

**PARADISE PARK MASONIC CLUB, INC.**

211 Paradise Park  
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL

*JUNE 2019*





### **Board of Directors**

- President  
Frank Haswell  
Park Phone: 454-9105  
Cell : 925-890-4974  
ppmc.fhaswell@gmail.com
- Vice President  
Bruce Wildenrad  
Park Phone: 466-9631  
ppmc.bw@gmail.com
- Treasure/CFO  
Verdie Polizzi  
Cell: 831-515-2165  
PPMC. Verdief@gmail.com
- Secretary  
Clora Johnston  
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clora329@aol.com
- Director at Large  
Mark Gienger  
Park Phone: 426-9249  
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mgienger@gmail.com

### **Park Staff**

- Steve Polizzi,  
Park Manager  
831-423-1530 ext. 12  
manager@ppmc-sc.org  
Emergencies only:  
831-345-0879 Cell
- Bookkeeper  
831-423-1530 ext. 11  
bookkeeper@ppmc-sc.org
- Annie Levy ext. 10  
Park Secretary  
831-423-1530  
annie@ppmc-sc.org

Website address:  
[www.ppmc-sc.org](http://www.ppmc-sc.org)

## **PRESIDENT'S MESSAGE**

All that I needed to know that it is summer is to here is when the weatherman tells me that we just had the longest day of the year. At the same time it reminds me that we have reached the end of another fiscal year at PPMC for our elected officers. Wow, it has gone quickly.

Your board, Clora, Mark, Verdief, Bruce and I have volunteered our time and efforts to the “work” of PPMC. Little did any of us know what was in store for the year from a devastating fire to a really wet winter we have had challenges that were unforeseen when the year began. I feel and I hope that many of you also believe that we have accomplished much in this fiscal year. Certainly not everything we have set out to do or wanted to do, but many things have been accomplished because we worked together. Some of the more obvious things like the new vehicles and equipment have been long overdue but now are complete. These acquisitions will save the park money through savings in insurance, maintenance and upkeep costs.

We have had a long overdue roof installed on the office and the Social Hall is scheduled to be completed in the fall. We have also accepted a bid for the resealing of Keystone Way in the fall. This will include removing many of the onerous roots that affect that roadway. This work is due to the funds set aside in our Reserve Plan, not monies taken from our Operating Budget. We are also addressing a few (13) “blighted” residences in the Park to insure that they do not become targets for the homeless here in Santa Cruz. In addition, we have continued to address the pending law suit which is known to most of you as the “Hillside Five”. We have also accepted several new members into PPMC after carefully reviewing their applications and receiving input from you the membership.

By the 6<sup>th</sup> of July the new Board of Directors will be announced at our Annual Meeting. Whomever is elected to augment Bruce, Mark and Clora I wish them the best. There will be new challenges and they will be up to the challenge. Please support them as you have supported us.

Fraternally,  
Frank Haswell

***“Should you ever find yourself the victim of other people’s bitterness, jealousy, lies, and insecurities. DON’T BE MAD. Remember: Things could be worse. You could be them.”***

***Author unknown***





## PARK-WIDE YARD SALE

Saturday, July 6th  
9:00am – NOON

*Time to get rid of all your clutter!  
One person's trash is another's treasure!!*

**\*Let the Office know if you plan to participate  
— a list will be published for shoppers\***



## Housekeeping

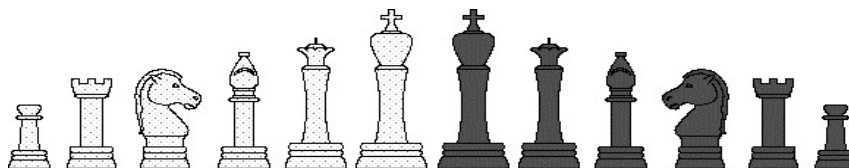
**\*\*Please cut and clear any “suckers”,  
limbs, shrubs, etc. that extend into the  
street around your allotment\*\***

Overhanging trees and narrowing of the roads  
are hazards for emergency responders!!

### CHESS PLAYERS!

**IF YOU WOULD LIKE TO PLAY CHESS OR FORM A CHESS CLUB**

Please Contact  
BEN KUCKENS  
350 Crypt Lane (across from the Picnic Grounds)  
650-400-0353  
bengk@att.net



## MONEY MATTERS



As this may be my last bulletin “blurb”, I wanted to take a minute to thank the membership for being SO incredibly supportive over the last two years! It isn’t easy being on the Board — unfortunately, it’s impossible to please 391 people all the time, and sometimes we have to be the “bad guys” to enforce what’s right for the Corporation. I’m incredibly thankful for the emails, texts, phone calls, etc. that I’ve received over my term as your CFO from Members thanking me for protecting their money and being transparent. It’s truly been an honor working for you all! I wish the 2019 Board incumbents all the best!



Now on to the business of our money... we sit with outstanding past-due accounts totaling approximately \$19,000, which includes Members on payment plans, down from around \$170,000 in 2017. Our Reserve Funds have been, and continue to be, used to replace and/or repair Park assets to include the Social Hall floors, the Office roof/gutters, replacement of the Park trucks, dump truck, and fire brush truck, and shortly the re-sealing of Keystone Way. The Capital Assets Funds upgraded our security cameras this year, and are available for any additional capital purchases that need to be made for the benefit of the Corporation.

*Have a great summer!!*

*Verdie*

## PPMC ACTIVITIES



### Saturday, July 6th

Garage Sale – 9am to Noon

Annual Meeting – 1pm – Social Hall



Paint & Sip – 5pm to 10pm – Social Hall

(Contact Patsy Benfield for Reservation)

Dance – 7pm to 10pm – Picnic Grounds



### Sunday, July 7th



Rainbow Girls Breakfast – Social Hall

All Wheels Parade

Line up @ 11:45 – Front Gate

Parade starts at Noon



Annual Picnic – 1pm – immediately following  
the All Wheels Parade



**APPROVED Board of Directors OPEN Session Minutes**

MAY 25, 2019

9:34 a.m.– SOCIAL HALL

**Opening Items:**

Roll Call: 4 Board Members present, with Secretary Clora Johnston absent. 25 Members signed in.

The Invocation was given by Bruce Wildenradt.

The Pledge of Allegiance by Bruce Wildenradt and all in Attendance.

Consideration of Late Additions to the Agenda: None

Reports from Executive Meeting – Verdie Polizzi

Executive minutes read & approved- April 20, 2019

Motion to approve-Bruce

Bruce Second- Mark

Passed 4-0.

Open minutes from April 20th read by Ver Polizzi with multiple Members in attendance pointing out corrections. Motion made by Mark Gienger to approve with changes and corrections. 2<sup>nd</sup> by Verdie

Passed 4-0

**Manager's Report: Steve Polizzi**

Manager Steve Reporting that he had planned on having Members and volunteers clean the covered bridge this weekend, but due to weather/rain that will have to be postponed. Steve also reminding all that the green waste sites are now open until the end of the month.

Steve telling all that the new Park vehicles are outside of the Social Hall for all to see. Still waiting on the fire Gator but that should be arriving soon. Steve encouraging all to look at the new purchases.

**President's Report-Frank Haswell**

President Frank thanking all for filling in for him during his absence. There was a death in his family, and it required his presence. Frank very appreciative to all who stepped up.

Frank reporting that the Board is to begin looking at "blighted properties" in PPMC that are not being taken care of. This includes vehicles in the Park that are not registered. Frank reporting that the Board decided to move Board Secretary, Clora Johnston to Director at Large and Mark Geinger to secretary. Clora has had some health issues, and Secretary responsibilities are behind. Mark to take over to get caught up.

President Frank reporting that the office has not received any bids for the Scott property yet. 3-4 families have looked at the property but have taken no action. Receiving of bids has been extended.

**Treasurer's Report– Verdie Polizzi**

CFO Verdie Polizzi reporting that there is approx. 19K owed by 9 Members. She is working on Suspension and Termination letters for these few.

Verdie also discussing the Scott property. Property is listed at \$225,500.00. There are a few items that will need to be done proper to sale. Verdie encouraging all that if they know of someone that may be interested, let them know! Specific items to be taken care of include: Removal of the concrete pad in parking area, Removal of all unpermitted electrical outside (on decking along rooflines etc.) and removal of all the extended decking around the tree and the retaining wall created under /around it. Members asking if the Park could take care of these issues prior to sale. Board to look at this in the executive session as this is still an extensive and complicated legal matter. Members questioning the Board on the length of time that the process is taking. Answer: That Board is trying to manage as best they can under legal circumstances. Main concern and goals are that the allotment be sold without further legal trouble.

CFO Verdie clarifying the new fundraising form as there are many rumors flying that are incorrect. Simple purpose of the new form is to Protect the nonprofit status of the Park. It is simply tracking monies in and monies out. This information is necessary to give to the CPA's for yearly audits. All committees to use the form, no one excluded. In the past there was a lot of questionable actions, funds went missing. This system allows for clarity. All accounts will be kept separate, all committees will have specific line items to also insure clarity.

**Committee Reports-**

**Accommodation & Accessibility Committee–**

Manger received 2 additional bids for the Picnic Ground septic system removal and repair. Motion made by Mark Gienger to accept the bid from A+ Construction for \$7500 to remove and relocate current septic. Second made by Frank

Passed 4-0.

Additional discussion on the need for this repair. Septic tank was installed near a large redwood tree, resulting in the tree roots cracking the fiberglass tank.

**May Open Session Minutes (cont.)**

Additional Motion made by Bruce for Picnic Ground Handicapped Fund to pay for Septic Second by Bruce.

Passed 4-0

Members questioning if the bathrooms will be accessible during the repairs

Answer: Yes.

Will there also be a temporary bathroom that will be accessible by the handicapped

Answer: Yes.

**Budget Committee-No Report**

**Building Committee– No Report**

**Bylaws Committee- No Report**

**Covered Bridge Committee-No Report**

**Historic Committee–**

Lisa Leong reporting that the old model of the Powder Works is being returned to the Park by a local museum. Hoping to have it reinstalled in the Office glass cabinet for all to see again

**ERT Committee –**

Committee Chair Dick Lovelace reporting on the Gate Check that took place in early May. 394 cars were logged entering from Saturday May 4th at noon through Sunday May 5th at noon. 1/3 had the correct stickers, 1/3 were Members that have purchased new cars, and therefore had no sticker and 1/3 were visitors and guest. Dick reporting that no homeless people tried to enter.

Dick also reporting that he has as many as 23 newly trained people in CPR and AED's. The upcoming CERT training for June was cancelled as there weren't enough sign ups. The next one to be held in October in Ben Lomond.

**Insurance Committee-No Report**

**Long Range Planning Committee– No Report**

**Orientation Committee No Report**

**Recreation Report–**

Member Donna Sorenson reporting that the committee did have meeting with two attendees. Decision made that the "Pot o' Gold" funds will be assigned to the Recreation Committee Restrictive fund. Donna also reminding all about the upcoming Park wide Garage Sale on July 6th from 9:00 to 12:00. If Members would like to participate please sign up in the office. Office will then create a list of participants for all interested shoppers! If those Members that don't have a location on their allotment to display their items, they can set up a table in the Office parking lot.

The rec. Committee is going to pay for the ice cream at the Annual Meeting. They will also be purchasing the new cabinet locks for the kitchen.

**Staking Committee- No Report**

**Tree Committee– No Report**

No tree requests received, therefore the Committee did not meet this month.

**Unfinished Business-None**

Picnic Ground septic was to be discussed but was done earlier in the meeting.

**New Business: None**

**OPEN FORUM**

Member Diane Seaborn Brown reporting on the Community Garden. Garden is well underway but there are still 3 available boxes. \$20 was collected from each gardener to pay for water costs. A new water meter was purchased specifically for the garden to take care of additional water costs. Diane encouraged all gardeners and non-gardeners to visit. Feel free to take produce/ flowers from the community boxes. The Garden is a wonderful place full of all things good! Please enjoy. Leave your dogs behind the fence and be respectful of the location, but most importantly enjoy!

Member Pam McHenry asking about an update on the Washington Path repair. Manager Steve reporting that the last Board put the repair project on hold due to extremely high costs. Past Board met with engineers, the City, and numerous experts, finding out that the cost of repair was extremely high with no guarantee of success. 100K would need to be spent with the possibility of even more. Extensive discussion on the need to repair as well as the need to repair Cardiac Hill. Both areas in need. CFO Verdine clarifying that it was her understanding that the project was not included on the Reserve Study.

**May Open Session Minutes (cont.)**

Member Sharon Simas angry at the lack of communication between the Board and Membership regarding Washington Path. Sharon vowing the Long-Range Planning Committee to investigate and come up with possible solution.

Members in attendance aggressively discuss how to pay for these repairs. Possible to have an assessment. Board asking to move on and stop the aggressive language and behavior.

Member Elizabeth Arzouni again in attendance asking that her fine that was paid in protest, now be returned to her. Elizabeth also demanding that Board Member Verdie recuse herself since her Husband and PPMC manager, was involved in her initial infraction. Elizabeth asking to also be reinstated as a member in good standing. President Frank clarifying his stance on issue as well as timing of letters and appointments. Elisabeth given 3 dates to meet and confer with the Board but believe all dates given to her with too short of a notice.

Extensive discussion by those in attendance. Board to discuss member issues and fines in the afternoon session. Other members encouraging Elizabeth to pick a date to meet with the Board now, with Board answering today. Elizabeth unable to give a specific date without consulting her calendar.

Collective Member Mark Zevanove concerned about water bill/costs. Issue has been discussed at the last 3 meetings. Board agrees that PPMC needs to be proactive and address. Board to look at the creation of a water bill committee to work to find a solution. Member Bill Beighe did work 3 years ago and those in attendance encourage his involvement again.

Member Sharon Simas informing all that Mark Machado, the head of Public Works for the city of Santa Cruz will be coming to the Park on Tuesday June 4 from 9:00 – 11:00 to discuss Ocean Street Extension issues. Sharon encouraging all to attend. Sharon also asking the Board to be added to the Annual Meeting agenda for her work on becoming a "firewise "community. She asked that she be allowed to present a brief presentation to all members attending the Annual Meeting. Sharon to submit information to be presented to the Board for inclusion and then the Board will decide.

Elizabeth Arzouni again seeking resolution to her fine issue. Again, President Franks asking her to submit a date to meet and confer. Elizabeth unable to provide, needs to check her calendar. Board to discuss and get back to Elizabeth. Verdie ensuring Elizabeth that she will receive a letter in the coming weeks stating that her membership in no longer suspended. End of discussion.

Member Mr. VonMerveldt asking for answers to the letter he sent to the Board regarding the use of bright blue tarps. Wants use of blue tarps to be against Park rules.

Mr. Von Merveldt encouraging the Board to create a rule or policy for removal.

**Motion made by Bruce Wildenradt for a Tarp Policy: Tarps that are utilized in the Park must be brown or green. When utilized on a works site it must be no longer than 30 days.**

Second by Clora

Passed 4-0

Member Sharon Naraghi asking about the possibility of a front gate. Board member Bruce answering that the Board is going to have more specifics this year, such as price, style, security etc. added to the ballots and proposals. Board wants to get information to all Members so questions can be decided once and for all.

Member Donna Sorenson reminding all that there will be a Memorial Weekend dance on Sunday the 26<sup>th</sup>.

Frank Haswell asking for any further input.

None Received.

Meeting adjourned at 11:40



**Saturday,  
July 6th  
1:00pm  
Social Hall**

# 2019 BALLOT PROPOSALS

## **BYLAW PROPOSALS**

### **1) Assessment**

#### **CURRENT BYLAW:**

ARTICLE IV, Section 1 Membership Fees, Subsection C.4 currently states:

4. The assessment rate shall not exceed Thirty-two Dollars (\$32.00) per one hundred (100) square feet nor shall the Assessment Rate be increased more than Two Dollars (\$2.00) per one hundred (100) square feet from the previous year.

#### **PROPOSED CHANGE:**

4. The assessment rate shall not exceed ~~Thirty-two Dollars (\$32.00)~~ **Thirty-eight Dollars (\$38.00)** per one hundred (100) square feet nor shall the Assessment Rate be increased more than Two Dollars (\$2.00) per one hundred (100) square feet ~~from the previous year~~ **every other year commencing 2019.**

### **2) Reserve Plan**

#### **CURRENT BYLAW:**

None

#### **PROPOSED ADDITION:**

#### **ARTICLE XIII**

#### **RESERVE PLAN**

The members of PPMC hereby establish a Reserve Plan, consisting of a Reserve Policy, Reserve Study, and Reserve Fund.

**RESERVE POLICY**—The stated policy of this Reserve Plan is to provide for the maintenance, repair and replacement of Paradise Park Masonic Club corporate physical assets as identified by the Reserve Study; to provide for a means of accumulating funds for that purpose; and, except as provided herein, to assure that the accumulated monies in the Reserve Fund are only used for the intended purposes expressed herein.

**RESERVE STUDY**—The Reserve Study is an established listing of PPMC corporate physical assets. The purpose of the Study is the identification, evaluation, maintenance assumptions, and estimation of the remaining useful life, of all corporate assets. The Study shall be professionally updated annually.

**RESERVE FUND**—The Reserve Plan is funded by 90% of new member initiation fees, and by other sources of funding as approved by a vote of the Membership. Reserve Fund monies shall be held separate from any other Park funds, and held in insured accounts. An annual reporting of Reserve Funds acquired and spent will be presented to the Membership by the Board at the Annual Meeting.



**BYLAW PROPOSALS Con't.****3) Death of Member**CURRENT BYLAW:

Article III Membership, Subsection 20 states:

20. DEATH OF MEMBER - Upon notification of the death of a Member, the Board shall cancel the deceased Member's Membership in the Corporation. Upon presentation of an original Death Certificate and if there is an Associate Member or Alternate Associate Member named, the Board shall issue a new Membership Certificate without fee. At the death of a Member, the Associate Member shall become the Member. If the Associate dies at the same or near time as the Member, the Alternate Associate shall become the Member.

PROPOSED CHANGE:

20. DEATH OF MEMBER - Upon ~~notification of the death of a Member,~~ **immediate family and/or Executor of the Estate shall notify the Board, in writing, of said death within 30 days and shall provide the Corporation with a certified death certificate within 90 days of date of death. Upon notification, the** Board shall cancel the deceased Member's Membership in the Corporation. **Prior to any transfer of membership, all outstanding indebtedness to the Corporation must be paid in full.** ~~Upon presentation of an original Death Certificate and~~ **and all requirements listed in Article III, Section 22 (Eligibility-Inheritance) are met,** the Board shall issue a new Membership Certificate without fee. At the death of a Member, the Associate Member **or Alternate Associate shall may** become the Member **contingent upon membership eligibility.** ~~If the Associate dies at the same or near time as the Member, the Alternate Associate shall become the Member.~~

**4) Privilege of Allotment**CURRENT BYLAW:

ARTICLE III Membership, Subsection 15 currently states:

15. **PRIVILEGE OF ALLOTMENT** - As long as a Member is in good standing, the Member shall have the exclusive right to the use of his or her designated allotment, contingent upon compliance with these Bylaws and allowing reasonable access to designated common areas. However, nothing contained herein, shall be construed to prohibit the Board from having the right to limit and restrict a Member's use of his or her allotment, which use, in the discretion of the Board, is determined to be detrimental to the best interests of PPMC. Each Collective Member is responsible for informing all persons using his or her allotment, as well as all property of PPMC, of the requirement to adhere to and comply with these Bylaws and the Rules and Procedures of PPMC. A Member is responsible for the actions of his or her family members and guests.

PROPOSED CHANGE:

15. **PRIVILEGE OF ALLOTMENT** - As long as a Member is in good standing, the Member shall have the ~~exclusive right to the~~ **general** use of his or her designated allotment, contingent upon compliance with these Bylaws and allowing reasonable access to designated common areas. However, nothing contained herein, shall be construed to prohibit the Board from having the right to limit and restrict a Member's use of his or her allotment, which use, in the discretion of the Board, is determined to be detrimental to the best interests of PPMC. Each Collective Member is responsible for informing all persons using his or her allotment, as well as all property of PPMC, of the requirement to adhere to and comply with these Bylaws and the Rules and Procedures of PPMC. A Member is responsible for the actions of his or her family members and guests.

## **R&P PROPOSALS**

### **1) FENCES**

#### **CURRENT R&P:**

##### **6. Fences**

6.01 The Board of Directors must approve the construction of any new fence, latticework, privacy screen or barricade. Any Member who wishes to construct such a fence must submit proposed plans or drawings to the Board as to the specific details of the proposed action.

#### **PROPOSED CHANGE #1:**

##### **6. Fences on Allotments**

6.01 The Board of Directors must approve the construction of any new fence, latticework, privacy screen or barricade (**hereby known as a “fence”**). Any Member who wishes to construct such a fence must submit proposed plans or drawings to the Board as to the specific details of the proposed action.

##### **A. No fence shall:**

1. be considered an allotment boundary marker, as is referenced in PPMC Bylaws, Article III, Section 19, Allotment Boundaries;
2. be anchored to the ground and shall be moveable by an average person;
3. exceed 4' in height at its highest point measured from the ground; or
4. face a street.

##### **B. Fences must:**

1. be moveable by an average person;
2. be constructed with wood or composite material; and
3. be stained or painted a natural color of woodland hues.

All fences shall resemble one of the 3 options as illustrated in the building packet.

Any existing fences that do not meet the above criteria will be allowed to remain until they fail or want/need to be replaced, at which point it must follow this Rule & Procedure.

#### **PROPOSED CHANGE #2:**

##### **6. Fences on Allotments**

6.01 No new fences shall be constructed on allotments. The Board of Directors reserves the right to make an exception in the case of:

- A. a hazardous downward slope (i.e., a drop-off); or
- B. a prolonged, mediated, neighbor dispute.

In either of these exceptions, the following requirements must be met:

##### **C. No fence shall:**

1. be considered an allotment boundary marker, as is referenced in PPMC Bylaws, Article III, Section 19, Allotment Boundaries;
2. be anchored to the ground;
3. exceed 4' in height at its highest point measured from the ground; or
4. face a street.

##### **D. Fences must:**

1. be moveable by an average person;
2. be constructed with wood or composite material; and
3. be stained or painted a natural color of woodland hues.

All fences shall resemble one of the 3 options as illustrated in the building packet.

**R&P PROPOSALS Con't.****2) USE OF ALLOTMENT****CURRENT R&P:****1. Use of Allotment**

1.02 Family Members' Rights- A Member's family shall be entitled to all the privileges of PPMC, except voting. A Member's family shall be defined as his or her immediate family, which includes spouse, children, parents, grandparents, grandchildren, siblings, and domestic partners. No person under 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis. Family Members making Paradise Park their primary residence for more than one year, when the Member lives elsewhere, must have a Masonic affiliation.

1.03 Visitor(s)- A Visitor is someone who stays with a Collective Member for any period of time. A Collective Member shall be entitled to as many visitors at one time as may be conveniently accommodated on his or her allotment. (6/09)

1.04 Guest(s)- A Guest is anyone occupying an allotment, other than the member of a Collective Member's immediate family, when the Collective Member is not present. (6/09)

1.05 Guest Privileges - Prior to the arrival of any guests, the Member is responsible to report the arrival of their guests to the Park Office, indicating the duration of stay, names of guests, and contact information. The Member shall provide the guests with a copy of the PPMC RULES AND PROCEDURES – QUICK REFERENCE PAGE. Guests must display a parking permit, provided by the Member, while in the Park. Guest Privileges shall be limited to no more than 30 days, without Board approval. (7/18)

**PROPOSED CHANGE:****1. Use of Allotment**

**1.02 Family Members' Rights Privileges** - A Member's family shall be entitled to all the given privileges of within PPMC, except voting. A Member's family shall be defined as his or her immediate family, which includes spouse, children, parents, grandparents, grandchildren, siblings, and domestic partners. No person under 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis. Family Members making Paradise Park their primary residence for more than one year, when the Member lives elsewhere, must have a Masonic affiliation.

**a. Visitor privileges shall be limited to no more than 90 days, without Board approval when a collective member is not in residence.**

**1.03 Visitor(s)-** A Visitor is someone **a non-family member** who stays with **visits** a Collective Member for any a period of time. A Collective Member shall be entitled to as many visitors at one time as may be conveniently accommodated on his or her allotment. ~~(6/09)~~

**a. Visitor privileges shall be limited to no more than 90 days, without Board approval.**

**1.04 Guest(s) -** A Guest is anyone occupying an allotment **a Member's improvement**, other than the member of a Collective Member's immediate family, when the **a** Collective Member is not present. ~~(6/09)~~ **(07/2019)**

**a. Guest privileges shall be limited to no more than 30 days, without Board approval.**

**b. Prior to the arrival of any guest, the Member is responsible to report the arrival of their guests to the Park Office, indicating the duration of stay, names of guests, and contact information.**

**c. A Member may request extended guest privileges for an immediate family member while the guest attends local colleges or universities. The Member must re-apply annually for continued guest privileges.**

~~**1.05 Guest Privileges** - Prior to the arrival of any guests, the Member is responsible to report the arrival of their guests to the Park Office, indicating the duration of stay, names of guests, and contact information. The Member shall provide the guests with a copy of the PPMC RULES AND PROCEDURES – QUICK REFERENCE PAGE. Guests must display a parking permit, provided by the Member, while in the Park. Guest Privileges shall be limited to no more than 30 days, without Board approval. (7/18)~~

## **R&P PROPOSALS Con't.**

### **3) RESERVE PLAN**

#### CURRENT R&P:

None

#### PROPOSED ADDITION:

**22. RESERVE PLAN** – In accordance with PPMC Bylaw XIII, Sections 1-3, this Procedure defines the function and operation of the Reserve Plan.

**22.01** All spending of Reserve Funds must be in accordance with the parameters laid out in the Reserve Study. The PPMC Board of Directors maintains all responsibility for the spending of Reserve Funds.

**22.02** In the event of a Board-declared emergency, Reserve Fund monies may be borrowed and shall be repaid within one calendar year from the date of borrowing. The Membership shall be informed of the use of funds at the next stated meeting of the Board of Directors and in the next monthly bulletin. The initial recourse for repayment will be by a Reserve Plan Special Assessment of the Membership. If the vote for the Assessment fails, the Board of Directors will be forced to seek funds from lending institutions.

### **4) FUNDRAISING**

#### CURRENT R&P:

None

#### PROPOSED ADDITION:

**23. FUNDRAISING** - All fundraising for PPMC must be approved by the Board of Directors prior to the fundraiser.

**23.01** Fundraising Form – Obtain the Fundraiser Form at the Office. Complete the top portion of the form and submit it to the Board of Directors for approval.

**23.02** Advertising – All advertising must state purpose of fundraiser. Signage stating purpose of the fundraiser shall be posted at the event.

**23.03** Fundraising Monies – Income and expenses shall be tracked using the Fundraiser Form. All cash and checks raised, and receipts for expenses shall be submitted to the Office with the completed form within one week of the event. Any expenses shall be reimbursed to the event coordinator no later than 14 days of receipt of the Fundraising Form and supporting documentation. After the completion of the proposed project, with input provided by fundraising group/committee, any excess funds raised shall only be spent for other Board approved PPMC recreational purposes. **No monies received from the fundraiser shall be deposited into any personal accounts.**

## 2019 BOARD CANDIDATE

### VERDIE POLIZZI

696 St. Johns Ave — Section 4

**FAMILY:** My husband, Steve, and I have 3 adult children, 2 younger sons (they're usually seen riding around the Park with their "crew"), and a grandson. My mom, Diana Cook, also lives in PPMC in the Powderhouse.

**PARK MEMBER SINCE:** My grandparents purchased our original family cabin at 526 St. Ambrose in 1957, so I'm a 3<sup>rd</sup> generation Member in the Park. Originally, I joined as a Member in 1993 and raised my kids in Paradise before moving out of state. I returned to California in 2013 and in 2016 applied for, and was blessed with, Membership again.

**ASSOCIATE MEMBER:** My daughter Lyndia, a future 4th generation Member, is currently applying for Associate Membership. She and her brother both grew up in Paradise Park, and have a great appreciation for our community.

**MASONIC AFFILIATIONS:** As a 3rd generation Masonic affiliate, and child of a Master Mason and Shriner (1999 Potentate), and an Eastern Star and Amaranth mom, I joined Valley Star Chapter #141 in 1986 (shortly after turning 18).

**EDUCATION:** I graduated from Willow Glen High School in San Jose in 1986, and as a single mom raising 2 teenagers and working full-time, I also studied Nursing in 2003/2004 in Colorado.

**CAREER SUMMARY:** While not a "career", I grew up in a business-minded family with CEO and CFO parents who owned and ran a commercial printing company. At approximately 8 years old, I learned how to manage the business's general ledgers ("the books") and all aspects of bookkeeping. I was raised with business sense and a hands-on understanding of the responsibilities involved with running a corporation.

I've had an array of professions over my 35+ years of employment. In my youth, I worked in retail as a vault employee, doing heavy cash handling, preparing deposits, bookkeeping and being responsible for maintaining records regarding the monies received and distributed for the company. So at an early age, I was putting my accounting skills, attention to detail, confidentiality, and multi-tasking abilities to work.

Later, I spent many years serving our country as a Department of the Army civilian employee, initially as a Medical Support Assistant in an Emergency Room while I attended Nursing school. Later in my Federal career, I worked for the Office of the Staff Judge Advocate (JAG) and the Special Assistant US Attorney (SAUSA). I finally found my "calling" when I decided to attempt Emergency Services Dispatching, and fell in love with it! As such, I was able to put my legal and medical experience/knowledge to work while having the honor of working with law enforcement, firefighters, and ambulance crews for approximately 9 years. These positions required maintenance of confidential documentation, adherence to strict federal regulatory requirements, knowledge of legal procedure, the ability to effectively research local/state/federal law, preparation of witness questioning for the SAUSA, and the ability to manage meetings with public officials in professional hospital and legal settings.

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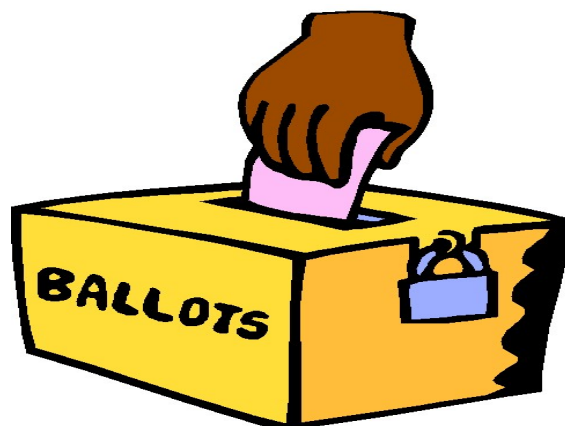


**VERDIE POLIZZI**

**OTHER RELEVANT EXPERIENCE:** As your 2017-2019 CEO/Treasurer, I've reduced the outstanding Accounts Receivable owed by the Membership by over \$130,000 (from almost \$180,000) and have made it my mission to ensure open, honest lines of communication with the Membership regarding our money and how it's being managed. I honor and follow our bylaws, and while it hasn't made everyone in our community happy, have followed-through with holding the membership responsible for doing the same. I've worked closely with the Park Bookkeeper to ensure the entire Board has a true picture of the Park's resources, accounts, and budget status. While serving, I like to think I've represented the Park in legal matters with professionalism and tact. I've worked directly with Corporate Counsel, mediators, and other attorneys to manage 5 potential/threatened and existing lawsuits and have attended every Court hearing and mediation the Board has been tasked with since joining the Board. I've also done extensive research about each of these matters to ensure I had the information needed to make good choices for the Corporation and Membership.

**REASON FOR RUNNING:** After serving the Membership for almost 2 years, I'd like to continue the forward progress being made with ongoing continuity. I learned very quickly after being elected, that it would take a while to truly get my "feet wet". After the first year, I finally felt comfortable in my position and have spent the second year fixing the issues I discovered while learning my "job". I would very much like to continue the trends of reducing the outstanding debt to the Corporation, keeping the Membership informed about the status of the Park finances, and improving our community.

**WHAT DO YOU BELIEVE TO BE THE FUNCTION OF THE BOARD?** The Board is entrusted by the Membership to make good, just, educated decisions for the Corporation. When one volunteers to become a Director, they need to be willing to live up to their promise to: do the research needed to make educated decisions; attend Committee meetings, Board meetings, Court hearings, mediation, Town Halls, etc.; be open and honest with the Membership; and understand that "Board Director" isn't just a title – it's an honor granted by our fellow Members who put their trust in us to do what's in the best interest of the Corporation.



## 2019 BOARD CANDIDATE

### JOE MAYO

PARK ADDRESS: 568 King Solomon

RESIDENCE ADDRESS: 5614 N. Indian Bluff Road, Spokane, WA 99224

FAMILY: Wife- Janet. Parents – Joe and Lynda Mayo (Lynda Park Member since 1996 at 521 St. Ambrose – Lynda’s parents were Park Members from 1955-1996). Brother – Jim (Mason since the early 1980s, sponsored by Jim Cook who was a Park member – he is the Alternate Associate Member on my Mother’s Park Membership).

PARK MEMBER SINCE: October 2018

ASSOCIATE MEMBER: None yet.

ALTERNATE ASSOCIATE MEMBER: None yet.

MASONIC AFFILIATIONS: Washington Lodge #20, Sacramento, CA (I have been a Mason since 1995)

#### EDUCATION:

Pacific Lutheran University 1983 (Tacoma, WA) – Bachelor of Arts – Major Economics, Minor Philosophy  
Portland State University 1984-1986 (Portland, OR) – Post-Bac Accounting Program. Oregon Certified Public Accountant license issued 1991.

Willamette University College of Law 1993 (Salem, OR) – Juris Doctor. Licensed attorney in California (1993) and Washington (2000)

New York University School of Law 1993 (New York, NY) – Master of Laws (Taxation)

#### CAREER SUMMARY: (All dates are approximate, to the best of my recollection)

April 1986 – October 1987: Sherwin-Williams Co. Internal Auditor. Performed operational audits on all company owned stores in Oregon, Washington, Idaho, Montana, Utah, and part of Wyoming.

November 1987 – December 1988: Hyster Company. Internal Auditor. Performed financial audits on company owned factories (United States, Europe, South America), company owned forklift dealerships (Seattle, Portland, Fremont, Los Angeles, Memphis, Chicago, New Orleans), and distressed independent dealers (Phoenix, New York).

January 1989 – July 1990: Finance Manager (Controller) at corporate owned Hyster forklift dealership in Portland, OR.

August 1990 – December 1993: Law school.

January 1994 – December 1997: Solo law practice in Sacramento, CA. Adjunct Professor of Law at McGeorge School of Law in Sacramento, CA (Estate Planning).

January 1997 – August 1999: Small business owner, landscaping business. Orlando, FL.

September 1999 – December 2000: Workland & Witherspoon, PLLC. Associate Attorney. Legal research and writing, transactional and taxation planning and execution. Adjunct Professor of Law at Gonzaga School of Law in Spokane, WA (Deferred Compensation).

January 2001 – July 2002: LeMaster & Daniels, PLLC. Tax Manager. Tax and transactional planning for a large local Certified Public Accounting firm in Spokane, WA.

August 2002 – Present: Inland Fleet Services, LLC. Managing Member. Small business-to-business vehicle repair facility.

April 2004 – July 2007: Redwood Reliance Sales Company. Started as a consultant to assist with accounting problems in a Spokane, WA manufacturing facility. In July 2004 became Chief Financial Officer (CFO) for the Spokane, WA manufacturing facility and the Cotati, CA Peterbilt dealership. Responsibilities included all financial systems, including day-to-day accounting, cash management, financial planning and budgeting, capital budgeting, banking relationships, insurance management, human resources, for a multi-state operation with \$120,000,000 in annual sales and over 400 employees.

**JOE MAYO****CAREER SUMMARY Con't.**

January 2006 – March 2009: Home Care of Washington, Inc. (HCOW) President and CEO. With a co-owner, I purchased this company in January of 2006. HCOW provided non-medical in-home services through eleven offices in Eastern Washington. When we bought the company, it had 650 employees and was generating nearly \$13,000,000 in annual revenue. We restructured operations and financial systems. When we sold the company, it had nearly 1,000 employees and was generating \$23,000,000 in annual revenue.

April 2009 – July 2011: Mostly retired, with investments in portfolio type assets and businesses.

April 2011 – Present: Managing Member and sole owner of the Falls Club bar and restaurant in Post Falls, ID. I have strong management here and I am not involved in the day-to-day operations.

August 2011 – Present: Managing Member and now sole owner of Pacific Coast Fiber Fuels, LLC. Manufacturing company that produces environmentally friendly, sustainable, and renewable heating fuel (wood pellets). We sell product to publicly traded national companies (Home Depot, Lowes, etc.). I have strong management here and I am not involved in the day-to-day operations.

March 2018 – Present: Managing Member. Company purchases and renovates residential real property. I am only nominally involved in the day-to-day operations of this company (primarily, I do the books).

April 2019 – Present: Managing Member. Companies own and operate a private country club in Oregon.

**OTHER RELEVANT EXPERIENCES:** That about covers it. Also, on a small scale, I have been the Treasurer for my Home Owners Association in Spokane for several years.

**REASON FOR RUNNING:**

I was born June 1, 1960 in Logan, UT during finals week when both of my parents were students at Utah State University. I spent the first three months of my life in my grandparents' cabin (521 St. Ambrose) while my Dad worked nights at FMC and my Mom went to San Jose State during the day. In September of that year, my folks returned to Logan. My Dad graduated from Utah State in 1961 and my folks returned to the Bay Area. My Mom graduated from San Jose State later that year. In 1967 my folks moved us from San Jose to Portland, OR. I have been in the Park for at least a few days every year since 1960. In 2018, I spent more than eleven weeks in the Park.

I love the Park. Many of my life long best friends are now 3<sup>rd</sup> generation members. I have the time and experience to contribute something to the Park, and now as a member, I can do so.

As noted in a few spots above, my businesses have strong management teams in place, thus it is not necessary for me to spend substantial amounts of time in those businesses. Consequently, I should have no problem personally attending board meetings or other park functions.

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

It is not a question of what I "believe" the function of the board to be. This is simply a legal question; and the answer to that question has long been settled in corporate law throughout the United States, including California. The Board of Directors of any corporation, including a non-profit corporation like PPMC, is elected by its shareholders or members to operate the corporation. The Directors, individually and collectively, have fiduciary duties (such as good faith, care, and loyalty) to act in the best interests of the corporation (PPMC).

# 2019 BOARD CANDIDATE

## FRANK R. HASWELL

**Home Phone : 925-954-1716   Cell Phone 925-890-4974**

1929 Frank R. Haswell and Ethel Galbraith purchased allotment in Paradise Park  
Vance R. Haswell and Marian Force Haswell added to allotment as Member and Associate  
Frank R. Haswell and Linda Ingalls Haswell added to allotment as Member and Associate  
Laura Haswell St. Laurent added to allotment as Alternate Associate

**Park Address: 527 St. Ambrose Ave.**

Lifetime Member: Live Oak Lodge #81, F&AM Oakland, CA  
Past President– Paradise Park Masonic Club

### **Former Employment:**

TENNIS, TROPHIES & TEE TIME

Danville, CA 94526

Position: Owner since August 1998/Retired November, 2015

Coach: San Ramon Valley High School– Women's Tennis– Varsity Coach since 2004-05

San Ramon Valley High School– Men's Tennis– Varsity Coach since 2007-08

Tournament Director: EBAL Tennis Championships/4 Tournaments

NCS Tennis Management Committee 2010-Present

USTA NorCal Board of Directors 2011-2015

### **Other Pertinent Data:**

#### **Member:**

Round Hill Country Club– Alamo, CA 20 Years

Board of Directors at RHCC– 2005-2009

Round Hill Tennis Club– Past President

Tennis Clubhouse Committee Chairperson from concept through construction

2011 Election Committee Chairperson

2011-2012 USTA NorCal Board of Directors– Appointee

### **Other Employment:**

Stewart Enterprises– Vice President– Northern Region– 4 Years

Forest Lawn Memorial Parks & Mortuary– General Manager– 10 Years

Chairperson– State of CA Cemetery Board, Department of Consumer Affairs-9 Years

Treasurer– ICGA, International Trade Association-8 Years

Oakmont Memorial Park & Mortuary– General Manager– 1972-85

### **Graduate:**

University of California, Berkeley– MBA 1974

Piedmont High School– Class of 1964

### **Military Service:**

U.S. Army 1967-1969– Army Commendation Medal

### **Family:**

Wife– Linda– 50 years and counting

2 Daughters, 1 Son, 5 Granddaughters

**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.

**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.

**PICKLEBALL PLAYERS** play on **Thursdays** at 10 a.m. and 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** meets **Third Friday** of each month from 4 - 6 p.m.

**JULY**

**SATURDAY, JULY 6**: Park Wide Yard Sale, 9-12.

**SATURDAY, JULY 6** :**ANNUAL MEETING** 1:00 in the Social Hall

**SUNDAY, JULY 7**: All Wheels Parade at Noon and **ANNUAL PICNIC** at 1:00

**WINE AND CHEESE** meets Friday, July 19th in the Social Hall 4-6pm. BYOB beverage and a snack to share

**PICNIC GROUND POTLUCK** Saturday, July 13th beginning with a social at 5:30 and dinner at 6pm. Bring your own dogs to BBQ, a dish for 12 to share, your place settings and a beverage of choice.

**HOST NEEDED**. Contact Tami Macdonald at tamimacdonald41@gmail.com or 831/425-5201.



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**Member**

Duncan Espinosa — 489 Knights Templar

**Associate Members**

Jane Ramsay — 574 Scottishrite  
Stacey Beckett — 415 Joppa Lane  
Kristin Harris — 177 St. Bernard

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**Improvements for Sale by Member  
as of July 3, 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. All questions about an allotment improvement should be addressed solely to the seller.

<b>SECTION 1</b>			
<b>440 York</b>	<p align="center">Emily Hostetler Please Contact Jen Hostetler @ (831)251-6782 Emisidis@gmail.com <b>SALE PENDING</b></p>	<b>\$339,000</b>	Spacious 1700 Sq. Ft. 2 Bed, 1&1/2 Bath with 2 bonus rooms! Large attached garage with washer/dryer, workbench, shelving and pantry. Upstairs Master bedroom and on suite with Den, built more recently on a slab foundation. This relaxing home is nicely furnished, freshly painted with updated carpet. Wood burning stove and an office. Outside on the allotment: covered workspace with electrical outlet, side yard with patio set and space for 2 additional off-street parking spots. Most furnishings included. Jen Hostetler will show by appointment. Property sold "As Is.
<b>451 York</b>	<p align="center">Lisa and Mike Leong 831-457-8306 or 650-787-0586 ljscruz451@sbcglobal.net Mikelfire@att.net <b>Owner Financing Available</b> <b>** Please call for an appointment**</b></p>	<b>\$439,000</b>	PPMC original redwood split log cabin (built in 1927) that's been updated into a move in ready 2 bedroom/1 Bath home including: Earthquake retrofitted foundation, fully insulated drywall interior, copper plumbing & new electrical, double pane windows & newer cellular shades, modern kitchen with granite counter-tops & dishwasher and a new propane heater. Large storage shed & detached laundry room with lots of shelving. Sunny backyard with vegetables garden beds & ideal space for outdoor entertainment. Sale includes: All appliances (including new front load washer and dryer) outdoor furniture and fire pit. Parking for 2 cars. Septic system just pumped and inspected. Brand new roof! Professional photographs available on request.
<b>464 York</b>	<p align="center">Mark and Maria Treuge 831-425-8649 Health_maria@yahoo.com <b>** Please call for an appointment**</b></p>	<b>\$419,500</b>	Beautiful, sunny 2-bedroom, 1 bath approx. 1200 Sq. Ft. Improvement on approx. 3400 Sq. Ft. allotment. On demand water heater, New 50-year roof, new floor throughout, water filtration system, Gas fireplace. Plumbing for an additional an on suite ½ bath. Remodeled interior, extensive decking, including workshop/storage building. Built in BBQ & an outside shower. All double pane windows, concrete foundation, parking for 2 cars and a propane generator.
<b>498 Amaranth</b>	<p align="center">Paul Mancini Contact: Mark Zevanove, Agent (831)588-2089</p>	<b>\$399,000</b>	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.
<b>503 Amaranth</b>	<p align="center">John Mancini Contact: Mark Zevanove, Agent (831)588-2089</p>	<b>645,000</b>	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!
<b>417 Joppa Street</b>	<p align="center">Mark Thompson Contact: Mark Zevanove, Agent (831)588-2089</p>	<b>\$250,000</b>	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!!
<b>573 Scottishrite</b>	<p align="center">James More 831-588-0691</p>	<b>\$345,000</b>	Triple allotment, 1 Bedroom, 1.5 Bath, open floor concept. Finished basement with laundry room. Forced air heating, wood stove, propane generator backup. Garage.
<b>SECTION 2</b>			
<b>293 The Royal Arch</b>	<p align="center">Jerrol Largin Contact: Greg Wheatley 209-915-3804</p>	<b>All Serious Offers Considered</b>	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
<b>272 Keystone Way</b>	<p align="center">Pamela Maxwell pamsfgiants@yahoo. Com (530)545-0911</p>	<b>\$290,000</b>  <b>Partial Financing Considered</b>	2 Bedroom, 1 Bath w/ Sunroom. Beautiful T & G pine ceilings. New Granite counter tops. New flooring in bathroom and Laundry. New Driveway. Cozy river front cabin in great, sunny location.

**Improvements for Sale by Member—CON'T.**  
**as of July 3, 2019**

<b>SECTION 3</b>			
239 Temple Lane	PPMC Contact: PPMC Office (831)423-1530 Please call to set up an appointment to view	\$225,500  As is Sale	<b>LOCATION! LOCATION! LOCATION!</b>  The improvement is a 2 bedroom/1 Bath, 1,200+Sq. Ft. home on an approximately 3,600 sqft allotment. The home has vaulted beam ceilings, a wood burning fireplace, decking overlooking Sandy Beach, and <b>tons of potential</b> . If you or anyone you know is interested in this cute little house by the river, please submit an application for membership to the PPMC Office!
<b>SECTION 4</b>			
610 Keystone Way	Gail Marshek (760)777-1323 Cell: (760) 574-6866 gmarshek@dc.rr.com	\$449,000	Sunny, south-facing, amazing views on the river. Over 300 Sq. Ft. of deck. Private Location, 2 Bedroom, 1.5 Bath, approximately 1250 Sq. Ft. Sold Furnished. Large lower level family room with wood burning pot belly 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.
<b>SECTION 6</b>			
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
191 St. Bernard	Meredith Loughlin (707)239-0315 pellellemelle@gmail.com	\$349,000	Front of the Park, sunny 3 Bedroom, 2 Bath 1450 Sq. Ft., two story home on the river. Newly updated, modern and move in ready. High vaulted ceiling in living room, landscaped garden with fruit trees. Bonus 1450 Sq. Ft. basement. Includes 2 car garage, tool shed, two large rooms with separate entrance, bathroom and kitchenette. Attic with tons of storage. Must see to appreciate this large slice of Paradise!



### MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<b><u>MEMBER</u></b>			
Elizabeth Hayward	05/07/2019	Emily Hostettler	440 York Ave.
<b><u>ASSOCIATE MEMBER</u></b>			
Jesslin Crouch	03/21/2017	Shari Crouch	410 Keystone Way
George Kane	07/11/2017	Harry Kane	277 Keystone Way
Margot Delgado	02/06/2019	Nason	373 Hiram
Bailey Gienger	04/09/2019	Mark Gienger	352 Crypt Lane
Nels Olson	04/16/2019	Bonnie Olson	630 St. Augustine
<b><u>ALT. ASSOCIATE MEMBER</u></b>			
Joy Kane	07/11/2017	Harry Kane	277 Keystone Way

## Mark Zevanove Presents:

### 3 Beautiful Paradise Park Properties

Paid advertisement



#### **498 Amaranth – New Listing \$399,000**

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 – New Listing \$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. Room for the parking of 2 cars. Too many amenities to list here!



#### **417 Joppa St – New Listing \$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!!



**Mark Zevanove** DRE# 00662936

**(831) 588-2089**

**[Mark@oceanstreetrealty.com](mailto: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