

PPMC SOCIAL EVENTS

REGULARLY SCHEDULED EVENTS

KNITTIN' KITTENS meet the **1st Monday** of the month at 10:00 a.m. in the Small Social Hall and play Canasta. For more information, contact Pat Rundell at 831/421-9360.

TUESDAY COFFEE meets **every Tuesday** morning In the Small Social Hall at 9:00 a.m.

PICKLEBALL PLAYERS play on **Sundays** at 1p.m. at the Section 4 courts. For more info, call Bill Laidlaw at 831/0818-9200

PARADISE PARK QUILTS OF VALOR meets **1st and 3rd Fridays**, 10:30 a.m. at the Lovelace's 501 Amaranth. All quilters are welcome. For more information, call Sue Lovelace at 831/420-0501.

WINE AND CHEESE is on 3rd Friday from 4 to 6 pm in the Social Hall.

SOCIAL HALL POTLUCKS will be held the 3rd Saturday of the month beginning with a **social at 5:30 PM following with a dinner at 6:00 PM**. Please bring a dish to share, place settings and beverage of choice. **Hosts needed**. To volunteer, please contact Tami Macdonald at 831/425-5201.

BINGO meets on the **3th SATURDAY** of the month in the Social Hall following the Potluck
OPEN BOARD OF DIRECTORS MEETING– 3rd Saturday of the month at 11:00 a.m. in the Social Hall.

HELP CLEAN OUR COVERED BRIDGE!

~ sign up sheet is in the Office NOW ~

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



Date to be determined after volunteer sign ups!

APPROVED Board of Directors OPEN Session Minutes

October 19th, 2019

11:08 a.m.– SOCIAL HALL

1.0 Opening Items:

- a)** Roll Call: 4 Board Members present with Vice President Kurt Likins absent.
- b)** The Invocation was given by Mark Gienger.
The Pledge of Allegiance by Mark Gienger and all in Attendance.
- c)** Consideration of Late Additions to the Agenda: None.
Reports from Executive Meeting – Mark Gienger
- d)** Open minute and Executive Minutes from September 21st, 2019 were given to all in attendance. Approval to follow at the end of the meeting after Member input or corrections.

2.0 Manager Report

- a)** Manager Steve reporting that there is a “Trick or Treat” sign up list in the office as well as a Pumpkin Carving sign up sheet.
Highway 9 closure does not affect PPMC, closure takes place further up Highway 9 past the park Entrance & Exit. Steve is still working on the siren in the front of the Park. Siren does work but the relay system at the office is having problems. Steve working to fix so it can be activated from the Park Office in times of emergency. Steve reporting that he has confirmed with Earthworks that PPMC is on their schedule for Keystone repaving for the early Spring of 2020. Steve to meet with Earthworks on November 1st to specify which roots will need to be removed.
Steve out of solutions as to how to curb speeding in the Park. Encouraging all to slow down and observe stop signs. Rainy season is coming up as well and Steve and crew encouraging all to prepare now. Don't wait until the rains have started.

Question from Membership- Have the street drains been checked?

Answer- Yes, Crew began last week- all drains will be checked and cleared.

President's Report- Joe Mayo

- b)** President Joe explaining the absence of Vice President Kurt Likins, due to a family medical issue. Joe reporting that he will be in the Park for the next 10 days to work on TADS billings and financial processes. Joe is still planning on having a Financial Town Hall meeting in November following the Board meeting. Joe informing all that the November Board meeting has been moved to the 4th Saturday on November 23rd. Joe and CFO Verdie working with the Bookkeeper to simplify the billing process in order to utilize the accounting software to its fullest.

Treasurer's Report– Verdie Polizzi

- c)** CFO Verdie reporting that there will be 2 TADS invoices with one being due on December 1 and one being due April 1 of 2020.

Verdie reporting that the 2018 Audit is available in the Office if anyone would like a copy.

- d)** No other reports from other Directors.

3.0 Unfinished Business

- a)** Staking of 163 St. Bernard- Tabled from last month. The Board of Directors met with Members prior to the Open Board meeting this morning to hear additional information regarding this staking.

Motion made by Mark to accept the staking as written

Second by Clara

Passed 4-0.

- b)** Staking of 678 St. Paul. Same process followed. Members met to submit additional information. This staking was tabled again to process all new information received at morning meeting.

4.0 New Business

- a)**- Approval of September 21, 2019 Open and Executive Minutes. **Moved to later in the meeting**

- b)** Tree Request- 604 Keystone Way- Sorenson. Sent to the Tree Committee and received approval from the committee.

Motion to approve- Mark

Second -Clara

Approved 4-0

- c)** Tree Request 368 Eastern Star- Anand.

Also was sent to the Tree Committee and received approval.

Motion to approve- Verdie

Second- made by Mark

Passed 4-0

Open Minutes (Cont.)

.0 Committee Reports

- a)** Budget Committee – No Report
- b)** Building Committee- No Report
- c)** Bylaws Committee- No Report
- d)** Long Range Planning- No Report.
- e)** Recreation- Potluck tonight as well as Bingo. Pumpkin Carving and trick or treating coming!
Pumpkin carving will take place but those that want to participate will need to sign up, so the correct number of pumpkins are purchased
- f)** Staking Committee-No Report
- g)** Tree Committee- No Report-Approvals of requests already made.

6.0 Ad-Hoc Committees

a) ERT Committee – Team Leader Dick Lovelace reporting that the team continues to have monthly meetings. Also reporting that one Member began CERT training which is good news. Dick reporting that many ERT Team Members are out of the Park right now so if you are a backup ERT volunteer, be alert to emergencies.

b) Orientation- Report by Team Member, Shirley Radder.

The Orientation committee met with the following recommendations to the packet given to our new Members:

First, the on the cover letter we added the fines schedule and the quick reference page of rules. Our intention is that once approved, we will give Secretary Annie a scanned copy of all documents that go to the candidates. It will not include the greens sheet agreement they sign. The blue sheet fraternal pledge that they also sign, the roster or the walking tour book. Those documents will be given to the Committee Member who orients the candidate along with the recommendation sheet that we will fill out.

Second, the Emergency signals- it did not include Section 6 so the new one does include it and we put a note about the testing that happens monthly.

Third, the PPMC finance page- updated primarily the Escape Tax information and added that only the membership can change the Dues and the Assessment rates. Also added the garbage service is directed by the County.

Lastly, we added a Volunteer opportunities page with a brief blurb on the many items. This can be actively added to as new things come up.

We have also started taking a photo at the conclusion of the Orientation so that all approved collective members pictures can be included in the bulletin to begin the process of being know in the Park.

The Committee feel strongly that this should be a standing committee as it has been an ongoing and important committee to inform our new Members. Minutes have been turned into the PPMC office. End of the report.

c) Historical-No Report

d) Covered Bridge Committee- Bob Morgan reporting on the Bridge and the cleaning of it. Bob encouraging Board to ask Manager to clean the interior. Historically this has been a volunteer job but Bob now wanting Management to handle. President Joe wanting to publish a volunteer sheet and work with Team Chairman Pat McDonald to make happen. Approval of September 21st, 2019 Open and Executive Minute **(moved from 4.0 a)**

Motion to Approve with corrections as noted by those in attendance- Mark

Second by Verdi

Passed 4-0.

Prior to Open Forum Board Member Verdine Polizzi thanking Member Sharon Simas for her work in helping to accomplish much needed work that is being done on Ocean Street Extension. Sharon appreciative of the praise but sharing thanks with all Members involved.

7) OPEN FORUM

Member- Bob Morgan asking about the berm on Cardiac Hill. Over the years, the berm was used to focus water towards the river. The berm has now deteriorated and is need of repair.

Bob Morgan also reporting that there is a heavy accumulation of moss on the Social Hall roof. Bob wanting to know when it will be removed.

Answer- Roof on the Social Hall was to be re-shingled/repared. Office was done first and based on the work done by the company that did the office, it would be determined if the same company was going to be used for the Social Hall. Board to decided when this is to happen.

Bob also reporting of dry rot that is in the Social Hall. Bob encouraging Board to investigate this.

Extensive discussion regarding the Long-Range Planning and the Reserve study about all issues that need to be taken care of.

Member- Mark Zevanove respectfully requesting that the Board make an exception about the selling of his clients and Park Member, Gary Brandenburg improvement. Gary battling a severe illness. Mark asking for a special Skype interview for the potential new Member who is out of the country currently on a work study, in order to allow process to continue. Mark asking if special Bylaw allowing for the Skype situation can be allowed.

Open Minutes (Cont.)

President Joe reporting that the Board is aware of the situation but would like more time to study.

Member- Linda Dyson Weaver asking about the scope of work for the Berm on Cardiac Hill.

Answer- will show Earthworks where the berm situation is needed.

Member -John Mancini asking about the side roads in the Park. John reporting that that side roads need repaving as well, not just Keystone. John asking when these will be addressed.

Answer- Each section of the Park to be done after the initial resealing of Keystone.

Member- Shirley Radder asking why the Board no longer tape records meetings.

Answer-In the past tapes were found in Members homes, so the practice was stopped.

Member- Sharon Simas asking about one tree near slip area on Ocean Street Extension. County working in area but will not address this tree or take care of it financially. Sharon asking the tree committee to look at and give opinion. Believes it is an important detail to take care of. Tree is technically out of the Park on the other side of the gate, but still a cause of concern.

Member- Bob Morgan thanking Steve and Andrew for their quick response to fallen trees in the Park. It is appreciated by all.

Member John Mancini asking Why do we have a Bookkeeper that isn't in the office?

Answer- Verdie Polizzi- Bookkeeper Is in the office 1 -2 days a week.

John repeatedly asking how many hours?

Answered again by President Joe. Bookkeeper is here 4 hours a week but with the TADS coming up she will be here longer, 1-2 days per week.

Question- Is Bookkeeper a 1099 employee?

Answer- Yes.

Sharon concerned about this. Responsibility of the Board and 1099 employees to required self-insurance and other issues.

President Joe ensuring that all of this is being taken care of, that Bookkeeper is insured and Bonded.

Member- Leigh Wunce asking about the use of the Mail flag, or lack of use.

Answer- Mail deliver is extremely sporadic with deliveries sometimes arriving late in the day or late in the evening. Office believes the flag is not necessary and encourages all to check their mail once a day- late in the day. Steve reminding all that in the front of the Park, there is no such system, no mail flag and all seems to work.

Member- Leigh Wunce also voicing her opinion regarding the Firewise issue and the request that the Board mandate the 4" reflective house numbers.

Member Dick Lovelace stepping in to let all know that the reason for the delay was because he hasn't been able to supply the necessary report to the Board for their input.

Member- Sharon Simas reminding and encouraging the Board to act.

President Joe is in favor but questions how exactly it is to be enforced.

Question- Verdie Has the Firewise group seen an improvement in the amount of address numbers?

Answer- Yes.

Member- Linda Dyson Weaver-Reminding all that many improvements in the Park are equipped with gas/ propane fireplaces and the issues of sparks does not apply, so basic observations not necessarily accurate.

Question – Will Board be publishing litigation cases?

Answer- Joe has contacted our legal council and will meet in person to discuss. Joe reminding all that cases are a matter of public record so any and all can do their own research. Joe very much in favor of publishing litigation brought against the park to have full disclosures and transparency.

At present there are 2 claims filed. One in small claims court that will have a hearing on November 21st and one regarding the red tagged improvements. One similar claim has been settled regarding one of the red tagged improvements in the park.

President Joe very much against non-disclosure agreements as he firmly believes the Membership has a right to all information regarding settlements. Manager Steve informing all that even he is being personally sued in small claims court by a Park Member.

Member- Sharon Simas asking the Board how they view the Open Forum portion of the meetings.

Answer- President Joe looks at Open forum as the receiving of information and wants to take it back to Board to include on future agendas.

With no further discussion, meeting was adjourned by President Joe at 12:24.

APPROVED Board of Directors OPEN Session Minutes

November 23rd, 2019
11:08 a.m.– SOCIAL HALL

1.0 Opening Items:

- a) Roll Call: 3 Board Members present with Secretary Mark Gienger and Director at Large Clora Johnston absent.
- b) The Invocation was given by Kurt Likins.
The Pledge of Allegiance by Kurt Likins and all in Attendance.
- c) Consideration of Late Additions to the Agenda: None.
- d) Reports from Executive Meeting – Kurt Likins reporting that the Open minute and Executive Minutes from October 19th, 2019 were given to all in attendance. Approval to follow at the end of the meeting after Member input or corrections.

2.0 Manager Report

- a) Manager Steve reporting that there has been some vandalism taking place in the Park. Spray paint (Tags) on streets and benches. Steve is 90% sure it was done by Park Members. Steve and crew to paint over and remove. Steve reminding all about the Back Gate and usage by All. All should have a clicker (Available in the office for purchase), so There should be no reason for panic if issue occurs on Highway 9. Steve will open the back gate only if it will be needed for an extended amount of time.
Steve researched underneath the Social Hall per Members questioning last month and had 3 different people look at it and give opinions. All 3 saw no dry rot issues, as reported by Members last month.
Steve working with the County's Kristin Kittleson regarding the Riparian corridor. Kristine informing Steve that she and crew can help remove invasive species at a cost of \$3600 per day. Steve still looking at this as a viable solution but more investigation necessary. Member Joanne Nelson adding that she has also researched and found there is a need for a "River Management plan" per the county. Steve to work with Members and look to form a small committee to address- More information to follow.

President's Report-Joe Mayo

- b) President Joe asking all to hold comments until the end of the meeting during the Open Forum. Joe reporting that the "Financial Town Hall "meeting that was scheduled for today has been postponed until December 21 at 4:00p.m. Joe is having to do a clean up of the PPMC books with the objective of simplifying. He is going to speak with the Accounting firm for more answers and guidance. President Joe also informing all that an error was made during the billing of the Tads. The bills are normally rounded up or down to the nearest square ft and this year they were not. Can amount to a maximum change either up or down of \$8.00. If Members were over billed by the \$8, they will be refunded. Joe to address the TADS issue that has been questioned during the Open Forum section of the meeting, insuring all that the Bylaws have been followed.

Treasurer's Report– Verdie Polizzi

- c) CFO Verdie beginning her report by addressing rumors that have plagued her regarding her adult daughter and grandson "renting her improvement". Nothing could be further from the truth. Verdie addressing these falsehoods and assuring all that her daughter, a single mother, has been able to save because she has paid no rent to Verdie. The rumors and talk are hurtful to all and won't be tolerated. Again, to clarify- No Rent has been received. Verdie also reporting that the TADS for all Members have been invoiced and have gone out.

- d) Reports from other Directors.

Kurt Likins reporting that Member behavior has gotten out of hand. Kurt encouraging of a new rule and procedure to address. Motion made by Kurt to add under rule 24:

24. Member Behavior – Member behavior must be objectively reasonable. Members shall treat other PPMC members, guests, visitors, staff, and vendors with courtesy, civility, and respect at all times. Members will refrain from rude or abusive behavior.

Second by Joe Mayo

Passed 3-0.

Vice President Kurt also wanting a fine for such behavior. Kurt making a motion for the new Rule and Procedure #24 to be consistent with the fines for Citizenship violations.

Second by Joe

Passed 3-0

3.0 Unfinished Business

- a) Staking of 678 St. Paul. Staking Committee unable to re-stake. Manager Steve to meet with Bear Butcher (Staking Chair) and have for next month's meeting. Tabled until December 21st meeting.

4.0 Committee Reports

- a) Budget Committee – No Report- committee to meet in the New Year.
- b) Building Committee- No Report
- c) Bylaws Committee- No Report- Board to discuss needs in the afternoon session to give to Committee for review.

d) Long Range Planning- No Report.

e) Recreation- Donna Sorenson reporting that the Holiday Party will take place on December 7th at 1:00 in the Social Hall. Turkeys, ham to be provided. Those that attend should bring a side dish for 12 and your own place settings. There will be no potluck tonight (November 23rd) as well as no Bingo.

Cindy Weigelt informing all that she is organizing a Christmas Caroling event to be held on December 18th at 6:00 pm. All are invited! Meet at the Social hall. Cookies and treats to follow the caroling.

f) Staking Committee-No Report

g) Tree Committee- No Report-Approvals of requests already made.

5.0 Ad-Hoc Committees

a) ERT Committee – Team Leader Dick Lovelace reporting that information was recently sent to the Board of Directors regarding the VRP (Visual Response Program) Team inspected throughout the Park and found many roofs with excessive roof debris. Team also looks for required water hoses and spark arrestors. Dick understand the individual choices and wants but these issues need to be addressed by those effected. Dick and all consider these to be an extreme fire hazard. Dick encouraging all to get their chimneys cleaned and inspected. There was a recent chimney fire in the Park that was handled by the fire team and the Santa Cruz Fire Department.

b) Orientation- Report by Team Member, Shirley Radder.

The Orientation Committee submitted new forms for the Board's consideration approximately 6 weeks ago and the Committee would like to know if they have been approved.

Our Committee believes the Orientation Committee should be recognized as a Standing Committee as it is an on-going committee and we are curious as to the thoughts of the members of the Board regarding this subject.

We have taken photos of new Members after their orientation and would like to post them in the Bulletin. Those of whose pictures we have taken were very agreeable. Would the Board allow these photos to be published? Kurt Likins against photos but being published but can investigate it more.

Answer- The packet submitted to the Board is still be reviewed. Board Member Kurt Likins against Orientation Committee being a Standing Committee. Prefers that it remain an ad-hoc team.

End of the report.

c) Historical-No Report

d) Covered Bridge Committee- Chairman Pat McDonald asking for all documents pertaining to the covered Bridge. Board to scan and email to her as soon as possible.

6.0

a) Approval of the October 19th Open and Closed minutes.

Motion to Approve with correction of 3.0- b) Correct St. John to St. Paul made by Verdie

Second by Joe

Passed 2-0. with Kurt abstaining due to his absence last month.

b) Social Hall Roof-

Steve to reach out to the company that did Bids last year to see if Bids remain the same.

Member Bob Morgan reporting that the Long-Range Planning Committee reported that the Reserve Study conducted said that the Social Hall Roof was good until 2029. Member Dick Tippet also adding that he sees no reason to replace roof. Just needs to be maintained. Dick believes a roof consultant should be contacted not a roofing contractor Extensive discussion on roof situation with Board to review.

7) OPEN FORUM

Member- M. Zevanove commenting on the Board's decision to require all new Members to have Board interview in person rather than electronically (Skype). Mark believes that a new Member Applicant should be able to meet with the Board via Skype in certain situations involving poor health or distance. Board firm in the decision. Regrettable that this specific selling Member is extremely ill, but Board believes rules and procedures still need to be followed. Mark Zevanove calling for the Board to behave more Masonic-like and ease restrictions in matters of health.

Kurt Likins discussing the Common Land Tax that was included in this year's TADS. Kurt believes this tax was handled correctly and that it should now result in a Bylaw change where the tax is paid equally by all, rather than the majority being paid by those members who purchased after 2003. Extensive discussion by all.

Member- Pat McDonald who is familiar with the 2003 agreement encouraging review.

Many members in attendance with disagreeing opinions. Extensive discussions involving all. Board stood by their decision to handle it the way that they did and believes Bylaw was followed correctly. Article IV H states: "PPMC shall pass thorough to the respective Members all property or other taxes imposed upon it by the County of Santa Cruz or any other governmental entity."

Many Members believed that the Board held a secret meeting to determine this decision. President Joe reassuring all that no such meeting took place. The tax bill was received in the office and Verdie and Joe worked long hours to get the information out to the Membership as quickly as possible.

Member Pat McDonald urging caution as she believes the process to be disingenuous or sneaky. President Joe again referencing the bylaw that was followed. No deep secret or underground meeting. President Joe regretting that more of an explanation didn't accompany the invoices, but time was crucial. Many Members voicing concerns and confusion regarding the TADS bill and changes to it. Board responded that the Bylaws were followed and confident in decision.

Member Diana Cook commenting on the PPMC Budget, has not balanced for the last 5 years. Diana in favor of an assessment increase to balance. Time to realize that cost of living is going up, but assessment have not.

Member Bob McClain asking if on future TADS invoices can square footage be included in the information?

Answer- Joe- Yes. Additionally, can include explanations of invoices.

Members- Multiple encouraging budget information and review. Also encouraging the involvement of the accounting auditor to meet with Membership.

Member- Cindy Weigelt asking why there was no alarm sounded during recent chimney fire?

Answer-ERT Dick Lovelace Situation was contained, no need to panic or alarm Members. Alarms are for evacuation situations.

Member- Encouraging all members to clean off roofs and get rid of dangerous debris.

Board Member Verdie- Board has sent out many letters asking that roofs be cleared, and dangerous situations taken care of. Board tries to enforce but up to individual members to take care of.

Member Betsy Stiefelmaier reporting that she attended a Firewise meeting last week. Recent Santa Cruz County ballot was sent out, Betsy encouraging a "no" vote as it is not a good deal for the Fire Departments.

Member Leigh Wunce asking about Rules and Procedures about Mandatory mediation. Leigh in attendance this week during a Small Claims court case filed against Board and Park Manager. Questions the Board making choice of Mediators.

Member Shirley Radder- questioning Board about the decision to require face to face meetings during purchases and Membership interviews. Believes there should be exceptions in medical situations.

Board Member Kurt-Board had to decide, and procedures need to be followed. When exceptions are made, they seem to multiply, causing even more problems.

Member Bob Morgan asking for clarification regarding the re-roofing of the PPMC office and way the costs were different from what was approved.

Answer- It was a fixed contract with additional time and material clause for any unforeseen damage found during the process. All county codes were followed and all three bids that were received included the same information and specifics.

Many Members still questioning the Board position of the Item 5 of the TADS invoices.

Board confident in the decision made and believes the Bylaws were followed correctly.

With no further discussion, Motion to adjourn made by Kurt Likin, Second by Verdie Polizzi.

Meeting was adjourned by President Joe at 2:10.

FIRE SAFETY INFORMATION

All improvements to have 4 inch reflective house numbers

Remove all debris from rooftops and gutters

Install spark arrestors where applicable

Have garden hoses on site

Lets make our Park fire safe!

Improvements for Sale by Member**as of November 26, 2019**

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			
457 York Ave.	Jennifer Hostetler Arthur (831) 251-6782 Jen.d.arthur@gmail.com	\$309,000 New Price!	Light and bright 2 bedrooms, 1 bath. Carport and bonus 10'x12' office/storage unit on the back deck fully lined with windows. Living/dining room features vaulted ceiling, skylights, high windows and modern fan. New hardwood floors and new carpet in the bedrooms. Mexican tiled kitchen with deep surfaces and drawers throughout. Separate laundry room. Master bedroom has a walk-in closet with access to storage in the attic. The entire interior is freshly painted. Back yard is secluded and bright. Low maintenance yard. Tankless gas hot water system. Ducted gas heating with 'Nest' system. Gas oven and stove. Email or text preferred for first contact. call for an appointment and email for photos.
498 Amaranth	Paul Mancini Contact: Mark Zevanove, Agent (831) 588-2089	\$399,000 Seller will carry with 30% down for 10 years at 5%	2 Bedrooms, 1 Bath, 900 Sq. Ft. improvement on a 2500 sq. ft. allotment. Recently remodeled including new Day Room with great built- ins, as well as a day bed. Includes On demand water heater, Central heating, new kitchen, wired in generator. Wonderful stone Great Room. Sale also includes washer and dryer.
503 Amaranth	John Mancini Contact: Mark Zevanove, Agent (831) 588-2089	645,000	3 Bedroom, 2.5 Bathroom, 1800 Sq. Ft. Improvement on a 5841 Sq. Ft. Allotment. Also includes a 1000 Sq. Ft. basement. Built in 1998 this home has it all! Complete with 2 zone central heat, sound system throughout. Beautiful stone fireplace in living room. Every room has a view. House is fully sprinklered with a large workbench area. Automatic generator as well. Room for the parking of 2 cars. Too many amenities to list here!
417 Joppa Street	Mark Thompson Contact: Mark Zevanove, Agent (831) 588-2089	\$250,000	Fun, open layout on a sunny lot near covered bridge and river (never floods). 1 Bedroom, 1 bath plus side wing for added sleeping (potential 2 nd bedroom). Gorgeous natural lighting from skylights, solar tube and countless windows. Vaulted ceilings. Fireplace and furnace. Newer roof, deck, washer & dryer and gas range. Parking for 5 including a large enclosed RV carport (lots of storage). Come and take a look at this great opportunity!
532 St. Ambrose	Charles Chestnutt Contact: Mark Zevanove, Agent (831) 588-2089	425,000	Beautifully remodeled 3 Bedroom 2 Bath modern home. Includes new appliances and hot water heater. New leach field stand by generator, new plantation shutters. Finished attic for storage. Parking for 3 cars. A must see at \$425,00!
573 Scottishrite	James More Contact: Allan Melikian, Agent (831)588-4901	\$319,000 New Price!! STILL AVAILABLE! NO LONGER PENDING!!!	Triple allotment, 1 Bedroom, 1.5 Bath, open floor concept. Finished basement with laundry room. Forced air heating, wood stove, propane generator backup. Garage.
SECTION 2			
293 The Royal Arch	Jerrold Largin Contact: Greg Wheatley (209) 915-3804	All Serious Offers Considered	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
272 Keystone Way	Pamela Maxwell pamsfgiants@yahoo. Com (530) 545-0911	\$290,000 Partial Financing Considered	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.
351 Crypt Lane	Gary Brandenburg Contact Mark Zevanove, Agent (831) 588-2089 Sale Pending	\$349,000	*Secluded compound overlooking the Picnic Grounds* This oasis in the forest was remodeled in 2009 and features 4 bd/2ba dispersed between a 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit and fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask agent about restricted use.
SECTION 3			
239 Temple Lane	PPMC Office - (831)423-1530 *Please call to set up an appointment to view*	\$225,500	LOCATION! LOCATION! LOCATION! This beachfront improvement is a 2bd/1ba, 1,200-sqft home on an approximately 3,600sqft. allotment. The home has vaulted beam ceilings, a wood burning fireplace, decking overlooking Sandy Beach, and tons of potential. If you or anyone you know is interested in this little house by the river, please submit an application for membership/purchase with the required documentation and fees to the PPMC Office.
SECTION 4			

610 Keystone Way	Gail Marshek (760)777-1323 cell (760) 574-6866 gmarshek@dc.rr.com	\$429,000 New Price!	Sunny, south-facing, amazing views on the river. Over 300 Sq. Ft. of deck. Private Location, 2 Bedroom, 1.5 Bath. Sold furnished. Large lower level family room with wood burning fireplace and direct access to large deck. Family owned for over 50 years in secluded location by rear gate with no homes across the street; large redwoods in front yard with deck; living area never flooded. Sold AS-IS; owners' husband is a Licensed Real Estate Broker. You must see this amazing location to appreciate Paradise Park.
614 Keystone Way	Timothy Cooper Home: (408) 267-4049 Cell: (408)250-0694 Email: tb_dlcooper@yahoo.com	\$275,000	2 Bedroom. 1 Bath, Double lot. Quiet, sunny location with great river views. At high point of the river. All furniture and appliances included. Please set up an appointment to view. Selling "As-Is".
SECTION 6			
109 Keystone Way	Julie Bast 831-334-0334	\$100,000	Vacant Lot. Contact Seller for more information.
139 St. Alban	Michael DeVore/DeVore Estate Contact: Mark Zevanove, Agent (831) 588-2089	\$299,000	Huge potential, lots of Possibilities here with a 7500 Sq. Ft. allotment. 3 Bedrooms, 2 Bath approx. 1700 Sq. Ft. improvement. Garage and carport. 2 Fireplaces. Come and see and this be your blank canvass.
191 St. Bernard	Jennifer Arthur (831) 251-6782 Jen.d.arthur@gmail.com	\$399,000	Back on the market! Front of the Park, sunny 3 Bedroom, 2 Bath, 1450 sq. ft., two story home along the river. Newly updated, modern and move-in ready. High vaulted ceiling; living room, landscaped garden with fruit trees out the back. Bonus 1450 sq. Ft. basement includes 2 car garage, workshop, two large rooms with separate entrance, 1/2 bath and kitchenette. Attic with tons of storage. Must see to appreciate this large slice of Paradise.
<i>All questions about an <u>allotment improvement</u> should be addressed solely to the seller.</i>			

REMEMBER!!!

If you would like to receive a hard copy bulletin each month, you will need to pay for a subscription at the Office.

**A one-year subscription will be \$50 per calendar year,
Annual billing will be start in January.**

Please contact the PPMC Office at (831)423-1530 for more information!



Mark Zevanove Presents 5 Paradise Park Properties

Paid advertisement

498 Amaranth – \$399,000 **Seller will carry with 30% down for 10 years at 5%**



2 Bedrooms, 1 Bath, 900 Sq. Ft. improvement on a 2500 sq. ft. allotment. Recently remodeled including new Day Room with great built-ins, as well as a day bed. Includes On demand water heater, Central heating, new kitchen, wired in generator. Wonderful stone Great Room. Sale also includes washer and dryer.

503 Amaranth – \$645,000



3 Bedroom, 2.5 Bathroom, 1800 Sq. Ft. Improvement on a 5841 Sq. Ft. Allotment. Also includes a 1000 Sq. Ft. basement. Built in 1998 this home has it all! Complete with 2 zone central heat, sound system throughout. Beautiful stone fireplace in living room. Every room has a view. House is equipped with fire sprinkler system. Large workbench area. Automatic generator as well. Too many amenities to list

417 Joppa St – \$250,000



Warm and sunny 1 bedroom 1 bath. New roof in 2014, new deck in 2018. Recently updated electrical throughout. New washer and dryer and gas stove. Massive enclosed carport for campers/storage. A must see!!

351 Crypt Lane – New Listing \$349,000- PENDING!



This oasis in the forest was remodeled in 2009 and features 4bd/2ba dispersed between a 2bd/1ba main house, 1d/1ba cottage with workspace & 1bd bungalow. Enjoy large wrap around deck on this double allotment with 3 car parking, private horseshoe pit & fire pit. This turnkey sale includes furniture, appliances, and even a golf cart. Ask Agent about restricted use.

139 St Alban – New Listing \$299,000



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

Licensed since 1978 with over \$250,000,000 in Sales – Serving the PPMC & all of Northern California

Since June 2011, Mark Zevanove has sold more than 48 improvements generating \$240,000 in initiation fees



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