



Board of Directors

- **President**
Dick Lovelace
ppmc.rlovelace@gmail.com
831-420-0501
- **Vice President**
Kurt Likins
klikins@icloud.com
650-619-3433
- **Treasure/CFO**
Verdie Polizzi
ppmc.verdie@gmail.com
831-515-2165
- **Director at Large**
Rick Lang
ppmc.ricklang@gmail.com
610-908-5744
- **Secretary**
Harold Brown
ppmcharold@gmail.com
650-906-6044

Park Staff

- Steve Polizzi
Park Manager
831-423-1530 ext. 12
manager@ppmc-sc.org
831-345-0879
- Corrie Mathieson
Bookkeeper
831-423-1530 ext. 11
bookkeeper@ppmc-sc.org
- Park Office Main Line
831-423-1530

President's Message

January 2022

First of all, the concept that it is now January 2022 feels very strange. To me, that sounds like a date from a far in the future science fiction movie.

And then, the whole world is under a pandemic, still. Maybe a remake of Andromeda Strain. And we are all background characters.

Well, your Board is crossing our fingers and hoping that soon we will all be out from under this Covid-19 invasion.

The Recreation Committee is to be commended for trying to have frequent activities to lift our spirits. Upcoming is the Valentines Day Treats table at the Office Porch. I know the committee is chomping at the bit to get all of our usual and wonderful PPMC activities going again as soon as possible.

In the meantime, try to stay healthy. Always look on the bright side, and be Kind to one another.

Fraternally,
Dick Lovelace
President, PPMC Board of Directors

*“Start each day with a positive thought
and a grateful heart.”*

Roy T. Bennet



Manager's Report

As most of you know already, our Office Secretary Annie has resigned from Paradise Park. We were privileged to have had her return to PPMC and even more so that she stayed for almost five years. I've included the letter Annie asked me to read at the last open session meeting of the board.

Andrew and I will sort the mail and packages and answer any messages left on the office voicemail/email until we're able to fill Annie's chair.

Thank you for your patience and understanding during this time.

Steve

Dear Paradise Park,

By now you have all been told of my decision to leave my position as Office Secretary. Although I am sure a lot of you are surprised, I am also sure there is an equal number of those that aren't surprised in the least.

When Steve reached out to me, almost 5 years ago, I thought I would help him out until they found a replacement for Sandy who left abruptly. I did not think I would go through multiple Boards, multiple lawsuits, a global Pandemic, accusations of fraudulent election activities, and in general a lot of Park anger, angst, and unrest, but that is what happened. It is now time for me to move on and not be in this environment anymore. I guess you could say I have reached my limit.

Paradise Park will always hold a special place in my heart and my hope is that all of you as Members, Board Members, Masonic brothers and sisters and friends of Paradise Park can look inside yourselves, self-reflect and ask yourself if your actions display what your Masonic obligations are all supposed to be about.

Thank you for the opportunity to work here. It had a lot of wonderful moments that I will hold onto and will let the other, not so wonderful moments, go.

Sincerely and respectfully,

Annie Levy

MEMBERSHIP APPLICATIONS PENDING




<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<u>MEMBERS</u>			
Janice Herechski	12/09/2021	PPMC	259 Keystone Way
Elise Brentnall	12/10/2021	Alcinda Walters	200 Keystone Way
Jennifer Nowak	12/18/2021	Todd Linquist	488 Knight Templar
<u>ASSOCIATE MEMBER</u>			
Emily Galea	09/14/2021	Mary Lynn Brecht	377 Hiram Rd.
Roberta Keuter	12/10/2021	Jennifer Arthur	191 St. Bernard
Jason Le Beouf	1/4/2022	Jeff LeBeouf	1169 St. Bernard
<u>ALTERNATE ASSOCIATE MEMBERS</u>			
None at this time			

TRANSPARENCY CORNER

It is with a heavy heart that the Board of Directors had to say “Farewell” to Annie after five years with Paradise Park. At the January Open Session, Steve read a letter from Annie where she said her goodbye to the membership. As follow up to Annie’s letter, Steve felt it was necessary to let the membership know some of the reasons Annie’s last year or two were increasingly difficult on her. Shirley Radder, publisher of the “Town Crier”, responded with a smoke and mirrors e-blast in an attempt to divert attention from her own wrongdoings.

Please see the email below where Annie told Shirley directly that her behavior was part of “why good people leave” Paradise Park – her words speak for themselves:

shirley Inbox x   

annie@paradiseparkmasonicclub.o... Tue, May 11, 2021, 10:51 AM   

FYI-

The following is what I sent Shirley. I know Steve is going to tell me “don’t even respond” but this one got to me and I wanted her to know it.

I am sorry to hear that I am being attacked online for not showing you the bible. I do not have a facebook account as I believe it to be a negative environment that only hurts people, but I am being forced to hear all about this from many others. It makes be a bit sad, that when I asked you why you just didn’t ask the person, whom you were investigating (I now know that it is Verdie) when they became a member, your response was “I know she wouldn’t tell me” That is an awfully big assumption to make. I hope this email doesn’t find its way onto your website, but I guess that is a chance I will have to take. It is extremely rare that I even comment on things of this nature but you made me feel like it was necessary. Stuff like this is why good people leave this place.

Annie

Annie Levy
PPMC Secretary
(831)423-1530

Please note, this is NOT the only communication of this kind that the Board has received from not only staff members, but the membership. We, as a community, cannot continue to allow a few bad apples ruin our Paradise. Please be kind—not just to our staff but to one another.

Your 2021-2022 PPMC Board of Directors

Upcoming Meetings

THE NEXT
ZOOM

BOARD OF DIRECTORS MEETING
SATURDAY FEBRUARY 19, 2022 @ 11:00AM

ZOOM INVITATION WILL BE SENT OUT VIA E-BLAST
PRIOR TO THIS DATE AND TIME.

welcome

*PLEASE JOIN THE BOARD IN WELCOMING NEW
NEW ASSOCIATE MEMBERS...*



Talia Buzel– 427 Joppa

Jacqueline Buzel– 225 Acacia



Board of Directors OPEN Session Minutes

December 18, 2021

11:06 a.m. via ZOOM

1.0 OPENING ITEMS

- a) Roll Call: Board Members Verdie Polizzi, Harold Brown, Kurt Likins and Dick Lovelace present with Rick Lang attending via Zoom
- b) The Invocation was given by Kurt Likins.
- c) The Pledge of Allegiance by Dick Lovelace and all in Attendance via Zoom.
- d) Consideration of Late Additions to the Agenda: None
- e) Open Minutes from November 29th, 2021 were read and approved as written. Motion made by to approve by Rick Lang Second by Verdie Polizzi. Approved 3-0. With Harold Brown and Kurt Likins abstaining as they did not attend the meeting.

2.0 REPORTS

- a) **Manager Report:** Manager Steve reporting that a back flow valve at the front of the Park was damaged by a falling tree limb. Steve researched and cost to replace is approximately \$19k. Once that is repaired, a new speed bump will be installed at the entrance. Steve is also working on the Section 6 siren relay switch. The siren still works but it must be done manually. In the event of an emergency the siren would be sounded in Section 6. Steve reminding all that he will make sure that all packages in the office will be delivered on Christmas Eve, even if the office isn't open.
- b) **President's Report:** President Dick Lovelace wishing all a happy holiday season. Dick is appreciative of the office staff and crew. The crew was able to remove downed trees during the recent rains and continues to keep the Park clean.
- c) **Treasurer Report:** CFO Verdie Polizzi reporting that the audit is still being worked on by the Auditors. Verdie also reporting that the TADS have been paid to the County. Those Members that paid directly to the County without notifying the office will now have to wait to be reimbursed. The County will send out notifications, but we must wait for that before paying.
- d) **Other Director(s):** All Directors wish all a happy holiday and season greetings.

3.0 COMMITTEE REPORTS

- a) **Budget**—Committee to meet at the 1st of the year.
- b) **Building**—No report
- c) **Bylaw**—Kurt Likins reporting that the committee has been meeting and working hard. Kurt was out of town last month so he will get up to speed and report back on progress. Committee is looking at having a informational "Town Hall" meeting to discuss what they are working on. More info to follow.
- d) **Long Range Planning**—Fred Dunn- Ruiz reporting that all members of the committee were surveyed as to what projects they want to pursue. Results to follow. Fred reporting that the Committee is off to a good start.
- e) **Recreation**—Donna Sorenson reminding all that Santa will be making a visit tomorrow December 19th from 1:00- 4:00. Committee will also be delivering small gift bags to Members in the Park.
- f) **Staking**—Liaison Verdie Polizzi reporting that the Committee is gathering necessary requests and is set to begin.
- g) **Tree Committee**- No Report

4.0 AD HOC TEAM REPORTS

- a) **Historical**—No Report
- b) **ERT Team**—Donna Sorenson reporting that the Team is out helping members when needed. Donna reminding all that the sirens will again be tested on the first Saturday of the month.

December Minutes (Cont.)**5.0 UNFINISHED BUSINESS**

a) Winston Chavoor' s list of questions from last meeting: Q- Why can't we count the recall ballots?

A- Legal issues. Q- How many Suspended and terminated Members are there? A- Very few. Q- Why can't agenda go out with the Zoom invite? A- Board will work to make that happen. Q- ERT Leadership question

A- Answered by the Team Q-Effects of Covid on the Park activities? A. Covid is still with us and now new variants.

Q-Stakes by the entrance road retaining wall? Who's are they? A. Caltrans Q-Cant the Mailbox and Bridge lights be turned off? A-Yes Q-Street name Board missing A- Now replaced Q-Stop sign request at St. Victor/St. Alban

A- Board to look at Q-Why is the Bulletin so delayed? A-board to work on.

6.0 OPEN FORUM

- Member Mark- Zevanove reporting on Park sales. Mark is encouraged by the Board and their activity regarding sales of allotments.
- Associate Member Pamela McHenry- Question regarding the escaped taxes she recently received. CFO Verdie provided her an explanation and will provide Pamela with more details.
- Member Winston Chavoor- Reporting that when the Park sirens are checked, section 6 does not hear them.
- A- Siren at the front of the Park needs fixing as it has an issue with its relay switch. Siren needs to be manually tested and will be. Q- There were rocks placed around the section 6 playground and Winston is not in favor. Asking why this was done? Steve reporting that the area was turning into a parking lot when it is actually a playground for children. Steve's priority is the safety of the children playing in the playground. Steve reminding all that if there is a need for parking, the office parking lot is always available.
- Member- Sevilla Granger Iovacchini- Sevilla is appreciative of the Board conducting Zoom meetings but believes work needs to be done on how to efficiently allow members into the meeting. A- Board to look into and hopefully improve the process.
- Member- Jackie Rundell- Jackie would like to Board to revisit the idea of a new speed bump at the entrance of the Park. There are a lot of speeders, and she believes a speed bump would help the situation. A- Board to study. Jackie also asking about the use of the picnic ground firepits-Is it ok? A- Yes, no fire ban is in place but Board to research.
- Associate Member Chopsey Gutt- Encouraging all to have a fun gathering online. Chopsy believes Covid is effecting all and wants to emphasize warmth and friendship. A- Board in all for the idea and encourages it. Thankful to Chopsey!
- Member Michael Sawley also in favor of a new speed bump in the front of the Park. Michael also in favor of a stop sign at St. Victor & Keystone.
- Member-Mark Zevanove letting all know that a few Members are talking about restarting the Men's Club. Mark reminding all that the Men's club in the past was in charge of Valentine's Day flowers for widows and single women which many miss.
- Member- Winston Chavoor Offering more input regarding the intersection in the front of the Park, Winston offering to discuss the entrance issue with the Board.

December Minutes (Cont.)

- Member- Laura Crafts—Asking why is it necessary for the member-to-member mail to have a return address? A-Manager Steve answering that in the past mean and nasty letters have been sent to Members without a return address. Steve trying to combat that. Steve encouraging return addresses as respectful rule. Q-Laura also asking CFO Verdie about the counting of the recall ballots and why it can't happen? CFO Verdie emphasizing that she is in no way involved in any lawsuits involving the recall. A-Board President reporting that the original recall person has filed a lawsuit, and asked the question to be directed to President Dick Lovelace. Laura is in strong favor of counting the ballots. Addressing her question President Dick. Board member Rick Lang informing all that discussing any legal matters is inappropriate. Rick in favor of a clear response from the Board in the future after further due diligence.
- Member Sevilla Granger Iovacchini returning to the question of mail practices. Believes she was told that she couldn't mail to all Park Members even though she had her return address on it. A -At the time that Sevilla dropped of a park wide mailing it was during an election and political mailings must be mailed through the USPS. Sevilla asking for a clearer process. Office Secretary Annie also adding that putting a return address on inter-park mail helps with confusion as well. It is the right thing to do and should be done. Sevilla asking for clarification. Office to work on clarifying.
- Member Robert Wunce- Revisiting the contractual employment information/agreement of the Park Manager. A- President Dick reporting that he did look into it and the Manager is under contract for 40 hours a week and he is working 40+ hours a week. Dick reporting that the list from long ago listing former manager's duties is not part of the current Manager's contract. President Dick is satisfied with Manager's duties.
- Member Cheryl Dangreau- Q- Why don't we allow volunteers in the office? A- For security reasons. There are many other areas that Members can volunteer in.
- Member Sharon Naraghi Q- questioning volunteerism and believes it is discouraging unity. Sharon asking for more compassion and encouraging more help.

7.0 LEGAL UPDATE — Board mediated with a Member regarding a longstanding court case. The Board discussed it this morning. There are 3 active cases now pending. Terminated Members lawsuits are not covered by Park insurance. Rick believes the Board has worked really hard to resolved long standing issues and has been successful. Rick informing all that the Board looks 1st to solve litigation not extend it. Rick encouraged by the Board's work and ensured the Membership the goal is to resolve them. Rick thanking Verdie for her hard work in managing them.

Paradise Park Masonic Club

Balance Sheet

As of December 31, 2021

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1000 - Cash and Equivalents	
1015 - Checking accounts	
1016 - BofA Recreation Ckg	10,214.60
1017 - WFB Checking - 4461	454,166.42
1018 - BFCU Ckg *4190	148,973.14
Total 1015 - Checking accounts	613,354.16
1019 - BFCU Saving *4174	97,625.38
1020 - Petty Cash	172.80
Total 1000 - Cash and Equivalents	711,152.34
1030 - Capital Reserves	
1033 - USB Init Reserve CD 2032	147,050.72
1034 - WFB CD 8385	115,284.69
1035 - BofA CD 0500-01-03	25,416.02
1036 - WFB rest. checking xx1035	125,967.95
1037 - BFCU Capital Improve Ckg -0306	18,497.41
Total 1030 - Capital Reserves	432,216.79
1040 - Comcast Accounts	
1041 - USB Checking 0920-Comcast	24,227.80
1042 - USB CD 5223 - Comcast	8,502.78
1043 - USB CD 5249 - Comcast	22,436.42
Total 1040 - Comcast Accounts	55,167.00
Total Checking/Savings	1,198,536.13
Accounts Receivable	
1100 - Acct. Receivable	622,333.35
Total Accounts Receivable	622,333.35
Other Current Assets	
1099 - Undeposited Funds	8,560.32
1101 - Clearing Account	(911.44)
1109 - Receivables - Comcast	3,884.00
1112 - Receivables - Escape Taxes	
1119 - Escaped taxes 2017-18	(19,434.16)
1120 - Escaped taxes 2018-19	(27,110.01)
Total 1112 - Receivables - Escape Taxes	(46,544.17)
1190 - Allowance for Doubtful accts	(30,000.00)
1400 - Prepaid Expenses	
1401 - Prepaid Property Taxes-Park	17,762.80
1402 - Prepaid Insurance	85,590.55
1403 - Prepd Prop tax land Members	76,523.14
1404 - Ppd Prop Tax Supplement Members	1,553.67
1405 - Member Property Taxes	(224,888.51)
1406 - Member Property Taxes - Escape	52,388.68
Total 1400 - Prepaid Expenses	8,930.33
Total Other Current Assets	(56,080.96)
Total Current Assets	1,764,788.52
Fixed Assets	
1500 - Fixed Assets	
1502 - Land	323,182.00
1503 - Land Improvements	648,140.20
1504 - Bldgs. & Covered Bridge	413,006.11
1505 - Upstairs office Apartment	37,480.47
1506 - Water Project - Sect. 1, 2	1,399,386.50
1507 - Water Project Sect.3 and 4	2,198,739.71
1508 - Griff Nelson Water Project	1,059.26
1510 - Autos/Trucks/Tractors	132,909.67
1511 - Radio Equipment	14,487.81
1512 - Equipment	187,550.43
1590 - Accumulated Depreciation	(2,587,687.00)
Total 1500 - Fixed Assets	2,768,255.16
Total Fixed Assets	2,768,255.16
TOTAL ASSETS	4,533,043.68
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	567,426.32
Total Accounts Payable	567,426.32
Other Current Liabilities	
2300 - Accrued Expenses	
2302 - Accrued Payroll	5,216.59
2303 - Accrued vacation payable	9,589.84
Total 2300 - Accrued Expenses	14,806.43

Paradise Park Masonic Club

Balance Sheet

As of December 31, 2021

	Dec 31, 21
2500 · Deferred Revenue (TADs)	1,060,124.39
2510 · Deferred Revenue - Comcast	12,567.00
2600 · Current Portion FEMA/SBA Loan	18,319.66
Total Other Current Liabilities	1,105,817.48
Total Current Liabilities	1,673,243.80
Long Term Liabilities	
2700 · Long Term Portion SBA Loan	43,455.48
Total Long Term Liabilities	43,455.48
Total Liabilities	1,716,699.28
Equity	
3100 · Equity Master	
3101 · Restricted Funds-brd designated	
3102 · New Water Project Reserve	244,206.00
3103 · Init Fee Major Improvement Rsrv	506,315.97
Total 3101 · Restricted Funds-brd designated	750,521.97
3150 · Investment n Property	3,961,240.31
3200 · Other Temp. Restricted Funds	
3201 · Recreation Reserve	10,882.19
3202 · Gardner/Bunker restricted	4,960.00
3205 · Historical restricted	597.25
3206 · Picnic Grounds restricted	2,199.03
3207 · Dog Park	3,992.23
3210 · Community Garden Restricted	1,142.74
3211 · ERT	2,771.43
3200 · Other Temp. Restricted Funds - Other	(984.00)
Total 3200 · Other Temp. Restricted Funds	25,560.87
3300 · Unrestricted Fund Balance	(459,786.05)
Total 3100 · Equity Master	4,277,537.10
3900 · Retained Earnings	(896,551.97)
Net Income	(564,640.73)
Total Equity	2,816,344.40
TOTAL LIABILITIES & EQUITY	4,533,043.68

Paradise Park Masonic Club
Profit & Loss Budget vs. Actual
 May through December 2021

	May - Dec 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4000 · INCOME				
4010 · Member Annual Dues	0.00	78,116.64	(78,116.64)	0.0%
4015 · Member Assessment Fees	0.00	352,034.24	(352,034.24)	0.0%
4100 · New Member Initiation Fees	100,000.00	40,000.00	60,000.00	250.0%
4200 · Membership Transfer Fees	800.00	1,600.00	(800.00)	50.0%
4300 · Member Services Fees	3,668.11	600.00	3,068.11	611.4%
4600 · Facility Use Fees	0.00	600.00	(600.00)	0.0%
4700 · Finance/Late Charges	199.79	2,000.00	(1,800.21)	10.0%
4800 · Penalties/Fines	8,000.05	4,000.00	4,000.05	200.0%
4900 · Donations	0.00	0.00	0.00	0.0%
4910 · Comcast Income	13,010.44	9,107.55	3,902.89	142.9%
4920 · Interest Income	212.63	800.00	(587.37)	26.6%
4950 · Other Income	25.00	1,200.00	(1,175.00)	2.1%
4960 · Discounts taken	0.00	0.00	0.00	0.0%
4965 · SBA Special Assess Princ Earned	0.00	14,440.96	(14,440.96)	0.0%
4966 · SBA spec assess interest earned	0.00	0.00	0.00	0.0%
Total 4000 · INCOME	125,916.02	504,499.39	(378,583.37)	25.0%
Total Income	125,916.02	504,499.39	(378,583.37)	25.0%
Gross Profit	125,916.02	504,499.39	(378,583.37)	25.0%

Paradise Park Masonic Club
Profit & Loss Budget vs. Actual
 May through December 2021

Expense	May - Dec 21	Budget	\$ Over Budget	% of Budget
6000 · EXPENSES				
6100 · PAYROLL EXPENSE	145,287.19	136,800.00	8,487.19	106.2%
6800 · OPERATING EXPENSE				
6801 · General & Administrative Exp	0.00	800.00	(800.00)	0.0%
6810 · Auto and Truck Expense	2,591.04	4,000.00	(1,408.96)	64.8%
6815 · Member Service Expense	377.00	0.00	377.00	100.0%
6820 · Bad Debt Expense	0.00	0.00	0.00	0.0%
6830 · Bank Fees	1,274.15	720.00	554.15	177.0%
6840 · Communications	4,251.58	4,000.00	251.58	106.3%
6850 · Computer and IT	1,576.06	800.00	776.06	197.0%
6860 · Depreciation Expense	0.00	123,984.00	(123,984.00)	0.0%
6870 · Dues & Subscriptions	120.00	345.00	(225.00)	34.8%
6875 · Equipment Repairs	203.00	600.00	(397.00)	33.8%
6877 · Equipment Rental	2,666.19	0.00	2,666.19	100.0%
6880 · Insurance	29,482.20	57,600.00	(28,117.80)	51.2%
6890 · Interest Expense	1,686.79	2,800.00	(1,113.21)	60.2%
6905 · Other Miscellaneous Expense	267.03	0.00	267.03	100.0%
6910 · Office Supplies	2,636.82	2,400.00	236.82	109.9%
6912 · Penalties Payable	0.00	0.00	0.00	0.0%
6913 · Rec. Activities Annual Bdgt	153.58	2,000.00	(1,846.42)	7.7%
6914 · Shop/Park Supplies	11,117.90	2,400.00	8,717.90	463.2%
6915 · Repairs & Maintenance				
6916 · Repairs & Maintenance Buildings	0.00	6,000.00	(6,000.00)	0.0%
6917 · Repairs & Maintenance Roads	0.00	0.00	0.00	0.0%
6918 · Repairs and Maintenance Water	13,248.10	0.00	13,248.10	100.0%
6919 · Repairs and Maintenance Grounds	0.00	6,000.00	(6,000.00)	0.0%
6915 · Repairs & Maintenance - Other	0.00	1,600.00	(1,600.00)	0.0%
Total 6915 · Repairs & Maintenance	13,248.10	13,600.00	(351.90)	97.4%
6920 · Taxes				
6921 · Property Taxes	188,645.16	10,000.00	178,645.16	1,886.5%
6923 · State Income Tax	0.00	10.00	(10.00)	0.0%
Total 6920 · Taxes	188,645.16	10,010.00	178,635.16	1,884.6%
6930 · Utilities				
6931 · Electric	7,092.60	7,200.00	(107.40)	98.5%
6932 · Garbage	3,765.21	5,680.00	(1,914.79)	66.3%
6933 · Water	163,152.97	148,000.00	15,152.97	110.2%
6934 · Propane	2,442.01	3,200.00	(757.99)	76.3%
Total 6930 · Utilities	176,452.79	164,080.00	12,372.79	107.5%
6940 · Training	0.00	855.00	(855.00)	0.0%
6945 · Travel & Entertainment				
6948 · Meals	1,311.51	400.00	911.51	327.9%
Total 6945 · Travel & Entertainment	1,311.51	400.00	911.51	327.9%
6950 · Postage & Delivery	1,029.83	1,000.00	29.83	103.0%
6960 · Printing and Reproduction	329.42	1,000.00	(670.58)	32.9%
6970 · Professional Services				
6971 · Accounting				
6973 · Payroll Processing Fees	1,523.07	1,400.00	123.07	108.8%
6971 · Accounting - Other	23,308.37	18,000.00	5,308.37	129.5%
Total 6971 · Accounting	24,831.44	19,400.00	5,431.44	128.0%
6975 · Legal Expense	80,628.38	12,000.00	68,628.38	671.9%
Total 6970 · Professional Services	105,459.82	31,400.00	74,059.82	335.9%

Paradise Park Masonic Club
Profit & Loss Budget vs. Actual
 May through December 2021

	May - Dec 21	Budget	\$ Over Budget	% of Budget
6990 · ERT Expense	39.00	800.00	(761.00)	4.9%
7900 · Reconciliation Discrepancies	0.00	0.00	0.00	0.0%
6800 · OPERATING EXPENSE - Other	0.00	0.00	0.00	0.0%
Total 6800 · OPERATING EXPENSE	544,918.97	425,594.00	119,324.97	128.0%
Total 6000 · EXPENSES	690,206.16	562,394.00	127,812.16	122.7%
7910 · Bank Service Charges	12.00			
Total Expense	690,218.16	562,394.00	127,824.16	122.7%
Net Ordinary Income	(564,302.14)	(57,894.61)	(506,407.53)	974.7%
Other Income/Expense				
Other Income				
8000 · Other Income				
8001 · Donations Rec Fund restricted	450.00	0.00	450.00	100.0%
8002 · Donations - Almoner's Fund	0.00	0.00	0.00	0.0%
8004 · Donations-Labor Day Snack Shack	0.00	750.00	(750.00)	0.0%
8016 · Interest Earned Init Fee Rsrv	0.00	80.00	(80.00)	0.0%
Total 8000 · Other Income	450.00	830.00	(380.00)	54.2%
Total Other Income	450.00	830.00	(380.00)	54.2%
Other Expense				
9000 · Other Expense				
9003 · Picnic Ground renovation	0.00	0.00	0.00	0.0%
9004 · 2010 Covered bridge repairs	0.00	0.00	0.00	0.0%
9006 · Social Hall Renovation expenses	0.00	0.00	0.00	0.0%
9010 · New Memb Initiation fees Exp	81.00	0.00	81.00	100.0%
9011 · Recreation fund restricted exp	707.59	3,200.00	(2,492.41)	22.1%
9012 · Reserve Fund Buildings	0.00	2,400.00	(2,400.00)	0.0%
9013 · Reserve Funds Infrastructure	0.00	8,000.00	(8,000.00)	0.0%
9015 · Labor Day Snack Shack expense	0.00	500.00	(500.00)	0.0%
Total 9000 · Other Expense	788.59	14,100.00	(13,311.41)	5.6%
Total Other Expense	788.59	14,100.00	(13,311.41)	5.6%
Net Other Income	(338.59)	(13,270.00)	12,931.41	2.6%
Net Income	(564,640.73)	(71,164.61)	(493,476.12)	793.4%

It's time to get your new dues receipt into the office!
 Please send in a copy of your 2022 card from your
 Lodge or Chapter!

**They are due no later
 than April 1!!**



PPMC BULLETIN – JANUARY 2022

Improvements for Sale by Member

as of January 27, 2022

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. This 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. Questions about an allotment improvement should be addressed solely to the seller.

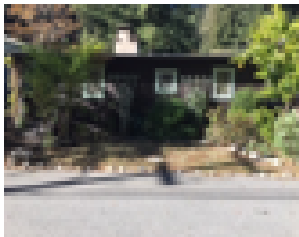
SECTION 1			
495 Knight Templar	Laurie Harden Contact: Mark Zevanove, Agent (831) 588-2089	\$535,000	Two houses in one. This is one of the largest homes in the Park. One side a modern home with 2 huge bedrooms, central heating, modern appliances, and skylights. The other side, a rustic home with high 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	David Sellery (831)479-4409 david@davidsellery.com 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.
429 Joppa	Kathi Brewer (209)892-6779 Cell: (209)202-2552 Please leave a message SALE PENDING	\$319,000	This charming 2 bedroom, 1 Bath cottage is well maintained and move in ready. Included is: Wood burning fireplace, forced air heat, updated kitchen, utility room with washer and dryer, some furnishings, window blinds, and a generator. A beautiful yard with water fountain, 2 arbors, camellias, Azaleas, hydrangeas, and a pear tree. All on automatic sprinkler system. Also, a garden shed, and storage shed. A paved patio area includes a built in 8-foot bench. This delightful home is located in a perfect, quiet area towards the end of the Park. A wonderful piece of Paradise! Please call if interested!
449 York	Melissa Bales Contact: Mark Zevanove, Agent 831-588-2089	\$195,000 NEW LISTING!	Cute home with 2 bedrooms/1 Bath plus out building for storage. Home included a fireplace in the living room and a built-in dining area. Lots of parking on a nice, level lot. No river or hillside threat!
464 York	Mark Treuge mrtLegend@yahoo.com 831-425-8649	\$425,000 NEW LISTING!	Beautiful, sunny 2 Bed/1.5 Bath. Approximately 1,200 Sq. Ft. improvement on an approx. 3400 Sq. Ft. allotment. New 200-amp service panel, on demand water heater, new roof, new floors, water filtration system, gas fireplace and remodeled interior. Extensive decking, workshop/storage building and outdoor shower. Beautiful usable treehouse. House generator, two car driveway. Must see.
SECTION 2			
259 Keystone	PPMC Contact Office: 831-423-1530 SALE PENDING	\$10,000	Membership fee of \$10,000. Allotment has partially destroyed house from tree strike. New modern septic system included. Purchaser must rebuild new house as a remodel. Must provide quarterly progress reports to the Board of Directors.
272 Keystone	Pamela Maxwell pamsfgiants@yahoo. Com (530) 545-0911	\$280,000	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.
282 Keystone	Sara Laskey (831)331-1031	\$210,000	One of the best locations in the park! Cute 2 Bedroom, Bathroom fixer- upper. Cabin sits on 2 beach allotments with large private deck overlooking the San Lorenzo River. Also providing one of the best covered bridge views. Updated roof and septic. Selling AS IS.
351 Crypt Lane	Susan Brandenburg Contact Mark Zevanove, Agent (831) 588-2089	\$295,000 PRICE REDUCTION!	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	Gary Newton Home (650) 344-3245 Cell (650) 334-9495 garynewton@gmail.com	\$345,000 \$310,00 NEW PRICE!	2 Bedroom, 2 Bath. Double lot with sunny southern exposure towards the river with one of the best river 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
346 The Royal Arch	Bonnie Stone Williams 650-759-3377 Bonnie2532@yahoo.com	\$495,000 PARTIAL FINANCING AVAILABLE	Charming 2 story home with storage galore. Semi open plan for living room, dining room and kitchen. Gorgeous deck, prefect for relaxing or parties. 3 Bedrooms, 2.5 Bathrooms. Attached 2 car garage with additional parking for 3 cars. Laundry room with washer and dryer. Partially furnished, force central heat plus new convection wood stove.
378 Hiram	Veronica Lewis Contact: Allan Melikian, Agent 831-588-4901	\$220,000 NEW LISTING!!!	Cute, partly sunny yard. Parking, fireplace, and a guest suite with bathroom. Must see. Beautiful wooden ceilings!
328 The Royal Arch	Elizabeth Minium Contact: Mark Zevanove, Agent 831-588-2089 mark@oceanstreetrealty.com	\$349,000 NEW LISTING!	This home features a new roof and gutters. New paint inside and out! New flooring and paint throughout. Large open room with a remodeled kitchen with new cabinetry. The Master bedroom features vaulted ceilings with sky lights. Enjoy a hot bath in the beautiful clawfoot bathtub. Easy access from the carport to the home that is all one level. Come and see this fresh, bright new listing.
SECTION 3			
200 Keystone	Alcinda Walters Contact: Allan Melikian Agent (831)588-4901 SALE PENDING	\$795,000	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 pain, 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	Contact: Allan Melikian, Agent 831-588-4901	\$399,000 NEW PRICE! SOME FINANCING AVAILABLE	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.
SECTION 4			
610 Keystone	Gail Marshak (760) 777-1323 Cell (760) 574-6866 gmarshak@dc.rr.com	395,000 NEW PRICE!	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. Owner's husband is a licensed real estate broker. Must see this amazing location to appreciate Paradise Park!
616 St. Augustine Ave.	Karyn Ryan (831) 566-7932 Karyncryan2@gmail.com No Agents Please	\$349,000 or Highest Bid	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.
622 St. Augustine	James and Peggy Langford Family Trust Contact: Mark Zevanove, Agent 831-588-2089 mark@oceanstreetrealty.com	\$429,000 \$399,000 PRICE REDUCTION!	Fabulous 3 bedroom 2 bath home approx. 1600 sq.ft. Situated along the San Lorenzo River. Just step to historic covered bridge, tennis courts, river beach and playground. Great Deck with views of the river. Bright and airy open floorplan. Wonderfully appointed with fireplace, dishwasher & kitchen island. Beautiful views from living room, dining room and master bedroom. Longtime owner knows of no flooding of house during their ownership.
628 St. Augustine	Sarah Yeager Contact: Mark Zevanove 831-588-2089 mark@oceanstreetrealty.com	\$249,000 NO LONGER PENDING	Must get inside to appreciate this single level, 3 Bedroom, one bath riverside house. 2017 flood 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 \$249,000
696 St. Johns	Diana Cook Contact: Alan Melikian, Agent (831) 588-4901	\$289,900 SOME FINANCING AVAILABLE	The best of both worlds - newly renovated beach house in the redwood forest. This move-in ready 1000sf 2 bd/1ba cabin was remodeled in 2020 with all new floors throughout, interior paint and double pane windows. The allotment sits one street off the San Lorenzo River and is tree-free, so there is no flood hazard AND it gets <u>lots of sun all year</u> . In addition to the beachy feel of this cabin, the allotment has a fully insulated 168sf separate cottage and a 120sf custom storage shed with lots of possibilities! The front porch can be used as outdoor living space or as off-street parking. The back yard is fully fenced with a covered flagstone patio, perfect for grilling and chilling! Put this on your list to see!!!
SECTION 6			
102 Keystone	Sarah Jones Contact: Mark Zevanove, Agent 831-588-0089	\$545,000 NEW LISTING!	The Past "Grand Master's house". This plan has it all. Large rooms, all on one level. Large modern kitchen with dishwasher, stove/oven, and refrigerator. Large Livingroom with a brick fireplace. Two car garage with a work bench. All located across the street from Triangle Park, providing easy ingress and egress. This is a must see on your list.
109 Keystone	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 Contact: Allan Melikian 831-588-4901	\$255,000 \$199,000 LOWER PRICE!	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.
127 Keystone	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 canvass.
144 St. Alban	Lauren Pottinger 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 sunny 3 Bedroom, 2 Bath, 1450 square foot, two-story home. Sit on the ample back porch overlooking the river and enjoy the majesty of nature. Newly updated, modern and move-in ready. Stylish kitchen and dining area full of natural light all day long. High vaulted ceiling in the freshly painted living room with elegant ceiling fan. Garden with fruit trees out the back and loads of potential for your own kitchen garden. Each large bedroom has built in closets and beautiful laminate flooring throughout the home. Bonus 1450 sq. ft. basement includes 2 car garage, workshop, two large rooms with separate entrance, ½ bath and kitchenette. Attic with tons of storage. Must see to appreciate this large slice of Paradise!

Mark Zevanove Presents 8 Paradise Park Properties



351 Crypt – \$295,000 ~~-\$1~~ "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.



628 St Augustine – \$249,000 "PRICE REDUCED"

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 court and playground area. Just steps to covered bridge. A super value at \$249,000



495 Knight Templar – \$535,000

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.



449 York– \$195,000 "NEW LISTING"

Cute 2-bedroom 1 bath home plus out building for storage. Home includes a living room and built in dining area. Lots of parking on a nice level lot. Must get inside to appreciate. Please contact Mark to get inside.



Mark Zevanove DRE# 00662936

(831) 588-2089

Mark@oceanstreetrealty.com

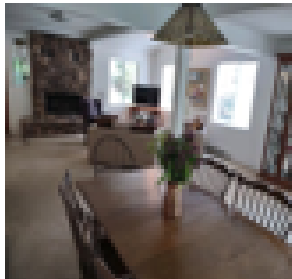


Mark Zevanove Presents 8 Paradise Park Properties



102 Keystone Way – \$545,000

2-bedroom 2 bath approx. 1380 sq.ft. improvement. "The Past Grand Masters House" This place has it all. Large generous rooms all on 1 level. Large modern kitchen with dishwasher, stove, & refrigerator. Huge living room with beautiful brick fireplace. 2 car garage with work bench. All located across the street from triangle park. Providing easy ingress & egress. This is a must see. Call Mark



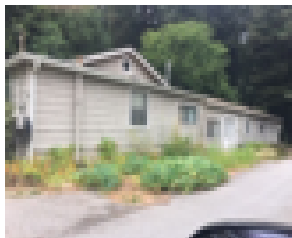
622 St Augustine – \$399,000

Fabulous 3bd/2ba home approx. 1600 sq.ft. Situated along the San Lorenzo River. Just steps to historic covered bridge, tennis court, river beach and playground. Great deck with views of river. Bright and airy open floorplan. Wonderfully appointed with fireplace, dishwasher, & kitchen island. Beautiful views from living room, dining room and master bedroom. Longtime owner knows of no flooding of house during their ownership.



328 The Royal Arch – \$349,000

Remodeled 1 Bedroom 1 Bath approx. 1000 sq.ft. Improvement. This home features new roof & gutters. New paint inside & out. Large open room with a remodeled kitchen with new cabinetry. The master bedroom has vaulted ceilings and skylights. Enjoy a hot bath in the beautiful clawfoot bathtub. Easy access from carport to the home. Come see this fresh & bright new listing.



139 St Alban – \$299,000

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

Wishing Everyone A Happy New Year



Mark Zevanove DRE# 00662936

(831) 588-2089

Mark@oceanstreetrealty.com





**Certified Member of
the Golden State
Chimney Sweep
Guild**

**A-One
Chimney Service**

**Contractor
Licensed & Insured**

Owners: James and Dawn

***Members of Paradise
Masonic Park***

Ph. 831-423-3264

**Email:
aoneenergy@hotmail.com**

GET YOUR CHIMNEY OR DRYER VENT SWEPT OR REPAIRED

A-ONE Energy or Chimney Service

"YOUR SOURCE FOR ENERGY SAVINGS"

- Inspections
- Maintenance
- Repairs
- Spark Arrestors
- We sell and Install Wood, Pellet, and Gas Stoves, Fireplaces and Inserts
- Service Furnaces and Dryer Vents
- Insurance and Real Estate Inspections and Repairs

***Schedule Your Appointment
Now.....***

**Discounts Available for
Seniors and Veterans**

