the Board with the knowledge that someone like me has their back. What other place around here do people not only know their neighbors, but have raised generations together after meeting up over decades? Let us all remind ourselves, Members and Board members alike, that we are incredibly grateful for not only the land that Paradise Park owns, but the memories that we have all been so lucky to have made here. I look back at the time I spent here as a child and young adult, to the present day where I've seen my stepchildren create their own memories and fall in love with this neighborhood as I did. Now, I look towards the future where I wish to give back to the place that has given us more than any of us can ever repay. I would be honored to have the sacred responsibility of serving my neighbors with as much grace and dignity that I can muster. If I am chosen to be on the PPMC Board of Directors, I understand that I would be upholding a long legacy of wonderful, well-intentioned Members who only wish to be of more benefit to PPMC.

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

The Board is responsible for following and carrying out the Bylaws that govern our community. Without our Bylaws and Rules & Procedures, we cannot operate as we've known in the past, but moreover, we open ourselves to avoidable conflicts. Given that the Board is composed of Members that are volunteering to step up to represent their community, these unpaid helpers must be willing to make difficult decisions for the good of the Membership.

In addition, the Board must listen to genuinely understand the ideas and opinions that may come before them. While they may not always agree with some of these proposals, they should at least listen and if unable to solve an issue, the Board should provide a reasonable, respectful explanation after some due diligence. Moreover, the Board upholds the Bylaws and the Rules & Procedures on the foundation of our collectively shared Masonic values and principles. We can find solace with our leadership simply with the knowledge that we all believe in something bigger than ourselves.

Linda Reynolds      [ammasmail2@gmail.com](mailto:ammasmail2@gmail.com)  
454 York Ave.        831.423.9583 home  
117 Paradise Park    831.600.6604 cell

I would like to extend my appreciation to all the members who have encouraged me to become a member of the board. I will take the obligation very seriously and put my skills to the betterment of our community.

*My family has been members of Paradise Park for nearly 67 years. Starting with my grandfather, we now have six generations that have been blessed to be here. More importantly, in my duties as a director I look forward to helping new families become members and begin their journey on creating the special stories and experiences that they will pass down. My promise to all is to create a financially sound corporation and a community in which all members are respected and treated equally with no malice and an open heart to all.*

I have been an associate and an alternate associate since 1970 and a member since 2008. My chapter is Santa Cruz Redwoods #273.

Before retiring I owned and operated a sign company for 25 years. "ADVERSIGNS" was one of the top sign companies in Silicon Valley. One fun thing was being part of the film industry in northern California. My company participated and made many signs for several movies and TV shows. I even played a waitress in a pool hall with Whoopi Goldberg, grueling work but fun.

I also have a small farm in Felton. We grow veggies, but we mostly provide nature connection programs for children and adults.

I have served on a few other boards: The Santa Madre Center, a nonprofit. The NEST and student liaison of the American Society of Interior Design.

The reason I look forward to becoming a board member is, I have a good understanding of the California Corporations Code, and the Paradise Park Bylaws. For the past three years I have been studying to be able to serve with this knowledge to help our community move with a strong foundation into its 100<sup>th</sup> Birthday anniversary. I have also taken courses with the IRS and have three certifications in tax exempt corporations. Plus I have a great understanding of tax form requirements, like the 990 IRS form.

Foremost we all must remember and acknowledge PPMC is a California Corporation. For our community to run smoothly and maintain consistency we must abide by and serve our members within the law. If the hierarchy of our governing documents are as they should be our beloved community should be able to be set back on solid ground. Secondly and just as important is the conduct and interaction of the board with the membership. The board is there to serve and protect the community in a fiduciary obligation for every member. Tax exempt status also has its obligation to the membership and the public.

My promise is to serve PPMC and its members with integrity, honesty, open dialog, and to implement sound financial practices and structure.

Our very existence depends on following the rule of law and our governing documents. If we all work toward the common good of making our community strong and vibrant our ancestors and our heirs will be proud. This can bring us together as brothers and sisters and the commitment to our Masonic obligation, allowing us live in harmony.

Blessings, Linda Reynolds

## 2022

### CANDIDATE FOR THE PARADISE PARK MASONIC CLUB BOARD OF DIRECTORS

NAME: Matt Kannely

PARK ADDRESS: 345 The Royal Arch

RESIDENCE ADDRESS: 345 The Royal Arch

FAMILY: Wife Jenny, daughters Teagan and Maeve

PARK MEMBER SINCE: 2016

MASONIC AFFILIATIONS:

Past Master and current Senior Warden of Santa Cruz/San Lorenzo Valley Lodge #38

Member of Santa Cruz Redwoods Chapter #273

EDUCATION:

Aptos High School 1994

Cabrillo College 1998

CAREER SUMMARY:

Ledyard Company, Operations Manager 2000-2007

Couch Distributing, Operations Manager 2007-2021

Donaghy Sales, Operations Manager 2021-Present

OTHER RELEVANT EXPERIENCES:

Advisory Board President, I.O.R.G., Santa Cruz Assembly, 2018-2019

Santa Cruz Masonic Temple Foundation President, 2017-Present

REASON FOR RUNNING: I am running for the Board out of a desire to serve the community that I love. I am an active member of the Paradise Park volunteer Fire Department, I play the calliope in the All-Wheels Parade, I was the auctioneer at the last Labor Day Picnic (and hope to be able to do it again this year), and for the last few years, I have volunteered to be Santa for the Park at Christmas. While these activities have, in the past, helped me feel that I am giving back to my friends and neighbors, I want to help out as much as possible.

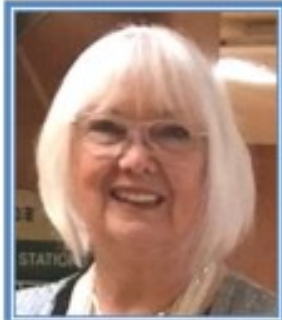
WHAT DO YOU BELIEVE TO BE THE FUNCTION OF THE BOARD? I believe it is the Board's job to carry out the wishes of the membership while always striving to keep Paradise Park a viable, thriving place for our children's children to enjoy as we do.

## 2022 CANDIDATE FOR PPMC BOARD OF DIRECTORS

### Michelle Green

678 St Paul Street

[green4ppmc@gmail.com](mailto:green4ppmc@gmail.com)



I have a deep respect for the teaching of Masonic principles. I was raised with the common fundamental belief in integrity and in the value of respect and support of one another. I believe this is the true purpose of the PPMC community, and that is what I would bring to the Board. As Director I would dedicate my time, effort, and skills for the betterment of our Members and the Corporation.

*It would be an honor to serve you.*

#### About Me Personally

I live full time in the little gray house with the white porch at 678 St Paul since 2006. Then, it was only a shack with a blue tarp over it. I have three grown and married children and two are Masonic members. I am a member of Santa Cruz Redwoods Chapter #273. I love gardening, swimming, teaching art and painting. I love to travel and have been able to do so extensively. I have lived in Germany 6 years, Thailand 2 years and Hawaii 6 years. I'm lucky enough to have my daughter's family living in Playa Negra Cost Rica and visit as much as I can.

#### Career Summary

I have had a diverse career that will bring a wide spectrum of experience to the Board. My career didn't start until I came back from Germany in 1977. First was a print shop that led me to Rally's advertising department, 6 years. With an advertising background I then worked for three other advertising marketing companies. Overlapping marketing, I received a certificate for Addiction Counseling. This led to the Director position of DUI Program, 3 years. I went on a vacation in Hawaii and loved it so much I interviewed for a job- and got it. I worked for Hawaii Health Department, Alcohol and Drug Division as a Program Specialist 4 years. Before leaving Hawaii, I worked as a Castle Medical Center Counselor for all five islands, 3 Years. I wanted to come home to California so I took a vacation to visit my daughter in Santa Cruz, took out the phone book, called an agency, applied for a job – got it, 3 years and moved to Santa Cruz. My Master Certification for Organization Change helped me get a job with the County Planning Department as Program specialist, 8 years. Since I moved to Santa Cruz in 1998, I was the bookkeeper for my daughter's multimillion dollar agency. Then I retired.

#### Education and Relevant Experience

I have: Bachelors - Management, Masters in Business Administration - Management, Masters Science - Counseling Psychology and Masters in Organization Change, Performance Improvement. I'm honored to have served on the Board 2012-2013, participated on many committees (now on the By-Laws) and attended other special projects. My vast experience will bring great management skills: communication and listening, fact gathering, finance/budgeting, organization techniques, prioritizing issues, set goals, fair and caring treatment to all. Above all, to follow the By-Laws and respect what our forefathers intended for us.

The function of the Board is to have the total membership and the corporation in mind when making hard decisions. Directors are the ones to carry the responsibility of PPMC success, longevity and to stay solvent.

***Please call me (831-466-9360) or email ([green4ppmc@gmail.com](mailto:green4ppmc@gmail.com)) if you have questions or to just chat!***

Pat McDonald, CCA, CIT, CBT  
632 St. Augustine  
566 Paradise Park, Santa Cruz 95060

[nawicpat@gmail.com](mailto:nawicpat@gmail.com)  
831-423-2811 or cell 566-3357

**My reason for running** for the Paradise Park Board of Directors is a reflection of the commitment I have for our community and the leadership and management skills I bring to the table. I know the function of a Board and would like to be part of the progress toward bringing more business-like behavior and processes to enhance the PPMC environment.

Paradise Park is a unique Community in that with our Masonic family history and background, we have a common fundamental belief in integrity and in the value of respect and support of one another. We are all about family and I'm so blessed to have over 60 years of history here. With my son Tony and his family living around one corner and my brother Bob's daughter Erica and Hussein around the other way, we live and breathe **community**. Involvement and volunteering are essential parts to belonging to Paradise Park!



I served as the 2018 Worthy Matron of Wild Lily Chapter #18 of the Order of Eastern Star and currently hold the position of Treasurer as well as working on our Membership Committee. I was involved in several Grand Chapter events and was chairman for two of them, both held right here in Paradise Park!

On the business side, I've owned my own business for 28 years. In a non-traditional industry for women, I managed finances of a multi-million dollar trucking company from estimating a job to preparing for annual income taxes as well as the day-to-day operations. I understand how a business runs – what financial statements tell us – how to read a Profit and Loss statement. When I was on the board previously, there was a written P and L and Balance Sheet available to the membership at every board meeting – and it was printed in the monthly bulletin. We need to get back to an accurate, monthly set of statements so both the Board and the Membership knows where their money is being spent.

Escaped taxes came into being for the Members of Paradise Park in 2008 when we received the first bills from the County. As bookkeeper at the time I had to learn why this happened and to understand how we came to be in this crazy situation that stemmed from 2003. I have worked with the County and with individual members to be certain they were being properly billed and to help members understand how to budget going forward to meet their individual obligations. I have a good rapport with County employees that handle the valuation and the tax assessment process and can assist in the Park's reporting in a proper and timely manner.

I have been involved in the National Association of Women in Construction for the last 30 years, and was in a leadership position that culminated in being national president.

Serving not-for-profit association of 5,000 members was a good training-ground for how a Board needs to properly function. I do understand how to deal with conflict and to actively work to bring consensus. I have been called upon to give Leadership presentations from Building a Team to How to run an effective meeting to the responsibilities of a Board of Directors and have spoken additionally on other topics that range from the Effect of Rising Costs on the Construction Industry to the History of Women in the Workplace.

My passion for this amazing bit of Paradise that we live/visit/love pushes me to volunteer to be on the Board and work for our future success. The Board's job is to be sure the corporation is run properly and to follow our governing documents as well as the California Corporation Code. Further, to direct staff to handle maintenance and administrative duties so that our infrastructure is well maintained. As a fiduciary, **I pledge** to see that transparency is of first priority and that includes monthly accurate financial statements. Additionally, **I pledge** to listen to each Member, to treat every Member fairly and approach every issue without prejudice.

**Job and Volunteer History**

STI Trucking	Retired Owner/manager	1994-2022
B.P.O. E (Elks) Santa Cruz	Trustee	2018-present
<b><u>Paradise Park</u></b>	Bookkeeper	When requested
<b><u>PPMC</u></b> Committees :Bylaws, Elections, Orientation, Long Range Planning, Budget, Financial Oversight, Elections, Water, Bridge	Chairman and Member	Several times
National Association of Women in Construction – National President		2008-2009
NAWIC	National Pres-Elect, Vice Pres.	2006-2008
NAWIC	National Treasurer	2005-2006
NAWIC	Regional Director	2000-2002
NAWIC Education Foundation	Trustee	2007-2010
Newark, Calif. Board of Education	Trustee	1980-1982
Executive Council of Homeowners (ECHO)	Member	2010-2014
Calif. Dump Truck Owners Assoc.	Sec/Treasurer	2005-2010

**Education**

AA in Business -- and Valedictorian	Ohlone College, Fremont	1994
Construction Industry Technician (CIT)	Clemson University/NEF	1998
Certified Construction Analyst (CCA)	Clemson University/NEF	2005
Construction Bookkeeping Technician (CBT)	Clemson University/NEF	2010

***Please consider Pat McDonald as you cast your ballot.***

## Improvements for Sale by Member

as of May 9, 2022

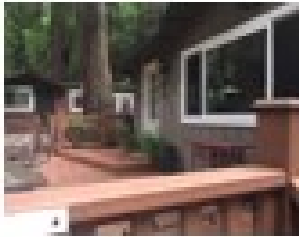
All allotment use privileges, and Membership are subject to the approval of the Board of Directors. **IMPORTANT NOTICE:** The sellers solely provide the descriptions of improvements for sale. Such information is not verified or checked for accuracy by Paradise Park Masonic Club, Inc. The Club does not warrant, and disclaims any responsibility for, the accuracy, truthfulness or completeness of any information provided. Questions about an allotment improvement should be addressed solely to the seller.

<b>SECTION 1</b>			
<b>495 Knight Templar</b>	<b>Laurie Harden</b> Contact: Mark Zevanove, Agent (831) 588-2089	<b>\$535,000</b>	Two houses in one. This is one of the largest homes in the Park. One side a modern home with 2 huge bedrooms, central heating, modern appliances, and skylights. The other side, a rustic home with high ceilings in living room with a loft and separate bedroom. Both sides have their own kitchens and bathrooms. This is an ideal place for a large family. Must see inside to appreciate!
<b>428 Joppa</b>	<b>David Sellery</b> (831)479-4409 david@davidsellery.com <b>Rose</b> (831)227-1149 rose.sellery@gmail.com	<b>\$550,000</b>	3 Bedroom 1.5 Bath. One of the largest, most sought-after properties in Paradise Park. Quiet oasis with expansive terraced gardens and patios. A perfect home for parties or mediation in a gorgeous, sunny natural setting above the river, yet far above the flood zone. Raised knotty pine living room ceiling with fireplace and all new flooring, along with a completely tiled master bath. Plenty of parking and large detached garage- all minutes from downtown Santa Cruz! 1293 Sq. Ft. improvement.
<b>429 Joppa</b>	<b>Kathi Brewer</b> (209)892-6779 Cell: (209)202-2552 Please leave a message <b>SALE PENDING</b>	<b>\$319,000</b>	This charming 2 bedroom, 1 Bath cottage is well maintained and move in ready. Included is: Wood burning fireplace, forced air heat, updated kitchen, utility room with washer and dryer, some furnishings, window blinds, and a generator. A beautiful yard with water fountain, 2 arbors, camellias, Azaleas, hydrangeas, and a pear tree. All on automatic sprinkler system. Also, a garden shed, and storage shed. A paved patio area includes a built in 8-foot bench. This delightful home is located in a perfect, quiet area towards the end of the Park. A wonderful piece of Paradise! Please call if interested!
<b>449 York</b>	<b>Melissa Bales</b> Contact: Mark Zevanove, Agent 831-588-2089	<b>\$195,000</b> <b>NEW LISTING!</b>	Cute home with 2 bedrooms/1 Bath plus out building for storage. Home included a fireplace in the living room and a built-in dining area. Lots of parking on a nice, level lot. No river or hillside threat!
<b>464 York</b>	<b>Mark Treuge</b> mtLegend@yahoo.com 831-425-8649	<b>\$425,000</b>	Beautiful, sunny 2 Bed/1.5 Bath. Approximately 1,200 Sq. Ft. improvement on an approx. 3400 Sq. Ft. allotment. New 200-amp service panel, on demand water heater, new roof, new floors, water filtration system, gas fireplace and remodeled interior. Extensive decking, workshop/storage building and outdoor shower. Beautiful usable treehouse. House generator, two car driveway. Must see.
<b>SECTION 2</b>			
<b>259 Keystone</b>	<b>PPMC</b> Contact Office: 831-423-1530 <b>SALE PENDING</b>	<b>\$10,000</b>	Membership fee of \$10,000. Allotment has partially destroyed house from tree strike. New modern septic system included. Purchaser must rebuild new house as a remodel. Must provide quarterly progress reports to the Board of Directors.
<b>272 Keystone</b>	<b>Pamela Maxwell</b> pamsfgiants@yahoo.com (530) 545-0911	<b>\$280,000</b>	2 Bedroom, 1 Bath 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.
<b>282 Keystone</b>	<b>Sara Laskey</b> (831)331-1031	<b>\$210,000</b>	One of the best locations in the park! Cute 2 Bedroom, Bathroom fixer-upper. Cabin sits on 2 beach allotments with large private deck overlooking the San Lorenzo River. Also providing one of the best covered bridge views. Updated roof and septic. Selling AS IS.
<b>280 Keystone</b>	<b>Gary Newton</b> Home (650) 344-3245 Cell (650) 334-9495 garynewton@gmail.com	<b>\$345,000</b> <b>\$310,000</b> <b>NEW PRICE!</b>	2 Bedroom, 2 Bath. Double lot with sunny southern exposure towards the river with one of the best river views in Paradise Park. Cozy cabin exterior with approx. 1000 sq. ft. Covered double carport and nice deck overlooking the river. Interior is bright and updated and has vaulted ceilings, skylights, deluxe kitchen with granite countertops. Hardwood and stone floors. Appliances, washer/dryer and some furnishings also included. Cabin and yard are in good condition
<b>346 The Royal Arch</b>	<b>Bonnie Stone Williams</b> 650-759-3377 bonniw532@yahoo.com	<b>\$495,000</b> <b>PARTIAL FINANCING AVAILABLE</b>	Charming 2 story home with storage galore. Semi open plan for living room, dining room and kitchen. Gorgeous deck, perfect for relaxing or parties. 3 Bedrooms, 2.5 Bathrooms. Attached 2 car garage with additional parking for 3 cars. Laundry room with washer and dryer. Partially furnished, force central heat plus new convection wood stove.
<b>378 Hiram</b>	<b>Veronica Lewis</b> Contact: Allan Melikian, Agent 831-588-4901	<b>\$220,000</b> <b>NEW LISTING!!!</b>	Cute, partly sunny yard. Parking, fireplace, and a guest suite with bathroom. Must see. Beautiful wooden ceilings!
<b>328 The Royal Arch</b>	<b>Elizabeth Minium</b> Contact: Mark Zevanove, Agent 831-588-2089 mark@oceanstreetrealty.com	<b>\$349,000</b> <b>NEW LISTING!</b>	This 2-bedroom 1 Bathroom home features a new roof and gutters. New paint inside and out! New flooring and paint throughout. Large open room with a remodeled kitchen with new cabinetry. The Master bedroom features vaulted ceilings with sky lights. Enjoy a hot bath in the beautiful clawfoot bathtub. Easy access from the carport to the home that is all one level. Come and see this fresh, bright new listing.
<b>SECTION 3</b>			
<b>220 Keystone</b>	<b>Contact: Allan Melikian, Agent</b> 831-588-4901	<b>\$399,000</b> <b>NEW PRICE!</b> <b>SOME FINANCING AVAILABLE</b>	Cabin with river view across from the parking lot near the Social Hall. Approx. 1000 sq ft. 2 Bed, 1.5 Bath updated cabin. Front entry has wheelchair ramp with two driveway entries. Concrete Septic and wood burning fireplace. Recently updated with new roof, gutters, paint inside and out, new kitchen, refurbished deck, refreshed bathroom, new flooring & window treatments, new main electrical switch, emergency generator and new flooring in garage with new barn door entry.
<b>SECTION 4</b>			
<b>610 Keystone</b>	<b>Gail Marshek</b> (760) 777-1323 Cell (760) 574-6866 gmarshek@dc.rr.com	<b>395,000</b> <b>NEW PRICE!</b>	Sunny, south facing amazing views of the river. Over 300 Sq. Ft. deck. Private location. 2 Bedroom, 1.5 Bath. Approximately 1250 Sq. Ft. sold Furnished. Large lower level family room with wood burning fireplace and direct access to the deck overlooking sandy beach. Sold As-is. Owner's husband is a licensed real estate broker. Must see this amazing location to appreciate Paradise Park!
<b>616 St. Augustine Ave.</b>	<b>Karyn Ryan</b> (831) 566-7932 Karyncryan2@gmail.com No Agents Please	<b>\$349,000</b> <b>or Highest Bid</b>	Beautiful Japanese Zen retreat house approx. 875 Sq. Ft. 1 Bedroom 1 Bath + Unfinished 8X20 room. Large allotment on river, next to bridge, not in the flood zone. Living and dining area has bamboo flooring. Open beam ceilings with double skylights, & windows overlooking the river. Propane fireplace insert will heat 1100 sq. ft. Hand carved stone flooring in the hallway, bath & kitchen. Bath has a 2-person jacuzzi with skylight. Separate stone tiled shower & washer dryer. Kitchen has granite counters & modern appliances. Bedroom windows also overlook the river. Handcrafted wood shoji doors and window coverings throughout. No agents please.

622 St. Augustine	<b>James and Peggy Langford Family Trust</b> Contact: Mark Zevanove, Agent 831-588-2089 mark@oceanstreetrealty.com	<b>\$399,000</b> <b>PRICE REDUCTION!</b>	Fabulous 3 bedroom 2 bath home approx. 1600 sq.ft. Situated along the San Lorenzo River. Just step to historic covered bridge, tennis courts, river beach and playground. Great Deck with views of the river. Bright and airy open floorplan. Wonderfully appointed with fireplace, dishwasher & kitchen island. Beautiful views from living room, dining room and master bedroom. Longtime owner knows of no flooding of house during their ownership.
628 St. Augustine	<b>Sarah Yeager</b> Contact: Mark Zevanove 831-588-2089 mark@oceanstreetrealty.com	<b>\$249,000</b> <b>SALE PENDING</b>	Must get inside to appreciate this single level, 3 Bedroom, one bath riverside house. 2017 flood does not enter the house. 2017 new hot water heater, 2013 new deck, 2011 new roof. 2014 tented and fumigated. Located across from the tennis courts & play area and just steps from the covered bridge. Great Value at \$249,000
696 St. Johns	<b>Diana Cook</b> Contact: Alan Melikian, Agent (831) 588-4901	<b>\$289,900</b> <b>SOME FINANCING AVAILABLE</b>	The best of both worlds - newly renovated beach house in the redwood forest. This move-in ready 1000 sq. ft. 2 bd/1ba cabin was remodeled in 2020 with all new floors throughout, interior paint and double pane windows. The allotment sits one street off the San Lorenzo River and is tree-free, so there is no flood hazard AND it gets <u>lots of sun all year</u> .  In addition to the beachy feel of this cabin, the allotment has a fully insulated 168sqft cottage (currently the "Man Cave"). Also included is a 120sqft custom storage shed with lots of possibilities! The front porch can be used as outdoor living space or as off-street parking. The back yard is fully fenced with a covered flagstone patio, perfect for grilling and chilling! Put this on your list to see!!!
<b>SECTION 6</b>			
102 Keystone	<b>Sarah Jones</b> Contact: Mark Zevanove, Agent 831-588-0089	<b>\$499,000</b> <b>PRICE REDUCED</b>	The Past "Grand Master's house". This plan has it all. Large rooms, all on one level. Large modern kitchen with dishwasher, stove/oven, and refrigerator. Large Livingroom with a brick fireplace. Two car garage with a work bench. All located across the street from Triangle Park, providing easy ingress and egress. This is a must see on your list.
109 Keystone	<b>Julie Bast</b> 831-334-0334 <b>Clifford Bast</b> 831-334-0888	<b>\$26,500</b> <b>NEW PRICE!</b>	Beautiful, nice sized empty parcel which fronts on Keystone Way in Section 6 See Santa Cruz County APN # 06130120- Characteristics (Santa cruz.ca) Construction of residence with water use and wastewater discharge probably not allowed due to Santa Cruz County's long-standing restrictions on new septic systems permits and installations in San Lorenzo River basin. Installation of garage and or storage units(S) subject to Santa Cruz County building codes and permitting requirements, as well as PPMC Membership and other applicable PPMC requirements.
135 St. Alban	<b>Leonie Stern</b> Contact: Allan Melikian 831-588-4901	<b>\$199,000</b>	New listing. Single story, 2 bath, 2 bedroom in the front of the Park. Lots of sun, 1000 Sq. Ft. improvement. Move in condition! Call Allan Melikian for more information.
127 Keystone	<b>Jennifer Kato</b> (209) 765-7984 jjkato@comcast.net	<b>350,000</b> <b>PRICE REDUCED</b>	Beautiful 2 story home with 2 bedrooms and 1 extra room that can be used as a bedroom/playroom/office. Open floor concept upstairs with a beautiful fireplace. This house is a home! Sold as is
139 St. Alban	<b>Michael DeVore/DeVore Estate</b> Contact: Mark Zevanove, Agent (831) 588-2089	<b>\$299,000</b>	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.
144 St. Alban	<b>Lauren Pottinger</b> Contact Mike Pottinger (925)785-6433 mikepottinger@aol.com	<b>\$249,000</b>	2 Bedroom, 1 Bath cozy cottage. Detached garage. Parking. Front Patio, semi enclosed backyard. Dining, living room with fireplace. Sky lights. Recent roof well maintained. Call for more information and/or photos.
191 St. Bernard	<b>Jennifer Hostetler Arthur</b> (831) 251-6782 Jen.d.arthur@gmail.com	<b>\$449,000</b>	Nestled in the warm heart of the "Riviera" of the park, lies a sunny 3 Bedroom, 2 Bath, 1450 square foot, two-story home. Sit on the ample back porch overlooking the river and enjoy the majesty of nature. Newly updated, modern and move-in ready. Stylish kitchen and dining area full of natural light all day long. High vaulted ceiling in the freshly painted living room with elegant ceiling fan. Garden with fruit trees out the back and loads of potential for your own kitchen garden. Each large bedroom has built in closets and beautiful laminate flooring throughout the home. Bonus 1450 sq. ft. basement includes 2 car garage, workshop, two large rooms with separate entrance, ½ bath and kitchenette. Attic with tons of storage. Must see to appreciate this large slice of Paradise!



## Mark Zevanove Presents 8 Paradise Park Properties



**351 Crypt – \$295,000** -~~\$3~~ secluded compound overlooking the picnic grounds\*  
Remodeled in 2009 & features a 4bd/2ba home dispersed between 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1 bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit & fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask Agent about restricted use.



**628 St Augustine – \$249,000 "PRICE REDUCED"**

Must get inside to appreciate this single level 3-bedroom 1 bath riverside home. 2017 flood did not enter the house. 2017 new hot water heater, 2013 new deck, 2011 new roof, 2014 tented and fumigated. Located across from tennis court and playground area. Just steps to covered bridge. A super value at \$249,000



**495 Knight Templar – \$535,000**

2 Houses in one. One of the largest homes in Paradise Park. 1 side a modern home with 2 huge bedrooms, central heating, modern appliances & skylights. The other side a rustic home with high ceilings in living room with loft & separate bedroom. Both sides have their own kitchen & baths. 2 car garage. Over 3200 sq. ft of improvements.



**449 York– \$195,000 "NEW LISTING"**

Cute 2-bedroom 1 bath home plus out building for storage. Home includes a living room and built in dining area. Lots of parking on a nice level lot. Must get inside to appreciate. Please contact Mark to get inside.



**Mark Zevanove** DRE# 00662936

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## Mark Zevanove Presents 8 Paradise Park Properties



### 102 Keystone Way – \$545,000

2-bedroom 2 bath approx. 1380 sq.ft. improvement. "The Past Grand Masters House" This place has it all. Large generous rooms all on 1 level. Large modern kitchen with dishwasher, stove, & refrigerator. Huge living room with beautiful brick fireplace. 2 car garage with work bench. All located across the street from triangle park. Providing easy ingress & egress. This is a must see. Call Mark



### 622 St Augustine – \$399,000

Fabulous 3bd/2ba home approx. 1600 sq.ft. Situated along the San Lorenzo River. Just steps to historic covered bridge, tennis court, river beach and playground. Great deck with views of river. Bright and airy open floorplan. Wonderfully appointed with fireplace, dishwasher, & kitchen island. Beautiful views from living room, dining room and master bedroom. Longtime owner knows of no flooding of house during their ownership.



### 328 The Royal Arch – \$349,000

Remodeled 1 Bedroom 1 Bath approx. 1000 sq.ft. Improvement. This home features new roof & gutters. New paint inside & out. Large open room with a remodeled kitchen with new cabinetry. The master bedroom has vaulted ceilings and skylights. Enjoy a hot bath in the beautiful clawfoot bathtub. Easy access from carport to the home. Come see this fresh & bright new listing.



### 139 St Alban – \$299,000

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

## Wishing Everyone A Happy New Year

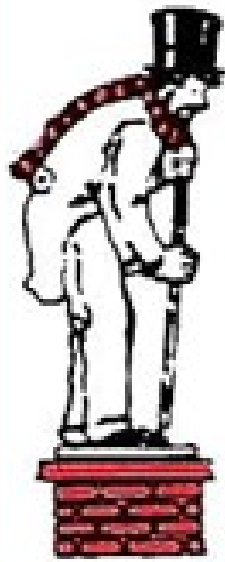


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