



Board of Directors

- **President**
Kurt Likins
klikins@icloud.com
831-423-9512
- **Vice President**
Dick Lovelace
Ppmc.rlovelace@gmail.com
831-420-0501
- **Treasure/CFO**
Joe Mayo
ppmc.mayo@gmail.com
Cell-509-991-4887
- **Director at Large**
Harold Brown
ppmcharold@gmail.com
831-426-2648
- **Secretary**
Verdie Polizzi
Cell: 831-515-2165
ppmc.verdie@gmail.com

Park Staff

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

Website address:
www.ppmc-sc.org

President’s Message

First, I would like to restate something that Joe Mayo wrote several months back when he was President of the Board. “There are various sources that members can access to find out what is, or is not, going on in the Park. Some of it is word of mouth, some of it is on the internet and some is just rumor. Some results from misinformation or complete lack of information. Unfortunately, some of it appears to be intentionally misleading by those who have some other agenda.” If you have a question about something that is happening in the Park, ask a Board Member or the Manager and we will do our best to answer those questions.

I would also like to bring up the fact that there is no time like the present to get your Associate memberships up to date. We have lost quite a few members this year and we have seen the issues that arise out of not having Associate members on file.

Fraternally,
Kurt Likins



“The culture of any organization is shaped by the worst behavior the leaders are willing to tolerate.”

The Office is OPEN

(with health/safety restrictions)



Sunday	CLOSED
Monday	CLOSED
Tuesday	1pm—5pm
Wednesday	1pm—5pm
Thursday	1pm—5pm
Friday	1pm—5pm
Saturday	CLOSED

Please pick up your packages during the hours above. If you are unable to, get in touch with Annie to have your packages left on the back porch for pick up.

THE NEXT ZOOM BOARD OF DIRECTORS MEETING WILL BE HELD

Saturday, April 17, 2021
at 11:00am

Zoom information will be sent
via e-blast prior to this date!

PLEASE PLAN ON ATTENDING!



Transparency Corner

Why can't we just count the Recall Ballots?

Many have asked, some repeatedly. Answers have been given, but apparently the answers aren't being understood by some. Having been on the Election Committee 7 times and now being on the Board, I will attempt to explain.

The first and biggest reason is due to constraints in place because of the Covid-19 Pandemic. The procedure used by PPMC to count ballots, approved by Boards for many years now, requires that the committee members work in very close contact for a period of several hours. Those of you that are familiar with how ballots are counted in Lodge or Chapter, **this is nothing like that.**

The procedures now in place were developed and improved over several years to correct a number of deficiencies noted over a period of years. There were incidents where the ballots had been counted before the official time for the ballot box to close. There were stories, rumors mind you, of committee members removing ballots of persons they didn't like, or removing ballots that they didn't favor. There were grumblings of Members not trusting that the counts were accurate. There were, indeed clerical and counting errors that were glossed over and ignored. The procedures in place now assure that each ballot is registered and the Member casting a ballot accounted for. Each voting member is verified as a current, Valid Member in good standing, not under suspension or termination from the park. It assures that there is only one ballot per Member. Members that are transitioning from one allotment to another are sometimes carried as a Member on both, but they are only entitled to one ballot. After registration, the ballots are then separated from all identifying information, so the Committee Members have no idea who cast each ballot.

There are four members of the Committee. They are carefully chosen by the entire Board. They are persons known in the PPMC Community, but are also believed to have no bias toward any side, group, or political ideology related to PPMC affairs. There are four because we have found that we can have one ballot reader, two tabulators and one auditor that watches over everyone and assures that the reader is calling out the votes accurately, and the tabulators are recording them accurately. Ballots are read and tabulated in batches of ten so that if there is a miscount, only the latest ten need to be recounted. As they are read out, the tabulators make a mark in the appropriate column, and when they reach a tally of five in any column, they call out aloud, "Tally". This tells everyone that their counts are in alignment with each other. At the end of each ten ballots, a new tally sheet is started. Each sheet is totaled as they progress, and at the end all tally sheet counts are totaled. This process assures extreme accuracy over the course of counting anywhere from 200 to 300 or more ballots. The process is tedious and stressful, so every few tally pages, a quick break is taken and the Committee Members shift to a different function in the process.

The overall effect assures an extremely fair and accurate count for any ballot issues before the Park.

Continued on next page...

Transparency Corner Con't.

Some may argue that the Committee Manual calls for only three members of the Election Committee. First, that manual IS NOT one of the governing documents for PPMC. It is not Bylaws and it is not Rules and Procedures. It is a good guideline, and the Board can follow it at their discretion or they can improve upon on the ideas contained in it. Multiple Boards have accepted the process described above since 2015.

To properly execute the process described requires the Committee Members (4) to be in very close proximity for a long period of time. That would not be in compliance with the Covid-19 restrictions in place at this time (Level Red). As soon as the Board determines that we can allow them to meet in the manner required and comply with State and County requirements, we can do so.

BUT WAIT.... There is more.

In addition, a legal challenge has been presented which contests the validity of the ballot having been sent out in the first place, due to a number of petition signatures which were not verified in accordance with the procedure set forth in this matter. According to our Bylaws, when faced with such a legal challenge, we are required to conduct a meet-and-confer with the Member filing the legal challenge before they file a formal lawsuit.

We cannot divulge further details of the legal matter.

UPDATE: Since the time this article was written, Directors Dick Lovelace and Harold Brown were appointed to Meet and Confer with the Plaintiff in this matter. The Meet and Confer was conducted and a number of solutions explored, but none were mutually acceptable. The Board is now considering next steps to resolve this matter.

Also, since this was originally written, the Covid-19 Level has changed from Red to Orange. The only change as far as the Election Committee meeting is that if all members of the committee are fully vaccinated, they could meet. Otherwise, it would not yet be permitted or prudent, legal challenge notwithstanding.

If this article doesn't answer your question about why we can't just count the ballots right now, then I don't think that any answer would suffice.

Dick Lovelace

Vice President, PPMC Board of Directors

NOTICE



Amazon is making deliveries directly to customers' doors with their own drivers.

PLEASE change your Amazon delivery addresses to your street address!!



**224 Keystone Way
\$425,000**



**Allan Melikian
allangigi@aol.com**

831 588-4901

Bailey Properties



**199 Keystone Way
\$349,000**



Paradise Park — Open Meeting

January 16, 2021

1.0 Opening Items:

- a) Roll Call: 4 Board Members present via Zoom and Harold Brown absent.
- b) The Invocation was given by Dick Lovelace. The Pledge of Allegiance by Dick Lovelace and all in Attendance
- c) Consideration of Late Additions to the Agenda: None
- d) Reports from Executive Meeting – Verdie reporting that there will be a delay in the reading of the Minutes from the Executive Session from December 19, 2020. Verdie reporting the minutes will be included in the next bulletin for Membership review. Open Session December 19th minutes were read and approved as written. 4-0.

2.0 Manager Report -No Report

President’s Report-

- b) President Kurt reporting that the Board had a special Executive meeting on Thursday January 7th regarding conducting Zoom meetings for the Membership Applicants only. This is a temporary fix due to the CoVid restrictions. Board to return to in person meetings when restrictions are lifted. Board will not be meeting with terminated or suspended members until the CoVid restrictions are lifted.

c) Treasurer Report-

Joe Mayo reporting that he had been in Contact with the CPA firm regarding this year’s audit. Auditors have finished all their field work and financial statements and should be issuing the report in the next few weeks. CPA firm has also been shorthanded due to the pandemic.

d) Other Directors Reports-None

3.0 Unfinished Business

a) Water Bill Issue

President Kurt reporting that he sees it as two options. 1. The use of submeters and 2. A change in the bylaws that would allow water to be a stand-alone bill/item. Kurt in favor of sending to the Bylaws committee to work on. Kurt believes it should not be coming out of the operational budget. Cost of water continues to rise. Kurt in favor of Bylaws working on it and send options to the Membership to vote on.

4.0-Committee Reports-

Budget- No report

Building- No Report

Bylaws-Board Liaison Dick Lovelace

Reporting that the Bylaws committee did meet and are working on 3 projects. 1. The water bill issue bylaw change 2. Reviewing and improving the recall petition process and 3. Committee’s and how they are created.

d) Nominating Committee-

Reminder to the Board that next month they will need to supply their member choice to be on the Nominating Committee for this year.

e) Election Committee President Kurt reporting that the ballots for the recall election of Joe May have not been counted due to the County restrictions against gathering. Kurt reporting that the Board did receive a request from Joe Mayo to conduct a “meet and confer” and mediation per the Park Bylaws. Joe believes the number of signatures received did not meet the requirements. We are on the clock for the following 45 days to conduct the mediation and meet and confer.

f) Long Range Planning- No Report

g) Recreation-Tami MacDonald

No meeting was held this month. The Santa delivery of packages and presents was a big hit. Tami reporting there was a small response, but the reaction was all positive. Tami in favor of doing this again.

h) Staking- No Report

i) Tree- No Report. Committee has not met yet.

5.0- AD HOC Committees

Open Session Minutes—January 16th, 2021 (Cont.)

a) ERT-Donna Sorenson

Donna reporting that she is very proud of the ERT team Members. There are a lot of Members on the Team to always be covered during an emergency. The ERT team is broken up into three units. Fire Team, Medical Team and Traffic Team. Everyone on the Committee is trained on CPR. Medical Team is trained on oxygen delivery and the use of an AED. Traffic Team are all aware of their role in traffic control during an emergency. Donna received a compliment from a local fireman on the help that the team provides. Donna as chairman is very happy the entire team. Donna reminding members that all are bound by the Privacy act. Not allowed to pass along any information regarding any emergency.

b) Historical -No Report-

6.0- New Business- None

7.0 Open Forum-

Member- Linda Dyson Weaver reporting that we have received very little rain this year yet the situation on Washington Path is still worsening. Encouraging the Board to act. Kurt- In favor of Board looking at it to observe the issue. Linda in favor of staff looking at it on a regular basis. Dick Lovelace reminding all of the high costs involved. Linda wanting to save Path with small remedies and working on water flow. Linda in favor of working to divert water. Board in favor of further investigation. Kurt clarifying that the Board is not pushing issues off.

Member Clifford Bast—Purchased improvement of 160 St. Bernard. Clifford asking when he will get a copy of the notification that was sent to the County regarding this purchase. Joe Mayo reporting that information is sent to the County after the sale. Verdie Polizzi assuring Clifford that info will be sent to him.

Member Fred Dunn-Ruiz commenting on the Bylaw Committee and the work to be done on the Water issue. Fred encouraging of the former committee to supply information. Believes Bylaws committee needs more information to succeed.

Verdie reporting that a copy of the former Committee's work was supplied to Kurt and is in the office.

Dick Lovelace reporting that the work of the Bylaws committee is to rework the current bylaw to remove the water costs from the general expenses and bill it as a separate item. Board is not working to add additional bills to the membership, but process needs to be looked at and handled fairly.

Member Clifford Bast—Regarding the empty lot at 109 Keystone way that the Bast's purchase back in 1998. They had planned on building on lot in their retirement but received additional information and analysis regarding the issues with the lot. Clifford but together his analysis for the Board.

Kurt responding that the Board will be contacting Clifford to discuss the issues involved.

Member Tawni Servi Question- Was there a reduction in costs regarding the most recent water bill? Was the Park able to secure any discounts or reimbursements form the water department?

Verdie-to put latest water bill in the bulletin and will scan it to Tawni for review.

Associate Member Pamela McHenry encouraging the use of a tarp to help the situation at Washington Path. Was suggested by Pamela's husband and Member Joe McHenry at last month's meeting but not included in the minutes read.

Member Sharon Naraghi -Sharon Believes fire volunteers should be listed. Sharon believes in the past insurance companies have asked for volunteer lists and Firewise committee members. Sharon would like to be able to contact Members with questions.

Open Session Minutes—January 16th, 2021 (Cont.)

Member Laura Crafts very happy with the Santa Visit set up by the Recreation Committee. Laura thought it was a great event. Laura responding to the recall petition. Laura believes there were enough signatures but that when they were verified, they were not counted. Laura wanting to understand the process.

Laura correcting her comment in the read minutes. Laura not criticizing Members for washing cars but specifically the Park Manager. Laura praising Jim Gloeckler who she believes was denied being part of our fire team.

Thank you to the Recreation Committee for the Santa Visit. Jackie very appreciative of the festivities and all the fun. Jacki hopeful that the Christmas party will resume when CoVid is behind us.

Member Sharon Naraghi Question- The Firewise Committee Included firefighting abilities included in the certification. Dick Lovelace- FireWise certification goes through this year. Unfortunately, the head of the Firewise Committee has now stepped down and we are now in need of a new one. Dick suggesting Members Tell insurance companies that Paradise Park is Firewise Certified at this time. Fire Team is part of the ERT.

Member Fred Dunn-Ruiz -Fred sent a letter back in December with items that he wanted included on the agenda. Items included repaving of the roads, the fence at Cardiac Hill, PG&E Tree wraps and the balance of the picnic grounds project. Fred asking when these topics will be discussed. President Kurt response- Tree wraps are a PG&E issue that the Board cannot really address but can contact PG&E with questions. Fred in favor of wire wraps rather than the tree wraps. Kurt is aware of the difference but not sure he is in favor of outlawing the tree wraps as he hasn't witnessed them falling off. Road sealing- Scheduling issues Fence on Cardiac Hill-Board to discuss.

Dick Lovelace asking Manager Steve to go ahead with the repair of the Fence. Kurt promising to get back to Fred with his additional request. Fred asking how he gets items on the agenda. Kurt- Just as he did. Kurt promising to look into and report back to Fred. Kurt apologizing for not getting his items on the agenda.

Member Tawni Servi questioning Committee Member qualifications. Tawni pointing out that the Committee list included in the latest bulletin had members listed that were not collective Members. Tawni wants all to be fair. Tawni reporting that her brother, who is not a collective member was asked to leave the Fire Team. Tawni wanting all noncollective Members also be removed.

Dick acknowledging that Committee Member list had mistakes. Dick will work to correct. Tawni believes Jim Gloeckler should be reinstated. Dick not in favor. Believes mistakes were made in the List creation.

Associate Member Shirley Radder commenting on the Committee Manual that was adopted by the 2016 Board of Directors. Shirley questioning the Bylaw and the Collective vs. non-Collective Members. Shirley questioning the process. Believes only 3 collective members to be on a committee not all. Dick reads the Bylaw Section 16 Interpretations of the bylaws vary. Shirley in favor of a change. Encouraging of nonmembers being on committees.

Member Jackie Rundell encouraging putting items to a vote regarding the Committee Members. Jackie wanting all to pull together. Lots of different opinions regarding this hot topic issue. Jackie wants it on the ballot to end the division.

Secretary Verdie Polizzi encouraging all to act as one, to act as a Community. All of us need to work to get along. Division in the Park must stop. Be kind to one another.

Motion to adjourned by Verdie Polizzi. Second by Kurt Likins. Adjourned at 12:24 p.m.

Paid Advertisement

CHARMING CRAFTSMAN COTTAGE

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

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

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

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

Contact Mark Zevanove
831.588.2089

mark@oceanstreetrealty.com

Offered at \$295,000



www.225acacialn.com 225 Acacia Lane Santa Cruz



Our Newest Members!!

KALLA VIEAUX
417 Joppa St

DIANA CHIANG
188 St Bernard

We're so happy you're here!!!

**PARADISE PARK MASONIC CLUB
 MEMBERSHIP APPLICATIONS PENDING**

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<u>MEMBERS</u>			
Elizabeth Kimble	02/11/2021	David Houge	576 Scottishrite
Andrea Foley	03/25/2021	PPMC	239 Temple Ln.
<u>ASSOCIATE MEMBERS</u>			
Hilda Lenau	01/15/2020	Jeanne Lewis	586 Keystone Way
Tim Crawford	08/17/2020	Jeannette Baird	447 York Ave.
Karie Lee Sutter	09/11/2020	Marty Zimmerman	190 St. Bernard
Dawn S. McGuire	11/20/2020	Leslie Schmid	166 St. Bernard
Patricia Pardue	01/14/2021	William Pardue	179 St. Bernard
Alexis Miller	02/17/2021	Martha Miller	133 St. Alban
Martha Sorge-Jauss	03/05/2021	Florence Gustafson	134 St. Alban
Sherri Langford	03/11/2021	Ted Langford	594 Keystone Way

ALTERNATE ASSOCIATE MEMBERS

None



*“What you permit, you promote.
 What you allow, you approve.
 What you don’t condemn, you condone.”*

Spring Cleanup for Fire Safety

With the winter rains wrapping up, Spring is springing and your thoughts may be turning to that dreaded ritual of spring cleaning. With it comes a timely reminder to keep our homes and community safe from the threat of fire. This year, PPMC would like to help you make this “Spring Cleanup” a fire safety one.

HOME CLEAN UP

- Clear out clutter throughout the home, ensuring exit pathways are clear.
- In the laundry room clean out the dryer filter, vents and hoses of any lint and debris.
- Clean our garage or carport of stored newspapers or other rubbish that can fuel a fire.
- Keep outdoor debris or dead vegetation away from the house.
- Clean gutters, downspouts and roof of leaves and combustible debris.
- Check outdoor electrical outlets and replace outdoor lightbulbs.



PROPERLY STORE FLAMMABLE LIQUIDS AND HOME CHEMICALS

1. Gasoline and cleaning fluids should be well marked and out of the reach of children and pets. Store in a cool, dry place outside the house.
2. Clean up work areas. Put dangerous tools, adhesives, matches, or other work items away and out of the reach of children.
3. Inventory all home and yard chemicals, paints, and poisons. Store them according to their label. Properly dispose of anything that is expired, leaking, or looks bad—do not throw these items in the trash or down the drain!
4. Make sure all chemicals are kept under lock and key and out of the reach of children and pets.

CHECK FOR PROTECTION AND SAFETY EQUIPMENT

- | | |
|---|--|
| ⇒ Check your smoke detectors to ensure they are in working order. | ⇒ Check fire extinguishers for proper type and placement. |
| ⇒ Dust and change detector batteries if it's been longer than 6 months. | ⇒ Make sure you have a working flashlight and battery powered radio. |
| ⇒ Make sure all doors and windows open easily for fast escape. | ⇒ Ensure you have an escape plan in case of a fire or emergency. |

Paradise Park Masonic Club
Profit & Loss Budget vs. Actual
 May 2020 through February 2021

	May '20 - Feb 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4000 - INCOME				
4010 - Member Annual Dues	48,922.90	97,750.00	(48,927.10)	49.9%
4015 - Member Assessment Fees	220,021.40	435,834.00	(215,812.60)	50.5%
4100 - New Member Initiation Fees	30,079.00			
4200 - Membership Transfer Fees	3,417.00	2,500.00	917.00	136.7%
4300 - Member Services Fees	2,283.00	1,666.00	617.00	137.0%
4600 - Facility Use Fees	23.00	1,250.00	(1,227.00)	1.8%
4700 - Finance/Late Charges	2,725.67	1,666.00	1,059.67	163.6%
4800 - Penalties/Fines	5,629.97	2,500.00	3,129.97	225.2%
4910 - Comcast Income	15,612.17	13,334.00	2,278.17	117.1%
4920 - Interest Income	159.13	416.00	(256.87)	38.3%
4950 - Other Income	920.50	1,250.00	(329.50)	73.6%
4965 - SBA Special Assess Princ Earned	9,025.60			
4966 - SBA spec assess interest earned	0.00	18,042.00	(18,042.00)	0.0%
Total 4000 - INCOME	338,719.34	576,208.00	(237,488.66)	58.8%
Total Income	338,719.34	576,208.00	(237,488.66)	58.8%
Gross Profit	338,719.34	576,208.00	(237,488.66)	58.8%
Expense				
6000 - EXPENSES				
6100 - PAYROLL EXPENSE	159,026.52	167,500.00	(8,473.48)	94.9%
6800 - OPERATING EXPENSE				
6801 - General & Administrative Exp	138.19			
6810 - Auto and Truck Expense	8,297.22	3,334.00	2,963.22	188.9%
6815 - Member Service Expense	190.00			
6830 - Bank Fees	825.51	834.00	(8.49)	99.0%
6840 - Communications	5,021.12	5,000.00	21.12	100.4%
6850 - Computer and IT	1,252.47	834.00	418.47	150.2%
6860 - Depreciation Expense	77,490.00	160,000.00	(82,510.00)	48.4%
6870 - Dues & Subscriptions	120.00	200.00	(80.00)	60.0%
6875 - Equipment Repairs	41.68	834.00	(792.32)	5.0%
6877 - Equipment Rental	3,184.73	3,334.00	(149.27)	95.5%
6880 - Insurance	35,977.10	75,000.00	(39,022.90)	48.0%
6890 - Interest Expense	2,434.91	0.00	2,434.91	100.0%
6900 - Licenses and Permits	30.00	100.00	(70.00)	30.0%
6905 - Other Miscellaneous Expense	1,801.32			
6910 - Office Supplies	3,494.51	3,334.00	160.51	104.8%
6913 - Rec. Activities Annual Bldg	312.08	5,416.00	(5,103.92)	5.8%
6914 - Shop/Park Supplies	8,015.49	5,000.00	3,015.49	160.3%
6915 - Repairs & Maintenance				
6916 - Repairs & Maintenance Buildings	2,625.68	7,084.00	(4,458.32)	37.1%
6917 - Repairs & Maintenance Roads	8,000.00	2,084.00	3,916.00	287.9%
6918 - Repairs and Maintenance Water	0.00	2,084.00	(2,084.00)	0.0%
6919 - Repairs and Maintenance Grounds	9,740.63	13,334.00	(3,593.37)	73.1%
6915 - Repairs & Maintenance - Other	173.64			
Total 6915 - Repairs & Maintenance	18,539.95	24,586.00	(6,046.05)	75.4%
6920 - Taxes				
6922 - Federal Income Tax	(1,355.93)	500.00	(1,855.93)	(271.2)%
6923 - State Income Tax	0.00	100.00	(100.00)	0.0%
Total 6920 - Taxes	(1,355.93)	600.00	(1,955.93)	(226.0)%
6930 - Utilities				
6931 - Electric	8,523.03	10,000.00	(1,476.97)	85.2%
6932 - Garbage	4,635.28	8,334.00	(3,698.72)	59.2%
6933 - Water	172,529.93	187,500.00	(14,970.07)	92.0%
6934 - Propane	4,342.69			
Total 6930 - Utilities	190,330.93	205,834.00	(15,503.07)	92.5%
6940 - Training	0.00	834.00	(834.00)	0.0%
6945 - Travel & Entertainment				
6946 - Travel	3,285.64			
6948 - Meals	753.07			
Total 6945 - Travel & Entertainment	4,038.71			
6950 - Postage & Delivery	1,864.28	1,868.00	(3.74)	99.8%
6960 - Printing and Reproduction	0.00	2,500.00	(2,500.00)	0.0%
6970 - Professional Services				
6971 - Accounting				
6973 - Payroll Processing Fees	1,634.22	1,498.00	136.22	112.1%
6971 - Accounting - Other	18,003.50	30,700.00	(12,696.50)	58.6%
Total 6971 - Accounting	19,637.72	32,198.00	(12,560.28)	61.1%
6975 - Legal Expense	4,370.34	18,334.00	(13,963.66)	23.8%
Total 6970 - Professional Services	24,008.06	50,492.00	(26,483.94)	47.5%
6990 - ERT Expense	0.00	1,868.00	(1,868.00)	0.0%
6800 - OPERATING EXPENSE - Other	122.89			
Total 6800 - OPERATING EXPENSE	383,676.40	551,402.00	(167,725.60)	69.6%
Total 6000 - EXPENSES	543,002.92	738,902.00	(195,899.08)	73.5%
Total Expense	543,002.92	738,902.00	(195,899.08)	73.5%

**Paradise Park Masonic Club
Profit & Loss Budget vs. Actual
May 2020 through February 2021**

	May '20 - Feb 21	Budget	\$ Over Budget	% of Budget
Net Ordinary Income	(204,283.58)	(162,694.00)	(41,589.58)	125.6%
Other Income/Expense				
Other Income				
8000 - Other Income				
8002 - Donations - Almoner's Fund	100.00			
8011 - Other Miscellaneous Income	10,200.00			
8014 - Restricted Dog Park Income	300.00			
8000 - Other Income - Other	815.00			
Total 8000 - Other Income	11,415.00			
Total Other Income	11,415.00			
Other Expense				
9000 - Other Expense				
9010 - New Memb Initiation fees Exp	218.00			
Total 9000 - Other Expense	218.00			
Total Other Expense	218.00			
Net Other Income	11,197.00			
Net Income	<u>(193,084.98)</u>	<u>(162,694.00)</u>	<u>(30,390.98)</u>	<u>118.7%</u>

As was announced at the February open meeting, the 2020 Annual Audit is complete and available. Please email Annie with "AUDIT REQUEST" in the subject line, and she'll send you a copy. Thank you!!

**Paradise Park Masonic Club
Balance Sheet
As of February 28, 2021**

	Feb 28, 21
1402 - Prepaid Insurance	70,084.69
1403 - Prepd Prop tax Land Members	210,901.99
1404 - Ppd Prop Tax Supplement Members	(822.07)
1405 - Member Property Taxes	(303,949.18)
1406 - Member Property Taxes - Escape	(6,150.10)
Total 1400 - Prepaid Expenses	69,771.47
Total Other Current Assets	46,398.19
Total Current Assets	1,562,751.39
Fixed Assets	
1500 - Fixed Assets	
1502 - Land	323,182.00
1503 - Land Improvements	544,982.20
1504 - Bldgs. & Covered Bridge	413,006.11
1505 - Upstairs office Apartment	37,480.47
1506 - Water Project - Sect. 1, 2	1,399,386.50
1507 - Water Project Sect.3 and 4	2,198,739.71
1508 - Griff Nelson Water Project	1,059.28
1510 - Autos/Trucks/Tractors	133,940.49
1511 - Radio Equipment	14,487.81
1512 - Equipment	187,550.43
1590 - Accumulated Depreciation	(2,475,371.00)
Total 1500 - Fixed Assets	2,778,443.98
Total Fixed Assets	2,778,443.98
TOTAL ASSETS	4,341,195.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	220,864.54
2000 - Accounts Payable	220,864.54
Total Accounts Payable	220,864.54
Other Current Liabilities	
2100 - Property Taxes Liability	(1,865.68)
2101 - Supplemental Tax for Member	(1,036.82)
2102 - Member land prop tax pay	(1,036.82)
Total 2100 - Property Taxes Liability	(2,902.50)
2200 - Other Current Liabilities	
2210 - Other Taxes Payable	(2,902.50)

Paradise Park Masonic Club
Balance Sheet
As of February 28, 2021

	Feb 28, 21
1402 - Prepaid Insurance	70,064.89
1403 - Prepd Prop tax Land Members	210,901.89
1404 - Ppd Prop Tax Supplement Members	(822.07)
1405 - Member Property Taxes	(303,949.18)
1406 - Member Property Taxes - Escape	(6,150.10)
Total 1400 - Prepaid Expenses	69,771.47
Total Other Current Assets	48,398.19
Total Current Assets	1,562,751.39
Fixed Assets	
1500 - Fixed Assets	
1502 - Land	323,182.00
1503 - Land Improvements	644,982.20
1504 - Bldgs. & Covered Bridge	413,006.11
1505 - Upstairs office Apartment	37,480.47
1506 - Water Project - Sect. 1, 2	1,398,388.50
1507 - Water Project Sect.3 and 4	2,199,739.71
1508 - Griff Nelson Water Project	1,069.28
1510 - Autos/Trucks/Tractors	133,640.49
1511 - Radio Equipment	14,487.81
1512 - Equipment	187,650.43
1590 - Accumulated Depreciation	(2,475,371.00)
Total 1500 - Fixed Assets	2,778,443.98
Total Fixed Assets	2,778,443.98
TOTAL ASSETS	4,341,195.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	220,884.54
Total Accounts Payable	220,884.54
Other Current Liabilities	
2100 - Property Taxes Liability	(1,885.89)
2101 - Supplemental Tax for Member	(1,038.82)
2102 - Member land prop tax/ pay	(2,902.50)
Total 2100 - Property Taxes Liability	(5,827.21)
2200 - Other Current Liabilities	
2210 - Other Taxes Payable	(920.00)
2212 - Federal Income Tax Payable	(920.00)
Total 2210 - Other Taxes Payable	(1,840.00)
Total 2200 - Other Current Liabilities	(1,840.00)
2300 - Accrued Expenses	
2302 - Accrued Payroll	6,024.04
2303 - Accrued vacation payable	8,743.09
Total 2300 - Accrued Expenses	14,767.13
2500 - Deferred Revenue (TADS)	
2510 - Deferred Revenue - Comcast	772,119.52
2600 - Current Portion FEMASBA Loan	12,987.00
Total Other Current Liabilities	18,319.66
Total Current Liabilities	1,035,115.35

Equity	
3100 - Equity Master	
3101 - Restricted Funds-brd designated	244,208.00
3102 - New Water Project Reserve	508,315.97
3103 - Init Fee Major Improvement Rsrv	750,521.97
Total 3101 - Restricted Funds-brd designated	1,503,045.94
3150 - Investment in Property	3,981,240.31
3200 - Other Temp. Restricted Funds	
3201 - Recreation Reserve	10,892.18
3202 - Gardner/Bunker restricted	4,960.00
3205 - Historical restricted	597.25
3206 - Picnic Grounds restricted	6,889.03
3207 - Dog Park	2,081.23
3210 - Community Garden Restricted	1,162.74
3211 - ERT	266.43
Total 3200 - Other Temp. Restricted Funds	28,905.87
3300 - Unrestricted Fund Balance	(459,897.05)
Total 3100 - Equity Master	4,278,971.10
3900 - Retained Earnings	(839,170.88)
Net Income	(193,084.98)
Total Equity	3,246,715.24
TOTAL LIABILITIES & EQUITY	4,341,195.37





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.



SECTION 1			
457 York Ave.	Jennifer Hostetler Arthur (831) 251-6782 Contact: Mark Zevanove, Agent (831) 588-2089	\$308,000 \$275,00 New Price!	Light and bright 2 bedrooms, 1 bath. Carport and bonus 10'x12' office/storage unit on the back deck fully lined with windows. Living/dining room features vaulted ceiling, skylights, high windows, and modern fan. New hardwood floors and new carpet in the bedrooms. Mexican tiled kitchen with deep surfaces and drawers throughout. Separate laundry room. Master bedroom has a walk-in closet with access to storage in the attic. The entire interior is freshly painted. Back yard is secluded and bright. Low maintenance yard.
498 Amaranth	Paul Mancini Contact: Mark Zevanove, Agent (831) 588-2089	295,000 SALE PENDING!	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. Parking for 2 cars.
495 Knight Templar	Laurie Harden Contact: Mark Zevanove, Agent (831) 588-2089	\$545,000	Two houses in one. This is one of the largest homes in the Park. One side a modern home with 2 huge bedrooms, central heating, modern appliances, and skylights. The other side, a rustic home with high ceilings in living room with a loft and separate bedroom. Both sides have their own kitchens and bathrooms. This is an ideal place for a large family. Must see inside to appreciate!
428 Joppa Street	David Sellery (831)479-4409 david@davidsellery.com Rose Sellery 831-227-1149 rose.sellery@gmail.com	\$550,000	3 Bedroom 1.5 Bath. One of the largest, most sought after properties in Paradise Park. Quiet oasis with expansive terraced gardens and patios. A perfect home for parties or mediation in a gorgeous, sunny natural setting above the river, yet far above the flood zone. Raised knotty pine living room ceiling with fireplace and all new flooring, along with a completely tiled master bath. Plenty of parking and large detached garage- all minutes from downtown Santa Cruz! 1293 Sq. Ft. improvement.
SECTION 2			
272 Keystone Way	Pamela Maxwell pamsfgiants@yahoo. Com (530) 545-0911	\$290,000 \$280,000 New Price!	2 Bedroom, 1 Bath w/ Sunroom. Beautiful T & G pine ceilings. New granite counter tops. New flooring in bathroom and laundry. New driveway. Cozy riverfront cabin in great, sunny location.
351 Crypt Lane	Susan Brandenburg Contact Mark Zevanove, Agent (831) 588-2089	\$349,000	Secluded compound overlooking the Picnic Grounds. This oasis in the forest was remodeled in 2009 and features 4 bd/2ba dispersed between a 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit and fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask agent about restricted use.
280 Keystone Way	Gary Newton Contact: Home (650) 344-3245 Cell (650) 334-9495 garynewton@gmail.com	\$345,000 New Listing!	2 Bedroom, 2 Bath. Double lot with sunny southern exposure towards the river with one of the best views in Paradise Park. Cozy cabin exterior with approx. 1000 sq. ft. Covered double carport and nice deck overlooking the river. Interior is bright and updated and has vaulted ceilings, skylights, deluxe kitchen with granite countertops. Hardwood and stone floors. Appliances, washer/dryer and some furnishings also included. Cabin and yard are in good condition
SECTION 3			
199 Keystone Way	Sidney Cox Contact: Allan Melikian, Agent (831)588-4901	\$349,000 New Listing!	First listing in 32 years. Large eat in kitchen. 2 wood burning fireplaces. Enclosed shop. New water heater, brand new furnace. 2 decks with partial river view. Double lot with parking for 3 cars. SOME FINANCING AVAILABLE
220 Keystone Way	Bonnie & John Vogel (805)444-1254 Dkmimi099@Yahoo.com	\$429,000 New Listing	Cabin with river view across from the parking lot near the Social Hall. Approx. 1000 sq ft. 2 Bed, 1.5 Bath updated cabin. Front entry has wheelchair ramp with two driveway entries. Concrete Septic and wood burning fireplace. Recently updated with new roof, gutters, paint inside and out, new kitchen, refurbished deck, refreshed bathroom, new flooring & window treatments, new main electrical switch, emergency generator and new flooring in garage with new barn door entry.
224 Keystone Way	Meredith Loughlin Contact: Allan Melikian, Agent (831)588-4901	425,000 New Listing!	Built in 2009, 2 Bedroom, 1 Bath Craftsman style home with detached 1 bedroom, 1 Bath guest unit. Features include deck overlooking the river and Washington Path. Sunny and bright, vaulted ceilings and skylight. Top of the line kitchen with bamboo flooring, exquisite windows and doors, forced air heat, 2 car parking carport, move in ready!
239 Temple Lane	PPMC Office - (831)423-1530 Contact: Mark Zevanove, Agent (831) 588-2089	\$199,000 SALE PENDING!	LOCATION! LOCATION! LOCATION! This beachfront improvement is a 2bd/1ba, 1,200+sqft home on an approximately 3,600sqft. allotment. The home has vaulted beam ceilings, a wood burning fireplace, decking overlooking Sandy Beach, and tons of potential. If you or anyone you know is interested in this little house by the river, please submit an application for membership/purchase with the required documentation and fees to the PPMC Office.



Improvements for Sale by Member Continued...



225 Acacia Lane	Judy Beighe Contact: Mark Zevanove, Agent (831)588-2089 mark@oceanstreetrealty.com	\$295,000	Charming cottage remodeled in 2001 and updated in 2014. This jewel is custom throughout and must be seen to appreciate. Enjoy the built in BBQ, the outdoor theater, 2-person hot tub and the kitchen with bamboo floors, marble countertops, stainless steel appliances. Living room with a fireplace and skylights. In addition, there is a studio unit that includes a washer and dryer.
SECTION 4			
610 Keystone Way	Gail Marshak (760) 777-1323 Cell (760) 574-6866 gmarshak@dc.rr.com	395,000 New Price!	Sunny, south facing amazing views of the river. Over 300 Sq. Ft. deck. Private location. 2 Bedroom, 1.5 Bath. Approximately 1250 Sq. Ft. sold Furnished. Large lower level family room with wood burning fireplace and direct access to the deck overlooking sandy beach. Sold As-is. Owners husband is a licensed real estate broker. Must see this amazing location to appreciate Paradise Park!
628 St. Augustine	Sarah Yeager Contact: Mark Zevanove, Agent 831-588-2089 mark@oceanstreetrealty.com	\$295,000 New Listing!	Must get inside to appreciate this single level, 3 Bedroom, one bath riverside house. 2017 flood din does not enter the house. 2017 new hot water heater, 2013 new deck, 2011 new roof, 2014 tented and fumigated. Located across from the tennis courts & play area and just steps from the covered bridge. Great Value at \$295,000
SECTION 6			
109 Keystone Way	Julie Bast 831-334-0334 Clifford Bast 831-334-0888	\$26,500. New Price!	Beautiful, nice sized empty parcel which fronts on Keystone Way in Section 6 See Santa Cruz County APN # 06130120- Characteristics (Santa cruz.ca) Construction of residence with water use and wastewater discharge probably not allowed due to Santa Cruz County's long-standing restrictions on new septic systems permits and installations in San Lorenzo River basin. Installation of garage and/or storage units(S) subject to Santa Cruz County building codes and permitting requirements, as well as PPMC Membership and other applicable PPMC requirements.
135 St. Alban	Leonie Stern Contact: Allan Melikian, Agent 831-588-4901	\$255,000 \$215,000 Price Reduction!!	Single story, 2 bath, 2 bedroom in the front of the Park. Lots of sun, 1000 Sq. Ft. improvement. Move in condition! Call Allan Melikian for more information.
114 Keystone Way	Rebecca Coker Rebeccalovelaceus@yahoo.com 831-331-8483	\$250,000	Cottage with 2 Beds, 1 Bath. Large parking area, carport, gazebo, additional grey water system, airtight windows and a nice sunny area.
127 Keystone Way	Jennifer Kato (209) 765-7984 jjkato@comcast.net	425,000 New Listing!	Beautiful 2 story home with 2 bedrooms and 1 extra room that can be used as a bedroom/playroom/office. Open floor concept upstairs with a beautiful fireplace. This house is a home! Sold as is
139 St. Alban	Michael DeVore/DeVore Estate Contact: Mark Zevanove, Agent (831) 588-2089	\$299,000	Huge potential, lots of Possibilities here with a 7500 Sq. Ft. allotment.3 Bedrooms, 2 Bath approx. 1700 Sq. Ft. improvement. Garage and carport. 2 Fireplaces. Come and see and let this be your blank canvass.
144 St. Alban	Lauren Pottinger Contact: Mike Pottinger (925)785-6433 mikepottinger@aol.com	\$229,000	2 Bedroom, 1 Bath cozy cottage. Detached garage. Parking. Front Patio, semi enclosed backyard. Dining, living room with fireplace. Sky lights. Recent roof well maintained. Call for more information and/or photos.
191 St. Bernard	Jennifer Hostetler Arthur (831) 251-6782 Jen.d.arthur@gmail.com	\$409,000	Nestled in the warm heart of the "riviera" of the Park, lies a 3 Bed,2 bath 145-square foot, 2 story home. Sit on the ample porch overlooking the river and enjoy the majesty of nature. Newly updated, modern and move in ready. High vaulted ceiling in the living room with ceiling fan, freshly painted with attention to detail. Garden with fruit trees out the back and loads of potential for your own kitchen garden. Each bedroom has built in closets and beautiful laminate flooring. Bonus 1450 sq. ft. basement included 2 car garage, workshop, two large rooms with separate entrance,1/2 bath and kitchenette. Attic with tons of storage. Must see (via photos or virtual walkthrough to start) to appreciate this large slice of Paradise.
195 St. Bernard	Estate of John Fisher Contact: Mark Zevanove (831) 588-2089	\$400,000 New Listing!	This modern three-bedroom, 2-bathroom home features almost 2100 square feet of level floor plan. Built in 1983 this home has it all. Central heat, fireplace in the living room. Large deck overlooking the river. Tow full garages with shop area. Kitchen includes dishwasher and disposal. Formal dining room. Get in to see this one.

**All questions about an allotment improvement should be addressed solely to the seller.

Mark Zevanove Presents 9 Paradise Park Properties



498 Amaranth – \$295,000

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



457 York – \$275,000 "New Listing" Light & Bright 2 Bd/1 Ba with bonus office/storage unit. Carport. Living/dining room features vaulted ceilings, modern fan & skylight. New hardwood floors and carpet in bedrooms. Separate laundry room. Master bedroom has walk in closet plus additional storage in attic area. New interior paint. Secluded back yard. Designed with low maintenance in mind.



239 Temple – \$199,000

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



139 St Alban – \$299,000

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



Mark Zevanove DRE# 00662936

(831) 588-2089

Mark@oceanstreetrealty.com



Mark Zevanove Presents 9 Paradise Park Properties



351 Crypt – \$349,000 “Secluded compound overlooking the picnic grounds” Remodeled in 2009 & features a 4bd/2ba home dispersed between 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1 bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit & fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask Agent about restricted use.



225 Acacia Lane – \$295,000

Charming Cottage remodeled in 2001 and updated in 2014. This jewel is custom throughout and must be seen to appreciate. Enjoy the built in BBQ, the outdoor theater, 2 person hot tub, bamboo floors in kitchen, marble countertops, & stainless steel appliances. Living room has a fireplace & skylights. In addition there is a studio unit that includes a washer and dryer.



628 St Augustine – \$295,000

Must get inside to appreciate this single level 3 bedroom 1 bath riverside home. 2017 flood did not enter the house. 2017 new hot water heater, 2013 new deck, 2011 new roof, 2014 tented and fumigated. Located across from tennis courts and play area. Just steps to covered bridge. A great value at \$295,000



195 St Bernard – \$400,000

This modern 3 bedroom, 2 bath home features almost 2100 square feet of level floorplan. Built in 1983 this home has it all. Central heat, fireplace in living room. Large deck overlooking the river. Two car garage with shop area. Kitchen includes dishwasher and disposal. Formal dining room. Get in to see this one.



495 Knight Templar – \$545,000

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



Mark Zevanove DRE# 00662936

(831) 588-2089

Mark@oceanstreetrealty.com

