

**PARADISE PARK MASONIC CLUB, INC.**  
211 Paradise Park  
Santa Cruz, CA 95060-7003

FIRST CLASS MAIL



*AUGUST 2019*





**Board of Directors**

- President  
Joe Mayo  
Cell: 509-991-4887  
ppmc.mayo@gmail.com
- Vice President  
Kurt Likins  
Park Phone: 650-619-3433  
klikins@icloud.com
- Treasure/CFO  
Verdie Polizzi  
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- Director at Large  
Clora Johnston  
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clora329@aol.com
- Secretary  
Mark Gienger  
Park Phone: 426-9249  
Cell: 425-633-0057  
mgienger@gmail.com

**Park Staff**

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

**PRESIDENT'S MESSAGE**

Late Summer Greetings:

As August winds down and we look forward to another great Labor Day Weekend, I hope all of you have had a chance to enjoy the Park this summer.

As many of you are aware, the Board has finally been able to find a permanent solution for our Bookkeeper position. Pat MacDonald stepped in last summer to provide some temporary help as the Park worked through a difficult time in the accounting function. Her original commitment of about 60 days ended up being over a year. Although I was not involved during that period, my understanding is that Pat did a great job cleaning up some issues and getting the accounting system under control. The membership owes Pat a debt of gratitude, so if you see her tell her thanks for the job she did. Our new Bookkeeper, Cori, started on August 16. She has nearly 30 years of experience in numerous different companies and industries. I'm sure she'll do a good job for us once she gets her arms around some of the intricacies and oddities that are involved with PPMC accounting. Please bear with us over the next couple of months as both she and I work to understand the accounting system and processes.

At our Board meeting on August 17<sup>th</sup>, we filled a Director vacancy resulting from the resignation of Bruce Wildenradt. Bruce spent three years on the Board and I thank him for his service. At the meeting, Kurt Likins was appointed by the remaining Board members to serve until the next election and annual meeting in July 2020. Many of you know Kurt, like me he is a third generation member and he has been on the Board and President of the Board in the past. His lifelong knowledge of the Park along with his recent Board service made him an excellent choice to fill Bruce's position. The other Directors and I welcome Kurt back to the Board.

As noted in my message last month, the Board is concerned about the financial position of the Park. To that end, we will be working on putting together a rigorous and timely cash forecasting process in order to give us a good understanding of where our cash position will be weeks and months in advance. Additionally, we will be looking at every expense line item in order to identify areas where we may be able to cut costs. Finally, in order to provide more timely information to the membership, we plan on making a quarterly financial presentation following the Board meeting in the month after the close of a fiscal quarter (August, November, February, and May). Tentatively, we are planning on making the first presentation in November, following the close of our second fiscal quarter of the 2019/2020 fiscal year.

Enjoy the remainder of the summer.

Joe Mayo  
PPMC Board President



## MANAGER'S REPORT



If you would like someone else to pick up your mail from the office, they will need to have your mailbox key. The office will no longer give mail to anyone but the Member or person(s) assigned to that mailbox.

Please take a minute to look around your allotment and cut back any shrubs, suckers, bushes, etc. that are growing out into the street — this will make the streets a little wider and safer by expanding drivers' line of sight.

The staking committee is hard at work completing stakings. I would like to ask that if they are staking your allotment or your neighbor's allotment that you let them complete the staking, when it is complete you will have the opportunity to agree with it or object to it. At that time your concerns will be addressed.



The Board is considering a change in Office hours beginning next month — I'll send out an e-blast if/when they make a final decision on times. Stay tuned!

Labor Day is just around the corner please be safe and have a good weekend!

*Steve*



## CFO CORNER

I can't believe summer is already coming to an end and the kids are back in school!! Your Board is already hard at work on several issues that we hope will improve Park operations. Our new President, Joe, has spent several hours working with our new Bookkeeper and me in an effort to streamline our accounting processes.

I'm working on preparing suspension and termination documentation for delivery to the handful of Members who have outstanding past due accounts to the Corporation. If you are one of those Members, PLEASE pay your account in full or make payment arrangements with the Board ASAP!!

Enjoy your Labor Day Weekend—be safe, and if you choose to imbibe, please drink responsibly!!

*Verdie*

## A MESSAGE FROM BRUCE...

I would like to thank the Membership for the opportunity to have been on the Board the past 3 years. It has been an honor to serve. I would also like to thank the Office staff, Steve, Annie, Andrew and Pat for all their help in so many ways, you are the BEST!

Because of both personal and family business that demands my full attention; I am resigning from the Board of Directors effective August 15<sup>th</sup>, 2019.

Thank you and may God bless you all.

Sincerely,  
Bruce Wildenradt



# WEENIE ROAST

# POTLUCK

Hosted by Dick & Connie Fisher



## Saturday, August 24th

### 5:30pm Social 6pm Potluck



“You Grew Up Where?”  
Alcatraz Presentation  
by Dick Fisher

## 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 and 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.

**HOT DOG POTLUCKS** will be held the each Saturday through the summer, with a social at 5:30 p.m. and dinner at 6:00 PM. Bring your own Dogs to BBQ, a dish to share for 12, place settings and beverage of choice. Remember, our community is the heart and soul of Paradise Park; that means each and every one of you! **Hosts needed!** To volunteer, please contact Tami Macdonald at 831/425-5201.

**PICKLEBALL PLAYERS** play on **Sundays** at 1p.m. at the Section 4 courts. For more info, call Bill Laidlaw at 831/0818-9200

**PARADISE PARK QUILTS OF VALOR** meets 1st and 3rd 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.

**WINE AND CHEESE** On 3rd Friday of the month from 4 to 6 pm in the Picnic Grounds.

## SEPTEMBER

**LABOR DAY WEEKEND** is August 31 -September 2nd. Planning has begun for all the usual events. Most tournaments, the Auction, the Dinner and the Dance have volunteer leaders, but more **volunteers are needed for Adult Tennis, Ping Pong and Volleyball as well help with the Auction.** Please contact Fred Dunn-Ruiz 831-426-6472 or dunnruiz@gmail.com

**LABOR DAY WEEKEND DINNER** is August 31 in the Picnic Grounds. The entrees are Steak at \$26, Chicken at \$20 and Hot Dog at \$5. To purchase Dinner Tickets, put a list of the entrees you want, your name and Paradise Park post office box number and/or PPMC street address along with a check for the appropriate amount in an envelope addressed to Tami Macdonald, 141 Paradise Park and drop in the PPMC Mail slot. Tickets will be delivered during the week of August 26th.

# LABOR DAY WEEKEND EVENTS

## DINNER

Saturday, August 31<sup>st</sup>  
4:30 Social     5:30 Dinner

Get your tickets  
today!!

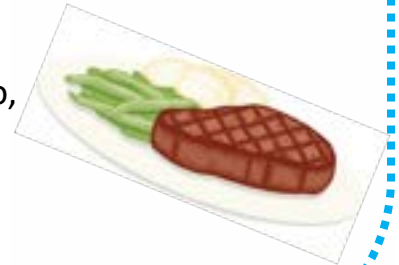
Steak - \$26  
Chicken - \$20  
Hot Dog - \$5

**BYOB**

Time with fellow Members - Priceless



Entrée, pasta/green salads, baked potato,  
rolls and dessert to be provided!



For tickets, contact Tami:  
tamimacdonald41@gmail.com    ph: (831) 425-5201    PPMC mailbox #141

## DANCE

Saturday,  
August 31

7 - 10pm

**in the Picnic Grounds**



If you have requests for the DJ, please let Fred know by Aug 23<sup>rd</sup> at [dunruiz@gmail.com](mailto:dunruiz@gmail.com)

# LABOR DAY WEEKEND EVENTS

## ERT PANCAKE BREAKFAST



**Sunday, Sept. 1<sup>st</sup>**  
**8am – 11am**



*in the Social Hall*

**Adults - \$10**

**Kids 10 & under - \$5**



Full breakfast to include:

Scrambled eggs

Bacon

Sausage

Pancakes

Juice and Coffee



**Come out and support your PPMC  
Emergency Response Team!!**



*\*All proceeds will benefit the PPMC Emergency Response Team\**



**Sunday, Sept. 1<sup>st</sup>**

Doors Open at 6:30pm Bingo starts at 7pm

**Popcorn & drinks will be provided!**

**Bring a snack to share!**



*\*All proceeds will benefit the PPMC Emergency Response Team\**

# LABOR DAY SATURDAY, AUGUST 31 AUCTION



**IT'S NOT TOO LATE TO DONATE**

**PLEASE CONTACT**  
LIZ CHAVOOR AT 831/824-8935 OR  
OR LIZCHAVOOR@PACBELL.NET  
OR  
FRED DUNN-RUIZ AT 831/426-6472 OR  
DUNNRUIZ@GMAIL.COM



Proceeds to benefit the Picnic Grounds' Handicap Restroom

## 2019-2020 Committees

**Bylaws**  
Liaison—Verdie  
Elaine Calverly  
Diana Cook  
Kayla Johnson  
Denise Simmons  
Dick Lovelace

**Tree**  
Liaison—Kurt  
Donna Sorenson  
Karen Eneboe  
Diane Bachman  
Eddi Brown

**Long Range Planning**  
Liaison—Joe  
Jean Cook  
Denise Simmons  
Fred Dunn-Ruiz

**Recreation**  
Liaison—Mark  
Tami MacDonald  
Donna Sorenson  
Karen Eneboe  
Lee Heathorn  
Cheryl Dangreau

**Budget**  
Liaison—Verdie  
Diana Cook  
Tami MacDonald

**Staking**  
Liaison—Kurt  
Bear Butcher  
Johnny Wells  
Chuck Bachman

**Building**  
Liaison—Joe  
Park Manager

## 2019-2020 Teams

**ERT**  
Lead—Dick Lovelace

**Orientation**  
Liaison—Clora

**Historical**  
Lead—Lisa Leong

**Covered Bridge**  
Lead—Pat MacDonald

**2019 LABOR DAY EVENTS SCHEDULE**

EVENT	START TIMES	VENUE	HOSTS
<b>SATURDAY, AUGUST 31st</b>			
Snack Shack	8:00 a.m.-3:00 p.m	Sect. 4 Courts	Ken Cox & Jeff Padgett Families
Adult Tennis Sign-up	8:00 a.m.	Sect. 4 Courts	Craig & Denise Peterson
Kid's Tennis sign-up	8:00 a.m.	Sect. 4 Courts	Mike Minimum/Ryan St. Laurent
Horseshoes Sign-up	8:00 a.m.	Sect.2 Pits	Rick & Mike Weyers
Ping Pong	9:00 a.m.	Social Hall	<b>Leader needed - May be cancelled *</b>
Shuffleboard	9:00 a.m.	Shuffleboard	Linda Dobson/Candis Almanza
Adult Tennis Play	9:00 a.m.	Sect. 4 Courts	Craig & Denise Peterson
Kid's Tennis Play	10:00 a.m.	Sect. 3 Courts	Mike Minium/Ryan St. Lauren/etal
Horseshoes Play	11:00 a.m.	Sect.2 Pits	Rick & Mike Weyers
Silent Auction	4:00 p.m	Picnic Grounds	Liz Chavoor
Social Hour	4:30 p.m	Picnic Grounds	No Host
Raffle	4:30 p.m.	Picnic Grounds	<b>Volunteer needed*</b>
Dinner	5:30 p.m.	Picnic Grounds	Tami Macdonald
Live Auction	6:00 p.m.	Picnic Grounds	Fred Dunn-Ruiz
Dance	7:00 - 10:00 p.m.	Picnic Grounds	Mark Zevanoe
<b>SUNDAY, SEPTEMBER 1st</b>			
ERT's Breakfast	8:00 a.m.	Social Hall	Steve Polizzi
Snack Shack	8:00 a.m.	Sect. 4 Courts	Ken Cox & Jeff Padgett Families
Adult Tennis, Con't	9:00 a.m.	Sect. 4 courts	Craig & Denise Peterson
Cribbage	9:00 a.m.	Small Social Hall	Gil Gardner
Sand Castles Judging	1:00 p.m.	Sect. 4 Beach	Kurt & Melanie Likins
Beach Games	1:00 p.m.	Sect. 4 Beach	Kurt & Melanie Likins
Volleyball	Noon-12:30 p.m.	Sect. 3 Beach	<b>Leader needed - May be cancelled *</b>
Snack Shack Payment Due	Before 3:00 p.m.	Pay for your purchases at the Snack Shack	
Bingo	Doors open 6:30	Social Hall	Steve Polizzi
<b>* TO VOLUNTEER FOR NEEDED POSITIONS, CONTACT FRED DUNN-RUIZ AT 831/426-6472 OR <a href="mailto:dunnruiz@gmail.com">dunnruiz@gmail.com</a></b>			
If you have any suggestions for the music the DJ plays, send a list to Fred by Aug. 24th			

**MEMBERSHIP APPLICATIONS PENDING**

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<b><u>MEMBERS</u></b>			
David Navarrette	08/14/2019	PPMC	239 Temple Lane
<b><u>ASSOCIATE MEMBER</u></b>			
Jesslin Crouch	03/21/2017	Shari Crouch	410 Keystone Way
George Kane	07/11/2017	Harry Kane	277 Keystone Way
Margot Delgado	02/06/2019	Nason	373 Hiram
Bailey Gienger	04/09/2019	Mark Gienger	352 Crypt Lane
Nels Olson	04/16/2019	Bonnie Olson	630 St. Augustine
Alexandra Harrison	07/02/2019	Lynn Boyle	226 Acacia Lane
James Smith	08/12/2019	Susan Smith	318 The Royal Arch
Kerstin Rollins	08/12/2019	Allision Rice	699 St. Johns
<b><u>ALT. ASSOCIATE MEMBER</u></b>			
Joy Kane	07/11/2017	Harry Kane	277 Keystone Way
Diane Phillips	08/21/2019	Patrick Frame	203 Keystone Way

**Board of Directors**  
**OPEN Session Minutes**

June 15, 2019—9:45 am

**1.0 OPENING ITEMS**

- a) Roll Call: 4 Board Members present, with Secretary Mark Gienger absent. 12 Members signed in.
- b) The Invocation was given by Bruce Wildenradt.  
The Pledge of Allegiance by Bruce Wildenradt and all in Attendance.
- c) Consideration of Late Additions to the Agenda: Temple Lane Sale
- d) Reports from Executive Meeting – Clora Johnston. Executive minutes read & approved- May 25th, 2019. Motion to approve -Bruce. Second- Clora. Passed 4-0.
- e) Copies of Open minutes from May 25<sup>th</sup>, 2019 were made available to the Membership to read. Motion made by Bruce to accept Draft minutes with the corrected wording of Tarp issue. Second by Clora. Passed 4-0.

**2.0 DIRECTOR/MANAGER REPORTS**

- a) Park Manager: Steve reporting that he and the crew had finished picking up all Green Waste from the sites. Steve reporting that 14 dump runs were made at a total cost of \$2062.30. This amount also includes total staff time, gas etc. Happy to report this is a \$4K savings due to the use of the new dump trailer and Park vehicles. Steve informing all that, although the Park is doing better at green waste, some continue to put large items in green waste sites, Entire trees, needing to be cut down and items way too big for ease in removal. Unfortunately, other Member also tried to dump non green waste items (furniture, fencing, posts etc.) as well, causing the crew to have to deal with.

Steve reporting that due to Members throwing trash on the Office porch (Candy wrappers, mail, junk mail etc.) he closed off the old phone booth in order to combat this behavior.

The New Fire Gator has now arrived and is in working order. Steve telling all that it is out in front of the Social Hall for all to view. Fire Gator can go over the covered bridge in times of an emergency. Also able to hold 100 gallons of water and can hook up to hydrants.

Steve Reporting that he spent time at the DMV working on title transfers and the like. All new vehicles have been registered; however, the old dump truck and the old fire truck have never been registered to PPMC. This is a big problem for Steve to try and figure out, as it goes back many years (to the 1990's). He will continue to research and hopefully locate the necessary paperwork to take care of this issue.

- b) President: Frank Haswell following up to Steve's report by reminding all that issues such as these (vehicles) require time and energy taken away from the Manager's duties. Hoping once all are taken care of, it won't be repeated in the future by other Boards.

Frank reporting that letters have been sent out to Members regarding behaviors and fines. A hard responsibility but a responsibility, nonetheless.

Frank reminding all that the Annual Meeting is set for Saturday July 6<sup>th</sup> at 1:00 p.m. in the Social Hall. There will not be a regular Open meeting in the month of July, only an Executive meeting will be held.

- c) CFO/Treasurer: Verdie Polizzi reporting that there is 19K still owed to the Park. She has contacted a Process Server to serve the Termination letters to those Members behind. No Financial reports this month as the Park bookkeeper has been out of town attending out of state Eastern Star activities. Reports to be updated at the next Open meeting.  
Verdie reporting that Board is looking into including financial reports in the Monthly bulletin, stay tuned.

**3.0 COMMITTEE REPORTS**

- a) Accommodation & Accessibility - Committee is still waiting on getting permits from the city for the repair and replacement of the septic system. The actual work will be delayed until after the busy summer months.
- b) Budget -No Report
- c) Building – No Report
- d) Bylaws - No Report
- e) Covered Bridge -No Report

**3.0 COMMITTEE REPORTS CON'T.**

- f) ERT – Chairman Dick Lovelace reporting that the ERT Committee will be having monthly meetings from now on. There will be, in the future, extensive training. Even though many have already been trained, not enough have volunteered to handle “Go-Bags”. There is still a need for more. There will be 2 more trainings this year through the city of Santa Cruz for CERT trainings. These will, most likely, be the last ones of the year.  
 Manager reporting on the multiple groups, ERT, Fire, CERT, etc. the new system will be a series of teams, each having a team leader. Chain of Command will be each team leader will report to Dick Lovelace who will then report to the Park Manager who will report to the Board. Steve emphasizing that this is a new system that they are building. It is still in the planning stages and anyone interested in helping is encouraged to talk to Steve.  
 Member Bob Morgan asking specifically about the new Fire Gator and its capabilities. Steve reminding all that this has been covered extensively in prior Board meetings, but the basics are that the Gator: can cross bridge, will be an Initial response vehicle, can Carry up to 100 gallons of water, is able to go up Shrine way and King Solomon, able to hook up to fire hydrants, and is a fully capable fire apparatus.
- g) Historic– No Report
- h) Insurance – No Report
- i) Long Range Planning – No Report
- j) Orientation – No Report
- k) Recreation – No meeting was held this month. Recreation reminders:  
 July 6<sup>th</sup>- park wide Yard Sale 9:00- 12:00  
 July 6<sup>th</sup>- Dance in the Picnic Grounds- 7:00-10:00  
 July 7<sup>th</sup> All Wheels Parade  
 July 7<sup>th</sup> Annual Picnic
- l) Staking Committee- No Report
- m) Tree Committee – 2 Tree Requests for review and vote by the Board: 272 Keystone Way. Motion to Approve- Bruce. Second by Verdie. Approved 4-0. 537 Council. Motion to Approve- Bruce. Second by Clora. Passed 4-0.

**4.0 UNFINISHED BUSINESS - None****5.0 NEW BUSINESS**

- a) Tree Requests – see 3.0m above.
- b) 239 Temple Lane - CFO Verdie explaining that 3 contingencies have been put on the property to be taken care of prior to sale. Board discussion regarding motivation to sell. Verdie encouraging Park/Board to take care of the list of the 3 contingencies that were made specific to the 2014 lawsuit. Costs cannot be recouped by the park but would encourage a quicker sale. Board to get estimates and set a dollar amount limit. Motion made by Verdie for Bids for 239 Temple Lane repairs, not to exceed 15k. Second by Bruce. Passed 4-0.
- c) Election and Ballot Committee will be headed by Dick Lovelace. Dick will reach out to the Committee Members from last year and prepare for the process.

**6.0 OPEN FORUM**

Bob Morgan informing all that he believes there is an error on this year’s ballot. Under the Rules and Procedures #1 having to do with Fences there is no option to vote NO. Bob encouraging Board to remove from Ballot. After extensive discussion among those present, President Frank agreeing that there is no choice but to remove it from the ballot.

Member John Mancini asking about the front envelopes of the ballots. No stickers were applied with the Member’s Park Address. Instead the envelope was printed with space to write in their name and Park address as well as the Allotment number (Street address number in PPMC). John upset that this was not listed on the instructions and questions the validity of the entire ballot because of this.

Office to clarify at the actual ballot box, to make sure this takes place. Steve will also send out an eblast clarifying the process. Extensive discussion on the question of whether the lack of an outer address label, changes anything. Question asked if this rule is an actual rule and procedure or if it is in the bylaws. Answer: No.

Member John Mancini also commenting about the fact that the strike through, bold and underline were not used as they have been in the past about the appearance of the ballot. Much discussion with some members in agreement with Mr. Mancini and others voicing that they read the ballot easily and understood without the use of these items.



**Improvements for Sale by Member  
as of August 21, 2019**

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 improvement should be addressed solely to the seller.*

<b>SECTION 1</b>			
451 York	Lisa and Mike Leong (831) 457-8306 or (650) 787-0586 ljscruz451@sbcglobal.net Mikelfire@att.net  <b>** Please call for an appointment**</b>	\$439,000 <b>Owner Financing Available</b>	PPMC original redwood split log cabin (built in 1927) that's been updated into a move in ready 2 bedroom/1 Bath home including: Brand new roof! Earthquake retrofitted foundation, fully insulated drywall interior, copper plumbing & new electrical, double pane windows & newer cellular shades, modern kitchen with granite countertops & dishwasher and a new propane heater. Large storage shed & detached laundry room with lots of shelving. Sunny backyard with vegetable garden beds & ideal space for outdoor entertainment. Sale includes: All appliances (including new front load washer and dryer) outdoor furniture and fire pit. Parking for 2 cars. Septic system just pumped and inspected. Professional photographs available on request.
457 York Ave.	Jennifer Hostetler Arthur (831) 251-6782 Jen.d.arthur@gmail.com	\$329,000	Light and bright 2 bedrooms, 1 bath. Carport and bonus 10'x12' office/storage unit on the back deck fully lined with windows. Living/dining room features vaulted ceiling, skylights, high windows and modern fan. New hardwood floors and new carpet in the bedrooms. Mexican tiled kitchen with deep surfaces and drawers throughout. Separate laundry room. Master bedroom has a walk-in closet with access to storage in the attic. The entire interior is freshly painted. Back yard is secluded and bright. Low maintenance yard. Tankless gas hot water system. Ducted gas heating with 'Nest' system. Gas oven and stove. Email or text preferred for first contact. call for an appointment and email for photos.
498 Amaranth	Paul Mancini Contact: Mark Zevanove, Agent (831) 588-2089	\$399,000 <b>Seller will carry with 30% down for 10 years at 5%</b>	2 Bedrooms, 1 Bath, 900 Sq. Ft. improvement on a 2500 sq. ft. allotment. Recently remodeled including new Day Room with great built- ins, as well as a day bed. Includes On demand water heater, Central heating, new kitchen, wired in generator. Wonderful stone Great Room. Sale also includes washer and dryer.
503 Amaranth	John Mancini Contact: Mark Zevanove, Agent (831) 588-2089	645,000	3 Bedroom, 2.5 Bathroom, 1800 Sq. Ft. Improvement on a 5841 Sq. Ft. Allotment. Also includes a 1000 Sq. Ft. basement. Built in 1998 this home has it all! Complete with 2 zone central heat, sound system throughout. Beautiful stone fireplace in living room. Every room has a view. House is fully sprinklered with a large workbench area. Automatic generator as well. Room for the parking of 2 cars. Too many amenities to list here!
417 Joppa Street	Mark Thompson Contact: Mark Zevanove, Agent (831) 588-2089	\$250,000	Fun, open layout on a sunny lot near covered bridge and river (never floods). 1 Bedroom, 1 bath plus side wing for added sleeping (potential 2 <sup>nd</sup> bedroom). Gorgeous natural lighting from skylights, solar tube and countless windows. Vaulted ceilings. Fireplace and furnace. Newer roof, deck, washer & dryer and gas range. Parking for 5 including a large enclosed RV carport (lots of storage). Come and take a look at this great opportunity!
573 Scottishrite	James More Contact: Allan Melikian, Agent (831)588-4901	\$345,000	Triple allotment, 1 Bedroom, 1.5 Bath, open floor concept. Finished basement with laundry room. Forced air heating, wood stove, propane generator backup. Garage.
<b>SECTION 2</b>			
293 The Royal Arch	Jerrold Largin Contact: Greg Wheatley (209) 915-3804	All Serious Offers Considered	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
272 Keystone Way	Pamela Maxwell pamsfgiants@yahoo. Com (530) 545-0911	\$290,000 <b>Partial Financing Considered</b>	2 Bedroom,1 Bath w/ Sunroom. Beautiful T & G pine ceilings. New granite counter tops. New flooring in bathroom and laundry. New driveway. Cozy riverfront cabin in great, sunny location.
351 Crypt Lane	Gary Brandenburg Contact Mark Zevanove, Agent (831) 588-2089	\$349,000	*Secluded compound overlooking the Picnic Grounds* This oasis in the forest was remodeled in 2009 and features 4 bd/2ba dispersed between a 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit and fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask agent about restricted use.
<b>SECTION 3</b>			
239 Temple Lane	PPMC Office - (831)423-1530 <b>*Please call to set up an appointment to view*</b>	\$225,500	<b>LOCATION! LOCATION! LOCATION!</b> This beachfront improvement is a 2bd/1ba, 1,200+sqft home on an approximately 3,600sqft. allotment. The home has vaulted beam ceilings, a wood burning fireplace, decking overlooking Sandy Beach, and tons of potential. If you or anyone you know is interested in this little house by the river, please submit an application for membership/purchase with the required documentation and fees to the PPMC Office.

Improvements for Sale by Member—Cont.

<b>SECTION 4</b>			
610 Keystone Way	Gail Marshek (760)777-1323 cell (760) 574-6866 gmarshek@dc.rr.com	\$449,000	Sunny, south-facing, amazing views on the river. Over 300 Sq. Ft. of deck. Private Location, 2 Bedroom, 1.5 Bath, approximately 1250 Sq. Ft. Sold furnished. Large lower level family room with wood burning pot belly fireplace and direct access to large deck. Family owned for over 50 years in secluded location by rear gate with no homes across the street; large redwoods in front yard with deck; living area never flooded. Sold AS-IS; owners' husband is a Licensed Real Estate Broker. You must see this amazing location to appreciate Paradise Park.
614 Keystone Way	Timothy Cooper Home: (408) 267-4049 Cell: (408)250-0694 Email: tb-dlcooper@yahoo.com	\$275,000	2 Bedroom. 1 Bath, Double lot. Quiet, sunny location with great river views. At high point of the river. All furniture and appliances included. Please set up an appointment to view. Selling "As-is".
662 St. Augustine	Robert Charves Please contact: Don Hansen at 831-454-8269	\$250,000	900 Sq. Ft. improvement. Large Master bedroom, 2 Bathroom, living room with fireplace. Formal dining room eat in kitchen. All Appliances included in the sale. Forced air heating. large deck with river views. 900 Sq. Ft. seasonal basement with yard.
<b>SECTION 6</b>			
139 St. Alban	Michael DeVore/DeVore Estate Contact: Mark Zevanove, Agent (831) 588-2089	\$299,000	Huge potential, lots of Possibilities here with a 7500 Sq. Ft. allotment.3 Bedrooms, 2 Bath approx. 1700 Sq. Ft. improvement. Garage and carport. 2 Fireplaces. Come and see and let this be your blank canvass.



# Labor Day WORD SEARCH

- CARPENTER
- NURSE
- DOCTOR
- POLICEOFFICER
- DOORMAN
- SANITATIONENGINEER
- FIREFIGHTER
- TEACHER
- LABORDAY
- WAITRESS

R E E N I G N E N O I T A T I N A S H  
 L Z E B Q C A R P E N T E R C C O Q B  
 P X R E C I F F O E C I L O P T H N N  
 V E A L S J R Y H J N O N U R S E Y B  
 D O C T O R C B F I R E F I G H T E R  
 M V T P Q J L S U V Y F G L S V O O O  
 S Q C J R O V K F O N T E A C H E R E  
 L A B O R D A Y L U R J U R R F A C H  
 C W O Q M B W A I T R E S S V L Q R S  
 D K Q E C M D O O R M A N D X H J F Y

## Mark Zevanove Presents 5 Paradise Park Properties

Paid advertisement



**498 Amaranth – \$399,000 Seller will carry with 30% down for 10 years at 5%**

2 Bedrooms, 1 Bath, 900 Sq. Ft. improvement on a 2500 sq. ft. allotment. Recently remodeled including new Day Room with great built-ins, as well as a day bed. Includes On demand water heater, Central heating, new kitchen, wired in generator. Wonderful stone Great Room. Sale also includes washer and dryer.



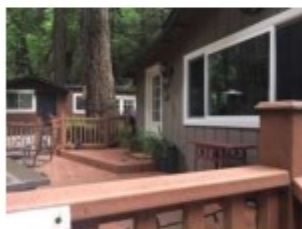
**503 Amaranth – \$645,000**

3 Bedroom, 2.5 Bathroom, 1800 Sq. Ft. Improvement on a 5841 Sq. Ft. Allotment. Also includes a 1000 Sq. Ft. basement. Built in 1998 this home has it all! Complete with 2 zone central heat, sound system throughout. Beautiful stone fireplace in living room. Every room has a view. House is equipped with fire sprinkler system. Large workbench area. Automatic generator as well. Too many amenities to list



**417 Joppa St – \$250,000**

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



**351 Crypt Lane – New Listing \$349,000**

This oasis in the forest was remodeled in 2009 and features 4bd/2ba dispersed between a 2bd/1ba main house, 1d/1ba cottage with workspace & 1bd bungalow. Enjoy large wrap around deck on this double allotment with 3 car parking, private horseshoe pit & fire pit. This turnkey sale includes furniture, appliances, and even a golf cart. Ask Agent about restricted use.



**139 St Alban – New Listing \$299,000**

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

Licensed since 1978 with over \$250,000,000 in Sales – Serving the PPMC & all of Northern California

Since June 2011, Mark Zevanove has sold more than 48 improvements generating \$240,000 in initiation fees



**Mark Zevanove** DRE# 00662936 [Mark@oceanstreetrealty.com](mailto:Mark@oceanstreetrealty.com)

**(831) 588-2089**