

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

**FIRST CLASS MAIL**

Spring  
is in  
The Air  
*April 2019*





**Board of Directors**

- President  
Frank Haswell  
Park Phone: 454-9105  
Cell : 925-890-4974  
ppmc.fhaswell@gmail.com
- Vice President  
Bruce Wildenradt  
Park Phone: 466-9631  
ppmc.bw@gmail.com
- Treasure/CFO  
Verdie Polizzi  
Cell: 831-515-2165  
PPMC. Verdie@gmail.com
- Secretary  
Clora Johnston  
Phone: 916-387-6724  
clora329@aol.com
- Director at Large  
Mark Gienger  
Park Phone: 426-9249  
Cell: 425-633-0057  
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**

Due to a family emergency, President Frank Haswell was unable to attend the April 2019 Board meetings. Please check back here next month for his May message.



May 2019 Open Session Board Meeting

***Saturday, May 25, 2019***

***9:30am***

***in the Small Social Hall***

*Come join your fellow Members, and share your concerns, ideas, suggestions, etc. with the Board*

**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\****



**welcome**

**NEW MEMBER**

**KEN WILLSON—592 KEYSTONE WAY**

**NEW ASSOCIATE MEMBER**

**ALAN MAC – 602 KEYSTONE WAY**



## MANAGER'S REPORT

Spring has sprung, so it's that time of year again when everyone wants to get their allotments cleaned up from a long winter and ready for the summer season. I will ask that while doing your allotment cleanup, please don't just limit it to the green waste - take this time to get rid of trash, debris, old yard furniture, broken down cars, tables with stuff on them and boxes next to the street, etc... you get the point. Also please trim back any greenery, limbs, bushes and or suckers that are growing out into the streets. Paradise Park is a very beautiful place, unfortunately when we neglect the above things it takes away from that beauty.

The green waste sites will be opening from 10 May thru 31 May. We will be eliminating some of the regular sites to accommodate the new trailer being able to have access when it comes time to load the green waste and haul it away. If there is NOT a orange bucket there then it is NOT a open site. If you have a lot of green waste to get rid of or if you and your neighbors want to get together and have a cleanup day, weekend or couple of days then call the office and schedule a date and time and I will drop the trailer off at your allotment so you can just load it up and then I will pick it up a take it straight to the dump. This will be on a first come basis.



PLEASE PLEASE PLEASE remind your contractors, family members and neighbors to SLOW down while driving thru the Park and that the entrance road is ONE WAY and not an exit road! With the weather getting nicer and summer around the corner there will be more people out walking and kids playing, so we ALL need to slow down and be more cautious. If you see us out working in the streets and our backs are to you, and you need to pass, just give us a honk to get our attention. Don't just swerve and speed by.

Memorial weekend cleanup will be May 24<sup>th</sup>, 25<sup>th</sup> and 26<sup>th</sup>. We will be cleaning the covered bridge; this is going to be a big job so the more hands the better. I will have more details and a sign-up sheet as we get close.

**HAPPY SPRING!!**

**Steve**



**\*\*\* UPCOMING CERT TRAINING \*\*\***

The Basic CERT Training Class prepares you to handle disaster situations at home and in your community. You will learn what to do on your own, and as part of a CERT team. At successful completion of the Basic CERT course, you will receive a Disaster Service Workers badge, good for five (5) years.

Currently scheduled Basic CERT classes

**Felton – June 6,12,20,27,29**

Note: minimum class enrollment is 20 students, so encourage your friends and neighbors to sign up for classes with you! If there is insufficient enrollment, you will be notified 2 weeks prior to the class start date

**Go to [santacruzcountycert.org](http://santacruzcountycert.org) to sign up  
Please contact Dick Lovelace with questions**

## MONEY MATTERS

As of the typing of this report, we have 2 Members who haven't paid their April TADS and 1 that has partially paid — thank you to those of you who paid on time and in full!! Unfortunately, we have a few Members who didn't make their April 1st Escape Tax payments, so if you haven't paid yours yet, PLEASE call the Office and take care of that ASAP! Those Members who have not met their financial obligations, you'll be receiving Suspension letters shortly. And for those of you who are already suspended for not paying your December TADS, expect termination documentation. As fellow brothers and sisters in Masonry, it should never have to come to this, but ultimately, the Board would be doing a disservice to the membership if we allow Member delinquencies to continue.

With Spring here, the Park is already busier. With the influx of Members and their visitors comes increased water usage and higher bills. Please be conscious of how much water we're using and conserve as best you can.



Enjoy the warmer weather!!

Regards,  
*Verdie*



### Improvement for Sale by Paradise Park Masonic Club, Inc.

**239 Temple Lane — \$225,500**

**239 Temple Lane is now available for purchase "AS IS" by sealed bid!**

The 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 Office **by 4:30pm on Tuesday, May 22, 2019.**

**Serious buyers, please call the Office at (831) 423-1530 to set up an appointment to view the improvement.**

*\*\*As a condition of sale, there are contingencies that will need to be met by the new Member — if interested in making an offer, please ask for more information at the Office or call/email any Board member.\*\**

**APPROVED Board of Directors OPEN Session Minutes**

MARCH 23, 2019—9:32 a.m.— Fire House

**Opening Items**

Roll Call: 4 Board Members present, with Secretary Clora Johnston absent. 15 Members signed in.

The Invocation was given by Bruce Wildenradt. The Pledge of Allegiance led by Bruce Wildenradt.

Consideration of Late Additions to the Agenda;

Fire Vehicle, dump trailer and Park Pick up Truck

Keystone Way Sealing Bids

Office/Garage Roofing Bids

Purchase of Additional Security Cameras.

Reports from Executive Meeting – Verdie Polizzi on behalf of Clora Johnston

Executive minutes read & approved- February 16th, 2019. Motion to approve by Bruce, Second by Mark, Passed 4-0.

**Manager's Report**

Manager Steve Polizzi informing that he has extra Green Waste cans, if the Park Crew isn't using them. Contact Manager if you are in need. Steve reporting that there was a recycling can, as well as a trash can on the front porch in the small closet area. Often these cans were over stuffed with Member mail/ boxes that were not broken down for recycling, excess trash and Member mail. As a result, Steve removed these cans from the front area. Since removing these cans Members have been tossing trash, opened mail and discarded items on the floor of the porch closet. This is completely unacceptable to the Office staff and crew. Steve reporting that trash cans that are around the Park are often over stuffed by Members with excess spilling onto the ground. Again, an unacceptable situation. Steve disappointed to say the least. Member Sam Cannon reporting as well that as a Part time Member, it is disappointing to come into the Park for a visit and find that his, personal trash cans, have been filled up by other Members. Member Sharon Simas encouraging all Members to be required to have waste cans even if they are part time members. Board to look in to this requirement. Board Member Verdie volunteering to contact Green Waste and try to get a list of participating Members. She would also like to see this requirement enforced.

**President's Report**

President Frank Haswell reporting that most of his time was spent working on the bids received for Park projects. More information to come.

**Treasurer's Report**

The Board met with Member Fred Dunn-Ruiz this morning regarding the handicapped bathroom project at the picnic grounds and the finance questions surrounding it. Fred will be working towards city permits to continue the process.

CFO Verdie reporting that PPMC will be charging off old accounts and getting rid of old, bad debt. Goal is to start fresh in an effort for future audits to be done easily. The audit is done. Once the final copy is received, Verdie will make sure there are copies of it in the Office. CFO Verdie clarifying the term "Reserve Funds" vs. Operational funds. i.e. the resurfacing of the Social Hall floors fell under Reserve Funds, not operational funds. Reserve funds are separate, its' own entity, very clear. Member questioning Verdie about Member payment plans- Answer: only 2 members remain on a payment plan. Member Bob Morgan asking about future audits and a new accounting firm. Answer: Yes, Board looking into a new source for audit services.

**Committee Reports**

**Accommodation & Accessibility**—Septic system at the picnic ground is now cracked as a result of root growth. A-1 Construction is working to repair and move septic away from large tree.

**Budget Committee**—CFO Verdie, Budget Committee Liaison reporting that the committee was able to put together 2 Budgets. One showing the actual cost to run the Part, the other is a "Zero Budget". Water costs will be around \$210K this year. "Zero Budget" would require serious member service cuts. Motion was made by Verdie to accept the Zero Budget. Discussion followed, and cost of water was discussed. Members believing that the Park needed to change its status as in the past it was viewed as an apartment complex. Manager Steve clarifying that he has talked to the water dept. who has done away with the old status restrictions. Water costs are simply going up. Manager Steve volunteering to contact the Water Dept again on Monday. Member Sam Cannon wanting information from the Water Dept. and believes if mistakes have been made the Water Dept can be forced to make changes. Board then continued with Motion that was made regarding the Zero Budget. Second was received from Bruce Wildenradt and vote taken. Vote was 3-1 with Mark Gienger voting against.

**Building Committee** – No Report

**APPROVED Board of Directors OPEN Session Minutes Cont.** March 23, 2019

**Bylaws**—Committee working on multiple subjects, and will be meeting tomorrow Sunday March 24<sup>th</sup> to continue with process. Information to come. Board Member Verdie encouraging the use of the words “Restricted and Dedicated” when it comes to reserve funds.

**Covered Bridge**—Manager Steve reporting that he is planning the Memorial Day clean up which will include the cleaning of the covered bridge this year.

**Historic** – No Report

**ERT**—Chairman Dick Lovelace providing an update on CERT trainings. Committee is building up reserve Members, but more are always needed. Team always in need of younger, stronger members. If interested, please contact Dick Lovelace. Member Sam Cannon reporting that, as promised, he did follow up with the State Emergency Services and was told to follow up again later in the year (July 1<sup>st</sup>) Sam to comply in the hopes of procuring new AED machines from the State at their expense.

**Insurance**—Chairperson Sharon Simas reporting the Committee met on the 22<sup>nd</sup> of March. Committee had a lot of questions which resulted in a call made to Britt Thompson, our insurance broker. Britt to meet with the Committee in the coming weeks to clear up questions.

**Long Range Planning** – No Report

**Orientation** - No Report

**Recreation** – April 20 will be the Easter Egg Hunt in the Picnic Grounds. Lunch will be at 12:00 with the Hunt at 1:00. The Recreation Shed has a lock that had been vandalized. Clarification – The Recreation Committee purchased new glassware, warming trays and kitchen items for the Park. These were purchased using funds made from the Labor Day Picnic. There are rumors circulating throughout the park that this was done so that the Social Hall could be rented out to Non-Park Members. This is not the case. Items were sorely needed and necessary. Tami MacDonald, Chairperson, reporting that there will be a Park Wide yard sale. There will be no flea market this year, but Members are encouraged to take part in the yard sale. Will be held Saturday July 6<sup>th</sup> from 9:00-Noon. Not a park fundraiser. Each Member that participates will receive individual sales. Annual Meeting will be at 1:00 that day so Yard sale will not hinder. July 7<sup>th</sup> will be the All Wheels Parade.

**Staking**—Bear Butcher reporting that a verification of 440 York was done. Pending Stakings include 451 York, 648 St. Augustine and 592 Keystone Way. Reports to follow when complete.

**Tree** – One request received from 177 St. Bernard. Has been approved by the Tree Committee. It is an 18” redwood that is to be removed. Motion made to approve request my Mark Gienger, second by Bruce Wildenradt -Passed 4-0

**Unfinished Business-None**

**New Business**

**Nominating Committee** Chairperson Joanne Nelson reporting on nominating process. Members of the committee contacted all Members asking if there was interest in running for the Board of Directors. Result was three candidates: Verdie Polizzi, Frank Haswell and Joe Mayo. 2 candidates to be voted in this year. New Member Joe Mayo was introduced to the Members. The Board of Directors thanking Joanne and the committee for working so hard on the nomination committee. Board realizes it is a lot of work and it is appreciated by the Board and all Members.

**Building request** was made by 210 Keystone Way for a 4’ fence that meets new fence requirements. Motion made by Mark Gienger to approve fence only and requesting additional information of Member request for additional landscaping. Discussion followed regarding landscaping questions and Board involvement. Second was then made to accept request. **Board vote 4-0.** Landscaping questions continues with question of landscaping being used as a fence. Possible need for a new committee to encourage native planting and good recommendations.

**APPROVED Board of Directors OPEN Session Minutes Con't.** March 23rd, 2019

**Crew/Fire Vehicles**—Manager Steve proposing that the PPMC pickup trucks, both with issues, be traded in for a “new” pickup truck as well as a dump trailer. This would remove the need to purchase a new, very costly, dump truck and would also eliminate the need for an outside source to remove green waste, resulting in a large expense being removed. Manager Steve also proposing the elimination of the Brush truck which is not operational. Proposing instead to purchase Fire Gator (small utility vehicle able to cross bridge, and go up hillsides like Shrine Way). This vehicle would be able to service Section 4 with out bridge concerns. Also, able to hook up to hydrants and carry 100 gallons of water. All funds for these purchases would come from the RESERVE Fund, not Operations. Mark Gienger noting that this is the first step in the reorganizing of the Fire Brigade. Update the fire equipment first, then continue in the process of updating and reorganizing the team. Motion made by Bruce to purchase the Dump Trailer and Pickup truck with maximum of 42K spent. Second by Mark Gienger. **Passed 4-0.** Fire Gator to replace Brush Truck equals long term savings. Motion made to approve purchase of Fire Gator not to exceed 35K. Second by Bruce. **4-0 Passed.**

**Keystone Way Resealing**— After sending requests for quotes from 5 vendors, Steve received 2 bids for the resealing of Keystone Way—one from Earthworks for \$44,400.00 and one from Graham Contractors for \$48,211.00. Again, bid request was sent out to 5 different companies, these were the only two that responded. Slurry Seal is extremely common procedure, and both contractors use CalTrans-used slurry seal. Motion made by Frank to accept the bid from Earthworks. Board Member Mark Gienger requesting additional information not included on the bid regarding removal of stumps and speed bumps. **Tabled until next month.**

**Roofing Bids for Office and Garage**— Manager Steve has received 3 different bids for the roofing of the Office and Park Garage. Knox Roofing - \$87K, Ariana Roofing - \$39K, Moriarty's Roofing – \$92,840K. Discussion regarding difference in bid prices and reason for it. Sharon Simas again, encouraging the Board to talk with Member Dick Tippet who has extensive experience with Bidding procedures. Dick Tippet not in attendance. Board Member Verdie clarifying These bids include removal of all old roofing Materials. Motion made by Mark G. to approve Ariana Bid, not to exceed \$45K. Second- Bruce. 4-0 passed.

**Security Cameras** - Steve updating all on the success of the security cameras installed recently. Not only have they been helpful for PPMC but have also been used to help the Highway Patrol in search of drivers trying to avoid arrest. Steve asking to add 6 cameras to be placed at the picnic grounds, on the bridge, the front porch of the office, etc. Motion made by Mark to approve purchase and installation of additional cameras. Second by Bruce. Passed 4-0

## OPEN FORUM

Member Elizabeth Arzouni reading to the Membership a letter regarding her suspension for involvement in a Board Directive violation. Elizabeth stressing her displeasure and concern that procedures were not followed correctly. Elizabeth believes she is being held liable for another Members actions. Answer from the Board- Second Member has been handled already and Member has come before the Board. Elizabeth adamant that she has been treated unfairly and is willing to seek legal counsel if necessary.

Elizabeth also questioning her statement and invoices from the Park office. Confused as to why it is written that she is 90 days late. Board clarifying that it is an issue with the computer system used (Quick books) and many Member invoices say the same thing. She is not being singled out. Elizabeth requesting a mediation/meeting with the Board. President Frank Haswell asking if she can meet this afternoon? Elizabeth response- No, I am busy today.

Question from Member Kerri Ann Ramsay asking when will the Green Waste dump sites be opened? Steve informing that he will let all know when they are open for use.

Member Bob Morgan addressing all about the upcoming Community meeting to be held April 17<sup>th</sup> here in the PPMC Social Hall at 6:30 p.m. Meeting to include City and County representatives as well as County Supervisors and the like. All will gather to address the repair of the Ocean Street Extension. Bob believes the county has taken care of most of the issues slowing them down in the past and now it is our turn! We must have a large representation and get important information to these county and city representatives. Board promising to circulate a flyer with meeting information, included information in the upcoming Bulletin and work to promote.

Member Question- Would it be better to have a front gate vs. Security Cameras? Full time Security Guard? Answer: Guard way too costly. Cameras that will be added are put in at a very reduced rate by Sterling Communication which is a Member's company, well worth it. Board Member Mark Gienger wanting to revise the question to Membership regarding the front gate and include options such as pricing, time frame, styles etc. To confirm exactly who is in favor and who is not.

Staking of 44o York- Motion to accept verification made my Verdie Polizzi  
Second by Bruce  
4-0 Passed.

Manager Steve asking to move the maintenance shop currently housed in the small garage by office to the Fire House. Better use of space. Motion made to accept by Mark Gienger. Second by Verdie Polizzi. 4-0 Passed.

President Frank asking for any more input or discussion. None-received. Meeting adjourned at 12:16



At the April Board Open Session meeting, the Board was asked to publish “bullet points” from the meeting so the membership could have some information on what was covered, shared, and/or voted on prior to approval of the official minutes in May.

The following is a quick “snapshot” of Board actions in April:

### **UNFINISHED BUSINESS**

- Board approved a bid for root removal and resealing of Keystone Way. More information to follow once timing of work is established.
- Board discussed and agreed to pay for Annual Picnic this year, as it is not budgeted this year. Board to pay for hot dogs, hamburgers etc., with Members bringing a side or dessert to share.

### **NEW BUSINESS**

- Fences Rules and Procedures proposal was read and discussed. Two options will be on the ballot, one being no fences. Inclusion on 2019 ballot **passed 3-0**
- Assessment Bylaw proposal was read and discussed. Assessments haven't been increased in many years, while costs of operations have gone way up. Inclusion on 2019 ballot **passed 3-0**
- Death of a Member Bylaw proposal was read and discussed. Proposed change needed to create rules for reporting death so Corporation can transfer Membership. Inclusion on 2019 ballot **passed 3-0**
- Privilege of Allotment Bylaw proposal read and discussed. Inclusion on 2019 ballot **passed 3-0**
- Use of Allotment R&P (visitors & guests) proposal read and discussed. There are currently MANY unknown people living in the Park, which raises the question of safety/security for the Corporation. Inclusion on 2019 ballot **passed 3-0**
- Back Gate - reopening of the back gate for 2-way traffic BY CLICKER ONLY was discussed. **Passed 3-0**

### **OPEN FORUM**

- Discussion regarding the closing of “Camp Ross” and its potential impact on Park security. Board recommending membership be vigilant in reporting concerns. ERT Chair, Dick Lovelace asked to do a Gate Check the weekend of May 3rd. Board approved—please sign up in the Office.



# 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**.

### **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~~ **If there is an Associate Member or Alternate Associate Member named, 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

## 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

### 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.

Continued on next page...

**VERDIE POLIZZI**

**OTHER RELEVANT EXPERIENCES:** 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.



**Mark Zevanove Presents:**

Beautiful Paradise Park Property

(831) 588-2089

BRE# 006662936

Paid Advertisement



**505 Amaranth**

Beautiful compound featuring a 2BR/1BA main house with a 1BR/1BA guest cottage as well as a garage with adjacent workshop. Over 100K in recent upgrades, including a new septic, electrical and plumbing. Both the kitchen and bath have been remodeled. All new appliances including washer, dryer & dishwasher. Lots of parking. Must see to appreciate!

**\$399,000**

**Owner Financing Available**

Licensed since 1978 with over \$250,000,000 in Sales- Servicing PPMC and all Northern California.  
Since June 2011, Mark Zevanove has sold the improvements at the following addresses:

192 St. Bernard	703 St. John	265 Keystone	182 St. Bernard
190 St. Bernard	183 St. Bernard	679 St. Paul	585 Keystone Way
140 St. Alban	252 Keystone Way	645 St. Augustine	113 Keystone Way
116 Keystone	284 Keystone Way	699 St. John	422 Joppa
652 St. Augustine	417 Joppa	463 York	462 Eastern Star
184 St. Bernard	383 Hiram	159 St. Victor	145 St. Alban
169 St. Bernard	604 Keystone Way	512 Courtesy Lane	532 St. Ambrose
505 Amaranth	179 St. Bernard	336 Royal Arch	210 Keystone Way
191 St. Bernard	518 Courtesy	407 Keystone Way	574 Scottishrite
345 Royal Arch	385 Hiram	148 St. Alban	405 Consistory
457 York Ave.	601 Keystone Way	252 Keystone Way	585 Keystone Way
177 St. Bernard			

**These sales have generated \$240,000 for the Park in initiation fees**

**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.

**SOCIAL HALL POTLUCKS** will be held the 3rd Saturday of the month beginning with a social at 5:30

PM following with a dinner at 6:00 PM. Last Social Hall Potluck is in June. See below.

**PICNIC GROUND HALL POTLUCKS** begin in July 13th and will be held the each Saturday through the summer, with a social at 5:30 p.m. and dinner at 6:00 PM.

**MAY**

**WINE AND CHEESE** meets Friday, May 24th in the Social Hall 4 - 6 pm. BYO Beverage and a snack to share

**SOCIAL HALL POTLUCK** will be Saturday, May 25th, beginning with a social at 5:30 following with a dinner at 6:00 PM. **HOST NEEDED.** Contact Tami Macdonald at 831/425-5201 or tamimacdonald41@gmail.com.

**MEMORIAL DAY WEEKEND, MAY 25 -27:** DANCE will be held on Sunday, MAY 26, from 7-10 in the Social Hall.

**JUNE**

**WINE AND CHEESE** meets Friday, June 21st in the Social Hall 4 - 6 pm. BYO Beverage and a snack to share

**SOCIAL HALL POTLUCK** will be Saturday, June 22nd, beginning with a social at 5:30, with dinner at 6:00

PM. **HOST NEEDED.** Contact Tami Macdonald at tamimacdonald41@gmail.com or 831/425-5201. This will be the last for this season.

**JULY**

**SATURDAY, JULY 6:** Park wide Yard Sale, 9-12, and Annual Meeting at 1:00 in 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. BYOBeverage 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.

**2019 ANNUAL BOARD MEETING**

**Saturday, July 6th**

**1:00pm**

**Social Hall**

**LABOR DAY 2019 AUCTION**

**VOLUNTEER NOW!**

Helpers are needed to:

- Chair or Co-Chair the event
- Manage donation inventory
- Solicit donations from merchants
- Price donation values
- Set up display tables
- Close silent auction display tables
- Collect money/Sell raffle tickets
- Be an Auctioneer/Spot during live auction
- Clean up after event

Contact Fred at 831-426-6472 or  
dunnruiz@gmail.com

## 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 improvement should be addressed solely to the seller.

<b>SECTION 1</b>			
<b>440 York</b>	<b>Emily Hostetler</b> Contact: Jen Hostetler (831)251-6782 Emisidis@gmail.com	<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 work space 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". Please email Emisidis@gmail.com to request
<b>451 York</b>	<b>Lisa Leong</b> (831)457-8306 ljscruz451@sbcglobal.net  <b>Mike Leong</b> (650)787-0586 Mikelfire@att.net  <b>**Please call for appointment**</b>	<b>\$439,000</b>  <b>Owner Financing Available</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 countertops & dishwasher and a new propane heater. Large storage shed & detached laundry room with lots of shelving. New front load washer and dryer included. Sunny backyard with vegetables garden beds & ideal space for outdoor entertainment. Sale includes fire pit and outdoor furniture. Parking for 2
<b>489 Knights Templar</b>	<b>Longacre</b> Contact: Randy Longacre (832) 483-9142	<b>185,000</b> <b>Reduced!</b> No Financing Offered <b>*Sale Pending*</b>	2 BR, 2 ½ BA Cottage in the woods. Improvement is 1085 sq. ft. on an allotment that is 5,034 sq. ft. Lovely patio on quiet street. Home has new carpeting and paint. Large kitchen which opens into living and dining room showcasing a fireplace with charming stone hearth and mantle. Extra large garage built into historic bunker with workshop area and loft for storage. Selling "As-Is".
<b>505 Amaranth</b>	<b>Christine Woodworth</b> Contact: Mark Zevanove Agent (831) 588-2089	<b>\$399,000</b>  <b>Owner Financing Available</b>	Beautiful compound featuring a 2 BR/1 BA main house with a 1 BD/1BA guest cottage as well as a garage with adjacent workshop. Over 100K in recent upgrades, including a new septic, electrical and plumbing. Both the kitchen and the bathroom have been remodeled; All new appliances including washer, dryer and dishwasher. Lots of
<b>SECTION 2</b>			
<b>293 The Royal Arch</b>	<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.

### MEMBERSHIP APPLICATIONS PENDING

<b>Applicant</b>	<b>Date Posted</b>	<b>Member</b>	<b>Allotment</b>
<b>ASSOCIATE MEMBERS</b>			
Jesslin Crouch	03/21/2017	Shari Crouch	410 Keystone Way
George Kane	07/11/2017	Harry Kane	277 Keystone Way
Zachary Caldwell	10/9/2018	Sandra Caldwell	459 York Ave.
Jane Ramsay	02/04/2019	Kerry Anne Ramsay	5784 Scottish Rite
Margot Delgado	02/06/2019	Denise Nason	373 Hiram
Larry Gilliland	03/20/2019	Esther Gilliland	149 St. Alban
Evan Schut	03/25/2019	Collin Schut	168 St. Bernard
Nels Olson	04/16/2019	Bonnie Olson	630 St. Augustine
<b>ALT.ASSOCIATE MEMBERS</b>			
Joy Kane	07/11/2017	Harry Kane	277 Keystone Way
Walker Williams	03/05/2019	Alcinda Walters	200 Keystone Way