

THE PARADISE PARK MASONIC CLUB JUST THE FACTS

BOARD OF DIRECTORS

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CHECK OUT OUR WEBSITE:
[https:// myppmc.com/](https://myppmc.com/)



April Greetings, Members of
Paradise Park,

At the April 2026 Open Session, I gave my opening Presidents Report on the need to update our Existing Governing Documents. Given how our existing Bylaws have been interpreted by the courts over the past several years, it is evident in my opinion that we need to revise and change our current Bylaws. My reasoning for the change is to protect the sustainability of our corporation. If we do not act, we will face ever increasing legal costs just defending or enforcing our current Bylaws as they are consistently being challenged in court as they are written today. By no means am I or will I be advocating or recommending adoption of the Davis Sterling HOA laws.

The intent of my comments was to ask the membership for their recommendations on how do we make the necessary changes to our governing documents. My comments were made with the understanding that changes are legally necessary and that unless required by law. We will permanently keep our Masonic Requirements for Membership. Many questions were raised during my opening comments, and many were answered, I followed up in the New Business portion of the April Open Agenda with a suggested proposal for the ballot. What was proposed was an Advisory Only Proposition to be placed on the PPMC 2026 ballot. We understand that there are going to be many questions that arise, especially related to Davis/Sterling HOA Laws and how do we keep our legal costs down going forward. What I have mainly heard from the membership since the April Meeting was how do these Bylaws protect and or not protect our Masonic Community and our Masonic Requirements for Membership. We have sought and will continue to seek Legal Opinion and Legal Prescient which will be consistently presented to the Membership including any and all relevant facts related to making changes to our bylaws and governing documents going forward.

Next year's 2026/2027 Board will use your Advisory Vote To either Amend, Restate, or Make No Change to the existing PPMC Bylaws.

A Bylaw Town Hall was proposed at the April PPMC Open Session Times and Dates are still to be determined.

Please remember this ballot proposition is only an Advisory Recommendation. Not a vote one way or another to make any changes to our existing Bylaws. No FINAL Changes will be made to our existing governing documents until they have been voted on and approved by a majority vote of the Entire Membership.

Thank you, I will look forward to seeing you all around Paradise Park.

Fraternally,

Mark

Mark Gienger

President PPMC

PPMC Office Hours

Monday through Friday
8:00AM to 4:00PM

Saturdays from 9:00AM-12:00PM



The Paradise Park Masonic Club
211 Paradise Park Santa Cruz, CA 95060
831-423-1530
April 18, 2026
OPEN SESSION

DRAFT

Called to Order-11:09AM

Board Members Present: Mark Gienger, Cyndy Crogan, Pat McDonald, and Bill Eckard in person and Heather Mumy via Zoom.

Melissa Allred led the Invocation and the Flag Salute

Late Additions-Pat added Backflow under Unfinished Business and ByLaws, R & P, and Garage sales/Open House Memorial Weekend to New Business

Minutes-Pat moved the approval of minutes from March 2026 as written, It was seconded, and **approved** 5-0.

DIRECTORS REPORTS

President-Mark shared the rumor mill is rampant, court cases have shown that our current By-Laws are being challenged, and this will continue to be a topic of conversation

Vice President-Cyndy shared she has been using her time with her expertise (building), taking on projects that make things work again, and encouraged all to read the Wildfire Action Plan
Secretary-Heather shared the deadline for next bulletin is Apr. 24th, and reminded all about the golden rule, treat others as you would like to be treated

Treasurer-Pat shared that we rolled 2 CDs this month at the same rates, and 99% of people paid their TADs part 2 on time

At Large-Bill reminded all to use your strengths, clean your roofs and your neighbors if possible, and remember to sign up for committees, so we can survive

Spotlight Award-Jack Vautin for his work on the little Fire Truck, Shari Crouch for cleaning the Shuffleboard courts, Millie Holt for getting Dues card in on time, even though April 1st is when her chapter's fiscal year begins, and Bill appreciated the anonymous member who delivered to him is package that he left on the back porch

COMMITTEE REPORTS

A. Budget-Sharon Simas 615 St. Augustine shared that the budget is on hold, until they have received the final close of books, member of committee shared that a meeting has not been called since February for the Budget Committee, Information thru end of March will be provided to committee

B. Building-Michael Bates 396A Cavern shared that we have very little construction in queue, only need these things-green form signed by member, a non responsibility form signed, and a site plan drawn with approval from the Board, not the APN

C. Bylaws-No Report

D. Ecological Restoration-Kristy Swor 246 Washington shared that tomorrow at 12 noon they will be meeting to remove redwood sprouts, ivy, spiderwort, and other invasive species, and on May 3rd will be working on Washington Path

E. Financial Oversight-Pat shared they are moving along

F. Office Volunteers-Bill shared they are moving along

G. Orientation-No Report

H. Recreation-Holly Swanson 577 Scottishrite shared that we had a great turnout for Easter Egg hunt, paintnight, and Potluck last month, May 9th there will be build your own bouquet from 10-2 in social hall, May 22nd Bingo, then May 23rd Potluck for Labor Day weekend, Eastern Star is doing Pancake Breakfast on May 24th, and there will be a park cleanup that weekend as well, July 4th there will be a breakfast, a parade followed by ice cream, followed by games, and then Annual Meeting and BBQ, Sweetwater is best company to go with for new PA equipment, Pat requested the Rec committee take on the Memorial Day garage sales and Open Houses

Pat moved to allow the purchase of Sweetwater speakers and subwoofer from the Recreation Committee funds, it was seconded, and **approved** 5-0

I. Safety-Pat shared May 2nd is next meeting and will include fire suppression demonstration, and there is a new go bag

J. Staking-Michael Bates 396A Cavern shared the queue-all construction related ones are done, Bill presented the idea of splitting the committee into 2 groups, the measuring team and the drawing team

a. 147 St Alban-Pat moved to approve one staking line, it was seconded, and **approved** 5-0

K. Tree-Sharon Simas 615 St. Augustine shared the next meeting will address the current requests

L. Water-Michael Bates 396A Cavern shared that we will get the permit this next week, and will then install the first 9 submeters so that we can make certain that the gateways are able to transmit data, and next we will start to install meters at the front of the park, the cost of the meter will be between \$3000 and \$7000 or so, we will be billed for one APN only-discussion ensued

M. Street Lights (ad hoc)-Michael Bates 396A Cavern shared they are working with PG & E to get a softer lightbulb for the streetlights designed for neighborhoods

UNFINISHED BUSINESS

A. Back Flow test update-Cyndy reported the repairs have been done, and we expect to get a refund

Pat moved to have \$1279 to come out of reserves to cover the costs, and then if we do get the refund, the money should go back to the reserve fund. It was seconded, and **approved** 5-0

B. Section 4 Retaining wall-no new bids at this time

C. Alcohol Request form-Pat moved to approve the form, it was seconded, and **approved** 5-0

D. Disposal of old fuel pump at Corp Yard-no bites to purchase, so it will be donated

E. Non-responsibility Form-wording will be reviewed by a Pro Bono attorney from the park

F. R & P Building/Staking-discussion ensued among many members, tabled for now

G. Picnic Grounds Waste Line-Cyndy shared we are looking into the cleaning of the line

NEW BUSINESS

A. Election Committee-Members appointed are Cindy Wiegelt, Cheryl Dangreau, Denise Peterson, Tami Grove, and Sue Ramos, and the Board agreed to have Cindy Wiegelt as the Chair of the committee

B. Candidate Night-Mark Zevanove will be the MC of the night again, maybe held on May 23rd at the Potluck

C. Green Swings Restoration-authorized the purchase of one of the beams to be replaced, and Richard Sturgeon is determining what else is needed to restore it

D. 2026 Budget-Mark moved to approve the budget as presented in February, it was seconded, **approved 5-0**

E. PPMC New T-Shirts-Fred Dunn-Ruiz shared that we have a connection if we want to go forward with new t-shirts but someone will need to be the chair of it-Sharon Simas has volunteered

F. Garage Sales and Open Houses on long weekend-Rec committee to take on the organization of it, great idea again this year, but need to have all cleaned up by Tuesday morning

G. R & P for Election Procedures-to be on May agenda for discussion

H. Advisory Proposition for ByLaws-Mark presented language to be voted on in June, shall we revise, restate, or make no change to our ByLaws, discussion ensued among many members

OPEN FORUM

Jennifer Merritt 705 Shrine asked if the Board is going to take any action on the leaning trees-it was shared that we approved the upper tree be removed, and we are still discussing what other work needs to be done on Shrine-Cyndy will work with you

Verdie Polizzi 132 Keystone shared her concerns-email followed to Board

Meeting was Adjourned at 2:04PM

ACTION ITEMS FROM EXECUTIVE SESSION

Approved March minutes

Approved crediting members accounts, instead of refunding their excess payments

Approved one member to appear before Board in May for failure to pay debt

Approved termination of a member

Approved the demand for a price reduction on three allotments

Approved \$5000 for continuation of the water project oversight

Approved Geise/Davis guest privileges at 159 St. Victor

Acknowledged Christopher Mills as a Member at 360 Eastern Star-FLIP with Nancy Mills

Acknowledged Nancy Mills as Associate Member to Christopher Mills at 360 Eastern Star-FLIP with Christopher Mills

Acknowledged Esperanza Names as Member to Stanley Names (deceased) at 424 Joppa

Approved Eddy Hankel as Member at 654 St. Augustine

Approved Emily O'Brian as Associate Member to Heather O'Brian at 110 Keystone

Approved Sandra Nordstrom as Associate Member to Neil Nordstrom at 408 Keystone

Approved Ava Ellison as Alternate Associate Member to Kathryn Glassey at 107 Keystone

Acknowledged Evan Schut Associate Member to Lisa Schut at 105 Keystone

Acknowledged Heather Harris as Member to Dawn Shelverton (deceased) at 434 Joppa

Approved Scott Erickson's membership, since all missing information has been received

Acknowledged Members Pending, Improvements for Sale lists, and Financials

The Paradise Park Masonic Club
Balance Sheet
As of March 31, 2026

Mar 31, 26

ASSETS

Current Assets

Checking/Savings

Cash and Equivalents

Operating Accounts

1015 · WCCB Operating Checking - #2099

573,948.44

1015.02 · WCCB - Operating MM #5172

278,225.22

Total Operating Accounts

852,173.66

Petty Cash

1020 · Petty Cash On Hand

208.69

Total Petty Cash

208.69

Reserve Accounts

1050.01 · BFCU Reserve Checking #4190

31,019.03

1050.03 · BFCU Reserve Saving #4174

15.96

1050.04 · BFCU Reserve Saving #0669

233,692.17

1050.06 · BFCU Reserve CD #0700

76,752.04

1050.05 · BFCU Reserve MM #0677

27,324.61

1060.01 · WFB Reserve Checking #4461

18,513.18

1060.02 · WFB Reserve CD #4456

70,036.00

1060.03 · WFB Reserve CD #4563

86,605.74

1060.04 · WFB Reserve CD #8115

55,960.43

1060.05 · WFB Reserve CD #8123

74,535.62

1060.06 · WFB Reserve CD #1123

51,180.16

1070 · WFA Reserve - Water Meter

1070.01 · WFA Reserve - WM MM Liquid

262,815.38

1070.02 · WFA Reserve - WM CD#1 XU26

101,145.21

1070.03 · WFA Reserve - WM CD#2 PDP3

101,176.44

Total 1070 · WFA Reserve - Water Meter

465,137.03

Total Reserve Accounts

1,190,771.97

Restricted

1080 · WCCB Recreation Savings 4863

19,389.79

Total Restricted

19,389.79

Total Cash and Equivalents

2,062,544.11

Total Checking/Savings

2,062,544.11

Accounts Receivable

1100 · Acct. Receivable

168,417.95

Total Accounts Receivable

168,417.95

Other Current Assets

Current Assets-Other Receivable

1110 · Receivables - Comcast

4,705.99

1190 · Allowance for Doubtful accts

(62,000.00)

Total Current Assets-Other Receivable

(57,294.01)

The Paradise Park Masonic Club
Balance Sheet
As of March 31, 2026

	<u>Mar 31, 26</u>
Prepaid Expenses	
Prepaid Other	
1402 · Prepaid Insurance	24,495.38
1408 · Prepaid Employee Health	350.00
1455 · Prepaid Workman's Comp	930.00
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Total Prepaid Other	25,775.38
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Total Prepaid Expenses	25,775.38
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Total Other Current Assets	(31,518.63)
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Total Current Assets	2,199,443.43
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Fixed Assets	
Fixed Assets	
1502 · Land	323,182.00
1503 · Land Improvements	637,840.20
1504 · Bldgs. & Covered Bridge	420,006.11
1505 · Upstairs office Apartment	49,401.47
1506 · 2008-2009 Water - Sect. 1, 2	1,418,286.50
1507 · 2008-2009 Water - Sect.3 and 4	2,198,739.71
1508 · 2008-2009 Water-708 Shrine Way	15,566.76
1510 · Autos/Trucks/Tractors	131,330.18
1511 · Radio Equipment	18,311.66
1512 · Equipment	204,103.85
1513 · Office Computers and equipment	14,408.28
1520 · 2025-2026 Water Meter	39,161.52
1590 · Accumulated Depreciation	(3,473,146.63)
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Total Fixed Assets	1,997,191.61
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Total Fixed Assets	1,997,191.61
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Other Assets	
Other Assets	
Right of Use Asset	
1610 · ROU-Copier Lease	6,426.36
1620 · Accumulated Amortization	(2,356.42)
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Total Right of Use Asset	4,069.94
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Allotment Settlement	
1650 · 646 St Augustine	187,500.00
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Total Allotment Settlement	187,500.00
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Total Other Assets	191,569.94
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Total Other Assets	191,569.94
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TOTAL ASSETS	4,388,204.98
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The Paradise Park Masonic Club
Balance Sheet
As of March 31, 2026

Mar 31, 26

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable

636,635.57

Total Accounts Payable

636,635.57

Credit Cards

PPMC Credit Card Accounts

2053 · WF Credit Card - #4789

791.72

Total PPMC Credit Card Accounts

791.72

Total Credit Cards

791.72

Other Current Liabilities

Accrued Expenses

2302 · Accrued Payroll Payable

3,264.50

2304 · Accrued Accounts Payable

32,536.59

2353 · Accrued Payroll Tax Payable

297.28

Total Accrued Expenses

36,098.37

Deferred Revenue

2501 · Deferred Revenue - Annual Dues

130,000.00

2502 · Deferred Revenue - Annual Asses

348,768.76

2503 · Deferred Revenue - Reserve

12,960.78

2505 · Deferred Revenue - Member Fee

20,000.00

2515 · Deferred Revenue - Facility

1,600.00

Total Deferred Revenue

513,329.54

Other Current Liabilities

2210 · Other Taxes Payable

2212 · Federal Income Tax Payable

2,620.00

Total 2210 · Other Taxes Payable

2,620.00

2220 · Member Paid in Advance

2220.20 · Prepaid Sup Tax - 199 Cox

2,024.25

Total 2220 · Member Paid in Advance

2,024.25

2300 · Laskey Payable

87,500.00

Total Other Current Liabilities

92,144.25

Total Other Current Liabilities

641,572.16

Total Current Liabilities

1,278,999.45

The Paradise Park Masonic Club
Balance Sheet
As of March 31, 2026

	<u>Mar 31, 26</u>
Long Term Liabilities	
Long Term Liability	
2710 · ROU Copier Lease	4,016.87
Total Long Term Liability	4,016.87
Total Long Term Liabilities	4,016.87
Total Liabilities	1,283,016.32
Equity	
3100 · Equity Master	
3101 · Reserve Funds-BOD Designated	
3102 · 2008-2009 Water Project Reserve	244,206.00
3103 · Major Improvement Reserve	506,315.97
3105 · Water Meter Capital Improvement	506,190.00
Total 3101 · Reserve Funds-BOD Designated	1,256,711.97
3150 · Investment n Property	3,961,240.31
3200 · Restricted Funds	
3201.01 · Recreation - General	17,140.04
3201.02 · Recreation - Playground	2,931.11
3202 · Bunker - Gardner	4,960.00
3205 · Historical	597.25
3206 · Picnic Grounds	10,119.60
3207 · Dog Park	2,933.51
3208 · Almoner's Fund	4,730.44
3209 · Men's Club	1,681.23
3210 · Garden	769.96
3211 · Community Safety	3,907.07
3213 · 100th Anniversary	2,924.23
3214 · Covered Bridge	7,500.00
3299 · Other Restricted Funds	(2,825.51)
Total 3200 · Restricted Funds	57,368.93
3300 · Unrestricted Fund Balance	(1,284,500.37)
Total 3100 · Equity Master	3,990,820.84
3900 · Retained Earnings	(778,982.00)
Net Income	(106,650.18)
Total Equity	3,105,188.66
TOTAL LIABILITIES & EQUITY	4,388,204.98

The Paradise Park Masonic Club
Profit & Loss Budget vs. Actual

May 2025 through March 2026

	May '25 - Mar 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Annual Income				
4010 · Member Annual Dues	178,355.49	195,000.00	(16,644.51)	91.5%
4015 · Member Assessment Fees	478,673.45	522,000.00	(43,326.55)	91.7%
4967 · Special Assessment	0.00	0.00	0.00	0.0%
Total Annual Income	657,028.94	717,000.00	(59,971.06)	91.6%
Income - Member Services				
Membership Fees				
4200 · Membership Transfer Fees	7,700.00	3,400.00	4,300.00	226.5%
Total Membership Fees	7,700.00	3,400.00	4,300.00	226.5%
Member Services				
4300.10 · Member Services Fees	2,523.00	3,000.00	(477.00)	84.1%
4300.20 · Member Fees - Payment Srv Fees	2,993.77	2,600.00	393.77	115.1%
Total Member Services	5,516.77	5,600.00	(83.23)	98.5%
Facility Use				
4600.10 · Facility Use Fees-Member	250.00	1,500.00	(1,250.00)	16.7%
4600.20 · Facility Use Fee - Non Member	0.00	0.00	0.00	0.0%
Total Facility Use	250.00	1,500.00	(1,250.00)	16.7%
Finance/Late Charges				
4700.10 · Finance Charge	5,985.54	6,000.00	(14.46)	99.8%
4700.20 · Late Payment Penalty	5,654.20	2,000.00	3,654.20	282.7%
4700.30 · NSF Charge	150.00	0.00	150.00	100.0%
Total Finance/Late Charges	11,789.74	8,000.00	3,789.74	147.4%
Fines				
4800 · Member Fines	1,400.00	0.00	1,400.00	100.0%
Total Fines	1,400.00	0.00	1,400.00	100.0%
Total Income - Member Services	26,656.51	18,500.00	8,156.51	144.1%
Income - Other				
4910 · Comcast Income	19,470.00	21,000.00	(1,530.00)	92.7%
4920 · Interest Income	7,169.77	4,500.00	2,669.77	159.3%
4960 · Discounts taken	0.00	0.00	0.00	0.0%
Total Income - Other	26,639.77	25,500.00	1,139.77	104.5%
Total Income	710,325.22	761,000.00	(50,674.78)	93.3%
Gross Profit	710,325.22	761,000.00	(50,674.78)	93.3%
Expense				
General & Administrative				
Administration - General				
6815.10 · Member Services - Reports	1,114.00	1,200.00	(86.00)	92.8%
6815.20 · Member Services - Pymt Fee	1,383.09	2,600.00	(1,216.91)	53.2%
6816 · Volunteer Awards	225.62	0.00	225.62	100.0%
6848 · Meals - Non Meeting	504.12	400.00	104.12	126.0%
6849 · Meeting Expense	909.16	800.00	109.16	113.6%
6870 · Dues & Subscriptions	10.96	150.00	(139.04)	7.3%
6900 · Licenses and Permits	5.00	0.00	5.00	100.0%
Total Administration - General	4,151.95	5,150.00	(998.05)	80.6%
Bank and Interest				
6830 · Bank Fees	5.00	100.00	(95.00)	5.0%
6890 · Interest Expense	141.52	0.00	141.52	100.0%
6985 · Penalties	0.00	100.00	(100.00)	0.0%
Total Bank and Interest	146.52	200.00	(53.48)	73.3%
Insurance				
6880 · Insurance	99,307.20	105,000.00	(5,692.80)	94.6%
Total Insurance	99,307.20	105,000.00	(5,692.80)	94.6%

**The Paradise Park Masonic Club
Profit & Loss Budget vs. Actual**

May 2025 through March 2026

	May '25 - Mar 26	Budget	\$ Over Budget	% of Budget
Office				
6840 · Communications	5,963.63	6,000.00	(36.37)	99.4%
6850 · Computer and IT	8,678.96	4,000.00	4,678.96	217.0%
6855 · Computer - Integrated Platform	0.00	0.00	0.00	0.0%
6910 · Office Supplies	1,655.98	2,500.00	(844.02)	66.2%
6950 · Postage & Delivery	1,571.29	1,800.00	(228.71)	87.3%
6960 · Printing and Reproduction	2,289.32	2,000.00	289.32	114.5%
Total Office	20,159.18	16,300.00	3,859.18	123.7%
Professional Services				
6972 · Accounting Services	18,384.10	18,000.00	384.10	102.1%
6973 · Payroll Processing Fees	2,391.97	2,000.00	391.97	119.6%
6974 · Collection Services	0.00	0.00	0.00	0.0%
6975 · Legal Services	230,080.51	100,000.00	130,080.51	230.1%
Total Professional Services	250,856.58	120,000.00	130,856.58	209.0%
Travel & Entertainment				
6946 · Travel	0.00	0.00	0.00	0.0%
6947 · Lodging	0.00	0.00	0.00	0.0%
6948 · Meals	0.00	0.00	0.00	0.0%
Total Travel & Entertainment	0.00	0.00	0.00	0.0%
Community Committees				
6993 · Bylaws	0.00	10,000.00	(10,000.00)	0.0%
6991 · Orientation	40.77	150.00	(109.23)	27.2%
6913 · Recreation	2,335.03	2,500.00	(164.97)	93.4%
6990 · Safety	2,739.45	4,000.00	(1,260.55)	68.5%
6940 · Training	0.00	0.00	0.00	0.0%
6992 · Tree	0.00	2,500.00	(2,500.00)	0.0%
Total Community Committees	5,115.25	19,150.00	(14,034.75)	26.7%
Total General & Administrative	379,736.68	265,800.00	113,936.68	142.9%
Operations / Program				
Repairs & Maintenance				
Buildings Repairs & Maintenance				
6916.10 · Building General Maintenance	5,975.96	8,000.00	(2,024.04)	74.7%
6916.20 · Building Emergency Maintenance	0.00	0.00	0.00	0.0%
6916.30 · Building Reserve Maintenance	0.00	0.00	0.00	0.0%
Total Buildings Repairs & Maintenance	5,975.96	8,000.00	(2,024.04)	74.7%
Grounds Repair & Maintenance				
6919.10 · Grounds General Maintenance	2,805.80	7,000.00	(4,194.20)	40.1%
6919.15 · Grounds Tree Maintenance	0.00	0.00	0.00	0.0%
6919.20 · Grounds Emergency Maintenance	1,500.00	0.00	1,500.00	100.0%
6919.30 · Grounds Reserve Maintenance	0.00	0.00	0.00	0.0%
Total Grounds Repair & Maintenance	4,305.80	7,000.00	(2,694.20)	61.5%
Roads Repair and Maintenance				
6917.10 · Roads General Maintenance	0.00	3,000.00	(3,000.00)	0.0%
6917.20 · Roads Emergency Maintenance	0.00	0.00	0.00	0.0%
6917.30 · Roads Reserve Maintenance	0.00	0.00	0.00	0.0%
Total Roads Repair and Maintenance	0.00	3,000.00	(3,000.00)	0.0%
Water Repairs and Maintenance				
6918.10 · Water General Maintenance	0.00	5,000.00	(5,000.00)	0.0%
6918.20 · Water Emergency Maintenance	2,353.50	0.00	2,353.50	100.0%
6918.30 · Water Reserve Maintenance	0.00	0.00	0.00	0.0%
Total Water Repairs and Maintenance	2,353.50	5,000.00	(2,646.50)	47.1%
Operations Other				
6914.10 · Shop Supplies	0.00	1,000.00	(1,000.00)	0.0%
6914.20 · Park General Supplies	3,169.64	2,500.00	669.64	126.8%
6915 · Operations - Miscellaneous	0.00	1,000.00	(1,000.00)	0.0%
Total Operations Other	3,169.64	4,500.00	(1,330.36)	70.4%
Total Repairs & Maintenance	15,804.90	27,500.00	(11,695.10)	57.5%

The Paradise Park Masonic Club
Profit & Loss Budget vs. Actual

May 2025 through March 2026

	May '25 - Mar 26	Budget	\$ Over Budget	% of Budget
Vehicle and Equipment				
Equipment				
6810.21 · Gator(s) Repair & Maint	309.88	0.00	309.88	100.0%
6810.25 · Tractor Repair & Maint	0.00	1,000.00	(1,000.00)	0.0%
6810.26 · Trailer Repairs & Maintenance	30.00	0.00	30.00	100.0%
6810.27 · Equipment Other - Gas Powered	0.00	4,000.00	(4,000.00)	0.0%
6810.29 · Equipment Rental	0.00	0.00	0.00	0.0%
Total Equipment	339.88	5,000.00	(4,660.12)	6.8%
Vehicle Auto - Truck				
6810.11 · Truck Repair & Maint	688.48	3,000.00	(2,311.52)	22.9%
6810.12 · Fire Truck Repair & Maint	0.00	0.00	0.00	0.0%
Total Vehicle Auto - Truck	688.48	3,000.00	(2,311.52)	22.9%
Fuel				
6810.41 · Fuel - Vehicle	0.00	1,000.00	(1,000.00)	0.0%
6810.42 · Fuel - Regular	0.00	700.00	(700.00)	0.0%
6810.43 · Fuel - Diesel	46.84	300.00	(253.16)	15.6%
Total Fuel	46.84	2,000.00	(1,953.16)	2.3%
Total Vehicle and Equipment	1,075.20	10,000.00	(8,924.80)	10.8%
Total Operations / Program	16,880.10	37,500.00	(20,619.90)	45.0%
Payroll				
6110 · Salaries and Wages	69,248.25	180,000.00	(110,751.75)	38.5%
6150 · Payroll Taxes	6,699.36	15,000.00	(8,300.64)	44.7%
6160 · Workers' Comp	1,231.75	9,000.00	(7,768.25)	13.7%
6170 · Employee Health Insurance	1,800.00	7,200.00	(5,400.00)	25.0%
6175 · Employee Life Insurance	0.00	0.00	0.00	0.0%
6181 · Personnel costs	289.00	0.00	289.00	100.0%
6190 · Bonus	0.00	0.00	0.00	0.0%
Total Payroll	79,268.36	211,200.00	(131,931.64)	37.5%
Taxes				
6921 · Property Taxes	(401.43)	1,500.00	(1,901.43)	(26.8)%
6922 · Federal Income Tax	3,966.00	500.00	3,466.00	793.2%
6923 · State Income Tax	1,610.00	100.00	1,510.00	1,610.0%
6924 · State/Federal Filing Fees	0.00	0.00	0.00	0.0%
6925 · Sales Tax on ROU Lease	133.65	0.00	133.65	100.0%
Total Taxes	5,308.22	2,100.00	3,208.22	252.8%
Utilities				
6931 · Electric	11,860.46	12,000.00	(139.54)	98.8%
6932 · Refuse	3,074.48	7,500.00	(4,425.52)	41.0%
6933 · Water	164,522.40	230,000.00	(65,477.60)	71.5%
6934 · Propane	3,964.94	6,000.00	(2,035.06)	66.1%
Total Utilities	183,422.28	255,500.00	(72,077.72)	71.8%
Total Expense	664,615.64	772,100.00	(107,484.36)	86.1%
Net Ordinary Income	45,709.58	(11,100.00)	56,809.58	(411.8)%
Other Income/Expense				
Other Income				
Other				
Other Income - Operating				
7110 · Other Miscellaneous Income	2,127.49	1,600.00	527.49	133.0%
7115 · Bingo Income/Expense	235.00			
7120 · Donations - Non Restricted	2,512.68			
7136 · Legal / Collection	11,738.69			
7140 · Theft - Restitution Income	954.36			
7300 · In Kind Professional Services	55,000.00			
Total Other Income - Operating	72,568.22	1,600.00	70,968.22	4,535.5%
Total Other	72,568.22	1,600.00	70,968.22	4,535.5%
Reserve/Restricted Income				
Reserve Income				
8510 · New Member Initiation fees	90,000.00			
8520 · Annual Reserve	17,875.00			
8530 · Interest - Reserve Accounts	18,590.93			

**The Paradise Park Masonic Club
Profit & Loss Budget vs. Actual**

May 2025 through March 2026

	May '25 - Mar 26	Budget	\$ Over Budget	% of Budget
Water Meter Installation				
8600.20 · Water Meter Interest	5,137.03			
Total Water Meter Installation	5,137.03			
Total Reserve Income	131,602.96			
Restricted Income				
Recreation				
8710.10 · Recreation General	4,750.97			
8710.20 · Recreation Playground	460.00			
8710.30 · Recreation Interest-Restricted	344.75			
Total Recreation	5,555.72			
8720 · Safety	6,317.43			
8725 · Bingo	175.00			
8730 · Garden	260.00			
8735 · Labor Day Dinner	0.00			
8740 · Labor Day Snack Shack	0.00			
8750 · Dog Park	1,527.89			
8760 · Almoner's Fund	580.57			
Total Restricted Income	14,416.61			
Total Reserve/Restricted Income	146,019.57			
Total Other Income	218,587.79	1,600.00	216,987.79	13,661.7%
Other Expense				
Other Expense - Operating				
9001 · Other Expenses	(46.87)	500.00	(546.87)	(9.4)%
9210 · Depreciation	153,772.63			
9215 · Amortization	1,178.21			
9230 · Legal Settlement Expense	5,458.35			
9300 · In Kind Professional Services	55,000.00			
9710 · Prior Year Adjustments	2,737.34			
Total Other Expense - Operating	218,099.66	500.00	217,599.66	43,619.9%
Reserve/Restricted Expense				
Reserve Expense				
9012 · Reserve Fund Buildings	111,577.28			
9013 · Reserve Funds Infrastructure	28,211.48			
Total Reserve Expense	139,788.76			
Restricted Expense				
Recreation				
9710.10 · Recreation - General	1,102.96			
9710.20 · Recreation - Playground	3,363.15			
Total Recreation	4,466.11			
9720 · Safety Expense	1,900.62			
9725 · Bingo Expense	95.47			
9730 · Garden expense	52.63			
9740 · Labor Day Snack Shack	0.00			
9750 · Dog Park	6,466.29			
9029 · 100th Anniversary	78.01			
Total Restricted Expense	13,059.13			
Total Reserve/Restricted Expense	152,847.89			
Total Other Expense	370,947.55	500.00	370,447.55	74,189.5%
Net Other Income	(152,359.76)	1,100.00	(153,459.76)	(13,850.9)%
Net Income	(106,650.18)	(10,000.00)	(96,650.18)	1,066.5%



SUBMETERS ARE COMING!!!

We have the permit to start the submeter project and installations will begin next week on April 28.

Initially, we will be installing 3 submeters selected for each of the 3 Gateways so that they can be tested under several field conditions to be sure everything will be working perfectly. After that, we will install common submeters and then start, section by section

working at shut off boxes near the street.

We want every Member to know that the contractor needs a minimum of 3 feet around the existing Christy box that is free of landscaping, vegetation, irrigation components, decorative features or other obstructions for the installation of the new meter and utility box. Many people have landscaping around their box so we want to be sure people can "save" anything that might be dug up or disturbed in the process. Anything left may be removed or disturbed as the contractor needs and neither they nor PPMC will be responsible for repair or replacement. Upon completion, the area will be restored to rough grade (soil or pavement) with no landscaping replacement. If your Christy box is in concrete or asphalt, the contractor will be dealing with that in the process.

Please help us help you as we move forward to upgrade our existing system!



Number _____

Census for Paradise Masonic Club

Member's Name _____ PPMC Street address _____

Mailing address _____ Best phone _____

Spouse/Partner Name _____ Best phone _____

Associate Member Name _____ Best phone _____

Alternate Member Name _____ Best phone _____

Email Address/Self: _____ Other phone _____

Other contact information _____

Further information: _____

Does your Paradise Park home have a full-time resident? Yes No

If Yes, are you the occupant? Yes No

List occupant's names and Relationship to you: (include children and their ages)

If Part-time Member, do you regularly visit or seldom visit

Pets/animals usually in residence:

Emergency Information

Emergency contact name _____

Phone number _____ Email address _____

Medical alert/limited mobility/dependency on electricity information the park should know:

Date: _____ Signature _____

Dues receipt turned in _____ Associate's _____ Alternate's _____

PPMC
ECOLOGICAL RESTORATION
WORK PARTY

FREE



THE



TREES!

IVY REMOVAL ON
WASHINGTON PATH

May 3rd 12 PM

PPMC Safety Committee

Safety Tips - May 2026

Did you know that PPMC has 6 AEDs (Automated External Defibrillator) located around the Park?

An Automated External Defibrillator is a portable, (very) user-friendly medical device used to treat sudden cardiac arrest. Each AED provides voice prompts to guide users through the steps to get a victim's heart back into rhythm.

LOCATIONS:

Section 1-**Green Swings**

Section 2-**Picnic Grounds**-attached to side of restrooms

Section 3-**Office Lobby & Social Hall** (inside near kitchen)

Section 4-**Tennis Courts**-attached to side of restrooms

Section 6-**Playground**-attached to back of address sign

Should you see an unconscious person, **call 911 immediately.**

Begin performing CPR while the AED is being retrieved and prepared. Begin chest compressions and breaths (30 compressions/2 breaths) as soon as you determine the person is unresponsive and not breathing. While early defibrillation is critical, performing CPR (about 2 minutes or 5 cycles) before shocking, can improve survival rates. For most out-of-hospital scenarios, starting CPR ensures the heart receives oxygenated blood.



PPMC Ecological Restoration Work Party Recap

Picnic Grounds

April 19th, 2026

Our 6th restoration work party in the Picnic Grounds was one of our most successful yet! Our amazing volunteers focused on cutting redwood sprouts and removing invasive vegetation. Special thanks to Rich Sturgeon for bringing and hauling the PPMC trailer. With the trailer available, we focused more on restoration work and less on biomass processing.

What We Accomplished

12 volunteers — **Isaiah & Kristy Swor, Chuck Backman, Craig & Denise Peterson, Pat McDonald, Wendy & Rich Sturgeon, Alana Henrickson, Maureen Isom, Cheryl Dangreau, and Ken Ernest**

- Filled **29** green waste bins and a full trailer with:
 - Invasive spiderwort, English ivy, Bermuda buttercup, and Italian arum
 - Dense redwood & holly sprouts
 - Accumulated litter and woody debris

Substantial progress has been made, but:

- Dense redwood sprout growth still persists in some areas.
- Residual fuel loads continue to pose a fire risk.
- Accumulated litter continues to inhibit native ground vegetation growth.
- Invasive species remain established in several areas.



Thank You Volunteers and Green Bin Donors!

Your hard work, along with the support that facilitated debris removal, improved trail aesthetics, reduced invasive species pressure, lowered accumulated fuel loads, and supported the growth of native vegetation. We look forward to building on this progress next time!

For questions, comments, or to get involved with the PPMC Ecological Restoration team:

Contact: Kristy Swor
ytsirkpete@gmail.com



PPMC ECOLOGICAL RESTORATION WORK PARTY

AT THE
PICNIC GROUNDS

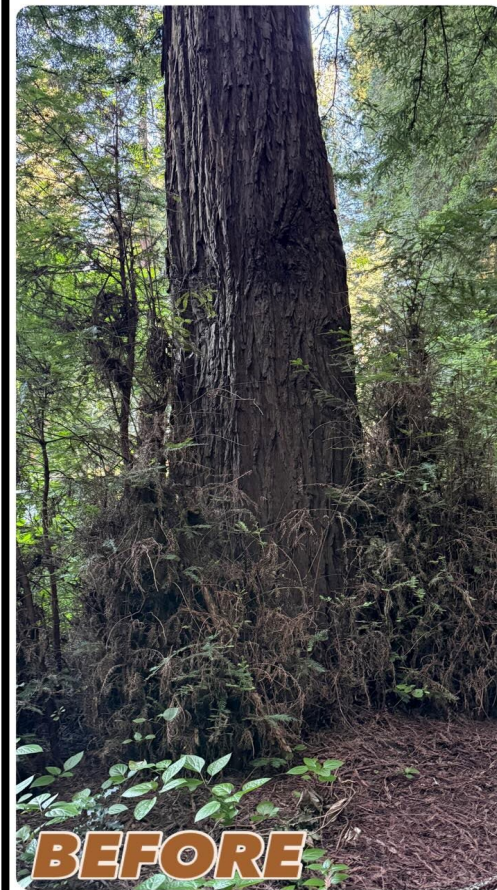
4/19/2026



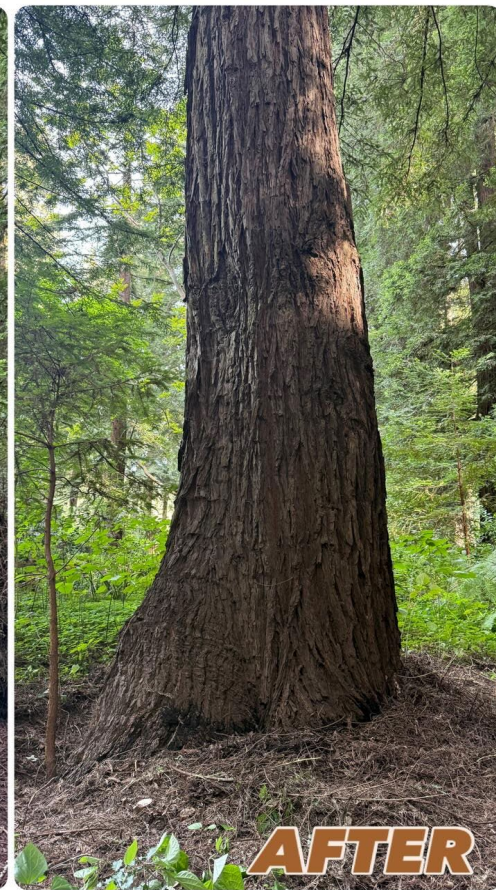
BEFORE



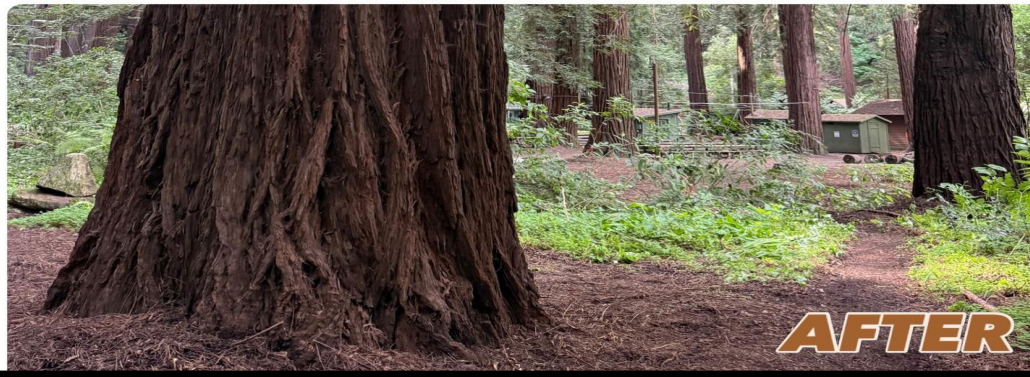
AFTER



BEFORE



AFTER



4-19-2026

Open letter to PPMC BOD

Dear Mark, Pat, Cyndy, Heather & Bill:

Suzanne and I attended yesterday's BOD meeting. I was concerned about the mention of future litigation in combination with the two current claims open with the Park's Directors and Officers (D&O) Liability Insurance Carrier. RSUI could be in a position to non-renew if we stack more claims onto the plate.

The members of PPMC need to understand the severity of this issue. RSUI has historically settled or denied the occasional claim that develops every 12 months or so; but to incur three or four claims within a 24-month period will certainly be reason for non-renewal action. If RSUI did non-renew due to loss frequency, any new Carriers we approach will be reluctant to quote considering open, unsettled liability claims from the previous Carrier. Without D&O insurance protection, who would be willing to serve as a Director?

Please feel free to share this letter with the membership. Why name PPMC as a Defendant in your personal boundary disputes? Why blame PPMC for falling limbs from healthy trees on your own allotment? Consider the impact on our cherished Park. Consider mediation as an alternative to a lawsuit. Consider following your Masonic and Eastern Star values.

AIG and RSUI have been loyal business partners with PPMC for many years. We need to continue this partnership! Thanks for your understanding and support. Britt Thompson

PPMC Safety Team

Bulletin Article – Siren Tests

For APR 2026 Bulletin

PARK SIREN MONTHLY TEST

The Park has had an emergency siren system for many years. Thanks to the efforts of several volunteers, repairs have been made and the control system upgraded with new components and capabilities. This allows our monthly test to be more comprehensive and helps ensure that the sirens will be ready when needed. Here is what you need to know !!

WHAT Monthly test of the sirens on the office, front gate, and Covered Bridge

WHEN First Saturday of every month at 10:00 AM

HOW Four tests of 10 seconds each

Test 1 All sirens at the same time

Test 2 & 3 Front Gate ONLY (twice)

Test 4 Bridge ONLY

YOUR ACTIONS None – this is only a test

For questions or more information, please contact the Park Safety Team Vice Chair, George Brown, at kf6pbl@hotmail.com or 805 459 4225.

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THE PARADISE PARK MASONIC CLUB
MEMBERSHIP APPLICATIONS PENDING
April 2026

<u>APPLICANT</u>		<u>DATE POSTED</u>	<u>MEMBER/SELLER</u>	<u>ALLOTMENT</u>
<u>MEMBERS</u>				
Scott Erickson		12/01/2025	Janice Herechski	259 Keystone Way
Edgar Hankel		02/23/2026	Jill Mautino	654 St Augustine
<u>ASSOCIATE MEMBERS</u>				
Emily O'Brian		09/30/2025	Heather O'Brian	110 Keystone Way
Lorraine Simmons		03/18/2026	Marin Smith	403 Consistory Ave
<u>ALTERNATE ASSOCIATE MEMBERS</u>				
Sandra Nordstrom		08/11/2025	Neil Nordstrom	408 Keystone Way
Ava Ellison		02/20/2026	Kathryn Glassey	107 Keystone Way
<u>ACKNOWLEDGEMENTS</u>				
Evan Schut	Assoc	02/06/2026	Lisa Schut	105 Keystone Way
Christopher Mills	Member	02/11/2026	Nancy Mills	360 Eastern Star
Nancy Mills	Assoc	02/11/2026	Christopher Mills	360 Eastern Star
Heather Harris	Member	03/02/2026	Dawn Shelverton	434 Joppa St
Esperanza Names	Member	03/02/2026	Stanley Names	424 Joppa St
Derek Huckobey	Member	03/11/2026	Polly Piette	636 St Augustine
Polly Piette	Assoc	03/11/2026	Derek Huckobey	636 St Augustine

3D

Improvements for Sale by Member

April 2026

All allotment use privileges and Membership are subject to the approval of the Board of Directors. **IMPORTANT NOTICE:** The sellers solely provide the description 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			
488 Knight Templar Listed 8/25	Jennifer Nowak Contact: Gina Carling 831-818-0771	\$345,000	2bd/2ba New septic. New Furnace. Covered parking, large deck. Quiet street. Huge basement for storage.
SECTION 2			
293 The Royal Arch	Greg Wheatly 209-915-3804	\$69,500 OBO	Buildable allotment near the picnic grounds. Includes existing septic tank and plans. PRICE REDUCED 12/25
272 Keystone Listed 2019	Pamela Maxwell Contact: Mark Zevanove Agent (831) 588-2089 Mark@oceanstreetrealty.com	\$259,000	2 Bedroom, 1 Bath w/ Sunroom. Beautiful T & G pine ceilings. New granite counter tops. New flooring throughout. New driveway. Cozy riverfront cabin in great, sunny location. Cute wood burning free standing fireplace in living room, modern appliances with gas range. Comes completely furnished Price Reduced 8/25
282 Keystone Listed 8/21	Sara Laskey (831)331-1031 Laskeysara@yahoo.com	\$162,000	PARTIAL FINANCING MAY BE AVAILABLE 2 bd/1 bath cabin. Sunny river front location with stunning views of the river and covered bridge. Lots of possibilities. Home needs TLC. Price reduced 11/25
344 Royal Arch	Cara Feyas 505-670-9855 interiorsxcl@yahoo.com	\$299,000 Some Financing Available	Well located. approx. 800 sf 1 bdrm 1 bath main home, + approx. 450 sf 1 bdrm 1 bath detached guest cabin. 600 sf+ sunny deck with covered storage. Main home has gas wall heaters and living room with wood- burning fire stove. 1 car covered parking Landscaping is easy to maintain. Price reduced 11/25
SECTION 4			
610 Keystone	Gail Marshek (760) 777-1323 Cell (760) 574-6866 gmarshek@dc.rr.com	\$359,000	Sunny, south facing amazing views of the river. Over 300 Sq. Ft. deck. Private location. 2 Bedroom, 1.5 Bath. Approximately 1250 Sq. Ft. Furnished. Lg lower-level family room with wood burning fireplace, deck overlooking the river. Sold As-is. Must see this amazing location to appreciate Paradise Park! Price Reduced 7/25
652 St Augustine Listed 8/25	Jill Mautino Contact: Allan Melikian (831) 588-4901	\$315,000	Fantastic river view. Lots of sunshine from lg deck & sunroom. 2+2 1581 sf solid construction. Central heat, furnished, full basement. Septic needs work. CALL Allan Melikian for details! Price reduced 1/26
654 St Augustine Listed 5/22	Jill Mautino Contact: Allan Melikian (831) 588-4901	\$9,500 SALE Pending	Sold as is Rebuild/Remodel A view to die for, with river frontage. 2 bedroom and 1 bath. No history of any flooding inside of house. Septic inspection available. Price Reduced 6/25
658 St Augustine Listed 06/25	Susan Hachenberg Contact: Mark Zevanove Agent (831) 588-2089 Mark@oceanstreetrealty.com	\$199,000	2+1 home (923 sq ft) with river view. Great deck, fireplace and wall heat. Passed Septic Inspection
697 St Johns Ave Listed 9/25	Norma Scarlett Contact: Mark Zevanove Agent (831) 588-2089 Mark@oceanstreetrealty.com	\$299,000	2+1. Well located cottage is beautiful inside. Built in closets and drawers, a beautiful kitchen and even an upper loft hide out for the kids.
708 Shrine Way Listed 11/25	Carole Nelson Estate Contact: Jacob Nelson (415) 501-9896	\$60,000	2 bedroom +1 bath with fireplace and pellet stove. The most secluded cabin in the park. Step off the front porch directly onto a beautiful walking trail.
SECTION 6			
147 St Alban St Listed 7/25	Chandra Thompson Contact: Mark Zevanove Agent (831) 588-2089 Mark@oceanstreetrealty.com	\$195,000 NEW PRICE	2+1 cabin (528 sq ft) Easy ingress & egress from the park. Front and back yard. Dishwasher, garbage disposal and 2 car parking. New Septic system pending.
149 St Alban St Listed 4/25	Esther Gilliland (209) 598-5063 LNEGilliland@gmail.com	\$399,000	1,350 sq. ft-2 BR-2 Bath w/carport. Gas fireplace, central heat. New upstairs plumbing, new electrical boxes, fresh paint and newly installed carpet, electric water heater and stove.
155 St Alban St Listed 1/26	Jeanette Bemis (831) 435-9281	\$75,000	Double allotment. Ample parking. Septic inspection 2020. Structurally engineered retaining wall 2022. New waterline 2023, new toilet 2024. County allows 2 bed 1 bath dwelling.
180 St Bernard St Listed 8/25	Suzan S Mark Contact: Mark Zevanove Agent (831) 588-2089 Mark@oceanstreetrealty.com	\$325,000	2 bed + 1.5 bath oversized lot, carport, out buildings, new roof, new paint, deck, new water line. ½ remodeled - Maple floor, on-demand water heater, forced air/heating.
190 St Bernard St Listed 7/25	Martin Zimmerman Contact: Mark Zevanove Agent (831) 588-2089 Mark@oceanstreetrealty.com	\$299,000	Completely remolded 2/1 house. New wiring, updated plumbing, newer roof, new dual paned windows and Hardy board siding, gas fireplace, tankless water heater, newer mini-split heating & air. Alexa controlled blinds/lighting throughout. Spacious side yard designed for firebreak. Wonderful neighbors. Passed Septic Inspection

LISTINGS OF PARADISE

PRESENTED BY

MARK ZEVANOVE



2

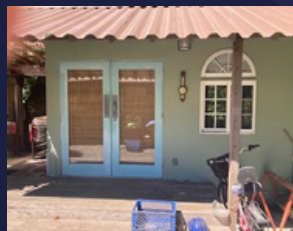


1

180 ST BERNARD ST

2 bed+1.5 bath oversized lot, carport, out buildings, new roof, new paint, deck, new water line. ½ remodeled - Maple floor on-demand water heater, forced air/heating.

~~\$325,000~~ \$299,000



2



1

658 ST. AUGUSTINE

2+1 home (923 sq ft) with river view. Great deck, fireplace and wall heat.

\$199,000



2

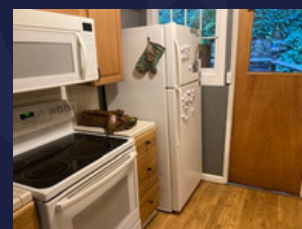


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147 ST ALBAN ST

2+1 cabin (528 sq ft) Easy ingress & egress from the park. Front and back yard. Dishwasher, garbage disposal and 2 car parking.

\$199,000





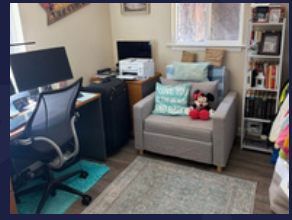
272 KEYSTONE WAY

2 Bedroom, 1 Bath w/Sunroom. Beautiful T&G Pine ceilings. New granite counter tops. New driveway, Cozy riverfront cabin in great, sunny location. Cute wood burning free standing fireplace in living room, modern appliances with gas range. **Comes completely furnished. Seller motivated! ~~\$265,000~~ \$259,000**



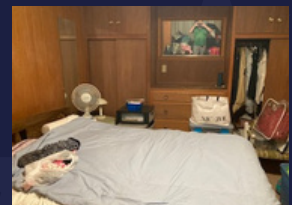
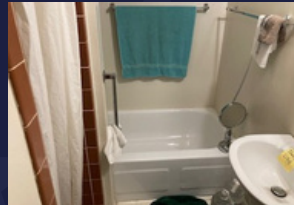
190 ST BERNARD ST

Completely remodeled 2/1 house. New Wiring, updated plumbing, newer roof, new dual paned windows and Hardy board siding, gas fireplace, tankless water heater, newer mini-split heating & air. Alexa controlled blinds/lighting throughout. Spacious side yard designed for firebreak. Wonderful neighbors. **Seller motivated! Will look at financing!** \$299,000



697 ST JOHN AVE

2 Bed +1 Bath nestled in a prime location; this beautiful cottage offers a warm and inviting interior. Thoughtfully designed with built-in closets and drawers, it combines functionality with rustic charm. The spacious kitchen is a true centerpiece - perfect for cooking and gathering. Kids cozy loft provides a fun hideaway, making this home ideal for families seeking both comfort and adventure. New Listing! \$299,000



Mark Zevanove has sold 92 houses in Paradise Park, generating over \$550,000 in initiation fees to the Park.

Contacts - Cell: (831) 588-2089 E-mail: mark@oceanstreetrealty.com

BRE 00662936

BALLOT ISSUES

THE CANDIDATES FOR BOARD OF DIRECTORS



IN ALPHABETICAL ORDER

MARK GIENGER

PAT MCDONALD

HEATHER MUMY

WILLIAM "BILL" PARDUE

JOSE SALAS

3 open seats

2026

CANDIDATE FOR THE PARADISE PARK MASONIC CLUB BOARD OF DIRECTORS

NAME:

Mark Gienger

PARK ADDRESS:

352 CRYPT LANE

RESIDENCE ADDRESS:

7230 120th Ave NE Kirkland, WA 98033

FAMILY:

Bailey Gienger, Daughter (30)

Flynn Gienger, Son (15)

PARK MEMBER SINCE:

2016

ASSOCIATE MEMBER:

2015

MASONIC AFFILIATIONS:

Kirkland WA Lodge #150,

Paradise Park Masonic Club.

EDUCATION:

Bachelor of Science 1985 California State University Chico

CAREER SUMMARY:

I am currently serving as the President of the Board of Directors for The Paradise Park Masonic Club. I am now retired after working for more than 25 years in the Technology Sector. Working primarily for Adobe Systems, Google and Microsoft corporations. At Adobe Systems I was on the design team for the Adobe Acrobat PDF application. While at Google I worked as a Senior Manager of Search Service as a founding member of the Google Enterprise Division, I developed corporate and governmental relationships working extensively with fortune 500 companies designing and implementing Enterprise-Wide Search and Cloud Services. While at Microsoft I was part of a worldwide Enterprise Technology team allowing Microsoft's global customers to better understand emerging technologies and cloud strategies.

OTHER RELEVANT EXPERIENCES:

Current Paradise Park Board Member, November 2023- Present
(PPMC Board President 2024/2025, 2025/2026)

Paradise Park Board Member 2018 – 2020 Board Secretary 2019 – 2020, Vice President 2020

President of Pebble Beach Kirkland WA Condominium Homeowners Association (HOA) 2009 – 2019

REASON FOR RUNNING:

I am a current incumbent on the Paradise Park Board of Directors having served as President of the Board for both 2024/2025 and the current 2025/2026 term. Previously I was our replacement At Large Board Director serving since November 2023- June 2024. I have also served as a PPMC Board Member from 2018-2020 I was the Board Secretary from 2019- 2020.

I am seeking reelection to the PPMC Board to continue serving our membership and our corporation. Over the past several years I worked diligently with my fellow board members ensuring that Paradise Park continues to operate as a Masonic community whose members can work together to build strong and lasting relationships. I will look to continue building on that foundation to keep and make Paradise Park the special place that it is.

My family has been part of Paradise Park community since 1942, and I have been part of the park since 1961. I have spent part of every year growing up in Paradise Park. I have since introduced my two children who are now the 4th generation of my family to experience and appreciate what the Paradise Park Masonic Club stands for.

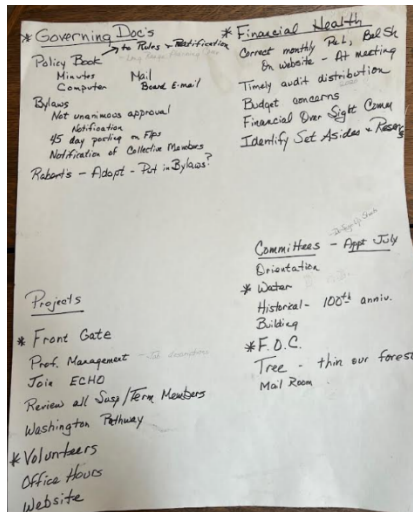
WHAT DO YOU BELIEVE TO BE THE FUNCTION OF THE BOARD?

I believe the Board of Directors function is to serve in the best interests of the entire membership. Making Paradise Park a safe and well-governed Masonic Club. Serving the past two years as President, I have learned a great deal of what our daily needs and challenges are and how our long-range strategies are best implemented including managing our reserves to meet the needs of our community. Whether you are a member living full-time in the park or a member who only visits on a part-time basis, I will continue to act where all members of our association have a voice and where the best interests of every member is respected.

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

ppmcpat@gmail.com
831-423-2811 or cell 566-3357

My reason for running yet again for the Paradise Park Board of Directors is due to a sense of great forward progress but an acknowledgement of more needed.



These were my goals in 2022 when I was elected to the Board. Look what we have been able to achieve:

Bylaws changes for posting, for notification of collective members, for majority approval need for new members and unanimous approval needed for termination.

Looked into professional management – not ready for it yet; reviewed and handled all suspended and/or terminated members; got volunteers back to being a viable part of our community (including FOC, mail room, water, building and tree); increased office hours to 6 days and over 40 hours; got new website up, running and beautiful!

Financial reports in every bulletin regularly; audits up to date and timely; Financial Oversight Committee functional and now required by Bylaws; Reserves clearly identified and monitored.

With 4 generations of family currently in the Park, I am proud to be part of our unique Community. We celebrate a common fundamental belief in integrity and in the value of respect and support of one another. I live and breathe **community** and enjoy being involved and volunteering constantly here in Paradise Park!



As a Past Worthy Matron, I serve as Treasurer for Wild Lily Chapter #18 of the Order of Eastern Star. I have been 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 owned my own construction trucking business for 28 years, managing operations and finances of a multi-million dollar-company. I understand how a business runs – what financial statements tell us – how to read a Profit and Loss statement. Those skills translate into serving as Treasurer of Paradise Park. Previous employment by the Park has given me insights into all of our management issues – from property taxes to audits to getting quotes for infrastructure work – I've done it all!

On the Non-Profit side of volunteering, I served as President of the 5,000-member National Association of Women in Construction and was on their Board for 10 years. I am currently chairman of the Board of Trustees for Santa Cruz Elks, this being my 8th and final year on that managing body.

New goals and targets include, among other things

Reduce the behavior that is driving our huge legal costs! We must **mediate** informally or formally **BEFORE** we have to engage in the court system.

Form the **LEGAL ADVISORY COMMITTEE** that was working while I was president to again, Reduce our legal costs.

Update our **governing documents** so they reflect the reality that non-profits must follow today.

Work on **Reserve Study** with Accounting and volunteers to get that program up to date with recent improvements officially documented.

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 continued monthly accurate financial statements. Additionally, **I pledge** to listen and respond 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
Paradise Park	Bookkeeper	When requested
PPMC 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 CA. 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.*

2026

CANDIDATE FOR THE PARADISE PARK MASONIC CLUB BOARD OF DIRECTORS

**Heather Mumy
198 Keystone Way**

RESIDENCE ADDRESS:

77-6371 Kupuna Street, Kailua-Kona, HI 96740

FAMILY:

John Mumy (husband, member of Kona Lodge F. & A. M.) & Ashley Mumy (daughter, member of Santa Clara Chapter #195, Order of the Eastern Star & current resident at 198 Keystone)

PARK MEMBERSHIP:

I became the Alternate Associate Member in 1982, after my grandfather, Walter Riffe, passed away and I had been a member of OES for 1 year, the Associate Member when my dad, Ron Riffe passed away in 2001, and the Member when my mom, Joan Riffe Kempf, passed away in 2016.

MASONIC AFFILIATIONS:

Santa Clara Chapter #195 & Hawaii Chapter #1 Order of the Eastern Star

I am a 45-year member of the Order, and have served as Worthy Matron twice, and as a Deputy Grand Matron.

EDUCATION:

Bachelor of Arts-Liberal Studies 1983 University of the Pacific, Stockton, CA

Master of Arts-Education 1990 United States International University, San Diego, CA

CA Multiple Subject Teaching Credential-1984

CA Specialist Credential for Learning Handicapped 1984

CA Resource Specialist Credential-2019

HI Elementary Education & Special Education-Mild/Moderate Teaching Credentials 2020

CAREER SUMMARY:

I began my 40 years of teaching in 1984 in the Sunnyvale School District. I have taught everything from Preschool through 8th grade, as a General Education teacher or as a Special Education teacher. While teaching, I served on the Negotiations Team starting in 1992, and served as the Chair from 2017 through 2024. I held many elected offices within my teacher's union, including President for 11 years. I also served at the CA state level in various capacities for 12 years, and at the National level for 8 years.

Since retiring in June of 2024, I have been honored to spend my time serving as the Secretary of the Board of Directors for The Paradise Park Masonic Club. I also serve as the Associate Conductress in Hawaii Chapter #1 in Hilo, Hi. In my spare time, I help out at a dress shop in Kona and substitute teach.

REASON FOR RUNNING:

I am a current incumbent on the Paradise Park Board of Directors having served as Secretary of the Board for both 2024/2025 and the 2025/2026 term. I am seeking reelection to the PPMC Board because I believe I can make a difference. None of us are perfect. Sometimes, we forget why we are in this beautiful place. We need a reminder every now and then about what we obligated ourselves to when we knelt at the Altar during initiation; fidelity, constancy, loyalty, faithfulness, and love. This means I am to be true to my word, dutiful to those less fortunate than I, loyal to my kindred and friends, faithful to my God, and to always love one another.

As the granddaughter of a Charter Member, I desire to continue building upon the long legacy of what our ancestral Masonic Brothers strived to build here; a community of mutual respect, shared values, friendship and service to others.

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

As the name states, the function of the Board of Directors is to direct. I believe the Board of Directors obligation is to make thoughtful decisions that will impact and enhance all of our members, full time and part time residents, and to ensure that Paradise Park stays fiscally solvent. As such, there are occasions when tough choices need to be made. I believe it to be my responsibility to carefully weigh the benefits and consequences of those decisions, even when I don't like any of the options available. I know, as a Board member, my decisions are vital to the success of our park. I have the integrity to consider all options, and am not influenced by individual or personal desires.

I would be honored to continue to represent you on the Board of Directors for the next two years.

WILLIAM PARDUE

Santa Cruz, CA 95060

(831) 4300605 parduesvv@yahoo.com [Online Digital Resume](#)

Bill Pardue — Candidate for PPMC Board of Directors

I have been a Paradise Park resident since 1983 — over 40 years in this community. I am a retired attorney with 30 years of legal experience and remain actively licensed to practice law in California. Before my legal career, I served as campaign director for the Santa Cruz and Monterey Counties United Ways, with a background in social work and community organizing. I have served on the PPMC Board previously, participated on the Mediation Committee in 2024, and organize the annual horseshoe tournament with my son Joe.

I am running for the Board because I believe Paradise Park deserves leadership that puts residents first. Here is what I will work toward if elected:

Responsible fiscal management — true oversight of the Board's budget process so members know exactly where every dollar of their dues is going.

Full transparency — open governance on every decision affecting the Park. Members deserve to know what is happening and why.

Smarter legal oversight — stronger guidance over legal spending, with mediation first to resolve disputes before they reach a courtroom.

Hiring a Park manager — Paradise Park had a manager for decades. Restoring that role means better day-to-day operations and a Park that works for everyone.

Investing in Park infrastructure — prioritizing roads, water systems, and maintenance so the Park is safe, functional, and a place we can all be proud of.

Community-first leadership — more engagement, more events, and more opportunities for residents to have a voice.

PROFESSIONAL SUMMARY

Accomplished Attorney offering 29-year record of supporting clients in legal matters. Communicates clearly and effectively with clients, opposing counsel, jurors, and judges. Adept at developing lasting professional relationships. Attorney adept at developing positive rapport with clients. Presents evidence clearly and practices sound and thorough case analysis techniques. Committed and creative Attorney with specialty in Family Law and Civil litigation generally. Highly skilled in oral argument and legal research, leading to successful litigation of hundreds of cases. Expertise in mediation, arbitration, and settlement negotiation.

SKILLS

- Dispute arbitration
Litigation
- Settlement Negotiation
- Case management
- Family law
- Reviewing documents
- Document preparation
- Investigation skills
- Evaluating contracts

WORK HISTORY

01/1994 to Current **Attorney-at-Law**

Sole Practitioner – Morgan Hill, CA

In 1994 started my own legal practice in Morgan Hill, CA. Two years prior to that date worked for Susan Shapiro Esq. in Morgan Hill as her associate and this was first legal job.

Firm handles mainly family law cases as started practicing family law with Ms. Shapiro. I also handled civil litigation, personal injury, and medical and dental mal practice cases.

Twenty nine years later the vast majority of practice is family law, however, a limited number of civil and criminal cases are still being handled.

Staff of three has always consisted of one Paralegal and at least one legal assistant. Currently case load of 80 cases. There is one attorney in the office. Case load is generally between 60 to 80 clients.

The duties of the sole practitioner includes the following:

- Developed strategies to resolve cases in client's best interest.
- Filed timely case pleadings to meet firm deadlines.
- Minimized risk exposure through careful advice on business operations and strategic plans.
- Additionally there are day to day tasks of staff and case management
- Filed timely case pleadings to meet firm deadlines
- Developed strategies to resolve cases in client's best interest
- Interviewed and selected jurors in voir dire based on assessment of personality, competency and fair mindedness
- Analyzed probable outcomes of cases using knowledge of legal precedents

11/1981 to 11/1984 **Campaign Director, United Way**

United Way Santa Cruz And Monterey County – Santa Cruz, CA

- Networked among donors and fundraised to generate contributions for campaign.
- Defined all campaign roles and filled positions.
- Attended required meetings and training sessions on organizing campaigns and setting campaign goals with volunteer teams.
- Recruiting prominent members of community who assisted in campaign each year.
- Campaign teams consisted of over 100 volunteers each year.
- Organize campaigns, with results of over two million dollars raised for local non- profit agencies funding.

01/1974 to 01/1980 **Western Regional Director Disaster Family Services**

American Red Cross – San Francisco, CA

- Collaborated with team members to achieve target results.
- Proved successful working within tight deadlines and fast-paced atmosphere.
- Developed and maintained courteous and effective working relationships.
- Managed team of employees, overseeing hiring, training, and professional growth of employees.
- Acted as Director of Family Assistance at Camp Pendleton Vietnamese refugee camp after fall of South Vietnam in 1975. Located refugee sponsors, families and friends around World.
- Managed and directed 300 staff and volunteers to provide social services to refugees
- Managed and Directed Disaster Family Service relief to victims of Typhoon in Guam
- Served thousands of victims and managed staff of 200 volunteers and workers. American Red Cross spent ten million dollars on this relief. Family Service budget for aid to families was vast majority of that budget. Received commendation for my work.
- Drafted and taught National Red Cross Disaster relief training program throughout USA
- In Assistance to IRC in Geneva I was asked to write disaster training program for Central American Countries after heavy flooding in Honduras. Spent 5 months in Tegucigalpa, Honduras drafting, writing and finally teaching this training course to all Central American Countries. Received commendation for my work on this project.

EDUCATION

Expected in 05/2024 **Master of Science: Social Work**
University of Texas At Arlington - Arlington Texas

06/1992 **J.D.: Law**
Santa Clara University - Santa Clara, CA

05/1971 **Bachelor of Arts: Zoology**
The University of Texas At Austin - Austin, Texas

JOSE SALAS

526 St. Ambrose

cell: 831-212-5683, email: josrsalas@sbcglobal.net

As a candidate for the Board of Directors, I thank you for this opportunity to introduce myself. As a first-generation adult child of immigrants, I've seen and lived the American Dream. When I was 8 years old, my family moved to San Jose where I learned English and excelled in school – no small feat for a young boy in the 1970s.

Masonic Background

I was blessed with the introduction to Masonry in 1993, and raised to Master Mason in 1998. Over the years, I've been active with several Masonic lodges to include: Great Lights Lodge #818, Texas Lodge #46, and Confidence Lodge #110. I'm a member of San Jose Scottish Rite and started my involvement with Shriners in 1998.

PPMC History

I was first introduced to Paradise Park in 1989 and have lived here full-time since 1994. My family in the Park include Jim (deceased 2017) and Diana Cook. I have six adult children and am excited to also be an abuelo (grandpa in Spanish)! I love to travel and ride motorcycles in my free time.

Professional Experience

Valley Transportation Authority

For the last 20 years, I've been a member of the VTA team as a Rail Operator. I've been very active in my union for the last 14 years – as a Union Steward for 9 years, and most recently, as an Executive on the Board of Directors for 3 years.

I've served as a Mentor in the Joint Workforce Investment program and have assisted with the development of Rail Operations Rules & Procedures.

Catering and Restaurant Businesses

As a teenager, I worked for my parents' catering trucks and restaurants, which is where I learned the ins and outs of running a business. Over the years, I successfully managed a fleet of 6+ catering trucks, to include the day-to-day Owner-Operator functions as well as oversight of all employment (Human Resources) management and maintenance of the financial records.

Reason for Running for the Board of Directors

I am very concerned about the current fragile status of our community. The turmoil and unnecessary legal involvement need to stop, or we won't survive. As a full-time resident who has listened to the input of those members who only enjoy Paradise on a part-time basis, I think I can offer a fresh perspective to the membership as a whole. I plan to bring my Board experience to the table and help with creating a 100% transparent team of elected officials.

PROPOSED CHANGES TO RULES AND PROCEDURES



RULES & PROCEDURES
2nd printing

Proposed Amendment #1

CONE AND CHAIN BARRIERS

On a members allotment, cones are only acceptable to alert drivers to imminent danger caused by a temporary problem, ie. a fallen tree, or when a building packet indicates the need for such. Chains are never acceptable.

Presented September 20, 2025

APPROVED UNANIMOUSLY BY BOARD on 9/20/25-Therefore, this new Rule & Procedure is in effect until the next ballot in June of 2026, where members will vote on its ratification.

U

Rules and Procedures Proposal #2 – 1.0 Use of Allotment

Currently reads:

1. **General Usage-** A Member, Associate Member or Alternate Associate Member may use a member's allotment in accordance with the Bylaws and Rules and Procedures of Paradise Park Masonic Club (hereafter PPMC). A Member, Associate Member or Alternate Associate Member is hereafter referred to as a Collective Member when no differentiation is being made.
2. **Family Members' Rights-** A Member's family shall be entitled to all the privileges of PPMC, except voting. A Member's family shall be defined as his or her immediate family, which includes spouse, children, parents, grandparents, grandchildren, siblings, and domestic partner. No person under 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis. Family Members making Paradise Park their primary residence for more than one year, when the Member lives elsewhere, must have a Masonic affiliation. (07/21)
3. **Visitor(s)-** A Visitor is someone who stays with a Collective Member for any period of time. A Collective Member shall be entitled to as many visitors at one time as may be conveniently accommodated on his or her allotment. (6/09)
4. **Guest(s)-** A Guest is anyone occupying an allotment, other than the member of a Collective Member's immediate family, when the Collective Member is not present. (6/09)
5. **Guest Privileges -** Prior to the arrival of any guests, the Member is responsible to report the arrival of their guests to the Park Office, indicating the duration of stay, names of guests, and contact information. The Member shall provide the guests with a copy of the PPMC RULES AND PROCEDURES – QUICK REFERENCE PAGE.
Guests must display a parking permit, provided by the Member, while in the Park. Guest Privileges shall be limited to no more than 30 days, without Board approval. (7/18)
6. **Renting-** No allotment may be rented at any time.
7. **Businesses-** A Collective Member may operate a business on his or her allotment but may not advertise the business within PPMC except as permitted in the Park Office. No business may be conducted which interferes with the quiet enjoyment of other Collective Members of PPMC.
8. **Responsibility-** The Member is responsible for the behavior of his or her family, visitors, guests and workers. (6/09)

Video Cameras --

Change to read:

1. Use of Allotment
1. General Usage - General usage -- a Member, Associate Member or Alternate Associate Member may use a member's allotment in accordance with the Bylaws and Rules and Procedures of Paradise Park Masonic Club (hereinafter PPMC). A Member, Associate Member or Alternate Associate Member is hereafter referred to as a Collective Member when no differentiation is being made. **The Member is responsible for the behavior of his or family, visitors, guests and workers.**
2. ~~Family Members' Rights -- A Members family shall be entitled to all the privileges of PPMC, except voting. A Member's family shall be defined as his or her immediate family, which~~

includes spouse, children, parents, grandparents, grandchildren, siblings, and domestic partners. No person under 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis. Family Members making Paradise Park their primary residence for more than one year, when the Member lives elsewhere, must have a Masonic affiliation. (07/21)

3. **(Change to 1.02)** A Visitor is someone who stays with a Collective Member for any period of time. A Collective Member shall be entitled to as many visitors at one time as may be conveniently accommodated on his or her allotment. (06/09)
4. **(Change to 1.03)** A Guest is anyone occupying an allotment **for more than 30 days**, other than the member of a Collective Member's immediate family, when the Collective Member is not present. (07/26)
5. **(Change to 1.04)** Guest Privileges – Prior to the arrival of any guests, ~~The~~ Member is responsible to report the arrival of their guests to the Park Office, indicating the duration of stay, names of guests, and contact information. **when a guest will be staying at their allotment; this shall include names and contact information of guests as well as expected length of stay. The Member shall fill out the Guest privileges paperwork and guests will attend orientation and be approved by the Board for a stay of up to 1 year. Guest privileges must be renewed after 1 year.** The Member shall provide the guests with a copy of the PPMC RULES AND PROCEDURES – QUICK REFERENCE PAGE. Guests must display a parking permit, provided by the Member, while in the Park. Guest Privileges shall be limited to no more than 30 days, without Board approval. (07/18)

1.05 Masonic Affiliation – Guests making Paradise Park their primary residence for more than 1 year must have Masonic affiliation and proof must be submitted to the Park Office.

1.06 Renting – No allotment may be rented at any time.

1.07 Businesses – A collective Member may operate a business on his or her allotment but may not advertise the business within PPMC except as permitted in the Park Office. No business may be conducted which interferes with the quiet enjoyment of other Collective Members of PPMC.

1.08 Responsibility – The Member is responsible for the behavior of his or her family, visitors, guests and workers. (06/09) (now included in 1.01)

1.09 **(Change to 1.08)** Video cameras – no change from 1.09)

It would then read:

2. Use of Allotment
6. General Usage - General usage -- a Member, Associate Member or Alternate Associate Member may use a member's allotment in accordance with the Bylaws and Rules and Procedures of Paradise Park Masonic Club (hereinafter PPMC). A Member, Associate Member or Alternate Associate Member is hereafter referred to as a Collective Member when no differentiation is being made. The Member is responsible for the behavior of his or family, visitors, guests and workers. (7/26)
7. A Visitor is someone who stays with a Collective Member for any period of time. A Collective Member shall be entitled to as many visitors at one time as may be conveniently accommodated on his or her allotment. (06/09)
8. A Guest is anyone occupying an allotment for more than 30 days, other than the member of a Collective Member's immediate family, when the Collective Member is not present. (07/26)
9. Guest Privileges – The Member is responsible to report to the Park Office when a guest will be staying at their allotment; this shall include names and contact information of guests as well as expected length of stay. The Member shall fill out the Guest privileges paperwork and guests will attend orientation and be approved by the Board for a stay of up to 1 year. Guest privileges must be renewed after 1 year. (07/26)

1.05 Masonic Affiliation – Guests making Paradise Park their primary residence for more than 1 year must have Masonic affiliation and proof must be submitted to the Park Office. (07/26)

1.06 Renting – No allotment may be rented at any time.

1.07 Businesses – A collective Member may operate a business on his or her allotment but may not advertise the business within PPMC except as permitted in the Park Office. No business may be conducted which interferes with the quiet enjoyment of other Collective Members of PPMC.

1.08 Video cameras – no change from 1.09 currently)

Rationale: Currently the parameters for who is a guest and who isn't is not clear and easy to understand, depending on relationship, time and so forth. This clarifies and simplifies.

Fiscal impact: None.



Proposed Bylaw Advisory Proposition

The PPMC Board would like to propose to the Membership,

An **ADVISORY ONLY PROPOSITION**: June 2026, Ballot

How Should the Corporation proceed in relation to our existing Bylaws?

Should We: Amend, Restate, or Make No Change to them?

EXPLANATION: What is the difference between these choices?

-Amend, we would use our existing Bylaws and amend them,

Remove; illegal / irrelevant / poor or outdated language and update existing provisions add current law or clarifying language in our existing governing documents.

-Restate: We would generate a new set of Bylaws,

Incorporating current laws and regulations. We would certainly pull all necessary paragraphs or sections from our Existing Bylaws and include them in the new documents, but this would be in essence a complete rewriting or restatement of our original governing documents.

-No Change, we would make no change to our Bylaws

No Change is with the knowledge that we will continue to potentially face mounting legal challenges and fees defending the existing Bylaws as they exist going forward.

- **AMEND**
- **RESTATE**
- **NO CHANGE**