



**BULLETIN BOARD
JANUARY 2009**

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This Bulletin is the official report of the PPMC Board of Directors. It is published monthly and mailed on the second Wednesday following the monthly Board meeting.

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FIRST CLASS MAIL

BULLETIN BOARD

January 2009

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HERZOG'S HIGHLIGHTS

By President Pat

Happy 2009!

As we keep hoping for some rainy days, we can't complain about the past week of sunshine and high temps. Rain will certainly be most welcome. I'm asking all members to monitor their water usage. We had a 10% cost increase in 2008 and expect a 5% increase this year. Shorter showers, full loads of laundry, cut back on outdoor sprinkler use, no water balloon fights - without a normal amount of winter rains, we could be rationing this spring and summer.

I'd like to bring membership up to date on our present litigation regarding a property dispute. We have just supplied both counsels with discovery documents and have three deposition hearings scheduled for Jan. 23rd, Jan. 28th and Jan. 30th. It's a long process and the attorneys have their meters running. I will keep you updated as the case progresses. We have a trial date set for May.

We have begun another phase of our water project and that is laying new piping across the bridge to improve the flow to Section 4. Some folks will be without water at times during the day, primarily those living close to the bridge. Please approach the bridge with caution. This will be a fairly short project - not more than two weeks. The final phase will be supplying Section 4 with additional water coming down the hill from the Woods Cove Development on Graham Hill. We are negotiating an easement with their HOA. Initially, the easement was denied but today, our engineer reported Woods Cove has reconsidered and their Board of Directors will vote on the project in mid March. That is great news!

I will be spending the month of February in Palm Springs enjoying warmth and sunshine. Bob Morgan will be the Acting President. See you in March.

Prez Pat

Cyndy Says

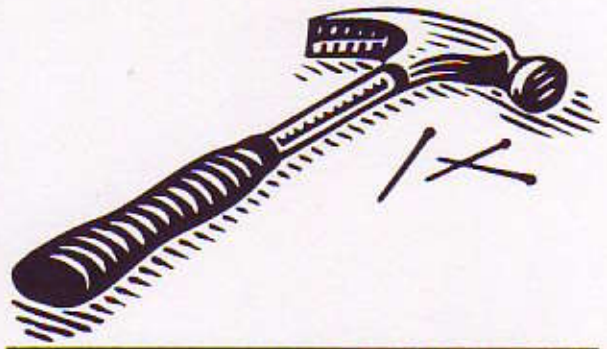
It's time again to focus on safety issues regarding our common property and individual allotments. By addressing areas that require our attention we will create safer environments, which will in turn protect our entire community, not to mention our natural habitat. Thank you all for cleaning around your allotments and streets.

On another note, Caltrans is planning to repair highway 9 by building a 110 ft. long retaining wall just above our exit road. This will be a four-month project and will begin sometime in the spring.

My focus right now is towards getting our structures repaired and upgraded. Organizing the office so that we can easily find things we are looking for.

And last, but not least, improving the "fun factor" for our Club. We have a great opportunity to enjoy our facilities more than we do. For instance, I'd like to see more use of the Social Hall. There's no reason we can't have a dance once in a while to liven things up in here by dancing the winter blues away and get some exercise while we're at it. Or why not show a movie on the large TV in the small social hall? And since the picnic grounds are so damp this is a great time for a fire in the fire pit during a full moon.

"What a beautiful place this is with so much potential" as Chuck Buchanan mentioned today. It gets me thinking about my partner who in college started a "fun committee". It was a rule in her dorm that everyone had to be a member of a committee. She had noticed that the dorm, which was also a community, was not functioning very well. People were starting to look for rule breakers and for things to



nit pick about. Also, there seemed to be a lack of spirit about working on community projects. She realized that what was missing was a way for people to have more fun together, and in that way to build a real sense of community. She thought that if people really got to hear each other's stories and laugh together, and share more of themselves they would naturally want to help each other, and care for each other more. She said that the bonding that happened through the various fun activities helped everyone see each other in new ways, and this also helped eased the many tensions that everyone had been experiencing. Sure enough, the energy to work on projects together also increased.

Let's make memories together. Come by the office, drop a note in the suggestion box in the lobby or call if you have ideas.

Peace,
Cyndy Crogan
Interim Park Manager

SOCIAL HALL PLANS AVAILABLE: The proposed plans for renovation of the Social Hall are available at the Office. If you wish further information, contact Fred Dunn-Ruiz at 426-6472.

MEN'S CLUB

The program for the January luncheon was the "Flood of 82." A slide presentation, along with many photographs highlighting the devastation in PPMC was shown. Ray Hoffman was our host for lunch.

All ladies in PPMC are invited to one of our premier events of the year - the Men's Club annual Valentine Dinner in which all ladies are guests of the Men's Club. The sign-up sheet is in the office. Please let us know if you're coming so we can properly plan on the food.

Other coming events are:

- March 4th - Barry Brown History of PPMC
- April 1st - D.B. Cooper-Remember him?
- May 6th - Gary Hazelton - Santa Cruz County Assessor
- June 26th Grand Master's Picnic - All invited

Community Service Activities:

- Light maintenance of picnic grounds - All members
- Lunches for shut-ins' - Jim Reynolds 423-9583
- Almoner Fund - Chuck Buchannan 471-2314
- Test and replace batteries in smoke alarms - Doug Hipsley 429-9341

Rod Rodler, President

Doug Hipsley, VP



Kurt Diesner, as representative of the Dam Committee, is planning a barbeque fund raiser for Memorial Day Weekend. Barbeque, social hour and other activities will be scheduled with more information in a future Bulletin.

He would appreciate any assistance. You may contact him at 408 738 3550 or email to kdies@aol.com.



Since so many people are not sure of the costs for the Green Waste garbage service, Fred Dunn-Ruiz submitted the following for publication:

Each garbage service with Green Waste Inc. **includes:** 1 garbage cart, 1 recycle cart, 1 or 2 yard debris carts, & 10 decals for extra garbage pick up. **Annual** cost below reflects the new price schedule as of July 1, 2008.

Cart Size	Cost
10 gallon	\$135.56
20 gallon	\$151.44
35 gallon	\$210.00
65 gallon	\$418.80

Recreation Committee Facts, Figures, Fancies

The Recreation Committee, currently composed of Board Liaison Bill Eckard, and members Cal Crawford, Fred Dunn-Ruiz, Lois Hardy, Shirley Moore, Sharon Naraghi, Heidi Paris, Bob Sand, as well as chairperson Karen Eneboe, had their official first meeting 1/14/09. We discussed a year's worth of usual yearly recreation activities, plus hoped-for new additions; estimated a budget to cover such activities (many are self-supporting, which is great), and made plans for taking various actions related to the above discussions.

The proposed Recreation Budget covers expenses of scheduled events. Maintenance of recreation venues, such as the Social Hall, tennis courts, etc., is covered by the General Budget. We also have a Recreation Fund, which has been built up by past activities, mainly the Flea Markets of the past, & currently the auctions. One other source of Fund funds is direct donation from Members: a check written to PPMC/Recreation Fund is ALWAYS accepted, as is actual money (which can be given to any committee member or the Office – please ask for a receipt to keep paperwork clean).

This committee is organized similarly to the Tree Committee, in that we hope to receive many new ideas for recreation from members, preferably in written form, including plans in detail of the function, along with proposed budget for the event.

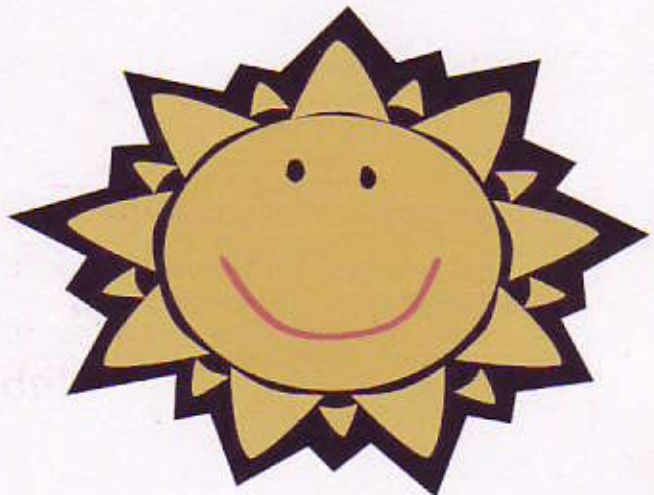
YOUR plan can be presented at our next committee meeting, which is Saturday, February 21st, in the Office Apartment. After we have discussed your plan, we come to a conclusion for recommendation to the BOD, which the Board will consider at their following

meeting. Although many committee members are frequently people you see active in helping many recreation events proceed, our primary function is to SUPPORT YOUR EFFORTS.

Please see elsewhere in the Bulletin for a listing of proposed and hoped for events to see which you will SPONSOR and in which you will PARTICIPATE. That's where the FUN is!!! HELP US HAVE FUN!!!

January Potluck Success

Oh, my, didn't we have a wonderful evening? Yes, we did!! We had a luxurious dinner of roasted turkey with two kinds of cranberry sauce, prime roast beef, salmon patties (to compete with my mother's), a lovely and beautiful salad of fresh greens and organic tomatoes, etc., a freshly-cooked broccoli frittata (so we kept healthy), and Sara Lee offered her best French cheesecake. The bonus was we quality 10 people chummied up to one round table to talk, laugh, share, laugh some more, and thoroughly enjoy one another and ourselves. We're only sorry that YOU weren't there to enjoy with us! Next time? Hope so!



HELP SPONSOR FUTURE EVENTS

THE FOLLOWING RECREATION EVENTS, WHICH HAVE HAPPENED IN THE PAST, NEED SPONSORS.

For an event to continue, it must have a sponsor. If you would like to sponsor one or more event or if there is an event not listed that you would like to see happen in Paradise Park, contact a member of the Recreation Committee.

<u>DATE</u>	<u>EVENT</u>	<u>SPONSOR</u>
Spring	Potluck at Social Hall	Hosts Needed
April 11, 2009	Easter Egg Hunt	Co-Chair Needed
May 23, 2009	Clean Up Day Luncheon	Helpers Needed
May 23, 2009	Dinner – Dam Fund Raiser	K. Diesner etal
May 27, 2009	Annual Picnic	Board of Directors
May 27, 2009	Games after lunch	Helpers Needed
July 4, 2009	All Wheels Parade	Needed
July 4, 2009	Evening Event	Needed
Summer	Wienie Roast	Hosts Needed
Summer	Flea Market	Needed
Summer	Bocce	Needed
Summer	Teen Nights	Needed
Summer	Movie Nights	Needed
Summer	Scavenger Hunt	Needed
Summer	Mystery Trip	Needed
Summer	Pizza Night	Needed
Summer	YOU DECIDE*	Needed
August 21, 2009	Golf Tournament	Needed
August 22, 2009	Section Parties	Hosts Needed
August 23, 2009	Quacker Regatta	Needed
September 5, 2009	Tournaments	Needed
September 5, 2009	Dinner	Clark & Wilson
September 5, 2009	Auction	Dunn-Ruiz
September 5, 2009	Dance	Needed
October 24, 2009	Pumpkin Carving	K. Eneboe
December 12, 2009	Caroling	Needed
December 13, 2009	Holiday Party	Tiny & Bob Sand

*Any event is possible, if it has a sponsor. Simply suggest it and find a sponsor to run it.

Please contact a Recreation Committee member and give him/her your ideas about an event - list or new - that you would like to sponsor. Karen Eneboe is the Chairperson of the Recreation Committee. Other members are Cal Crawford, Fred Dunn-Ruiz, Lois Hardy, Shirley Moore, Sharon Naraghi, Bob Sand, and Heidi Paris.

**Paradise Park Masonic Club
MEMBERSHIP APPLICATIONS PENDING**

<u>Applicant</u>	<u>Date posted</u>	<u>Member/SELLER</u>	<u>Allotment</u>
<u>MEMBER</u>			
Veronica Lewis	10/24/08	Ronald Lewis	378 Hiram Road
Dayna Larson	03/03/08	Harry Uhlenberg	252 Keystone Way

ASSOCIATE MEMBER

Carla Belle Newton	01/07/09	Newton, Gary Duane	280 Keystone Way
Krista L. Hammond	11/17/08	Berkowitz, William	285 The Royal Arch
Patti F. Lawton	11/07/08	Bradshaw, Dale	662 St. Augustine Ave.
Alexis Stewart Jones	10/24/08	Stewart, James M.	653 St. Augustine Ave.
Jamie E. Armanino	08/07/08	Vest, Margo	121 Keystone Way
Sally H. Boyle	09/17/08	Chris Forsch	226 Acacia Lane
Linda A. Owens	10/07/08	Cecely Smith Brown	206 Keystone Way

ALT. ASSOCIATE MEMBER

Jr., James R. Reynolds	07/08/08	Linda L. Reynolds	454 York Avenue
Jill Lori Bates	07/23/08	Bates, Bill	396-A Cavern Street
Jean D. Alexander	09/12/08	Miller, Marcella	354 Eastern Star Road
Penny Michele Manes	10/06/08	Wilson II, James W.	376 Hiram Road
Jerilyn Green-Zepherin	10/07/08	Ross, Joan C.	562 King Solomon Drive

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The following two forms have been composed by the V.I.P. Safety Committee and will be used in the near future:

PARADISE PARK MASONIC CLUB

V.I.P. Safety Inspection Form – Member Conducted

Member Name: _____ Date: _____

Allotment Street Address: _____

(Y) (N)

- Operating Smoke Detectors leading to all bedrooms
- Operable Fire Extinguisher in Home
- Operable Carbon Monoxide Detector
- No Combustible Material Stored Near Any Heat Source
- Water and Propane Shutoffs Marked
- Emergency Tools such as Shovels, Hoe, Rake, Bucket Available to Fight Brush Fire (ex. In Garage or Shed)
- 'No Smoking' Signs Posted on or near Propane Tank
- No Combustible Material near Propane Tank 10' (or within reason)
- Propane service company I.D. posted on Propane Tank

PARADISE PARK MASONIC CLUB

V.I.P. Safety Inspection Form – Committee Conducted

Member Name: _____ Date: _____

Allotment Street Address: _____

Member, please review the items noted below that the committee made during an inspection of your allotment. Each item is important for the fire and life safety of yourself and everyone in the Park. Please correct each item checked below within 30 days of referenced inspection date.

(Y) (N)

Roof

- Spark arrestor on chimney
- No dead limbs within 10' of roof
- No tree limbs w/i 10' of chimney
- No accumulated debris on roof or gutters

Yard/Landscape

- Visual street numbers
- Visual charged/operational garden hoses 360° coverage
- Clear firefighting access 360°
- No dry vegetation on allotment
- No construction debris w/ 10' of structure
- No fence w/locked gate encloses yard

Storage of Combustibles

- No firewood stacked against structure
- No building materials stacked against structure
- No storage of any combustibles against structure
- Propane service company I.D. posted on tank

Garage/Carport/Structure

- Carport clear of combustible materials
- Structures appear safe & hazard free

Committee Comments:

SUGGESTED CHANGES TO RULES & PROCEDURES

If the Membership votes to make the Individual Member responsible for garbage and recycle removal from their allotment, the following revision is proposed for Rules & Procedures:

8. Garbage/Debris/Yard Waste (paragraphs revised to read)

8.01 Garbage- Members are responsible for removal of garbage from their allotment. For those Members that contract with the County Garbage Service Provider, garbage is picked up on regularly scheduled days, starting at 5:00 AM. When Christmas and New Years fall on pickup days, garbage is picked up on the following day.

8.02 Container- Garbage containers are to be those provided by the County Garbage Service Provider or additional conventional cans as allowed by the service provider. Non service provider cans lids must be secured using locking tabs, elastic straps, etc. to keep animals out. Please do not use wire or rope tied in a knot.

8.03 Location- Garbage containers must be placed in plain sight at the roadside in conformance with service provider's instructions and by 5:00 AM. The containers are to be removed from the roadside within 24 hours of pick up and placed out of sight or at least 10 feet from the road.

8.04 Debris- The County Garbage Service Provider will pick up debris, such as sofas, carpet, appliances, construction material, etc., at owners expense. Call the service provider at 1-800-665-2209 for pickup details and fees. These items are not to be left at the roadside for more than 7 days.

8.05 Yard Waste- Yard waste must be clean and free of any contaminants such as metal, plastic, paper, glass, construction debris, large stumps, root balls, large logs,



dirt and rock. These excluded items are to be treated as garbage, debris or recycled as appropriate. Members

are encouraged to fill the Garbage Service Provider's containers with yard waste first and then dump the overflow at the PPMC designated sights. Service provider containers are emptied on the same day as the garbage pickup. The containers are placed at the roadside in conformance with the service provider's instructions. The containers are to be removed from the roadside within 24 hours of pick up and placed out of sight or at least 10 feet from the road.

(paragraph added)

8.06 Accessibility- Allotments that are not curbside accessible by the County Service Provider will have the option of having PPMC provide the service for garbage and recycling the service at the same rate as the County Service Provider.

9. Recycling (paragraph revised to read)

9.01 Recycle- Santa Cruz County Ordinance 7.20 prohibits recyclable material to be mixed with garbage. All recyclable material, as defined by the County Garbage Service Provider, shall be recycled in the provided recycle cart or as allowed by the service provider and not mixed with garbage. Recycling will be picked up on the same day as garbage. The containers are placed at the roadside, along with the designated garbage container, for pickup on garbage pick up day. Recycle containers are to be removed from the road within 24 hours of pick up and placed out of sight or at least 10 feet from the road.

GARBAGE & RECYCLE REMOVAL FROM MEMBER ALLOTMENT --BALLOT PROPOSAL--

The following information is being published in compliance with Article VII, Section 2, of the Bylaws, which requires that any change in the Rules be published before being adopted by the Board. The Board is looking for final input from the membership. If you have any suggestions, please submit them in writing to the office prior to the next Board meeting of 2/21/09. If the new rule is adopted by the Board, then it will be published twice in final form and will then be submitted to the membership in the annual ballot for validation.

Shall the individual PPMC Member be responsible for Garbage & Recycle removal from their allotment?

- Yes - Rules & Procedures will be revised to reflect this change of responsibility for Garbage & Recycle.
(See reverse side of ballot for revision)

Each Member will receive an annual credit of \$77 on his/her TADS billing. This credit represents the per member cost for PPMC to provide garbage & recycle removal at member allotments. This cost was included in annual assessments.

- No

Garbage/Recycle Information

If Members vote to manage their own garbage/recycle removal, the following are their options:

1) Contract Service with Green Waste:

- Monthly fee determined by garbage cart size.

10 gal cart - \$11.38	35 gal cart - \$17.50
20 gal cart - \$12.62	64 gal cart - \$34.90
- Free Recycle Cart, pick up and removal.
- Free Yard Waste Cart, pick up and removal.
- Free, 10 "extra garbage pick up" decals.
- Member may customize the above basic services.

2) Member may obtain occasional garbage pick up through Green Waste by doing all of the following:

- Use conventional garbage can.
- Purchase "extra garbage pick up" decals.
- Place conventional garbage can, with decal attached, next to a serviced Green Waste issued garbage cart.

3) Share service with a neighbor.

4) Take garbage/recycling home with you.

With Member managed garbage/recycling, PPMC procedure will be as follows:

- Dumpsters and recycling carts will no longer be located at the Firehouse.
- PPMC crew will continue to pick up yard waste overflow at designated areas.
- Common area garbage and recycling will continue to be managed by PPMC.

Detailed information for Green Waste Service is available at the PPMC Office

Or www.greenwaste.com or call 1-800-665-2209. Or contact PPMC Member, Myra Sandretti: fornow95062@yahoo.com or call 831-429-9492.

NOTICE to All Members of Paradise Park Masonic Club:

At the January 17, 2009 meeting of the Board of Directors, a proposal was received from the Tree Committee to amend the "tree rules" in several respects. The proposal was debated, changes were made to the proposal, and the Board hereby announces its intention to adopt the proposed new tree rules. In accordance with Article VII, Section 2, we are publishing the proposal for membership input. The Board intends to adopt the revised tree rules at their next monthly meeting; and, during the annual ballot, those rules will be submitted to the membership for ratification.

Please note that items in bold text and underlined are recommended to be included, and ~~strikethrough~~ items are recommended deletions.

Paradise Park Masonic Club Rules for Tree Trimming and Removal

Section 1. Purpose

The purpose of these rules is to encourage Members to promote safety and minimize the potential for personal injury and property damage from trees on their allotments, and to help responsibly manage the forest. These rules set forth the permit process for the trimming and removal of trees. It also discusses trimming of trees, shrubs, brush, and other vegetation that do not need permits.

Section 2. Scope of Rules

No member or their representative shall ~~trim or~~ remove any tree on his/her allotment without prior written approval from the Club. Shrubs, brush, suckers, and other vegetation may be removed without permission. Members are required to maintain their allotments and eliminate any safety and fire hazards, and minimize threats to personal injury and property damage due to trees, shrubs, brush and other vegetation. Particular attention should be given to fire hazards such as bay trees, injury and damage hazards due to dead or decaying trees and branches, exposed tree roots, etc. as discussed in Section 7.

Trimming of trees for fire prevention may be accomplished after review of the Park Manager, or appointed representative of the Board of Directors for safety and traffic control plans. If a request is disapproved by the Park Manager, the Member may appeal to the Board of Directors via the Tree Committee.

Members are also encouraged to enhance the natural beauty of their allotments for all to enjoy in Paradise Park.

Section 3. Definitions

"Rules" mean these Paradise Park Masonic Club Tree Trimming and Removal Rules. "Club" or "Park" or "Paradise Park" means the Paradise Park Masonic Club, Inc. a California Corporation. "Committee" means the Tree Committee, appointed by the Board of Directors of Paradise Park Masonic Club, to make recommendations to the Board of Directors concerning tree trimming and removal under these rules. "Tree" means any redwood tree with a circumference of more than eight (8) inches measured one foot above ground level, or any other tree trunk with a circumference of more than twelve (12) inches measured one foot above ground level. Trimming of trees for fire prevention is defined as trimming of branches up to 30' or 1/3 the height of the tree, whichever is less. "Member" means a person holding a Membership Certificate issued by Paradise

Park Masonic Club. "Forester" means a registered forester. "Stumping" means the complete removal of the stump to eighteen (18) inches below ground level. No poison, herbicide, or similar substance shall be used without Board approval.



Section 4. Ownership of Trees

The Club owns all trees growing on the real property owned by Paradise Park Masonic Club, Inc., whether such trees grow on Member's allotments or elsewhere, including common areas of the Club. Members are responsible for maintaining trees on their allotments, and the Club is responsible for maintaining trees elsewhere, including the common areas.

Section 5. Financial Responsibility

The cost of trimming or removal of trees on a Member's allotment shall be borne by the Member. The cost of trimming or removal of trees elsewhere and on the common areas of the Club, shall be borne by the Club. In the unusual case where the Club requires trimming or removal of trees on a Member's allotment, the Member may request the costs be shared.

Section 6. Member Requests

Members wishing to trim a tree for reasons other than as defined for fire prevention, or remove a tree on their allotment, must complete the application form and submit it to the Club for approval. Members must state, either on the form, or an attachment to the form, the reasons for the request. A separate application must be submitted for each tree. The Tree Committee shall review applications within 45 days and make recommendations to the Board. The Board will approve or disapprove the request.

The Committee may recommend to the Board that further evaluation be taken. If approved by the Board, the Manager shall arrange for a Forester, at Club expense, to examine the tree and report his/her findings and recommendations to the Committee. The Committee shall then give its recommendations to the Board, and the Board will approve or disapprove the Member's request.

Members wishing to trim a tree for fire prevention must present a request to the Park Office for review by the Manager. The Park Manager, or a representative appointed by the Park Board of Directors, will review the request and respond within 30 days of the request. Requests denied by the Manager for safety or scheduling concerns may be corrected and resubmitted. Members may appeal the decision of the Manager through the Tree Committee to the Park Board of Directors. Such appeals must be made on the proper application form and will follow the same procedures and time frame as requests for tree removal or other tree trimming.

Section 7. Guidelines for Trees

Some guidelines for tree trimming, skirting, or removal on an allotment are listed below. There may be other valid reasons that could be considered if requested by the Member.

The following will be considered valid reasons:

- Satisfy Fire Regulations that require all tree limbs be trimmed back no less than ten (10) feet from any chimney.
- Satisfy safety and insurance guidelines that suggest all dead or dying tree limbs be trimmed back no less than ten (10) feet from any structure.
- **Tree trimming for fire prevention.**

The following may be considered valid reasons: A Member believes that:

- A tree is a safety hazard.
- A tree may cause personal injury.
- A tree may cause property damage (stumping required).

The following may not automatically be considered a valid reason:

- New construction or remodeling. All newly built structures (having a different footprint) must maintain a minimum of ten (10) feet of clearance from trees unless the Board grants a variance from this setback (stumping required).

The following may not be considered justification:

- A desire to reduce tree litter
- A desire for more light

Section 8. Contractors

A licensed and insured contractor must do all tree trimming and removal. Some approved contractors are listed at the Club office. Contractors may only perform work in Paradise Park after they deposit at the Club's office, a copy of their current valid California contractor's license and certificate of insurance naming Paradise Park Masonic Club, Inc. as an additional insured under the contractor's insurance policy. The Member must ensure these requirements are met before work begins.

Instead of a licensed and insured contractor, a Member or his/her representative may perform tree trimming and removal if the Member obtains separate approval from the Manager. If given approval, the Member will sign a liability release and will defend and indemnify the Club for any claims arising from his/her tree trimming or removal.

Section 9. Safety Hazards

Members having concerns about any trees are encouraged to conduct their own inspections or inspections through an appropriately licensed professional at the Member's expense. They should submit such information to the committee for consideration.

A Member who believes that a tree is a safety hazard, that it may damage property, or that it is a personal injury threat, must immediately notify the Park in writing. In the case the Member believes there is imminent danger, the Manager and the Board will decide appropriate action.

Section 10. Expiration of Permits

~~Permits to remove or trim trees shall expire 180 calendar days from the date of issue. A Member must notify the Manager if work is not completed within 180 days and request an extension. The Manager may extend the permit for 60 days. Longer extensions need Board approval.~~

Permits issued by the Board of Directors will normally not contain expiration dates, but all permits may, at any time, be revoked by the Board of Directors for cause.

Section 11. San Lorenzo River Riparian Corridor

County of Santa Cruz approval is required for the removal of vegetation within fifty (50) feet of the average high water mark on the San Lorenzo River. Members wanting to trim or remove vegetation on their allotment in the riparian corridor must secure county approval if needed. The Member shall defend, indemnify, and hold harmless from and against any fines, penalties, violations, or claims arising out of a Member's failure to obtain the necessary governmental permit or approval.

Section 12. Violations

A Member or his representative who violates any provision of these rules is subject to sanctions described in the Bylaws of the Park.

Section 13. Inspection of Trees

At least once a year, the Park may hire a Forester to inspect redwood trees and other trees in the park, to make recommendations regarding trimming and removal.

The Forester shall be guided primarily by the need to maximize safety and minimize threats to personal injury and property damage; also to manage the redwood forest and maintain its health.

Since Foresters assume no liability for their recommendations, their recommendations will be viewed as purely advisory and are nonbinding to the Club and its Members. The Club and its Members assume no liability for the findings or omissions resulting from any Forester's inspection of trees and have no liability for failure to carry out or complete any recommended work.

Based on these recommendations, the committee shall compile two lists of trees, prioritizing trees on each list in order of importance. The (first) Common Area Tree List shall include those trees in the common areas of the Club. The (second) Member Tree List shall include those trees on Member allotments. The committee will forward these two tree lists to the Board.

Section 14. Trees on Common Area Tree List

The Board will determine whatever work will be done on the trees listed in the Common Area Tree List. This work is subject to the availability of funds appropriated for this purpose and other Board considerations. The Park shall have no liability to any Member or other person for failure to carry out or complete the forester's recommended work.

Section 15. Trees on Member Tree List

The Club will identify the allotments having trees on the Member Tree List. The Club shall provide the Members of those allotments with a copy of the Forester's recommendations. Each Member will determine whatever work will be done on these trees on his/her allotment. The Member shall have no liability to the Park, to any Member, or to any other person for failure to carry out or complete the Forester's recommended work.

End of Tree Rules

Saturday, January 17, 2009

CLOSED (BOD) SESSION

8:10 AM Call to Order

PRESENT: Pat Herzog – Pres, Robert Morgan – Vice Pres, Bill Eckard – At Large Director, Rick Lang – Treasurer, George Turegano – Corporate Secretary, Interim Manager Cyndy Crogan.

BUSINESS:

Interim Manager Report:

- 1.) Ongoing negotiations with CalTrans for the granting of a drainage easement were discussed. The Board accepted the proposal and agreed to sign the contract.
- 2.) The Board reviewed the construction of a decorative pond being built by a member and the Manager will meet with the member to resolve concerns.
- 3.) The Board reviewed ongoing discussions with the County of Santa Cruz concerning repair of a portion of the beach known as Sandy Beach.
- 4.) The Board discussed a FEMA mitigation issue and possible impact it could have on an adjacent allotment. The member of the adjacent allotment is concerned the mitigation will undermine a structural foundation.

Old Business:

- 1.) A letter was read, with notations from the Park attorney, concerning authority of the corporation president to act in certain situations.
- 2.) A letter from the board will notify the membership concerning back sales tax collection by the County of Santa Cruz.
- 3.) The Board discussed ongoing litigation and the handling of depositions.
- 4.) The previously drafted fine schedule was reviewed.
- 5.) The Board discussed an investigation and recommendations concerning unauthorized removal of redwood trees. Continued to the afternoon closed session.

(Closed) Morning Session ended 9:35 am. Submitted, George Turegano, Corporate Secretary

Afternoon Closed Session began at 1:30 pm.

Order of Business:

- 1.) Rescheduled appointments to interview Patti Lawton associate for membership to Dale Bradshaw, 662 St. Augustine. Provisionally approved associate membership of Jerilyn Zepherin to Joan Ross, 562 King Solomon Dr. pending completion of Zepherin's orientation.
- 2.) Continued discussion of an investigation concerning unauthorized removal of redwood trees by a member. It was moved, seconded and passed to discipline the member by imposing a fine of \$3,000., but suspending the fine due to inaction on the part of previous Boards. An action letter will be drafted.
- 3.) Staking committee chairman John Densem provided allotment line designations for allotments in the Washington Avenue, Temple Lane area. It was moved seconded, and passed to:
(1) adopt the boundary lines of 239 Temple Lane as proposed by Densem;
(2) to offer a revocable license to the member to park on certain common lands northeasterly of his allotment (3) to inform the member that although he has overbuilt on the southerly and easterly sides of his allotment that PPMC does not presently intend to require removal thereof but reserve the right to do so in the future; and, (4) to inform the member that he is required to remove any improvements which occasioned the filing of a "red-tag" by the County of Santa Cruz.

Afternoon Session ended 5:30 pm.

Submitted 1-17-2009 George Turegano, Corporate Secretary

**Paradise Park Masonic Club
Board of Directors Draft Minutes
211 Keystone Way
Santa Cruz, California 95060
01/17/09
Small Social Hall
8:00 a.m. Executive Session
9:30 a.m. Open Session**

1.0 ROLL CALL was at 9:53; present were President Pat Herzog, Vice President Bob Morgan, Secretary George Turegano, Treasurer Rick Lang, Director At Large Bill Eckard, Manager Cyndy Crogan, and some 30+ interested members.

(a) Invocation reading was by Pat; flag salute was led by Pat.

(b) Consideration of late additions to the Agenda: consent items, Krista Hammond's proposed Associate Membership is to be rescheduled.

(c) Report from Executive Session: Dec. 20th, all officers were present; topics discussed were specific posting on a private website; items transferred to a later session; replacing the newsletter editor; posting on a private website; unauthorized construction on an allotment. Clay Wiseman was approved as Associate Member to Barbara Scott @ 411 Keystone Way; office security. These minutes were approved.

(d) Open meeting minutes not being approved, corrected, etc. December 4.0.b.3, presented letter of agreement for 338 The Royal Arch, should be deleted from minutes because it never happened. Minutes published as December minutes were actually November minutes.

2.0 CONSENT ITEMS

(a) Members Before the Board

(b) Associate Members Before the Board

1. Patti Lawton; Dale Bradshaw @ 662 St. Augustine Ave; 1:30 p.m.

(c) Alternate Associate Members Before the Board

3.0 REPORTS

(a) Manager – Cyndy Crogan: Eduardo Ramirez, crew member, had a medical emergency and is doing well. Cyndy hopes to having him back soon. Cyndy broke her toe. There was a slow leak found upstairs in the apartment, with mushrooms growing, which was immediately fixed. Pat McDonald, bookkeeper, suggested an additional source of some income would be renting the upstairs apartment to possible buyers for a nominal fee. Cyndy and Office Staff are looking into reorganizing the Office for better efficiency. Cyndy has been chipping away at the forester's list given to her by the Tree Committee, re: dangerous trees; they are close to having all these done. She has been addressing the County Planning Department's non-compliance issues in the Park, and concurrently improving PR with the County. The fascia of the Social Hall is being repaired. Cyndy is seeking better insurance rates for health and vehicles; Pat added that the current insurance service has been very poor. Cyndy reported a tree trimming company coming into the Park (Pacific Green Tree Service) which has not been providing insurance papers to the Park Office, despite numerous contacts. If any member sees them in the Park, call Cyndy immediately. Cyndy is gearing up to working on installation of the gazebo. Prior to suggestions, Cyndy has already sent a letter to Pacific Green Tree Service, telling them that they cannot work in the Park until insurance papers are on file in our Office. The water around the Office will be off Monday to check on a curious lowered water pressure. John Mancini notes his water pressure is not constant, regardless of season, population in the Park, etc. Greg Laskey offered that the city sometimes arbitrarily lowers pressure by a couple of pounds if there is not particular need for a higher pressure. John responded it isn't a matter of pressure, but flow.

(a) Treasurer/Financial – Rick Lang: over on revenue; under on expense; electric expense is down by 25%; water purchase is down \$900, but \$9400 over budget; when the Budget Committee is together in the next month or so, they could normalize over/under reports by reorganizing the budget format; Pat reported the Committee has already met once, and will meet Feb. 20th at 10a.m. Rick stated that he wishes all to know that the BOD is showing massive restraint re: Board expenses, which was budgeted at and is showing \$25, meaning they have used NONE of it.

(b) Recreation – Bill Eckard: A committee meeting was held, electing as chair Karen Eneboe. They have drawn up a list of events to repeat and hope for, drawn up a budget, composed a note for the bulletin explaining committee functions, events current and possible and enlisting sponsors.

4.0 BUSINESS

(a) Building: Tony Averill is suggesting archiving of building plans; he was recently searching for a particular plan, & was not successful in finding it; the plans are cubby-holed everywhere; do we need to retain? How long? When can they be purged? Tony is making a plan, by section, by street, by address. Cyndy believes this purging is a managerial policy. The County on a regular basis throws plans away. Margaret Todd believes the occupants need to have first refusal of any plans to be purged. A motion was made: It is the policy of this Board to not purge plans without prior approval of the Board. Carried.

1. Letter – December 18, 2008

(b) 163 St. Bernard Street - Bob Morgan: the plans could not be found; a request was made for the member to supply another set, but that process is not yet complete, per Cyndy. Dec. 19th a hearing was held to raise the foundation; Bob Morgan attended & protested the wording of the proposal. Now the proposal is worded so as to be applicable only to that improvement.

(c) Cal Trans - Cyndy Crogan has been studying the Cal Trans proposal to repair the roadway above our property on Hwy 9; the slide section is above the exit road, just at the white plastic; there has been some ground movement; Cal Trans requires a 1500 sq ft drainage & permanent easement and a 10K sq ft temporary easement that goes over the road & down our road; this damage happened in winter 2006; it will be a 4-month construction project, installing 110' of retaining system, acquiring permanent easement drainage area, tying into our drainage system; the volume of water will not exceed our drainage system; Cal Trans will insure the Park from any damage as a result of the project; the exit road is not to be blocked for an extensive time, especially during emergencies (no equipment left in our way, etc.); the Park lawyer, Mr. Bosso, reviewed the final document and gave clearance for approval by the BOD. The BOD approved this proposal in executive session.

1. Letter - December 18, 2008

2. Letter - December 30, 2008

4.1 STAKING

(a) Current Staking Log

(b) Staking Reports

1. **Quattrin @307 Royal Arch:** per Staking Cmt. chairperson John Densem, if one assumes the allotment measurements go to the road, then the Brandenburg allotment and the Quattrin allotment each contain common property, but this was assumed by each member. Several choices exist to rectify these situations: add the common part to the member's allotment, which would increase the TADs some \$335/yr; \$500 minimal fee for selling a portion of common property to a member; keep as common property; keep the situations as is. John reported that this common land does not show on the Assessor's map. 38% increase was

added to Quattrin's TADs this year. Cyndy is directed to propose the various options to the members.

2. Logan @ 265 Keystone Way: The action taken last meeting was to approve the new drawing, if there were no objections, based on the Staking Committee submittal of a redrawing as requested by BOD. Cyndy sent the member a letter re: this staking, and received a letter back with objection. John emphasized that this was a redrawing, per BOD request, NOT a restaking. None of the 5 corners changed from the original drawing. Gretchen Logan reviewed that when she bought the improvements, her allotment was not staked, so she was unaware that a bathroom connected with her cottage was encroaching on the neighbor's allotment. She feels she has suffered financial loss at having to remove the bathroom. At the time of this purchase, the allotment was supposed to have been staked upon acceptance by the Office of evidence of a sale. The Staking Committee has stated that they cannot go up that steep a hillside to stake the uphill corner points, due to the danger inherent in the process. The member objection appears to be the placing of a physical stake in the uphill corners. The member does not object to the drawing as drawn. The BOD agrees to approve the drawing.

a.) Letter – December 29, 2008

3. Shoquist @ 472 York Avenue: per John Densem, the committee. has revisited the allotment, checking measurements, and a revised proposal to the County is to be forthcoming.

Recess until 2:30; reconvened at 2:38, minus Pat Herzog.

4.2 TREES Cheryl Dangreau;

(a) Current Tree Log

(b) Committee Minutes with Draft of Recommended Update to Tree Committee Rules was presented at a previous Open Board Meeting of December 20, 2008; the main point being that a member could notify the manager for a fire safety situation, where they could trim up to 1/3 of the tree branches from the ground or 30' up from the ground, whichever is less; if approved by the manager. Re: Expiration of permits, why do they expire? The Committee couldn't figure out why they should expire? Some reasons given were to lessen the burden on the Board, to give the Manager greater oversight, to control the care and the appropriate treatment of our trees. Bob Morgan said the Board has no problems with 'Permits to be not expirable but revocable by the Board.' The 30' or up to 1/3 up from the ground concept is another to be considered. Motion to accept the Committee's recommendation of revision of the Tree Rules. Second. Discussion on motion: It is recommended by Bob Morgan that strikethrough, underline, and bold be used for submission of these proposed changes to the bulletin, to facilitate clarity of changes, additions, deletions. #10 new, expiration of permits; permits issued by the Board will not normally contain an expiration date; but all such permits are subject to revocation by the Board for cause. This proposal is to be published in the bulletin. To be added to the proposal, bay trees may be eradicated.

4.3 OTHER REPORTS

(a) Bylaws ; nothing

(b) Dam ; nothing

(c) Historical ; nothing

(d) Insurance ;insurance

(e) Long Range Planning; Ted Keller was elected chairperson; the committee needs a list of the cost and need of repair for items owned by the Park; the computer study program has not been kept up to date; a representative from that company is going to bring us a new program, allowing us to access updated information. This is to be printed out of the 2006, -7, -8, -9 costs, to be given to Rick Lang for budget use. The costs are estimated at some \$82K, \$25K of which was for a new crew truck, which was purchased. This list should go to the Budget Committee. Rick

says since we have not yet voted this overall long term plan in, every year costs us more and more to implement. Hopefully the major plan will be ready for the annual election. Bob Morgan submitted a list of Arguments in favor, against, rebuttals both ways, given to each director, and he says the Board is receptive to additional member input. By February, all will be compiled and put in the bulletin for two months. A mission statement for the Long Range Planning Committee was submitted to the Board by Ted Keller for their consideration.

(f) Memorial, nothing

(g) Orientation, nothing; a couple to be oriented were at the Board meeting rather than in the Office, while Jim Reynolds was waiting at the Office— oops, an apparent lack of communication.

(h) Safety, nothing

(i) Social Hall Renovation, Fred Dunn-Ruiz; \$25K was bid for phase one; the material cost was estimated at \$2,200-2,500; phase 2 had a \$22K bid, a member said it could be much lower, & a carpenter mentioned \$30K. There was concern expressed about the transparency of the various proposed phases, in that the membership has not been allowed exposure to any details. It was suggested that the proposals be published in the bulletin.

(j) Water/Roads; Bill Lind; Groeninger refunded us \$14+K, which goes back into the water reserve fund ; Bill received 2 bids, \$36K & \$46K, for bringing water across the bridge, with 6" pipe, enclosed, anchored, including engineering, tying to both ends. Cyndy is convinced this additional weight will not impact the structural integrity of the bridge. Both bids use the same specifications. Permits are already in hand. These companies are ready to do the work now. Our water fund use deadline is nearing. Motion to approve the low bid; approved, the company PUC, Pacific Underground. Bill will carry this forward. A water source down the hill from Wood's Cove is now out of the question, to hook up to their water system; the people there do not want us connected. Another possibility is via Water Street Extension.

1. Letter – December 30, 2008

(k) ERT – Ray Hoffman; in the last month we received two 911 calls, which were well responded to. We had a general meeting last Monday; it was suggested the Allotment Inspection Team stay under the title VIP Inspection Team so as to be able to use Cal Fire influence; the batteries on all the defibrillators need checking/changing, and we hope to have a meeting with more training/upgrading. The costs of the several sub-committees need to be submitted to the Budget Committee per Rick. Motion: it is the stated policy of the BOD that VIP shall remain VIP and shall remain a sub-committee of ERT, both of which are overseen by liaison George Turegano. Carried.

1. Fire
2. Medical Response
3. Traffic Control
4. Allotment Inspection
5. CERTS Training

(l) Triangle Park – will go forward when Eduardo returns.

(m) Clearing of River – nothing

(n) Garbage/Waste: John Mancini; suggested a ballot for a Bylaw change & suggested change to the Rules & Procedures; re: members taking over responsibility of their own garbage & recycle & green waste; if membership votes yes on the Bylaw change, the Rules & Procedures will

be changed to reflect the change of garbage responsibilities. John and Myra Sandretti read and expanded the proposed methods of dealing with garbage, recycling, & green waste. A motion was made & passed to adopt the proposals with the rules presented. A superceding Motion was made to take the recommendation to follow publication procedures, with the intent to have a vote at a time to be later determined. Green Waste does everything by quarterly basis, & they want to start this new system in July 1.

(o) Fire

5.0 NEW BUSINESS – Pat announced she will be gone for a month's holiday, starting February 1st.

1. Penalties on Late Payments – Jack Fisher: had a 'sad story/senior moment.' He was married in November and afterward, when doing some paperwork, discovered he had forgotten to pay his TADs. He thinks the 10% penalty is excessive and discriminatory to him as a forgetful senior. He is a 20 year member and never before paid late. How is the penalty determined? The method should be in Bylaws and determined by the BOD, not by Office personnel. The penalty should be determined by age, with the older receiving a lesser, etc., and consideration should be given to people who have successively paid on time, etc. Frequent abusers should pay more and more, etc. The Board will consider this topic.

6.0 DISCUSSION –

1. Bulletin Suggestions – should have 2 distinct sections; 1st part, official Park bulletin; 2nd part, members' section newsletter. Motion: 1) That it shall be the Policy of this Board of Directors that the Official Monthly Newsletter must be proof-read as to content and accuracy, by at least one member of the Board, before being allowed to be published; 2) That it shall be the Policy of this Board of Directors that the format of the Official Monthly Newsletter be such that there is an "Official Newsletter" section, and a separate "Member Content" section. The two separate sections although published in a single volume, shall be clearly differentiated by style, format, a definitive header, or color of paper so that all readers will recognize which section is the "Official Newsletter." The "Official Newsletter" may contain financial reports, ballot proposals, letters from the Directors, announcements of officially called meetings, etc. The "Member Content" section may contain calendars of meetings and activities, improvements for sale, classified ads, social columns, announcements of special interest group meetings, etc. It was suggested that the editor be flagged that the BOD would like her suggestions for implementation. #1, passed; #2, submitted to Editor Shirley.

7.0 INFORMATION

- (a) Members Pending
- (b) Improvements for Sale; nothing has been selling for some time. The listing could be reformatted for more effectiveness.

8.0 CORRESPONDENCE

(a) Correspondence Log

1. Letter from C.Croghan re. interest tree work in Paradise Park ; re: Pacific Green Tree.

9.0 OPEN FORUM Composure of the Board minutes, needed for an informed membership. Minutes can take two forms: Action minutes, detailing actions to be taken; Discussion minutes, which are not official, historical minutes or narrative 'report of the board meeting'.

10.0 ADJOURNMENT 4:35

FINANCIAL REPORT FOR Eight MONTHS ENDING December 31, 2008				
	Spent thru	Budg.thru	Under (+) Over (-)	Annual Budget
Income:				
Member Assessments	\$349,261	324333	24928	\$486,500
Member Dues and Transfer Fees	\$23,500	30067	-6567	\$45,100
Init.Fee/ Fin Chg/Pena/ Use Fee	\$4,694	4667	27	\$7,000
Bank Interest	\$548	6667	-6119	\$10,000
Misc Income, Member Serv, Don	\$6,592	2333	4258	\$3,500
AT&T Comcast (7% Return)	\$5,072	5333	-261	\$8,000
TOTAL INCOME	\$389,667	\$373,400	16267	\$560,100
Employee Expense:				
Employee Salaries & Bonus/Rais	\$111,672	104667	-7005	\$157,000
Employee Benefits	\$29,410	20600	-8810	\$30,900
Employer Federal/State Taxes	\$9,323	9333	11	\$14,000
Worker's Compensaton	\$4,166	6667	2500	\$10,000
Total Employee Expense	\$154,571	\$141,267	-13305	\$211,900
Insurance:				
General Business	\$40,467	41333	867	\$62,000
Total Insurance Expense	\$40,467	41333	867	\$62,000
General Office Expense:				
Supplies/Permits/Gen.Exp.	\$5,374	3333	-2041	\$5,000
Postage and Communications	\$6,212	6200	-12	\$9,300
Utilities (Electricity, propane)	\$8,352	13000	4648	\$19,500
Total General Office Expense	\$19,938	\$22,533	2595	\$33,800
Member Service Expense:				
Water	\$66,197	54667	-11530	\$82,000
Security/Safety	\$788	1667	878	\$2,500
Green Waste/Dump Fees	\$4,705	4667	-38	\$7,000
Bulletin Printing	\$3,005	3000	-5	\$4,500
Trash Removal	\$20,324	24000	3676	\$36,000
Recreational Activities	\$2,060	2000	-60	\$3,000
Total Member Service Expense	\$97,079	\$90,000	-7079	\$135,000
Tax Expenses:				
PPMC Co Prop Tax	\$32,068	32000	-68	\$48,000
State and Federal Taxes/Fees		4067	4067	\$6,100
Total Tax Expense	\$32,068	36067	3999	\$54,100
Repair & Maintenance Expense				
Park R&M Exp (water, trees, roa	\$6,983	12333	5351	\$18,500
Vehicle Expense (gas, oil, maint)	\$7,368	5667	-1701	\$8,500
Building R & M Expense	\$3,128	11667	8539	\$17,500
Fire Equipment/General		1000	1000	\$1,500
Total Repair & Maint Expense	\$17,478	\$30,667	13189	\$46,000
Other Operating Expenses:				
Accounting/Tax Preparation/Aud	\$5,836	4000	-1836	\$6,000
Legal	\$2,102	2667	565	\$4,000
Historical Committee	\$1,694	467	-1228	\$700
Other Miscellaneous Expense	\$3,658	1467	-2191	\$2,200
Total Other Operating Expense	\$13,290	\$8,600	-4690	\$12,900
TOTAL EXPENSE	\$374,891	\$370,467	-4424	\$555,700
Net Income=Income-Expenses	\$14,776	2933	11843	
Checking/Savings Accounts		SBA Loan 4%, 2028		\$255,990
\$678,086		Water Loan 6.65%		\$996,475

For Sale By Member

Member's improvements offered for sale as of January 27, 2009. 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 allotment improvements should be addressed solely to the seller.

ADDRESS	MEMBER	PRICE	DESCRIPTION
SECTION 1			
437 York Avenue	Alcinda Walters 831/425-2842	SALE PENDING \$265,000 No Financing	2 Story 3-BR 2-BA with new flooring. New appliances, new forced air(central heating), new custom fireplace, new water heater, new deck w/hot tub, lg eat-in-kitchen w/skylight & beautiful Victorian ceiling, lg balcony off master BR, carport w/shed. Lots of storage & closets. Great location near playground & covered bridge. Low maintenance.
468 York Avenue	Todd Hoffman 423-7432	\$300,000 No Financing	2BR, 2 1/2 BA, 2,440 sq. ft. allotment, approx. 1,500 sq. ft. improvements. Room downstairs with stove & sink. Bath with shower in garage. Upstairs kitchen & living room, 1 1/2 bath and 2 bedrooms. Screened porch upstairs. Two car garage with work bench. Propane heater 2 nd floor & electric ceiling heat. Two stoves & fridge.
464 York Avenue	Robert (Bob) Biendle 429-9420 or D. Hipsley 429-9341	\$279,000 \$265,000 No Financing	1 BA, 2 BR, 1100 sq ft improvements. Skylights, low maintenance, newer construction, full foundation, forced air heat, 8 x 10 storage shed. Ready to move in. Refrigerator, stove, 6kw generator, washer and dryer. Private 16' x 14' Deck, Room for additional bathroom.
SECTION 2			
395 Hiram Road	Bill & Virginia Uber (831) 426-0614	\$575,000 No Financing	Spacious 3 BR, 2 BA, 2 Story home just under 2,000 sq. ft. perfect for year round living. 1,200 sq. ft. of decking. Custom built wood fired brick PIZZA OVEN. Home occupies 3 fully landscaped allotments. Kitchen has granite countertops and butcher block island. Large built in hutch, beam ceiling and hardwood floor in formal dining room. Garage, tool room, concrete septic tank, lots of storage, all appliances and most of the furniture included. Low maintenance.
396-B Cavern	Doug Hipsley 831/429-9341 or pacifico1@juno.com	\$457,000 No Financing	One of a kind, 1,608 sq. ft. 3br and 2ba home located on a large fully landscaped allotment. There is a 1,042 sq. ft. deck that is completely landscaped including a spa, fountain and propane fire pit. Five doors from the home open on to the deck. This allotment is in a prime location and is out of the San Lorenzo River Floodplain. It has sun, seclusion, views, and a detached garage. Access is from either Cavern or Hiram. Stop by and enjoy a glass of wine and take a look. All appliances and some furniture included. Will be available for occupancy in late 2009. Full disclosure will be provided.
265 Keystone Way	Gretchen Logan 227-7712 or 423-5343	\$260,000 \$248,000 Will Finance	2 BR, 1BA, Vaulted ceiling in living room with large propane fireplace, separate dining room, spacious covered porch area and deck. Laundry and shower facilities below main cabin. Detached cottage for storage or ?
287 The Royal Arch	Cyndy Crogan 831/426-2756	\$ 198,000 No Financing	1 BA, 2 BR, 1,872 sq ft improvements, large carport/storage area & tool room, small yard, semi-furnished, covered patio, includes 2 propane wall heaters, washer/dryer, refrig., oven, wood burning stove insert; septic tank in good condition.
326 The Royal Arch	Cara Feyas To tour contact Myra Sandretti at 831/429-9492	\$335,000 Full owner financing with down pmnt.	2 Story, 2 bdrm, 2 ba approx. 1500 s.f. home. Complete designer high-end remodel in 2001-2002. Spacious upstairs master suite has jetted tub, natural stone, walk-in closet, French doors, cedar storage closet, audio system, wool carpet, and electric base-board heater. Ground level has: Kitchen, living rm, dining rm and 2 nd bath. The beautiful modern kitchen has natural stone counters, professional dual fuel gas range and grill, dish washer, herb window, skylight, lots of maple faced cabinets and counter space, full sized fridge, microwave. Casual dining area seats 8, large living room has propane fireplace with blower, ceiling fan, skylights, audio system with in-wall speakers and volume control in every room, exposed beams and decking through-out. Finished single car garage has automatic door opener, work bench with storage, storage racks, storage closet, and laundry area. Low maintenance landscape. This home is a warm and comfortable wonderful space, furnished, turn-key and ready for living.
364 Eastern Star	Jeanne Jelcick Call for Appt./Info. 831/429-2215	\$289,500	Cute little 4BR + sleeping loft or 2BR + office + den. Upgraded septic & electric. Modern kitchen, stack washer/dryer. Good sun & great privacy w/huge beautifully landscaped allotment. Call 831/429-2215, 426-7666, 247-7792.
SECTION 4			
696 St. Johns	Lagille Rodriguez (650) 802-8341 or cell phone (650) 504-5027	\$229,000 No Financing	2BR, 1 BA + 1 detached BR on quiet street w/ private flagstone patio, new roof, updated foundation (2002), Knotty Pine Living Room, New Hardwood floors & carpeting, wood burning stove + forced air heating. New stainless steel kitchen appliances, large laundry room with lots of storage. Appliances included: electric range, microwave, dishwasher, washer and dryer. Some furnishings included.
610 Keystone Way	Gail Marshak Call for appt/info (760)777-1323 OR to see inside call Ken Ernest (831) 713-8488	Price Reduced to \$275,000 No Financing	Best location in the park! Sunny all day; lg. deck; So. facing; overlooking the San Lorenzo River - high side of the river bank. 2 BR, 1 1/2 BA, 1,845 sq. ft. allotment, 1,063 sq. ft. improvements. Furnished excl. personal items. Seller is California Licensed Realtor. Don't miss this opportunity; it may not come available for another 30 years. Electric stove, dishwasher, refrigerator, garbage disposal, microwave, new water heater, and fireplace. Tastefully furnished with some antiques (see inventory list).
616 St. Augustine Avenue	George M. Saam 423-1778 or to see T. Anand 420-1008 t	\$332,000 Willing to Finance	1BA, 1 BR, Allotment 6500 ± sq. ft., improvements 800 ±. Elegant Japanese style cabin next to the bridge. Stone, bamboo and tatami floors. Soji dividers. Deck overlooks the river. hydraulic floor.
636 St. Augustine Avenue	Lula Pattison Appointment Only Showing or call Brad at 775-303-0685	\$248,500 now \$199,995 Financing considered	2 BA, 3 BR, 1500 Sq. Ft. of improvements. Great opportunity with this prime location across from tennis courts and with view of the river. Upstairs is kitchen, LR, 2 BR, and 1 BA and downstairs has additional rooms and bath. House needs TLC but with some work it will be a real gem. Appliances included in the sale are the stove and dishwasher.
704 St. Johns Avenue	Robert Cranke 831/ 459-0741	\$275,000 Willing to Finance	2BR, 1 1/2 BA, Allotment 5,521 sq. ft., improvements 1,200 sq. ft., attached garage (242 sq. ft.) with electric garage door, sunny corner lot, 3 year old roof, 4 year old forced air heating, 3 year old rain gutters. Appliances included are refrigerator, Jenn-Air gas/electric stove/oven, hot tub, china cabinet and washer/dryer.

For Sale By Member

SECTION 6			
115 Keystone Way	Joe & Alice Del Core 8331-469-3747 cell- 831-331-6494	\$366,000 No financing but willing to look at it....	2 BR, 1 1/2 BA, Appliances include gas range, microwave/ hood, washer & dryer, dishwasher, Oak Cab, Granite countertops, Bamboo flooring, Gas fireplace insert, Ext front door leaded-fiberglass, new roof, double pane windows, 2 storage out buildings, 2+ allotments.
124 Keystone Way	Kim Mathews Cell (209) 401-5675,	MAKE OFFER No Financing	2BA, 3 BR, semi-furnished, washer/dryer, River view – good neighbors. Refrigerator/ washer dryer/ bedroom furniture, kitchen stuff, etc.

February Events

Knittin' Kittens Ladies Canasta

1st Monday
February 2 & March 2
Small Social Hall,
11:30 a.m. – 4:30 p.m.
Sponsored by Pat

Discussion Group

Homeowners Associations and You

1st and 3rd Wednesdays
February 4 & 18
Small Social Hall
6-7 p.m.

Men's Club

February 21

Ladies Night Valentine's Dinner

See "enticing" flyer in this Bulletin

PPMC Book Club

February 12, 2009
(2nd Thursday)
7 pm – 9 pm

The Stone Diaries
By Carol Shields

Hostess: Vickie Hendershot
477-2190

Tuesday Coffee

Every Tuesday from 9 – 11 a.m.

Small Social Hall

Fire Brigade Training

February 14 & March 14
(2nd Saturday of each month)

Firehouse – 9 a.m. – All are welcome

Quilts of Valor

February 6 & 20
(1st & 3rd Friday)


Sue Lovelace's Home
501 Amaranth 420-0501

BINGO !!!

February 18
(3rd Wednesdays)

Social Hall 6:30 – 8:00 pm
Next Bingo – March 18

PARADISE PARK MEN'S CLUB



Dinner for Our Ladies
February 21, 2009
Social Hall

Saturday

Social: 5:30 PM

Dinner: 6:00 PM

Men: \$15

Ladies: Free

Music by
Jay DeVore

Sign-up sheet & tickets are in the office

