

**PARADISE PARK MASONIC CLUB, INC.**  
211 Paradise Park  
Santa Cruz, CA 95060-7003

**FIRST CLASS MAIL**

OCTOBER 2019





**Board of Directors**

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ppmc.mayo@gmail.com
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- Director at Large  
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**Park Staff**

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

Website address:  
www.ppmc-sc.org

**PRESIDENT'S MESSAGE**

Dear PPMC Members:

The Holiday Season is upon us and on behalf of myself and the Board, we extend to everyone a hearty Happy Holidays wish. We hope all members enjoy the season, whether in the Park or elsewhere.

That being said, I am disappointed to have to ask the members to consider the following:

First: I was elected to the PPMC Board about four months ago. In that time I have seen, and had to deal with, some very un-Masonic behavior by members. This is aggressive, rude, or abusive behavior towards other members, our staff, guests, visitors, or vendors and it cannot continue. I am, and this Board is, absolutely appalled and disgusted by some of the behavior that goes on in the Park. Are we Masons or not?

Second: There are various sources that members can access to find out what is, or is not, going on in the Park. Some of it is word-of-mouth, some of it is on the internet, and some of it is just nasty old gossip and rumor. Some of it results from misinformation or complete lack of information. Unfortunately, some of it appears to be intentionally misleading by those that have some other agenda. If you, as a member, hear or see or read something about the Park, consider the source and be skeptical until you ask the Board what is actually happening.

Third: There is a weird and bizarre movement among a small cadre of full-time residents in the Park to remove our manager Steve Polizzi. This seems to be based on completely unfounded allegations that Steve physically assaulted a member. After looking into the matter, the Board has determined that those allegations are completely false. COMPLETELY FALSE.

Finally, this Board unconditionally supports Steve as our manager. He has, and continues to, provide our Park with exceptional service.

Joe Mayo  
PPMC Board President





# 2019/2020 TADS



## TADS season is here once again!

Your Board has followed PPMC Bylaw, Article IV, Membership Fees, as written, and has passed through the most recent common area property tax bill to the respective Members. Those who purchased their improvements prior to the 2003 agreement with the County have been billed \$71.90, due December 1 and April 1, totaling \$143.80. Those who purchased after 2003 have been billed according to the reassessed values delineated on the 13 page tax bill received in conjunction with the common land and improvement tax bill—this document lists each improvement owner and billed amount listed individually. Historically, the membership has NOT been billed directly for the common area (PPMC land and improvements) - the County has annually sent the Corporation a common area property tax bill, but the bookkeeper(s) hadn't passed that bill through to the respective Members, in violation of PPMC bylaws. Assessments are billed based on your allotments' square footage (as delineated in the Bylaws) and are collected for the operation of the Park, NOT for taxes.

Please contact the Board with any questions. Thank you!



## FIRE SAFETY RECOMMENDATIONS



The Board has received input from several members regarding fire safety in the Park. Several good ideas emerged from that input.

The Board is recommending the following:

- In order to assist various police, fire, and medical responders, the Board recommends that all members install four inch tall, reflective numbers on their cabins that can be seen from the street.
- All fire places that burn wood should have spark arrestors installed on the chimney.
- All members should keep their decks and roofs clear from debris.
- All members should keep a garden hose hooked up to an outside faucet.

**LEARN ABOUT  
FIRE  
SAFETY**



## 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.

**HOT DOG POTLUCKS** may be held on Saturday, October 5<sup>th</sup> and/or 12<sup>th</sup>, with a social at 5:30 p.m. and dinner at 6:00 PM. Bring your own Dogs to BBQ, a dish to share for 12, place settings and beverage of choice. **Hosts needed!** To volunteer, please contact Tami Macdonald at 831/425-5201.

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

**PARADISE PARK QUILTS OF VALOR** meets **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.

**WINE AND CHEESE** is on 3<sup>rd</sup> Friday from 4 to 6 pm in the Social Hall.

**SOCIAL HALL POTLUCKS** will begin on Saturday, October 19<sup>th</sup> and be held the 3<sup>rd</sup> Saturday of the month beginning with a **social at 5:30 PM following with a dinner at 6:00 PM**. Please bring a dish to share, place settings and beverage of choice. **Hosts needed.** To volunteer, please contact Tami Macdonald at 831/425-5201.

**BINGO** meets on the **3<sup>th</sup> SATURDAY** of the month in the Social Hall following the Potluck.

### NOVEMBER

**SOCIAL HALL POTLUCK** will begin on Saturday, November 23<sup>rd</sup> with a social at 5:30 followed by dinner at 6:00 PM. Please bring a dish to share, place settings and beverage of choice. Remember, our community is the heart and soul of January thru June. To volunteer Tami Macdonald at 831/425-5201 or tamimacdonald41@gmail.com

**BINGO** will be Saturday, November 23<sup>rd</sup> in the Social Hall following the Potluck, games start at 7:00.

### DECEMBER

**ANNUAL HOLIDAY PARTY** will be held Saturday, December 7<sup>TH</sup> at 1 PM in the Social Hall. This year's event is hosted by Donna and John Sorenson.

**NEW YEAR'S EVE PARTY** is tentatively scheduled for Monday, December 31<sup>st</sup>. Hosts are needed. There is a reasonable amount allocated by the recreation Committee to fund this event. To volunteer please contact Tami Macdonald at 831/425-5201 or tamimacdonald41@gmail.com



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

**A one-year subscription will be \$50 per calendar year, with the remainder of 2019 being prorated.  
Annual billing will be sent in January.**

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





**APPROVED Board of Directors OPEN Session Minutes**

September 21st, 2019—9:34 a.m.– SOCIAL HALL

**1.0 OPENING ITEMS**

Roll Call: All Board Members Present

The Invocation was given by Mark Gienger. The Pledge of Allegiance by Mark Gienger and all in attendance.

Consideration of Late Additions to the Agenda: None.

Reports from Executive Meeting – Mark Gienger. Open minute and Executive Minutes from August 17<sup>th</sup>, 2019 were given to all in attendance. Approval to follow at the end of the meeting after Member input or corrections.

**2.0 DIRECTOR REPORTS**

**Manager Report** — Manager Steve reporting that the Green Waste site will not be opening again this year. Please do not drop off green waste. Steve asking all Members to remove any directional signage that they post around the Park for private events after the events have taken place. Please do not leave for the PPMC crew to remove.

**President's Report** — President Joe Mayo reporting that he is working with CFO Verdie and Bookkeeper Cori regarding Bookkeeping procedures. Billing will be done with 2 invoices being sent, not multiple invoices & statements. It will be more simplified and easier to understand. This will also help with aging and correct reporting. Joe also reporting that he is working with the Bookkeeper towards Financial Hometown meetings at the end of November. Joe reporting that the insurance renewals are up in October. Premiums will go up 5-8% across the board. Many carriers getting out of covering places like Paradise Park.

**Treasurer's Report** — CFO reporting that we are down to 2 Members that owe the Park Money. One is now on a Payment Plan and the other one will begin Termination process.

Verdie also reporting that the audit is done! Copies are in the office for those Members that would like a copy. The cost of the audit was over budget this year due to missing or difficult to locate items. Next year these issues will be resolved so the costs will be lower.

Verdie reporting that many members were upset by the fact that they received fine letters for not turning in their Masonic/Eastern Star dues receipts. Dues cards are due every year no later than the 1<sup>st</sup> of April. Dues receipt fine will stand.

**Other Director Reports** — Vice President Kurt Likins reporting that the behavior of some Members in the Park are completely unacceptable. Specifically, the treatment off the Office Staff. Kurt encouraging a new Rule/Procedure that addresses this situation specifically. Yelling at staff, name calling etc. is completely unacceptable and will not be tolerated.

**3.0 UNFINISHED BUSINESS**

a) Bulletin Costs- As reported in last month's meeting and in the September Bulletin, if Members would like to receive a hard copy of the Bulletin, the cost for a one-year subscription is to be \$50.00. Members will need to call the office. Members will be charged a prorated amount for the rest of 2019 and in January of 2020 the new yearly subscription will go into effect. Motion to accept a yearly subscription rate of \$50.00 per year, per Member made by Mark Gienger. Second by Clora. Passed 5-0.

b) Staking of 503 Amaranth. Tabled from last month. Staking is slightly different from information in past lawsuit. Decision made to honor the agreed upon information from the past including the settlement information. Extensive discussion of difference is Square Footage. Motion made by Kurt to accept new calculation on Square footage as written, pending legal approval and filing with the Court. Second by Mark. Passed 5-0.

**Open Minutes (Cont.)**

c) New office hours reviewed. Office is closed Sundays and Mondays, Tuesday- Friday open 1:00 p.m. – 5:00 p.m., Saturdays- 8:00 – Noon. Question: Member Diane Brown asking if the Office could be open with the help of volunteers? Answer: No, Board is not comfortable with that arrangement. Question: Member Donna Sorenson asking about Bookkeeper hours. Answer: Thursdays from 9:00 – 1:00. Can email or call to set up an appointment if needed.

**4.0 NEW BUSINESS**

a) President Joe wanting to move time of Open Board meetings from 9:30 to 11:00 a.m. This will help if the Board needs to meet with someone prior to the Open Board meeting. More time for the Executive meetings. Motion made by Mark to move time of the Open Board meeting to 11:00 a.m. Beginning with the October 19, 2019 Board meeting. Second by Verdie. Passed 5-0.

**5.0 COMMITTEE REPORTS**

a) Budget Committee – No Report

b) Building Committee- No Report

c) Bylaws Committee- No Report

d) Long Range Planning- Committee to meet before the Town Hall Financial meeting. Joe wanting to look at future projects and the items needed now. He wants to look at the Reserve study and focus on needed jobs.

e) Recreation- Potluck & Bingo tonight. Chairman Tami MacDonald reporting that there are many items in the shed that are in good condition. If anyone needs paper goods etc., please see Tami. December 7<sup>th</sup> will be the annual Holiday Christmas party. Pumpkin carving will take place but those that want to participate will need to sign up, so the correct number of pumpkins are purchased.

f) Staking Committee- Bear Butcher reporting that all stakings have been done! Committee is completely caught up. No pending stakings Great news!

**160 St. Bernard-** Motion to Approve as written by Mark. Second by Verdie. Passed 5-0.

**163 St. Bernard-** Member Shirley Reddick asking for clarification of her staking. Board member Kurt Likins stating that the Board can determine the staking lines but when there is a dispute between neighbors the Board can correct and answer. Motion by Kurt to table 163 St. Bernard wait to receive information from both parties no later than October 12. Second by Verdie. Passed 5-0, tabled for more information.

**454 York-** Board also went out to look at this allotment. Objection received but without any additional written information or evidence refuting. Kurt Motion to accept staking as written. Second-Verdie. Passed 5-0.

**457 York-** Concern about existing neighboring deck encroaching on allotment lines. Motion made by Mark to accept 457 York Staking as written with encroachment noted. Second by Clora. Passed 5-0.

**678 St. John—**Extensive Objections receive by both neighbors. Tabled until October meeting because of these issues. Motion to Table until October meeting with additional information submitted by October 12, 2019, by Kurt. Second by Mark. Passed-5-0.

**272 Keystone—**No objections received. Motion to approve as written-Verdie. Second Kurt. Passed 5-0.

**498 Amaranth—**No objections received. Motion to approve as written- Mark. Second -Clora. Passed 5-0.

**505 Amaranth—**No objections received. Motion to approve as written-Verdie. Second- Kurt. Passed 5-0.

**614 Keystone Way—**No objections received. Motion to approve as written- Verdie. Second Mark Passed 5-0. Pat McDonald noting this allotment provides electricity for the PPMC back gate.

**Open Minutes (Cont.)**

**396-C Cavern**—No objections received. Motion to approve as written- Kurt. Second- Clora. Passed 5-0.

**351 Crypt**—No objections received. Motion to approve as written- Kurt. Second Clora. Passed 5-0.

**575 Scottishrite**—No objections received. Motion to approve as written- Mark. Second- Kurt. Passed 5-0.

**610 Keystone- Verification**—Motion to approve as written- Verdie. Second- Kurt. Approved 5-0.

**662 Keystone- Verification**—Motion to approve as written-Kurt. Second- Clora. Passed 5-0.

g) Tree Committee- No Report

**6.0 TEAM REPORTS**

a) ERT – Team Leader Dick Lovelace thanking all that supported the ERT breakfast and Bingo—total raised was \$1756.95. The money raised will help replace AEDs, batteries, and other necessities in the ERT Go Bags. Dick still urging younger members to join the team. Dick reporting on the “VIP” Visual Inspection Program - noted 39 houses that have no house numbers on them, 310 have numbers but not the correct type Dick encouraging all Members to update with the 4”, reflective numbers. 75 roofs in the park need cleaning. High fire danger! Dick to provide list to office for Board review.

b) Orientation- No Report- Liaison Clora Johnston to meet with the Committee on Sunday the 22<sup>nd</sup>.

c) Historical-No Report

d) Covered Bridge Committee- No Report. Pat McDonald- asking about the possibility of having the Bridge Vacuumed out and wiped down. Board encouraging group of volunteers to do.

e) Approval of August 17<sup>th</sup> Open and Executive Minute (**moved from 4.0 b**). Motion to Approve as written- Mark. Second by Clora. Passed 5-0.

**7.0 OPEN FORUM**

Member Question-How do we get in touch with the new Bookkeeper? Email is the best option or make an appointment through the office.

Question regarding House Numbers- Board to enforce? Board to research.

Member Bob Morgan discussing an invitation sent from our local supervisor, Bruce McPherson invited Board to a meeting. Did the Board attend? Answer: McPherson wanted to tell Board about an upcoming tax that had nothing to do with Ocean Street Extension. Board did not meet with him.

Member Linda Weaver asking for clarification on the Dog Park. Kurt spoke to Fish and Game and confirmed that there was no issue unless runoff of pollutants (Animal Waste) became an issue. Kurt also contacting the Water Board about the area, which is under an acre, is not necessary to have the Water Board get involved. No issue. Kurt informing all that the Red Tag issue is not a concern because there is no dwelling at the location. Kurt made numerous calls to numerous entities and all information received was that the Dog park was not in violation of any regulations at this time.

Question from member- When letters are sent to the Board can they please acknowledge that they have been received? Answer-Yes, Board will work to improve communication.

Member Fred Dunn-Ruiz-Informing all that Local HOA's are interested in joining forces regarding the homeless issues and fires. More information to follow.

Question from Mark Zevanove- What is the Budget for legal? Answer- 25K, Park is under budget.

Question regarding Park Roster updates. Answer- Office to look at the roster process and possibly to streamline the process. Currently process is difficult to update on an regular basis. Office to look at using Access software for ease and simplicity.

Member Bob Morgan is encouraged to see the work being done by the Board of Directors. Asking about the role of the Liaison on Park Committees that are established by the Board. Clarification made by President Joe that committees are a function of the Board.

Member Cheryl Dangreau reporting that she is still taking reservations for the Dog Park Dinner. All proceeds will go to the construction of the new Dog Park. Please Contact Cheryl and Paul Dangreau for details or to make a reservation.

With no more discussion meeting adjourned at 11:34 a.m.



**Improvements for Sale by Member  
as of October 29, 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.

<b>SECTION 1</b>			
457 York Ave.	Jennifer Hostetler Arthur (831) 251-6782 Jen.d.arthur@gmail.com	\$329,000	Light and bright 2 bedrooms, 1 bath. Carport and bonus 10'x12' office/storage unit on the back deck fully lined with windows. Living/dining room features vaulted ceiling, skylights, high windows and modern fan. New hardwood floors and new carpet in the bedrooms. Mexican tiled kitchen with deep surfaces and drawers throughout. Separate laundry room. Master bedroom has a walk-in closet with access to storage in the attic. The entire interior is freshly painted. Back yard is secluded and bright. Low maintenance yard. Tankless gas hot water system. Ducted gas heating with 'Nest' system. Gas oven and stove. Email or text preferred for first contact. call for an appointment and email for photos.
498 Amaranth	Paul Mancini Contact: Mark Zevanove, Agent (831) 588-2089	\$399,000 Seller will carry w/ 30% down, 10 years at 5%	2 Bedrooms, 1 Bath, 900 Sq. Ft. improvement on a 2500 sq. ft. allotment. Recently remodeled including new Day Room with great built- ins, as well as a day bed. Includes On demand water heater, Central heating, new kitchen, wired in generator. Wonderful stone Great Room. Sale also includes washer and dryer.
503 Amaranth	John Mancini Contact: Mark Zevanove, Agent (831) 588-2089	645,000	3 Bedroom, 2.5 Bathroom, 1800 Sq. Ft. Improvement on a 5841 Sq. Ft. Allotment. Also includes a 1000 Sq. Ft. basement. Built in 1998 this home has it all! Complete with 2 zone central heat, sound system throughout. Beautiful stone fireplace in living room. Every room has a view. House is fully sprinklered with a large workbench area. Automatic generator as well. Room for the parking of 2 cars. Too many amenities to list here!
417 Joppa Street	Mark Thompson Contact: Mark Zevanove, Agent (831) 588-2089	\$250,000	Fun, open layout on a sunny lot near covered bridge and river (never floods). 1 Bedroom, 1 bath plus side wing for added sleeping (potential 2 <sup>nd</sup> bedroom). Gorgeous natural lighting from skylights, solar tube and countless windows. Vaulted ceilings. Fireplace and furnace. Newer roof, deck, washer & dryer and gas range. Parking for 5 including a large enclosed RV carport (lots of storage). Come and take a look at this great opportunity!
573 Scottishrite	James More Contact: Allan Melikian, Agent (831)588-4901	\$319,000 New Price!! STILL AVAILABLE NO LONGER PENDING!!!	Triple allotment, 1 Bedroom, 1.5 Bath, open floor concept. Finished basement with laundry room. Forced air heating, wood stove, propane generator backup. Garage.
<b>SECTION 2</b>			
293 The Royal Arch	Jerrold Largin Contact: Greg Wheatley (209) 915-3804	All Serious Offers Considered	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
272 Keystone Way	Pamela Maxwell pamsfgiants@yahoo. Com (530) 545-0911 Sale Pending	\$290,000 Partial Financing Considered	2 Bedroom, 1 Bath w/ Sunroom. Beautiful T & G pine ceilings. New granite counter tops. New flooring in bathroom and laundry. New driveway. Cozy riverfront cabin in great, sunny location.
351 Crypt Lane	Gary Brandenburg Contact Mark Zevanove, Agent (831) 588-2089 Sale Pending	\$349,000	*Secluded compound overlooking the Picnic Grounds* This oasis in the forest was remodeled in 2009 and features 4 bd/2ba dispersed between a 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit and fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask agent about restricted use.
<b>SECTION 3</b>			
239 Temple Lane	PPMC Office - (831)423-1530 *Please call to set up an appointment to view*	\$225,500	<b>LOCATION! LOCATION! LOCATION!</b> This beachfront improvement is a 2bd/1ba, 1,200+sqft home on an approximately 3,600sqft. allotment. The home has vaulted beam ceilings, a wood burning fireplace, decking overlooking Sandy Beach, and tons of potential. If you or anyone you know is interested in this little house by the river, please submit an application for membership/purchase with the required documentation and fees to the PPMC Office.
<b>SECTION 4</b>			
610 Keystone Way	Gail Marshek (760)777-1323 cell (760) 574-6866 gmarshek@dc.rr.com	\$429,000 New Price!	Sunny, south-facing, amazing views on the river. Over 300 Sq. Ft. of deck. Private Location, 2 Bedroom, 1.5 Bath. Sold furnished. Large lower level family room with wood burning fireplace and direct access to large deck. Family owned for over 50 years in secluded location by rear gate with no homes across the street; large redwoods in front yard with deck; living area never flooded. Sold AS-IS; owners' husband is a Licensed Real Estate Broker. You must see this amazing location to appreciate Paradise Park.
614 Keystone Way	Timothy Cooper Home: (408) 267-4049 Cell: (408)250-0694 Email: tb_dlcooper@yahoo.com	\$275,000	2 Bedroom. 1 Bath, Double lot. Quiet, sunny location with great river views. At high point of the river. All furniture and appliances included. Please set up an appointment to view. Selling "As-Is".

662 St. Augustine	Robert Charves Please contact: Don Hansen at 831-454-8269 Some Financing Available	\$225,000	900 Sq. Ft. improvement. Large Master bedroom, 2 Bathroom, living room with fireplace. Formal dining room eat in kitchen. All Appliances included in the sale. Forced air heating. large deck with river views. 900 Sq. Ft. seasonal basement with yard.
<b>SECTION 6</b>			
109 Keystone Way	Julie Bast 831-334-0334	\$100,000	Vacant Lot. Contact Seller for more information.
139 St. Alban	Michael DeVore/DeVore Estate Contact: Mark Zevanove, Agent (831) 588-2089	\$299,000	Huge potential, lots of Possibilities here with a 7500 Sq. Ft. allotment. 3 Bedrooms, 2 Bath approx. 1700 Sq. Ft. improvement. Garage and carport. 2 Fireplaces. Come and see and let this be your blank canvass.

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



Welcome

## NEW MEMBERS

Associate Member – Windell Smith– 318 The Royal Arch  
Diane Phillips – Alt Associate– 203 Keystone Way



SATURDAY NOVEMBER 23rd

DOORS OPEN AT 6:30 - GAME STARTS AT 7:00

**PLEASE BE AWARE OF YOUR SPEED WHILE DRIVING THROUGH THE PARK!**

**SPEED LIMIT IS 15 MPH!!**

**PLEASE STOP AT ALL STOP SIGNS!!!**



## Mark Zevanove Presents 5 Paradise Park Properties

Paid advertisement

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



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

### 503 Amaranth – \$645,000



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

### 417 Joppa St – \$250,000



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

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



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

### 139 St Alban – New Listing \$299,000



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

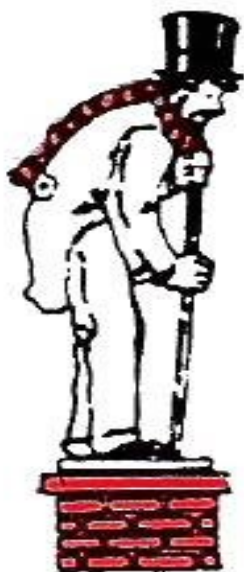
Licensed since 1978 with over \$250,000,000 in Sales – Serving the PPMC & all of Northern California

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



**Mark Zevanove** DRE# 00662936 [Mark@oceanstreetrealty.com](mailto:Mark@oceanstreetrealty.com)

**(831) 588-2089**



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