



Board of Directors

• **President**

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

• **Vice President**

Dick Lovelace
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831-420-0501

• **Treasure/CFO**

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

• **Director at Large**

Harold Brown
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831-426-2648

• **Secretary**

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

Park Staff

- Steve Polizzi,
Park Manager
831-423-1530 ext. 12
manager@ppmc-sc.org
Emergencies only:
831-345-0879 Cell
- Bookkeeper
831-423-1530 ext. 11
bookkeeper@ppmc-sc.org
- Annie Levy ext. 10
Park Secretary
831-423-1530
annie@ppmc-sc.org

Website address:
www.ppmc-sc.org

President's Message

I would like to thank Mark Gienger and Clora Johnston for their two years of service on the Board. I should have mentioned this in last's months message. Thanks again Mark and Clora!

It seems that a great deal of misinformation is being discussed on social media regarding Paradise Park. If you see something on social media or if you hear something around the Park that you are concerned about, please contact a Director and we will be happy to discuss the issue with you if we can.

I would like to ask everyone to try and conserve water. Even though we are approaching the winter season our monthly water bill continues to rise. I understand that it has a lot to do with the pandemic and people staying home but anything we do to conserve will be helpful.

Most of all stay healthy!

Fraternally,

Kurt Likins
President PPMC 2020



PLEASE WELCOME OUR NEWEST MEMBERS!!

Nikki Warren

Associate Member at 220 Keystone Way

Kerstin Rollins

Associate Member at 699 St. John



OCTOBER 2020 FINANCIAL REPORTS

12:04 PM

10/26/20

Actual Basis

Paradise Park Masonic Club

Profit & Loss Budget vs. Actual

May through September 2020

	May - Sep 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4000 - INCOME				
4010 - Member Annual Dues	48,823	48,875	(52)	100%
4015 - Member Assessment Fees	220,021	217,919	2,102	101%
4100 - New Member Initiation Fees	10,039			
4200 - Membership Transfer Fees	817	1,250	(433)	65%
4300 - Member Services Fees	836	831	(193)	77%
4600 - Facility Use Fees	23	625	(602)	4%
4700 - Financial-Aide Charges	1,853	831	1,022	223%
4800 - Petalites/Fines	1,047	1,250	(203)	84%
4810 - Cornucast Income	7,723	6,869	1,054	118%
4820 - Interest Income	103	208	(103)	50%
4850 - Other Income	160	625	(465)	26%
4965 - SBA Special Assess Princ Earmd	8,026			
4968 - SBA Spec assess interest earned	0	8,022	(9,022)	0%
Total 4000 - INCOME	300,273	288,103	12,170	104%
Total Income	300,273	288,103	12,170	104%
Gross Profit	300,273	288,103	12,170	104%
Expense				
8000 - EXPENSES				
6100 - PAYROLL EXPENSE				
6110 - Salaries and Wages	58,330			
6150 - Payroll Taxes	4,538			
6180 - Workers' Comp	2,184			
6170 - Employee Health Insurance	11,784			
6181 - Personal costs	0	53,750	(53,750)	0%
Total 6100 - PAYROLL EXPENSE	77,844	83,750	(15,908)	83%

OCTOBER 2020 FINANCIAL REPORTS (Cont.)

12:04 PM 10/26/20 Accrual Basis					
Paradise Park Masonic Club Profit & Loss Budget vs. Actual May through September 2020					
	May - Sep 20	Budget	\$ Over Budget	% of Budget	
6800 • OPERATING EXPENSE					
6801 • General & Administrative Exp	138	1,669	2,480	247%	
6810 • Auto and Truck Expense	4,129	419	(291)	31%	
6830 • Bank Fees	126	2,500	(5)	100%	
6840 • Communications	2,485	419	386	187%	
6850 • Computer and IT	785	80,000	(2,510)	97%	
6860 • Depreciation Expense	77,460	200	(80)	80%	
6870 • Dues & Subscriptions	120	419	(377)	10%	
6875 • Equipment Repairs	42	1,669	(378)	77%	
6877 • Equipment Rental	1,291	37,600	(1,928)	95%	
6880 • Insurance	35,577	0	1,217	100%	
6890 • Interest Expense	1,217	100	(75)	25%	
6900 • Licenses and Permits	25	1,801	808	148%	
6905 • Other Miscellaneous Expense	1,801	2,708	(2,708)	0%	
6910 • Office Supplies	2,477	2,500	(610)	76%	
6913 • Rec. Activities Annual Bdgt	0	2,500	(610)	76%	
6914 • Shop/Park Supplies	1,890	0	1,890	0%	
6915 • Repairs & Maintenance	2,400	3,544	(1,144)	68%	
6916 • Repairs & Maintenance Buildings	0	1,044	(1,044)	0%	
6917 • Repairs & Maintenance Roads	0	1,044	(1,044)	0%	
6918 • Repairs and Maintenance Water	0	211	211	103%	
6919 • Repairs and Maintenance Grounds	8,890	12,301	(3,021)	75%	
Total 6915 • Repairs & Maintenance	8,280	12,301	(3,021)	75%	
6920 • Taxes					
6922 • Federal Income Tax	(694)	0	(694)	100%	
6923 • State Income Tax	0	0	0	0%	
Total 6920 • Taxes	(694)	0	(694)	100%	

OCTOBER 2020 FINANCIAL REPORTS (Cont.)

12:04 PM

10/26/20

Accrual Basis

Paradise Park Masonic Club

Profit & Loss Budget vs. Actual

May through September 2020

	May - Sep 20	Budget	\$ Over Budget	% of Budget
6930 - Utilities				
6931 - Electric	4,546	5,000	(454)	91%
6932 - Gas/Heat	1,760	4,189	(2,369)	43%
6933 - Water	96,715	93,750	2,965	103%
6934 - Propane	545			
Total 6930 - Utilities	103,566	102,939	626	101%
6940 - Training	0	419	(419)	0%
6945 - Travel & Entertainment				
6946 - Travel	3,286			
6948 - Meals	356			
Total 6945 - Travel & Entertainment	3,641			
6960 - Postage & Delivery	814	838	(24)	97%
6960 - Printing and Reproduction	0	1,250	(1,250)	0%
6970 - Professional Services				
6971 - Accounting	676	728	(52)	93%
6973 - Payroll Processing Fees	2,928	3,250	(324)	90%
6971 - Accounting - Other				
Total 6971 - Accounting	3,602	3,978	(376)	91%
6975 - Legal Expense	2,127	5,159	(7,043)	23%
Total 6970 - Professional Services	5,729	13,147	(7,418)	44%
6990 - ERT Expense	0	838	(838)	0%
6900 - OPERATING EXPENSE - Other	26			
Total 6900 - OPERATING EXPENSE	261,989	283,482	(11,493)	96%
Total 6900 - EXPENSES	329,833	357,232	(27,399)	92%
Total Expense	329,833	357,232	(27,399)	92%
Net Ordinary Income	(29,560)	(89,129)	39,569	43%

OCTOBER 2020 FINANCIAL REPORTS (Cont.)

12:04 PM 10/26/20 Accrual Basis					Paradise Park Masonic Club Profit & Loss Budget vs. Actual May through September 2020				
	May - Sep 20	Budget	\$ Over Budget	% of Budget					
Other Income/Expense									
Other Income									
8000 - Other Income	100								
8002 - Donations - Almoner's Fund	10,200								
8011 - Other Miscellaneous Income									
Total 8000 - Other Income	10,300								
Total Other Income	10,300								
Other Expense									
9000 - Other Expense	164								
9010 - New Member Initiation Fees Exp									
Total 9000 - Other Expense	164								
Total Other Expense	164								
Net Other Income	10,136								
Net Income	(19,424)	(69,129)	49,705	26%					

1.0 OPENING ITEMS

- a) Roll Call: 4 Board Members present with Kurt Likins calling in via telephone.
- b) The Invocation was given by Dick Lovelace. The Pledge of Allegiance by Dick Lovelace and all in Attendance
- c) Consideration of Late Additions to the Agenda: Halloween Activities, Water Bill Discussion, Fire Ban Covid19 Status
- d) Reports from Executive Meeting – Executive Minutes from May 23rd, June 14th & June 27th, 2020 were read and approved as written. 5-0
- e) Open session minutes were read for May 23, 2020, July 18th, 2020, as well as the Annual Meeting minutes. All were approved as written. 5-0

2.0 DIRECTOR REPORTS

- a) **Manager Report:** Steve reporting that the road sealing of Keystone Way will be scheduled for a date in October. Steve to notify membership when he has the exact date. End of Report.
- b) **President Report:** Kurt Likins apologizing for his absence looking forward to getting caught up on backlog due to the Covid19 Pandemic.
- c) **Treasurer Report:** Joe Mayo reporting the CPA is currently working on the audit. CPA was also running behind due to the Pandemic. Hoping the Audit will be done in the next 3-4 weeks. Financials to be in the next Bulletin.
- d) **Other Directors Reports:** None

3.0 UNFINISHED BUSINESS: None

4.0 COMMITTEE REPORTS

- a) **Budget:** No report
- b) **Building:** 445 York has submitted a new Building request and pending Board approval will go to the County for a permit. Motion made by Joe Mayo to Approve. Second by Harold Brown. Approve 5-0.
- c) **Bylaws:** No Report
- d) **Election Committee:** Written Report submitted—I am Winston Chavoor 115 Keystone. This year I am acting as chair of the Election Committee. I would like to recognize and thank my fellow members of the committee: Alcin-da Walters, Carol Taylor and our rookie this year, Denise Peterson. I would also like to thank Annie Levy for taking such good care of us during the counting process. She had all the necessary aids laid out for us and presented a wonderful lunch.

The committee met Thursday, Sept 3rd at 10:00am in the PPMC Office to count the ballots. A total of 280 ballots were submitted. That is approximately at 72% turnout! From those 280 ballots, 3 ballots were unable to be identified as ballots submitted by valid voting members. The balloting instructions require that everyone put their name and allotment number in the return address area of the large, white, outer envelope. Without that, we cannot identify the ballot as being submitted by a valid member. These 3 ballots were set aside. We also had 4 ballots submitted from suspended members and those were set aside. One ballot had votes for 4 candidates and that entire ballot was disqualified. That left 272 valid ballots to count. Here are the results of the count starting with the candidate with the fewest number of votes:

In 6th place with 26 votes is Mark Gienger
In 5th place with 104 votes is Sevilla Granger
In 4th place with 107 votes is Bill Pardue
In 3rd place with 150 votes is Kurt Likins
In 2nd place with 164 votes is Harold Brown
In 1st place with 246 votes is Dick Lovelace

I would like to congratulate Dick, Harold, and Kurt as our three new board members. I would also like to thank all the candidates for participating in a close and competitive election. A copy of the election summary has been submitted to the Board. The original is with the other election evidence to be retained for as long as necessary.

- e) **Long Range Planning:** No Report
- f) **Recreation:** No Report
- g) **Staking:** No Report
- h) **Tree:** Tree request submitted by 652 St. Augustine. Tabled until more information is received. Tree Committee requests more professional information regarding safety.

5.0 AD-HOC COMMITTEES

- a) **ERT:** Donna Sorenson is the new Chair of the Committee. Donna reporting that the Team is working on the Pre-Evacuation notification processes. Reminding all Team Members that they are still not allowed to enter homes during an emergency or talk to others about emergencies.
- b) **Orientation: No Report**
- c) **Historical: No Report**
- d) **Water: No Report**

6.0 NEW BUSINESS

- a) **Front Gate:** Dick Lovelace in favor of creating an Ad Hoc Committee to do extensive research on a Front Gate. Wants well thought out plans including prices, how it will be used, access for Members and emergency crews etc. Not an easy task but necessary to study. Board Member Harold Brown volunteering to work with this Committee. All those interested should contact Harold.
- b) **Committees:** Committees not created yet, but the Board Liaisons have been designated. They are as follows:
 - Budget- Joe Mayo
 - Building-Harold Brown
 - Long Range Planning-Verdie Polizzi
 - Staking- Verdie Polizzi
 - Recreation-Verdie Polizzi
 - Tree-Dick Lovelace
 - Bridge- Harold Brown
 - Bylaws- Dick Lovelace
 - ERT & Safety- Kurt Likins
 - Historical- Kurt Likins
- c) **Water Bill:** Water bill was received for August 8th through September 8th and was extremely high. Part of this time frame the Park was evacuated. Bill received was 23K. Park went over in usage. Not due to price increases. Compared to last year's bill, which included Labor Day activities, usage was far exceeded. Some Members left water running on roofs during the evacuation and this clearly impacted the bill. Verdie reporting on extensive water usage amounts. Conservation is necessary. Dick in favor of strict conservancy policy. Encouraging no car washing, sprinklers etc. Dick warning that an assessment may become necessary in the future just to pay the water bill. Extensive discussion on possible options to help pay. More study needed. In the event of another evacuation, those Members leaving water on amounts will be calculated and Member will be charged appropriately. Manager Steve reporting he is aware of the small spot near the Bridge and will be working on it this week. Steve has contacted a plumbing company to investigate standing water. Will be having it repaired. Possible small leak but Steve aware and working on it. Not enough to cause the huge increase in the bill
- d) **County Fire Ban:** Board following Cal Fire recommendations. No Wood burning allowed. Propane ok, no wood.

Board of Directors OPEN Session Minutes—CON'T

September 26, 2020

e) Petition Process: Dick Lovelace reading the process.

Office Secretary

- Make copy of petition to mark up, initial bottom left corner of each page.
- Lock original petition in safe for Election Committee – DO NOT MARK THIS DOCUMENT
- Highlight all signers in roster
- Do initial scrub of petition COPY for invalid signatures - Line out ineligible signers, date, and label with applicable reason:
 - Suspended
 - Terminated
 - No longer Member
 - Assoc/Alt
 - Requested to be removed
- Make copy of scrubbed petition –
- Pass scrubbed copy of petition and highlighted roster to Election Committee for final verification calls

Election Committee

The Election Committee is tasked with calling each signer to verify they signed the petition. In doing this, each committee member is to use the following script:

“Hi, this is _____ from the PPMC Election Committee. We are calling to verify signatures on the recall petition for _____. Did you, in fact, sign this petition?” If yes, initial to left of signature and highlight initials for final count. If the answer is no (stating they did not sign), line out the name and note with “stated did not sign”, date and time of call to the right of the signature line. If signer states they would like their name to be removed from the petition, ask the Member to email their request to Annie (annie@paradiseparkmasonicclub.org) by __/__/____ (deadline for Election Committee, 2 weeks from start date of calls) “so your name can be removed”.

- Final Count – Election Committee Chair & Office Secretary Once the 2-week time has passed, the Election Committee Chair and Office Secretary will gather all copies of documentation to count verified, eligible signatures, then
- Make 2 copies (1 for Chair, 1 for Secretary) of the scrubbed, called, verified petition. Staple petition at upper left corner and write “FINAL COUNT” at the top of each page.
- Individually, Chair and Secretary will:
 - o Count the total number of signatures remaining on each page of the petition At the top right corner of each page, write the total number of eligible signatures on the page and initial o
 - Add the totals from each page and list the total at the bottom center of the final page of the stapled petition copy o
 - Confirm totals match
- Present final, counted copies to the Board President

f) Halloween Activities: Opinion of the Board to follow CDC instructions. Activities to stay inside your own homes for safety. PPMC to follow State and Local restrictions. If these restrictions are lifted closer to Halloween festivities can take place. Applies to all Park gatherings. All to follow restrictions.

7.0 OPEN FORUM

- a) Member Donna Sorenson: Q- Water consumption charges A- Explanation of water billing and billing terms.
- b) Member Tawni Servi: Q-Front Gate Security and Gate Check A- Harold to be contact and welcomes all ideas.
- c) Member Jackie Rundell: Q- Member watering the riverbed and beaches but not fined. A- Verdie to report to the rest of the Board to update the history of situation. Board to follow up.
- d) Member Laura Crafts: Q-Questioning Recall petition verification. A-Board believes verification is necessary.
- e) Member Fred Dunn-Ruiz: Q-Questioning county permit for Picnic grounds permit. A- Board Member Verdie explaining the history of situation and will be looked at and answered. Kurt reporting the plans back in November were approved. Fred wants them submitted to the County. Discussion need to decide who will represent the Park. New Board to be brought up to speed on the issues and questions and choice will be made.

Board of Directors OPEN Session Minutes—CON'T

September 26, 2020

- f) Member Sharon Simas: Q- question was not allowed to be asked or answered, not currently a Member in good standing/suspended, therefore not allowed to join discussion.
- g) Member Olivia Levy: Q- Asking for a copy of the current water bill for all Members to see. A- Verdie to attach to an eblast for all to see along with any additional water information.
- h) Member Tawny Servi: Q-is the ERT considered a committee? If so, will all Collective Members be removed to follow our Bylaws? A-Dick Lovelace-The CERT activity is not under the authority of the Park but the ERT is. Definition needs to be cleaned up. By current definition is a committee so therefor needs to follow bylaws. Encouraging clarification of status. Board to examine and report back.

Dick Lovelace informing all that the Board's afternoon appointments are waiting to meet.

Dick Lovelace, Motion to Adjourn the meeting at 1:09. Second - Harold Brown. 5-0 Approved, meeting adjourned.



THE NEXT ZOOM BOARD OF DIRECTORS MEETING WILL BE HELD

SATURDAY NOVEMBER 21ST AT 11:00AM

ZOOM INFORMATION AND AGENDA WILL BE SENT OUT VIA E-BLAST PRIOR TO THIS DATE!

PLEASE PLAN ON ATTENDING!



MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<u>MEMBERS</u>			
Michael Greenberg	09/30/2020	Jen Arthur	457 York Ave.
Diana Chiang	09/30/2020	Adam Korbas	188 St. Bernard
Kalla Vieaux	10/20/2020	Mark Thompson	417 Joppa
<u>ASSOCIATE MEMBERS</u>			
Hilda Lenau	01/15/2020	Jeanne Lewis	586 Keystone Way
Tim Crawford	08/17/2020	Jeannette Baird	447 York Ave.
Karie Lee Sutter	09/11/2020	Marty Zimmerman	190 St. Bernard

ALT. ASSOCIATE MEMBERS

None

SATURDAY SEPTEMBER 26TH, 2020

EXECUTIVE SESSION MINUTES

REDACTED

AM SESSION

Meeting called to order at 9:00am in the Office conference room. Directors present – Dick Lovelace, Joe Mayo, Harold Brown, Verdie Polizzi, and Kurt Likins (via phone)

1.0 EXECUTIVE ACTION ITEMS

- a) Review of May 23 Open and Executive Minutes, June 14 & 27 Minutes, July 18 Open Minutes, and Annual Meeting Minutes.

2.0 DISCUSSION TOPICS

- a) Manager made his report to Board
- b) Park Roster – new roster was reviewed for distribution to the membership. Board approved layout.
- c) Census Form – 2020 census form reviewed and approved for mailing.

3.0 CORRESPONDENCE

- a) Incoming correspondence reviewed.
- b) Outgoing corresponded reviewed.
- c) Incident reports reviewed.

4.0 INFORMATION

- a) Members Pending list reviewed.
- b) Improvements for Sale list reviewed.
- c) Building Project list reviewed.
- d) Office Staking Log reviewed.
- e) Financial reports reviewed.

Executive Session adjourned for Open Session at 10:55am.

PM SESSION

Meeting reconvened at 1:10pm at the Office gazebo for applicant meetings. Directors present – Dick Lovelace, Joe Mayo, Harold Brown and Verdie Polizzi. Director absent – Kurt Likins.

5.0 APPOINTMENTS

- a) 1:00 appt – Ryan Sturgeon – Associate Member at 278 Keystone Way – Approved
- b) 1:15 appt – Sharon Hansen – Associate Member at 600 Keystone Way – Approved
- c) 1:30 appt – Andrew Sorge – Associate Member at 103 Keystone Way – Approved
- d) 2:00 appt – Associate Member applicant – Denied, no unanimous vote
- e) 2:30 appt – Nikki Warren Associate Member at 220 Keystone Way – Approved
- f) 3:00 appt – Kerstin Rollins – Associate at 699 St. Johns – Approved

6.0 DISCUSSION

- a) Discussion regarding excessive watering on river bank at Sandy Beach. Letter to be sent to Member responsible.
- b) Discussion about past due Members who need to be sent suspension letters.

7.0 LEGAL MATTERS

- a) Settled legal matter discussed.

Meeting adjourned at 4:14pm.

Respectfully Submitted,
Verdie Polizzi

PPMC BULLETIN – OCTOBER, 2020

Improvements for Sale by Member

as of November 4, 2020

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

SECTION 1			
457 York Ave.	Jennifer Hostetler Arthur (831) 251-6782 jlen.d.arthur@gmail.com SALE PENDING	\$309,000 \$299,00 New Price!	Light and bright 2 bedrooms, 1 bath. Carport and bonus 10'x12' office/storage unit on the back deck fully lined with windows. Living/dining room features vaulted ceiling, skylights, high windows and modern fan. New hardwood floors and new carpet in the bedrooms. Mexican tiled kitchen with deep surfaces and drawers throughout. Separate laundry room. Master bedroom has a walk-in closet with access to storage in the attic. The entire interior is freshly painted. Back yard is secluded and bright. Low maintenance yard.
498 Amaranth	Paul Mancini Contact: Mark Zevanove, Agent (831) 588-2089	\$399,000 295,000 New Price!	2 Bd, 1 Ba, 900 sqft improvement on a 2500 sqft allotment. Recently remodeled including new day room with great built-ins, and a day bed. Includes on demand water heater, central heating, new kitchen, wired in generator. Wonderful stone Great Room. Sale also includes washer and dryer. Parking for 2 cars.
495 Knight Templar	Laurie Harden Contact: Mark Zevanove, Agent (831) 588-2089	\$545,000	Two houses in one. This is one of the largest homes in the Park. One side a modern home with 2 huge bedrooms, central heating, modern appliances, and skylights. The other side, a rustic home with high ceilings in living room with a loft and separate bedroom. Both sides have their own kitchens and bathrooms. This is an ideal place for a large family. Must see inside to appreciate!
417 Joppa Street	Mark Thompson Contact: 831-331-3473 Contact: Mark Zevanove, Agent (831) 588-2089 SALE PENDING!	\$229,000	Fun, open layout on a sunny lot near covered bridge and river (never floods). 1 Bedroom, 1 bath plus side wing for added sleeping (potential 2 nd bedroom). Gorgeous natural lighting from skylights, solar tube and countless windows. Vaulted ceilings. Fireplace and furnace. Newer roof, deck, washer & dryer and gas range. Parking for 5 including a large, enclosed RV garage (lots of storage). Come and look at this great opportunity!
428 Joppa Street	David Sellery Contact: (831)479-4409 david@davidsellery.com	\$550,000	3 Bedroom 1.5 Bath. Raised Knotty pine living room ceiling with fireplace and all new flooring. Completely tiled Master bath. Detached garage. Expansive garden with gorgeous, private, natural setting with sun along the river. Above the flood zone. 1,250 Sq. Ft. improvement.
SECTION 2			
272 Keystone Way	Pamela Maxwell pamsfgiants@yahoo. Com (530) 545-0911	\$290,000 \$280,000 New Price!	2 Bedroom, 1 Bath w/ Sunroom. Beautiful T & G pine ceilings. New granite counter tops. New flooring in bathroom and laundry. New driveway. Cozy riverfront cabin in great, sunny location.
351 Crypt Lane	Gary Brandenburg Contact Mark Zevanove, Agent (831) 588-2089	\$349,000	Secluded compound overlooking the Picnic Grounds! This oasis in the forest was remodeled in 2009 and features 4 bd/2ba dispersed between a 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit and fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask agent about restricted use.
280 Keystone Way	Gary Newton Contact: Home (650) 344-3245 Cell (650) 334-9495 garynewton@gmail.com	\$345,000 New Listing!	2 Bedroom, 2 Bath. Double lot with sunny southern exposure towards the river with one of the best views in Paradise Park. Cozy cabin exterior with approx. 1000 sq. ft. Covered double carport and nice deck overlooking the river. Interior is bright and updated and has vaulted ceilings, skylights, deluxe kitchen with granite countertops. Hardwood and stone floors. Appliances, washer/dryer and some furnishings also included. Cabin and yard are in good condition
SECTION 3			
239 Temple Lane	PPMC Office - (831)423-1530 Contact: Mark Zevanove, Agent (831) 588-2089	\$225,500 \$199,000 New Price!	LOCATION! LOCATION! LOCATION! This beachfront improvement is a 2bd/1ba, 1,200+sqft home on an approximately 3,600sqft. allotment. The home has vaulted beam ceilings, a wood burning fireplace, decking overlooking Sandy Beach, and tons of potential. If you or anyone you know is interested in this little house by the river, please submit an application for membership/purchase with the required documentation and fees to the PPMC Office.
225 Acacia Lane	Judy Beighe Contact: Mark Zevanove, Agent (831)588-2089 mark@oceanstreetrealty.com	\$295,000 New Listing!	Charming cottage remodeled in 2001 and updated in 2014. This jewel is custom throughout and must be seen to appreciate. Enjoy the built in BBQ, the outdoor theater, 2-person hot tub and the kitchen with bamboo floors, marble countertops, stainless steel appliances. Living room with a fireplace and skylights. In addition there is a studio unit that includes a washer and dryer.
SECTION 4			
614 Keystone Way	Timothy Cooper Home: (408) 267-4049 Cell: (408)250-0694 Email: tb_dlcooper@yahoo.com	\$275,000	2 Bedroom. 1 Bath, Double lot. Quiet, sunny location with great river views. At high point of the river. All furniture and appliances included. Please set up an appointment to view. Selling "As-Is".
610 Keystone Way	Gail Marshak (760) 777-1323 Cell (760) 574-6866 gmarshek@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 fire place and direct access to the deck overlooking sandy beach. Sold As-is. Owners husband is a licensed real estate broker. Must see this amazing location to appreciate Paradise Park!

628 St. Augustine	Sarah Yeager Contact: Mark Zevanove 831-588-2089 mark@oceanstreetrealty.com	\$295,000 New Listing!	Must get inside to appreciate this single level, 3 Bedroom, one bath riverside house. 2017 flood did not enter the house. 2017 new hot water heater, 2013 new deck, 2011 new roof. 2014 tented and fumigated. Located across from the tennis courts & play area and just steps from the covered bridge. Great Value at \$295,000
SECTION 6			
109 Keystone Way	Julie Bast 831-334-0334	\$100,000	Vacant Lot. Contact Seller for more information.
135 St. Alban	Leonie Stern Please Contact: Allan Melikian 831-588-4901	\$265,000 New Listing!	New listing. Single story, 2 bath, 2 bedroom in the front of the Park. Lots of sun, 1000 Sq. Ft. improvement. Move in condition! Call Allan Melikian for more information.
114 Keystone Way	Rebecca Coker RebeccaLoveLaceus@yahoo.com 831-331-8483	\$250,000	Cottage with 2 Beds, 1 Bath. Large parking area, carport, gazebo, additional grey water system, airtight windows and a nice sunny area.
127 Keystone Way	Jennifer Kato (209) 765-7984 jikato@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 Please Contact Mike Pottinger (925) 785-6433 mikepottinger@aol.com	\$229,000	2 Bedroom, 1 Bath cozy cottage. Detached garage. Parking. Front Patio, semi enclosed backyard. Dining, living room with fireplace. Sky lights. Recent roof well maintained. Call for more information and/or photos.
188 St. Bernard	Adam Korbas Contact: Mark Zevanove, Agent (831) 588-2089 SALE PENDING	\$325,000 New Listing!	Come and see this remodeled Section 6 beauty featuring 3 bedrooms and 2 baths. A large, open floorplan with beam ceilings and skylights. One car garage, Carport with parking for 3 cars. Central heat and double pane windows. Fireplace and Pergo flooring. Laundry room and a large fenced yard. Hot tub surrounded by large deck. Custom storage and playhouse. Newer propane system and gas lines. Newer "membrane" roofing new electric box. Newer appliances all included!

Dear Members:

Rules and Procedures 19.01 states ***"A Census will be taken every five years to establish usage of each allotment."***

The reasons for the Census are many: The ERT/Safety group relies on this information in order to appropriately handle any emergency calls, the Park must keep the County informed on full time and part time people, the long-range planning of our community should keep track of the changing demographics of our Membership. Roads and infrastructure updates, water use, and other vital decisions are also made based upon this data.

Each Primary Member is required, per the PPMC Bylaws to complete the following form. Take the time to complete all the questions, as this information is vital to the operation and the future planning of our Park. Should the form not be received by December 31, 2020, there will be a personal follow-up to obtain the Census. The Board has the authority to apply a fine if the Census is not returned in a timely manner. ****You can also email this information to Annie at secretary@ppmc-sc.org****

2020 Census for Paradise Masonic Club

Member's Name _____ Allotment # : _____

Is Park home occupied full time? Yes___ No___ By the Member? Yes___ No___

If not the Member, who is the occupant? _____

Household Occupants _____

If Part-time resident, do you visit regularly ☐ seldom visit ☐

Do you receive the bulletin electronically? _____ Would you like to? _____

Date: _____ Signature _____

CHARMING CRAFTSMAN COTTAGE

Charming one a kind hand-crafted cottage remodeled in 2001 and updated in 2014. This unique property features extensive craftsman detailing and finishing including knotty pine interior with custom stained-glass widows, wide plank flooring, custom doors and windows and copper gutters.

Extra capacity and always maintained septic system, professionally designed landscape with extensive low voltage lighting, mature shrubs and perennials. Granite staircase, river rock planting beds, exterior hot cold shower, built-in Weber Summit BBQ and cabinets, programable irrigation system, and blue stone patio with exterior stone decorative fireplace.

Kitchen features custom English pine cabinets, bamboo floor, marble counter tops, farmhouse sink, stainless steel appliances, dishwasher and convection oven. Bathroom completely remodeled in 2014 with tile floor, shower and water saver Toto toilet.

Cottage completely insulated with propane heating / fireplace and hand made tile hearth. Property includes additional "studio" unit separate from the cottage that can be used as an extra room / office which includes washer dryer.

Contact Mark Zevanove

831.588.2089

mark@oceanstreetrealty.com

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Mark Zevanove Presents 6 Paradise Park Properties

Paid advertisement



498 Amaranth – \$295,000

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



188 St Bernard – \$325,000 Come and see this remodeled beauty. 3 Bd/2 Ba with a large open floorplan with beam ceilings & skylights. 1 car garage & carport. Central heat & double pane windows. Fireplace, pergo flooring, laundry room and a large fenced yard. Hot tub surrounded by large deck. Custom storage & playhouse. Newer propane system, gas lines, membrane roofing, & Electric panel-Sale Pending



417 Joppa St – \$225,000

Warm and sunny 1 bedroom 1 bath. New roof in 2014, new deck in 2018. Recently updated electrical throughout. New washer and dryer and gas stove. Massive enclosed carport for campers/storage. A must see!!



239 Temple – \$225,500

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



139 St Alban – \$299,000

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



495 Knight Templar – \$545,000

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



Mark Zevanove DRE# 00662936

(831) 588-2089

Mark@oceanstreetrealty.com





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