

PARADISE PARK MASONIC CLUB, INC.

211 Paradise Park
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL

Spring

April 2017



Paradise Park Masonic Club

PPMC BULLETIN - APRIL 2017

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President's Message by Bill Eckard

May is an important month. The ballot measures are in the Bulletin. The outcome will have an impact on your Park. Read them as soon as you can, this will give you an opportunity to talk them out and make your decision. This Board is progressing toward establishing a Long Range Plan with funding.

If any of these items need clarification or you wish to talk about them please write down your questions or comments and bring them to the next Pot-luck, May 20th. The Pot-luck will commence with a social time at 5:30 followed by the Pot-luck at 6:00 followed at 7:00 with a Town Hall meeting, answering questions about ballot measures, Long Range Planning. Your Candidates for next years Board will be in attendance to clarify their positions on topics. Let them know what you desire from them.

This is your Park, please participate, let your wishes be felt. It's the only way to be heard.

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



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

Park Manager Report

by Park Manager, Steve Polizzi



It's almost time for Spring cleaning! The green waste site will be opening on May 20th and will close June 11th. Please use your green waste cans before using the designated sites which will be clearly marked. While cleaning up around your allotments, make sure to dispose of any trash, broken lawn furniture, clutter, etc. Let's ALL do our part to help make the Park look good.

The Memorial Day weekend clean-up will be Saturday, May 27th and Sunday, May 28th from 8am to noon. I will have coffee, tea, cocoa and donuts for breakfast and hot dogs, chips and drinks for lunch at the Office both days for all our volunteers. Sign-up sheets are in the Office.

We're still working on the soil samples for the Washington Pathway project. We had a small delay - we did not have the exact location of a septic system in the area that needed to be drilled. We have figured it out and the remaining drilling can now be completed. I appreciate everyone's patience with the pathway closure. Unfortunately, there is no timeline for the repairs yet. I've received several reports about people going around the fence and using the pathway. I am asking, for you own safety, please stay **OFF** the pathway. With Summer around the corner, we need to make sure that all bikes and skateboards, not just the ones being ridden by children, are walked up and down Cardiac Hill on both sides.



The back gate has not been closed for incoming traffic yet. We are waiting to have a pedestrian gate installed next to the gate before reprogramming the codes. An e-blast will be sent when we have an exact date for closure. At that point, the gate will still open automatically when exiting the Park. Emergency vehicles and deliveries will still be able to come in to service Section 4. Please remember that the Board of Directors has asked that the membership not use the back gate in an effort to extend the life of Ocean Street Extension.

I will be hiring a regular, part time crew member. Anyone interested in applying for the position can pick up an application in the Office. All applications need to be turned into the Office by May 1, 2017.

*Thank
you* 

Extra special **THANK YOU** to Elaine Calverley, the Rainbow Girls, Jobs Daughters and Demolay, and the Member volunteers that came out and cleaned up the Picnic Grounds. Thank you to Joey Smith who helps out almost every day and to the staff for everything they do, *Steve*

CFO Commentary

There was a discussion at the past Board Meeting regarding escaped taxes. PPMC's escaped tax situation continues to evolve, with the county. Once the dust settles and all county dates and stipulations are clarified, a report will be sent out to all PPMC members, to explain the current escaped tax situation. Only members who purchased in PPMC since 2003 will be financially affected by the escaped taxes.

I continue to believe that PPMC's establishment of a Reserve Plan, is a financially prudent action. The Board has agreed to host a town hall meeting on the evening of May 20th, in conjunction with Candidate's Night . At this meeting, we will summarize the proposed Reserve Plan, and answer any questions or concerns pertaining to the Reserve Plan. Please attend and participate in this meeting, should you have any questions or concerns regarding this proposed Plan.

Last month I addressed a proposed Bylaw change, to increase PPMC's buy-in fee from the current \$5,000. to a proposed \$10,000., with these funds going directly to fund PPMC's reserve account. The rationale can be seen in last month's CFO Commentary. Please feel to contact me with any questions or concerns, pertaining to this proposed change. I can be reached at: kencox99@gmail.com.

May all of you have the pleasure of enjoying what our wonderful Park has to offer!

Ken Cox

Upon motion properly made, seconded, and passed by a majority of the Directors of PPMC, the following **Reserve Plan** was adopted at the Open Board Meeting held on _____, _____, 2017:

The Board of Directors hereby establish the following:

RESERVE PLAN OF PARADISE PARK MASONIC CLUB, INC.

Statement of legislative intent: It is the intent of the Board of Directors of Paradise Park Masonic Club, Inc., (herein referred to as the "Corporation") to adopt a simplified Reserve Plan (herein referred to as the "Reserve Plan"). This simplified Reserve Plan will enable the Board to briefly state their goals and intentions without being unduly elaborate or restrictive. The Plan will remain in simplified form unless (or until) the membership votes to either assess themselves to provide greater funding for the Reserve Plan and/or votes to gain greater control over the operation of the Reserve Plan. In its simplified form the Reserve Plan may be modified at any time of the Directors choice.

RESERVE POLICY

The Corporation will establish at least two types of bank accounts:

Operating Bank Accounts - Generally consisting of a checking account, and one or more savings accounts.

Reserve Fund Accounts - Generally consisting of a series of bank or investment accounts. These accounts shall contain funds for the repair, maintenance, painting or replacement of assets. These accounts may be checking, savings, CD's, or investment accounts of the Director's choosing

The choice of type(s) of investment(s) used for all reserve funds shall be at the exclusive selection of the Directors, except however that the choice of investments shall follow the "Prudent Man Rule". (Note: by common definition the Prudent Man Rule requires that each investment be judged on its own merits and that speculative or risky investments must be avoided.)

It is the present intention of the Board that the funds in the Reserve Fund shall be invested in an effort to achieve the following prioritized objectives: 1.) Promote the preservation of the principal; 2.) Structure maturities to ensure that money will be available for anticipated needs; 3.) Achieve long-term investment performance appropriate for the asset classes selected.

A statement summarizing all activity in the Reserve Fund during the most recent fiscal year shall be provided to the membership within 60 days following the end of each fiscal year. That statement shall reflect the balance of the Reserve Fund at the beginning of the last fiscal year, a summary of all amounts deposited into and disbursed from the Reserve Fund, and, the remaining balance in that Reserve Fund at the end of the last fiscal year; together with a narrative report describing the business necessity of any unusual receipts or disbursements involving that

Reserve Fund which occurred during that fiscal year.

In the event of a Corporation emergency in which sufficient funds are unavailable from Corporation operating funds, the Board may borrow money from the Capital Asset Reserve Fund. If the Board borrows money from the Capital Asset Reserve Fund, the Board shall advise the membership (within 30 days) of a plan whereby the funds would be repaid within two years. For purpose of this emergency provision, an emergency shall be conclusively deemed to exist if the Board of Directors so determines by unanimous vote.

RESERVE FUND

The Corporation hereby establishes a **Reserve Fund**. The account classification for the newly established **Reserve Fund** account shall be the "Reserve Fund Account # _____".

The exclusive purpose of the **Reserve Fund** is to pay for the maintenance, repair and replacement of existing Corporation facilities and physical property, as identified by the Long Range Planning Committee's maintenance and replacement schedule (the **Reserve Study**). The Reserve Fund shall not be used for the acquisition of new assets for the Corporation.

The **Reserve Fund** shall be initially funded by transferring into it the specific amount of \$_____ from the existing Corporation operating reserve account which presently contains fees received from new members of the Corporation.

The **Reserve Fund** shall thereafter be periodically funded by depositing into that account: 1.) all amounts received as membership fees from all new members; 2.) the amounts specified in the Annual Operating Budget as having the purpose of paying for repairs, maintenance and replacement of capital; and, 3.) optionally, such additional amounts as may be deemed to be appropriate by the Board of Directors.

The **Reserve Fund** shall be administered in accordance with the **Reserve Fund Policy** adopted by the Board. All Board approved **Reserve Fund** expenditures, as guided by the **Reserve Study**, will be disbursed from the Reserve Fund account. Except, however, that if an invoice from a supplier or contractor includes both reserve fund and operating expenses, then the same may be paid from the general operating accounts and the portion that is for asset repair, maintenance or replacement shall be reimbursed to the operating account from the Reserve Fund account by an appropriate journal entry or check reimbursement.

The membership shall not be required to fund this **Reserve Fund** with any amounts other than as may be included in their TAD's unless the members shall elect to assess themselves by their majority vote. In the event that the membership shall in the future, by a majority vote of the entire membership, elect to assess themselves to provide additional funding for the **Reserve Fund**, then upon the passing of that ballot measure the then revised terms of the **Reserve Fund** and the **Reserve Fund Policy** shall thereafter become unalterable by exclusive action of the

Board and any changes thereafter to the **Reserve Fund** or to the **Reserve Fund Policy** will require a majority vote of the entire membership. Unless and until the membership agrees to assess themselves, the terms of the **Reserve Fund** and the **Reserve Fund Policy** may be altered at any time by a majority vote of the Board.

In the event that the membership chooses to so assess themselves, then the **Reserve Fund** asset shall become a permanent asset of the Corporation and shall not be thereafter dissolved unless by a majority vote of the entire membership or the Corporation (Paradise Park Masonic Club, Inc.) itself is dissolved according to its Bylaws. Upon dissolution of Paradise Park Masonic Club, Inc., the Reserve Plan Funds shall be distributed in accordance with the dissolutions provisions contained in the Bylaws.

RESERVE STUDY

The **Reserve Study**, as submitted to the Board on this date by the Long Range Planning Committee, is hereby adopted. That Reserve Study may be modified at any date in the future, by action of the Board of Directors. In modifying that Reserve Study the Board may solicit the recommendation of the Long Range Planning Committee, or may act upon its own initiative. Except, however, if in the future the membership votes to either assess themselves to provide greater funding for the Reserve Plan and/or votes to gain greater control over the operation of the Reserve Plan, then any changes to the Reserve Study made by the Directors will require a majority vote by the membership in attendance and voting at the next Annual Meeting of Members affirming that they either validate or invalidate the Reserve Study changes made by the Directors

The Reserve Study referred to herein is attached to the Minutes of this Open Board Meeting and by reference becomes a part of the Reserve Plan that is hereby adopted.

Attest:

Paradise Park Masonic Club, Inc., (The Corporation)

By: _____

Secretary of the Corporation

PPMC SOCIAL EVENTS
REGULARLY SCHEDULED EVENTS

KNITTIN' KITTENS meet the **1st Monday** of the month at 10:00 a.m. in the Small Social Hall. They play Canasta. For more information, contact Pat Rundell at 831/421-9360.

TUESDAY COFFEE meets **every Tuesday** morning in the Small Social Hall at 9:00 a.m.

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

STITCH AND MUNCH ALL interested stitchers: Crochet, Embroidery, Knitting, Needlepoint, Quilting, Sewing (Other?) Is held on the **3rd Monday** at the Social Hall from 11:00 am to 3:00 pm; bring brown bag lunch. For more information, call Sue Lovelace at 831/420-0501.

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.

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

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

MAY

MAY POTLUCK is scheduled for **SATURDAY, MAY 13TH**, beginning at 5:30 pm with social and dinner at 6:00 pm. Bill & Sharon Eckard and Joanne Nelson will host with a Cinco de Mayo theme.

PARK CLEAN UP WORKDAY is **SATURDAY, MAY 27TH**. Find details elsewhere in this Bulletin.

MEMORIAL WEEKEND DANCE is on **SATURDAY, MAY 27TH** from 7:00 p.m. to 10:00 p.m. Ice Cream will be served at 8:00 p.m. Please see the flyer elsewhere in this Bulletin for details.

VOLUNTEER NEEDED FOR MEMORIAL DAY WEEKEND, MAY 27-29. Bill Laidlaw has volunteered to spearhead the refurbishing of the horseshoe pits - please come out to help him - digging, leveling and moving sand will need to be done. TO VOLUNTEER contact Donna Sorenson at her email her at ladygardener52@aol.com or call 831/423-5763.

JUNE

JUNE POTLUCK is scheduled for **SATURDAY, JUNE 17TH**, beginning at 5:30 p.m. with social and dinner at 6:00 p.m. Pat Herzog and Karen Eneboe will host. To volunteer contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com This is the last Social Hall Potluck until October - Picnic Ground Potlucks begin July 8th.

JULY

4th OF JULY PARADE The All Wheels Parade will be on Sunday, July 2nd. A leader is needed to be the organizer. Leaders for the traffic control and ice cream social have already volunteered. If you would like to start a new event, contact at ladygardener52@aol.com or call her at 831/423-5763.

PICNIC GROUND HOT DOG POTLUCKS begin on July 8th. Hosts are needed. To volunteer contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com.

AUGUST 2017

SECTION PARTIES should be scheduled for **SATURDAY, AUGUST 5TH**. Be sure your Party Chairperson signs up your Section in the office.

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

Come One, Come All, to the Town Hall
Meeting - Saturday, May 20, 2017
7:00pm Social Hall



Meet the BOD Candidates

meet+greet

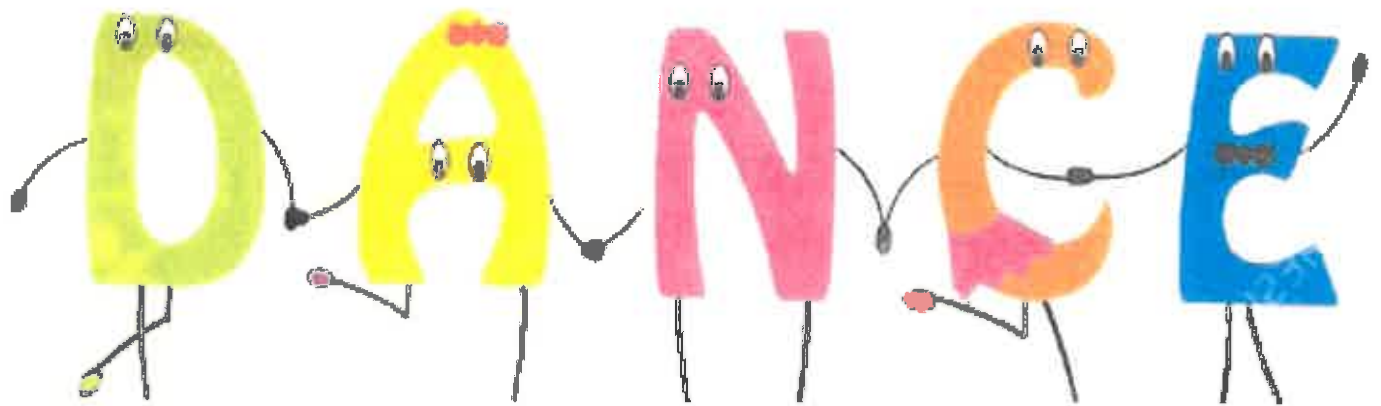


And

Discuss the Proposed Reserve Plan



KICK OFF THE SUMMER Memorial Day Weekend



Saturday, May 27th

PPMC Social Hall

7 pm – 10 pm

Ice Cream will be served at 8 pm

Presented by the PPMC Rec Committee



Driver Safety

SAFER DRIVING

CAN SAVE YOU MONEY

Take the AARP Smart Driver™ classroom course and you could save money on your car insurance!*

- » Refresh your driving skills and knowledge of the rules of the road.
- » Learn techniques for handling left turns, right-of-way and roundabouts.
- » Discover proven driving methods to help keep you and your loved ones safe on the road.

THERE'S A CLASSROOM COURSE IN YOUR NEIGHBORHOOD!

Wed. Aug. 2 and Thurs. Aug. 3, 12:30 - 4:30 both days

Paradise Park Masonic Club
Large Social Hall

Instructor: Dick Lovelace
AARP Instructor and Zone Trainer

REGISTER NOW

**Call Area Coordinator
Fred Dunn-Ruiz
831 247-3097**

CLASSROOM COURSE

**\$15 for AARP members
\$20 for non-members**

FOR MORE INFORMATION

**Call: 1-877-846-3299
Visit: www.aarp.org/drive**

*Upon completion you may be eligible to receive an auto insurance discount. Other restrictions may apply. Consult your agent for details.

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

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

WE HAVE LISTED BELOW WHAT IS NOT-ACCEPTABLE:

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



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

WE ARE TAKING DONATIONS NOW.

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

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

August 16-17 Organize items and price

August 18 Preview Night

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

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

Thank you,

CONNIE & DICK FISHER

San Diego phone 619-482-8681

Cell phone: 619-890-8767

BALLOT ITEM #1 - Bylaws Change

ARTICLE III MEMBERSHIP

1. **MEMBERS** - A member of PPMC shall be limited to a person who has been issued a Certificate of Membership by PPMC and only a person who agrees in writing to comply with the provisions of these Bylaws shall be admitted to Membership (hereafter "Member" or "Members" as applicable). Membership requires unanimous approval of the Board of Directors. Each Certificate of Membership shall be registered in the name of the Member upon the books of PPMC provided for that purpose. Only one Certificate of Membership will be issued to any one person. Membership **in good standing** shall be evidenced by proof of a current paid dues receipt from a Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California Free and Accepted Masons or from a Chapter of the Order of Eastern Star and proof of payment issued by PPMC showing that all fees have been paid as required by these Bylaws and Rules and Procedures, which include, but are not limited to, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, and any fines levied. A Member may designate one Associate Member and one Alternate Associate Member each of whom must meet all the requirements delineated in these Bylaws. Only a Member of PPMC shall be entitled to vote, except as provided in these Bylaws and each Member is entitled to only one vote. (Members, Associate Members, and Alternate Associate Members shall hereafter be referred to as "Collective Members") (7/10)

24. **SUSPENSION ~~OR TERMINATION~~ OF MEMBERSHIP** - The Membership of a Member, Associate Member, or Alternate Associate Member, including but not limited to the right of occupancy and use of the applicable allotment, may be suspended, in part or in full, with further action of the Board ~~or terminated in its entirety~~, if the Board finds, based on a good faith determination that such Member, Associate Member, or Alternate Associate Member has:

- A. Committed an act, which has been proven to be a Masonic offense; or
- B. Behaved in a manner that is not consonant with good citizenship or engaged in conduct materially and seriously prejudicial to the Corporation's purposes and interests; or
- C. Failed in a material and serious degree to abide by the Bylaws and/or the Rules and Procedures; or
- D. ~~Failed to pay PPMC, when due, Membership fees, including but not limited to, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, fines, and late charges.~~
- E. Failed to maintain his or her good standing in a duly regularly constituted Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California Free and Accepted Masons or of duly and regularly

constituted Chapter of the Order of Eastern Star recognized and accredited by the Grand Chapter of the State of California.

Failure to pay financial obligations when due as provided in Article IV, Section 1 (Membership Fees) will result in Suspension of Membership. Financial obligations include but are not limited to: dues, taxes late penalties, finance charges, fines, assessments or special assessments. Suspension of Membership for delinquent financial obligations does not require a hearing by the Board of Directors and shall be an administrative function of the Park Management .

- A. The Board has the prerogative to turn the debt over to a collection agency, small claims court, or terminate the Membership.
- B. If the Membership is administratively suspended, the Management must notify the Member in writing and inform the Member. This notice must be delivered by certified mail (return receipt requested) or by an authorized process server.
- C. The Member has thirty (30) days after receipt of suspension notice to clear the outstanding debt(s). If payment is not received, and the Member requests a payment plan, the Board of Directors shall request a credit check at the Member's expense and establish a once in a lifetime per Membership payment plan to be paid in full within 12 months.
- D. Failure to maintain payment plans as agreed by the Member, will result in Membership termination proceedings as provided in Article III, Section 25.

~~The suspension or termination of a Member suspends or terminates, as applicable, the Member's right to vote and also suspends or terminates the Associate Membership and Alternate Associate Membership that is affiliated with the Member.~~

With administrative suspension of Membership, the Member's right to vote is suspended and the Member, the Associate Member, and the Alternate Associate Member are no longer considered Members in good standing.

Membership fees, including dues, allotment fees, assessments, transfer fees, and taxes are still due and payable to PPMC by a Member who is suspended.

Notwithstanding the foregoing, the Membership of an Associate Member or Alternate Associate Member shall be automatically suspended, without action by the Board, if the Associate or Alternate Associate has failed to submit proof of his or her good standing in a duly and regularly constituted Lodge of Master Masons or of a duly and regularly constituted Chapter of the Order of Eastern Star, within three (3) months after having been notified in writing of such delinquency.

Failure to correct the act or omission that led to suspension of Membership may result in termination of Membership, Associate Membership, and Alternate Associate Membership.

25. PROCEDURE FOR SUSPENSION—OR TERMINATION OF MEMBERSHIP – If grounds appear to exist for ~~suspending or~~ terminating a membership pursuant to these bylaws, **including offenses listed in Article III, Section 24,** the following procedure shall be followed:

- A. The Board shall give the member at least 15 days' prior notice of the proposed ~~suspension or~~ termination and the reasons for the proposed ~~suspension or~~ termination. Notice shall be given ~~by any method reasonably calculated to provide actual notice. Notice given by mail shall be sent~~ by certified mail, return receipt requested, to the member's last address as shown on PPMC's records.
- B. The member shall be given an opportunity to be heard, either orally or in writing, at **the next scheduled Executive Meeting of the Board of Directors,** at least five days before the effective date of the proposed ~~suspension or~~ termination. The hearing shall be held, or the written statement considered, by the Board to determine whether the ~~suspension or~~ termination should occur.
- C. The Board shall decide whether the member should be **terminated.** ~~suspended, expelled, or sanctioned in any way.~~ The decision of the Board shall be final.
- D. Any action challenging a suspension, or termination of membership, including a claim alleging defective notice, must be commenced within one year after the date of the expulsion, suspension, or termination.
- E. **If Upon termination** ~~a Membership is terminated,~~ the Member shall vacate all premises on his or her allotment within sixty (60) days. The Corporation has the right to avail itself of all legal remedies, including unlawful detainer, to remove the Member from all premises on his or her former allotment.

BALLOT ITEM #2 - Bylaws Change

**ARTICLE IV
MEMBERSHIP FEES**

- E. A ~~initiation~~ **Membership** fee of ~~Five~~ **Ten** Thousand Dollars ~~(\$5,000)~~ **(\$10,000)** shall be paid to PPMC. **The Membership fee will be solely used for the continued funding of PPMC's reserve account:**
 - (i) by an applicant upon making application for Membership as a Member; or
 - (ii) by any person who purchases allotment improvements from a Member within two (2) years after being named as that Member's Associate Member or Alternate Associate Member. (6/09)

BALLOT ITEM #3 - Rules & Procedures Addition

7. Pets

7.02 This ballot item, if adopted, will allow the dog park committee to proceed with the creation of a place beyond the picnic grounds, to let our four legged friends run around, roam off leash and play together in a secure area. The allotments to either side of the proposed dog park have space that will be left open between the allotment and the dog park. It is an ongoing project, and if it proves to be a problem, the BOD can direct the fence be removed and the area will be reclaimed by native vegetation.

As proposed, it will be set back from the road approximately 15' and native vegetation will be allowed to flourish between the road and the fence, creating a view shed from the picnic grounds. There will be a double gate to prevent an animal from running into the road. If there is an event in the picnic grounds, a sign may be posted on the gate, temporarily closing the dog park for the duration of the event. Hours can be set from 8:00am to sunset as we don't expect to install lighting. Pets in the park must be attended at all times by a human and maintaining the park will be the responsibility of the pet owners who are using the park, and the Dog Park Committee which is chosen by the BOD.

VOLUNTEERS NEEDED

The Staking Committee is in desperate need of members.

If interested, please notify Nick O'Donnell at nickodppmc@yahoo.com

Thank you!



COMMUNITY GARDEN NEWS - Diane Seaborn-Brown

The resurrection of the garden is well underway, a huge thank you to all those who have already helped! The next two Saturdays, April 22 and 29, we will continue the work starting at 10 am. If you have had, or wish to have, a box in the garden, you will need to fill out a garden plot registration form and submit it along with your \$20 fee per box to the garden committee. You may obtain a form from Sandy in the office and please return it to the office.

If you have any questions please direct them to ppmcgarden@gmail.com

Happy Spring!



From CFO, Ken Cox:

The receivable total from the A/R Aging Summary is \$135,726

Grey Bears is looking for a park member to volunteer to pick up the weekly brown bag delivery at their Chanticleer Avenue distribution center and bring them here each Friday morning. If interested, please call Sandy in the office for more information.



CALENDAR OF EVENTS

April

- 21 - Wine & Cheese SH 4:00pm
- 25 - Coffee SSH 9:00am
- 26 - Bingo! SH 7:00pm
- 28 - Coffee SSH 9:00am

May

- 1 - Knitten Kittens SSH 11:30am
- 2 - Coffee SSH 9:00am
- 8 - Tree Committee SSH 10:00am
- 9 - Coffee SSH 9:00am
- 14 - Demolay Mother's Day B-fast SH 8:00am
- 15 - Stitch & Munch SSH 11:00am
- 16 - Coffee SSH 9:00am
- 17 - Staking Committee SSH 7:00pm
- 18 - Wine & Cheese SH 4:00pm
- 20 - BOD Meeting SSH 9:30am
- Potluck SH 5:30pm
- Town Hall Meeting 7:00pm
- 24 - BINGO! SH 7:00pm

STANDING WATER HAZARD

With the torrential rains we experienced over the winter, standing water abounds. According to the World Health Organization pools of standing water are a breeding ground for insects such as mosquitoes or dragonflies. When the larvae or these insects are left undisturbed, these insects are left to grow into disease-transmitting adults. Mosquitoes in particular can carry a host of diseases such as malaria, dengue, and encephalitis. They can also carry heartworms and tapeworms to pets. Inside the home standing water can result in the growth of mold and mildew. Mold within the home is often associated with dark spores which can be related to respiratory problems for everyone who lives in the home.

How Does Water Help Mosquitoes Breed?

Aedes aegypti is known as a "container-breeding mosquito" because it likes to lay eggs in and around standing water. Studies show that female mosquitoes prefer to lay eggs in water that collects or is stored in manmade containers.

Aedes aegypti mosquitoes lay eggs on the walls of water-filled containers. Eggs stick to containers like glue and remain attached until they are scrubbed off. The eggs can survive when they dry out—up to 8 months. When it rains or water covers the eggs, they hatch and become adults in about a week.

Reduce mosquitoes at home - Here are a couple of steps you can take to prevent mosquitoes from living and breeding around your home.

Remove standing water

Keep mosquitoes from laying eggs inside and outside of your home. Items in and around people's homes can collect water. **Once a week**, empty and scrub, turn over, cover, or throw out containers that hold water, such as vases; pet water bowls; flowerpot saucers; discarded tires; buckets; birdbaths; trash cans, and rain barrels.

These actions can help reduce the number of mosquitoes around areas where people live.

Follow safe water storage tips

If water must be stored, tightly cover storage containers to prevent mosquitoes from getting inside and laying eggs.

PPMC MEMBERSHIP APPLICATIONS PENDING

	<u>Date Posted</u>	<u>Seller</u>	<u>Allotment</u>
<u>MEMBER</u>			
Jerrold Largin	09/29/2014	Greg Wheatley	284 Keystone Way
Jennifer Hostetler	03/22/2017	Barry Brown	457 York Avenue
Carolyn Roberts	04/14/2014	Brantley Sandretti	385 Hiram Road
<u>ASSOCIATE MEMBER</u>			
Lindsay Lyons	12/12/2016	Jared Lyons	129 Keystone Way
Patricia Kramer	12/15/2016	Christine Woodworth	505 Amaranth
Julia Harris	01/24/2017	Tom Snyder	566 King Solomon
Bill Beighe	02/15/2017	Judy Beighe	225 Acacia Lane
Jyoti Lohman	04/13/2017	Jacquelyn Lorell	123 Keystone Way
<u>ALT. ASSOCIATE MEMBER</u>			
Devin Hanson	07/05/2016	Daniel Hanson	338 The Royal Arch
Jesslin Crouch	03/21/2017	Shari Crouch	410 Keystone Way

Board of Directors OPEN Session Minutes – See Below Executive March 25, 2017

April 15, 2017

9:35 am – Small Social Hall

Roll Call: Silent. Present were President, Bill Eckard; Vice President, Kurt Likins; CFO/Treasurer, Ken Cox Secretary, Bruce Wildenradt; and Director-at-Large, Nick O'Donnell. There were 14 members who signed in.

Opening Items:

Invocation given by Nick O'Donnell.

Pledge of Allegiance led by Nick O'Donnell

Executive Minutes read by Bruce Wildenradt. See below.

Open minutes were unanimously approved.

President Bill Eckard asked if there were any BOD Vacancy Petitions (for candidate addition), there were none.

Report from the Executive Session in March 2017 SATURDAY, March 25, 2017

REDACTED EXECUTIVE SESSION MINUTES

Saturday, March 25, 2017, 8:00 A. M. Executive Session

The meeting was called to order by Bill Eckard, President, on March 25, 2017 at 8:15 A.M. Kurt Likins, VP, Ken Cox, CFO, Nick O'Donnell, Director at Large, and Bruce Wildenradt, Secretary were present.

1.0 EXECUTIVE ACTION ITEMS

- (a) The Executive Minutes of February 2017 were approved as read.
- (b) There were no corrections to the February 2017 Open Minutes
- (c) The March 25, 2017 Open Meeting agenda was reviewed.
- (d) There were no additions to the Open Meeting Agenda.

1.1 DISCUSSION

- (a) 601 Keystone Way Reclamation - Approved for Sale 5-0.
- (b) A member allotment discussed.
- (c) County to read Easton Report on a members allotment (\$2,400) - Approved 5-0.
- (d) Hillside Five - Discussed Letter to Attorney from Bosso.
- (e) Discussed a member Vandalism and Fine. Letter to be sent.
- (f) Bob Morgan presentation re: Davis Sterling Litigation.

2.0 CORRESPONDENCE

Incoming – **A member** sent a request to have a forester check a tree near her allotment. **A member** sent a letter regarding the PPMC Volunteer Fire Department. **A member** sent an email regarding adopting a Reserve Plan. **A member** sent a letter of objection regarding the payment plan letter given to her by the bookkeeper. **A member** sent an email regarding the recommendations made by an arborist. **A member** sent an email requesting a number of bylaw changes be placed on the forthcoming ballot. **A member** sent an email regarding damages to the contents of her basement caused by recent

Board of Directors Minutes - Continued from previous page

storms/flooding. **Bob Morgan** sent an email regarding the refund of unearned premium from the carrier of the flood insurance that was cancelled.

- (b) Outgoing - A letter was sent to **a member** notifying her of a board mandated fine. A letter was sent to **a member** notifying her of the upcoming suspension hearing. A letter was sent to **a member** from **Ken Cox** in response to her dispute of the proposed payment plan. A letter was sent to **a member** notifying her that her allotment has been reclaimed by PPMC. A letter was sent to **a member** regarding the upcoming suspension hearing.

3.0 MANAGER REPORT

- Washington pathway update – The soil sample process started a couple weeks ago.
- Exit road retaining wall – A+ Construction will be giving me a estimate in the next week to replace the retaining wall the is leaning over.
- CalTrans drainage – I spoke with CalTrans about the water that drains from their drainage pipes from highway 9 onto PPMC. The response I got was that it is not there issue; there responsibility stops at the end of the pipe where the water comes out. But if we want we can apply for a permit from them to connect onto their pipe, install a culvert with a clean out then could drain it wherever wanted to. I think that we should get legal advice/recommendation.
- County disaster help letter – I filled out the disaster survey from the county last month and received an email the other day with information on SBA loans to help out for residents and business. **BOD RESPONSE / Ken will follow up with Garth Macdonald from SBA to see if it would help us.**
- License Plates on the dump truck – The plates are due but I think we should look at not renewing the plates because we could save money on the plates and insurance because the truck is going to cost more to repair then it is worth. **BOD RESPONSE / Look at the prices of a tilt frame trailer first.**
- Water meter data – We are now able to track our water usage online.
- Picnic Grounds clean up – The Rainbow girls wanted the help out around the Park. With the help of the Rainbow girls and possibly Demolay we will be cleaning the picnic grounds Saturday April 1st from 9 a.m. to 12 p.m. anyone that would like to come out and help is welcome to.
- A member on Keystone – We are having issues with a member's daughter and boyfriend ie. Disturbing the neighbors, Sheriff has come in and arrested her daughter a couple of times possible drug use and multiple neighbor complaints. **BOD RESPONSE / Bill and myself will talk with the member.**

4.0 INFORMATION

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

The morning session of the Executive Session was ended at 9:25 A.M. so the Board could move up to the Small Social Hall for the Open Meeting.

Board of Directors Minutes - Continued from previous page

P.M. Executive Session

The afternoon session of the Executive Meeting was called to order by Bill Eckard, President, on March 25, 2017 at 1:00 P.M. Kurt Likins, VP, Ken Cox, CFO, Nick O'Donnell, Director at Large, and Bruce Wildenradt, Secretary were present.

5.0 APPOINTMENTS

- (a)1:00 - **A member** - Discussed return of one lot to PPMC - Approved 5-0.
- (b)1:15 - **A member** - Discussed status of his allotment - Will report again in 60 days.
- (c)1:30 - **A member** - To discuss payment status. No show. Suspension meeting scheduled for April BOD meeting.
- (d)1:45 - **A member** - Requested meeting - no show.
- (e)2:00 - **Esther Gilliland** - New Associate Member 149 St. Alban / New Alt Associate Member 146 St. Alban - Approved 5-0.

6.0 DISCUSSION

- (a) Creating a policy for video cameras and audio recording.

A motion to end the Executive Session at 3:10 P.M. was made by Bill and seconded by Nick. There was no discussion. The motion passed 5 to 0.

Respectfully submitted,
Bruce Wildenradt, Board Secretary

Minutes of OPEN Session of April 15, 2017

Park Manager's Report: Steve Polizzi

- The BOD has authorized me to hire a part time person. All applications need to be turned into the office no later than 1 May 2017. I will also put this in my Managers bulletin report.
- The back has not been closed to inbound traffic yet, once we get a quote for a pedestrian gate and have it installed then we will have the code changed and the clickers will not work. The gate will open automatically when exiting but only emergency and deliveries will be able to enter. We will notify the membership before we make the change.
- Green waste sites will be open from 20 May 2017 to 11 June 2017.
- I have a quote to repair the leaning retaining wall on the exit road. This will be repaired in the weeks to come. When we make the repairs the exit road will be closed for a couple of days from 9 a.m. to 5 p.m. When this is closed we will use the entrance road for in and out traffic and the traffic lights will be out. I will let everyone know prior to this happening.
- Washington pathway update, we are still working on the soil samples. We had a small delay due to the fact that we did not have the exact location of the septic system in the parking lot on cardiac hill.

Board of Directors Minutes - Continued from previous page

Park Manager's Report: Steve Polizzi - *Continued*

- Thank you to Elaine Calverley and the Rainbow Girls/Jobs Daughters/Demolay and all the members for helping with the clean-up of the picnic grounds.
- I will be putting together the list for the Memorial weekend clean-up.
- I have a building packet for a replacement garage at 616 St. Augustine/ Karen Ryan for the BOD to look at and approve or disapprove. This will be presented in new business.

President's Report: Bill Eckard

Bill thanked everyone for attending and announced there will be a Candidates Night and Town Hall Meeting regarding the Reserve Plan on Saturday, May 20th, immediately following the Potluck in the Social Hall.

CFO's Report: Ken Cox

Ken explained that the current accounts receivable balance has ballooned due to the TADs statements that had been sent recently. He mentioned that Nancy has just received "a couple years worth" of escape tax statements from the County, with more to follow. Ken presented a Reserve Fund Plan that will be included in the bulletin (this document will be discussed at the May 20th Town Hall Meeting). John Mancini asked how many members are subject to the escape taxes - Ken was unsure of the exact number, explaining that these will affect any member that bought within the past 14 years - he will do a write-up with more detail for the bulletin.

REPORTS FROM COMMITTEES:

BUILDING: No Committee Report

No committee report was submitted, however the board received a request for replacing a carport with a gazebo like structure at 616 St. Augustine. Nick O'Donnell made the motion to approve, Bruce Wildenradt seconded. Approved 5-0.

DOG PARK: Cheryl Dangreau: Written

This ballot item, if adopted, will allow the dog park committee to proceed with the creation of a place beyond the picnic grounds, to let our four legged friends run around, roam off leash and play together in a secure area. The allotments to either side of the proposed dog park have space that will be left open between the allotment and the dog park. It is an ongoing project, and if it proves to be a problem, the BOD can direct the fence be removed and the area will be reclaimed by native vegetation.

As proposed, it will be set back from the road approximately 15' and native vegetation will be allowed to flourish between the road and the fence, creating a view shed from the picnic grounds. There will be a double gate to prevent an animal from running into the road. If there is an event in the picnic grounds, a sign may be posted on the gate, temporarily closing the dog park for the duration of the event. Hours can be set from 8:00am to sunset as we don't expect to install lighting. Pets in the park must be attended at all times by a human and maintaining the park will be the responsibility of the pet owners who are using the park, and the Dog Park Committee which is chosen by the BOD.

ERT: Dick Lovelace: Verbal

Dick said that the committee members need to renew their certifications. He has obtained an instructor for current ERT members who will hold a class on April 29th that covers first aid, AED, CPR and oxygen therapy for \$100.00 per student. Dick asked Ken Cox if there was money available in their budget to cover the expense of the training, Ken said there was.

Board of Directors OPEN Session Minutes - Continued from previous page

REPORTS FROM COMMITTEES (Continued):

LRP: Sharon Simas: Written

RESERVE FUND BYLAWS PROPOSAL

Article 9 – Reserve Fund.

There shall be an ongoing study of Corporation Assets called the Reserve Study. It will forecast funding goals for replacement of assets and will be updated annually. Funding for the reserve fund shall be supported by the new Member Initiation Fee and by Member assessment.

Reserve funds shall be restricted and specially dedicated to be used only for asset items identified in the Reserve Study. Expenditures from this fund will adhere to Reserve Fund Policies.

RESERVE FUND POLICY

The purpose of the Reserve Fund is to pay for the maintenance, repair and replacement of PPMC asset facilities and physical property as identified in the Reserve Study. The Reserve Study will be updated annually by Ertech, Inc. or other qualified vendor as directed by the Board. The Reserve Fund shall be initially funded by allocating \$500,000.00 dollars in accounts separated from the Operations accounts. These accounts will be identified specifically as Capital Asset Reserve Fund and will not be used for operating expenses.

PPMC shall divide their budgets into two categories -- an operating budget and a capital budget. The Budget Committee will oversee the operating budget that covers the costs of running the Park, including salaries, equipment, services, interest payments, rent, utilities, loans, advertising, travel and training expenses. Funds for these items shall NOT come from Capital Asset Reserve Funds. The Capital budget is for the maintenance, repair and replacement of the assets identified in the Reserve Study. Expenditures from the Capital Asset Fund will be determined by a budget proposal to the Board from the Long Range Planning Committee and the Manager. Priorities will be established by reviewing the Reserve Study in conjunction with a review of current infrastructure necessities.

All amounts received as Membership fees from New Members will be deposited directly into a Capital Asset Fund. It shall be additionally funded by Member assessment as deemed appropriate by the Board of Directors with Membership approval.

RESERVE FUND SPENDING PROCEDURES

Once the Capital Budget is approved, it will be the Manager's responsibility to clearly differentiate and mark any item to be paid from the Capital Asset Reserve Account. The bookkeeper will assure that any invoice so stamped is paid from that Reserve Account only.

The Board Treasurer will review and report no less than quarterly to the Board and the Membership the progress made and monies spent. He/she in conjunction with the Manager will verify that the Capital Asset budget is being closely followed.

The above written report was submitted but not read. A lively discussion ensued regarding why the CFO had prepared a document (that will be discussed at the Town Hall Meeting on May 20th and will be published in the bulletin) but disregarded the work put in by the committee(s) on their report. Ken replied that his write-up is a compilation of their documents and other information he obtained, thus providing what he feels the most comprehensive and best plan for PPMC.

More discussion continued on why the Reserve Account has not been opened as of yet, with many voicing frustration and confusion. Kurt Likins commented that the BOD is proceeding diligently so that they ensure it is put together correctly, he stated that when the committee sees the document they will agree with the contents as it takes their work into consideration and does what is best for the Park.

Board of Directors OPEN Session Minutes - Continued from previous page

OCEAN STREET EXTENSION: No Report

Bill Eckard announced that the Ocean Street Extension Neighborhood Association is hosting a "General Meeting and Neighborhood Throwdown" on April 23rd at the Sheriff's Posse Building located at 2127 Ocean Street Extension from 11:00am - 2:00pm. The back gate will be open during this period. More information is available on the park website (www.ppmcsc.org), or flyers are available in the park office.

RECREATION: Fred Dunn-Ruiz: Written

The Recreation Committee met on Monday, April 8, 2017.

The Easter Egg Hunt, hosted by Lee Heathorn and Tawni Servi, is scheduled for 11:00 in the picnic grounds (on April 15, 2017). The potluck tonight is hosted by Jean Cook and Ed Mendenhall, the theme being "giving thanks to many who helped us through the stormy weather."

Bill Laidlaw is looking into supplies and equipment for pickle ball.

The May 20th potluck will be hosted by Bill & Sharon Eckard and Joanne Nelson and will feature a Cinco de Mayo theme.

Bill Laidlaw has taken responsibility for overseeing the refurbishing of the horseshoe pits. Volunteers are needed to help.

The Memorial Day Dance will be held in the Social Hall on May 27th from 7:00pm - 10:00pm. DJ, Otis Cohen will be playing the music.

The All Wheels Parade will be on Sunday, July 2nd. Pre-parade decorating of bicycles will be hosted by Tawni Servi; Brian Calverley will oversee traffic control; Karen Eneboe will oversee bead distribution at the picnic grounds after the parade.

The Labor Day Weekend activities will now include a bocci ball tournament.

The next meeting of the recreation committee is scheduled for Thursday, May 13th at 10:00am in the small social hall.

STAKING: No Committee Report

No committee report was submitted, however Mark Zevanove stood and stated to the board that he has now fronted \$50.00 each for three staking requests that are not being accomplished. Bruce Wildenradt replied that volunteers are being sought for the committee.

TREE: No Committee Report

The committee did not submit a report. Tony Fleming asked about a request he submitted, to which Steve Polizzi replied that he has spoken to the BOD regarding the request and about hiring an arborist. A discussion proceeded regarding who should be responsible for the trees, the Park or individual members, as well as who is responsible for the costs involved. Linda Dyson-Weaver stated that in the past a forester, not an arborist, used to visit the Park twice a year and asked that the process be resumed. Nick O'Donnell made the motion that Forester, Cassidy Bill Vaughn, be hired for a park inspection; Bruce Wildenradt seconded the motion; Approved 5-0. Mr. Vaughn will tour the park with the Park Manager.

John Mancini suggested that once the forester make the report, he should return to the park and permanently mark the trees that should be removed.

Board of Directors OPEN Session Minutes - Continued from previous page

UNFINISHED BUSINESS:

1. PPMC Volunteer Fire Department - Tabled until May meeting.
2. AARP Driving Program. Approved, will publish class information in upcoming bulletins.

NEW BUSINESS:

1. Building Package Submitted for 616 St. Augustine - Approved (see notes under Building Committee above).

OPEN FORUM:

1. Mark Zevanove gave kudos to Bob Morgan, and all involved, for the beautiful memorial service held for Don Moore in the social hall on Friday, April 14th.
2. Sharon Simas voiced her concern about which items are being discussed in executive session, as opposed to open session meetings.
3. Tony Fleming gave his thanks to the directors for hearing him (on his tree issue) and taking action.

The Open Meeting was adjourned at 11:10 am.

Respectfully submitted by Sandy Rauschhuber, Office Manager



Easter Egg Hunt Thanks - by Lee Heathorn

Thanks to many, especially Tawni Servi, Judy Beighe, Sharon Naraghi, Laverna Wells, Cori Ahlvin, Jackie Rundell, Heather Gloeckler, and those who brought extra cupcakes, deviled eggs, cookies, etc. You worked very hard and the day was a happy success because of you. Thank you!



Eastern Star Monterey Bay Association **PANCAKE BREAKFAST**

Everyone welcome!

Sunday, May 28, 2017

Paradise Park Social Hall

8:00 am to 11:00 am

\$8.00 per person



Net proceeds from this
BREAKFAST will be used to kick
off the 2018 OES *Grand Day in
Paradise event* for Northern
California in April 2018

Funds raised from the *2018 Grand Day in Paradise* event will be donated to the
2018 Worthy Grand Matron and Worthy Grand Patron's chosen charity.

Improvements for Sale by Member

All allotment use privileges and Membership are subject to the approval of the Board of Directors.

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

SECTION 1			
457 York Avenue	Barry Brown Mark Zevanove, Agent 831-588-2089	\$230,000 Sale Pending	Lots of sunlight in the heart of the Park! Hard to believe but true, this charming home features two bedrooms with a separate building (currently an office). Beautifully redone kitchen with dishwasher, central heat, mostly dual pane windows, wood burning stove and much more. Lots of beautiful decking. Must see to appreciate!
SECTION 2			
282 Keystone	Sara Laskey 831-331-1031	\$282,000	2BR, 1BA Cozy cabin on the river. Lots of sunshine. All appliances included, some furniture as well. Cabin could use some TLC. Selling "as is."
293 The Royal Arch	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.
368 Eastern Star	Tripura & Om Anand 831-420-1008	\$395,000	Completely remodeled, warm and cozy, 4-season cabin facing Picnic Grounds. 1BR, 1BA, 4,825 sq. ft. allotment. Fine woodwork and cabinetry, thermal windows, radiant-heated wood floors. Original cathedral ceiling. Skylights. Regularly maintained septic. Ample parking. Detached garage, plus separate studio with loft. Now mildew, no history of flooding, no realtor fees, no financing. Must see.
385 Hiram Road	Brantly Sandretti Mark Zevanove, Agent 831-588-2089	\$215,000 Sale Pending - Contingent on Home Sale (72 hour release clause)	Updated 2BR, 1BA home, with a finished room that could be used for sleeping as a 3rd bedroom. Sunny allotment, fenced backyard, wrap around deck with hot tub. Remodeled bathroom with double pane windows throughout home. New hardwood floors in kitchen and living room. Carpeted bedrooms. Detached carport. Pantry and laundry room inside home. This is a modern home that is turn-key ready.
SECTION 4			
601 Keystone	Allan Melikian, Agent 831-588-4901 or Mark Zevanove, Agent 831-588-2089	\$46,000	Great opportunity, good location, fixer-upper. 1BR, 1BA, Improvement 606 sq. ft, Allotment 2,396 sq. ft.
620 St. Augustine	Gary Hursh 916-481-1944 (home) 916-481-9426 (office)	\$429,000 Price <u>Reduced</u> Sale Pending	Riverfront Property! 1st Time on the Market in 50 Years! 3BR, 2BA. Allotment 7,047 sq. ft., Improvement 1,850 sq. ft. Prime location with easy parking. Large living room, beautiful stone fireplace, large formal dining room, skylights, 8 large storage rooms and 2 garages. Beautiful deck overlooking the river.
SECTION 6			
104 Keystone	Lori Scherman 831-334-0017	\$271,000	Desirable Section 6 location at the front of the park with easy access to Hwy 9. 1395 Sq Ft with solid foundation. Sunny allotment with backyard. 1BR, 1BA with modern kitchen and electric appliances. Cozy living room with gas fireplace. Additional detached unit with 1BR, 1BA. Carport and extra parking. Move in condition!
177 St. Bernard	Garrett Lenz Mark Zevanove, Agent 831-588-2089	\$80,000 Price Reduced	5BR, 1 BA 1736 Sq Ft. improvement. Large home on the River. Unique floor plan Can build new 1736 sq ft. home on site. Located on two lots. Call agent Mark Zevanove for showing @ 831-588-2089.



Mark Zevanove Presents:
4 Beautiful Paradise Park Properties
(831) 588-2089
BRE #00662936
 Paid advertisement

177 St. Bernard 5BR, 1 BA 1736 Sq Ft. improvement. Large home on the River. Unique floor plan Can build new 1736 sq ft. home on site. Located on two lots. Call agent Mark Zevanove for showing @ 831-588-2089.
 Price Reduced to \$80,000



385 Hiram Road Updated 2BR, 1BA home, with a finished room that could be used for sleeping as a 3rd bedroom. Sunny allotment, fenced backyard, wrap around deck with hot tub. Remodeled bathroom with double pane windows throughout home. New hardwood floors in kitchen and living room. Carpeted bedrooms. Detached carport. Pantry and laundry room inside home. This is a modern home that is turn-key ready. Listed at \$229,000 - Sale Pending Contingent on Home Sale (72 hour release clause).



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

**Photo
Not
Available**

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



Licensed since 1978 with over \$250,000,000 in sales - Servicing PPMC and all of Northern California

Since June 2011, Mark Zevanove has sold the improvements at the following addresses:

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

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