

Paradise Park Masonic Club  
211 PARADISE PARK  
SANTA CRUZ, CA 95060-7007

first class mail



FEB

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Publication date: March 1, 2010

Dear Members:

It is time to update our emergency information we hold on file for each of our Members. We have included a copy of the Emergency Card for this purpose and ask that you please complete it at your earliest opportunity and return it to us.

The emergency card also shows the latest address and phone number we have for you. If these have been changed, please note the new address and/or phone number on the card.

In addition, the card reports your Associate and Alternate Associate Members, if you have any, with spaces for their current phone numbers and addresses. If you would like to change or add Associates, please contact Dawn in the Office (831/423-1530) for the necessary forms and procedure.

Thank you for returning your completed card as soon as possible to us because we feel that this information is vital to have on file for each of you.

Also, the next time you are in the Park, if you haven't already done so, please consider leaving a key to your Improvement in the Office or check to be sure that the key we are holding is still current.

This key will be held in your Membership File in case of an emergency.

(Fold Here for Return Mailing)

PARADISE PARK MASONIC CLUB  
Emergency Card

**Member:** \_\_\_\_\_ **Spouse/Partner:** \_\_\_\_\_  
**Park Address:** \_\_\_\_\_ **Park Phone:** \_\_\_\_\_  
**Mail Address of Primary Residence:** \_\_\_\_\_ **Phone for Primary Residence:** \_\_\_\_\_  
\_\_\_\_\_ **Work Phone:** \_\_\_\_\_  
\_\_\_\_\_ **E-mail:** \_\_\_\_\_  
**Associate Member:** \_\_\_\_\_ **Assoc. Member Phone:** \_\_\_\_\_  
**Associate Member Address:** \_\_\_\_\_  
**Alt. Assoc. Member** \_\_\_\_\_ **Alt. Assoc. Member Phone:** \_\_\_\_\_  
**Alt. Assoc. Member Address:** \_\_\_\_\_  
**Other Emergency Contact Name:** \_\_\_\_\_ **Contact Phone:** \_\_\_\_\_  
**Other Emergency Contact Name:** \_\_\_\_\_ **Contact Phone:** \_\_\_\_\_  
**Physician/Clinic Name:** \_\_\_\_\_  
**Physician/Clinic Phone:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Name: _____	Allotment: _____
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Please send any changes by snail mail or e-mail to the office, for the **2010 Roster**. We need any phone number changes, home address changes, etc. plus we would like e-mail contacts if at all possible.

**MORE IMPORTANTLY, IF YOU DO NOT WANT YOUR E-MAIL ADDRESS, PREVIOUSLY GIVEN TO THE OFFICE, PRINTED IN THE 2010 ROSTER, PLEASE LET US KNOW!!!!**

THE PARADISE PARK BULLETIN IS NOW THE RESPONSIBILITY OF THE OFFICE STAFF. ANY ITEMS TO BE SUBMITTED FOR PRINTING IN THE BULLETIN NEEDS TO BE RECEIVED IN THE PARK OFFICE THE DAY AFTER THE BOARD MEETING BY 5 PM.

## The Flea Market is Back !!!

The flea market was founded by Bea Crogan Gloeckler (Cyndy's mother) in 1983. It was an annual event from 1983-2004. I (Char Reynolds) helped for years and took charge in 2003 and made over \$6,000. In 2004 we made over \$8,000. No one stepped forward to chair the flea market for five years (2005 – 2009).

This is a once-a-year activity. I will organize the activity and the volunteers.

Beginning on April 1, we will start collecting donations and store things in the basement of the Office. Call anytime and we will meet you there to accept your donations.

Volunteers should mark their calendars as we will be actively working from Sunday, July 25 through August 3. Feel free to work around your personal schedule...two or three hours at a time or longer.

First and foremost are donations from the membership. Surely over the last five years (or 50 years) you've collected stuff you don't use or need and it is taking up a lot of space. Bring it to the office on April 1. Please reach out and ask family, neighbors, friends and relatives for donations.

I, for one, love the flea market. It is hard work and good fellowship and the Park benefits. Let's get back to volunteering for the good of PPMC!

**Char Reynolds**

Who???? - You!

What??? - Donations and 70 volunteers

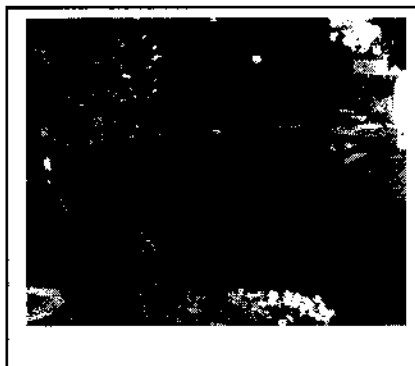
When??? - July 30, 31, Aug 1

Where?? - Social Hall

Why???? - to help PPMC financially

396-B Cavern	Doug Hipsley 831/429-9341 or pacifico@juno.com	\$457,000 \$397,500 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. Sun, seclusion, views, and a detached garage. Access is from either Cavern or Hiram. Enter from Cavern through breezeway between house and garage.
265 Keystone Way	Gretchen Logan 227-7712 or 423-5343	\$260,000 \$210,000 No Financing	2 BR, 1BA, Vaulted ceiling in living room with large propane fireplace, separate dining room. New carpet. Kitchen with fridge, stove, dishwasher, microwave. Large covered porch and deck. Freshly painted interior. Laundry and shower facilities below main cabin. Move in ready.
<b>SECTION 3</b>			
210 Keystone Way	Mark Akin Cell 707-321-5630 Business 707-321-5638 Home 925-258-9715	\$360,000	3BR, 2BA home on beautifully landscaped over-sized flat lot across from the office. Two story, approx. 1800 sq. ft., wood paneled living/dining room, wood beamed ceiling, stone fireplace, floor to ceiling windows overlooking the garden. Master BR w/ large walk-in closet, skylights, new all-tile bathroom. Tankless hot water heater, sunny eat-in kitchen with pantry. Attached 2 car garage with work area and laundry.
<b>SECTION 4</b>			
645 St. Augustine Avenue	Sharon Radosevich 707-864-1365	\$229,000 Make Offer  No Financing	Desirable single story 2 BR, 1 1/2 BA, 1050 sq. ft. home on two allotments, 360 sq. ft. garage with washer/ dryer. Close to river, tennis courts & play area. Plenty of parking, nice size front yard with patio area. Full bath recently updated. Interior & exterior newly painted. Septic pumped, inspected, all repairs have been made. Appliances included. For information, questions or showing ask for Sharon.
650 St. Augustine	Jean Mackenzie (510) 523-8865	\$225,000 or make offer	3 BR, 1BA, on the river. Rock wall. Knotty Pine inside. Carpet. As is - Deck needs to be replaced. Stove and Refrigerator included in sale.
696 St. Johns	Lagille Rodriguez (650) 802-8341 or cell (650) 504-5027 www.696saintjohns.weebly.com	\$214,000 Partial Financing Make Offer	2BR, 1 BA + 1 detached BR, Quiet street w/ private flagstone patio, new roof, updated foundation '02, Knotty Pine LR, New Hardwood floors & carpeting, wood burning stove + forced air heating. New stainless appliances, large laundry room, lots of storage. Appliances included: electric range, mw, dishwasher, w/d. Some furnishings included.
616 St. Augustine Avenue	George M. Saam 423-1778 or to see T. Anand 420-1008	\$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.
662 St. Augustine Avenue	Dale F. Bradshaw 425-6594	\$195,000 or Best Offer  No Financing	3 BR, 2 BA, 1800 Sq. Ft. improvements, 1950 Sq. Ft. allotment. Upstairs/ Street Level, living room w/ fireplace. Kitchen, dining, master br, 1 bath, sunny deck overlooking river. Downstairs 2 BR, 1 BA + great room. Basement washer/dryer, shop, storage. New roof '08, new septic '04, central heat/ new heater '02. Side by side refrigerator w/ ice/water, dishwasher, gas stove, microwave.
610 Keystone Way	Gail Marahak Call for appt/info (760)777-1323	\$275,000 Now \$239,000	Cozy & charming 2BR, 1 1/2BA. Sunny location over-looking the river from large redwood deck. Street level (Kitchen/Dining/BR's/BAs). Middle level (LR/DR/ Deck). Lower level (Workshop). Stove/Micro/Dishwasher/Garbage Disposal & Frig. Knotty Pine white-washed downstairs w/Swedish Fireplace. New Water Heater, updated foundation & septic (2007). Furnished. Must see. Owner is a CA Realtor.
<b>SECTION 6</b>			
190 St. Bernard Street	Robert S. Lords, Executor of Gary Lords Estate 661-399-36990 - blords@bak.rr.com	\$179,000 No financing	2 BR, 1 BA, 3000 Sq. ft. allotment, with 970 estimated Sq. ft. improvements. Fresh exterior paint, new carpet and vinyl. New roof, upgraded bath, new wall heater and water heater-gas starter fireplace, new windows, includes stove, refrigerator, & microwave.
115 Keystone Way	Joe & Alice Del Core 831-469-3747 cell- 831-331-6494	\$365,000 No financing Sale Pending	2 BR, 1 1/2 BA, Appliances include gas range, microwave/ hood, washer & dryer, dw, Oak Cab, Granite countertops, Bamboo flooring, Gas fireplace insert. Ext front door leaded-fiberglass, new roof, double pane windows, 2 storage out buildings, 2+ lots.
124 Keystone	Klm Mathews Cell (209) 401-5675	\$260,000 No Financing	2BA, 3 BR, semi-furnished, washer/dryer, River view - good neighbors. Refrigerator/ washer dryer/ bedroom furniture, kitchen stuff, etc.
129 Keystone	Gary Gordon 218-464-1217	\$550,000 Willing to finance	1200 Sq. ft. Right out of the pages of Better Homes and Gardens, this owner's dream house looks just like brand new. Custom built in 1995; it has 3 BR, including a giant master BD with walk-in closet, 2 full tiled BA & vaulted ceilings throughout. Unique features: built-in phone area, outdoor shower, and rail-car-style sleeping berths show the care that went into this home's unique design. Skylights, wood floors and white cabinets make it bright and light inside while vinyl siding, Trex decking, a large stone patio and private setting enhance its outdoor living space.

Applicant	Date posted	Member/SELLER	Allotment
<b>MEMBER</b>			
Winston W. Chavoor	1/18/10	Joseph Del Core	115 Keystone Way
Dayna Larson	3/03/08	Harry Uhlenberg Estate	252 Keystone Way
<b>ASSOCIATE MEMBER</b>			
Marilyn F. Hanson	1/29/10	Daniel H. Hanson	338 The Royal Arch Rd.
Thomas E. Hansen	7/30/09	Robert P. Charves	600 Keystone Way
<b>ALT. ASSOCIATE MEMBER</b>			
Sally Forsch	2/15/10	Chris Forsch	226 Acacia Lane
David Sorge	01/22/10	Baldrige, Mary E.	103 Keystone Way
Robert Benjamin Foster	10/31/09	Diane Cheadle	643 St. Augustine Ave.
Dangreau, Paul David	10/07/09	Shirley Moore	422 Joppa Street
Penny Michele Manes	10/06/08	Wilson II, James W.	376 Hiram Road



**OPEN HOUSE @ THE HIPSLEY'S Price Reduced to \$397,500**  
**396B CAVERN APRIL 3<sup>rd</sup> & 4<sup>th</sup> 1 PM to 4PM**

Our unit at Acacia Creek Masonic Community is about ready. We Must sell our home and leave behind many contents. Please stop by And see our 1608 sq. ft., 3 br, 2 ba home located on a large, sunny, private, fully landscaped allotment with a detached garage. There are 1,042 sq. ft. of landscaped decks. The front door is on the north side. The door is visible from Cavern is the back door. Enter through breezeway between house and garage. Front door is past the spa across from the fire pit. Come by any time if you or your friends are looking for a great home with lots of sun, in a unique location, and designed for outdoor living. Contact us anytime @ 429-9341 or djhpacifico@gmail.com

March			
1- Mon.	Knitten Kittens 11:30 AM	Small Social Hall	P. Rundell
2-Tues.	Coffee 9 -11 AM	Small Social Hall	
3-Wed.	Budget Committee 9:00 AM	Conference Rm.	S. Lovelace
3-Wed.	Men's Club 11:30	Small Social Hall	
9-Tues.	Coffee 9 -11 AM	Small Social Hall	
13-Sat.	Bylaws Committee 9 AM	Small Social Hall	J. Mancini
13-Sat.	Fire Brigade Training 10 AM	Fire House	B. Downing
15-Mon	I.O.R.G. Meeting 7-9 PM	Small Social Hall	Ted Keller
16-Tues.	Coffee 9 -11 AM	Small Social Hall	
17-Wed.	Bingo 7:00 PM	Large Social Hall	R. & C. Hoffman
20-Sat.	Board Meeting 9:30 AM	Small Social Hall	G. Logan-Silva
20-Sat.	Rainbow Girls Walkathon 10 AM - 6 PM	Picnic Grounds	T. Keller
20-Sat.	Potluck 5:30 PM	Large Social Hall	S.& B. Eckard
23-Tues.	Coffee 9 -11 AM	Small Social Hall	
30-Tues.	Coffee 9-11 AM	Small Social Hall	

April			
3-Fri.	Easter Egg Hunt	Picnic Grounds	
3-Sat.	Rainbow Pancake Breakfast 7 AM - 2 PM	Large Social Hall	T. Keller
6-Tues.	Coffee 9 -11 AM	Small Social Hall	
7-Wed.	Men's Club 11:30	Small Social Hall	
7-Wed.	Budget Committee Meeting 9:00 AM	Conference Room	S. Lovelace
10-Sat.	Bylaws Committee Meeting 9:00 AM	Small Social Hall	J. Mancini
10-Sat.	Fire Brigade Training 10 AM	Fire House	B. Downing
12-Mon.	Knitten Kittens 11:30 AM	Small Social Hall	P. Rundell
13-Tues.	Coffee 9 -11 AM	Small Social Hall	
17-Sat.	Board Meeting 9:30 AM	Small Social Hall	G. Logan-Silva
17-Sat.	Potluck 5:30 PM	Large Social Hall	
9-Mon.	I.O.R.G. 7 - 9 PM	Small Social Hall	Ted Keller
20-Tues.	Coffee 9-11 AM	Small Social Hall	
21-Wed.	Bingo 7:00 PM	Large Social Hall	R. & C. Hoffman
27-Tues.	Coffee 9-11 AM	Small Social Hall	

## FOR SALE BY MEMBER

Member's improvements offered for sale as of March 2, 2010

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
<b>SECTION 1</b>			
463 York Avenue	Donald Moore 423-6449	\$295,000 No Financing Priced low to sell quickly	2 BR, 1 1/2 BA + bonus room on a Historic bunker. New furnace, freshly painted, elegant wood banister, 18X18 master BR w/ 2 walk-in closets. 9x13 BA w/ tub/shower. Walk-in linen closet. Frig, micro, range, w/d. carpet throughout. Vaulted ceiling w/ skylights, new dual pane windows. Fireplace w/ insert. Large redwood deck. Single car garage. Lots of storage space. Great neighbors! Near the Picnic Grounds.
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 <sup>nd</sup> floor & electric ceiling heat. Two stoves & fridge.
464 York Avenue	Robert (Bob) Blendle 429-9420 or D. Hipsley 429-9341	<del>\$230,000</del> \$197,500 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. Frig, stove, 6kw generator, washer and dryer. Private 16' x 14' Deck, Room for additional BA.
421 Joppa Street	Chris Hawkins c/o Mark Hawkins (831) 458-2954 or Hawk570@hotmail.com	<del>\$267,000</del> Now \$250.00 No Financing	2 BR, 1 1/2 BA, 1,100 sq. ft on large sunny lot, updated and remodeled, formal living room, large kitchen w/ family room, lots of parking, oversized garage w/ 2 extra rooms and work shop, insulated windows, wood burning stove, gas heaters, wonderful views, garden areas, patio, 4+ lots (5,000 sq. ft.), new appliances. Clean and ready to move in. Can be shown any time.
<b>SECTION 2</b>			
272 Keystone Way	Irene M. Logan (831) 423-5343	\$160,000 No financing	Large deck overlooking river - Very sunny. Road & Water Assessment paid in full. Soil Analysis Done, FEMA Grant to raise house approved. Refrigerator, small wood stove, stove and some furniture included.
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. Granite kitchen countertops and butcher block island. Large built in hutch, beam ceiling and hardwood in formal dining room. Garage, tool room, concrete septic tank, storage, all appliances & most furniture incl.

(e) Approval of December 19, 2009 Open Board Minutes; strike tractor from mgrs report. Approved.

## **2.0 MEMBERSHIP INFORMATIONAL ITEMS**

(a) Associate Members Approved –

1. Gina Simas as Associate Member to Sharon Simas @ 615 St. Augustine Avenue
2. Gina Simas as Associate Member to Edward Simas @ 236 Temple Lane

(c) Alternate Associate Members Approved –

1. Jennifer Green-Zepharin as Alternate Associate Member to Joan Ross @ 562 King Solomon Drive (attended Orientation in the morning to complete requirement for Alternate Associate application)

## **3.0 REPORTS**

(a) Manager – Cyndy Crogan reported the repaired repeater antenna, increased coverage & clarity, zero resistance; wants radio in fire truck; defibrillators/AED's being upgraded by Fred Dunn-Ruiz; Social Hall floor restoration starting in early February, avoiding functions; removed old bay tree in Section 4; sent in a proposed project for Community Wildfire Protection Plan; Nelson at top of Shrine Way has little water pressure in case of fire, & Cyndy suggests a fire hydrant at base of hill; submitting proposal for addendum to building procedure; automatic sprinklers will be turned off between Nov. 1 – March 31.

(a.1) Pat Herzog, re: Yard Waste Pickups change, expressed concern at the abrupt change, with no membership vote on the change.

(b) President – G. Logan-Silva, re: cell phone towers: reported letters of intent are being requested from several companies; member opinion sought; Sharon Simas reported Verizon will be installing, within a year, 3 new towers that will affect PPMC.

(c) Treasurer – George Turegano read Bob Morgan's report, including items of top interest: ongoing deficit; green waste disposal; gasoline expense; accounting expense; budget analysis; raising revenue next year; water project deficit financing. See more information in the bulletin.

(d) Budget – Sue Lovelace reported the committee has reviewed the committee Mission Statement, & will submit suggestions for changes. The committee has agreed to meeting on a monthly basis; they have started addressing the following areas: current spending; possible reductions; possible future use of current funding; management study; member input; looking at best use of our resources, both short & long term. By the February Board meeting they hope to have a revised current year budget to better reflect our current status.

## **4.0 BUSINESS**

(a) Building – Tony Averill

1. J. De Vore's carport: tabled for next month so all can see area; need color information.

## **4.1 STAKING – John Densem**

(a) Current Staking Log

1. Beaumont Estate @ 371 Eastern Star Road; John reported a clean-up need to remove 3 lots from an Assessor's map, previously reacquired by PPMC; Marty Miller has disagreements with the staking, stating he has plans to compose a proposal to the Park; he was reassured he could do so at a later date. Moved to approve the staking, with previously reacquired by PPMC lots # 3, 4, & 5 to be removed by the Assessor's office. Approved.

2. Any decision on the proposed Chamberlain staking was tabled.

## **4.2 TREES**

(a) Current Tree Log – Cheryl Dangreau reported that Sam Cannon hired an arborist, who has verbally reported to Cyndy & Gayle & is shortly submitting a written report on the Keller/Cannon tree situation; the committee still recommends that the tree be removed. The Board tabled this subject for receipt of the entire Cannon report.

## **4.3 OTHER REPORTS**

(a) Recreation – Bill Eckard reported a potluck tonight, hosted by the Porters, Melikians, & Shoquists. The February potluck/function is in the hands of the Men's Club. Watch for flyers.

(b) Bylaws - John Mancini reported by the next meeting they will have completed their review of the Bylaws, incorporating all changes voted in by the membership up through 2009. They believe the Office staff should have responsibilities for printing, with no 2 articles appearing on the same page, so additions may be easily made, without reprinting the whole.

(f) Long Range Planning - Ted Keller; Mark Zevanove works on a town real estate committee that has been apprised of upcoming state/county threats of major septic tank changes, that would be prohibitively expensive. He will keep us apprised/alerted on this subject.

(j) ERT

1. Traffic Control; Ray Hoffman reported we had four 9-1-1's, 3 inside Park.

(k) Water Conservation; Fred Dunn-Ruiz reports they are still looking for more valves for doing testing; with their one valve they are doing some testing. It was pointed out that Cyndy's level of spending authority could cover their valve need.

## PROPOSED RULES AND PROCEDURES CHANGES (For circulation only (not in effect))

Please note that both Car Tents and Fences have two proposals, each to add one sentence. On the ballot, there will be options to vote for each (yes or no) or to accept both.

### 2.03 Car Tents. CURRENTLY READS

The set up of covered structures for vehicles, either temporary or permanent, must be approved by the Board of Directors. Some of the criteria the Board will consider as to whether approval will be granted include color, placement and attractiveness in the neighborhood.

### PROPOSED CHANGE TO READ #1 (adding the underlined, bolded verbiage)

2.03 Car Tents. The set up of covered structures for vehicles, either temporary or permanent, must be approved by the Board of Directors. **The Board of Directors will not approve such a structure without first posting the request in the Bulletin and giving 30 days for the Membership to voice objections.** Some of the criteria the Board will consider as to whether approval will be granted include color, placement and attractiveness in the neighborhood.

### PROPOSED CHANGE TO READ #2 (adding the underlined, bolded verbiage)

2.03 Car Tents. The set up of covered structures for vehicles, either temporary or permanent, must be approved by the Board of Directors. Some of the criteria the Board will consider as to whether approval will be granted include color, placement and attractiveness in the neighborhood. **Any such structure on an allotment which changes hands must be removed or re-approved by the Board of Directors.**

### 2.07 Golf Carts CURRENTLY READS

All golf carts must be equipped with headlights that must be on at all times when in use in the Park. All golf carts must have an audible horn. All golf carts must not exceed the posted speed limits. Only licensed drivers may operate a golf cart. Only electric powered golf carts are allowed. No golf carts allowed on Washington pathway. The allotment number, at least one inch (1") in height, must be posted on the front and rear of all golf carts. All golf carts must yield the right of way to motor vehicles. All golf carts must carry their own liability insurance.

### PROPOSED CHANGE TO READ (adding the underlined, bolded verbiage, removing the strike through)

2.07 Golf Carts. All golf carts must be equipped with headlights that must be on at ~~all times when in use in the Park.~~ **night, when on the bridge and when on the entrance road.** All golf carts must have ~~an~~ audible horns. **No All golf carts must not shall** exceed the posted speed limits. Only licensed drivers may operate a golf cart. Only electric powered golf carts are allowed. No golf carts allowed on Washington pathway. The allotment number, ~~at least one inch (1") in height,~~ must be posted on the front and rear of all golf carts **in reflective letters no smaller than three inches (3").** All golf carts must yield the right of way to motor vehicles. All golf carts must carry their own liability insurance.

### 6.01 Fences. CURRENTLY READS

The Board of Directors must approve the construction of any new fence, latticework, privacy screen or barricade. Any Member who wishes to construct such a fence must submit proposed plans or drawings to the Board as to the specific details of the proposed action.

### PROPOSED CHANGE TO READ #1 (adding the underlined, bold verbiage)

6.01 Fences. The Board of Directors must approve the construction of any new fence, latticework, privacy screen or barricade. Any Member who wishes to construct such a fence must submit proposed plans or drawings to the Board as to the specific details of the proposed action. **Any fence on an allotment which changes hands must be removed or re-approved by the Board.**

### PROPOSED CHANGE TO READ #2 (adding the underlined, bold verbiage)

6.01 Fences. The Board of Directors must approve the construction of any new fence, latticework, privacy screen or barricade. **The Board of Directors will not approve such a structure without first posting the request in the Bulletin and giving 30 days for the Membership to voice objections.** Any Member who wishes to construct such a fence must submit proposed plans or drawings to the Board as to the specific details of the proposed action.

**Paradise Park Masonic Club  
Board of Directors - Action Open Minutes  
01/16/10**

## 1.0 OPENING ITEMS

(a) Roll Call; present were President Gayle Logan-Silva, Vice President Bill Eckard, Secretary Karen Eneboe, Director at Large George Turegano, Manager Cyndy Crogan, & some 30 interested members. Treasurer Bob Morgan was not able to attend.

(b) Invocation, Sharon Simas; Flag Salute, George Turegano. A moment of silence was observed in honor of Jim Reynolds, who passed away this month.

(c) Consideration of Late Additions to the Agenda: Pat Herzog 3.a.1. Yard Waste Pickups.

(d) Report from Executive Sessions – approved 12/19/09 generic executive minutes read.

**Paradise Park Masonic Club 2**  
**Profit & Loss Budget vs. Actual**  
 May 2009 through January 2010

	May '09 - Jan 10	Budget	\$ Over Budget	% of Budget
<b>6079.00 · Repair &amp; Maint of vehicles</b>				
6080.00 · Gasoline & Oil for vehicles	2,148.86	4,500.00	(2,351.14)	47.8%
6061.00 · Vehicles - Chevy 1988 Crew Cab	477.33			
6064.00 · Vehicle - 86 Ford TIK Frame	818.78	2,000.00	(1,181.22)	40.9%
6088.00 · Vehicles - General Maintenance	0.00	500.00	(500.00)	0.0%
6089.00 · Vehicles - 2004 Chevy Truck	307.70	500.00	(192.30)	61.5%
6090.00 · Vehicles-Fringe Tractor (Deere	578.48	1,000.00	(421.52)	57.8%
6092.00 · Vehicles - 96 Chev 1500 Pickup	350.94	500.00	(149.06)	70.2%
6094.00 · Vehicles - Fire Equipment	590.04	1,000.00	(409.96)	59.0%
<b>Total 6079.00 · Repair &amp; Maint of vehicles</b>	<b>5,272.13</b>	<b>10,000.00</b>	<b>(4,727.87)</b>	<b>52.7%</b>
<b>6200.00 · Repairs &amp; Maintenance Buildings</b>				
6201.00 · R & M Office Building	115.05	2,000.00	(1,884.95)	5.8%
6202.00 · R & M Firehouse	0.00	500.00	(500.00)	0.0%
6203.00 · R & M Social Hall	2,847.79	1,500.00	1,347.79	189.9%
6204.00 · R & M Gate House/Picnic Equip	18.28	1,000.00	(981.74)	1.8%
6206.00 · R & M Covered Bridge	5,868.28	8,000.00	(2,011.74)	74.9%
6208.00 · R & M General Building	1,723.20	1,000.00	723.20	172.3%
<b>Total 6200.00 · Repairs &amp; Maintenance Buildin...</b>	<b>10,692.58</b>	<b>14,000.00</b>	<b>(3,307.44)</b>	<b>76.4%</b>
<b>6219.00 · Equipment Expenses</b>				
6071.00 · Small Tools/Shop Supply/Repairs	687.39	2,500.00	(1,832.61)	28.7%
6211.00 · R & M Office Eq/Generator	327.59	500.00	(172.41)	65.5%
<b>Total 6219.00 · Equipment Expenses</b>	<b>994.98</b>	<b>3,000.00</b>	<b>(2,005.02)</b>	<b>33.2%</b>
<b>6219.80 · Repair &amp; Maint Infrastructure</b>				
6220.00 · R & M General	207.88	500.00	(292.14)	41.6%
6221.00 · R & M Water System	720.39	500.00	220.39	144.1%
6222.00 · R & M Grounds	171.51	2,000.00	(1,828.49)	8.6%
6223.00 · R & M Roads	671.21	2,000.00	(1,328.79)	33.6%
6224.00 · R & M Tree Trimming/Maintenance	5,071.74	7,500.00	(2,428.26)	67.6%
6225.00 · R & M Drains	870.03	1,000.00	(129.97)	87.0%
6227.00 · R & M Slides	227.38			
6228.00 · R & M Recreational Facilities	0.00	500.00	(500.00)	0.0%
<b>Total 6219.80 · Repair &amp; Maint Infrastructure</b>	<b>7,940.10</b>	<b>14,000.00</b>	<b>(6,059.90)</b>	<b>56.7%</b>
<b>6229.00 · R &amp; M General Expenses</b>	<b>1,476.35</b>	<b>1,000.00</b>	<b>476.35</b>	<b>147.5%</b>
<b>6238.00 · Professional Services</b>				
6232.00 · Accounting/Audit Expense	10,240.00	7,000.00	3,240.00	146.3%
6233.00 · Legal Expense	2,372.50	4,000.00	(1,627.50)	59.3%
<b>Total 6238.00 · Professional Services</b>	<b>12,612.50</b>	<b>11,000.00</b>	<b>1,612.50</b>	<b>114.7%</b>
<b>6239.00 · Historical Committee Expense</b>	<b>298.02</b>	<b>600.00</b>	<b>(304.98)</b>	<b>49.2%</b>
<b>Total Expense</b>	<b>420,018.61</b>	<b>588,600.00</b>	<b>(168,781.39)</b>	<b>71.3%</b>
<b>Net Ordinary Income</b>	<b>7,864.89</b>	<b>(3,265.00)</b>	<b>11,149.89</b>	<b>(241.5)%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
5404.00 · New Member Initiation Fees	15,000.00			
5409.00 · SBA Special Assess Princ Earned	8,737.08			
5409.10 · SBA spec assess interest earned	7,508.78			
5458.00 · Interest Earned InK Fee Rarv	2,823.20			
5459.00 · Interest Earned Water Reserve	147.52			
5462.00 · Water Loan Payment Interest	646.30			
5463.00 · Water Loan Acct. Interest	4,854.75			
<b>Total Other Income</b>	<b>39,717.61</b>			
<b>Other Expense</b>				
6240.00 · Interest Expense SBA Loan	7,479.04			
6242.00 · Interest Expense Water Loan	80,895.97			
9100.00 · Federal Income Tax	0.00	3,500.00	(3,500.00)	0.0%
9200.00 · State Income Tax	353.00	2,400.00	(2,047.00)	14.7%
<b>Total Other Expense</b>	<b>68,728.01</b>	<b>6,900.00</b>	<b>62,828.01</b>	<b>1,164.9%</b>
<b>Net Other Income</b>	<b>(29,010.40)</b>	<b>(5,900.00)</b>	<b>(23,110.40)</b>	<b>491.7%</b>
<b>Net Income</b>	<b>(21,126.61)</b>	<b>(9,165.00)</b>	<b>(11,960.61)</b>	<b>230.5%</b>

**The Common Area Tax  
 Exemption for 2009 Is  
 \$124.77**

9:04 AM

03/01/10

Accrual Basis

## Paradise Park Masonic Club 2 Profit & Loss Budget vs. Actual

May 2009 through January 2010

*75% of Year  
complete*

	May '09 - Jan 10	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
5401.00 · Member Assessment Fees Earned	374,127.54	519,935.00	(145,807.46)	72.0%
5402.00 · Member Annual Dues	29,324.97	39,100.00	(9,775.03)	75.0%
5403.00 · Transfer Fees - Membership	3,035.00	4,500.00	(1,465.00)	67.4%
5430.00 · Discounts taken	9.28			
5431.00 · Penalties/Fines	6,159.15	5,500.00	659.15	112.0%
5453.00 · Finance Charges-Members	1,562.22	1,000.00	562.22	166.2%
5454.00 · Member Ser.Chgs./Staking	70.00			
5455.00 · Facility & Equipment Use Fees	3,800.00	1,500.00	2,300.00	253.3%
5466.00 · Comcast Income	7,442.00	8,000.00	(558.00)	93.0%
5457.00 · Interest Earned General Fund	2,138.08	5,000.00	(2,861.94)	42.8%
5471.00 · Bulletin Subscriptions	210.00			
5499.00 · Other Income	25.00	1,000.00	(975.00)	2.5%
<b>Total Income</b>	<b>427,903.20</b>	<b>585,535.00</b>	<b>(157,631.80)</b>	<b>73.1%</b>
<b>Gross Profit</b>	<b>427,903.20</b>	<b>585,535.00</b>	<b>(157,631.80)</b>	<b>73.1%</b>
<b>Expense</b>				
4000 · Reconciliation Discrepancies	(301.57)			
6000.50 · Personnel costs				
6001.00 · Manager Salary	41,714.20	57,000.00	(15,285.80)	73.2%
6002.00 · Secretary Wages	29,778.35	37,500.00	(7,721.65)	79.4%
6003.00 · Bookkeeper Wages	11,027.66	14,500.00	(3,472.34)	76.1%
6006.00 · Maintenance Crew	44,267.83	63,000.00	(18,732.17)	70.3%
6008.00 · Clerical Part Time	2,693.05	1,000.00	1,693.05	269.3%
6009.00 · Crew Temp. Labor	633.33	1,000.00	(366.67)	63.3%
6015.00 · Holiday/Yearend Bonus	0.00	2,000.00	(2,000.00)	0.0%
6020.00 · Employee Health Insurance	20,323.78	31,500.00	(11,176.22)	64.5%
6022.00 · HSA contribution	4,800.00	4,500.00	0.00	100.0%
6025.00 · Employer Tax Expense	10,180.34	15,500.00	(5,319.66)	65.7%
6031.00 · Workers' Compensation Ins.	6,080.86	7,000.00	(919.14)	86.9%
<b>Total 6000.50 · Personnel costs</b>	<b>171,199.20</b>	<b>234,500.00</b>	<b>(63,300.80)</b>	<b>73.0%</b>
6031.50 · Insurance Expense				
6032.00 · Excess Liability Ins.	4,816.45			
6033.00 · General Business Pkg Ins.	27,535.49			
6034.00 · Crime coverage	266.32			
6035.00 · Directors/Officers Liab. Ins.	2,962.65			
6035.60 · D & O Excess policy	2,083.35			
6036.00 · Employee's Practices Insurance	181.44			
6037.00 · Fire Volunteers Insurance	650.50			
6038.00 · Auto liability	3,324.47			
6039.00 · Bridge liability insurance	4,062.29			
6040.00 · Flood insurance	1,441.53			
6031.50 · Insurance Expense - Other	28.00	65,000.00	(64,972.00)	0.0%
<b>Total 6031.50 · Insurance Expense</b>	<b>47,552.69</b>	<b>65,000.00</b>	<b>(17,447.31)</b>	<b>73.2%</b>
6048.00 · General & Administrative Exp				
6041.00 · Office Supplies/Expenses	4,846.14	5,000.00	(353.86)	92.9%
6042.00 · Postage	3,208.25	4,800.00	(1,591.75)	66.8%
6043.00 · Telephone/Communications Exp.	3,818.04	5,000.00	(1,181.96)	76.4%
6044.00 · Propane Off/Picnic/Social/Phone	2,419.20	7,500.00	(5,080.80)	32.3%
6045.00 · Electric Expense Park/office	6,973.70	12,000.00	(5,026.30)	58.1%
6231.00 · Dues, Subscriptions, Misc. Fees	450.00	500.00	(50.00)	90.0%
6234.00 · Bank Charges	(15.00)			
<b>Total 6048.00 · General &amp; Administrative Exp</b>	<b>21,500.33</b>	<b>34,800.00</b>	<b>(13,299.67)</b>	<b>61.8%</b>
6053.00 · Security/Safety Expense	704.74	2,000.00	(1,295.26)	35.2%
6055.01 · Guided Tour Handbooks	(205.00)			
6058.00 · Member Service Expense				
6050.00 · Reimbursed Member Services	0.00	500.00	(500.00)	0.0%
6052.00 · Water Purchase Expense	71,862.88	95,000.00	(23,137.12)	75.4%
6055.00 · Member Mailing Printing	3,637.18	4,500.00	(862.82)	80.9%
6058.00 · Member Mailings Postage	183.00			
6057.00 · Garbage disposal				
6027.00 · Trash Pickup pd to Green Waste	2,420.52	9,893.00	(7,472.48)	24.5%
6028.00 · Garbage accruals for members...	17,562.44	30,107.00	(12,544.56)	58.3%
6058.00 · Yard Waste	3,694.40	5,000.00	(1,305.60)	73.9%
<b>Total 6057.00 · Garbage disposal</b>	<b>23,677.36</b>	<b>45,000.00</b>	<b>(21,322.64)</b>	<b>52.6%</b>
<b>Total 6058.00 · Member Service Expense</b>	<b>99,380.22</b>	<b>145,000.00</b>	<b>(45,619.78)</b>	<b>68.5%</b>
6060.00 · Tax Expenses				
6061.00 · PPMC County Property Taxes	36,833.79	50,000.00	(13,166.21)	73.7%
<b>Total 6060.00 · Tax Expenses</b>	<b>36,833.79</b>	<b>50,000.00</b>	<b>(13,166.21)</b>	<b>73.7%</b>
6064.00 · Permits/Filing/Nonprofit Fees	504.00	300.00	204.00	168.0%
6072.00 · Rec. Activities Annual Bdgt	3,141.16	3,000.00	141.16	104.7%
6074.00 · Director's Board Expenses	446.41	600.00	(153.59)	74.4%

**The hallmark of a well-managed organization is not the absence of problems, but whether or not problems are effectively resolved.** ~ Steve Ventura

**MC Announcements: Greetings from your Mediation Committee! Jackie/Tripura /Allan**

This month we were all busy with intakes (encouraging people "to come to the table") and mediating agreements whenever possible. Allan did his first mediation and it was successful. (see MC activities log for Feb)  
We were sad to receive Sharon's sudden resignation "for personal reasons" and wish her the very best. With both Heidi (our former secretary) and Sharon (former intaker) moving on, we are now asking for interested volunteers. We are a diverse and active committee that meets once per month on the Tuesday before the Board meeting. If you are interested in serving please contact our board liaison, Gayle Logan-Silva, or come join us at our next meeting

**Mediation Evaluation Form Summary** In general, the mediation session was: Very Helpful: 4, Helpful: 4, Not Helpful: 0  
Concerns were met: 1, somewhat: 7, not at all: 0  
Would you try mediation again? Yes: 8, No: 0  
Would you recommend mediation? Yes: 8, No: 0  
COMMENTS: "Thank you!", "This was a very positive meeting.", "Good job keeping us focused on the points of dispute"

**Please note: There will be NO meeting in March (spring break) and so our next Open meeting will be April 13th. We meet in the Office Upstairs Apartment.**

**Mediation Committee (MC) Feb. Log 2010 available in the office.**

**NOTES FROM YOUR TREASURER**

As mentioned at the last Board meeting, the Park is operating at a deficit. According to a new study made by our Budget Committee, our operating account shortfall will be about \$22,988 this year. That deficit takes into consideration the cuts already made by management, and assumes that all members will have paid their accounts in full by the end of the fiscal year (4/30/10).

In addition to the operating account deficit, we are still experiencing negative cash flow on the water project loan through Rabobank. We are currently negotiating with the bank to restructure that loan in order to reduce the monthly payments, and further information will be provided to you when we complete our negotiations.

Our Manager has done everything she can to reduce the deficit, including laying off one of our two maintenance men, deferring much needed maintenance and repair work, discontinuing yard waste pickups, and reducing office costs.

Is there anything you can individually do to help reduce the deficit? Yes. Every Master Mason knows about "whispering good counsel" in the ear of his Brother. Putting that principle to work, when you see a neighbor washing off her roof with a garden hose, or a neighbor running his sprinklers at a time when it is raining, or using their green waste cart as a wheelbarrow to haul their trimmings to one of the closed dumping areas, please step forward and whisper good counsel in their ear. By working together to curtail our costs we can make a difference.

Just as a "heads up", the Board will be submitting a ballot proposal to the membership to raise either the annual dues or the rate of assessment for next year. I recommend that you think seriously about how you want your Park maintained, and prepare yourself for an increase that will allow the Park to continue to provide you with the quality of services that you have been accustomed to receiving.

To clear up a misconception, in last month's bulletin a member indicated that our deficit is no one's fault, and that it is the economy. Her thought was that when the sale of homes picks up again the membership fees received from new members will solve the shortfall. Not so.

The current policy of this Board (and of recent Boards) is to place new membership fees into the capital asset replacement reserve and not use those funds for operating expenses. There is nothing in the Bylaws that restricts those funds in that particular way, but it has been found to be prudent by the Directors. On the other hand, if our members would rather increase the amount charged to incoming new members instead of raising their own dues or their own assessment rate, then that can be done. Perhaps our existing members would be more inclined to raise the membership fee above the \$5,000 level and put the increased amount into our operating account. It's something to think about, and I'd enjoy hearing your views on this issue.

Our accounts receivable list is growing, and I appeal to all members who are running behind in their TADs to look elsewhere for the money they need in order to pay their fair share of the costs required in order to maintain their Club. If any one member does not pay their TADs, that lack of revenue becomes a burden on the remaining 390 members. The Board does not have the authority to pass along one member's costs to the other members. It just doesn't work that way. Everyone must pay their fair share. If anyone needs financing then they should look to their own banker to satisfy their needs, and not look to their fellow members. Our bookkeeper has been working with the delinquent members (and I'm involved with a few of them) and together we are carrying the message that living in Paradise is a privilege, not a right, and there is a price involved in order to retain that privilege -- and that price is paying one's TADs.

As always, I look forward to your input. Please let me hear from you.

Bob Morgan, Treasurer

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<http://paradiseparkmasonicclub.com>



*We wish to thank  
Shirley Radder for her  
work as Editor of  
the Bulletin.  
We wish her well in her  
future endeavors.*

**PPMC Management**

## **PARADISE PARK MASONIC CLUB – February 2010**

### **Greetings From Gayle**

As most of you know, we held our first Town Hall/Committee Fair on January 30, 2010. It was well attended and I received lots of feedback. Mostly positive - and a few suggestions on how to improve. I was very happy with the results.

Board meetings require that we focus on a limited amount of subjects/business in order to cover everything on the agenda in the amount of time allotted and it was nice to have a forum open to the public to discuss your concerns and be able to answer your questions. George Turegano wrote down all the questions and I will be compiling the answers for publication on the website.

On another note – the Manager made some staffing changes, the Park is operating at a deficit and we seriously need to vote ourselves a minimum of a \$2.00 increase in our TAD's rate, or raise the dues portion of our TAD's from \$100.00 to \$200.00. Your Board and especially your Manager have been very careful with your treasury. The problem is inflation. We're using less water – but the cost of water has increased. Many years ago we paid something around \$16,000.00 for a years' supply of water – now we're paying approximately \$96,000.00 for less water. The same is true of insurance, salaries, office supplies, postage, etc. If we don't generate more revenue we will have to cut services.

The annual election is coming up and our Nominating Committee has been selected. The members are: Cheryl Dangreau, John Mancini, Joanne Nelson, Shirley Radder, and Tiny Sand. If any Primary member is thinking of serving on the board please contact one of these committee members.

### **MANAGER'S REPORT**

#### **BY CYNDY CROGAN**

Following up on last month's events, I want to thank Green Waste for donating two 40-yard dumpsters for those affected by the Jan. 21st flood. They not only covered the expense of the dumpsters they were able to have the dump fees waved.

New linoleum has been installed in the small social hall, kitchen and bathroom. We're continuing to work on the drain issues around the Park that are in need of repair and/or replacement. We're also continuing our work on replacing rotten and missing street signs as well as repairing the "dedicated" siren phone line in Section 6 and hope to have that up and running ASAP.

Here's a list of things our Members might consider helping us with: Share your professional experience by participating on one of our many committees or donating your time to help our office staff, organize, run errands, etc. Adopt an area in the Park to organize or keep clean. Join us during spring cleanup. Join the fire brigade. Consider running for the Board. Organize a welcome committee for new members and their families. Help with recreational activities during the summer, for example: movies on the beach, dances at the social hall, potlucks. Assist with environmental issues. Assist with our public landscapes and play areas. Join the ERT team.

Our volunteers are the backbone of Paradise Park. Thank you all for your dedication, kindness and generosity to PPMC.



*The Board of Directors adopted a **NO Styrofoam Policy** for the Park's public areas. Santa Cruz has banned the use of Styrofoam and this is in keeping with the new requirement. Reservation Forms for use of Paradise Park facilities have been changed to reflect this new policy.*