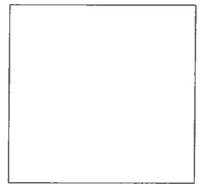


**PARADISE PARK MASONIC CLUB, INC.**

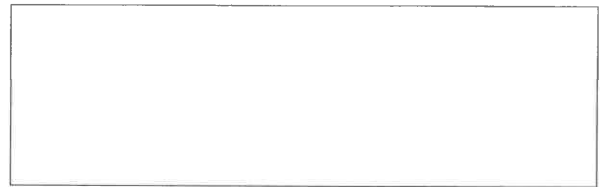
211 Paradise Park  
Santa Cruz, CA 95060-7003



*February 2017*



**FIRST CLASS MAIL**



## Paradise Park Masonic Club

# PPMC BULLETIN - February 2017

### ***Board of Directors***

- Bill Eckard, President  
831-458-2070 Home  
ppmc.wce@yahoo.com
- Kurt Likins, VP  
650-619-3433 Cell  
klikins@icloud.com
- Ken Cox, Treasurer/CFO  
650-325-7254 Home  
650-477-6520 Cell  
kencox99@gmail.com
- Bruce Wildenradt, Secretary  
831-466-9631 Home  
ppmc.bw@gmail.com
- Nick O'Donnell, Director at Large  
925-556-0458 Home  
nickodppmc@yahoo.com

### ***Office Staff***

- Steve Polizzi,  
Park Manager  
831-423-1530 ext. 12  
manager@ppmc-sc.org  
Emergencies only:  
831-345-0879 Cell
- Sandy Rauschhuber,  
Office Manager  
831-423-1530 ext. 10  
sandy@ppmc-sc.org
- Nancy Benoit,  
Bookkeeper  
831-423-1530 ext. 11  
bookkeeper@ppmc-sc.org

Website address:  
[www.ppmcsc.org](http://www.ppmcsc.org)

## **President's Message by Bill Eckard**

With each storms passing, we look to see if it's the last of the season. So far we are back to a normal winter. The severity of each seem to be subsiding but with the ground saturated less rain doesn't matter.

What hasn't subsided is the Staff's resilience to tackle each situation as they come. If you get an opportunity please tell Steve, Sandy, Andrew and Joey what a tremendous job they have done in overcoming many obstacles. Give them a couple sunny days and you wonder when the last storm went through.

We have neighbors helping, checking and assisting neighbors just as you would like and expect living among your Brothers and Sisters.

For those of you who don't frequent your improvement during the winter months, it's being checked and looked after by many seeing eyes. Ready to welcome you home whenever you arrive.

This Park is yours and your neighbors are friends and family.

The Board is very honored and proud to represent you. The Nominating Committee is alive and looking for Candidates for this next years election. Please think it over and do your part, if not running for the Board, then please take the time to vote. It's your Park, get involved, we run on volunteers!

Yours in food, fun, frolic and fellowship - Bill Eckard, President



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

## Park Manager Report

### by Park Manager, Steve Polizzi

A pipe has been connected to the drainage pipe that fills the pond, it runs across the picnic grounds thru the basketball court and drains into a culvert on the Eastern Star side of the picnic grounds. This should help with the flooding of the picnic grounds. Please do not move the pipe. A couple weeks ago someone pulled the pipe out of the culvert and placed a board in front of the culvert causing more flooding to the picnic grounds. We have started pumping the water out of the picnic grounds.

The County provided us with the 3 dumpsters that were in the office dirt parking lot. We were able to fill 7 dumpsters. The dumpsters have been picked up and will not be returned.

We have finalized the contract with the Geotechnical Engineering Company to start the first steps in the repair process. This will include soil samples and a report that will be given to an engineering firm so plans can be made of what our options for repair and cost will be. Myself and the BOD have met onsite with the County, Geo Tech Eng and Eng to help move the process along. The costs for the soil sample and report phase is going to be \$9,625. Drilling is scheduled to begin the first week of March.

With all of the rain, flooding and down trees the park has taken a beating. Streets that were flooded are now mud and silt covered and in some cases damaged. The community garden has been washed away and what was left is under feet of dirt. The volleyball court and sandy beach washed away. Many homes flooded. Picnic ground flooded. The clean-up has started and some things will take longer to repair than others but we will work hard to make sure that Paradise Park recovers and is truly "Paradise".

**THANK YOU** to Shari Crouch and her daughter for removing the wood and metal that was wrapped around one of the wood/concrete bridge supports. **THANK YOU** to the ERT team, Joey and everyone that has been out helping with the storms and flooding. Thank you to Kevin Little for donating his time to replace the front stairs at the office. **THANK YOU** to Andrew for his long hours and hard work every day. **THANK YOU** to Sandy for getting the email blasts out. **THANK YOU** to the BOD and membership for their support. And a **SPECIAL THANK YOU** to my wife who has been very patient and supportive of the long hours lately.

*Steve*

### Proposed Change to Rules & Procedures

The board wants to amend the Rules & Procedures regarding permits from:

#### **15. Permits**

**15.01 Permits-** All permits issued by the Board of Directors or the Manager are effective forever unless noted on the permit. (6/09)

to:

#### **15. Permits**

**15.01 Permits-** All permits issued by the Board of Directors or the Manager are effective for 6 months for projects not requiring County permits and for 12 months for projects requiring County permits. (01/17)



**The March 2017 Board Meeting  
will be held on  
Saturday, March 25, 2017  
9:30am - Small Social Hall**



**CALENDAR OF EVENTS**

**March**

- 6 - Tree Committee SSH 10:00am
- Knitten Kittens SSH 11:30am
- 7 - Coffee SSH 9:00am
- Budget Committee OfcConf 2:00pm
- 11 - Recreation Committee SSH 10:45am
- 14 - Coffee SSH 9:00am
- 15 - Staking Committee SSH 7:00pm
- 17 - Wine & Cheese SH 4:00pm
- 18 - Potluck SH 5:30pm
- 20 - Stitch & Munch SSH 11:00am
- 21 - Coffee SSH 9:00am
- 22 - Bingo! SH 7:00pm
- 25 - Board Meeting SSH 9:30
- 28 - Coffee SSH 9:00am

**PPMC MEMBERSHIP APPLICATIONS PENDING**

	<b><u>Date Posted</u></b>	<b><u>Member/Seller</u></b>	<b><u>Allotment</u></b>
<b><u>MEMBER</u></b>			
Jerrold Largin	09/29/2014	Greg Wheatley	284 Keystone Way
<b><u>ASSOCIATE MEMBER</u></b>			
Lindsay Lyons	12/12/2016	Jared Lyons	129 Keystone Way
Patricia Kramer	12/15/2016	Christine Woodworth	505 Amaranth
Julia Harris	01/24/2017	Tom Snyder	566 King Solomon
Bill Beighe	02/15/2017	Judy Beighe	225 Acacia Lane
Kevin Silva	02/24/2017	Julie Kelty	140 St. Alban
<b><u>ALT. ASSOCIATE MEMBER</u></b>			
Devin Hanson	07/05/2016	Daniel Hanson	338 The Royal Arch
Esther Gilliland	09/12/2016	Marie Gilliland	146 St. Alban
Gayle Logan-Silva	02/24/2017	Julie Kelty	295 The Royal Arch

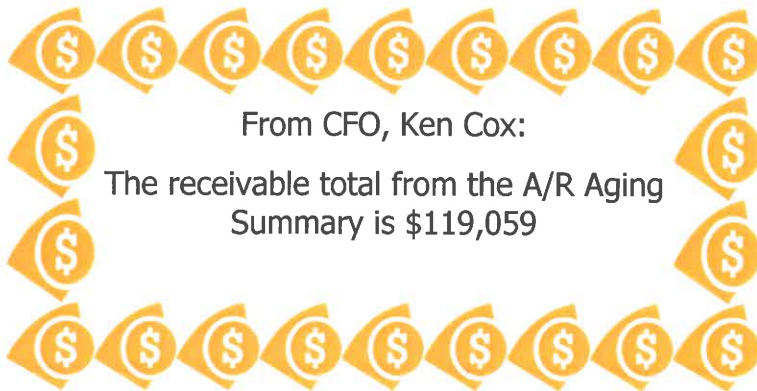


### The 2017 PPMC Nominating Committee

- Fred Dunn-Ruiz
- Lois Keithley
- Helen Kuckens
- Joanne Nelson
- Mark Zevanove



The Common Property Tax for 2016 is  
\$134.85



From CFO, Ken Cox:

The receivable total from the A/R Aging  
Summary is \$119,059



The Community Garden Meeting  
is set for April 8, 2017 at 1:00pm  
in the Small Social Hall

### Have you submitted your 2017 dues card yet?

*Please remember that per PPMC Bylaws - Article III, Number 24: The Membership of a Member, Associate Member, or Alternate Associate Member, including but not limited to the right of occupancy and use of the applicable allotment, may be suspended, in part or in full, or terminated in its entirety, if the Board finds, based on a good faith determination that such Member, Associate Member, or Alternate Associate Member has: E) Failed to maintain his or her good standing in a duly regularly constituted Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California Free and Accepted Masons or of duly and regularly constituted Chapter of the Order of Eastern Star recognized and accredited by the Grand Chapter of the State of California.*

## **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. 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.

**GOLFER'S FUN PLAY** A group of PPMC folks play 9-holes at Valley Gardens in Scotts Valley **most Wednesday** mornings. If you would like to join in, contact Winston Chavoor at 831/824-8935.

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

**PARADISE PARK QUILTS OF VALOR** meets **1<sup>st</sup> and 3<sup>rd</sup> 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.

**BINGO** meets on the **4th Wednesday** of the month in the Social Hall from 7:00 p.m. until 10:00 p.m.

**SOCIAL HALL POTLUCKS** are held the **THIRD SATURDAY OF THE MONTH** beginning at 5:30 p.m. with social and dinner at 6:00 p.m. Please bring your favorite dish to share, your place settings and your beverage of choice. **HOSTS NEEDED FOR APRIL THROUGH JUNE.** To volunteer contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com.

### **MARCH**

**MARCH POTLUCK** will be **SATURDAY, MARCH 18TH**, beginning at 5:30 p.m. with social and dinner at 6:00 p.m., hosted by Holly Swanson. Please bring your favorite dish to share, your place settings and your beverage of choice. Note that the March Board Meeting is scheduled for the 4th Saturday.

### **APRIL**

**APRIL POTLUCK** is scheduled for **SATURDAY, APRIL 15TH**, beginning at 5:30 p.m. with social and dinner at 6:00 p.m. A **HOST IS NEEDED. HOSTS ARE ALSO NEEDED FOR MAY AND JUNE.** To volunteer contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com

**EASTER EGG HUNT** is scheduled on Saturday, April 15th. Hosted by Lee Heathorn and Tawni Servi. It is scheduled to begin at 12:00 p.m. Prizes will be given for the best costume, best craft, and most eggs collected in each age category. After the Hunt, everyone is invited to a light lunch. Please see the flyer elsewhere in this Bulletin for details.

### **SPRING/SUMMER 2017**

**VOLUNTEERS NEEDED FOR MEMORIAL DAY WEEKEND** MAY 27-29. The Recreation Committee would like to have someone take charge of:

- (1) upgrading the HORSESHOE COURTS during the workday and
- (2) Host the MEMORIAL WEEKEND DANCE on Saturday evening.

TO VOLUNTEER, contact Fred Dunn-Ruiz at 831/426-6472 or email dunnruiz@gmail.com

**NEW EVENTS???** If you would like to start a new event, contact Fred Dunn-Ruiz at 831/426-6472 or email dunnruiz@gmail.com and share your thoughts.

### **AUGUST 2017**

**A FLEA MARKET** will be hosted by Connie Fisher on the weekend of August 19-20. Donations are NOW being accepted. See details elsewhere in this bulletin.

# EASTER EGG HUNT

## SATURDAY, APRIL 15, 2017

The 2017 Easter Egg Hunt will be held on **Saturday, April 15<sup>th</sup> at 12:00 pm** at the Picnic Grounds, weather permitting. There will be four distinct areas for the Easter Egg Hunt: toddlers up to 3 years old will begin the hunt, followed by the 4 to 6 year olds, then 7 to 9 year olds, and those 10 years and older will end the hunt. While one group is participating in the Easter Egg Hunt, there will be various age appropriate activities to engage the kids- including adults who are kids at heart. Remember to bring baskets or bags to collect the eggs; there are a few baskets that can be loaned to those who forget. There will be a small prize for the best costume, best craft, and most eggs collected in each age group. There will be a light lunch following the Hunt. Please bring kid-friendly foods to share.

This event is hosted by Tawni Servi 831-535-2234 and Lee Heathorn 831-427-0564. Please contact one of them if you have questions or wish to help. Volunteer helpers are most welcome the day of the Hunt to help with hiding eggs, setting up crafts, and setting up the snacks. If possible, meet at the Picnic Grounds (or Social Hall if raining) at 11:00am.

Remember to bring your cameras, as there will be plenty of photo opportunities. Any parent who does not want their child photographed or potentially placed on social media, including the official PPMC website, should contact one of the above event coordinators at least 24 hours in advance of the Easter Egg Hunt.

If the weather requires, the event will be moved to the Social Hall and since this is a Board meeting day, some changes may be required. Updated information will be posted on the bulletin boards and emailed to those who receive the Bulletin by email.





We are excited to bring back the Annual Flea Market. It is a whole park event. You give things, you buy things and the Park benefits with the proceeds.

WE APPRECIATE YOUR DONATIONS FOR THE FLEA MARKET, TO BE HELD IN AUGUST 2017. If you have early donations, PLEASE CALL THE OFFICE FOR A CONTACT PERSON IN THE PARK WHO WILL MEET YOU AT THE OFFICE TO OPEN THE STORAGE AREA. THE CONTACT PEOPLE ARE TO UNLOCK THE AREA ONLY----WE DO NOT EXPECT THEM TO CARRY, LIFT, ETC. YOUR ITEMS. PLEASE BRING SOMEONE TO HELP YOU DO THIS.

WE HAVE LISTED BELOW WHAT IS NOT-ACCEPTABLE:

- . Anything that is damaged, stained, soiled or rusting.
- . Alcoholic Beverages
- . Large Appliances-Toilets-Sinks
- . Carpet or Padding
- . Firearms or Ammunition
- . Mattresses, bed pillows, box springs, hospital Beds
- . Water Beds
- . Cribs, Car Seats, Play Pens
- . Large Exercise equipment .



This is a guideline to help us have a successful Event. There is always exceptions. We can make a decision on the donation Day.

WE ARE TAKING DONATIONS NOW.

We are also asking, can you help us on the dates to price and organize items, clean up - it takes a lot of people, if you can only work a day or an hour-WE WANT YOU.

DATES: August 14-16 Move items to Social Hall from Office Storage.

August 16-17 Organize items and price

August 18 Preview Night

August 19-20 Flea Market Sales AM - PM to be determined

August 21-23 Pack, donate items left to local Churches , donate to Goodwill, or suggestions welcomed.

Thank you,

CONNIE & DICK FISHER

San Diego phone 619-482-8681

Park phone 831-458-1919 (no answering machine when we are away)

Cell phone: 619-890-8767



## Board of Directors OPEN Session Minutes – See Below Executive January 21, 2017

**February 18, 2017**

9:35 am – Small Social Hall

Roll Call: Silent. Present were President, Bill Eckard; Vice President, Kurt Likins; CFO/Treasurer, Ken Cox Secretary, Bruce Wildenrad; and Director-at-Large, Nick O'Donnell. There were 11 members who signed in.

Opening Items:

Invocation given by Nick O'Donnell.

Pledge of Allegiance led by Nick O'Donnell

Executive Minutes read by Bruce Wildenrad. See below.

Open minutes were unanimously approved, with one correction.

---

### Report from the Executive Session in December 2016

**SATURDAY, December 17, 2016**

#### REDACTED EXECUTIVE SESSION MINUTES

#### Saturday, January 21, 2017, 8:00 A. M. Executive Session

The meeting was called to order by Bill Eckard, President, on January 21 at 8:00 A.M. Kurt Likins, VP, Ken Cox, CFO, Nick O'Donnell, Director at Large, and Bruce Wildenrad, Secretary were present.

#### 1.0 EXECUTIVE ACTION ITEMS

- (a) The Executive Minutes of December 2016 were approved as read.
- (b) There were no corrections to the December 2016 Open Minutes
- (c) The January 21, 2017 Open Meeting agenda was reviewed.
- (d) There were no additions to the Open Meeting Agenda.

#### 1.1 DISCUSSION

- (a) A Member - Discussed timeline for reclamation.
- (b) A Member - Discussed timeline for reclamation.
- (c) Delinquent accounts - Discussed.
- (d) Reviewed staking reports for 644/646 St. Augustine.
- (e) Discussed fences.
- (f) Discussed Historical Display - will get quotes from contractors.
- (g) Discussed change of ERT pagers to cell phone notification. No decision made.
- (h) Discussed building packages.
- (i) Discussed new computers for the office. No decision made.
- (j) Discussed Washington Pathway costs and fixes.

#### 2.0 CORRESPONDENCE

- (a) Incoming – **A member** sent a letter regarding the potential water damage to his allotment due to boards installed by **his neighbor**. **A member** sent a second letter regarding the potential water damage to his allotment due to boards installed by **his neighbor**. **The relative of a deceased member** sent a letter requesting a fee reduction on TADs due for that allotment. **Bob Morgan** sent a progress report regarding Ocean Street Extension and his work with the OSENA group. **A member** wrote regarding concerns regarding roadway damages due to the recent storms. **A member** wrote regarding the proposed changes to Rule 15.01. **A member** sent a letter requesting one lot on his improvement be returned to PPMC as common area. **A member** wrote a letter of appeal regarding the fine assessed against her.

## Board of Directors Minutes - Continued from previous page

- (b) Outgoing - A letter was written to **Philadelphia Insurance Company** requesting the broker on record be changed to Thompson Insurance. A letter was sent to **a member** in response to his incident report filed September 15, 2015. Letters were sent to **two members** notifying them of reclamation of allotment hearings scheduled. A letter was sent to **a member** notifying her of a board mandated fine. A letter was sent to **a member** notifying her of a board mandated fine. A letter was sent to **a member** notifying her of a board mandated fine. A letter was sent to **a member** stating the BOD stands behind the staking report on file. A letter was sent to **a member** notifying him of a board mandated fine. A letter was sent to **John Presleigh, Director of Public Works** regarding the Park's concerns about Ocean Street Extension.
- (c) Incident Reports - A report was received from **a member** regarding an altercation with **his neighbor**. A report was received from **a member** regarding an altercation with **her neighbor**. A report was received from **a member** regarding an accident on his property. These reports were and the responses by Manager Steve Polizzi were discussed and reviewed by the BOD.

### 3.0 MANAGER REPORT

### 4.0 INFORMATION

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

The morning session of the Executive Session was ended at 9:30 A.M. so the Board could move up to the Small Social Hall for the Open Meeting.

### P.M. Executive Session

The afternoon session of the Executive Meeting was called to order by Bill Eckard, President, on January 21, 2017 at 1:00 P.M. Kurt Likins, VP, Ken Cox, CFO, Nick O'Donnell, Director at Large, and Bruce Wildenrad, Secretary were present.

### 5.0 APPOINTMENTS

- (a) 1:00 - **A member** - Payment agreement discussed and approved.
- (b) 1:15 - **Susan Dee Cummins** - New Member 407 Keystone - Approved 5-0.
- (c) 1:30 - **Esther Gilliland** - New Alt Associate 146 St. Alban. No show (weather related).
- (d) 1:45 - **A member** - No show. Payment agreement approved by Bill Eckard in private meeting.
- (e) 2:00 - **A member** - Payment agreement discussed and approved.
- (f) 2:15 - **A member** - No show.
- (g) 2:30 - **The family of a deceased member** - Met with family, discussed sale of allotment.
- (h) 2:45 - **A member** - Discussed drainage at allotment.

### 6.0 DISCUSSION

- (a) Accessibility & Accommodation

A motion to end the Executive Session at 3:35 P.M. was made by Kurt and seconded by Nick. There was no discussion. The motion passed 5 to 0.

## Board of Directors Minutes - Continued from previous page

### Minutes of OPEN Session of February 18, 2017

#### Park Manager's Report: Steve Polizzi

- **PICNIC GROUNDS** – A pipe has been connected to the drainage pipe that fills the pond, it runs across the picnic grounds thru the basketball court and drains into a culvert on the Eastern Star side of the picnic grounds. This should help with the flooding of the picnic grounds. Please do not move the pipe. A couple weeks ago someone pulled the pipe out of the culvert and placed a board in front of the culvert causing more flooding to the picnic grounds. This week we will be pumping the water out of the picnic grounds so it can start to dry.
- **COUNTY DUMPSTERS** – The County has provided us with the 3 dumpsters that are in the office dirt parking lot. They are not sure how many times we can fill them, so we will keep requesting that they empty them.
- **295 ROYAL ARCH DRAIN** – A large tree fell over on the hillside behind 295 Royal Arch causing the big black drainage pipe to break in half. This has been temporarily repaired so that the water is now flowing back into the pipe. I will be monitoring this.
- **WASHINGTON PATHWAY** – We are in the process of finalizing the contract with the Geotechnical Engineering Company to start the first steps in the repair process. This will include soil samples and a report that will be given to an engineering firm so plans can be made of what are options for repair and cost will be. Myself and the BOD have meet onsite with the County, Geo Tech Eng and Eng to help move the process along. The costs for the soil sample and report phase is going to be \$9,625.
- **MORE RAIN** – There is more rain in the forecast please be aware of the river levels.
- **THANK YOU'S** – Thank you to Shari Crouch and her daughter for removing the wood and metal that was wrapped around one of the wood/concrete bridge supports. Thank you to the ERT team, Joey and everyone that has been out helping with the storms and flooding. Thank you to Kevin Little for donating his time to replace the front stairs at the office. And Thank you to Andrew for his long hours and hard work every day.

#### President's Report: Bill Eckard

Bill stated that he and the other directors have received many calls and messages of congratulations to the staff and volunteers for their hard work during the recent heavy storms. He passed along thanks for himself and the rest of the board. He reminded the membership that the office will be closed in observance of Presidents' Day on Monday, February 20th and that the March BOD meeting will be held on March 25th (rather than the 18th). The Nominating Committee members have been selected and that list will be published in the bulletin.

#### CFO's Report: Ken Cox

Ken reported that the receivables balance is a little under \$120,000; last month the balance was approximately \$140,000; and the previous month approximately \$150,000. This information will be reported in the bulletin. Ken added that the budgeting process has begun.

#### REPORTS FROM COMMITTEES:

##### ***BYLAWS: Pat Herzog: Written***

The committee submitted two reports to the board (in the form of meeting minutes) that stated:

January 26, 2017: We have been directed by the BOD to revise Bylaw and Rules & Procedures word changes. We are focusing on rewording of these items to strengthen our governing documents, in particular fences and members in good standing.

## Board of Directors Minutes - Continued from previous page

### REPORTS FROM COMMITTEES (Continued):

#### ***BYLAWS: Pat Herzog: Written - Continued***

We are recommending strengthening on fence regulation to stipulate heights, materials, removals, i.e. 4 foot high limitation, no plastic or iron, no fences on the street side of the allotment, change of allotment lines which would affect any existing fences, etc.

We have members who choose not to abide by the bylaws and rules & procedures. We feel by placing more emphasis on these items at the orientation of a prospective member would aid in their understanding of the importance of enforcing both bylaws and rules/procedure.

February 11, 2017: The meeting was called to order at 11:15 PM, in the Office Conference room, by Pat Herzog, Chair. Minutes, from the two prior meetings, will be distributed at a later date. In the absence of Sharon Simas, Verdie Polizzi was asked to take the minutes. Verdie apologized for any problems with the delay.

Those in attendance were: Pat Herzog, Sharon Simas, Dick Lovelace, Diana Cook, Verdie Polizzi and Mark Zevenove. Absent was Helen Kuckens.

Pat Herzog distributed a report, that she will be submitting to the Board, following each meeting.

This meeting was dedicated to fulfilling the Board's request to establish a Bylaw change re: Fences. After a very lengthy discussion, this language will be presented to the Board, ready to be placed on the ballot. At the same time, it is recommended that this issue include this option as Option B ( a change) but also include Option A, " No fences shall be allowed."

The following changes would be;

14. BUILDING OR REMODELING- all building or remodeling of any structure to include fences, lattice work, privacy screens or barricades on an allotment shall with all applicable governmental building codes and Section 4 of the Rules and Procedures of PPMC.

R&Ps

#### 6. Fences

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

NEW:

Delete item #6

Create #4.03

4.01 - Obtain procedures, prior to any remodel or construction, including fences, at the Park Office.

4.03 - Fences - all fences must meet the following parameters:

Maximum height of 4'

Must be made of wood, wrought iron or Trex- like material

Can be painted or stained in a neutral color, conducive to the neutral forest setting

Will not be built on a street-facing side of the allotment

Additional details included in Building Packet for fences

The next Bylaws Committee meeting is scheduled for February 25th. The meeting was adjourned at 12:25 P.M.



## Board of Directors OPEN Session Minutes - Continued from previous page

### REPORTS FROM COMMITTEES (Continued):

#### ***COVERED BRIDGE: Shari Crouch: Written***

Having this be the first opportunity to serve on a PPMC committee, I am unfamiliar with the process and as the only member of the committee I presume I am the chairperson and therefore attempt to deliver my first report.

Following is an accounting of situations I consider in need of attention and possible solutions;

##### 1) Trash;

Since 2013 I have routinely picked up trash left by visitors and garbage and debris deposited by rising river waters under and surrounding the covered bridge as well as the area along the river from Washington Path to Sandy Beach and our hiking trails. To date I have been able to include this trash in my household garbage. I ask for your assistance to establish a procedure that can assist me with removal and dumping of items that are too large for me alone to handle. Photos have been attached for your reference.

##### 2) Graffiti;

Again, since 2013 I have been aware of graffiti under the covered bridge located on the concrete pillars and concrete wall. Graffiti is in the form of purple spray paint and appears to be the work of adolescent members and or visitors to Paradise Park.

I have been doing research on removal procedures and due to the environmental issues our options are somewhat limited. As soon as weather is permitting I will attempt to simply use a wire brush to see what effect this may have. Further, I intend to contact the City of Santa Cruz and Santa Cruz County Volunteer Graffiti Coalitions to see what advice they can offer. There are several latex based concrete paints that promise to cover graffiti as well as a paint on sealer that will repel spray paint and allow removal of future graffiti with only soap and water. I look forward to discuss this issue further with the Board of Directors prior to this spring. I will be able to assemble a group of volunteers for whatever removal process is determined, providing PPMC will provide materials, which costs should be minimal. Photos have been attached for your reference.

##### 3) Tree Growth;

It has been my understanding that we are permitted to clear all trees and underbrush within 20 feet surrounding the covered bridge. I am asking the Board of Directs to please assist me in obtaining the actual guidelines and information as to whom has granted us this authority. It is my intention to work in conjunction with the tree committee in maintenance and removal of trees that are a potential harm to the Bridge. Although this past year some trees were removed, the growth rate of the acacia and willow trees require yearly attention.

#### ***LONG RANGE PLANNING: Sharon Simas: Written***

The committee submitted a report to the board, in the form of meeting minutes, that stated:

The Reserve Plan Committee met on Friday, February 10th at 3:15 P.M. at the home of Jean Cook. Present were Jean and Sharon Simas. ( Pat McDonald was absent, due to personal issues with flooding at her home.)

##### Reserve Study-

Jean reported that the inspections are complete and the Reserve Study is " complete". Jean continues to re-search in determining the value of our assets at the time of their purchase and their current value. Ideally, receipts would be readily available but, that is not the case. Consequently, lots of time is being spent in researching purchase costs. There will be an individual page in the binder for each asset, indicating purchase cost, date of purchase, model number, etc. Ultimately, this sets up an accounting of all assets and also establishes an inventory.

## Board of Directors OPEN Session Minutes - Continued from previous page

### REPORTS FROM COMMITTEES (Continued):

#### ***LONG RANGE PLANNING: Sharon Simas: Written - Continued***

A discussion was held to recommend priorities to the Board. The recommended priorities are as follows;

1. Washington Pathway
2. Sealing of all streets- the sooner this is done, the lower the cost will be. Allowing for deferred maintenance on our streets is not being financially responsible. The Board is to determine the actual schedule. For example, one section per year, with the goal being all sections being completed, once every five years.
3. Retaining walls
4. Replace the office roof ( prior to that time, moss needs to be removed annually.)

#### Reserve Funds-

Financial plans/ policies shall include, in addition to the basic standards of bookkeeping, a Bylaw, setting the minimum value of assets purchased, for which we want to reserve replacement funds and to include in the Reserve Study.

The Committee recommends that our Accountant be consulted in determining the best way to establish and preserve the Reserve Funds ( reportedly \$500,000.+, to date.)

Each allotment shall pay an Annual amount of \$100.00 per year, with proceeds being designated specifically to the Reserve Fund. This \$100.00 will be increased, as the cost of living increases, on an annual basis.

#### Preventative Maintenance

The Committee also the discussed the advantages of instituting a preventative maintenance program. Regulars preventative maintenance of our assets will increase their life expectancy and therefore, save the Park a considerable amount of money in the long run. The Board is to determine the actual schedule I.e. one section, per year, with the goal being every section to have been maintained, every five years.

#### Record Maintenance

The Committee also recommends that all membership files, located under the Office, be cleaned out and scanned. Reliable people, capable of maintaining confidentiality, will be asked to assist in this huge project.

#### Reserve Fund

The Committee recommends that the Board follow up on the Board motion of August, 2016, to get the Reserve Fund established.

#### Town Hall Meeting

There seems to be lots of confusion, incorrect rumors and a total lack of understanding re: the Reserve Study and Reserve Funds. The Committee has asked Dick Tippet and he has agreed to give an educational overview of the reason for the Reserve Study, the advantages of the Reserve Study and a review of the most urgent priorities. Suggested dates would be Saturday morning, Memorial weekend or any third Saturday afternoon, following a Board Meeting. Memorial weekend would be preferred, with hopes of attracting more members to attend. ( Board to determine date, meeting approval with Mr. Tippet.)

The meeting was adjourned at 4:45 P.M.

## Board of Directors OPEN Session Minutes - Continued from previous page

### REPORTS FROM COMMITTEES (Continued):

#### ***OCEAN STREET EXTENSION: Bob Morgan: Written***

A series of emails have been exchanged between the Directors and myself. The accumulation of those emails, plus the information contained in this current report, comprise a complete report of actions taken (up to this time) with respect to getting Ocean Street Extension (OSE) repaired.

The following summary covers the basic points:

I was appointed as a committee of one to work with the County on getting OSE repaired.

Work on my part progressed, but was then significantly delayed by the Board asking that a friend of one of the Directors join me in my work, as a two-man committee. The friend had health and availability problems, and when he became available, and contributed his ideas, it was determined that his suggestions would not accomplish the goals of the Park.

The Board then authorized me to speak on behalf of the Board, and I began the process of building a neighborhood coalition among those who live along OSE, PPMC members who live in Section #4, local emergency agencies who must use OSE, and local businesses that must use OSE. In the process of pursuing this direction I learned that a community action group already exists, being the Ocean Street Extension Neighborhood Association (OSENA) and I formed an alliance with their leaders to carry out our work.

Our arrangements with OSENA are mutually beneficial. They need assistance from a larger group to help them defend against a proposed high-density housing development on OSE, which would have a major impact on traffic along OSE; and, we need the assistance of a larger group of residents to draw attention to the need to repair and maintain OSE. We are thus scratching each other's backs.

At the January, 2017 Open Board Meeting two members of the OSENA (Allen Hasty and Lauren Crux) made a presentation.

In working with the OSENA it was learned that they were attempting to arrange a nose-to-nose meeting with Fifth District Supervisor Bruce McPherson. I became a part of the effort to arrange such a meeting, and successfully arranged a meeting at the PPMC office of Supervisor McPherson, his analyst Virginia Johnson, Allen Hasty of the OSENA, Directors Bill Eckard and Kurt Likins of PPMC, and myself. A caravan tour was arranged and the group visited each of the roadway problems along Ocean Street Extension.

Following the meeting correspondence was received from the office of Supervisor McPherson indicating that he had called upon the Department head of the Public Works Department to include Ocean Street Extension among their priority roadway repair projects.

The status of the work of this Committee is that I will continue to monitor the work throughout the County being done by the Department of Public Works, and when it is seen that the other, more serious, roadway projects throughout the County are being completed, an effort will be made to remind them that our repair project is in line to be dealt with. Further, I will continue to monitor the progressive slide that is occurring just outside of our rear gate, together with the seriously slumping section of roadway, and if either of those two hazards become even more critical then I will ask the Board to use their influence and call that fact to the attention of the Department of Public Works. Lastly, as the major project of getting our slide repaired is accomplished, I will then continue my effort to get less serious roadway situations taken care of, such as the filling of chuck-holes, the reinforcement of the remaining slumping areas, and the repaving of the areas where repaving is long overdue.

## **Board of Directors OPEN Session Minutes - Continued from previous page**

### **REPORTS FROM COMMITTEES (Continued):**

#### ***RECREATION: Fred Dunn-Ruiz: Written***

The Recreation Committee met on Friday, February 11, 2017.

We reviewed the prior year budgets and created a budget for the 2017-18 fiscal year. We are requesting \$4,850 for our operating budget and an additional \$3,000 for the excess cost of the tennis court renovations.

Tawni Servi and Lee Heathorn have volunteered to organize the Easter Egg Hunt activity for Saturday, April 14th. Details are still in the working.

We meet on the 2nd Saturday of the month. Our next meeting is Saturday, March 11th, in the small social hall.

We are in need of volunteers to do the potlucks for April, May and June. To volunteer, contact Donna Sorenson at 831-423-5763 or email her at ladygardener52@aol.com.

We discussed the possibility of having a decorating day on July 3rd to encourage the kids of all ages to decorate their bikes for the July 4th Parade. If anyone cares to lead this event, contact Fred.

Volunteers needed for Memorial Day Weekend (May 27-29). The Recreation Committee would like to have someone take charge of:

Upgrading the horseshoe courts during the workday, and;

Host the Memorial Weekend Dance on Saturday evening.

To volunteer, contact Fred Dunn-Ruiz at 831-426-6472 or email dunnruiz@gmail.com.

We meet on the 2nd Saturday of the month in the small social hall. Our next meeting is Saturday, March 11th.

#### **UNFINISHED BUSINESS:**

1. Fine Structure - passed.
2. Rule 15.01 - will be continued next month.
3. Nominating Committee - will be published in the bulletin.

#### **OPEN FORUM:**

1. John Mancini stated that he feels items being discussed in executive session should be discussed in the open meeting so that the membership can hear the reasoning behind decisions made. Verdie Polizzi stated that she feels requests by the employees should be considered "staff to boss" conversations and not necessarily be open session topics.
2. Bob Morgan has four items he wanted to have added to the open forum record so that they are not overlooked. They are: 1) Insurance issue: A refund of prepaid flood insurance premium needs to be explored as the policy was cancelled and there is an approximate \$2,100 due back to the Park. Sandy will investigate and report back to the BOD; 2) What instruction will be given the Nominating Committee in regard to the definition of "Member in Good Standing" to determine eligibility to vote. Kurt Likins stated the Bylaws Committee is working on that definition; 3) Bob feels strongly that one fire engine should be kept on the other side of the bridge (in Section 4) so that should an emergency situation arise, help would be easily attainable. Bill Eckard responded that they are looking at all requirements (equipment training, crew training, etc); and 4) Bob stated that the way has been paved for PPMC to be pulled into court regarding Davis Sterling, he believes it is time to "pull out the big guns" to maintain the Park's current status and that Davis Sterling opens the opportunity for outsiders to come in. He feels that Mr. Bosso is a legal generalist and that the Park should employ an attorney that is a specialist in homeowners association law.
3. A lengthy discussion ensued about the definition of "Member in Good Standing" - - again, this matter is being determined by the Bylaws Committee.

The Open Meeting was adjourned at 11:45 pm.

Respectfully submitted by Sandy Rauschhuber, Office Manager





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## 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.

<b>SECTION 1</b>			
457 York Avenue	<b>Barry Brown</b> Mark Zevanove, Agent 831-588-2089	<b>\$230,000</b>	Lots of sunlight in the heart of the Park! Hard to believe but true, this charming home features two bedrooms with a separate building (currently an office). Beautifully redone kitchen with dishwasher, central heat, mostly dual pane windows, wood burning stove and much more. Lots of beautiful decking. Must see to appreciate!
<b>SECTION 2</b>			
282 Keystone	<b>Sara Laskey</b> 831-331-1031	<b>\$282,000</b>	2BR, 1BA Cozy cabin on the river. Lots of sunshine. All appliances included, some furniture as well. Cabin could use some TLC. Selling "as is."
293 The Royal Arch	<b>Jerrold Largin</b> Contact: Greg Wheatley 209-915-3804	<b>All Serious Offers Considered</b>	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
385 Hiram Road	<b>Brantly Sandretti</b> Mark Zevanove, Agent 831-588-2089	<b>\$215,000</b> <b>Sale Pending - Contingent on Home Sale</b>	Updated 2BR, 1BA home, with a finished room that could be used for sleeping as a 3rd bedroom. 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. Pantry and laundry room inside home. This is a modern home that is turn-key ready.
<b>SECTION 4</b>			
601 Keystone	Allan Melikian, Agent 831-588-4901 or Mark Zevanove, Agent 831-588-2089	<b>\$46,000</b>	Great opportunity, good location, fixer-upper. 1BR, 1BA, Improvement 606 sq. ft, Allotment 2,396 sq. ft.
620 St. Augustine	<b>Gary Hursh</b> 916-481-1944 (home) 916-481-9426 (office)	<b>\$429,000</b> <b>Price Reduced</b> <b>Willing to Finance</b>	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.
644 St. Augustine	<b>Karla &amp; Mark James</b> 510-301-2824	<b>\$315,000</b>	Beautiful riverfront location. 2BR, 2BA. Sold as is.
<b>SECTION 6</b>			
104 Keystone	<b>Lori Scherman</b> 831-334-0017	<b>\$271,000</b>	Desirable Section 6 location at the front of the park with easy access to Hwy 9. 1395 Sq Ft with solid foundation. Sunny allotment with backyard. 1BR, 1BA with modern kitchen and electric appliances. Cozy living room with gas fireplace. Additional detached unit with 1BR, 1BA. Carport and extra parking. Move in condition!
177 St. Bernard	<b>Garrett Lenz</b> Mark Zevanove, Agent 831-588-2089	<b>\$80,000</b> <b>Price Reduced</b>	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.



**Mark Zevanove Presents:**  
**4 Beautiful Paradise Park Properties**  
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**177 St. Bernard** 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. Price Reduced to \$80,000



**385 Hiram Road** Updated 2BR, 1BA home, with a finished room that could be used for sleeping as a 3rd bedroom. 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. Pantry and laundry room inside home. This is a modern home that is turn-key ready. Listed at \$229,000 - Sale Pending Contingent on Home Sale



**601 Keystone Way** Great opportunity, good location, fixer-upper. 1 BR, 1BA 606 sq. ft. home, 2396 sq. ft. allotment. Listed at \$46,000

**Photo  
Not  
Available**

**457 York Avenue** Lots of sunlight in the heart of the Park! Hard to believe but true, this charming home features two bedrooms with a separate building (currently an office). Beautifully redone kitchen with dishwasher, central heat, mostly dual pane windows, wood burning stove and much more. Lots of beautiful decking. Must see to appreciate! Listed at \$230,000



**Licensed since 1978 with over \$250,000,000 in sales - Servicing PPMC 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	512 Courtesy Lane	532 St. Ambrose
191 St. Bernard	179 St. Bernard	336 Royal Arch	210 Keystone Way
345 Royal Arch	518 Courtesy Lane	407 Keystone Way	574 Scottishrite

*These sales have generated \$180,000 for the Park in initiation fees*

# Spring Flower Word Search

Can you find all the names of the Springtime flowers?

K	R	H	A	I	L	H	A	D	X	W	G	J	F	D	ANEMONE
C	J	N	Z	T	S	A	Y	N	O	E	P	V	A	L	BLOSSOMS
A	A	L	N	W	U	U	B	R	K	U	W	Q	I	S	CALLALILY
M	F	L	I	N	A	R	C	I	S	S	U	S	L	N	CAMELLIA
E	O	H	L	L	I	R	R	O	Y	C	I	V	O	O	CROCUS
L	R	S	Y	I	Y	V	E	L	R	J	P	S	N	W	DAFFODIL
L	S	H	T	L	C	H	A	W	D	C	A	W	G	D	DAHLIA
I	Y	S	E	E	I	S	E	N	O	M	E	N	A	R	FORSYTHIA
A	T	M	C	A	L	L	A	L	I	L	Y	F	M	O	HYACINTH
P	H	O	K	T	Z	O	A	W	A	O	F	P	S	P	LILAC
I	I	S	X	D	Z	W	I	C	D	O	S	Y	Y	S	LILY
L	A	S	O	B	H	I	U	V	D	S	N	G	A	K	MAGNOLIA
U	J	O	L	H	Y	A	C	I	N	T	H	S	U	M	MAYFLOWER
T	C	L	H	L	R	Q	L	O	U	J	W	W	W	D	NARCISSUS
D	J	B	P	L	M	U	I	L	L	I	R	T	P	H	PEONY

ANEMONE  
BLOSSOMS  
CALLALILY  
CAMELLIA  
CROCUS  
DAFFODIL  
DAHLIA  
FORSYTHIA  
HYACINTH  
LILAC  
LILY  
MAGNOLIA  
MAYFLOWER  
NARCISSUS  
PEONY  
PHLOX  
SCILLA  
SNOWDROPS  
TRILLIUM  
TULIP  
VIOLETS

