



Board of Directors

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- **Vice President**
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- **Treasure/CFO**
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- **Director at Large**
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- **Secretary**
Verdie Polizzi
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Park Staff

- Steve Polizzi
Park Manager
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831-345-0879
- Corrie Mathieson
Bookkeeper
831-423-1530 ext. 11
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- Polly Piette
Office Secretary
831-423-1530



MEMBERSHIP APPLICATIONS PENDING

<u>APPLICANT</u>	<u>DATE POSTED</u>	<u>MEMBER/SELLER</u>	<u>ALLOTMENT</u>
<u>MEMBERS</u>			
Michael Ray	09/14/2022	Veronica Lewis	378 Hiram
Katherine Shut	11/16/2022	Evan Shut	105 Keystone
Leopold Ornelas	11/16/2022	Jennifer Kato	127 Keystone
Sara Russell	11/16/2022	Sara Russell	108 Keystone
<u>ASSOCIATE MEMBERS</u>			
Paul Crawford	09/29/2022	Tim Crawford	447 York
Deborah Gardner	10/05/2022	Gilbert Gardner	591 Keystone Way
Stanley Holt	11/16/2022	Mildred Holt	435 Joppa
Derek Huckobey	11/16/2022	Polly Piette	636 Saint Augustine
<u>ALTERNATE ASSOCIATE MEMBERS</u>			
Mark Van Loben Sels	08/19/2022	Carel Van Loben Sels	552 Crescent Lane
Megan Golbek	09/28/2022	Mary Ellen Golbek	138 Saint Alban
James Nason	11/16/2022	Denise Nason	373 Hiram
Laura Holt	11/16/2022	Mildred Holt	435 Joppa

“If you wish to move mountains tomorrow, you must start by lifting stones today.”



2022/2023 Committee Assignments

Budget

Tami MacDonald—Chair
Diana Cook
Sue Lovelace
Denise Simmons

By-Laws

Dick Lovelace —Chair
Diana Cook
Frank Haswell
Denise Simmons
Kurt Likins
Michelle Green
Elaine Calverley
Tami MacDonald

Long Range Planning

Gary Lea —Chair
George Brown
Bill Eckard
Linda Dyson Weaver
Fred Dunn-Ruiz

Tree

Joann Nelson —Chair
Diane Backman
Polly Piette
Cyndy Crogan
Michael Sawley
Eddi Brown

Recreation

Holly Swanson —Chair
Emily Fontana
Frank Haswell
Denise Peterson
Fred Dunn-Ruiz
Donna Sorenson
Wendee Sturgeon
Carolyn Roberts

Staking

John Sorenson —Chair
Cindy Weigelt
Johnny Wells
Chuck Backman
Michael Bates

Orientation

Elaine Calverley —Chair
Emily Fontana
Michelle Green
Joanne Nelson
Jenie Nowak
Denise Peterson
Cindy Weigelt
Leigh Wunce
Suzi Zevanove

Upcoming Meetings

THE NEXT

BOARD OF DIRECTORS MEETING
SATURDAY NOV 19, 2022 @ 11:00AM

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

PARADISE PARK MASONIC CLUB, INC.

An IRC Section 501(c)(7) Social Club

211 Paradise Park

Santa Cruz, CA 95060 – 7003

Board of Directors OPEN Session Minutes

August 20, 2022

11:06 a.m. via ZOOM and in person

1.0 Opening Items:

- a) Roll Call: Board Members: Matt Kannely, Kayla Johnson and Pat McDonald present, Rick Lang and Verdie Polizzi via zoom. 47 members attended via zoom
- b) The Invocation was given by Mark Zevanove.
- c) The Pledge of Allegiance by Cheryl Dangreau
- d) Consideration of Late Additions to the Agenda: Garden water bill, "you are here" signs, park maps and section representatives. Rick moved it all to new business.
- e) 3 sets of Open Minutes from July 17, 2022 were approved as written. Motion made and moved to approve by Matt Kannely, Seconded by Kayla Johnson. All in favor.

2.0

a) Manager Report-

Steve- Labor Day requests for volunteers to help clean up all park grounds. Steve announced he would be attending the board meetings via zoom because he had a bat person come in and suggest we not occupy the social hall right now because there is so much bat urine and feces present that it makes it a health hazard. Once the bats finish breeding and migrating and the bats are gone, which should be by the end of September, he will get a bat person in there to do the cleanup and make it ok for us to be there. Labor Day is approaching and there will be lots of people in the park, please watch your speed it's "15 mph" and stop at the stop signs.

b) President's Report-

President Rick Lang thanked Robert Wunce for power washing the areas of concern around the social hall. Rick's over all sense is that the board is committed in trying to make the park a better place now and into the future. He thanked the board for the amount of hours they have put in.

c) Treasurer Report-

Kayla Johnson: is meeting with our bookkeeper weekly. She is keeping an eye on the water bill and reaching out to members about late payments.

Directors Reports-

Vice President: Matt Kannely- Excited by the engagement he is feeling by the membership.

Secretary: Verdie Polizzi-busy working on past executive minutes

3.0-Committee Reports-

a) Budget- No Report

b) Building -Verdie has not met with the solo volunteer yet. Will meet in the next week.

c)Bylaw- Some direction has been given.

d) Long Range Planning- No report

e) Recreation- Holly Swanson reported that the committee met last Sunday and there is still a need for volunteers for the upcoming events for Labor Day weekend so that the games could be possible. There will be a dinner and Linden Swanson can be contacted for purchasing tickets. He will be capping the sales at 300 and is currently at 182. Future events include Movie Night, goodies on the holidays and hopefully we will resume regular functions now. Rick suggested we have a crab feed again.

f. Staking: One staking has been completed. Steve has received the report. A question came up if we should be taking pictures of the markers and not a drawing of the layout. Currently only the member gets the staking report. A question was asked do we send the report to the buyer as well. Verdie brought up the point that if the buyer is not a member yet they should not be included in the distribution of this report by the committee. It would be up to the seller if they want the buyer to have a copy. Also should we only re stake if there is an issue.

g) Tree Committee- The committee has met and discussed the objective of the committee. Managing our forest was the main objective.

IV Hoc Teams

a) History- No Report

b) ERT Team- No Report

Unfinished Business

Tree request for removal at 383 Hiram. Rick Lang met with the owner and evaluated the tree. After discussion the board agreed that the tree should be allowed to be removed. Verdie motioned and Kayla seconded it.

Open Forum

Diane Seaborn Brown mentioned a limb had fallen on the gazebo in the garden area and crushed it. Manager Steve was contacted and the tree was removed. She asked if the garden club could get a copy of the water bill so they could figure out the cost of just the garden area annually. Steve said the mulch pile located next to the garden will be removed.

Leigh Wunce Mentioned Firewise is a group not a committee. She asked if they could show a video provided by Betsy Stiefelmaier in the social hall to educate the membership. She asked if the park would also like this group to make a list of allotments that need to be clean up. It was stated that some members had complained of Firewise had come on to their allotments with out permission. Leigh reiterated that Firewise does not come on to the members allotment but does an evaluation from the road.

Dennis Gloeckler said his complaint was that twice in the last month he had gone to the office to pick up a package from the mail room during operating hours and it was closed. Last one was Friday at 4:20. Steve replied by asking Dennis if he had been hand delivered his package by Steve that day. He answered yes. He mentioned had been closed briefly because Polly had an appointment. He apologized for not having back up during that time. Steve also mentioned that if anyone wants more flexibility to get their packages to tell the office they would like them left on the back porch for pic up any time. We have several people that that we do this for already and we are happy to add them to our list.

Laura Crafts asked about the most current by laws regarding audio video cameras. She understood that a house must post if they are using audio on their video equipment. The response was yes that is what the most current by law states. This will be discussed by the by laws committee.

Sharon Naraghi asked Steve if Cal Fire could give a current list of homes that's need clean up to Firewise.

Mark Zevanove mentioned he saw on 60 minutes a report on the drought in the Western United States. He is proposing we have a water committee to look at many aspects of our water conservation.

Winston Chavoor When he was on the staking committee he said his primary function was to establish property lines for the purpose of setbacks. He suggested that the buyer have this information.

Diane Seaborn Brown asked if there was a list of people that cleaned rooves. Verdie commented that anyone that does this kind of work would have to file an insurance waiver with the office. There is a list of vendors in the office.

Kurt Likens mentioned that in his opinion that any dealings that our committees have with the county that only a board member can represent our park unless having prior authorization from our board, as stated so in our bylaws.

Cheryl Dangreau asked if we could discuss the water committee in our next open session.

Legal update: Verdie: Board will review a settlement agreement that was sent to us last week for one of the lawsuits that unfortunately the plaintiff in the case demanded a sum of money in order for the

park to get out of the suit. The sum was less than our deductible. The lawsuit was not covered by our insurance because it involved real property in Paradise Park. The settlement will be reviewed and if approved PPMC will be cutting a check in the amount of 25K to this person and those funds will come out of our operating budget. 1 Lawsuit we are waiting to reschedule depositions due to miscommunication with our attorneys. 2 other lawsuits are active in discovery and again none of those are covered by our insurance.

NEW BUSINESS:

Pat-asked Kayla to send Diane a copy of the water bill. Pat recommended we have "you are here" indicated on a park map posted on all of the bulletin boards through out the park. Kayla suggested we table it for further discussion. Pat also would like to have section representatives for each section to go to and present to the board any problems or suggestions. Rick was not agreeable and felt it would be difficult for this to be implemented.

Steve- would the board be interested in adopting in the R&P's 3.05a "any staking that has been approved by a board is a valid staking and does not need to be re-staked. That way it goes into the R&P's and it goes to the membership. It was recommended we clean up the language and adopt it in our open session next month. Verdle will ask the committee to put together wording for the board to review in the executive meeting and discuss in open session.

Verdle- In the air of transparency and truth like Pat just mentioned, I think it's important that the membership be aware that we have a director who has on multiple occasions at this point violated our confidentiality agreements and has shared information regarding memberships and sales of improvements and personal matters with members. It was discussed this morning in our executive session and the board has agreed that there will be consequences if it continues. Please be aware that I am putting this out to the membership because I have been advised by our legal council that this creates a liability for PPMC which could cause legal ramifications in the future and having been named in one lawsuit I don't want to see that happen again. We do have D&O insurance that could be at risk by way of loosing it for the corporation because of these kinds of things. If it brings lawsuits against PPMC we could be in real serious trouble and I want it to be in the minutes that I informed the membership of this situation and that it was discussed in the executive session this morning and that the board agrees as a whole that there will be consequences in the event it continues.

Motion to adjourn made by Rick Lang
Moved by Matt Kannelly
2nd by Verdle Polizzi
Meeting adjourned at 12:36 pm.

11/17/22
Accrual Basis

Balance Sheet

As of October 31, 2022

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1000 · Cash and Equivalents	
1015 · Checking accounts	
1016 · BofA Recreation Ckg	13,808.07
1017 · WFB Checking - 4461	51,245.03
1018 · BFCU Ckg *4190	172,100.00
Total 1015 · Checking accounts	237,153.10
1019 · BFCU Saving *4174	52,849.86
1020 · Petty Cash	172.80
Total 1000 · Cash and Equivalents	290,175.76
1030 · Capital Reserves	
1034 · WFB CD 8385	115,961.76
1035 · BofA CD 0500-01-03	25,431.93
1036 · WFB rest. checking xx1035	248,667.94
1037 · BFCU Capital Improve Ckg -0306	27,258.00
Total 1030 · Capital Reserves	417,319.63
1040 · Comcast Accounts	
1041 · USB Checking 0920-Comcast	4.90
1042 · USB CD 5223 - Comcast	8,460.96
1043 · USB CD 5249 - Comcast	22,325.41
Total 1040 · Comcast Accounts	30,791.27
Total Checking/Savings	738,286.66
Accounts Receivable	
1100 · Acct. Receivable	74,294.82
Total Accounts Receivable	74,294.82
Other Current Assets	
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	(29,016.68)
1402 · Prepaid Insurance	57,957.81
1403 · Prepd Prop tax land Members	0.02
1404 · Ppd Prop Tax Supplement Members	(15,821.45)
1405 · Member Property Taxes	(196,112.32)
1406 · Member Property Taxes - Escape	48,862.68
Total 1400 · Prepaid Expenses	(134,129.94)
Total Other Current Assets	(207,401.55)
Total Current Assets	605,179.93
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	1,418,286.50
1507 · Water Project Sect.3 and 4	2,198,739.71

	Oct 31, 22
1508 · Griff Nelson Water Project	1,059.28
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
Total Fixed Assets	2,785,381.16
TOTAL ASSETS	3,390,561.09
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	149,200.01
Total Accounts Payable	149,200.01
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)	46,732.47
2510 · Deferred Revenue - Comcast	8,378.00
2600 · Current Portion FEMA/SBA Loan	19,058.66
Total Other Current Liabilities	90,030.52
Total Current Liabilities	239,230.53
Long Term Liabilities	
2700 · Long Term Portion SBA Loan	25,121.18
Total Long Term Liabilities	25,121.18
Total Liabilities	264,351.71
Equity	
3100 · Equity Master	
3101 · Restricted Funds-brd designated	
3102 · New Water Project Reserve	244,206.00
3103 · Init Fee Major Improvement Rsrv	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	13,808.07
3205 · Historical restricted	0.25
3206 · Picnic Grounds restricted	12,562.03
3207 · Dog Park	2,361.23
3210 · Community Garden Restricted	1,979.70
3211 · ERT	2,771.43
3212 · Bingo	150.00
3213 · 100th Anniversary	901.00
3200 · Other Temp. Restricted Funds - Other	3,072.00
Total 3200 · Other Temp. Restricted Funds	37,805.71
3300 · Unrestricted Fund Balance	(1,302,036.05)
Total 3100 · Equity Master	3,447,331.94
3900 · Retained Earnings	(296,735.64)
Net Income	(24,386.92)
Total Equity	3,126,209.38
TOTAL LIABILITIES & EQUITY	3,390,561.09

11/17/22

Profit & Loss Budget vs. Actual

May through October 2022

Accrual Basis

	May - Oct 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4000 · INCOME				
4010 · Member Annual Dues	58,650.00	58,650.00	0.00	100.0%
4015 · Member Assessment Fees	261,608.16	261,571.50	36.66	100.0%
4200 · Membership Transfer Fees	500.00	1,200.00	(700.00)	41.7%
4300 · Member Services Fees	2,070.70	450.00	1,620.70	460.2%
4600 · Facility Use Fees	650.00	450.00	200.00	144.4%
4700 · Finance/Late Charges	1,021.18	1,500.00	(478.82)	68.1%
4800 · Penalties/Fines	0.00	3,000.00	(3,000.00)	0.0%
4910 · Comcast Income	8,228.29	8,726.52	(498.23)	94.3%
4920 · Interest Income	886.52	600.00	286.52	147.8%
4950 · Other Income	95.00	900.00	(805.00)	10.6%
4965 · SBA Special Assess Princ Earned	10,830.72	10,830.72	0.00	100.0%
Total 4000 · INCOME	344,540.57	347,878.74	(3,338.17)	99.0%
Total Income	344,540.57	347,878.74	(3,338.17)	99.0%
Gross Profit	344,540.57	347,878.74	(3,338.17)	99.0%
Expense				
6000 · EXPENSES				
6100 · PAYROLL EXPENSE	93,689.54	93,149.94	539.60	100.6%
6800 · OPERATING EXPENSE				
6801 · General & Administrative Exp	0.00	525.00	(525.00)	0.0%
6810 · Auto and Truck Expense	3,182.06	2,499.98	682.08	127.3%
6815 · Member Service Expense	610.00	225.00	385.00	271.1%
6830 · Bank Fees	85.47	3,000.00	(2,914.53)	2.8%
6840 · Communications	3,825.74	3,249.98	575.76	117.7%
6850 · Computer and IT	955.62	1,500.00	(544.38)	63.7%
6870 · Dues & Subscriptions	120.00	99.98	20.02	120.0%
6875 · Equipment Repairs	0.00	500.02	(500.02)	0.0%
6877 · Equipment Rental	2,157.00	2,000.02	156.98	107.8%
6880 · Insurance	49,960.98	51,750.00	(1,789.02)	96.5%
6890 · Interest Expense	866.97	1,250.02	(383.05)	69.4%
6910 · Office Supplies	808.24	2,250.00	(1,441.76)	35.9%
6913 · Rec. Activities Annual Bdgt	680.56	1,250.02	(569.46)	54.4%
6914 · Shop/Park Supplies	4,129.05	3,000.00	1,129.05	137.6%
6915 · Repairs & Maintenance				
6916 · Repairs & Maintenance Buildings	14,583.57	3,999.98	10,583.59	364.6%
6917 · Repairs & Maintenance Roads	0.00	2,250.00	(2,250.00)	0.0%
6918 · Repairs and Maintenance Water	44.43	7,500.00	(7,455.57)	0.6%
6919 · Repairs and Maintenance Grounds	12,196.13	2,499.98	9,696.15	487.8%
6915 · Repairs & Maintenance - Other	0.00	999.98	(999.98)	0.0%
Total 6915 · Repairs & Maintenance	26,824.13	17,249.94	9,574.19	155.5%
6920 · Taxes				
6921 · Property Taxes	26,644.26	0.00	26,644.26	100.0%
6922 · Federal Income Tax	(85.23)			
6923 · State Income Tax	47.71			
6924 · State/Federal Filing Fees	103.95			
Total 6920 · Taxes	26,710.69	0.00	26,710.69	100.0%
6930 · Utilities				
6931 · Electric	5,674.65	6,000.00	(325.35)	94.6%
6932 · Garbage	4,157.32	3,750.00	407.32	110.9%
6933 · Water	128,189.30	138,000.00	(9,810.70)	92.9%
6934 · Propane	1,220.08	3,500.02	(2,279.94)	34.9%
Total 6930 · Utilities	139,241.35	151,250.02	(12,008.67)	92.1%
6945 · Travel & Entertainment				

	<u>May - Oct 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
6948 · Meals	2,231.71	5,000.02	(2,768.31)	44.6%
Total 6945 · Travel & Entertainment	2,231.71	5,000.02	(2,768.31)	44.6%
6950 · Postage & Delivery	946.96	999.98	(53.02)	94.7%
6960 · Printing and Reproduction	2,716.73	999.98	1,716.75	271.7%
6970 · Professional Services				
6971 · Accounting				
6973 · Payroll Processing Fees	1,132.89	999.98	132.91	113.3%
6971 · Accounting - Other	4,848.75	18,250.00	(13,401.25)	26.6%
Total 6971 · Accounting	5,981.64	19,249.98	(13,268.34)	31.1%
6975 · Legal Expense	83,039.68	24,999.99	58,039.69	332.2%
6970 · Professional Services - Other	175.00			
Total 6970 · Professional Services	89,196.32	44,249.97	44,946.35	201.6%
6985 · Penalties	29.00			
6990 · ERT Expense	645.66	500.02	145.64	129.1%
6800 · OPERATING EXPENSE - Other	158.00	0.00	158.00	100.0%
Total 6800 · OPERATING EXPENSE	356,082.24	293,349.95	62,732.29	121.4%
Total 6000 · EXPENSES	449,771.78	386,499.89	63,271.89	116.4%
Total Expense	449,771.78	386,499.89	63,271.89	116.4%
Net Ordinary Income	(105,231.21)	(38,621.15)	(66,610.06)	272.5%
Other Income/Expense				
Other Income				
8000 · Other Income				
8005 · Donations - Picnic Grounds	150.00			
8008 · Picnic Grounds Ren - Restricted	1,041.00			
8015 · Interest Income	0.29			
8019 · New Member Initiation fees	80,000.00			
Total 8000 · Other Income	81,191.29	0.00	81,191.29	100.0%
Total Other Income	81,191.29	0.00	81,191.29	100.0%
Other Expense				
9000 · Other Expense				
9003 · Picnic Ground renovation	347.00	0.00	347.00	100.0%
Total 9000 · Other Expense	347.00	0.00	347.00	100.0%
Total Other Expense	347.00	0.00	347.00	100.0%
Net Other Income	80,844.29	0.00	80,844.29	100.0%
Net Income	(24,386.92)	(38,621.15)	14,234.23	63.1%

Improvements for Sale by Member

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

SECTION 1			
425 Joppa	Elaine Calverley (831)600-6517 ekcalverley@gmail.com	\$290,000	BACK ON THE MARKET 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
472 York	Marshall Shoquist Contact: Alan Melkian 831-588-4901	290,000	NEW LISTING 2 bedrooms 2 bath. Beautiful house with massive decks. House has great potential for a person to overcome some deferred maintenance. Beautiful house with massive redwoods.
SECTION 2			
293 The Royal Arch	Greg Wheatly 209-915-3804	All serious offers considered	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
265 Keystone	Laverne Wells Johnnywells@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 pamsjgiant@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 Lasky (831)331-1031	\$210,000	One of the best locations in the park! Cute 2 Bedroom, Bathroom floor- 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.
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 connection wood stove.
378 Hiram	Veronica Lewis Contact: Allan Melkian, Agent 831-588-4901	\$199,000 SALE PENDING	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.
SECTION 3			
220 Keystone	Bonnie Vodel Contact: Allan Melkian, Agent 831-588-4901	\$350,000 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.
227 Acacia Lane	Laurie Crogan Contact: Gaby Gelie, Agent (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 out 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.
SECTION 4			
610 Keystone	Gail Marshak (760) 777-1323 Cell (760) 574-6866 gmarshak@dc.rr.com	\$395,000	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!
654 St Augustine	Bruce Wildenradt (831) 466-9631	\$58,000 OBO	"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 Melkian, Agent (831) 588-4901	\$279,000	MOVE IN READY – LOW MAINTENANCE! 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 lots of sun all year . 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 Karynryan2@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.

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.
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	\$240,000	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.
186 Saint Bernard	Clara Johnston Contact: Alan Melkian, Agent (831)-588-4901	\$235,000	NEW LISTING Charming 2 bedroom 1 bath cabin, sunny lot recently renovated. Lots of parking, detached garage. Move in condition. Must see
191 Saint Bernard	Jen Arthur Contact: Mark Zevanove, Agent 831-588-2089	415,000	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 foot basement includes 2 car garage, work shop and 2 large rooms with separate entrance, 1/2 bath and kitchenette. Attic with tons of storage. Must see to appreciate this large slice of Paradise.

