

PARADISE PARK MASONIC CLUB, INC.

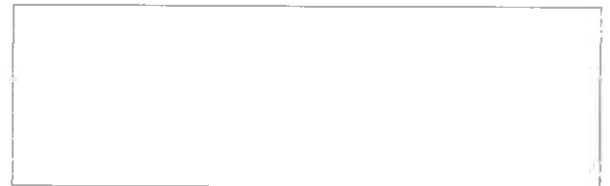
211 Paradise Park
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL



November 2015



Amy C8BYK1

Paradise Park Masonic Club

PPMC BULLETIN - November 2015

President's Message by Nick O'Donnell

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- Lee Heathorn, VP
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- Ken Cox, Treasurer/CFO
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Web site address:

www.paradiseparkmasonicclub.org

Dear Fellow Members of Paradise Park Masonic Club,

I am sorry that my message is late this month, but as I am sure all are aware, this is a very busy, hectic time of year for most of us. I hope everyone was able to have a wonderful family Thanksgiving, which sadly has flown by so fast. And of course it will only become busier as we enter the Christmas season and New Year's. I know many of us travel at this time of year to share these important holidays with our families and friends, so please be careful and use caution during your travel time. For many this will be a time to spend the holidays in Paradise Park among our Masonic and Eastern Star Brothers and Sisters. Where ever you celebrate, please have a safe and Happy Holiday Season. It is my sincere hope that the Great Architect of the Universe will find favor in the work we have done this past year and will reward our efforts with renewed strength, and increased brotherly love towards one another. And each of you will be blessed with good health, prosperity and more rain during 2016.

Fraternally,

Nick O'Donnell



Park Manager Report

by Park Manager, Steve Polizzi

The rainy season is upon us! We ordered more pre-filled sandbags for the membership to use – they're on pallets in the parking lot behind the firehouse. If you're in need of help with delivery to your allotment, call the Office and Sandy or I will get you set with a scheduled day/time.



Reminder: The Park provides dog poop bags and receptacles for filled bags at several locations throughout the Park. Throwing filled bags into other Members' trash bins, or leaving them on sign posts, on top of hydrants, or along the side of the road is not acceptable or fair for the crew to have to collect – if your dog made the mess, please use the Park receptacles or take their mess home for disposal. This message was posted in the October bulletin; however, the number of filled poop bags left around the Park have increased in the last month.

The mail and UPS/Fed Ex deliveries have started to increase. Please check your mail regularly – we don't have a lot of space to hold large deliveries, and don't want any packages to get overlooked or forgotten.



The Christmas holiday season is rapidly approaching, and the outdoor decorating has begun around the Park. I'm putting together prizes for the top three decorated yards. Note: this is not a Park-sponsored event; I'm doing this as member of the community, and those who know me know how much I like to decorate for the holidays. As a safety reminder, use caution when hanging lights or using your ladders, and don't overload your circuits. Let's make Paradise Park the best-decorated place to be this holiday season!

Steve

NEIGHBORHOOD SAFETY

- Santa Cruz County Sheriff Non-Emergency.....(831) 471-1121
- Santa Cruz County Sheriff Emergency.....911
- Steve Polizzi (Cell Phone).....(831) 345-0879

In an emergency ALWAYS call 911 - Do NOT call the Manager, Office or your neighbors/friends, it will delay response to your emergency.



FROM THE BUILDING COMMITTEE:

To avoid any neighbor's curiosity when doing a building project, please remember to post your county permit or PPMC's building project form some place visible on the outside of your house while work is occurring.

The three building committee members have not held any committee meetings since being appointed in August. The new system with the Building Packet has streamlined the process in such a manner that Steve and Sandy are facilitating the requests with the support of the building chair and all has been running smoothly.

Should you have any questions, please contact me. Leigh Wunce Bldg Chair

Harmony, Mutual Respect, Trust, Honesty and Cooperation are the backbone of any Masonic Society, Including Ours.

★ **BLUE STAR MOMS** - California Order of the Eastern Star are collecting once again for the holiday's. ★
★ The bin is in the Park Office, or if you wish to make a monetary donation, your check can be made payable ★
★ to Blue Star Moms. They are a non-profit 501(c)3 so your donation is tax deductible. ★
★ *****

CALENDAR OF EVENTS

December

- 7 - Knitten Kittens SSH 11:30am
Beer & Nuts SH 5:00pm
- 8 - Coffee SSH 9:00am
Staking Committee OfcConfRm 6:30pm
- 12 - Holiday Party SH 1:00pm
- 14 - Tree Committee OfcApt 10:30am
Water Committee SSH 4:00pm
Beer & Nuts SH 5:00pm
- 15 - Coffee SSH 9:00am
- 16 - Recreation Committee SSH 4:00pm
- 17 - Wine & Cheese SH 4:00pm - 6:00pm
- 19 - BOD Meeting SSH 10:30am
- 21 - Stitch & Munch SSH 10:00am
Water Committee SSH 4:00pm
Beer & Nuts SH 5:00pm
- 22 - Coffee SSH 9:00am
- 24 - Christmas Eve - Office Open 8:30 - 12:00
- 25 - Christmas Day - Park Office Closed
- 28 - Beer & Nuts SH 5:00pm
- 29 - Coffee SSH 9:00am
- 31 - New Year's Eve - Office Open 8:30 - 12:00

January

- 1 - New Year's Day - Office Closed



PPMC SOCIAL EVENTS

REGULARLY SCHEDULED EVENTS

MONDAY NIGHT BEER AND NUTS: This activity, hosted by Steve Polizzi, will be held in the Social Hall **every Monday** evening from 5:00. BYOBeer (or wine) and a snack to share. This is a family function, and cartoons and movies will be playing in the small Social Hall for the kids. For more information, call Steve at the Park Office.

KNITTIN' KITTENS meet the **1st Monday** of the month at 10:00 a.m. in the Small Social Hall. They 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.

STITCH AND MUNCH: ALL interested stitchers: Crochet, Embroidery, Knitting, Needlepoint, Quilting, Sewing (Other?) Is held on the **3rd Monday at the Social Hall from 11 am to 3 pm**; bring Brown Bag Lunch. For more information, call Sue Lovelace at 831/420-0501.

MEN'S CLUB meets on the **1st Wednesday** of the month at 11:30 a.m. in the Small Social Hall. For more information, call Fred Dunn-Ruiz at 831/426-6472. See flyer for November meeting, which begins at 10 am.

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 meets on the **2nd and 4th Thursday** in the Social Hall from 4 until 6 p.m.

BINGO meets on the **3rd Wednesday** of the month (except December) in the Social Hall from 7 until 10 p.m.

WINTER POTLUCKS are held the **3rd Saturday** of each month at the Social Hall beginning at 5:30 with social and dinner at 6. To volunteer to host a future Potluck, contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com **A host is needed for February.**

DECEMBER

ANNUAL HOLIDAY PARTY POTLUCK will be held **on Saturday December 12th** in the Social Hall beginning at 1:00 p.m. Bob and Tiny Sand and Bill and Sharon Eckard and friends host this. Turkey, potatoes, wine and Rolls are provided. Bring your favorite dish to share and your own place settings. Santa will be there! If you want your child to receive a gift from Santa, please bring it wrapped and labeled.

CAROLING with the Masonic Youth groups will be held in PPMC on **Sunday, December 13th**. To join in, meet at the social hall at 5:00; wear warm clothing. Soup and hot chocolate will be served afterwards.

WINE AND CHEESE will be held on **Thursday, December 17th** in the Social Hall from 4 until 6 p.m. Come and celebrate the Christmas holiday. Bring your beverage of choice and an appetizer to share.

NEW YEAR'S EVE PARTY has been CANCELLED, due to lack of host.

JANUARY

POTLUCK is **January 16th** with host Holly Swanson at the Social Hall beginning at 5:30 with social and dinner at 6. A host is needed for February, call Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com A host id needed for February./

MEN'S CLUB will meet on **January 6th** to elect officers for the year or to make plans for disbanding. All men of Paradise Park are welcome. Social at 11:30 in Small Social Hall.

Change
Saturday not Sunday

Annual Holiday
Party

Saturday Dec. 12 2015

1:PM – Social Hall

Door Prizes

Turkey, Potatoes
Wine & Rolls
Will be provided



PPMC Potluck

Please bring your
favorite dish to
share and your own place
settings

Santa will be here!
If you want your child to
receive a gift from Santa,
please bring it wrapped
and labeled

Hosted by:
Tiny and Bob Sand
Bill and Sharon Eckard
and
Friends

Santa Cruz Job's Daughters presents



When: Sunday December 13, 2015 2pm - 5pm

Where: Paradise Park Social Hall

We will be meeting all your gift wrapping needs!! Please bring us whatever you need wrapped and enjoy a bit of a break as our Bethel does the hard work for you.

Cost: Free! (Donations/tips are welcome.)

We hope to see you there!

Board of Directors OPEN Session Minutes – See Below Executive October 17, 2015

November 21, 2015
10:30 am – Small Social Hall

Roll Call: Silent. Present were President, Nick O'Donnell; Vice President, Lee Heathorn; Secretary, Lois Keithley; CFO/Treasurer, Ken Cox; Director-at-Large, Michelle Green. There were 27 members who signed in.

Opening Items:

- Invocation given by Nick O'Donnell
- Pledge of Allegiance led by Lee Heathorn
- Executive Minutes read by Lois Keithley. See below.

Open minutes were unanimously approved.

Late Additions: Nick O'Donnell stated that the committee letters will be revised by the next Board of Directors.

Report from the Executive Sessions in October 2015

Saturday, October 17, 2015, P. M. Executive Session

The meeting was called to order by Nick O'Donnell, President, on October 17, 2015 at 8:05 a.m. Lee Heathorn, VP, Lois Keithley, Secretary and Ken Cox, CFO were present. Michelle Green, Director at Large was absent.

1.0 EXECUTIVE ACTION ITEMS

- (a) The Executive Minutes of September 19, 2015 were approved as read.
- (b) There were no corrections to September 19, 2015 Open Minutes.
- (c) The September Open Meeting agenda was reviewed.
- (d) There were no late additions to the October Open Meeting Agenda.

2.0 CORRESPONDENCE

- (a) Incoming - Reviewed
- (b) Outgoing – Reviewed
- (c) Incident Reports – Review was moved to Phone Conference Call on October 27

3.0 MANAGER REPORT – Steve Polizzi

- (a) Steve mentioned that we have allotments that need cleaning up.
- (b) He reported that he intends to close the green waste sites on November 1st
- (c) He stated that Bathrooms at the Office and Picnic Grounds will be open Monday through Friday during PPMC Office business hours. They will be open from 8 am. To 4 pm on Saturday and Sunday. This change is required due to repeated vandalism and sanitary issues.
- (d) Steve reported that the speed bumps at the base of Cardiac Hill and the one by St. John in Section 4 need work.

4.0 INFORMATION

- (a) Members Pending List - Reviewed
- (b) Improvements for Sale List – Reviewed

The Board adjourned at 10:25 a.m. to meet with the membership at the open meeting in the small Social Hall.

P.M. Executive Session

The afternoon Executive Session was called to order by President Nick O'Donnell at 1:20 pm. Lee, Lois and Ken were present. Michelle Green was absent.

5.0 APPOINTMENTS

- (a) 1:00 - Cherise Sorenson was unanimously elected a Member for 604 Keystone Way.
- (b) 1:30 – Joanne Nelson to inform the Board of orientation booklet additions
- (c) 2:00 – Dick Lovelace discussed distress signals, park evacuation plan and the Ocean Street Extension road.
- (d) 2:30 - Gary Brandenburg discussed the hill slide issue as it relates to those Members having winter living restrictions as stated in our PUD.
- (e) 3:00 - A member discussed window pane replacement with the Board.

6.0 DISCUSSION

- (a) Accessibility and Accommodation – no requests this month
- (b) A privacy fence request from a Member was discussed. The Board will walk over to the allotment to see first-hand what the issues are.
- (c) A motion was made by Lee and seconded by Ken to use direct deposit for employee paychecks. The motion was unanimously approved. The vote was 4 to 0.
- (d) Nick will write letters to the appropriate agencies regarding the fire dangers from the illegal encampments.
- (e) Nick will write a letter to PG&E informing them that PPMC would prefer they use Tree Wires whenever possible, and only use Tree Wraps as a last resort
- (f) A motion was made by Lois and seconded by Lee for the Budget Committee to perform the Oversight Committee's duties was unanimously approved. The vote was 4 to 0.

7.0 LEGAL

Legal issues were discussed.

Respectfully submitted, Lois Keithley, Board Secretary

Tuesday, October 27, 2015, 2:03 P. M. Executive Phone Conference Meeting

The meeting was called to order by Nick O'Donnell, President, on October 27, 2015 at 2:03 p.m. Lee Heathorn, VP, Lois Keithley, Secretary and Ken Cox, CFO and Michelle Green, Director at Large were present.

6.0 DISCUSSION

- (a) Office Upstairs Apartment - A member requested that the Board allow her and her husband to live in the office upstairs apartment for a few months. Ken made the motion to **NOT GRANT** approval for the Member to use the office apartment. The motion was seconded by Michelle. The vote was unanimous 5 to 0 to **not give** approval.
- (b) Staff Pay Raise - Ken made the motion to table the discussion about a possible raise to the next annual evaluation. The motion was seconded by Michelle. The vote was unanimous 5 to 0.
- (c) Ocean Street Extension - Discussion was moved to the next Open Board Meeting.
- (d) Single Family Status – Discussion was moved to the next Open Board Meeting.
- (e) Exit Road - Mr. Houge will meet with the Board in November to discuss a contract for Exit Road permanent repairs.
- (f) Review of Incident Reports – The Board wants to remind the membership that it will not consider any unsigned or anonymous incident reports that are submitted to the office. Incident reports between two sets of Members were referred to mediation. An incident report of a possible break-in at 396B Cavern Nothing was taken. A member reported that someone came onto her property on Keystone Way and stole a big saw which was up on her 3rd level deck. She reported the theft to the Santa Cruz Police.

7.0 LEGAL

Legal issues were discussed.

Motion to adjourn made by Ken and seconded by Lee. Vote was 5-0 to end the phone conference. The phone conference ended at 3:25 P.M.

Tuesday, November 10, 2015, 1:02 P. M. Executive Phone Conference Meeting

The meeting was called to order by Nick O'Donnell, President, on November 10, 2015 at 1:02 p.m. Lee Heathorn, VP, Lois Keithley, Secretary, Ken Cox, CFO and Michelle Green, Director at Large were present. Michelle had to leave the meeting at 2:15 pm.

6.0 DISCUSSION

- (a) A legal matter was discussed
- (b) A staff issue was discussed.
- (c) Street Lights: Tabled to the Open Session on November 21, 2015.
- (d) Upstairs Office Apartment: The discussion on what is needed to fix-up the office apartment was tabled to the November 21 Open Session.
- (e) Mediation Referral: Lee will follow up on submitting the incident reports between Members to the Mediation Committee.
- (f) Annual Audit: Ken reported that the final audit will be ready by the November 21, 2015 Open Meeting.

Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of October 17, 2015

Tuesday, November 10, 2015, 1:02 P. M. Executive Phone Conference Meeting (continued)

6.0 DISCUSSION

- (a) A legal matter was discussed
- (b) A staff issue was discussed.
- (c) Street Lights: Tabled to the Open Session on November 21, 2015.
- (d) Upstairs Office Apartment: The discussion on what is needed to fix-up the office apartment was tabled to the November 21 Open Session.
- (e) Mediation Referral: Lee will follow up on submitting the incident reports between Members to the Mediation Committee.
- (f) Annual Audit: Ken reported that the final audit will be ready by the November 21, 2015 Open Meeting.

7.0 LEGAL

Legal issues were discussed

Motion to adjourn the phone conference was made by Lee and seconded by Ken. Vote was 4-0 to end the phone conference at 3:15P.M.

Minutes of OPEN Session of November 21, 2015

Park Manager Report: Steve Polizzi

Sandbags are available. Please call the Park Office if assistance is needed.

Green waste sites are closed and pickup has begun. Sites are being used even after cleared out - - please do not leave waste at these sites.

Speed bumps at Section 4 and at Cardiac Hill have been fixed. The new speed bumps on St. Alban have received very favorable member response.

We are receiving bids on the Exit Road repair.

The 5th wheel trailer at Section 6 is there with my permission. The member received the vehicle sooner than anticipated and is storing for just a few days until the storage facility is ready.

Thank you to Andrew Almanza for his hard work and to Brian Ramos, Joey Smith & Eric Heer for the volunteer efforts. We appreciate the help!

Beer & Nuts: The new event is getting good attendance. Next week will feature a baked potato bar. Everyone is invited to participate.

President's Report: Nick O'Donnell

Nick spoke to what constitutes an open meeting:

Business meeting of the board of directors; it is held so members know what business is being conducted;

During the meeting it would be appreciated if non-directors do not speak out prior to open forum;

Committee reports should be submitted prior to the meeting, in writing, for efficiency.

CFO/Treasurer's Report: Ken Cox

Ken reported that the audit is complete, copies can be obtained at the office. He reported that the handouts reflected a change of format to mirror the audit.

The discrepancy of reserve/cash balance has been adjusted to accurately reflect those figures.

Vice President's Report: Lee Heathorn

Lee reported that the water bill received shows usage of 64% of our allotment amount and that penalties have been removed by the water district. The water committee and board will visit changing the watering restrictions.

Incident reports are averaging 8 - 10 per month. Lee would like the Mediation Committee more actively involved in resolution of conflicts.

Board of Directors OPEN Session Minutes - Continued from previous page
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Director-at-Large Report: Michelle Green

Michelle thanked everyone for understanding her absence over the past two board meetings. She assured all that she has reviewed all discussion topics and has shared her feelings.

REPORTS FROM COMMITTEES:

BUILDING: Leigh Wunce: Verbal

Leigh reported that the building project package is working well and thanked Steve & Sandy for their assistance to the committee.

The committee does not hold regular meetings as there is no real business to discuss and Cyndy prefers to act in an advisory capacity.

Leigh encouraged members to post a copy of the approved building package, or building permit, so that their neighbors are aware the project(s) approved.

LONG RANGE PLANNING: Sharon Simas: Verbal

Sharon announced that the committee has contacted Mr. Tippett, who intends on hitting the ground running in January. He has requested information on the water system (depth, pipes, etc); covered bridge (all available information); road systems (all available information); and information regarding the painting and roofs on the common buildings. Lois Keithley made the motion that Steve Polizzi be the point person for providing that information, that motion was seconded by Michelle Green and passed unanimously.

MEN'S CLUB: Fred Dunn-Ruiz: Verbal

The Men's Club luncheon on December 2nd will feature Jessica Snyder, discussing her experience as a "Derby Girl."

RECREATION COMMITTEE: Fred Dunn-Ruiz: Verbal

The committee met on November 20th.

The potluck on November 21st will be hosted by John & Donna Sorenson.

The Holiday Potluck on Saturday, December 12th will be hosted by Bill & Tiny Sand, Bill & Sharon Eckard and friends.

A host is needed for the New Year's Eve party - if there is not a volunteer by November 25th, the party will be cancelled.

A host is needed for the February potluck. Contact Donna Sorenson if interested.

The Special Recreation Fund now has a balance of approximately \$20,000. Any suggestions on how to use the funds should be directed to Fred or any other member of the committee.

All are welcome to attend the committee meetings.

STAKING: John Sorenson: Verbal

The committee has been busy. They will provide written minutes to the board going forward for efficiency.

John stated that the research on staking requests is difficult as the information is in so many different places. The committee is creating a new system. Ultimately, they would like the records digitized.

They have completed stakings at 148 St. Alban; 387 Hiram; and 604 Keystone. They also have two reports completed that are awaiting responses, as well as working on older requests.

TREE: Joanne Nelson: Verbal

The committee has approved the request for trimming at 640 St. Augustine.

They are updating the tree rules to include language pertaining to stumps, herbicides, etc.

WATER: Bill Beighe: Verbal

The committee has appointed Bill Beighe as Chairman; Diane Seaborn-Brown as Vice-Chair; and Donna Sorenson & Pat McDonald as Secretaries.

Conservation and education are the focus of the committee and they will be making recommendations to the BOD on issues they feel they can be helpful to the Park.

Michelle Green made a motion to eliminate watering restrictions and continue to monitor water usage. Ken Cox seconded, the motion passed unanimously.

Lee Heathorn stated that engaging the attorney (as previously discussed) has been tabled for the time being.

Board of Directors OPEN Session Minutes - Continued from previous page
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OPEN FORUM:

- A lively discussion ensued regarding the new LED streetlights that have been installed by PG&E. Some of the members feel they are too bright and intrusive, other members feel the increased light is a positive.
- Speeding in the Park is an increasing problem. Some members would like to see a "security/safety force" that could monitor (either with or without use of radar) speeding and issue "fine" tickets.
- Nick O'Donnell stated that the office apartment needs to be cleaned and asked for volunteers to accomplish the task. Steve Polizzi will coordinate.
- Ken Cox discussed 4 "specified" reserve accounts (Gardener/Bunker Reserve, Historical Restricted Reserve, Picnic Grounds Reserve, Dog Park Reserve) that he would recommend be put into the "general" reserve account.
- The Social Hall as Emergency Shelter was discussed. Some think cots and blankets should be acquired in preparation. A suggestion that shower facilities be added was made as well.

The Open Meeting was adjourned at 12:40pm.

Respectfully submitted by Sandy Rauschhuber, Office Manager

AFTERNOON OPEN MEETING MINUTES

Sunday, November 21, 2015, 3:45 P. M. Afternoon Open Meeting

Nick O'Donnell, President, Lee Heathorn, VP, Lois Keithley, Secretary, Ken Cox, CFO and Michelle Green, Director at Large were present. Members John Mancini, Sharon Simas and Myron Coleman were also in attendance. The topics for today's meeting were the Bylaws and Rules and Procedures concerning **REQUIRED FINANCIAL RECORDS** and **REQUIRED ANNUAL BUDGET REPORTING**.

The first order of business was to write up a draft of the of Addendum E for the PPMC Rules and Procedures that lists the required financial records. After a lengthy discussion, It was agreed that the following records should be listed:

1. Annual Audit and Report
2. Annual Budget Report
3. Executed Contracts
4. Written board Approval of contractor proposals or invoices
5. State and Federal tax returns
6. Reserve Account Balances and Records of Payments made from reserve accounts
7. Check registers
8. Enhanced club Record which included invoices, statements, receipts, reimbursement receipts and cancelled checks for payments made by PPMC as well as credit card statements for credit cards issued in the name of the corporation.

When a final draft of Addendum E is finished, it will be discussed at the next scheduled afternoon open meeting.

The second item was to review a proposed bylaw change for the PPMC **REQUIRED ANNUAL BUDGET** and an Appendix F for Rules and Procedures which would list the **CONTENTS INCLUDED IN THAT BUDGET**.

Respectfully submitted,

Lois Keithley, Board Secretary



**California Alternate Rate for Energy (CARE) Program
Community Outreach Contractor (COC) Fact Sheet**

What is the CARE Program?

The CARE program provides a monthly discount on energy bills for income-qualified households. To qualify, residential customers must meet the CARE income guidelines.

Number of Persons in Household	Annual Income*
1	\$31,860
2	\$31,860
3	\$40,180
4	\$48,500
5	\$56,820
6	\$65,140
7	\$73,460
8	\$81,780
For each additional person, add:	\$8,320

**Before taxes based on current income sources*

**Valid until May 31, 2016*

The discount will be applied for two years or four years for fixed-income customers, after which customers will be asked to reapply, if they still qualify.

How Can a PG&E Customer Apply?

To apply, customers of Pacific Gas and Electric Company (PG&E) must complete a CARE application that is available in English, Spanish, Chinese or Vietnamese. Applications and information are available at PG&E's local offices, at community centers and organizations, online at www.pge.com/care or by calling the CARE toll- free line 1-866-743-2273.

What is PG&E's CARE Community Outreach Contractor Campaign?

PG&E CARE is sponsoring a Community Outreach Contractor (COC) campaign to enroll its residential customers into the CARE program. CARE's purpose is to increase enrollments among communities that are the hardest to reach and have the lowest enrollment rates. These communities include Hispanics, African Americans, Asian Pacific Islander Americans, Native Americans, agricultural workers, sub-metered tenants, non-profit living facilities, and senior citizens.

How Can an Organization Apply for a Contract?

A COC application is available by contacting the CARE COC Hotline at 1-800-239- 5170 or by visiting PG&E's CARE website in the Education and Outreach section at www.pge.com/care

Improvements for Sale by Member

All allotment use privileges and Membership are subject to the approval of the Board of Directors.

IMPORTANT NOTICE: The sellers solely provide the descriptions of improvements for sale. Such information is not verified or checked for accuracy by Paradise Park Masonic Club, Inc. The Club does not warrant, and disclaims any responsibility for, the accuracy, truthfulness or completeness of any information provided. All questions about an allotment improvements should be addressed solely to the seller.

SECTION 1			
325 Royal Arch	Marjorie Wurster Contact John Wurster 831-479-0478 831-239-3379 (cell)	\$250,000	2BR, 2BA 1500 sq. ft.: Upstairs; 1BR, 1BA, open plan kitchen & dining room & lg. living room with skylights, gas fireplace. Downstairs; 1BR, 1BA, laundry, pantry & lg. game room w/bar, real pool table, brick log fireplace w/insert. Front & back decks, workshop, storage shed. Split level allotment with carport + one parking spot beside it. Recent new roof & septic tank. Request photos at jwurster3718@gmail.com.
512 Courtesy Lane	Phyllis Green Mark Zevanove, Agent 831-588-2089	\$449,500	Wow! This is a must see. Large home on the river with no history of flooding. Great floor plan with views of the river from the house and the large deck. The beautiful spacious living room has a massive stone fireplace with windows and doorways to the deck. The kitchen is modern with tile, a dishwasher, stove/oven range. The house has a generator that runs off the propane tank for easy use. There is also a modern security system. Downstairs there is a huge game room next to the large under house parking. Workshop downstairs.
532 St. Ambrose	Ted Keller Mark Zevanove, Agent 831-588-2089	\$225,000 Price Reduced	2BR+, 2BA, 1100 sq. ft. Great Section One sunny location. Modern home with central air & heat, propane powered generator. Garage converted to bedroom. Family room with fireplace, nice separate den and separate laundry room. Double pane windows throughout.
SECTION 2			
289 The Royal Arch	Andrea Ames Allan Melikian, Agent 831-588-4901	\$234,500	2BR+Office, 1 ½ BA, Very Large, usable lot. Lots of storage, garage, newer roof, septic. Financing possible. Inspection reports available. Call Allan to see.
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.
368 Eastern Star Road	Tripura Anand 831-420-1008	All Serious Offers Considered	1 BR, 1 BA, 4825 sq. ft. allotment. Warm and cozy cabin facing Picnic Grounds. Recently remodeled. Thermal windows and wooden floors throughout. Lots of skylights. Original cathedral ceiling. New roof & foundation. Well maintained septic. Ample parking. Also detached studio with loft. <tsanand1008@yahoo.com>
385 Hiram Road	Brantly Sandretti 831-713-5829 (home) 831-331-5217 (cell)	\$239,000	Updated 2BR, 1BA home, sunny allotment, fenced backyard, wrap around deck with hot tub. Remodeled bathroom with double pane windows throughout home. New hardwood floors in kitchen and living room. Carpeted bedrooms. Detached carport. Detached 112 sq. ft. storage room. Pantry and laundry room inside home. This is a modern home that is turn-key ready.
387 Hiram Road	Robert Wunce 831-425-1616 Robert 831-425-7760 Robertsilversmith@sbcglobal.net	\$649,999	Beautifully designed, contemporary owner-built turn-key home with abundant sun & private landscaped gardens. 2 story, 3 bedrooms, 2+ baths, 10 ft. ceiling living room, laundry room, open study area upstairs. 2,239 sq ft. detached 2 car garage. 5,890 sq. ft. allotment.
405 Consistory	Greg Bishop 209-202-7286	\$155,000	Diamond in the rough!! 1 BR, 1 BA with lots of potential, well located in Section 2. Well appointed kitchen with fireplace in the living room. Needs some TLC.
SECTION 3			
200 Keystone	Alcinda Walters 831-428-2431	\$850,000	6BR, 3BA home. Very special location with a beautiful garden & expansive decking overlooking the San Lorenzo River. Large home with living room, den, bar & laundry room. 4 car garage, 2 car tandem carport & plenty of extra parking. 8 walk-in closets. Don't miss the chance to live in the most amazing home in Paradise Park!
SECTION 4			
616 St. Augustine	George M. Saam 423-1778 or to see T. Anand 420-1008	\$332,000 Sale Pending	1BA, 1 BR, Allotment 6500 ± sq. ft., Improvements 800 ±. Elegant Japanese style cabin next to the bridge. Stone, bamboo & tatami floors. Soji dividers. Deck overlooks the river. Hydraulic floor.
620 St. Augustine	Gary Hursh 916-481-1944 (home) 916-481-9426 (office)	\$449,000 Price Reduced Willing to Finance	Riverfront Property! 1st Time on the Market in 50 Years! 3BR, 2BA. Allotment 7,047 sq. ft., Improvement 1,850 sq. ft. Prime location with easy parking. Large living room, beautiful stone fireplace, large formal dining room, skylights, 8 large storage rooms and 2 garages. Beautiful deck overlooking the river.

Improvements for Sale by Member

All allotment use privileges and Membership are subject to the approval of the Board of Directors.

IMPORTANT NOTICE: The sellers solely provide the descriptions of improvements for sale. Such information is not verified or checked for accuracy by Paradise Park Masonic Club, Inc. The Club does not warrant, and disclaims any responsibility for, the accuracy, truthfulness or completeness of any information provided. All questions about an allotment improvements should be addressed solely to the seller.

SECTION 4 (continued)			
646 St. Augustine	<i>Greg Laskey</i> 831-458-0343	\$475,000	Stunning view of river, main beach and Washington path from a new deck! 2BR, 2BA with loft. Upgraded appliances included. 2 car garage, laundry & shop in basement. House is up to County Codes 2014. Lots of sun and best views.
SECTION 6			
177 St. Bernard	<i>Garrett Lenz</i> Mark Zevanove, Agent 831-588-2089	\$195,000	5BR, 1 BA 1736 Sq Ft. improvement. Large home on the River. Unique floor plan Can build new 1736 sq ft. home on site. Located on two lots. Call agent Mark Zevanove for showing @ 831-588-2089.
186 St. Bernard	<i>Roger Hanney</i> Contact: Dee Hanney 916-955-7293	\$95,000	2BR, 1BA, cabin in sunny area of Section 6. Approximately 1,080 sq fit of improvement on an approx 3,600 sq ft allotment. Cute layout inside with a separate one car garage.

From the Mailroom:

Please pick up your mail daily. During the holiday season, the boxes get extremely full and it is difficult to fit all the envelopes received into them.

By retrieving items daily, you're truly helping the mail distribution team!!



PPMC MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<u>MEMBERS</u>			
Rebecca Laskey	11/10/2015	Greg Laskey/Seller	646 St. Augustine
<u>ASSOCIATE MEMBER</u>			
Jerrold Largin	09/29/2014	Greg Wheatley	284 Keystone Way
<u>ALT. ASSOCIATE MEMBER</u>			
Carol Karmakar	08/14/2015	Dana Hope	178 St. Bernard
Sarah Dell'Aquila	09/22/2015	Karen Friedman	126 Keystone Way
Ryan Duty	10/02/2015	Julie Radder-Duty	531 St. Ambrose
Chandra Thompson	10/15/2015	William Thompson	147 St. Alban

**Mark Zevanove Presents:
3 Beautiful Paradise Park Properties
(831) 588-2089
BRE #00662936
Paid advertisement**



532 St. Ambrose Street Modern Home in sunny section of the Park. Forced air heat, garage tastefully converted to a bedroom, propane operated generator. 2 bedrooms plus den; 2 bath; dual pane windows, fireplace in living room.

Was \$249,000 Reduced to \$225,000

179 St. Bernard

5 BR, 1 BA 1736 Sq Ft. Improvement. Large home on the River. Unique floor plan. Can build new 1735 Sq Ft home on site. Located on two lots. Call agent Mark Zevanove for showing.

Offered at \$210,000



512 Courtesy Lane

Wow! This is a must see. Large home on the river with no history of flooding. Great floor plan with views of the river from the house and the large deck. The beautiful spacious living room has a massive stone fireplace with windows and doorways to the deck. The kitchen is modern with tile, a dishwasher, stove/oven range. The house has a generator that runs off the propane tank for easy use. There is also a modern security system. Downstairs there is a huge game room next to the large under house parking. Workshop downstairs.

Offered at \$449,500

BUYER NEEDS: Can put 10% down and make monthly payments of \$2,200 - Price Range is up to \$250,000

Licensed since 1978 with over \$250,000,000 in sales - Servicing Paradise Park Masonic Club and all of Northern California

Since June 2011, Mark Zevanove has sold the improvements at the following addresses:

190 St. Bernard	703 St. John	265 Keystone	182 St. Bernard
140 St. Alban	183 St. Bernard	679 St. Paul	585 Keystone Way
116 Keystone Way	252 Keystone Way	645 St. Augustine	113 Keystone Way
652 At. Augustine	284 Keystone Way	699 St. John	422 Joppa
184 St. Bernard	417 Joppa	463 York	462 Eastern Star
169 St. Bernard	383 Hiram	159 St. Victor	145 St. Alban
505 Amaranth	604 Keystone Way		

These sales have generated \$130,000 for the Park in initiation fees