

**PARADISE PARK MASONIC CLUB, INC.**

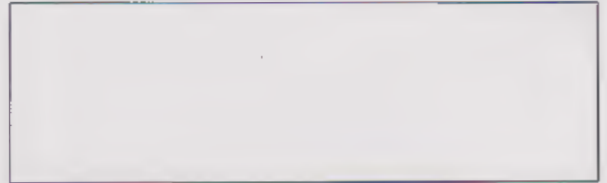
211 Paradise Park  
Santa Cruz, CA 95060-7003



**FIRST CLASS MAIL**



*January 2017*



# PPMC BULLETIN - January 2017

## **Board of Directors**

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## **Office Staff**

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## **President's Message by Bill Eckard**

Are we having fun yet?

If you made it to our last Board meeting, you made it there with power being just put back on the main, no water, and limited access through Ocean Extension. Later in the weekend, you could use Porta-potties, have bottled water and see trees crash on cars and improvements. Rain coming down the entire time, so some more flooding.

There was so much activity you didn't have time to think about it.

Steve, Andrew, Joey and a multitude of volunteers, turned the mess into an organized cleanup. By Tuesday you couldn't tell Mother Nature had been here. If you see any of your Staff, please give them well deserved "thank you".

If you ever have a chance to be in Paradise during a storm, then you're indeed in Paradise. You will see all the values of Masonry at work, Brother helping Brother, shoulder to shoulder bearing the load. It makes one proud to be a member here and to have friends as neighbors.

Your Board of Directors are grateful And honored to represent you

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



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

## Park Manager Report by Park Manager, Steve Polizzi



I would like to thank all those who came out to help before, during and after the storms/flooding. We dealt with rain, flooding, fallen trees, no running water, no power, and more flooding. I am very thankful for the amount of support from the Membership – with everything you did to prepare, and all the extra help, I think we were ready for the storms and the cleanup was easier. So again, THANK YOU to EVERYONE that helped out.

We are still working on a repair for Washington Pathway. This is going to be a major repair that will include several engineering report, soil samples, drawings, permits from multiple agencies, and so on. The Board and I have met with a geotechnical engineer, a contractor, and the county so far – so we are moving in the right direction. Right now, we're waiting for the soil samples to be completed. There is no timeline at this point, so I will report the status of the project monthly in my manager's report. Reminder – the path has been closed and fenced at both ends for your safety and due to the damage to the area – please **DO NOT** go around the fences and onto the path.

As most of you have noticed, the picnic grounds have turned into "PPMC Lake". The water flowing from the drainage pipe has filled (and overflowed) the pond into the picnic grounds, and unfortunately the ground is too saturated to absorb any more water. We have diverted the water through a new pipe across the picnic grounds into a drain near the basketball court. Once the rain stops and the ground can absorb the water we will remove the temporary pipe and fill the pond as usual.

Special thanks to Andrew and Joey for the continued help, day or night, and a thank you to Sandy for all the email blasting she had to do during the storms.



THANK YOU

*Steve*

### Proposed Change to Rules & Procedures

The board wants to amend the Rules & Procedures regarding permits from:

#### **15. Permits**

**15.01 Permits-** All permits issued by the Board of Directors or the Manager are effective forever unless noted on the permit. (6/09)

to:

#### **15. Permits**

**15.01 Permits-** All permits issued by the Board of Directors or the Manager are effective for 6 months for projects not requiring County permits and for 12 months for projects requiring County permits. (01/17)



**The March 2017 Board Meeting  
will be held on  
Saturday, March 25, 2017  
9:30am - Small Social Hall**



**CALENDAR OF EVENTS**

February

- 6 - Tree Committee SSH 10:00am
- Knitten Kittens SSH 11:30am
- 7 - Coffee SSH 9:00am
- 11 - Recreation Committee SSH 10:45am
- 14 - Coffee SSH 9:00am
- 15 - Staking Committee SSH 7:00pm
- 17 - Wine & Cheese SH 4:00pm
- 18 - BOD Meeting SSH 9:30am
- Potluck SH 5:30pm
- 20 - Presidents Day - Office Closed
- 21 - Coffee SSH 9:00am
- 22 - Bingo! SH 7:00pm
- 28 - Coffee SSH 9:00am

**PPMC MEMBERSHIP APPLICATIONS PENDING**

	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<b><u>MEMBER</u></b>			
Jerrold Largin	09/29/2014	Greg Wheatley	284 Keystone Way
Kerri Anne Ramsay-Price	12/13/2016	Claudia Fickes	574 Scottishrite Avenue
<b><u>ASSOCIATE MEMBER</u></b>			
Bradley Taylor	08/25/2016	Gail Marshek	610 Keystone Way
Lindsay Lyons	12/12/2016	Jared Lyons	129 Keystone Way
Patricia Kramer	12/15/2016	Christine Woodworth	505 Amaranth
Julia Harris	01/24/17	Tm Snyder	566 King Solomon
<b><u>ALT. ASSOCIATE MEMBER</u></b>			
Devin Hanson	07/05/2016	Daniel Hanson	338 The Royal Arch
Esther Gilliland	09/12/2016	Marie Gilliland	146 St. Alban
Mary Todd	12/27/2016	Margaret Todd	167 St. Bernard

**PPMC SOCIAL EVENTS**  
**REGULARLY SCHEDULED EVENTS**

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

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

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

**PICKLEBALL PLAY** at 3:00 p.m. every **Wednesday and Saturday** at the Section 3 courts. There will be equipment available for you to use at the courts. For more info, contact Bill Laidlaw at 831/818-9200.

**STITCH AND MUNCH** ALL interested stitchers: Crochet, Embroidery, Knitting, Needlepoint, Quilting, Sewing (Other?) Is held on the **3<sup>rd</sup> Monday** at the Social Hall from 11:00 a.m. to 3:00 p.m.; bring Brown Bag Lunch. For more information, call Sue Lovelace at 831/420-0501.

**PARADISE PARK QUILTS OF VALOR** meets **1<sup>st</sup> and 3<sup>rd</sup> Fridays**, 10:30 a.m. at the Lovelace's 501 Amaranth. All quilters are welcome. For more information, call Sue Lovelace at 831/420-0501.

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

**SOCIAL HALL POTLUCKS** are held the **3rd Saturday** of the month beginning at 5:30 p.m. with social and dinner at 6:00 p.m. Please bring your favorite dish to share, your place settings and your beverage of choice. **HOSTS NEEDED FOR FEBRUARY THROUGH JUNE.** To volunteer contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com

**FEBRUARY 2017**

**FEBRUARY POTLUCK** will be **SATURDAY, FEBRUARY 18** beginning at 5:30 p.m. with social and dinner at 6:00 p.m. **A HOST IS NEEDED.** To volunteer contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com

**SPRING 2017**

**VOLUNTEERS NEEDED FOR:**

**EASTER EGG HUNT** scheduled for **APRIL ?? AND IS IN NEED OF A HOST.** Easter is April 16th.

**MEMORIAL DAY WEEKEND** is **MAY 27-29.** The Recreation committee would like to have someone take charge of upgrading the HORSESHOE COURTS during the workday.

**TO VOLUNTEER,** contact Fred Dunn-Ruiz at 831/426-6472 or email dunnruiz@gmail.com

**AUGUST 2017**

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

## REPORT OF DECEMBER 2016 EVENTS

**THE HOLIDAY POTLUCK** was successful with plenty of fun, food, friends and frolic. Santa appeared and distributed gifts to eager boys and girls. This event had lots of helping hands. A special thank you to Bill & Sharon Eckard, Karen Eneboe, Santa Matt Kannelly, Danny & Marilyn Hanson, and the Rundell's for the wonderful decorations. If you missed it.....see you next year!

### CHICAGO NEW YEARS' EVE PARTY

Safe and Sane and Fun would fit nicely for our New Year's Eve gathering in the Social Hall. As usual, we had more tasty snacks than we could consume, between 40-50 revelers, Otis & his wife provided the music, Ron again got us started dancing, and it was marvelous that we had such a cozy, comfortable, off the public roads place to gather with friends for welcoming in a New Year (well, Chicago style, since many of us are a little older nowadays:-). Tables were set with the theme of red and white and black. Decorations were native plants from around the Park and beautiful red and pink roses. Thank you to all who helped set up for our party. Manager Steve was able to connect us to the broadcast from Chicago, their welcome of the new year, for us to also enjoy and welcome.

We had a wonderful group who stayed to help clean-up after the sign made it to the top of the building (instead of dropping a ball to the ground). The clean-up, with many hands, was accomplished in no time. Thank you to all who helped.

This event was put on by the Recreation Committee with the assistance by Wine and Cheese. If you missed this, you missed a fine opportunity to meet and greet your fellow Park members. Hope to see YOU next year! :-)



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

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

WE HAVE LISTED BELOW WHAT IS NOT-ACCEPTABLE:

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

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



WE ARE TAKING DONATIONS NOW.

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

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

August 16-17 Organize items and price

August 18 Preview Night

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

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

Thank you,

CONNIE & DICK FISHER

San Diego phone 619-482-8681

Park phone 831-458-1919 (no answering machine when we are away)

Cell phone: 619-890-8767

**Board of Directors OPEN Session Minutes – See Below Executive December 17, 2016****January 21, 2107**

9:35 am – Small Social Hall

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

## Opening Items:

Invocation given by Nick O'Donnell.

Pledge of Allegiance led by Nick O'Donnell

Executive Minutes read by Bruce Wildenradt. See below.

Open minutes were unanimously approved.

**Report from the Executive Session in December 2016  
SATURDAY, December 17, 2016**

**REDACTED EXECUTIVE SESSION MINUTES**

**Saturday, December 17, 2016, 8:00 A. M. Executive Session**

The meeting was called to order by Bill Eckard, President, on December 17 at 8:00 A.M. Kurt Likins, VP, Ken Cox, CFO, and Bruce Wildenradt, Secretary were present. Nick O'Donnell, Director at Large was absent.

**1.0 EXECUTIVE ACTION ITEMS**

- (a) The Executive Minutes of November 19, 2016 were approved as read.
- (b) There were no corrections to the November 19, 2016 Open Minutes
- (c) The December 17, 2016 Open Meeting agenda was reviewed.
- (d) There were no additions to the Open Meeting Agenda.

**1.1 DISCUSSION**

- (a) A terminated member - Discussed and will send letter of intent for reclamation.
- (b) A terminated member - Discussed and will send letter of intent for reclamation.
- (c) A delinquent member - Discussed. TADs have been brought current.
- (d) Reviewed monies owed to the Park.
- (e) Discussed historical display in office lobby.
- (f) Tree Committee requests were approved for 210 Keystone; 336 Royal Arch & 194 St. Bernard.
- (g) The Staking Report for 518 Courtesy Lane was approved.
- (h) An additional part-time (20 hours or less per week) was discussed.

**2.0 CORRESPONDENCE**

Incoming – **A member's attorney** wrote a letter of appeal regarding **the member's** removal of a board. **A member** sent a letter regarding the potential water damage to his allotment due to boards installed by **his neighbor**. **Bob Morgan** sent a drafted letter regarding Ocean Street Extension for consideration of the BOD. **A member's attorney** wrote another letter of appeal regarding **the member's** removal of a board. **Robert Bosso** sent a letter to **a member** regarding the allotment lines at her allotment. **Bob Morgan** sent a progress report regarding Ocean Street Extension. **A member** wrote

## Board of Directors Minutes - Continued from previous page

regarding the fence at a member's allotment. A copy of the Notice of Entry of Judgment or Order was received from **Robert Bosso**. A refund for overpayment was received from **Kaufman Dolowich & Voluck, LLP**. **A member** wrote regarding the fence on her allotment. **A member** sent a letter of concern regarding the dangerous conditions at his neighbor's allotment. **A member's attorney** wrote a letter of appeal regarding the fine assessed against **the member**.

(b) Outgoing - A letter was written to **a member** regarding the seasonal use restrictions that apply to her allotment. A letter was sent to **a member** advising her that the BOD wishes to proceed with third party mediation. A letter was sent to **a member** notifying her of a board mandated fine. A letter was sent to **a member** notifying her of a board mandated fine. A letter was sent to **a member** notifying her of a board mandated fine.

(c) Incident Reports - A report was received from **a member** regarding abuse of the handicapped parking space at the Park Office. A second report was received from **a member** regarding abuse of the handicapped parking space at the Park Office. A report was received from **a member** regarding concerns regarding cars that did not belong in the Park and their behavior.

These reports were and the responses by Manager Steve Polizzi were discussed and reviewed by the BOD.

### 3.0 MANAGER REPORT – The complete report is attached

- 1) The office lobby has been painted, cleaned up and redone with a sitting area.
- 2) A large tree fell from cardiac hill down onto and across Washington Pathway. There is visible damage to the pathway and parking area on cardiac hill. Washington Pathway and the parking area are now closed for safety reasons. The tree will be removed this Tuesday 20 Dec. at a cost of \$3,000.00. Mr. Easton will be out today at 11 a.m. to evaluate the parking area, hillside and pathway. After I meet with Mr. Easton we will come up with a plan for opening the parking area and pathway. So please for your safety please do not use Washington Pathway.
- 3) I would like to change the door decals on the work trucks. Cameron Davidson will be doing this free of charge. I have a example of what I would like to do. **BOD Response - Ok to go ahead with the new decals.**
- 4) I would like to ask for a part time crew member between 20-30 hrs per week. A good portion of my day is spent on office/admin tasks which leaves Andrew to do the majority of grounds work by himself or with the help of a volunteer the helps out about 20+ hours a week. In the past there has been the manager and at least 2 crew members. This year and last year we are at least \$40,000.00 under budget each year for staffing then what we spent in past years prior to me being the manager. **BOD Response - Put together a list together of projects, tasks and costs involved and get back with us.**

### 4.0 INFORMATION

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

The morning session of the Executive Session was ended at 9:30 A.M. so the Board could move up to the Small Social Hall for the Open Meeting.

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### **P.M. Executive Session**

The afternoon session of the Executive Meeting was called to order by Bill Eckard, President, on December 17, 2016 at 1:00 P.M. Kurt Likins, VP, Ken Cox, CFO, and Bruce Wildenrad, Secretary were present. Nick O'Donnell, Director at Large was absent.

### **5.0 APPOINTMENTS**

- 1:00 - **A member** - Requested staking to ascertain allotment boundaries.
- 2:30 - **Ryan Duty** - new alternate associate member at 531 St. Ambrose - approval pending review of membership application paperwork.
- 2:45 - **A member** - met with the BOD regarding a drainage issue.

### **6.0 DISCUSSION**

A discussion was held regarding sending a suspension letter to **a member** for non-payment of fines.

A motion to end the Executive Session at 3:30 P.M. was made by Ken and seconded by Bill. There was no discussion. The motion passed 4 to 0.

Respectfully submitted,  
Bruce Wildenrad, Board Secretary

## **Minutes of OPEN Session of January 21, 2017**

### **OSENA Presentation: Lauren Crux and Alan Hasty**

The meeting began with a presentation from the Ocean Street Extension Neighborhood Association (OSENA), who discussed their desire to partner with Paradise Park on their efforts to have the city/county repair and maintain the Ocean Street Extension Road. Their presentation also highlighted concerns regarding a proposed 40 unit condominium complex next to the mausoleum and the potential for increased traffic, etc. The informational handouts and a drafted letter template to the County Planning Department can be obtained in the Park Office, or on the official park website ([www.ppmcsc.org](http://www.ppmcsc.org)) under the "News" tab.

### **President's Report: Bill Eckard**

Bill thanked Steve and his staff, Sandy, Dick Lovelace and the ERT crew for their efforts throughout the recent storms, saying the members feel safe under their watch. He stated that the social hall will be opened whenever the flood alarm is sounded. Bill thanked Steve for having the sandbags on hand for the membership, however feels there should be limitations on how many some members expect to receive - - Steve continued by clarifying if members are able to pick up their own sandbags, they should do so, they should not expect Steve and his staff to deliver to all.

### **Vice President's Report: Kurt Likins**

Kurt started by providing an update on Washington Pathway; the BOD and Manager have met with the County and with engineers and are waiting on a contract from the Geo-tech Engineer for the cost of drilling. Once that is completed the Geo-tech will team with the General Contractor to provide an estimate on the job - the cost will be in the hundreds of thousands of dollars and we will still be facing having to deal with Fish & Game. A discussion ensued about the Army Corps of Engineers giving the

## Board of Directors Minutes - Continued from previous page

### **Vice President's Report: Kurt Likins (continued)**

Park directive on the river years ago and how that has been superseded by Fish & Game, with Bruce Wildenradt and others questioning their authority to do so. Bruce will write a letter to the Army Corp and Bill Eckard will contact Jessica at the County for further clarification.

### **REPORTS FROM COMMITTEES:**

#### ***BUILDING: Leigh Wunce: Verbal***

Leigh commented that she feels there is no real need for a "building committee" since the new building package has streamlined the process and the system is working well. She will continue to act as liaison, providing direction and assistance as needed. Fences, changes of footprint and changes of height continue to require approval of the Board of Directors, however all other projects can be approved by the Park Manager (without the feedback of a committee).

#### ***LONG RANGE PLANNING: Sharon Simas: Verbal***

Sharon asked CFO, Ken Cox, if the Long Range Reserve Account has been opened. Ken responded that the funds are there (\$250,000), however he and the Financial Oversight committee have been waiting for the Long Range Plan to be completed by Dick Tippett & Jean Cook to get the ball rolling. Bob Morgan explained that there are three elements required of a Reserve Plan: 1) A study of all assets; 2) A reserve fund put in place, and; 3) A Reserve Policy/Plan that directs how plan funds will be administered.

Sharon also asked for clarification on how committee information is to get to the membership. The board explained that each committee is asked to provide a written report to them (no later than the Wednesday prior to the monthly board meeting), and that report is put into their board packages. They then review each report and discuss any requests, etc., and report their decisions at the open session meeting. A synopsis of each written report provided is then provided within the BOD Minutes that are published in each month's bulletin.

#### ***RECREATION: Karen Eneboe: Written***

Karen reported that the committee had met on Friday, January 14th. At that meeting they elected the following Officers for 2017: Fred Dunn-Ruiz will be Chairman and Karen Eneboe will be Secretary.

Items of particular interest are:

1. There is a potluck tonight hosted by Pat McDonald and Shirley Radder that will feature quilts made by park members being displayed.
2. Hosts are needed for potlucks February through June. To volunteer, contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com.
3. The tennis court resurfacing contract has been signed.
4. We need volunteers for the Easter Egg Hunt in April.
5. We need a volunteer to lead the work on the horseshoe pits during the Memorial Day Weekend Workday.
6. There will be a flea market led by Connie Fisher in August on the 19th and 20th. Donations are now being accepted. See the December bulletin for details.
7. Their next meeting will be Saturday, February 11th in the small social hall.

**Board of Directors OPEN Session Minutes - Continued from previous page****UNFINISHED BUSINESS:**

1. Fine Structure - will be run in the next bulletin.
2. Rule 15.01 - discussed with no decision made, will be continued next month.
3. Accounts Receivable - Pat Herzog asked Ken Cox how collections were coming. Ken responded Nancy is doing well with the receivables and, as promised, the past due balance will be published in the monthly bulletin. He stated we are "headed in the right direction."

**OPEN FORUM:**

1. Bob Morgan stated that he has concerns about the boards that are protruding on the exit road. He stated that the county will allow 4' down and 4' up without permits and that we should be able to do that work ourselves. Steve Polizzi responded that he has spoken with the county and because it is on a roadway, permits are required. Myron Coleman suggested stacking rocks.
2. Dick Lovelace announced that the Red Cross dropped off cleaning supplies (bleach, gloves, etc) for post flood clean up. The supplies are in the Park Office Garage.
3. Myron Coleman asked for clarification from the BOD on committee reports and committee meeting minutes. Bill Eckard responded that not all committees meet regularly, some only on an "as needed" basis and that each committee has the opportunity to send a monthly report to the board to be included in their board packages for discussion and/or consideration of requests. Those reports are then synopsisized and included in the minutes that appear in the monthly bulletin. Committee meeting minutes are not included in board packages, but the respective board liaison is aware of the meeting/minutes. Those minutes are kept in a secure binder in the Park Office and are available for the members to review upon request.
4. John Mancini asked for an update on when staking reports will be completed. Kurt Likins replied that the committee is now down to only 4 members and they are doing the best that they can.
5. John Mancini inquired on the status of the Hillside legal action. The BOD replied that there is a mediation date set for March and a court date set for October.
6. Winston Chavoor stated that he wants third party mediation for the incident report he filed last year. Nick O'Donnell suggested he bring the new directors up-to-date on the issue.
7. Sharon Simas asked for an update on installing a front gate at the park entrance. Bill Eckard stated there has been no decision made yet.
8. Robert Wunce announced that he had a friend recently mugged just outside of Costco and encouraged members to be cautious.

The Open Meeting was adjourned at 11:45 pm.

Respectfully submitted by Sandy Rauschhuber, Office Manager

**Have you submitted your 2017 dues card yet?**

*Please remember that per PPMC Bylaws - Article III, Number 24: The Membership of a Member, Associate Member, or Alternate Associate Member, including but not limited to the right of occupancy and use of the applicable allotment, may be suspended, in part or in full, or terminated in its entirety, if the Board finds, based on a good faith determination that such Member, Associate Member, or Alternate Associate Member has: E) Failed to maintain his or her good standing in a duly regularly constituted Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California Free and Accepted Masons or of duly and regularly constituted Chapter of the Order of Eastern Star recognized and accredited by the Grand Chapter of the State of California.*

## PPMC FINE POLICY (*Changes noted by highlight*)

The Board of Directors of PPMC has adopted the following list of suggested fines for violations of the Bylaws or Rules & Procedures of PPMC. The Board expressly delegates to the Manager of PPMC the authority, under Article IV, Section 1G of the PPMC Bylaws, to assess fines suggested as well as to propose additional as appropriate but not to exceed a total of \$200.00. Any Member fined either by the Manager or the Board is entitled to provide a written objection and/or explanation to the Board, or may request in writing an opportunity to appear before the Board at a regular Executive Board Meeting to contest the fine. After the Member has presented their side of the issue, the Board will decide whether to fine and how much. Any decision by the Board as to the amount of any fine shall be final.

	First	Second	Third
<b>Pet Fines</b>			
Non-leashed animal off allotment	\$ 100.00	\$ 200.00	\$ 500.00
Not removing pet waste	\$ 50.00	\$ 100.00	\$ 150.00
<b>Tree Fines - Per Tree</b>			
Unauthorized removal (under 6" diameter)	\$ 500.00	\$ 750.00	\$1,000.00
Unauthorized removal (under 2' diameter)	\$1,000.00	\$1,500.00	\$2,000.00
Unauthorized removal (over 2' diameter)	\$5,000.00	\$5,000.00	\$5,000.00
Unauthorized trimming	\$ 500.00	\$ 750.00	\$1,000.00
<b>Building Violations</b>			
Non-notification of Manager	\$ 100.00	\$ 250.00	\$ 500.00
Unauthorized work	\$ 250.00	\$ 500.00	\$1,000.00
Fences, setbacks and other violations	\$ 200.00	\$ 500.00	\$1,000.00
<b>Vehicle Infractions</b>			
Speeding	\$ 100.00	\$ 200.00	\$ 300.00
Golf cart violations	\$ 100.00	\$ 200.00	\$ 300.00
<b>Unauthorized Representation of PPMC</b>			
Violation	\$1,000.00	\$2,000.00	\$5,000.00
<b>Disregard of Specific Board Directive</b>			
Violation	\$1,000.00	\$2,000.00	\$5,000.00
Failure to appear before BOD without notice	\$ 250.00	\$ 500.00	\$1,000.00
<b>Health and Safety</b>			
Failure to correct issues	\$ 100.00	\$ 250.00	\$ 500.00
Trash/debris in river	\$ 100.00	\$ 250.00	\$ 500.00
<b>Citizenship</b>			
Disturbances	\$ 100.00	\$ 250.00	\$ 500.00
Renting premises	\$ 500.00	\$1,000.00	\$5,000.00
<b>Destruction of PPMC Property</b>			
Negligent damaging	\$ 200.00+	\$ 500.00+	\$1,000.00+
Vandalism	\$ 500.00+	\$1,000.00+	\$2,000.00+

The + above refers to costs of repair. Members who promptly report any damage will be charged repair costs only with no additional fine. Additional penalties for vandalism, including suspension or termination, may be added by the Board.

# Improvements for Sale by Member

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

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

<b>SECTION 1</b>			
457 York Avenue	<b>Barry Brown</b> Mark Zevanove, Agent 831-588-2089	<b>\$250,000</b>	Lots of sunlight in the heart of the Park! Hard to believe but true, this charming home features two bedrooms with a separate building (currently an office). Beautifully redone kitchen with dishwasher, central heat, mostly dual pane windows, wood burning stove and much more. Lots of beautiful decking. Must see to appreciate!
574 Scottshrite	<b>Claudia Fickes</b> Mark Zevanove, Agent 831-588-2089	<b>\$325,000</b> Sale Pending	Wow, what a house! Sunshine abounds!! 2BR, 2BA upstairs with central heat. Expensive alternative septic system. Fireplace in living room and wood burning stove in dining room. Huge space downstairs with a concrete tunnel to the three car garage.
<b>SECTION 2</b>			
282 Keystone	<b>Sara Laskey</b> 831-331-1031	<b>\$282,000</b>	2BR, 1BA Cozy cabin on the river. Lots of sunshine. All appliances included, some furniture as well. Cabin could use some TLC. Selling "as is."
293 The Royal Arch	<b>Jerrold Largin</b> Contact: Greg Wheatley 209-915-3804	<b>All Serious Offers Considered</b>	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
385 Hiram Road	<b>Brantly Sandretti</b> Mark Zevanove, Agent 831-588-2089	<b>\$215,000</b> Sale Pending - Contingent on Home Sale	Updated 2BR, 1BA home, with a finished room that could be used for sleeping as a 3rd bedroom. Sunny allotment, fenced backyard, wrap around deck with hot tub. Remodeled bathroom with double pane windows throughout home. New hardwood floors in kitchen and living room. Carpeted bedrooms. Detached carport. Pantry and laundry room inside home. This is a modern home that is turn-key ready.
405 Consistory	<b>Greg Bishop</b> 209-202-7286	<b>\$155,000</b>	Diamond in the rough!! 1 BR, 1 BA with lots of potential, well located in Section 2. Well appointed kitchen with fireplace in the living room. Needs some TLC.
<b>SECTION 4</b>			
620 St. Augustine	<b>Gary Hursh</b> 916-481-1944 (home) 916-481-9426 (office)	<b>\$429,000</b> Price Reduced Willing to Finance	Riverfront Property! 1st Time on the Market in 50 Years! 3BR, 2BA. Allotment 7,047 sq. ft., Improvement 1,850 sq. ft. Prime location with easy parking. Large living room, beautiful stone fireplace, large formal dining room, skylights, 8 large storage rooms and 2 garages. Beautiful deck overlooking the river.
644 St. Augustine	<b>Karla &amp; Mark James</b> 510-301-2824	<b>\$315,000</b>	Beautiful riverfront location. 2BR, 2BA. Sold as is.
<b>SECTION 6</b>			
104 Keystone	<b>Lori Scherman</b> 831-334-0017	<b>\$271,000</b>	Desirable Section 6 location at the front of the park with easy access to Hwy 9. 1395 Sq Ft with solid foundation. Sunny allotment with backyard. 1BR, 1BA with modern kitchen and electric appliances. Cozy living room with gas fireplace. Additional detached unit with 1BR, 1BA. Carport and extra parking. Move in condition!
177 St. Bernard	<b>Garrett Lenz</b> Mark Zevanove, Agent 831-588-2089	<b>\$80,000</b> Price Reduced	5BR, 1 BA 1736 Sq Ft. improvement. Large home on the River. Unique floor plan Can build new 1736 sq ft. home on site. Located on two lots. Call agent Mark Zevanove for showing @ 831-588-2089.



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



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



**574 Scottishrite** Wow, what a house! Sunshine abounds!! 2BR, 2BA upstairs with central heat. Expensive alternative septic system. Fireplace in living room and wood burning stove in dining room. Huge space downstairs with a concrete tunnel to the three car garage. Listed at \$325,000 - Sale Pending



**457 York Avenue** Lots of sunlight in the heart of the Park! Hard to believe but true, this charming home features two bedrooms with a separate building (currently an office). Beautifully redone kitchen with dishwasher, central heat, mostly dual pane windows, wood burning stove and much more. Lots of beautiful decking. Must see to appreciate! Listed at \$250,000



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

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

*These sales have generated \$175,000 for the Park in initiation fees*



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