



PRESIDENT'S MESSAGE



Wow! What a great start to the new term for your 2022 Board of Directors. For the first time in several years to be back in front of a live audience was just terrific.

A HUGE THANK YOU!!

We were very fortunate to have Craig Peterson, Sean and Kayla Johnson, and Kristy Peterson set-up and actually pull off our first “hybrid” Open Meeting, despite the technical and Chiroptera challenges. I also salute and appreciate, *given the short notice...* the many members that were able to join us for this inaugural effort.

I want to thank all of our new Directors; Pat McDonald, Matt Kannely, and Kayla Johnson for bringing such tremendous energy, enthusiasm and spirit of cooperation, to their new roles. I can tell you that each of them is jumping right into a very aggressive agenda of making an already great PPMC even better! And of course, a big shout out to Verdie Polizzi, our tireless BOD veteran that brings such an incredible amount of continuity, historical context, and thoughtful contributions to every meeting.

One of our major initiatives this year is improved communication with the membership. To this end we will be looking at several opportunities to interact in an informal setting (a town hall style format) with both a live audience and others attending via zoom. The Park will be 100 years old in 2024 and we want the entire community to help guide the vision for the next hundred years. By 2024 our goals are to be financially healthy, operationally solid, and most of all...Masonically focused.

I want to encourage as many people as possible to volunteer and to serve on our committees. Committee sign-up sheets are available at the office. We have a lot of members that are happily volunteering to help with beautification and other projects around the Park, which is great. That being said, we do need to be organized and coordinated in our efforts so as not to duplicate current PPMC staff efforts. We are compiling a list of projects and can hopefully soon begin matching people, skills, and passions to the list of volunteer opportunities.

I would also like to acknowledge our Manager Steve Polizzi, and his team, Andrew, Corey, and our newest team member Polly for their dedication to serving our members. As you can imagine, with nearly 400 allotments, the ability to please everyone is a difficult and sometimes impossible task. It is easy to identify areas of improvement, but it is also important to remember that just because things might not be going “perfectly” does not mean they are not going well. We are doing a LOT of things very well.

In closing, I would be remiss if I did not recognize and thank the Directors that completed their terms in 2022; Kurt Likins, Dick Lovelace, and Harold Brown for their faithful and dedicated service on behalf of PPMC.

Fraternally,

Rick Lang
President, PPMC Board of Directors
1979 PPMC Shuffleboard Champion

Board of Directors

- **President**
Rick Lang
ppmc.ricklang@gmail.com
610-908-5744
- **Vice President**
Matt Kannely
ppmc.mattkannely.com
831-229-5703 (text)
- **Treasure/CFO**
Kayla Johnson
ppmc.kayla@gmail.com
831-251-4256 (text)
- **Secretary**
Verdie Polizzi
ppmc.verdie@gmail.com
831-515-2165
- **Director at Large**
Pat McDonald
ppmcpat@gmail.com
831-566-3357

Park Staff

- Steve Polizzi
Park Manager
831-423-1530 ext. 12
manager@ppmc-sc.org
831-345-0879
- Corrie Mathieson
Bookkeeper
831-423-1530 ext. 11
bookkeeper@ppmc-sc.org
- Polly Piette
Office Secretary
831-423-1530
secretary@ppmc-sc.org

Paradise Park Masonic Club

Annual Meeting

1:00pm, July 2, 2022

- I. Call to Order – Dick Lovelace at 1:12pm. All Directors present with Rick Lang on Zoom.
 - A. Invocation – led by Harold Brown
 - B. Pledge of Allegiance – led by Harold Brown
 - C. Necrology – ready by Kurt Likins
 - D. New Members – read by Rick Lang
- II. Report of Attendance and Quorum – Dick Lovelace reporting there were 75 participants logged into the Zoom meeting. No quorum present.
- III. Director Reports
 - A. President, Dick Lovelace thanked the membership. Encouraged everyone to be supportive of the new Board and to show compassion towards everyone in the coming year.
 - B. Vice President, Kurt Likins thanked the membership for allowing him to serve.
 - C. Secretary, Harold Brown thanked the membership.
 - D. Treasurer, Verdie Polizzi thanked all Directors for their service to the membership.
 - E. Director at Large, Rick Lang thanked the out-going Directors.
- IV. Presentation of President's Coin - Kurt Likins presented to Dick Lovelace
- V. Presentation of the Golden Trowel - Dick Lovelace announced the 2022 Golden Trowel recipient Tami MacDonald
- VI. Announcement of election Results –Election Committee Chair, Sue Lovelace, thanked the committee: Melissa Allred, Diane Backman, Eddi Brown and Tami MacDonald for their participation. 298 Ballots were received with 10 ballots set aside due to suspension, death, duplicate, unidentified, etc. with a total of 288 ballots counted.
 - A. Bylaw/R&P Proposals
 1. Article IV – Membership Fees – Yes 115, No 154 – FAILED
 2. Article III – Membership – Yes 145, No 122 – PASSED
 3. R&P – Water Usage – Yes 109, No 159 – FAILED
 4. Article VI – Organization of the Corp – Yes 147, No 122 – PASSED
 5. Article III – Membership – Yes 179, No 91 – PASSED
 - B. Candidate Results
 1. 6th - Linda Reynolds, 103 votes
 2. 5th – Cindy Weigelt, 118 votes
 3. 4th – Michelle Green, 123 votes
 4. 3rd – Kayla Johnson, 142 votes
 5. 2nd – Pat McDonald, 150 votes
 6. 1st – Matt Kannelly, 160 votes
 - C. New 2022 Directors: Matt Kannelly, Pat McDonald and Kayla Johnson joined the meeting
- VII. Open Forum
 - A. Steve Taylor – will all new Directors be at the Annual Meeting? Yes, with the exception of Rick Lang who was on his honeymoon.
 - B. Cheryl Dangreau – congratulated new Directors.
- VIII. Adjournment by new 2022/2023 Board of Directors
- IX. Announced Sunday, July 3, 2022 – Board Positions
 - President – Rick Lang
 - Vice President – Matt Kannelly
 - CFO/Treasurer – Kayla Johnson
 - Secretary – Verdie Polizzi
 - Director-At-Large – Pat McDonald

Paradise Park Masonic Club
Profit & Loss Budget vs. Actual
May through June 2022

	May - Jun 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4000 - INCOME				
4010 - Member Annual Dues	19,550.00	19,550.00	0.00	100.0%
4015 - Member Assessment Fees	87,202.72	87,190.50	12.22	100.0%
4100 - New Member Initiation Fees	40,000.00	10,000.00	30,000.00	400.0%
4200 - Membership Transfer Fees	0.00	400.00	(400.00)	0.0%
4300 - Member Services Fees	1,366.30	150.00	1,216.30	910.9%
4600 - Facility Use Fees	0.00	150.00	(150.00)	0.0%
4700 - Finance/Late Charges	486.52	500.00	(13.48)	97.3%
4800 - Penalties/Fines	0.00	1,000.00	(1,000.00)	0.0%
4910 - Comcast Income	4,052.86	2,908.84	1,144.02	139.3%
4920 - Interest Income	9.58	200.00	(190.42)	4.8%
4950 - Other Income	95.00	300.00	(205.00)	31.7%
4960 - Discounts taken	0.00	0.00	0.00	0.0%
4965 - SBA Special Assess Princ Earned	0.00	3,610.24	(3,610.24)	0.0%
Total 4000 - INCOME	<u>152,762.98</u>	<u>125,959.58</u>	<u>26,803.40</u>	<u>121.3%</u>
Total Income	<u>152,762.98</u>	<u>125,959.58</u>	<u>26,803.40</u>	<u>121.3%</u>
Gross Profit	<u>152,762.98</u>	<u>125,959.58</u>	<u>26,803.40</u>	<u>121.3%</u>
Expense				
6000 - EXPENSES				
6100 - PAYROLL EXPENSE	26,808.03	40,249.96	(13,441.93)	66.6%
6800 - OPERATING EXPENSE				
6801 - General & Administrative Exp	0.00	175.00	(175.00)	0.0%
6810 - Auto and Truck Expense	976.54	833.32	143.22	117.2%
6815 - Member Service Expense	135.00	75.00	60.00	180.0%
6820 - Bad Debt Expense	0.00	0.00	0.00	0.0%
6830 - Bank Fees	5.00	1,000.00	(995.00)	0.5%
6840 - Communications	1,271.72	1,083.32	188.40	117.4%
6850 - Computer and IT	597.99	500.00	97.99	119.6%
6860 - Depreciation Expense	0.00	0.00	0.00	0.0%
6870 - Dues & Subscriptions	0.00	33.32	(33.32)	0.0%
6875 - Equipment Repairs	0.00	166.68	(166.68)	0.0%
6877 - Equipment Rental	970.50	666.68	303.82	145.6%
6880 - Insurance	15,419.16	17,250.00	(1,830.84)	89.4%
6890 - Interest Expense	288.82	416.68	(127.86)	69.3%
6905 - Other Miscellaneous Expense	0.00	0.00	0.00	0.0%
6910 - Office Supplies	607.58	750.00	(142.42)	81.0%
6911 - Garden expense	0.00			
6912 - Penalties Payable	0.00	0.00	0.00	0.0%
6913 - Rec. Activities Annual Bdgt	117.64	416.68	(299.04)	28.2%
6914 - Shop/Park Supplies	732.18	1,000.00	(267.82)	73.2%
6915 - Repairs & Maintenance				
6916 - Repairs & Maintenance Buildings	(11,809.06)	1,333.32	(13,142.38)	(885.7)%
6917 - Repairs & Maintenance Roads	0.00	750.00	(750.00)	0.0%
6918 - Repairs and Maintenance Water	0.00	2,500.00	(2,500.00)	0.0%
6919 - Repairs and Maintenance Grounds	6,000.00	833.32	5,166.68	720.0%
6915 - Repairs & Maintenance - Other	0.00	333.32	(333.32)	0.0%
Total 6915 - Repairs & Maintenance	<u>(5,809.06)</u>	<u>5,749.96</u>	<u>(11,559.02)</u>	<u>(101.0)%</u>
6920 - Taxes				
6921 - Property Taxes	8,881.42	0.00	8,881.42	100.0%
6923 - State Income Tax	47.71			
Total 6920 - Taxes	<u>8,929.13</u>	<u>0.00</u>	<u>8,929.13</u>	<u>100.0%</u>
6930 - Utilities				
6931 - Electric	1,823.12	2,000.00	(176.88)	91.2%
6932 - Garbage	379.50	1,250.00	(870.50)	30.4%
6933 - Water	44,156.21	46,000.00	(1,843.79)	96.0%

	<u>May - Jun 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
6934 - Propane	1,220.08	1,166.68	53.40	104.6%
Total 6930 - Utilities	47,578.91	50,416.68	(2,837.77)	94.4%
6945 - Travel & Entertainment				
6948 - Meals	112.98	1,666.68	(1,553.70)	6.8%
Total 6945 - Travel & Entertainment	112.98	1,666.68	(1,553.70)	6.8%
6950 - Postage & Delivery	517.99	333.32	184.67	155.4%
6960 - Printing and Reproduction	1,312.64	333.32	979.32	393.8%
6970 - Professional Services				
6971 - Accounting				
6973 - Payroll Processing Fees	283.29	333.32	(50.03)	85.0%
6971 - Accounting - Other	1,417.50	6,083.34	(4,665.84)	23.3%
Total 6971 - Accounting	1,700.79	6,416.66	(4,715.87)	26.5%
6975 - Legal Expense	1,481.48	8,333.34	(6,851.86)	17.8%
6970 - Professional Services - Other	175.00			
Total 6970 - Professional Services	3,357.27	14,750.00	(11,392.73)	22.8%
6990 - ERT Expense	0.00	166.68	(166.68)	0.0%
7900 - Reconciliation Discrepancies	0.00	0.00	0.00	0.0%
6800 - OPERATING EXPENSE - Other	0.00	0.00	0.00	0.0%
Total 6800 - OPERATING EXPENSE	77,121.99	97,783.32	(20,661.33)	78.9%
Total 6000 - EXPENSES	103,930.02	138,033.28	(34,103.26)	75.3%
7910 - Bank Service Charges	40.86			
Total Expense	103,970.88	138,033.28	(34,062.40)	75.3%
Net Ordinary Income	48,792.10	(12,073.70)	60,865.80	(404.1)%
Other Income/Expense				
Other Income				
8000 - Other Income				
8001 - Donations Rec Fund restricted	0.00	0.00	0.00	0.0%
8002 - Donations - Almoner's Fund	0.00	0.00	0.00	0.0%
8016 - Interest Earned Init Fee Rsrv	0.00	0.00	0.00	0.0%
8018 - Restricted donations - Garden	0.00			
Total 8000 - Other Income	0.00	0.00	0.00	0.0%
Total Other Income	0.00	0.00	0.00	0.0%
Other Expense				
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	0.00	0.00	0.00	0.0%
9011 - Recreation fund restricted exp	0.00	0.00	0.00	0.0%
9012 - Reserve Fund Buildings	0.00	0.00	0.00	0.0%
9013 - Reserve Funds Infrastructure	0.00	0.00	0.00	0.0%
Total 9000 - Other Expense	0.00	0.00	0.00	0.0%
Total Other Expense	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	48,792.10	(12,073.70)	60,865.80	(404.1)%

Paradise Park Masonic Club Balance Sheet As of June 30, 2022

	Jun 30, 22		Jun 30, 22
ASSETS			
Current Assets			
Checking/Savings			
1000 - Cash and Equivalents			
1015 - Checking accounts			
1016 - BofA Recreation Ckg	10,922.19		
1017 - WFB Checking - 4461	158,115.53		
1018 - BFCU Ckg *4190	186,073.14		
Total 1015 - Checking accounts	355,110.86		
1019 - BFCU Saving *4174	97,636.72		
1020 - Petty Cash	172.80		
Total 1000 - Cash and Equivalents	452,920.38		
1030 - Capital Reserves			
1033 - USB Init Reserve CD 2032	146,264.01		
1034 - WFB CD 8385	115,804.63		
1035 - BofA CD 9500-01-03	25,429.37		
1036 - WFB rest. checking xx1035	125,967.95		
1037 - BFCU Capital Improve Ckg -0306	26,258.00		
Total 1030 - Capital Reserves	439,723.96		
1040 - Comcast Accounts			
1041 - USB Checking 9920-Comcast	34,203.28		
1042 - USB CD 5223 - Comcast	8,460.96		
1043 - USB CD 5249 - Comcast	22,325.41		
Total 1040 - Comcast Accounts	64,989.65		
Total Checking/Savings	947,633.99		
Accounts Receivable			
1100 - Acct. Receivable	121,534.32		
Total Accounts Receivable	121,534.32		
Other Current Assets			
1099 - Undeposited Funds	706.82		
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	(8,881.46)		
1402 - Prepaid Insurance	27,557.63		
1403 - Prepd Prop tax land Members	0.02		
1404 - Ppd Prop Tax Supplement Members	(15,821.45)		
1405 - Member Property Taxes	(199,888.77)		
1406 - Member Property Taxes - Escape	48,862.68		
Total 1400 - Prepaid Expenses	(148,171.35)		
Total Other Current Assets	(220,736.14)		
Total Current Assets	848,432.17		
Fixed Assets			
1500 - Fixed Assets			
1502 - Land	323,182.00		
1503 - Land Improvements	637,840.20		
1504 - Bldgs. & Covered Bridge	413,006.11		
1505 - Upstairs office Apartment	37,480.47		
1506 - Water Project - Sect. 1, 2	1,419,286.50		
1507 - Water Project Sect.3 and 4	2,198,730.71		
1508 - Griff Nelson Water Project	1,059.26		
1510 - Autos/Trucks/Tractors	131,926.67		
1511 - Radio Equipment	14,487.81		
1512 - Equipment	187,043.43		
1590 - Accumulated Depreciation	(2,587,671.00)		
Total 1500 - Fixed Assets	2,785,381.16		
Total Fixed Assets	2,785,381.16		
TOTAL ASSETS	3,633,813.33		
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
3000 - Accounts Payable	90,958.16		
Total Accounts Payable	90,958.16		
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	1,716.59		
2303 - Accrued vacation payable	14,289.84		
Total 2300 - Accrued Expenses	16,006.43		
2500 - Deferred Revenue (TADs)	267,758.39		
2510 - Deferred Revenue - Comcast	8,378.00		
2600 - Current Portion FEMA/SBA Loan	42,523.20		
Total Other Current Liabilities	334,522.98		
Total Current Liabilities	425,481.14		
Long Term Liabilities			
2700 - Long Term Portion SBA Loan	31,773.00		
Total Long Term Liabilities	31,773.00		
Total Liabilities	457,254.23		
Equity			
3100 - Equity Master			
3101 - Restricted Funds-brd designated			
3102 - New Water Project Reserve	244,206.00		
3103 - Init Fee Major Improvement Rarv	506,315.97		
Total 3101 - Restricted Funds-brd designated	750,521.97		
3150 - Investment n Property	3,961,240.31		
3200 - Other Temp. Restricted Funds			
3201 - Recreation Reserve	10,882.19		
3205 - Historical restricted	0.25		
3206 - Picnic Grounds restricted	12,562.03		
3207 - Dog Park	2,361.23		
3210 - Community Garden Restricted	2,049.82		
3211 - ERT	2,771.43		
3200 - Other Temp. Restricted Funds - Other	3,072.00		
Total 3100 - Equity Master	3,443,425.18		
3900 - Retained Earnings	(315,658.18)		
Net Income	48,792.10		
Total Equity	3,176,559.10		
TOTAL LIABILITIES & EQUITY	3,633,813.33		

welcome

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



**Richard Westfall
Thomas Dobson**

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

**Shawn Clark
Audrey Sand**

Upcoming Meetings

**THE NEXT
BOARD OF DIRECTORS MEETING
SATURDAY AUGUST 20, 2022 @ 11:00AM**

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

**APPLICATION
PENDING**

<u>APPLICANT</u>	<u>DATE POSTED</u>	<u>MEMBER/SELLER</u>	<u>ALLOTMENT</u>
<u>MEMBERS</u>			
Carol Karmakar	06/14/2022	David Sellery	428 Joppa
Gina Simas	07/05/2022	Laurie Hamden	495 Knight Templar
Dianne Phillips	07/26/2022	Susan Brandenburg	351 Crypt Lane
Kenneth Nagel	07/26/2022	Sarah Jones	102 Keystone
<u>ASSOCIATE MEMBERS</u>			
Jennifer Roth	06/15/2022	Matthew Kannely	345 Royal Arch
Ashley Gooch	06/09/2022	Janet Martin	116 Keystone

Paradise Park Masonic Club Labor Day BBQ

Mark Your Calendars for September 3rd, 2022

Ticket purchase will be available starting August 1st, 2022

Don't wait too long to get tickets. We've sold out every year.

Choice of:

Live Maine Lobster-\$40

I hope to have the 1.5lbs size. Our cost in Sept. will determine final size

Hot Dog-\$5

Kids meal only.
Not for adults

Chicken-\$25

Choice of white and/or
dark meat



Prime Rib-\$34

Approx. 12oz

Ribeye Steak-\$30

Approx. 12oz

At the PPMC Picnic Grounds

Appetizers served at about 4:30 Dinner is @ 5:30 +/-

Appetizers Tossed Green Salad Greek Green Bean Salad

Tomato Salad with Shallot Vinaigrette. Capers, & Basil

Baked Potato with all the toppings

Sliced French Bread Strawberry Shortcake

Bring your own place setting and beverages

For more info contact: Linden Swanson, 576 Paradise Park, Santa Cruz, CA 95060
email: lindenswanson@outlook.com
phone: 831-423-9486



This dinner is only possible thanks to the many volunteers. From an hour to a day, whatever you can help with is greatly appreciated. If you can help us, please let Linden know.

Labor Day BBQ

- **The office will not be taking the ticket orders.**
- Reservations are required. Reservations can be made with the Swansons directly. You will only receive a receipt for your reservation payment.
- **Please make checks payable to: Linden Swanson**
- Tickets will be available for pick up on Saturday, Sept. 3rd at the picnic grounds, from 10am until 3pm. **PLEASE** pick up your tickets before 3pm. We are much too busy after 3pm getting dinner ready.
- **ONLY PEOPLE WITH TICKETS WILL BE SERVED. DO NOT LOSE, FORGET, OR MISPLACE THEM. DUPLICATE TICKETS WILL NOT BE ISSUED.**
- Lobster orders must be placed and paid for by Tuesday, Aug. 30th @ noon. After this date, all lobster orders are final. I will place the order on 8/30. If I wait, I risk not getting the lobster order I want.
- After 8/30, any new orders or changes will have to be placed and confirmed by Linden Swanson directly to make sure we can accommodate you.
- Other than lobster, you may change/cancel any ticket order until Friday, Sept. 1st. If your plans change, I can normally sell any tickets that become available to others looking for last minute additions.
- In all cases, reservations aren't final or altered until paid for.
- You will **only** be given the entrée that your ticket represents so make sure when you pick up the tickets that it's what was ordered.
- Please order as early as possible. We have sold out early the past few years and probably will again this year.
- **NEW: Kids meals come with hot dog, French fries, a slice of watermelon, and dessert only. PLEASE only kids for this meal.**

We are ordering the steaks, and lobsters from the order sheets. If we allow someone to take a meal that is different from the ticket, we'll be short a meal for someone else.

Linden Swanson
831-423-9486
lindenswanson@outlook.com

Mark Zevanove Presents
6 Paradise Park Properties
(831) 588-2089 Mark@oceanstreetrealty.com
DRE# 00662936



GREAT VALUE! Cozy 2 bedroom 1 bath cabin nestled in the redwoods across the street from the river. Has outer cabin for storage. Hot tub and golf cart included in sale. From this location you can watch the world go by.

A super value at **\$250,000**

Remodeled 2 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!

\$349,000



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.

\$299,000

Mark Zevanove Presents



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.

\$499,000

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.

\$249,000



**SALE
PENDING**



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.

\$535,000

PENDING



(831) 588-2089

Mark@oceanstreetrealty.com

DRE# 00662936

Improvements for Sale by Member

August 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.

SECTION 1			
425 Joppa	Elaine Calverley (831)600-6517 ekcalverley@gmail.com	\$290,000	NEW LISTING Sunny Cottage. Recently upgraded 2bd/1ba with carport, storage, and plenty of parking in the sunniest area in the park is a must see. One level, new flooring, high-end bathroom, and laundry. Furniture, appliances, and electronics included. Close to Hidden Beach. This quiet location is a move-in ready gem. Online virtual home tour: https://tinyurl.com/425JoppaSt
495 Knight Templar	Laurie Harden Contact: Mark Zevanove, Agent (831) 588-2089	\$535,000	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!
428 Joppa	David Sellery (831)479-4409 david@davidsellery.com	\$550,000	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.
SECTION 2			
265 Keystone	Laverna Wells johnmyrwell@gmail.com (831)316-7738	250,000	NEW LISTING Cozy 2 Bedroom 1 bath cabin nestled in the redwoods across the street from the river. Has outer cabin or storage. Hot tub and golf cart included.
272 Keystone	Pamela Maxwell pamifgiants@yahoo.com (530) 545-0911	\$280,000	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.
282 Keystone	Sara Laskey (831)331-1031	\$210,000	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.
280 Keystone	Gary Newton Home (650) 344-3245 Cell (650) 334-9495 garynewton@gmail.com	\$310,000 NEW PRICE	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
346 The Royal Arch	Bonnie Stone Williams 650-759-3377 bonniew532@yahoo.com	\$495,000 PARTIAL FINANCING AVAILABLE	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.
378 Hiram	Veronica Lewis Contact: Allan Melikian, Agent 831-588-4901	\$199,000 PRICE REDUCED	Cute, partly sunny yard. Parking, fireplace, and a guest suite with bathroom. Must see. Beautiful wooden ceilings!
328 The Royal Arch	Elizabeth Minium Contact: Mark Zevanove, Agent 831-588-2089 mark@oceanstreetrealty.com	\$349,000	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.
351 Crypt Ln.	Susan Brandenburg Contact: Mark Zevanove, Agent 831-588-2089 Mark@oceanstreetrealty.com	\$249,000	SALE PENDING "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 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 golf cart. Ask agent about restricted use.
SECTION 3			
220 Keystone	Bonnie Vogel Contact: Allan Melikian, Agent 831-588-4901	\$350,000 NEW PRICE SOME FINANCING AVAILABLE	Cabin with river view across from the Social Hall parking lot. Approx. 1000 sq ft. 2bd/1.5ba 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.
SECTION 4			
610 Keystone	Gail Marshak (760) 777-1323 Cell (760) 574-6866 gmarshak@dc.ir.com	\$395,000 NEW PRICE	Sunny, south facing amazing views of the river. Over 300 Sq. Ft. deck. Private location. 2 Bedroom, 1.5 Bath. Approximately 1250 Sq. Ft. solid 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!
654 St Augustine	Bruce Wildenrath (831) 466-9631	\$69,000 OBO NEW LISTING	"Rebuild" with a view to die for. One of only two houses with creek and river frontage. 2bd/1ba on two lots. Parking for 2 cars. No flooding in house.
696 St. Johns	Diana Cook Contact: Alan Melikian, Agent (831) 588-4901	\$279,000 NEW PRICE	SELLER MOTIVATED! The best of both worlds - newly renovated beach house in the Forest. This move-in ready 1000 sq. ft. 2 bd/1ba cabin was remodeled in 2020 with all new floors, 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 cabin, the allotment also has a fully insulated 168sqft separate cottage (currently the "Man Cave"), AND 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! Must see!

616 St. Augustine	Karyn Ryan (831) 566-7932 Karyncryan2@gmail.com No Agents Please	\$349,000 or Highest Bid	Beautiful Japanese Zen retreat approx. 875sqft 1bd/1ba + 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.
SECTION 6			
102 Keystone	Sarah Jones Contact: Mark Zevanove, Agent 831-588-0089	\$499,000	SALE PENDING 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.
127 Keystone	Jennifer Kato (209) 765-7984 jkato@comcast.net	\$50,000 PRICE REDUCED	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.
109 Keystone	Julie Bast 831-334-0334	\$26,500	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.
227 Acacia Lane	Laurie Crogan Contact: Gaby Geise (831)-295-9176	\$599,000	Rare original 1940's 2 Bedroom 2 bath home. Painstakingly restored with materials/décor hunted and preserved, repurposed marble, antiques, custom hand cut linoleum floors. Forced air heat, on demand H2O, dishwasher and 1500-gal cement septic...NEVER FLOODED. Large living room opens to kitchen, perfect for cozy family evenings. French windows throughout out, open to a private classic garden with fountain below. Separate space downstairs off secluded garden, full bathroom. Includes W/D storage room, hand poured Granada floor tiles, redwood walls and French armoire. Surrounded by towering redwoods, San Lorenzo River, downtown offering farm to table style dining, historic exploring, and many outdoor sports.
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.
144 St. Alban	Lauren Pottinger Contact Mike Pottinger (925)785-6433 mikepottinger@aol.com	\$249,000	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	Jennifer Hostettler Arthur (831) 251-6782 jen.d.arthur@gmail.com	\$449,000	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, 1/2 bath and kitchenette. Attic with tons of storage. Must see to appreciate this large slice of Paradise!

