

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

FIRST CLASS MAIL



JULY 2019





Board of Directors

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- Bookkeeper
831-423-1530 ext. 11
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- Annie Levy ext. 10
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831-423-1530
annie@ppmc-sc.org

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PRESIDENT'S MESSAGE

Dear Members of Paradise Park Masonic Club (PPMC):

This is my first message to you as a newly elected member of your Board of Directors and the current President of PPMC. With a tenure of less than a month, I only have a few short comments for you at this time.

As a preliminary note, I want to let you all know that I believe you have a serious, dedicated, and concerned group of Directors charged with managing the affairs of PPMC on behalf of you, the members. I have had the opportunity to correspond with each of them on various issues and talk with them personally to get to know them. I can assure you that each of us takes our responsibilities seriously and each of us will do the best we can to make prudent and responsible decisions for the Park.

As we move into this year of our terms as Directors, I have asked each Director to assist me in identifying a handful of projects that we, as a Board, can undertake that will help the members understand what we are doing, why we are doing it, and why now is the time to do it (or not do it, as the case may be). We have several good ideas on the table, and as we are able to refine the ideas and their implementation, we will keep you informed of what we plan to do. At this point, most of the themes have centered around tighter and cleaner financial controls, more timely dissemination of both operating and financial information, stronger long-term planning, and greater transparency with respect to Board activity and decision-making. I think these are all worthy concepts, and over time I believe we will be able to put processes and procedures in place that will help meet the various objectives we set consistent with these concepts.

Over the next month or so, I plan to spend time with the Board, our manager, our bookkeeper, and our outside accountants in order to get a strong working knowledge of our operations and financial situation; particularly our cash position. After cursory reviews of our operations and our financial and cash positions, I am concerned that PPMC is not as financially strong as it should be going into the 2019/2020 fiscal year. I will endeavor to keep you informed, as we look to find what will be required to address both the short-term and long-term financial challenges facing our Park.

Thanks to all of you who have participated in this process and for putting your faith in us to work towards bettering Paradise Park.

Please, enjoy your summer and I look forward to seeing you around the Park.

Fraternally,
Joe Mayo
President



APROVED Board of Directors OPEN Session Minutes

JUNE 15TH, 2019

9:45 a.m.– SOCIAL HALL

Opening Items:

Roll Call: 4 Board Members present, with Secretary Mark Gienger absent. 12 Members signed in. The Invocation was given by Bruce Wildenradt. The Pledge of Allegiance by Bruce Wildenradt and all in Attendance.

Consideration of Late Additions to the Agenda: Temple Lane Sale

Reports from Executive Meeting – Clora Johnston—Executive minutes read & approved- May 25th, 2019. Motion to approve-Bruce, Second- Clora. Passed 4-0.

Copies of Open minutes from May 25th, 2019 were made available to the Membership to read. Motion made by Bruce to accept Draft minutes with the corrected wording of Tarp issue. Second by Clora. Passed 4-0.

Manager's Report: Steve Polizzi

Manager Steve Reporting that he and the crew had finished picking up all Green Waste from the sites. Steve reporting that 14 dump runs were made at a total cost of \$2062.30. This amount also includes total staff time, gas etc. Happy to report this is a \$4K savings due to the use of the new dump trailer and Park vehicles. Steve informing all that, although the Park is doing better at green waste, some continue to put large items in green waste sites, Entire trees, needing to be cut down and items way too big for ease in removal. Unfortunately, other Member also tried to dump non green waste items (furniture, fencing, posts etc.) as well, causing the crew to have to deal with.

Steve reporting that due to Members throwing trash on the Office porch (Candy wrappers, mail, junk mail etc.) he closed off the old phone booth in order to combat this behavior.

The New Fire Gator has now arrived and is in working order. Steve telling all that it is out in front of the Social Hall for all to view. Fire Gator can go over the covered bridge in times of an emergency. Also able to hold 100 gallons of water and can hook up to hydrants.

Steve Reporting that he spent time at the DMV working on title transfers and the like. All new vehicles have been registered; however, the old dump truck and the old fire truck have never been registered to PPMC. This is a big problem for Steve to try and figure out, as it goes back many years. He will continue to research and hopefully locate the necessary paperwork to take care of this issue.

President's Report-Frank Haswell

President Frank Haswell following up to Steve's report by reminding all that issues such as these (vehicles) require time and energy taken away from the Manager's duties. Hoping once all are taken care of, it won't be repeated in the future by other Boards.

Frank reporting that letters have been sent out to Members regarding behaviors and fines. A hard responsibility but a responsibility, nonetheless.

Frank reminding all that the Annual Meeting is set for Saturday July 6th at 1:00 p.m. in the Social Hall. There will not be a regular Open meeting in the month of July, only an Executive meeting will be held.

Treasurer's Report- Verdie Polizzi

CFO Verdie Polizzi reporting that there is 19K still owed to the Park. She has contacted a Process Server to \serve the Termination letters to those Members behind. No Financial reports this month as the Park bookkeeper has been out of town attending out of state Eastern Star activities. Reports to be updated at the next Open meeting.

Verdie reporting that Board is looking into including financial reports in the Monthly bulletin, stay tuned.

Committee Reports

Accommodation & Accessibility—Committee is still waiting on getting permits from the city for the repair and replacement of the septic system. The actual work will be delayed until after the busy summer months.

APPROVED Board of Directors OPEN Session Minutes Con't

Committee Reports Con't

ERT — Chairman Dick Lovelace reporting that the ERT Committee will be having monthly meetings from now on. There will be, in the future, extensive training. Even though many have already been trained, not enough have volunteered to handle "Go-Bags". There is still a need for more. There will be 2 more trainings this year through the city of Santa Cruz for CERT trainings. These will, most likely, be the last ones of the year.

Manager reporting on the multiple groups, ERT, Fire, CERT, etc. the new system will be a series of teams, each having a team leader. Chain of Command will be each team leader will report to Dick Lovelace who will then report to the Park Manager who will report to the Board. Steve emphasizing that this is a new system that they are building. It is still in the planning stages and anyone interested in helping is encouraged to talk to Steve. Member Bob Morgan asking specifically about the new Fire Gator and its capabilities. Steve reminding all that this has been covered extensively in prior Board meetings, but the basics are that the Gator: Can Cross the bridge, Will be an Initial response vehicle, Can Carry up to 100 gallons of water, Able to go up Shrine way and King Solomon, Able to hook up to fire hydrants, and is a fully capable fire apparatus.

Recreation - No meeting was held this month. Recreation reminders:

- July 6th- park wide Yard Sale 9:00- 12:00
- July 6th- Dance in the Picnic Grounds- 7:00-10:00
- July 7th All Wheels Parade
- July 7th Annual Picnic

Tree – No Report —2 Tree Requests reviewed by the Board: 272 Keystone Way—Motion to Approve- Bruce, Second by Verdie. Passed 4-0. 537 Council—Motion to Approve- Bruce, Second by Clara. Passed 4-0

Unfinished Business-None

New Business— Sale of 239 Temple Lane—CFO Verdie explaining that 3 contingencies have been put on the property to be taken care of prior to sale. Board discussion regarding motivation to sell. Verdie encouraging Park to take care of the list of the 3 contingencies that were made specific to the 2014 lawsuit. Costs cannot be recouped by the Park but would encourage a quicker sale. Board to get estimates and set a dollar amount limit. Motion made by Verdie to spend no more than \$15k to complete work, Second by Bruce. Passed 4-0.

Election and Ballot Committee will be headed by Dick Lovelace. Dick will reach out to the Committee Members from last year and prepare for the process.

OPEN FORUM

Bob Morgan informing all that he believes there is an error on this year's ballot. Under the Rules and Procedures #1 having to do with Fences there is no option to vote NO. Bob encouraging Board to remove from Ballot. After extensive discussion among those present, President Frank agreeing that there is no choice but to remove it from the ballot.

Member John Mancini asking about the front envelopes of the ballots. No stickers were applied with the Member's Park Address. Instead the envelope was printed with space to write in their name and Park address as well as the Allotment number (Street address number in PPMC). John upset that this was not listed on the instructions and questions the validity of the entire ballot because of this.

Office to clarify at the actual ballot box, to make sure this takes place. Steve will also send out an eblast clarifying the process. Extensive discussion on the on the question of whether the lack of an outer address label, changes anything. Question asked if this rule is an actual rule and procedure or if it is in the bylaws. Answer: No.

Member John Mancini also upset about the fact that the strike through, bold and underline were not used as they have been in the past about the appearance of the ballot. Much discussion with some members in agreement with Mr. Mancini and others voicing that they read the ballot easily and understood without the use of these items. Manager Steve reminding all that these issues with the Ballot are specific to the Board. Feels as though the Office/Annie is being attacked unfairly. Member Leigh Wunce stating that she recognizes that it is a Board issue, but she questions Annie because she is in the office.

MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<u>MEMBERS</u>			
Charles Clark	07/17/2019	James More	573 Scottishrite
<u>ASSOCIATE MEMBER</u>			
Jesslin Crouch	03/21/2017	Shari Crouch	410 Keystone Way
George Kane	07/11/2017	Harry Kane	277 Keystone Way
Margot Delgado	02/06/2019	Nason	373 Hiram
Bailey Gienger	04/09/2019	Mark Gienger	352 Crypt Lane
Nels Olson	04/16/2019	Bonnie Olson	630 St. Augustine
Alexandra Harrison	07/02/2019	Lynn Boyle	226 Acacia Lane
<u>ALT. ASSOCIATE MEMBER</u>			
Joy Kane	07/11/2017	Harry Kane	277 Keystone Way

**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 will be held the each Saturday through the summer, 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. Remember, our community is the heart and soul of Paradise Park; that means each and every one of you! **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 **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 On 3rd Friday of August from 4 to 6 pm in the Picnic Grounds.

AUGUST

HOT DOG POTLUCKS will be held the each Saturday through the summer. See Hot Dog Potlucks above. **Hosts needed!**

WINE AND CHEESE meets on Friday, August 16TH from 4 to 6 pm in the Picnic Grounds. BYO beverage and a snack to share.

SEPTEMBER

LABOR DAY WEEKEND is August 31 -September 2nd. Planning has begun for all the usual events. Most tournaments, the Auction, the Dinner and the Dance have volunteer leaders, but more **volunteers are needed for Adult Tennis, Ping Pong and Volleyball as well help with the Auction.** Please contact Fred Dunn-Ruiz 831-426-6472 or dunnruiz@gmail.com

LABOR DAY WEEKEND DINNER is August 31 in the Picnic Grounds. The entrees are Steak at \$26, Chicken at \$20 and Hot Dog at \$5. To purchase Dinner Tickets, put a list of the entrees you want, your name and Paradise Park post office box number and/or PPMC street address along with a check for the appropriate amount in an envelope addressed to Tami Macdonald, 141 Paradise Park and drop in the PPMC Mail slot. Tickets will be delivered during the week of August 26th.

LABOR DAY DANCE

SATURDAY,

AUGUST 31

7:30- 10:30 PM

IN THE PICNIC GROUNDS

ALL AGES



IF YOU HAVE ANY REQUESTS FROM THE DJ TO PLAY
PLEASE LET FRED KNOW BY AUGUST 23RD



AUCTION

Going, Going, Gone!



LABOR DAY WEEKEND
SATURDAY, AUGUST 31, 2019

NOW IS THE TIME TO THINK ABOUT HOW YOU MAY HELP

There will be both **silent and live** auctions. Liz Chavoor is doing the silent Auction and Fred Dunn-Ruiz is doing the Live Auction. In order to make this auction a success, **your help is needed**. We would like you and your family to **contribute** items to the auction. You may help by donating items, soliciting items, helping price the items, setting up the item displays, collecting money at the end and/or helping clean up. We also need you and your family to **attend** the Auction and bid generously.

- ⊙ Be a **SOLICITER**. Liz has a list of former local merchant contributors. Please sign up before soliciting, as we don't want to duplicate requests to merchants. Feel free to solicit out of area merchants.
- ⊙ **DON'T BUY ITEMS OR GIFT CERTIFICATES TO donate**; most items sell for less than retail value, **SO DONATE CASH INSTEAD**.
- ⊙ **We also accept cash/check contributions**. Make checks payable to PPMC. Send to AUCTION c/o Fred Dunn-Ruiz at 606 Paradise Park, Santa Cruz, CA 95060.
- ⊙ If you are a cook, donate "home made" cakes, cookies, candy, tarts, breads, jams, jelly, etc. or even a complete meal. They can be boxed for display and sale or a **promise to provide** the article at a future, agreed upon date.
- ⊙ If you are an artisan, craftsperson, please donate some of your work.
- ⊙ If you have access to commercial products or services, please donate any of those.
- ⊙ If you have a condo, cabin or vacation house, please donate its use for a week or weekend.
- ⊙ If you have friends or acquaintances with skills or products, you could ask them to donate.
- ⊙ If you have a special skill, please donate some hours towards a project. Sample projects include:
 - Putting on a banquet for 8 persons at your or their home
 - Giving hours of labor to repair, paint or clean a house, yard, roof, car, etc.

If you have any questions about what to do, please call Liz Chavoor at 831/824-8935 or Fred Dunn-Ruiz at 831/426-6472.

Proceeds go to the Picnic Ground Restroom Fund

PLEASE HELP MAKE THIS YEAR'S AUCTION A GRAND SUCCESS

BY VOLUNTEERING TO HELP SOLICIT PRIZES

AND/OR HELP WORK DURING THE AUCTION.

2019 LABOR DAY EVENTS TIMES AND VENUES TO BE ANNOUNCED

EVENT	HOSTS
<u>SATURDAY, AUG 31</u>	
Snack Shack	Ken Cox & Jeff Padgett Families
Adult Tennis	Leader needed
Kid's Tennis	Mike Minimum/ Ryan St. Laurent
Horseshoes Sign-up	Rick & Mike Weyers
Ping Pong	Leader needed
Shuffleboard	Linda Dobson/Candis Almanza
Social Hour	No Host
Silent Auction	Liz Chavoor, Help needed
Raffle	Volunteer Needed
Dinner	Tami Macdonald
Live Auction	Fred Dunn-Ruiz
Dance	Mark Zevanove
<u>SUNDAY, SEPT 1</u>	
ERT's Breakfast	Steve Polizzi
Snack Shack	Ken Cox & Jeff Padgett Families
Adult Tennis, Con't	Leader needed
Cribbage	Gil Gardner
Sand Castles Judging	Kurt & Melanie Likins
Beach Games	Kurt & Melanie Likins
Volleyball	Leader needed
If you would like to volunter, please contact	
Fred Dunn-Ruiz at 831/426-6472 or dunnruiz@gmail.com	
If you have any suggestions for the music the DJ plays, please send a list to Fred by Aug. 24th	

**Improvements for Sale by Member
as of July 24, 2019**

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

SECTION 1			
451 York	Lisa and Mike Leong (831) 457-8306 or (650) 787-0586 ljscruz451@sbcglobal.net Mikelfire@att.net ** Please call for an appointment**	\$439,000 Owner Financing Available	PPMC original redwood split log cabin (built in 1927) that's been updated into a move in ready 2 bedroom/1 Bath home including: Brand new roof! 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. Sunny backyard with vegetable garden beds & ideal space for outdoor entertainment. Sale includes: All appliances (including new front load washer and dryer) outdoor furniture and fire pit. Parking for 2 cars. Septic system just pumped and inspected. Professional photographs available on request.
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. Open house August 3 rd , more details to come.
464 York	Mark and Maria Treuge (831) 425-8649 Health_maria@yahoo.com ** Please call for an appointment**	\$419,500	Beautiful, sunny 2-bedroom, 1 bath approx. 1200 Sq. Ft. Improvement on approx. 3400 Sq. Ft. allotment. On demand water heater, new 50-year roof, new floor throughout, water filtration system, Gas fireplace. Plumbing for an additional on suite ½ bath. Remodeled interior, extensive decking, including workshop/storage building. Built in BBQ & an outside shower. All double pane windows, concrete foundation, parking for 2 cars and a propane generator.
498 Amaranth	Paul Mancini Contact: Mark Zevanove, Agent (831) 588-2089	\$399,000	2 Bedrooms, 1 Bath, 900 Sq. Ft. improvement on a 2500 sq. ft. allotment. Recently remodeled including new Day Room with great built- ins, as well as a day bed. Includes On demand water heater, Central heating, new kitchen, wired in generator. Wonderful stone Great Room. Sale also includes washer and dryer.
503 Amaranth	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 nd 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 (831) 588-0691	\$345,000 SALE 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.
SECTION 2			
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	\$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	\$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.

Improvements for Sale by Member Con't.

SECTION 3			
239 Temple Lane	PPMC Office - (831)423-1530 *Please call to set up an appointment to view*	\$225,500	LOCATION! LOCATION! LOCATION! 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.
SECTION 4			
610 Keystone Way	Gail Marshek (760)777-1323 cell (760) 574-6866 gmarshek@dc.rr.com	\$449,000	Sunny, south-facing, amazing views on the river. Over 300 Sq. Ft. of deck. Private Location, 2 Bedroom, 1.5 Bath, approximately 1250 Sq. Ft. Sold furnished. Large lower level family room with wood burning pot belly fireplace and direct access to large deck. Family owned for over 50 years in secluded location by rear gate with no homes across the street; large redwoods in front yard with deck; living area never flooded. Sold AS-IS; owners' husband is a Licensed Real Estate Broker. You must see this amazing location to appreciate Paradise Park.
662 St. Augustine	Robert Charves Please contact: Don Hansen at 831-454-8269	\$275,000	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.
SECTION 6			
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.
191 St. Bernard	Meredith Loughlin (707)239-0315 pellemele@gmail.com SALE PENDING	\$349,000	Front of the Park, sunny 3 Bedroom, 2 Bath 1450 Sq. Ft., two story home on the river. Newly updated, modern and move in ready. High vaulted ceiling in living room, landscaped garden with fruit trees. Bonus 1450 Sq. Ft. basement. Includes 2 car garage, tool shed, two large rooms with separate entrance, bathroom and kitchenette. Attic with tons of storage. Must see to appreciate this large slice of Paradise!



New Member

 Elizabeth Hayward—440 York Ave.

Mark Zevanove Presents 5 Paradise Park Properties

Paid advertisement



498 Amaranth – \$399,000

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



503 Amaranth – \$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

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 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 (831) 588-2089