



Board of Directors

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Park Staff

- Steve Polizzi,
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- Bookkeeper
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PRESIDENT'S MESSAGE

It's time once again to nominate candidates to run for the Paradise Park Masonic Club, Inc. (PPMC) Board of Directors. This year we have three positions up for election. As you know, Director positions are for two years. The Directors elected this year will serve from July 2020 to June 2022. As always, we have a five member Nominating Committee who will be canvassing the membership to find those that are interested in running for the Board. If you are interested in running for a Director position, please contact one of the members of the Nominating Committee and they can assist you. The members of the Nominating Committee are listed later in this bulletin.

We are now creeping up on March and the good weather is coming. Our manager, Steve is organizing volunteers to spruce up the Park, particularly the Picnic Grounds, the tennis courts, shuffleboard courts, covered bridge, and the Green Swings. Feel free to jump on these projects on your own, or let Steve know you are available to help when we organize a Saturday work party.

As I noted in a previous address, please be skeptical about what you hear and believe related to PPMC business and affairs. A handful of members will spread wrong, twisted, polluted information that is absolutely not true. Your Board is duty-bound to make decisions that are in the best interest of PPMC. Lately, the Board has been faced with some heart-wrenching, and difficult decisions. Nonetheless, the Board has not shirked it's responsibility to the Members and has made some unpopular, but completely correct and warranted decisions. And, despite withering (and uninformed) criticism from some, and threats of recall or threats of unknown further action, your Board is doing what is right for you as the members of PPMC.

I hesitate to include this little bit of information, but I think it is important to provide you with some context regarding your current Board's history in PPMC. Kurt's family has held a membership since the 1930s; Verdie's family has held a membership since the 1950s; Mark's family has held a membership since the 1940s; and, my family has held a membership since the 1950s. Collectively, four of your Directors have about 300 years of membership in PPMC. All four of us are 3rd generation members; and a couple of us are about ready to introduce our 4th generation of members. Please keep this in mind when you hear comments about this Board and our commitment to the community that we all grew up in.

As always, please talk to a Director if you hear anything about PPMC business/operations that seems creepy, weird, goofy, or not just right. To the extent Directors can discuss things with you without violating confidences or privilege, we will be happy to set the record straight.



Fraternally,
Joe





HELP CLEAN THE COVERED BRIDGE

SATURDAY, FEBRUARY 29TH

10AM TO NOON

Bring your cleaning tools and supplies!!!

OUR BRIDGE THANKS YOU



Basic CERT Training Courses

The Basic CERT Training Course prepares you to handle disaster situations, at home and in your community. You will learn what to do on your own, and what to do as part of a CERT team. When you complete the **21-hour** Basic CERT Course, you receive a Disaster Service Worker badge good for five (5) years.

Currently scheduled Basic CERT courses

Note: Approved registration is required for attendance. Minimum class enrollment is 20 students. Encourage your friends and neighbors to sign up for CERT classes with you! If there is insufficient enrollment, you will be notified two weeks prior to the class start date.

Loma Prieta — Mar 5, 12, 19, 26, 28

Santa Cruz — Apr 7, 14, 21, 28, May 2

Live Oak — May 5, 12, 19, 26, 30

To register, go online to:

<https://santacruzcountycert.org/cert-training-classes/>

PPMC EASTER EGG HUNT

SATURDAY, APRIL 11, 2020

10:00am

PICNIC GROUNDS

Bring a snack to share and your Easter basket!

~ More information to follow ~



PPMC 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 **EVERY SUNDAY** 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 are 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.

MARCH

WINE AND CHEESE meets **FRIDAY, MARCH 20TH** from 4 - 6 pm in the Social Hall. BYOB and an appetizer to share.

SOCIAL HALL POTLUCKS will be held, **SATURDAY, MARCH 21ST** beginning with a social at 5:30 PM with dinner at 6:00 PM. Please bring a dish to share, place settings and beverage of choice. **HOSTED BY** Darlene Stumpf

BINGO will be **SATURDAY, MARCH 21ST**, in the Social Hall beginning after the Potluck. Hosted by Steve and Verdie Polizzi.

APRIL

EASTER EGG HUNT will be held on **SATURDAY, APRIL 11TH** and will start at 10:00 am. Bring a snack to share and your Easter Basket. See Flyer for details.

WINE AND CHEESE meets **FRIDAY, APRIL 17TH** from 4 - 6 pm in the Social Hall. BYOB and an appetizer to share.

SOCIAL HALL POTLUCKS will be held, **SATURDAY, APRIL 18TH** beginning with a social at 5:30 PM, with 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 will be **SATURDAY, APRIL 18TH** in the Social Hall beginning after the Potluck. Hosted by Steve and Verdie Polizzi.

MAY

WINE AND CHEESE meets **FRIDAY, MAY 15TH** from 4 - 6 pm in the Social Hall. BYOB and an appetizer to share.

SOCIAL HALL POTLUCKS will be held, **SATURDAY, MAY 16TH** beginning with a social at 5:30 PM at 5:30 PM, with 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.

PARKWIDE CLEAN-UP DAY will be held **SATURDAY, MAY 30TH**. More Details later.

DANCE will be held **SATURDAY, MAY 30TH** in the Social Hall. More Details later.



PARADISE PARK MASONIC CLUB

Open Session Minutes

January 18, 2020

1.0 OPENING ITEMS

- a) Roll Call: 4 Board Members present with Director at Large Clara Johnston absent due to illness.
- b) Invocation given by Mark Gienger. Pledge of Allegiance by Mark Gienger and all in attendance.
- c) Consideration of Late Additions to the Agenda: Orientation Discussion under Unfinished Business
- d) Reports from Executive Meeting – The Open and Executive Minutes from December 21, 2019 were read by Mark Gienger. Motion to approve minutes as read made by Mark Gienger. Second by Verdie. Passed 4-0.

2.0 DIRECTOR REPORTS

- a) Park Manager: Steve asking all that if any Members have clogged drains near their allotment please let Steve know and he and his crew will take care of it. End of Report.
- b) President: Joe reporting that he and CFO Verdie have been talking with Well Fargo about a program that they have that will allow a consolidation of CD's and still allow the Park to be covered under FDIC insurance. Will meet with them in February to investigate that further.
- c) CFO/Treasurer: Verdie addressing questions regarding a CD that matured last year. Those monies have been tracked as Reserve Funds; they always have been tracked as reserve funds however they have been moved into a savings account now in order to earn interest. TADS billing update: two members came in this month to pay their past due accounts, but still quite a few owing December TADS. Verdie reporting that she will be working on getting a head start on upcoming Escaped Tax billings. Wants to get them out early to help those Members affected. Verdie informing all that both she and Annie are tape recording the meeting to help with accurate minutes. End of report.
- d) Other Directors: None

3.0 UNFINISHED BUSINESS

- a) 678 St. Paul Staking: Staking was adjusted after meeting with both Members affected. Staking is now corrected and complete. Motion made to accept staking of 678 St. Paul by Mark. Second by Verdie. **Approved 4-0.**
- b) Orientation Process: Question brought up last month regarding Orientations being done before approval of a Membership. Verdie suggesting updating the application process to include Bylaws and R&Ps, with applicant signing off that they received, understand and will abide by our governing documents, then doing orientation after membership approval. Verdie also in favor of Board conducting the Financial Obligation meeting at the time of their Board interview. Goal is to streamline the process and make orientation more inviting, welcoming, and friendly. Better business practices to conduct after approval where new Member has been made aware of all-important financial information. Board to present the new orientation procedure for next month's meeting.

4.0 COMMITTEE REPORTS

- a) Budget: Diana Cook reporting that the Committee met for the 1st time and was given information to work on. A Secretary was designated but the Chairman of the committee will be rotating. Committee believes this will encourage new ideas. President Joe asking if budget done on a month by month basis or annually? Diana – historically, has been done annually. Joe believes a monthly budget is helpful as things fluctuate seasonally. i.e. water bills are much higher in the summer vs. winter. Monthly budgets help to predict costs. Joe encouraging committee to investigate. Verdie agreed as it is easier to locate mis-entered or errors. Committee to meet again on January 26, 2020.
- b) Building: No report
- c) Bylaws: Dick Lovelace reporting Committee met last Sunday. Will be meeting again on Sunday, January 26, 2020 in the PPMC conference room at 1:00pm. Committee started working on Board-requested items. Working to clarify and simplify ballot items from last year as well. Committee working to have majority of the information typed up this month and given to the Board for February.
- d) Long Range Planning: No report

Open Session Minutes

January 18, 2020

4.0 COMMITTEE REPORTS CON'T.

- e) Recreation: Chair Tami MacDonald – Potluck tonight at 5:30. There will be one next month as well, but after that there is a need for hosts. Tami requesting the purchase of new tablecloths at a total cost of approx. \$600. Motion made to approve purchase of tablecloths by Mark. Second by Verdie. **Approved 4-0.** Tami reporting that many Members are in favor of having another park wide yard sale. There will be a lot of 4th of July activities this year - Stay tuned.
- f) Staking: Chair Bear Butcher - Staking for 498 Amaranth was turned in to the Office but not in time for the Board meeting.
- g) Tree: No requests.

5.0 TEAM REPORTS

- a) ERT: Team Lead Dick Lovelace reporting that it has been quiet in the Park with few medical emergencies. Dick informing all that Manager Steve has been working to get bids for a manufacturer-rebuilt, warranted, AED and was able to negotiate a cost of \$995 (vs. \$1700+ for a new one) and a wall-mount case for \$189 for the Social Hall. Dick reporting that there are 4 operational AED's and this newly rebuilt one will make 5. These items will be purchased using donated/raised funds. Manager Steve encouraging Dick to also purchase a cabinet to hold the AED held in the PPMC Office for ease of use; it's currently stored under a cabinet. Motion made by Verdie to allow the ERT Team to use their monies to purchase an AED and 2 cabinets. Second by Mark. **Passed 4-0.** Dick also letting all know that new CERT trainings will be coming up in the Santa Cruz area. Very worthwhile information, and all are encouraged to take course.
- b) ORIENTATION: No report
- c) HISTORICAL: No report
- d) COVERED BRIDGE: No existing team. Signup sheet currently in the PPMC office for bridge cleanup. Date to be determined, want to make sure those who volunteer can choose date/time.

6.0 OPEN FORUM

- Ron Weaver/214: voiced concerns about Wells Fargo and their business practices, encouraging the use of local banks. Discussion regarding local options.
- John Mancini/503: question about \$200 transfer fee collected prior to a sale, believes he is owed money. Verdie will make sure John gets his refund.
- Mark Zevanove/274: opened discussion regarding the need for creation of a water committee to address water issues in the Park. Motion made by Kurt for an Ad Hoc Water Team of 5 or 6 Members to be formed. Second by Verdie. **Passed 4-0.** Sign-up sheet will be in the Office. This led to discussion about water meters.
- Sharon Simas: addressing letter sent out by the Board of Directors in response to a "Memorandum of Understanding" being circulated around the Park by a group calling themselves the "Concerned Members". Appreciates the Board's response but believes there were incorrect conclusions made, stating meetings were held in 6-7 different locations not only at "Tuesday Coffee". Sharon commented that this group has no doubts in the Board's authority and recognizes that the Board was elected by the membership. Stating no personal dislikes of any of the Board Members. Reminding all about the importance of governing documents including the Bylaws, Rules & Procedures, California Corporation Code, Non-Profit Regulations, Mutual Benefit Code, and IRS. Group believes these are not being properly handled. Sharon/group believes Form 990 regarding conflicts of interests should be filed and displayed in the Office to "expose" the conflict of the CFO and Manager. Per California Corporation Code, agenda should be posted 10 days prior to meetings. Asking Board how they intend to proceed. President Joe telling all that the Board will work to make changes such as posting the agenda 10 days prior to a Board meeting, as well as financial reports. Sharon stating group gathered over 50 signatures, but said, "many people said 'I promise you I support this 100%, we are equally concerned but once someone signs something in PP they go around with an X on their head' and they're scared to death because of retaliatory issues", saying Members who need something approved by the Board (tree request, member application, etc.) wouldn't sign the petition. Joe stating he doesn't carry a vendetta or anything like that and that concerned Members should share their opinions; we don't always have to

Open Session Minutes

January 18, 2020

6.0 OPEN FORUM CON'T.

agree. Sharon Naraghi disagrees with Joe, referencing R&P #24 (Member Behavior), stating a Member was fined for being concerned about a safety issue because they had a different opinion on the subject. Joe not averse to opening further discussions about the letter being circulated. Verdie requesting ALL to be aware that perceptions are often not true and making assumptions can be harmful. Just because you didn't see it happen doesn't mean it happened. All Members including the Board need to be aware of this. Board is in favor of a Town Hall meeting to come back to center. Kurt Likins against outside meetings but is open to Town Hall meetings, not individual members meetings.

- Linda Dyson-Weaver: Believes the letter circulated by this group should have signed the letter and believes that the Board acted too quickly in their response. This Member reminding all that this is a recreational club, and that we hugely value those who are part-time.
- Mark Zevanove: suggesting the group shouldn't only be considered "Tuesday Coffee" and asking who in the room would be running for the Board (with no response from the room). Acknowledged that the current Board, while he doesn't always agree with them, is willing to stand up and do the job.
- Leigh Wunce/387: received calls from Members asking about the \$143 bill, so a group went to the County to ask about taxation – that's where the "MOU" got started and grew into the petition being circulated to prove they had a backing. Leigh also discussing the Park roster, stating Dick Tippett received approximately 40 letters back after using labels provided by Annie, confirming with Dick (also in audience). Joe stating it's a Bylaw that Members are to keep the Office updated on contact information. Verdie asking for clarification about returned mail. Dick Tippett stating, he used the Roster to send mailing that had several returns, NOT labels provided by Annie – those mailed with Office labels did not come back.
- Bob Morgan: discussing Office roofing project costs. Requested several pieces of contractual, permit, and billing documentation. Will not stop asking for documentation until he is given it. Lee Heathorn adding question regarding the Social Hall roof – if it's not due for replacement until 2029, why are we replacing it early? Answer: the roof isn't being replaced. It will be professionally looked at before the Board makes any decisions.
- Sharon Simas: Rosters are listed in the California Corporation Code with several financial requirements. Discussion about the need for updated Member information for the Nominating Committee as well as for annual reporting.
- Eddi Brown/402: question on Common Land Tax (line item #5) vs. Escape Taxes. Elizabeth Arzouni asking if line #5 is escape taxes. Verdie explaining those who purchased before 2003 were billed \$143.80 for common land, those after, line #5 is based on a portion of our County reassessed value plus the \$143.80 for common land.
- Fred Dunn-Ruiz: asking how the Board was able to respond to the letter ("MOU") so quickly. Board explaining, they had the letter prior to the Membership, and used the phone to put together the response. Fred asking for Board to discuss each of the listed concerns with Elizabeth Arzouni shouting her agreement. Joe responding that they will be discussed at the Town Hall.
- Sharon Simas: read aloud an email written by Pat McDonald stating her role and opinion on the CD that came to maturity and the use of her trucking company for the transportation of material for the PPMC Dog Park at a discount.
- Fred Dunn-Ruiz: question - why spend \$200 to mail the Board's response to the membership? We received it by email. Board responded that not all Members are on eblast list, and Directors paid for the postage out of their personal funds, not Park funds. Members in room responded with "how did we know it was your personal money?" and "you should've put that in the letter".
- Sam Cannon/544: Agrees there needs to be a Town Hall. Reminding all that not everyone reads an email, so the Board sent out the response at their own expense. Reminding everyone of what Mark Zevanove said earlier regarding the lack of zeal of the membership to run for the Board. Trying to "offer a voice of reason", reminding all that the Board are volunteers trying to do the best they can. Also discussing the Park's revenue problem and asking everyone to work together as a team.
- After discussion, Board scheduling a Town Hall meeting to be held at 1pm on February 15, 2020 – immediately following Open Session.

With no further discussion, motion to adjourn made by Kurt Likins, Second by Mark.
Passed 4-0. Meeting was adjourned by President Joe at 12:50pm.

Improvements for Sale by Member
as of February 27, 2020

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 \$349,000 New Price!	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. Parking for 2 cars.
503 Amaranth	John Mancini Contact: Mark Zevanove, Agent (831) 588-2089	645,000 \$589,000 New Price!	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, plus a 2-car garage. Too many amenities to list here!
417 Joppa Street	Mark Thompson Contact: Mark Zevanove, Agent (831) 588-2089	\$250,00 229,000 New Price	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 garage (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 SALE PENDING	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!
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 \$280,000 NEW PRICE	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 Contact: Mark Zevanove, Agent (831) 588-2089	\$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			
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".
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 wit 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.
SECTION 6			
109 Keystone Way	Julie Bast 831-334-0334	\$100,000	Vacant Lot. Contact Seller for more information.

Improvements for Sale by Member
as of February 27, 2020 Con't.

139 St. Alban	Michael DeVore/DeVore Estate Contact: Mark Zevanove, Agent (831) 588-2089	\$299,000	Huge potential, lots of Possibilities here with a 7500 Sq. Ft. allotment. 3 Bedrooms, 2 Bath approx. 1700 Sq. Ft. improvement. Garage and carport. 2 Fireplaces. Come and see and let this be your blank canvass.
144 St. Alban	Lauren Pottinger Please Contact Mike Pottinger (925)785-6433 mikepottinger@aol.com	\$229,000	2 Bedroom, 1 Bath cozy cottage. Detached garage. Parking. Front Patio, semi enclosed backyard. Dining, living room with fireplace. Sky lights. Recent roof well maintained. Call for more information and/or photos.
188 St. Bernard	Adam Korbas Contact: Mark Zevanove, Agent (831) 588-2089	\$325,000 New Listing!	Come and see this remodeled Section 6 beauty featuring 3 bedrooms and 2 baths. A large, open floorplan with beam ceilings and skylights. One car garage, Carport with parking for 3 cars. Central heat and double pane windows. Fireplace and Pergo flooring. Laundry room and a large fenced yard. Hot tub surrounded by large deck. Custom storage and playhouse. Newer propane system and gas lines. Newer "membrane" roofing new electric box. Newer appliances all included!
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 ceilings in 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.

***All questions about an allotment improvement should be addressed solely to the seller.*



2020 ROSTER

The 2020 Paradise Park Membership Roster is being created!

Information that will be listed include:

- ◆ Member Name (Required)
- ◆ Allotment Number (Required)
- ◆ Contact Phone
- ◆ Email
- ◆ Mailing Address

If you would prefer NOT to have your contact information included in the Roster, please notify the office IN WRITING.



Mark Zevanove Presents 5 Paradise Park Properties

Paid advertisement



498 Amaranth – ~~\$399,000~~ \$349,000 NEW PRICE!

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 – ~~\$650,000~~ \$589,000 NEW PRICE!

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~~ \$229,000- NEW PRICE!

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!!



532 St Ambrose – New Listing \$425,000- SALE PENDING

Beautifully remodeled 3-bedroom 2 bath modern home. Includes new appliances and hot water heater. New leach field and stand by generator. New plantation shutters. Finished attic and for storage. Parking for 3 cars. A must see!



139 St Alban – \$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.



Mark Zevanove DRE# 00662936

(831) 588-2089

Mark@oceanstreetrealty.com



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 47 improvements generating \$240,000 in initiation fees