



Board of Directors

- **President**

Kurt Likins
klikins@icloud.com
831-423-9512

- **Vice President**

Dick Lovelace
Ppmc.rlovelace@gmail.com
831-420-0501

- **Treasure/CFO**

Joe Mayo
ppmc.mayo@gmail.com
Cell-509-991-4887

- **Director at Large**

Harold Brown
ppmcharold@gmail.com
831-426-2648

- **Secretary**

Verdie Polizzi
Cell: 831-515-2165
ppmc.verdie@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

A MESSAGE FROM YOUR BOARD OF DIRECTORS

Spring is here and Summer is on its way soon. Also, many changes will be coming in the way of more ability to have some of our regular activities resume, with certain cautions and conditions, as the Covid-19 Pandemic loosens its tight grip on our community. To be sure, the gates aren't wide open yet, but as more of us are vaccinated and the infection rates go down we will be allowed to meet each other again, as long as we take proper precautions.

Remember that our Annual Meeting will be held on Saturday, July 3rd, 2021. It is not yet known for sure if that will be in person or virtual, on Zoom. Prior to that, our Ballot measures for changes to the Bylaws and Rules and Procedures will be published, along with resumes for our five candidates for the two open positions on the Board of Directors for the 2021-2022 year. Ballots will go out in the proper timeframe. Everyone be sure to vote. As we have seen, every vote counts and your input is valuable.

The Board of Directors intends to have a Candidates Night on the evening of Saturday, May 15, 2021. It will likely be a Zoom meeting. Be sure to attend and have your questions ready for the candidates. Your selection will direct the Board in the near future.

There are some who feel that the Board has gone astray and some who feel that the Board has made appropriate decisions. Your input will shape the direction for the future of Paradise Park Masonic Club. Remember your obligations and Love one another.

PPMC Board of Directors



"IF YOU WANT TO LIFT YOURSELF UP, LIFT UP SOMEONE ELSE."

Manager's Report



The new mailboxes in sections 6 have been installed and new keys have started to be handed out. We are just waiting for the US Postal Service to come out and install their master lock in them, hopefully this will be completed in the next week or so. A new dusk to dawn led has been added above the mailboxes to help keep them visible when it is dark, and a camera pointing at them will be added.

There continues to be issues with homeless types of individuals coming into the Park, as we see them or get reports of them, we call the Sheriff Dept. and then make them leave. If they do not leave on their own when the Sheriff gets here, they escort them out or arrest them. However, most of the time the Sheriff is not being called by the individual that sees these types of people in the Park only a call to me is made then I call the Sheriff. It is even common for many individuals NOT to say anything at all to anyone till days later. Please if you see something or someone that does not look right call 911.



EBLASTS, I try to send out eblasts for Park information, meetings, or bulletins. I do not send these blasts out every time a homeless person is in the Park or a random person is asked to leave because they do not belong in the Park, mainly because I do not want to cause fear and or panic amongst the Membership. Please know that I assess every situation and will make instant notifications to the Membership if I feel that there is an ongoing or continued threat to the PPMC community. The safety of every Member their families, visitors and guests are, have been and always will be my number 1 top priority.

Spring is here and summer right around the corner, lets all try to enjoy this beautiful place we call PARADISE Park Masonic Club.

Steve



Upcoming Meetings

THE NEXT
ZOOM
BOARD OF DIRECTORS MEETING

SATURDAY MAY 15, 2021 @ 11:00AM

ZOOM INVITATION WILL BE SENT OUT VIA E-BLAST
PRIOR TO THIS DATE!



2021 PPMC ANNUAL MEETING

SATURDAY, JULY 3 AT 1:00PM

VIA ZOOM

PLEASE ADD THIS IMPORTANT EVENT
TO YOUR CALENDAR!



2021 BALLOT PROPOSALS

CURRENT BYLAW

ARTICLE III, SECTION 5—ELIGIBILITY TO PURCHASE

B. Be a member in good standing of a duly and regularly constituted Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California, Free and Accepted Masons, or of a duly and regularly constituted Chapter of the Order of the Eastern Star recognized and accredited by the Grand Chapter of the State of California and such member shall have been a member in good **standing for a minimum of one (1) year; (6/09)**

PROPOSED CHANGE

B. Be a member in good standing of a duly and regularly constituted Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California, Free and Accepted Masons, or of a duly and regularly constituted Chapter of the Order of the Eastern Star recognized and accredited by the Grand Chapter of the State of California and such member shall have been a member in good standing for a minimum of ~~one (1)~~ **year three (3) years. Due to the restrictions of Covid-19 during 2020 through 2021, Entered Apprentices and Fellowcrafts progressing toward the Master Mason Degree will be grandfathered under the one (1) year requirement from when they achieve Master Mason.**



CURRENT BYLAW

ARTICLE VII, SECTION 6—REMOVAL OF DIRECTOR

6. REMOVAL OF DIRECTOR - The members shall have the power to recall a member of the Board, for any reason, including lack of confidence, which must be stated on the petition. If twenty-five (25) percent or more of the members submit a petition in writing to the Secretary of the Board requesting a Director be recalled, the Board shall conduct a recall election by mail within sixty (60) days of receiving the request, provided the original petition was submitted to the Park office and stamped with the beginning date. All copies will then be made from the original and have the same date on them. The elapsed time for submission with signatures must not exceed sixty (60) days following the official stamped date. If the time limit is not met, the petition will not be valid, and the process may be repeated at the option of the initiator of the petition. If a majority of those voting are in favor of the recall of the Director(s), he or she shall be removed from office immediately.

PROPOSED CHANGE

6. REMOVAL OF DIRECTOR - The members shall have the power to recall a member of the Board, for any reason, including lack of confidence, which must be stated on the **Official PPMC Petition Form (as defined in Article XIV Action to Petition)**. If twenty-five (25) percent or more of the members submit a petition in writing to the Secretary of the Board requesting a Director be recalled, the Board shall conduct a recall election by mail within sixty (60) days of receiving the request, provided the original petition was submitted to the Park office and stamped with the beginning date. All copies will then be made from the original and have the same date on them. The elapsed time for submission with signatures must not exceed sixty (60) days following the official stamped date. If the time limit is not met, the petition will not be valid, and the process may be repeated at the option of the initiator of the petition. If a majority of those voting are in favor of the recall of the Director (s), he or she shall be removed from office immediately.

CURRENT BYLAW**ARTICLE IV SECTION 1—MEMBERSHIP FEES**

MEMBERSHIP FEES - Every Member is required to pay Membership Fees as determined by the Board. Membership Fees consist of allotment fees; dues, assessments, regular and special, initiation fees, transfer fees, fines and taxes. One half (1/2) of the regular annual assessment, dues and taxes are due December first (1st) and the balance is due April first (1st) each year. The Board has the authority to establish late charges and interest for any Membership Fees that are not paid when due. A ten percent (10%) late penalty will be assessed on payments not made by due date. A one- and one-half percent (1.5%) finance charge (18% APR) will be assessed at the end of each month on the unpaid balance. (6/09)

A. An allotment fee is a Membership Fee assessed for each allotment.

B. The annual dues for Members shall be Three Hundred Dollars (\$300.00) per year per Member (7/16)

C. The Board shall annually budget the funds necessary to conduct the business of the Corporation. The Board shall then impose a regular annual assessment accordingly on each Member. The Board of Directors shall apportion the operational expenses of the Club according to the following:

1. All Members' allotments have a base of thirty-five hundred (3,500) square feet.
2. Any footage over thirty-five hundred (3,500) square feet is divided in half (1/2) and rounded off to the nearest fifty (50) square feet.
3. Total of the base plus half (1/2) the remaining is calculated at the current assessment rate.
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

MEMBERSHIP FEES DUES - Every Member is required to pay Membership Fees as determined by the Board. **Membership Fees consist of allotment fees; dues, special assessments, ~~regular and special~~, initiation fees, transfer fees, fines and taxes.** One half (1/2) of the regular annual ~~assessment~~, dues and taxes are due December first (1st) and the balance is due April first (1st) each year. A ten percent (10%) late penalty will be assessed on payments not made by due date. A one- and one-half percent (1.5%) finance charge (18% APR) will be assessed at the end of each month on the unpaid balance.

A. An allotment fee is a Membership Fee assessed for each allotment. Annual Dues shall be Two Thousand Four Hundred Dollars (\$2,400.00) per year.

B. The annual dues for Members shall be Three Hundred Dollars (\$300.00) per year per Member (7/16) Each year the Board may increase the annual dues amount up to, but not exceeding three percent (3.0%) of the prior year's dues.

C. The Board shall annually budget the funds necessary to conduct the business of the Corporation. ~~The Board shall then impose a regular annual assessment accordingly on each Member. The Board of Directors shall apportion the operational expenses of the Club according to the following:~~

- ~~1. All Members' allotments have a base of thirty-five hundred (3,500) square feet.~~
- ~~2. Any footage over thirty-five hundred (3,500) square feet is divided in half (1/2) and rounded off to the nearest fifty (50) square feet.~~
- ~~3. Total of the base plus half (1/2) the remaining is calculated at the current assessment rate.~~
- ~~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.~~

CURRENT BYLAW
ARTICLE VII, SECTION 16—COMMITTEES

16. **COMMITTEES** - The Board may create such committees as may be necessary for properly conducting the affairs of PPMC. There shall be a standing committee for Staking, Bylaws, Budget, Recreation, Building, Past Presidents, Long Range Planning, and Tree. Each committee shall be composed of no fewer than three (3) Collective Members, as the Board may deem necessary. All temporary committees, such as the Nominating Committee, will be created for a specific purpose and will automatically cease to function after the purpose for which they were created is accomplished. Any Member, Associate Member, or Alternate Associate Member may serve on any committee. With the exception of the Election committee, each committee shall choose its own officers.

PROPOSED CHANGE

16. **COMMITTEES** - The Board may create such committees as may be necessary for properly conducting the affairs of PPMC. There shall be a standing committee for Staking, Bylaws, Budget, Recreation, Building, Past Presidents, Long Range Planning, and Tree. Each committee shall be composed of no fewer than three (3) Collective Members, as the Board may deem necessary. All temporary committees, such as the Nominating Committee, will be created for a specific purpose and will automatically cease to function after the purpose for which they were created is accomplished. Any Member, Associate Member, Alternate Associate Member, **and immediate adult family members (as defined in R&P Family Member Rights 1.02)** may serve on any committee. With the exception of the Election committee, each committee shall choose its own officers. **All committee members must sign the PPMC Volunteer Release and Waiver of Liability Form annually.**



PROPOSED BYLAW ADDITION

ARTICLE XIV—ACTION TO PETITION

PPMC Bylaws, Article XIV Action To Petition – The PPMC Official Petition Form shall be used to provide transparency to all PPMC Members and Employees, to ensure there is only one Petition of the same purpose out for signature circulation, and to deliver a fair and consistent Petition process for all to follow. A prospective Member Petitioner must obtain the official forms from the office to begin the petition process.



PROPOSED R&P ADDITION
SECTION 7—PETS

7.01A In the event that any domestic animal is involved in the unprovoked biting of another domestic animal or person, the owner of that animal shall make an immediate report to PPMC and a report with Santa Cruz County Animal Control. The report will include the circumstances that led up to the biting and all immunization records for the animal involved. This report shall be made as soon as possible after the event in order to prevent the unnecessary need for medical treatments. Once an animal has a report on file for the unprovoked biting of another animal or person, that animal shall not leave the owners improvement without a muzzle. This report shall be kept in the members file as long as that animal resides in or visits Paradise Park. Failure to comply can result in fines and possible removal of the animal from Paradise Park. (04/21)

CURRENT R&P
SECTION 1.02—FAMILY MEMBERS RIGHTS

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.

PROPOSED CHANGE

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, **domestic partner**, children, parents, grandparents, grandchildren, and ~~domestic partners~~ siblings. 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.

CURRENT R&P
SECTION 14.02—EMERGENCIES

14.03 Emergency Response team- PPMC has established emergency response teams, which consist of V.I.P., Community Safety, Communications, Training, Fire Brigade, Medical and Traffic Control. (6/09)

PROPOSED CHANGE

14.03 Emergency Response team- PPMC has established emergency response teams, which consist of V.I.P., ~~Community Safety, Communications, Training,~~ **Fire Suppression**, Medical and Traffic Control.

14.03 a. Team leaders must be a collective member.

14.03 b. All volunteers of the team may be Members, Associate Members, Alternate Associate Members or any immediate adult family members (as defined in R&P Family Member Rights 1.02)

14.03 c. All volunteers must sign the PPMC Volunteer Liability Release Form, including the signature of the Member on behalf of an immediate adult family member.

**2021 BALLOTS WILL BE MAILED MAY 28TH,
 AND WILL NEED TO BE RETURNED BY
JULY 1, 2021 TO BE VALID!!**

VOTE!



2021 Board of Directors Candidates

(in alphabetical order)

**Bill Eckard
Rick Lang
Verdie Polizzi
Karen Ryan
George Turegano**



CANDIDATE FOR THE PARADISE PARK MASONIC CLUB BOARD OF DIRECTORS

NAME: William C. "Bill" Eckard

PARK ADDRESS: 229 Acacia Ln.

RESIDENCE ADDRESS: 2051 Oakdale-Waterford Hwy.

FAMILY: Sharon Naraghi-Eckard; Travis Eckard; Danielle Williams; Margo Naraghi-Grcich; Alexa Evans; Kent Naraghi-Grcich

PARK MEMBER SINCE: 1990

ASSOCIATE MEMBER: 228 Acacia Ln.

MASONIC AFFILIATIONS: Senior DeMolay (Chevalier Degree); Signet Lodge #264 AF&AM; Escalon Lodge # 591F&AM; Confidence Lodge # 110F&AM; Texas Lodge # 46F&AM (Chaplain, Junior Steward); Ben Ali Shrine Temple, (San Joaquin Shrine Club-Board of Directors; Escalon Shrine-Past President, Board of Directors; Tokay Shrine Club); Asiya Shrine Temple, (Santa Cruz Shrine Club, Monterey Shrine Club-Past President, Board of Directors); Aloha Shrine Temple.

CAREER SUMMARY: Retired civil servant (California State Consumer Affairs Code enforcement)

OTHER RELEVANT EXPERIENCE: Twelve (12) years PPMC Board of Directors-President, vice President, Secretary, Director at large

REASON FOR RUNNING: To give the Membership leadership that follows our Masonic Principles. To show the Membership a Board that is Honest, Humble, Kind and that has concern for their fellow members. To show Membership that the Park belongs to the Members.

WHAT DO YOU BELIEVE TO BE THE FUNCTION OF THE BOARD? To be fiscally responsible to the Members, to be transparent to the Members, to communicate with the Members, to allow Members a voice to be heard in the business of their Park.

CANDIDATE FOR THE PARADISE PARK MASONIC CLUB BOARD OF DIRECTORS

NAME: Richard (Rick) A. Lang II

PARK ADDRESS: 374 Hiram Rd.

RESIDENCE ADDRESS: 815 S. Roxmere Rd., Tampa, FL 33609

FAMILY: Children: Maegan, Richard III, Bryan, Lacey; “Awesome” Grandchildren: Elijah, Beau, Joanna, Hudson, Wynelle

PARK MEMBER SINCE: My Grandfather Frank Lang acquired the allotment in 1960. I became the primary member in 2005

ASSOCIATE AND ALTERNATE MEMBER: Associate: Judith Lang (passed away in 2020)
Richard A. Lang III (Member: Lodge 169) currently in process

MASONIC AFFILIATIONS: Member: Lodge 206, Raised: Lodge 675, was later merged into 206

EDUCATION: MBA, Arizona State University—Magna Cum Laude
BA, San Francisco State University—Broadcast Communication Arts
AA, Modesto Junior College—Liberal Arts

CAREER SUMMARY: Current-**Managing Director**, Afiniti , Hamilton, Bermuda
Global Head of Cable

Executive Vice President, Comcast, Philadelphia, PA
Head of Marketing and Sales

Corporate Vice President, Marketing, Charter Communications, St. Louis, MO
Member of Executive Committee

Division Marketing Director, CableONE (Washington Post Co.), Phoenix, AZ

OTHER RELEVANT EXPERIENCE:

- ⇒ Past Chairman Of The Executive Board: CTAM (Cable and Telecommunications Association for Marketing)
- ⇒ PPMC Board of Directors, 2008-2009
- ⇒ Board of Directors, The Fundraising App
- ⇒ 1975 PPMC Junior Tennis Champion & 1979 PPMC Shuffleboard Champion

Continued...

Rick Lang (Cont.)**REASON FOR RUNNING:**

How did it come to this...??

I love Paradise Park, and admittedly having spent so many wonderful summers here in my youth, my paradigm is a bit nostalgic. It truly saddens me to see our once 'magical' park, in danger of being torn apart from within, and to what end I don't know. I can't wave a magic wand and bring back "Playland" (*you old timers will remember that in section 6*) and four beaches with dams; as much as I would love to...but what I can do, is pledge to our members that I will act with transparency, discernment, and integrity to get our PPMC family moving in a positive direction, and hopefully recapture what the Masonic founders of PPMC envisioned nearly 100 years ago.

I believe my 35+ years of management and leadership experience in large complex organizations can help provide some potentially new approaches to the increasing challenges we have in front of us. But I cannot do this alone, so if you are reading this, and prefer the status quo, and do not want to roll up your sleeves and contribute your unique talents to make the situation better, than I am not the candidate for you. If however, you are willing to pitch in and join me on the "Solution Side" then I would appreciate your vote.

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

I have provided a summary below from the National Council of Non-Profits that I believe captures the germane points of what a healthy BOD should aspire to and pledge to our members:

The board of directors of a nonprofit has three primary legal duties known as the "duty of care," "duty of loyalty," and "duty of obedience."

- Duty of Care: Take care of the nonprofit by ensuring prudent use of all assets, including facility, people, and good will;
- Duty of Loyalty: Ensure that the nonprofit's activities and transactions are, first and foremost, advancing its mission; Recognize and disclose conflicts of interest; Make decisions that are in the best interest of the nonprofit corporation; not in the best interest of the individual board member (or any other individual or for-profit entity).
- Duty of Obedience: Ensure that the nonprofit obeys applicable laws and regulations; follows its own bylaws; and that the nonprofit adheres to its stated corporate purposes/mission.



Verdie Polizzi — 2021 Candidate for PPMC Board of Directors

Hi there, fellow Member, I'm Verdie Polizzi at 696 St. Johns Ave. in Section 4! My husband, Steve, and I have 5 kids (Lydia, Andrew, Stevie, Jon and Ayden), and a grandson (Aiden). I joined Eastern Star at 18 years old and am a member of Valley Star Chapter #141.

My "family cabin" on St. Ambrose was purchased by my grandparents in 1957. My parents later had it, and I joined as the Member in 1993. As a 3rd generation Member in the Park, I raised my kids in Paradise before moving out of state for several years. I returned to California in 2013 and applied for, and was blessed with, Membership again in 2016.

Over my many years of employment I've been able to enjoy a wide array of professions. As a child raised in my parents' commercial printing business, I learned to manage a general ledger ("the books" before they were computerized), chart of accounts, and all aspects of bookkeeping. I was raised with business sense and an understanding of the responsibility involved with managing a corporation.

In my young adult years, I ran the vault for a major retailer, doing heavy cash handling, preparing deposits, bookkeeping and maintaining records regarding the monies received and distributed for the company. This required bookkeeping skills, close attention to detail, confidentiality, and the ability to multi-task. Later, I spent many years working for the Department of the Army as a civilian employee, beginning as a Medical Support Assistant in an Emergency Room. I also worked for the Office of the Staff Judge Advocate General (JAG) and the Special Assistant US Attorney (SAUSA) as a Federal employee. I finally found my "calling" as an Emergency Services Dispatcher, where I had the honor of working with law enforcement, firefighters, and ambulance crews. These positions required maintenance of confidential documentation/records, adherence to strict federal regulatory requirements, knowledge of legal process, the ability to effectively research local/state/federal law, preparation of Court witness line of questioning, and the ability to manage meetings with public officials in professional hospital and legal settings.

Serving on your Board since 2017, I have represented the Park in legal matters with professionalism and tact and worked hard to reduce the number of lawsuits against the Corporation by helping close several long-time legal matters. As your 2017-2020 CEO/Treasurer, I collected over \$170,000 in past-due Accounts Receivable owed by the Membership. I worked closely with the Park Bookkeeper to ensure the Board always had a true picture of the Park's resources, accounts, and budget status. In the 2020-2021 Board year, I have served as Secretary. In that capacity, ensuring minutes, both redacted and full, are true and correct so later Boards will have a clear picture of the matters handled and why decisions were made the way they were.

The governance of the Park needs a sense of continuity, which we haven't had in many years. If elected again, I'm happy to provide that to the membership and Board. Over the last year, I found how important it is to have someone on the Board who can (and will) do the research needed, make phone calls, and the general "work" of the Board, which is not for the faint of heart.

I would very much like to continue some of the trends started in 2017: reducing the outstanding debt to the Corporation; keeping the Membership informed about the financial status of the Corporation; and improving our community with positive changes as we head into the post-pandemic future.

I feel the function of the Board is to make good, just, educated decisions for the long-term survival of the Corporation. When one volunteers to become a Director, they need to be willing to stand strong in the truth, even when it isn't pretty. "Director" is more than a title – it's an obligation we take to do the right thing for our fellow Members and the Corporation.

Please feel free to call (831-515-2165) or email (ppmc.verdie@gmail.com) if you'd like to chat!

CANDIDATE FOR THE PARADISE PARK MASONIC CLUB BOARD OF DIRECTORS

NAME:

KARYN COLLEEN RYAN

PARK ADDRESS:

616 ST AUGUSTINE AVE

RESIDENCE ADDRESS:

616 ST AUGUSTINE AVE

FAMILY:

FRANK KLOSTER - Retired CPA and Tax Attorney; ELLEN K PALMER - Retired Hospital Administrator

PARK MEMBER SINCE:

November 28, 2015

ASSOCIATE AND ALTERNATE MEMBER:

None

MASONIC AFFILIATIONS:

Husband's family has long history of Shriner Membership

EDUCATION:

Bachelor of Science Degree in Social Psychology; Law Degree; Retired California State Attorney

CAREER SUMMARY:

Have been employed in the following positions:

Investigator for Santa Cruz County District Attorneys Office

Deputy Probation Officer Santa Cruz County Probation Department

Instructor for California based Court Diversion Program

Real Estate Broker - Santa Cruz County

Administrator /Attorney - Elder Abuse Prevention Program with Santa Cruz County Senior Citizens Legal Services

Social Worker - Santa Cruz Co. Nursing Home Facilities

Caregiver/ Mentor for Patients in Santa Cruz County with Special Needs - Alzheimer's/ MS/ Stroke/ Parkinsons Disease/Bi-Polar Disease, etc.

OTHER RELEVANT EXPERIENCE:

Have worked as a volunteer performing services as:

Mobility Instructor for the Blind - California State Department of Rehabilitation

Counselor - Santa Cruz County Suicide Hotline

Counselor and Legal Advisor for Santa Cruz Co Domestic Violence Center; Counseled victims of domestic violence and rape and prepared temporary restraining orders

REASON FOR RUNNING:

For the past six years, I have been working full time or on weekends and have not been able to volunteer for any programs in the Park or any programs within the Order of the Eastern Star. I recently became a part time employee at my current retirement job as a cashier at Ace Hardware. I now have time to do volunteer work and would like to "give back" to my community. If not as a Board member, then I look forward to helping out in some other capacity.

While I have my house up for sale, I am shopping for a smaller place in the Park.

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

The duties of a Board member are outlined in the Park By Laws. Board members should:

1. Most importantly, adhere to the By Laws, and all Federal, State, and local County regulations to avoid any legal consequence for the Park;

2. Ensure complete transparency to the Park membership. I worked as an attorney for a Santa Cruz non-profit organization (Senior Citizens Legal Services) so I am aware of the importance of establishing and maintaining trust in regards to ALL financial transactions; so ALL financial transactions will be available for scrutiny by Park members.

3. Serve as a "conduit" for the wishes of the majority membership in cases where important decisions are not pre-determined by the By-Laws or applicable regulations. Membership will be consulted before decisions are made and, when necessary, voting will be requested and the majority result will be followed.

4. Enforce all regulations equally and fairly without bias. Some terms in the current By Laws are unclear and not specifically defined. I wish to clarify some of this wording so all members will have proper due notice of the definitions of these terms before any new fines or suspensions are enacted.

CANDIDATE FOR THE PARADISE PARK MASONIC CLUB BOARD OF DIRECTORS

NAME: George Turegano

PARK ADDRESS: 661 Paradise Park

RESIDENCE ADDRESS: 485 Knight Templar Way

FAMILY: Vicki Turegano and our new pup Daisy Mae

PARK MEMBER SINCE: August 2000

ASSOCIATE AND ALTERNATE MEMBER: Vicki Turegano Associate Member

MASONIC AFFILIATIONS: Past Master Santa Cruz-San Lorenzo Valley Lodge #38 F&AM
Former Inspector District 575 Grand Lodge of California
Committee Member - Grand Lodge of California, Committee on Trial Review 9 terms. (9 successive terms are the maximum)
After a two-year break, eligible for re-appointment. Re-appointed to Committee on Trial Review 2 terms current.
Past President – (Right Worshipful Master) Central California Past Masters Association.
Member Scottish Rite of California

EDUCATION: Bachelor of Science Organizational Behavior USF the Jesuits. Associate Science Degree Administration of Justice Cabrillo College

CAREER SUMMARY: Thirty years law enforcement experience. Current Chief of Police eight years eight months Central Valley. I have earned all Certifications from the State of California Peace Officer Standards and Training; Basic, Intermediate, Advanced, Supervisory, Middle Management, and Executive. The Executive Certification can only be earned by a Chief of Police.

OTHER RELEVANT EXPERIENCE: Former Director PPMC, Former Sworn Alternate Member Civil Grand Jury County of Santa Cruz California, Former Director Central Fire Protection District – Chair of Personnel Committee that evaluated performance of Fire Chief. Management and oversight of multi-million-dollar city and fire district budgets.

REASON FOR RUNNING: Community involvement, assure we continue providing membership equity and equality, and enjoyment of park beauty and recreational opportunities.

WHAT DO YOU BELIEVE TO BE THE FUNCTION OF THE BOARD? Fair and impartial governance, Fiscal responsibility, maintain park beauty and recreational opportunities.



For Sale – 428 Joppa Street



One of the largest and most coveted properties in Paradise Park. A beautiful, private, quiet oasis with expansive terraced gardens and patios. A perfect home for parties or meditation in a gorgeous, sunny, natural setting along the river, yet far above the flood zone. Raised knotty pine living room ceiling with fireplace and all new flooring, along with a completely tiled master bathroom, plenty of parking and large detached garage – all minutes from downtown Santa Cruz.

David Sellery 831.479.4409
Rose Sellery 831.227.1149
rose.sellery@gmail.com

3 Bedroom, 1.5 Bath
1,293 sq. ft.
\$550,000



PARADISE PARK MASONIC CLUB, INC.
Board of Directors OPEN Session Minutes

February 20, 2021
11:04 a.m. via ZOOM

1.0 OPENING ITEMS

- a) Roll Call: All 5 Board Members present via Zoom.
- b) The Invocation was given by Dick Lovelace. The Pledge of Allegiance by Dick Lovelace and all in Attendance
- c) Consideration of Late Additions to the Agenda: Committee Reports - Committee Reports- **h) Dog Park**
- d) Reading of the Open Minutes from January 16th, 2021. Corrections Made.
Executive Report Secretary Verdie Polizzi reading the minutes of the January 7th Special meeting that was held. Motion to approve as read made by Joe Mayo. Second by Dick Lovelace. Approved 5-0
Executive minutes from the January 16th meeting read. Motion to approve made by Dick Lovelace. Second by Joe Mayo. Approved as read 4-0 with Harold Brown abstaining due to absence.
Minutes of the Special meeting held on February 10th, 2021 were read. Motion to approve as written by Dick Lovelace. Second by Joe Mayo. Approved 5-0

2.0 REPORTS

- a) **Manager Report**—Manager Steve reporting that the crew will be working in the picnic grounds to remove more of the debris that resulted after the windstorm that passed through the Park. Steve encouraging all to come and help if available. Please remember to wear a mask and social distance. Steve also thanking those Members for parking on their own allotments, it is appreciated by Steve and the crew. Steve is noticing Members that are not in the Park on full time basis are leaving cars parked and covered, and off their allotments. Steve asking those members to move their cars onto their allotment as well. Steve also reporting that the fence on Cardiac Hill is in the process of being repaired and he has been painting yellow stop lines throughout the Park. End of report.
- b) **President's Report**- President Thanking Steve and the crew for the quick response to the removal of all the debris in the Park. The company A+ was brought into the Park to help the crew with the massive amounts of windstorm debris. This allowed the crew to be able to continue with their regular duties without being put behind. If this had not been the case, they would still be working to remove debris. Costs were equal or better in this scenario than using the crew which would have taken a much longer time to accomplish.
- c) **Treasurer Report**- Joe Mayo reporting that he had a meeting with the CPA firm in the Park Office regarding this year's audit. Auditors have said that the report should be arriving this coming week. Joe also reporting that there were adjustments made by the CPA regarding a line item for the fines and penalties. A large part of those fines and penalties was a result of the Scott case. Audit adjustments and changes were made on the advice of the CPA which is considered standard practice. There were 7 Members as of December 2020 that have not paid on their TADS. 3 of the 7 have arranged to be on a payment plan.
- d) Those that would like to receive a copy of the final audit electronically can contact Annie in the office who will then send it out electronically.
- e) **Other Directors Reports-None**

3.0 COMMITTEE REPORTS

- a) **Budget**- No report
- b) **Building**- No Report
- c) **Bylaws**—Chairperson Denise Simmons reporting that she has sent out information to all the Directors regarding all the issue the Committee has been working on. the Bylaws committee did meet and are working on projects, the volunteer release form, the Committee questions of teams vs. committees. Denise reminding all that the ERT is not a Committee but is a Team. The committee is working on the volunteer release form to address the issue of a non-collective Members being included on committees and teams. Committee will also begin work on the water costs issues and possible remedies. Denise reporting that the committee will have the information ready to be able to publish it twice before the upcoming election. President Kurt reporting that the Board will look at the ideas that the committee has submitted to the Board for review in the afternoon session of the meeting.

d) Long Range Planning- No Report

e) Recreation—Board Liaison Verdie Polizzi reporting on behalf of Chairperson Tami MacDonald. The committee did meet this month and will meet again tomorrow. There were Valentines Treats handed out at the Park office to skirt the CoVid virus and provide a little fun. Enjoyed by all. End of Report.

f) Staking- No Report

g) Tree- No Report. Committee currently working on one tree request.

h) Dog Park—President Kurt reminding all that a request had been made by the Dog Park Committee for a 26" boarder. County is denying the building of boarder due to the area being in a red tagged slide area. County also denying the building of any fence in that area as well. Member Cheryl Dangreau reporting that she also contacted the County Planning and Zoning dept. and was told that the restrictions were not considered a structure, and therefore could be allowed. Cheryl reading the response that she received.

President Kurt believes it is not a zoning issue but rather a red tag issue Cheryl reminding all that the Dog Park was voted on by the Membership 2 years ago. Kurt trying to do his best by working with the County. County making it difficult. Kurt will seek one more final clarification from the County. Kurt realizes the dog park was voted on a passed by the Membership and he agrees with that, but also needs to abide by County.

5.0 AD HOC COMMITTEES

a) **ERT**-Donna Sorenson reporting that that the ERT Team is moving along. Team is a bit depleted due to some Members being out of the Park. Donna also reporting on the loss of Team member "Bear" Butcher who passed away. Huge loss to our Park and Team. Team is actively looking for volunteers. Both Donna and President Kurt expressing their condolences to the Butcher family. Donna also expressing thanks to the Bylaw committee for their work on helping to tighten up the Committee list issues.

b) **Historical** -No Report

5.0 Open Forum-

Member Fred Dunn-Ruiz Asking again about his requested agenda items. Kurt explains that the setting of the agenda is a Board process. President reporting that all the items Fred has requested to be discussed, have already been discussed and handled, The fencing on Cardiac Hill, The road painting, the Tree Wraps. All have been completed and handled. Tree wraps are a PG&E issue, not a Board issue.

Member Linda Dyson Weaver Questioning when Washington Path will be discussed. President Kurt pointing to the Agenda where the discussion topic will be discussed after Open Forum.

Associate Member Shirley Radder Asking again about the use of A+ company to removed windstorm debris. Board repeating information for Shirley that it was a significant wind event and allowed the Crew to continue with normal duties. Cost and time were equal or lower.

Associate Member Pam McHenry Asking to follow up questions regarding the addition of a tarp on Washington Path. Kurt informing all again that Washington Path will be discussed later in the meeting per the agenda.

Member Tawni Servi Asking for clarification of the Eblast email list. Both the Board and the Manager have an eblast list. Manager's list is used for emergency communications and Park information. The Board also has use of the eblast list for Board communications to the Membership. Steve also reminding all that often the eblast's that are sent out often go to the Spam or Junk files in a computer. Encouraging all to check and mark as safe.

Member Cheryl Dangreau Asking Board why the purchase of a rolling cart by the Recreation Committee was not allowed. President Kurt reporting that the Board has been dealing with the specific issue for a lengthy time. Basics are the Committee was told it was not an approved purchase of the recreation Committee by the Board. The Committee went on ahead and made the purchase. This was not the function of the Rec Committee and therefore request was denied. This was told to the committee multiple times. Cheryl clarifying that the cart was purchase and a plaque was attached and donated to the Social Hall where it is now. Cheryl reporting that it was discussed at the October 2020 meeting of the Rec committee where it was denied by the Board Liaison. Cheryl in favor or recognizing volunteers. Board Member Verdie Polizzi clarifying that the Committee was told that park funds are not spent on non-Park Functions. Tuesday Coffee, Wine and Cheese and Bingo are not Park Functions. Board has discussed it many times. Committee required to get Board approval for anything over budgeted items. President Kurt believes the Committee was circumventing the processes. Committee was told No. Cheryl in Disagreement and is in favor of change.

Member Frank Haswell suggesting that the Rec. Committee discusses this at the upcoming meeting. Frank not aware that in the issue had been discussed and denied previously. Budgeted items were approved by the Board- Christmas candies etc. but not non budget items. Verdie Polizzi clarifying the process. Donated recreation monies are designated as such. Can be confusing but over budgeting is being curtailed.

Member Bill Eckard- Question regarding donation to the recreation fund vs. budgeted items. Committee should have gone through the Board. Bill believes the Board should not be so restrictive of the Rec Committee's spending of donated funds.

Associate Member Donna Sorenson— Clarification regarding the Snack Shack Funds- No part of the Rec Committee. A separate entity.

Member Cyndy Crogan—Washington Path discussion. To be discussed after Open Forum.

6.0 NEW BUSINESS

a) Motion made by Dick Lovelace to approve the open Minutes for January 16th, 2021 with Corrections. Second by Verdie Polizzi. Passed 5-0

b) Nominating Committee Selections:

Kurt Likins- Jeff Padgett

Dick Lovelace- Rebecca Coker

Verdie Polizzi- Sam Cannon

Joe Mayo- Linda Rogers

Harold Brown- Eddie Brown

Nominating Committee will meet and nominate a chairperson. Process will then start.

c) Attorney invoice—Board Member Verdie Polizzi explaining the circumstance of an invoice that was protected by attorney-client privilege was circulated around Paradise Park via email. It was regarding a lawsuit that PPMC was involved in. The invoice was from October of 2020 and was received by a former Board Member from 8 years ago. That person held on to this invoice that was not intended for her, never sent it to the office which resulted in nonpayment by PPMC. This invoice was then circulated with additional, false information attached to it accusing this Board of working to go Davis Sterling and sell to non-Masons. All five Board Members are adamantly against the false information that was circulated with this invoice. Money was spent to have this situation investigated by the PPMC attorneys the costs of which will be sent to the Member for payment.

d) Washington Path Update- President Kurt reporting that the Board will be doing everything that they can to protect Cardiac Hill and Washington Path. Reserve Funds will be used to help protect. Objective is to protect the best way we possibly can. Will work to curb the water runoff. Kurt reporting that engineers came out in the past and soil reports were done. Steve has contacted the company and will receive the reports that were done. Unfortunately, the engineer that did the report passed away shortly after making his report.

Vice President- Dick Lovelace there have been no increase in assessments in many years. Effects the Park costs increase, no assessments increase.

President Kurt has received complaints about Park garage sales and items left on the Street of PPMC. Dick reminding all that the garage sales have always been discouraged. Members complain to the Manager, but the Manager is unable to combat. President Kurt wants all members to be aware of the situation and keep items in their own garages. Please do not leave items on tables throughout the Park.

President Kurt encouraging all Members in attendance to write down questions for next month's meeting.

Motion to adjourned made by Verdie Polizzi. Second by Joe. Passed 5-0.

Meeting adjourned at 12:34 p.m.

PARADISE PARK MASONIC CLUB, INC.
Board of Directors OPEN Session Minutes

March 20, 2021

11:04 a.m. via ZOOM

1.0 OPENING ITEMS

- a) Roll Call: 2 Board Members present via Zoom. President Kurt Likins and Vice President Dick Lovelace. Verdie Polizzi, Joe Mayo and Harold Brown all absent, no quorum was met.
- b) The Invocation was given by Dick Lovelace. The Pledge of Allegiance by Dick Lovelace and all in Attendance via Zoom.
- c) Consideration of Late Additions to the Agenda: None.
- d) No minutes from last month's Open meeting will be read due to no quorum being met. Kurt informing all that the Draft minutes will be included in the upcoming bulletin for Member review.

2.0 REPORTS

- a) Manager Report -None
- b) President's Report- President Kurt informing all that the main reason for holding the meeting is to have the Nominating Committee continue with the important process of reporting which Members will be running in the upcoming Board of Directors election. Kurt and the Board, not wanting to repeat issues of the past. Kurt working to avoid any future problems with the nominations and election.
- c) Treasurer Report- None
- d) Other Directors Reports-None

3.0 COMMITTEE REPORTS

- a) Budget- No report
- b) Building- No Report
- c) Bylaws—Dick Lovelace reporting that the Committee will have copies to the Board of all Bylaws and changes that they have been working on
- d) Long Range Planning- No Report
- e) Recreation- Tami MacDonald reporting that the St. Patrick's Day treats were a success. Committee now planning on an Easter Surprise like the Xmas time events. More information to follow.
- f) Staking- No Report
- g) Tree- Committee currently working on two tree request.

4.0 AD HOC COMMITTEES

- a) ERT-Donna Sorenson
Donna Sorenson reporting that the Team numbers are down, and they are looking for more members. Please contact Donna if you are interested.
- b) Historical -No Report
- c) Nominating Committee—Chairperson Eddi Brown thanking all the committee members for their participation. The Nominations for this year's Board of Directors are as follows in alphabetical order:
 - Rick Lang
 - Verdie Polizzi
 - Karen Ryan
 - George Turegano

President Kurt reminding all that if someone wants to self-nominate it must be at this meeting. If not at this meeting anyone who wants to run, must then have a petition with 40 signatures submitted to the Board at the next Board meeting in April.

5.0 OPEN FORUM

President Kurt asking if anyone in attendance would like to notify of their desire to run in the election. None received.

Member Sharon Naraghi informing all that her Husband Bill Eckard had notified a Committee member, Sam Cannon, requesting to be included as a nominee. There was a miscommunication with the committee, but Bill now included in the list. Associate Member Shirley Radder asking for the list to be read again.

March Open Minutes (Cont.)

Member Donna Sorenson asking about the recent recall and the process of counting the votes. Vice President Dick answering that the restrictions by the County have not been lifted.

Member Winston Chavoor Questioning the Board decision to accept unverified signatures but there was a legal challenge made causing the delay in the process.

Member Fred Dunn-Ruiz Asking if the Nominating Committee called every Member? Answer- No. Fred believes in following the Committee Manual which asks that every member be called. Vice president Dick Lovelace reminding all that the Committee Manual is not a governing document.

Associate Member Mark Zevanove believes that corporate counsel also advised that the signature was valid on the recall but that was before the legal challenge. Mark in favor of counting the ballots.

Member Laura Crafts In favor of all members being called about the nominating committee.

Member Diane Seaborn Brown Asking Laura Craft is she was going to run? Answer from Laura- No.

Associate Member Shirley Radder encouraging a front gate especially after the vandalism of the mailboxes in the front of the park. Shirley in favor of working on the front gate issue.

Member Tawni Servi questioning about a house that is in the Park and the Member was required/stipulated to bring it up to code back in 2011. Tawni wanting to know if this will be the norm. President Kurt replying that it is a confidential matter and a specific situation where the house in question was burned badly internally. It is in writing and in the file. Member Laura Craft believes that issue is borderline discrimination. Believes stipulations should not be made case by case. Member Pat McDonald then the Board secretary, read minutes of an executive meeting held August 19, 2011 stating no such document or agreement request of that Member. President Kurt has read documents and believes this to be confidential matter.

Associate Member Shirley Radder reading an email from Sam Cannon to Bill Eckard regarding his want to be a Board candidate. President Kurt reminding all that Bill Eckard is on the nominating list. Shirley's guest, Sharon Simas, then calling someone a derogatory name in response to Sam's error, to which Kurt responds that it will not be tolerated and is not nice.

Member Kayla Johnson responding to the last exchange from Shirley Radder's Zoom connection saying it a sad scenario when Members here in PPMC behave like that. Kayla believes there are assumptions made by many members that their intent is malicious. Kayla disappointed in the derogatory response of the Member to the whole Membership. Kayla encouraging of better communication. Kayla reminding all that the youth of the Park are watching the behaviors of the elders. All Members need to learn to communicate better. Shirley Radder clarifying that it was not her that made the derogatory response but her guest Sharon Simas.

Member Clifford Bast asking how to connect with the Board and schedule meeting? Kurt to reach out to Clifford personally.

Member Tawni Servi asking if in the future will the hosts of events and gatherings be responsible for Members that do not wear masks. Kurt answering that the Board will discuss but they are encouraging of all to wear during this time of Covid.

Motion to adjourned made by Dick Lovelace. Second by Kurt Likins.
Adjourned at 11:55.



DON'T FORGET!

A COPY OF YOUR DUES RECEIPT IS NOW DUE IN THE PARK OFFICE!
YOU CAN EMAIL, FAX OR DROP OFF IN THE PPMC MAILBOX.

FAX-831-423-2806
EMAIL- Annie@ppmc-sc.org



CONGRATULATIONS

PLEASE WELCOME NEW MEMBER BETTY KIMBLE
AT 576 SCOTTISHRITE!!

WE ARE VERY HAPYU THAT YOU ARE HERE!

MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<u>MEMBERS</u>			
Andrea Foley	03/25/2021	PPMC	239 Temple Ln.
Brana Buzel	04/07/2021	Bill Beighe	225 Acacia Ln.
<u>ASSOCIATE MEMBER</u>			
Hilda Lenau	01/15/2020	Jeanne Lewis	586 Keystone Way
Tim Crawford	08/17/2020	Jeannette Baird	447 York Ave,
Karie Lee Sutter	09/11/2020	Marty Zimmerman	190 St. Bernard
Dawn S. McGuire	11/20/2020	Leslie Schmid	166 St. Bernard
Patricia Pardue	01/14/2021	William Pardue	179 St. Bernard
Alexis Miller	02/17/2021	Marth Miller	133 St. Alban St.
Martha Sorge-Jauss	03/05/2021	Florence Gustafson	134 St. Alban
Sherri Langford	03/11/2021	Ted Langford	594 Keystone Way
Taylor Cox	04/21/2021	Sidney Cox	199 Keystone Way
Lisa McCracken	04/21/2021	Cheryl Marconi	267 Keystone Way
Claire DeSmith	04/21/2021	Tammy Grove	183 St. Bernard
Melissa Allred	014/27/2021	James Keeton	194 St. Bernard
<u>ALTERNATE ASSOC.</u>			
Jenna De Smith	04/21/2021	Tammy Grove	183 St. Bernard

Improvements for Sale by Member

as of April 2021

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.

SECTION 1			
457 York Ave.	Jennifer Hostetler Arthur (831) 251-6782 Contact: Mark Zevanove, Agent (831) 588-2089	\$399,000 \$275,00 New Price!	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.
498 Amaranth	Paul Mancini Contact: Mark Zevanove, Agent (831) 588-2089	\$399,000 295,000 SALE PENDING!	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. Parking for 2 cars.
495 Knight Templar	Laurie Harden Contact: Mark Zevanove, Agent (831) 588-2089	\$545,000	Two houses in one. This is one of the largest homes in the Park. One side a modern home with 2 huge bedrooms, central heating, modern appliances, and skylights. The other side, a rustic home with high ceilings in living room with a loft and separate bedroom. Both sides have their own kitchens and bathrooms. This is an ideal place for a large family. Must see inside to appreciate!
428 Joppa Street	David Sellery Contact: (831) 479-4409 david@davidsellery.com Contact: Rose 831-227-1149 rose.sellery@gmail.com	\$550,000	3 Bedroom 1.5 Bath. One of the largest, most sought-after properties in Paradise Park. Quiet oasis with expansive terraced gardens and patios. A perfect home for parties or mediation in a gorgeous, sunny natural setting above the river, yet far above the flood zone. Raised knotty pine living room ceiling with fireplace and all new flooring, along with a completely tiled master bath. Plenty of parking and large detached garage- all minutes from downtown Santa Cruz! 1293 Sq. Ft. improvement.
SECTION 2			
272 Keystone Way	Pamela Maxwell pamsfgiants@yahoo.com (530) 545-0911	\$290,000 \$280,000 New Price!	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	Susan 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.
280 Keystone Way	Gary Newton Contact: Home (650) 344-3245 Cell (650) 334-9495 garynewton@gmail.com	\$345,000 New Listing!	2 Bedroom, 2 Bath. Double lot with sunny southern exposure towards the river with one of the best views in Paradise Park. Cozy cabin exterior with approx. 1000 sq. ft. Covered double carport and nice deck overlooking the river. Interior is bright and updated and has vaulted ceilings, skylights, deluxe kitchen with granite countertops. Hardwood and stone floors. Appliances, washer/dryer and some furnishings also included. Cabin and yard are in good condition
SECTION 3			
199 Keystone Way	Sidney Cox Please Contact: Allan Melikian Agent (831) 588-4901	\$349,000 New Listing! SOME FINANCING AVAILABLE	First listing in 32 years. Large eat in kitchen. 2 wood burning fireplaces. Enclosed shop. New water heater, brand new furnace. 2 decks with partial river view. Double lot with parking for 3 cars.
200 Keystone Way	Please Contact: Alcinda Walters (831) 428-2431 Walters.alcinda@gmail.com	\$795,000 New Listing!! Financing Available	Rare opportunity to own a 6-bedroom, 3 Bath home in Paradise Park. Continue the legacy started by Captain Gates and be the new steward of the "Riverhouse". The largest house in the Park, she occupies a very special location with a beautiful garden and an expansive covered deck overlooking the river. This large home includes a grand living room, a den, a bar, and a laundry area. The Riverhouse has many recent updates including all new appliances, on demand hot water heater, newer forced air heating system, new efficient wood burning insert, new on demand generator, fresh paint, remodeled bathrooms, 4 car garage, 2 car tandem carport able to accommodate an RV, and plenty of extra parking. The layout is ideal for a multi-generational family. Do not miss this chance to live in one of the most amazing homes in Paradise Park.
220 Keystone Way	Bonnie & John Vogel (805) 444-1254 Dkmimi09 @Yahoo.com	\$429,000 New Listing	Cabin with river view across from the parking lot near the Social Hall. Approx. 1000 sq ft. 2 Bed, 1.5 Bath updated cabin. Front entry has wheelchair ramp with two driveway entries. Concrete Septic and wood burning fireplace. Recently updated with new roof, gutters, paint inside and out, new kitchen, refurbished deck, refreshed bathroom, new flooring & window treatments, new main electrical switch, emergency generator and new flooring in garage with new barn door entry.
224 Keystone Way	Meredith Loughlin Contact: Allan Melikian Agent (831) 588-4901	425,000 New Listing!	Built in 2009, 2 Bedroom, 1 Bath Craftsman style home with detached 1 bedroom, 1 Bath guest unit. Features include deck overlooking the river and Washington Path. Sunny and bright, vaulted ceilings and skylight. Top of the line kitchen with bamboo flooring, exquisite windows and doors forced air heat, 2 car parking carport, move in ready!

PPMC BULLETIN – APRIL,2021

239 Temple Lane	PPMC Office - (831)423-1530 Contact: Mark Zevanove, Agent (831) 588-2089	\$199,000 SALE PENDING!	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.
225 Acacia Lane	Judy Beighe Contact: Mark Zevanove, Agent (831)588-2089mark@oceanstreetrealty.com	\$295,000	Charming cottage remodeled in 2001 and updated in 2014. This jewel is custom throughout and must be seen to appreciate. Enjoy the built in BBQ, the outdoor theater, 2-person hot tub and the kitchen with bamboo floors, marble countertops, stainless steel appliances. Living room with a fireplace and skylights. In addition, there is a studio unit that includes a washer and dryer.
SECTION 4			
610 Keystone Way	Gail Marshak (760) 777-1323 Cell (760) 574-6866 gmarshak@dc.rr.com	395,000	Sunny, south facing amazing views of the river. Over 300 Sq. Ft. deck. Private location. 2 Bedroom, 1.5 Bath. Approximately 1250 Sq. Ft. sold Furnished. Large lower level family room with wood burning fireplace and direct access to the deck overlooking sandy beach. Sold As-is. Owners husband is a licensed real estate broker. Must see this amazing location to appreciate Paradise Park!
616 St. Augustine	Karyn Ryan (831) 566-7932 Karyncryan2@gmail.com No Agents Please.	\$349,000 or Highest Bid New Listing!	Beautiful Japanese Zen retreat house approx. 875 Sq. Ft. 1 Bedroom 1 Bath + Unfinished 8X20 room. Large allotment on river, next to bridge, not in the flood zone. Living and dining area has bamboo flooring. Open beam ceilings with double skylights, & windows overlooking the river. Propane fireplace insert will heat 1100 sq. ft. Hand carved stone flooring in the hallway, bath & kitchen. Bath has a 2-person jacuzzi with skylight. Separate stone tiled shower & washer dryer. Kitchen has granite counters & modern appliances. Bedroom windows also overlook the river. Handcrafted wood shoji doors and window coverings throughout. No agents please.
628 St. Augustine	Sarah Yeager Contact: Mark Zevanove 831-588-2089 mark@oceanstreetrealty.com	\$295,000 New Listing!	Must get inside to appreciate this single level, 3 Bedroom, one bath riverside house. 2017 flood din does not enter the house. 2017 new hot water heater, 2013 new deck, 2011 new roof. 2014 tented and fumigated. Located across from the tennis courts & play area and just steps from the covered bridge. Great Value at \$295,000
SECTION 6			
109 Keystone Way	Julie Bast 831-334-0334 Clifford Bast 831-334-0888	\$26,500. New Price!	Beautiful, nice sized empty parcel which fronts on Keystone Way in Section 6 See Santa Cruz County APN # 06130120- Characteristics (Santa cruz.ca) Construction of residence with water use and wastewater discharge probably not allowed due to Santa Cruz County's long-standing restrictions on new septic systems permits and installations in San Lorenzo River basin. Installation of garage and or storage units(S) subject to Santa Cruz County building codes and permitting requirements, as well as PPMC Membership and other applicable PPMC requirements.
135 St. Alban	Leonie Stern Please Contact: Allan Melikian 831-588-4901	\$255,000 \$215,000 Price Reduction!!	New listing. Single story, 2 bath, 2 bedroom in the front of the Park. Lots of sun, 1000 Sq. Ft. improvement. Move in condition! Call Allan Melikian for more information.
114 Keystone Way	Rebecca Coker Rebeccalovelaceus@yahoo.com 831-331-8483	\$250,000 \$219,000 Price Reduction!	Cottage with 2 Beds, 1 Bath. Large parking area, carport, gazebo, additional grey water system, airtight windows and a nice sunny area.
127 Keystone Way	Jennifer Kato (209) 765-7984 jjkato@comcast.net	425,000 New Listing!	Beautiful 2 story home with 2 bedrooms and 1 extra room that can be used as a bedroom/playroom/office. Open floor concept upstairs with a beautiful fireplace. This house is a home! Sold as is
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 canvas.
144 St. Alban	Lauren Pottinger Please Contact Mike Pottinger (925)785-6433 mikepottinger@aol.com	\$229,000	2 Bedroom, 1 Bath cozy cottage. Detached garage. Parking. Front Patio, semi enclosed backyard. Dining, living room with fireplace. Sky lights. Recent roof well maintained. Call for more information and/or photos.
191 St. Bernard	Jennifer Hostetler Arthur 831) 251-6782 Jen.d.arthur@gmail.com	\$409,000	Nestled in the warm heart of the "riviera" of the Park, lies a 3 Bed, 2 bath 145- square foot, 2 story home. Sit on the ample porch overlooking the river and enjoy the majesty of nature. Newly updated, modern and move in ready. High vaulted ceiling in the living room with ceiling fan, freshly painted with attention to detail. Garden with fruit trees out the back and loads of potential for your own kitchen garden. Each bedroom has built in closets and beautiful laminate flooring. Bonus 1450 sq. ft. basement included 2 car garage, workshop, two large rooms with separate entrance, 1/2 bath and kitchenette. Attic with tons of storage. Must see (via photos or virtual walkthrough to start) to appreciate this large slice or Paradise.
195 St. Bernard	Estate of John Fisher Contact: Mark Zevanove (831)588-2089	\$400,000 New Listing!	This modern three-bedroom, 2-bathroom home features almost 2100 square feet of level floor plan. Built in 1983 this home has it all. Central heat, fireplace in the living room. Large deck overlooking the river. Two full garages with shop area. Kitchen includes dishwasher and disposal. Formal dining room. Get in to see this one.

Mark Zevanove Presents 9 Paradise Park Properties



498 Amaranth – \$295,000

2 Bd, 1 Ba, 900 Sq. Ft. improvement on a 2500 sq. ft. allotment. Recently remodeled including new Day Room with built-ins, as well as a day bed. Includes On demand water heater, Central heating, new kitchen, wired in generator. Wonderful stone Great Room. Includes washer & dryer. Parking for 3 cars



457 York – \$275,000 “New Listing” Light & Bright 2 Bd/1 Ba with bonus office/storage unit. Carport. Living/dining room features vaulted ceilings, modern fan & skylight. New hardwood floors and carpet in bedrooms. Separate laundry room. Master bedroom has walk in closet plus additional storage in attic area. New interior paint. Secluded back yard. Designed with low maintenance in mind.



239 Temple – \$199,000

Location! Location! This beachfront improvement is 2bd/1ba 1200+ sq.ft. home on an @ 3600 sq.ft. allotment. The home has vaulted beam ceilings, wood burning fireplace, decking overlooking Sandy Beach, and tons of potential. If you or anyone you know is interested in this little house by beach please let Mark know.



139 St Alban – \$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.



Mark Zevanove DRE# 00662936

(831) 588-2089

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Mark Zevanove Presents 9 Paradise Park Properties



351 Crypt – \$349,000 “Secluded compound overlooking the picnic grounds” Remodeled in 2009 & features a 4bd/2ba home dispersed between 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1 bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit & fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask Agent about restricted use.



225 Acacia Lane – \$295,000

Charming Cottage remodeled in 2001 and updated in 2014. This jewel is custom throughout and must be seen to appreciate. Enjoy the built in BBQ, the outdoor theater, 2 person hot tub, bamboo floors in kitchen, marble countertops, & stainless steel appliances. Living room has a fireplace & skylights. In addition there is a studio unit that includes a washer and dryer.



628 St Augustine – \$295,000

Must get inside to appreciate this single level 3 bedroom 1 bath riverside home. 2017 flood did not enter the house. 2017 new hot water heater, 2013 new deck, 2011 new roof, 2014 tented and fumigated. Located across from tennis courts and play area. Just steps to covered bridge. A great value at \$295,000



195 St Bernard – \$400,000

This modern 3 bedroom, 2 bath home features almost 2100 square feet of level floorplan. Built in 1983 this home has it all. Central heat, fireplace in living room. Large deck overlooking the river. Two car garage with shop area. Kitchen includes dishwasher and disposal. Formal dining room. Get in to see this one.



495 Knight Templar – \$545,000

2 Houses in one. One of the largest homes in Paradise Park. 1 side a modern home with 2 huge bedrooms, central heating, modern appliances & skylights. The other side a rustic home with high ceilings in living room with loft & separate bedroom. Both sides have their own kitchen & baths. 2 car garage. Over 3200 sq.ft of improvements.



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