



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

President's Message

I want to thank Kayla Johnson for doing such a fantastic job moderating Candidates' Night. Moderating an event like that is not easy, and she did it with humor, class, and professionalism.

With Memorial Day fast approaching, please be aware of the increased vehicle, pedestrian, and bicycle traffic that will be here in the Park. With the increase in the number of people, there will also be an increase in the amount of water used. The Board is asking that everyone do their best to conserve water. Please do not wash your vehicles here in the Park, or water outside between 10 am and 6 PM. If everyone does their part, we may get through the summer without having to put restrictions in place.

As everyone knows three of your Directors are being sued by fourteen people in the Park. The Board will pass on as much information about this suit as we can to the membership.

I am concerned about something that I heard during Candidate's night. Someone stated that the Board has terminated 8 members and suspended or fined many others. This person stated that these terminations, suspensions, and fines are basically unprecedented and will result in legal action against the Park. There have not been 8 members who have been terminated, some members have in fact been terminated for reasons of failure to meet financial obligations or behavior. My question is, should we never terminate, suspend or fine Members due to threat of legal action, or should we do the right thing for the membership as a whole? I believe it is the un-Masonic behavior of a few and the litigiousness of some members that is unprecedented.

Fraternally,
Kurt Likins
President of PPMC



*“Don't judge
without knowing truth”*

MANAGER'S REPORT

If you have more cars than you have space for parking on your allotment, please **DO NOT** store your extra vehicles in Park common areas. Those need to be left open for visitors and guests.



Keystone Way road sealing will take place June 22 & 23. On the 22nd, they will seal Section 4 and Keystone Way to the Social Hall. On the 23rd, they will seal Keystone Way from the Social Hall to the front of the Park. These roads will not be passable for 6-8 hours on those days, approximately 8am to 5pm, so please adjust your schedule to either be home or be away during those times.

As the weather warms up and our friends and neighbors are in the Park, please be mindful of people out walking and riding bikes.

Steve

Upcoming Meetings

Town Hall Meeting

To better understand the upcoming Bylaw and R&P Ballot Proposals! Log in and get your questions answered!

Saturday May 29th via Zoom

1:00-3:00 p.m.

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



THE NEXT

ZOOM

BOARD OF DIRECTORS MEETING

SATURDAY JUNE 19, 2021 @ 11:00AM

ZOOM INVITATION WILL BE SENT OUT VIA E-BLAST PRIOR TO THIS DATE!



2021 PPMC ANNUAL MEETING

SATURDAY, JULY 3 AT 1:00PM

VIA ZOOM

**PLEASE ADD THIS IMPORTANT EVENT
TO YOUR CALENDAR!**

2021 BALLOT PROPOSALS

CURRENT BYLAW

ARTICLE III, SECTION 5—ELIGIBILITY TO PURCHASE

B. Be a member in good standing of a duly and regularly constituted Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California, Free and Accepted Masons, or of a duly and regularly constituted Chapter of the Order of the Eastern Star recognized and accredited by the Grand Chapter of the State of California and such member shall have been a member in good **standing for a minimum of one (1) year; (6/09)**

PROPOSED CHANGE

B. Be a member in good standing of a duly and regularly constituted Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California, Free and Accepted Masons, or of a duly and regularly constituted Chapter of the Order of the Eastern Star recognized and accredited by the Grand Chapter of the State of California and such member shall have been a member in good standing for a minimum of ~~one (1)~~ **year three (3) years. Due to the restrictions of Covid-19 during 2020 through 2021, Entered Apprentices and Fellowcrafts progressing toward the Master Mason Degree will be grandfathered under the one (1) year requirement from when they achieve Master Mason.**



CURRENT BYLAW

ARTICLE VII, SECTION 6—REMOVAL OF DIRECTOR

6. **REMOVAL OF DIRECTOR** - The members shall have the power to recall a member of the Board, for any reason, including lack of confidence, which must be stated on the petition. If twenty-five (25) percent or more of the members submit a petition in writing to the Secretary of the Board requesting a Director be recalled, the Board shall conduct a recall election by mail within sixty (60) days of receiving the request, provided the original petition was submitted to the Park office and stamped with the beginning date. All copies will then be made from the original and have the same date on them. The elapsed time for submission with signatures must not exceed sixty (60) days following the official stamped date. If the time limit is not met, the petition will not be valid, and the process may be repeated at the option of the initiator of the petition. If a majority of those voting are in favor of the recall of the Director(s), he or she shall be removed from office immediately.

PROPOSED CHANGE

6. **REMOVAL OF DIRECTOR** - The members shall have the power to recall a member of the Board, for any reason, including lack of confidence, which must be stated on the **Official PPMC Petition Form (as defined in Article XIV Action to Petition)**. If twenty-five (25) percent or more of the members submit a petition in writing to the Secretary of the Board requesting a Director be recalled, the Board shall conduct a recall election by mail within sixty (60) days of receiving the request, provided the original petition was submitted to the Park office and stamped with the beginning date. All copies will then be made from the original and have the same date on them. The elapsed time for submission with signatures must not exceed sixty (60) days following the official stamped date. If the time limit is not met, the petition will not be valid, and the process may be repeated at the option of the initiator of the petition. If a majority of those voting are in favor of the recall of the Director (s), he or she shall be removed from office immediately.

CURRENT BYLAW

ARTICLE IV SECTION 1—MEMBERSHIP FEES

MEMBERSHIP FEES - Every Member is required to pay Membership Fees as determined by the Board. Membership Fees consist of allotment fees; dues, assessments, regular and special, initiation fees, transfer fees, fines and taxes. One half (1/2) of the regular annual assessment, dues and taxes are due December first (1st) and the balance is due April first (1st) each year. The Board has the authority to establish late charges and interest for any Membership Fees that are not paid when due. A ten percent (10%) late penalty will be assessed on payments not made by due date. A one- and one-half percent (1.5%) finance charge (18% APR) will be assessed at the end of each month on the unpaid balance. (6/09)

- A. An allotment fee is a Membership Fee assessed for each allotment.
- B. The annual dues for Members shall be Three Hundred Dollars (\$300.00) per year per Member (7/16)

C. The Board shall annually budget the funds necessary to conduct the business of the Corporation. The Board shall then impose a regular annual assessment accordingly on each Member. The Board of Directors shall apportion the operational expenses of the Club according to the following:

- 1. All Members’ allotments have a base of thirty-five hundred (3,500) square feet.
- 2. Any footage over thirty-five hundred (3,500) square feet is divided in half (1/2) and rounded off to the nearest fifty (50) square feet.
- 3. Total of the base plus half (1/2) the remaining is calculated at the current assessment rate.
- 4. The assessment rate shall not exceed Thirty-two Dollars (\$32.00) per one hundred (100) square feet nor shall the Assessment Rate be increased more than Two Dollars (\$2.00) per one hundred (100) square feet from the previous year.

PROPOSED CHANGE

MEMBERSHIP FEES DUES - Every Member is required to pay Membership Fees as determined by the Board. **Membership Fees consist of allotment fees; dues, special assessments, regular and special,** initiation fees, transfer fees, fines and taxes. One half (1/2) of the regular annual assessment, dues and taxes are due December first (1st) and the balance is due April first (1st) each year. A ten percent (10%) late penalty will be assessed on payments not made by due date. A one- and one-half percent (1.5%) finance charge (18% APR) will be assessed at the end of each month on the unpaid balance.

~~A. An allotment fee is a Membership Fee assessed for each allotment.~~ **Annual Dues shall be Two Thousand Four Hundred Dollars (\$2,400.00) per year.**

~~B. The annual dues for Members shall be Three Hundred Dollars (\$300.00) per year per Member (7/16)~~ **Each year the Board may increase the annual dues amount up to, but not exceeding three percent (3.0%) of the prior year’s dues.**

~~C. The Board shall annually budget the funds necessary to conduct the business of the Corporation. The Board shall then impose a regular annual assessment accordingly on each Member. The Board of Directors shall apportion the operational expenses of the Club according to the following:~~

- ~~1. All Members’ allotments have a base of thirty-five hundred (3,500) square feet.~~
- ~~2. Any footage over thirty-five hundred (3,500) square feet is divided in half (1/2) and rounded off to the nearest fifty (50) square feet.~~
- ~~3. Total of the base plus half (1/2) the remaining is calculated at the current assessment rate.~~
- ~~4. The assessment rate shall not exceed Thirty-two Dollars (\$32.00) per one hundred (100) square feet nor shall the Assessment Rate be increased more than Two Dollars (\$2.00) per one hundred (100) square feet from the previous year.~~

CURRENT BYLAW
ARTICLE VII, SECTION 16—COMMITTEES

16. **COMMITTEES** - The Board may create such committees as may be necessary for properly conducting the affairs of PPMC. There shall be a standing committee for Staking, Bylaws, Budget, Recreation, Building, Past Presidents, Long Range Planning, and Tree. Each committee shall be composed of no fewer than three (3) Collective Members, as the Board may deem necessary. All temporary committees, such as the Nominating Committee, will be created for a specific purpose and will automatically cease to function after the purpose for which they were created is accomplished. Any Member, Associate Member, or Alternate Associate Member may serve on any committee. With the exception of the Election committee, each committee shall choose its own officers.

PROPOSED CHANGE

16. **COMMITTEES** - The Board may create such committees as may be necessary for properly conducting the affairs of PPMC. There shall be a standing committee for Staking, Bylaws, Budget, Recreation, Building, Past Presidents, Long Range Planning, and Tree. Each committee shall be composed of no fewer than three (3) Collective Members, as the Board may deem necessary. All temporary committees, such as the Nominating Committee, will be created for a specific purpose and will automatically cease to function after the purpose for which they were created is accomplished. Any Member, Associate Member, Alternate Associate Member, **and immediate adult family members (as defined in R&P Family Member Rights 1.02)** may serve on any committee. With the exception of the Election committee, each committee shall choose its own officers. **All committee members must sign the PPMC Volunteer Release and Waiver of Liability Form annually.**



PROPOSED BYLAW ADDITION

ARTICLE XIV—ACTION TO PETITION

PPMC Bylaws, Article XIV Action To Petition – The PPMC Official Petition Form shall be used to provide transparency to all PPMC Members and Employees, to ensure there is only one Petition of the same purpose out for signature circulation, and to deliver a fair and consistent Petition process for all to follow. A prospective Member Petitioner must obtain the official forms from the office to begin the petition process.



PROPOSED R&P ADDITION
SECTION 7—PETS

7.01A In the event that any domestic animal is involved in the unprovoked biting of another domestic animal or person, the owner of that animal shall make an immediate report to PPMC and a report with Santa Cruz County Animal Control. The report will include the circumstances that led up to the biting and all immunization records for the animal involved. This report shall be made as soon as possible after the event in order to prevent the unnecessary need for medical treatments. Once an animal has a report on file for the unprovoked biting of another animal or person, that animal shall not leave the owners improvement without a muzzle. This report shall be kept in the members file as long as that animal resides in or visits Paradise Park. Failure to comply can result in fines and possible removal of the animal from Paradise Park. (04/21)

CURRENT R&P
SECTION 1.02—FAMILY MEMBERS RIGHTS

1.02 Family Members’ Rights- A Member’s family shall be entitled to all the privileges of PPMC, except voting. A Member’s family shall be defined as his or her immediate family, which includes spouse, children, parents, grandparents, grandchildren, siblings, and domestic partners. No person under 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis. Family Members making Paradise Park their primary residence for more than one year, when the Member lives elsewhere, must have a Masonic affiliation.

PROPOSED CHANGE

1.02 Family Members’ Rights- A Member’s family shall be entitled to all the privileges of PPMC, except voting. A Member’s family shall be defined as his or her immediate family, which includes spouse, **domestic partner**, children, parents, grandparents, grandchildren, and ~~domestic partners~~ siblings. No person under 18 shall be permitted to occupy the premises of the Member without adult supervision on an ongoing basis. Family Members making Paradise Park their primary residence for more than one year, when the Member lives elsewhere, must have a Masonic affiliation.



CURRENT R&P
SECTION 14.02—EMERGENCIES

14.03 Emergency Response team- PPMC has established emergency response teams, which consist of V.I.P., Community Safety, Communications, Training, Fire Brigade, Medical and Traffic Control. (6/09)

PROPOSED CHANGE

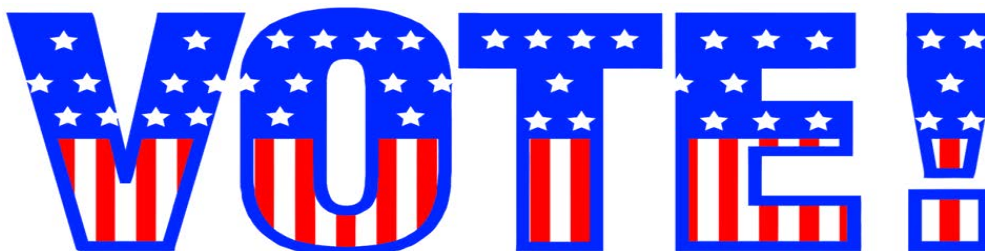
14.03 Emergency Response team- PPMC has established emergency response teams, which consist of V.I.P., ~~Community Safety, Communications, Training,~~ **Fire Suppression**, Medical and Traffic Control.

14.03 a. Team leaders must be a collective member.

14.03 b. All volunteers of the team may be Members, Associate Members, Alternate Associate Members or any immediate adult family members (as defined in R&P Family Member Rights 1.02)

14.03 c. All volunteers must sign the PPMC Volunteer Liability Release Form, including the signature of the Member on behalf of an immediate adult family member.

**2021 BALLOTS WILL BE MAILED MAY 28TH,
AND WILL NEED TO BE RETURNED BY
JULY 1, 2021 TO BE VALID!!**



2021 Board of Directors Candidates

(in alphabetical order)

Bill Eckard
Rick Lang
Verdie Polizzi
Karyn Ryan
George Turegano



CANDIDATE FOR THE PARADISE PARK MASONIC CLUB BOARD OF DIRECTORS

NAME: William C. "Bill" Eckard

PARK ADDRESS: 229 Acacia Ln.

RESIDENCE ADDRESS: 2051 Oakdale-Waterford Hwy.

FAMILY: Sharon Naraghi-Eckard; Travis Eckard; Danielle Williams; Margo Naraghi-Grcich; Alexa Evans; Kent Naraghi-Grcich

PARK MEMBER SINCE: 1990

ASSOCIATE MEMBER: 228 Acacia Ln.

MASONIC AFFILIATIONS: Senior DeMolay (Chevalier Degree); Signet Lodge #264 AF&AM; Escalon Lodge # 591F&AM; Confidence Lodge # 110F&AM; Texas Lodge # 46F&AM (Chaplain, Junior Steward); Ben Ali Shrine Temple, (San Joaquin Shrine Club-Board of Directors; Escalon Shrine-Past President, Board of Directors; Tokay Shrine Club); Asiya Shrine Temple, (Santa Cruz Shrine Club, Monterey Shrine Club-Past President, Board of Directors); Aloha Shrine Temple.

CAREER SUMMARY: Retired civil servant (California State Consumer Affairs Code enforcement)

OTHER RELEVANT EXPERIENCE: Twelve (12) years PPMC Board of Directors-President, vice President, Secretary, Director at large

REASON FOR RUNNING: To give the Membership leadership that follows our Masonic Principles. To show the Membership a Board that is Honest, Humble, Kind and that has concern for their fellow members. To show Membership that the Park belongs to the Members.

WHAT DO YOU BELIEVE TO BE THE FUNCTION OF THE BOARD? To be fiscally responsible to the Members, to be transparent to the Members, to communicate with the Members, to allow Members a voice to be heard in the business of their Park.

CANDIDATE FOR THE PARADISE PARK MASONIC CLUB BOARD OF DIRECTORS

NAME: Richard (Rick) A. Lang II

PARK ADDRESS: 374 Hiram Rd.

RESIDENCE ADDRESS: 815 S. Roxmere Rd., Tampa, FL 33609

FAMILY: Children: Maegan, Richard III, Bryan, Lacey; “Awesome” Grandchildren: Elijah, Beau, Joanna, Hudson, Wynelle

PARK MEMBER SINCE: My Grandfather Frank Lang acquired the allotment in 1960. I became the primary member in 2005

ASSOCIATE AND ALTERNATE MEMBER: Associate: Judith Lang (passed away in 2020)
Richard A. Lang III (Member: Lodge 169) currently in process

MASONIC AFFILIATIONS: Member: Lodge 206, Raised: Lodge 675, was later merged into 206

EDUCATION: MBA, Arizona State University—Magna Cum Laude
BA, San Francisco State University—Broadcast Communication Arts
AA, Modesto Junior College—Liberal Arts

CAREER SUMMARY: Current-**Managing Director**, Afiniti , Hamilton, Bermuda
Global Head of Cable

Executive Vice President, Comcast, Philadelphia, PA
Head of Marketing and Sales

Corporate Vice President, Marketing, Charter Communications, St. Louis, MO
Member of Executive Committee

Division Marketing Director, CableONE (Washington Post Co.), Phoenix, AZ

OTHER RELEVANT EXPERIENCE:

- ⇒ Past Chairman Of The Executive Board: CTAM (Cable and Telecommunications Association for Marketing)
- ⇒ PPMC Board of Directors, 2008-2009
- ⇒ Board of Directors, The Fundraising App
- ⇒ 1975 PPMC Junior Tennis Champion & 1979 PPMC Shuffleboard Champion

Continued...

Rick Lang (Cont.)

REASON FOR RUNNING:

How did it come to this...??

I love Paradise Park, and admittedly having spent so many wonderful summers here in my youth, my paradigm is a bit nostalgic. It truly saddens me to see our once ‘magical’ park, in danger of being torn apart from within, and to what end I don’t know. I can’t wave a magic wand and bring back “Playland” (*you old timers will remember that in section 6*) and four beaches with dams; as much as I would love to...but what I can do, is pledge to our members that I will act with transparency, discernment, and integrity to get our PPMC family moving in a positive direction, and hopefully recapture what the Masonic founders of PPMC envisioned nearly 100 years ago.

I believe my 35+ years of management and leadership experience in large complex organizations can help provide some potentially new approaches to the increasing challenges we have in front of us. But I cannot do this alone, so if you are reading this, and prefer the status quo, and do not want to roll up your sleeves and contribute your unique talents to make the situation better, than I am not the candidate for you. If however, you are willing to pitch in and join me on the “Solution Side” then I would appreciate your vote.

WHAT DO YOU BELIEVE TO BE THE FUNCTION OF THE BOARD?

I have provided a summary below from the National Council of Non-Profits that I believe captures the germane points of what a healthy BOD should aspire to and pledge to our members:

The board of directors of a nonprofit has three primary legal duties known as the “duty of care,” “duty of loyalty,” and “duty of obedience.”

- Duty of Care: Take care of the nonprofit by ensuring prudent use of all assets, including facility, people, and good will;
- Duty of Loyalty: Ensure that the nonprofit's activities and transactions are, first and foremost, advancing its mission; Recognize and disclose conflicts of interest; Make decisions that are in the best interest of the nonprofit corporation; not in the best interest of the individual board member (or any other individual or for-profit entity).
- Duty of Obedience: Ensure that the nonprofit obeys applicable laws and regulations; follows its own bylaws; and that the nonprofit adheres to its stated corporate purposes/mission.



Verdie Polizzi — 2021 Candidate for PPMC Board of Directors

Hi there, fellow Member, I'm Verdie Polizzi at 696 St. Johns Ave. in Section 4! My husband, Steve, and I have 5 kids (Lydia, Andrew, Stevie, Jon and Ayden), and a grandson (Aiden). I joined Eastern Star at 18 years old and am a member of Valley Star Chapter #141.

My "family cabin" on St. Ambrose was purchased by my grandparents in 1957. My parents later had it, and I joined as the Member in 1993. As a 3rd generation Member in the Park, I raised my kids in Paradise before moving out of state for several years. I returned to California in 2013 and applied for, and was blessed with, Membership again in 2016.

Over my many years of employment I've been able to enjoy a wide array of professions. As a child raised in my parents' commercial printing business, I learned to manage a general ledger ("the books" before they were computerized), chart of accounts, and all aspects of bookkeeping. I was raised with business sense and an understanding of the responsibility involved with managing a corporation.

In my young adult years, I ran the vault for a major retailer, doing heavy cash handling, preparing deposits, bookkeeping and maintaining records regarding the monies received and distributed for the company. This required bookkeeping skills, close attention to detail, confidentiality, and the ability to multi-task. Later, I spent many years working for the Department of the Army as a civilian employee, beginning as a Medical Support Assistant in an Emergency Room. I also worked for the Office of the Staff Judge Advocate General (JAG) and the Special Assistant US Attorney (SAUSA) as a Federal employee. I finally found my "calling" as an Emergency Services Dispatcher, where I had the honor of working with law enforcement, firefighters, and ambulance crews. These positions required maintenance of confidential documentation/records, adherence to strict federal regulatory requirements, knowledge of legal process, the ability to effectively research local/state/federal law, preparation of Court witness line of questioning, and the ability to manage meetings with public officials in professional hospital and legal settings.

Serving on your Board since 2017, I have represented the Park in legal matters with professionalism and tact and worked hard to reduce the number of lawsuits against the Corporation by helping close several long-time legal matters. As your 2017-2020 CEO/Treasurer, I collected over \$170,000 in past-due Accounts Receivable owed by the Membership. I worked closely with the Park Bookkeeper to ensure the Board always had a true picture of the Park's resources, accounts, and budget status. In the 2020-2021 Board year, I have served as Secretary. In that capacity, ensuring minutes, both redacted and full, are true and correct so later Boards will have a clear picture of the matters handled and why decisions were made the way they were.

The governance of the Park needs a sense of continuity, which we haven't had in many years. If elected again, I'm happy to provide that to the membership and Board. Over the last year, I found how important it is to have someone on the Board who can (and will) do the research needed, make phone calls, and the general "work" of the Board, which is not for the faint of heart.

I would very much like to continue some of the trends started in 2017: reducing the outstanding debt to the Corporation; keeping the Membership informed about the financial status of the Corporation; and improving our community with positive changes as we head into the post-pandemic future.

I feel the function of the Board is to make good, just, educated decisions for the long-term survival of the Corporation. When one volunteers to become a Director, they need to be willing to stand strong in the truth, even when it isn't pretty. "Director" is more than a title – it's an obligation we take to do the right thing for our fellow Members and the Corporation.

Please feel free to call (831-515-2165) or email (ppmc.verdie@gmail.com) if you'd like to chat!

CANDIDATE FOR THE PARADISE PARK MASONIC CLUB BOARD OF DIRECTORS

NAME:

KARYN COLLEEN RYAN

PARK ADDRESS:

616 ST AUGUSTINE AVE

RESIDENCE ADDRESS:

616 ST AUGUSTINE AVE

FAMILY:

FRANK KLOSTER - Retired CPA and Tax Attorney; ELLEN K PALMER - Retired Hospital Administrator

PARK MEMBER SINCE:

November 28, 2015

ASSOCIATE AND ALTERNATE MEMBER:

None

MASONIC AFFILIATIONS:

Husband's family has long history of Shriner Membership

EDUCATION:

Bachelor of Science Degree in Social Psychology; Law Degree; Retired California State Attorney

CAREER SUMMARY:

Have been employed in the following positions:

Investigator for Santa Cruz County District Attorneys Office

Deputy Probation Officer Santa Cruz County Probation Department

Instructor for California based Court Diversion Program

Real Estate Broker - Santa Cruz County

Administrator /Attorney - Elder Abuse Prevention Program with Santa Cruz County Senior Citizens Legal Services

Social Worker - Santa Cruz Co. Nursing Home Facilities

Caregiver/ Mentor for Patients in Santa Cruz County with Special Needs - Alzheimer's/ MS/ Stroke/ Parkinsons Disease/Bi-Polar Disease, etc.

OTHER RELEVANT EXPERIENCE:

Have worked as a volunteer performing services as:

Mobility Instructor for the Blind - California State Department of Rehabilitation

Counselor - Santa Cruz County Suicide Hotline

Counselor and Legal Advisor for Santa Cruz Co Domestic Violence Center; Counseled victims of domestic violence and rape and prepared temporary restraining orders

REASON FOR RUNNING:

For the past six years, I have been working full time or on weekends and have not been able to volunteer for any programs in the Park or any programs within the Order of the Eastern Star. I recently became a part time employee at my current retirement job as a cashier at Ace Hardware. I now have time to do volunteer work and would like to "give back" to my community. If not as a Board member, then I look forward to helping out in some other capacity.

While I have my house up for sale, I am shopping for a smaller place in the Park.

WHAT DO YOU BELIEVE TO BE THE FUNCTION OF THE BOARD?

The duties of a Board member are outlined in the Park By Laws. Board members should:

1. Most importantly, adhere to the By Laws, and all Federal, State, and local County regulations to avoid any legal consequence for the Park;

2. Ensure complete transparency to the Park membership. I worked as an attorney for a Santa Cruz non-profit organization (Senior Citizens Legal Services) so I am aware of the importance of establishing and maintaining trust in regards to ALL financial transactions; so ALL financial transactions will be available for scrutiny by Park members.

3. Serve as a "conduit" for the wishes of the majority membership in cases where important decisions are not pre-determined by the By-Laws or applicable regulations. Membership will be consulted before decisions are made and, when necessary, voting will be requested and the majority result will be followed.

4. Enforce all regulations equally and fairly without bias. Some terms in the current By Laws are unclear and not specifically defined. I wish to clarify some of this wording so all members will have proper due notice of the definitions of these terms before any new fines or suspensions are enacted.

CANDIDATE FOR THE PARADISE PARK MASONIC CLUB BOARD OF DIRECTORS

NAME: George Turegano

PARK ADDRESS: 661 Paradise Park

RESIDENCE ADDRESS: 485 Knight Templar Way

FAMILY: Vicki Turegano and our new pup Daisy Mae

PARK MEMBER SINCE: August 2000

ASSOCIATE AND ALTERNATE MEMBER: Vicki Turegano Associate Member

MASONIC AFFILIATIONS: Past Master Santa Cruz-San Lorenzo Valley Lodge #38 F&AM
Former Inspector District 575 Grand Lodge of California
Committee Member - Grand Lodge of California, Committee on Trial Review 9 terms. (9 successive terms are the maximum)
After a two-year break, eligible for re-appointment. Re-appointed to Committee on Trial Review 2 terms current.
Past President – (Right Worshipful Master) Central California Past Masters Association.
Member Scottish Rite of California

EDUCATION: Bachelor of Science Organizational Behavior USF the Jesuits. Associate Science Degree Administration of Justice Cabrillo College

CAREER SUMMARY: Thirty years law enforcement experience. Current Chief of Police eight years eight months Central Valley. I have earned all Certifications from the State of California Peace Officer Standards and Training; Basic, Intermediate, Advanced, Supervisory, Middle Management, and Executive. The Executive Certification can only be earned by a Chief of Police.

OTHER RELEVANT EXPERIENCE: Former Director PPMC, Former Sworn Alternate Member Civil Grand Jury County of Santa Cruz California, Former Director Central Fire Protection District – Chair of Personnel Committee that evaluated performance of Fire Chief. Management and oversight of multi-million-dollar city and fire district budgets.

REASON FOR RUNNING: Community involvement, assure we continue providing membership equity and equality, and enjoyment of park beauty and recreational opportunities.

WHAT DO YOU BELIEVE TO BE THE FUNCTION OF THE BOARD? Fair and impartial governance, Fiscal responsibility, maintain park beauty and recreational opportunities.

ATTENTION PPMC Ladies

Join us for a summer interdenominational overview Bible study called "The Bible: God's Amazing Book" if you've ever thought you might want to study the Bible join us each week for a short video and discussion followed by chatting and lunch!

It's seven weeks starting Thursday, July 8 at 11am- 12:30pm.

We'll meet at 593 Keystone Way Diane's Treehouse!!

RSVP to Barbara 831-600-7936



PARADISE PARK MASONIC CLUB, INC.

Board of Directors OPEN Session Minutes

April 17th, 2021 at 11:04 a.m. via ZOOM

1.0 Opening Items:

- a) Roll Call: all 5 Board Members present via Zoom.
- b) The Invocation was given by Harold Brown.
- c) The Pledge of Allegiance by Harold Brown and all in Attendance via Zoom.
- d) Consideration of Late Additions to the Agenda: None.
- e) Open Minutes from February 20, 2021 were read and approved as written 5-0. Executive Minutes from the February 20, 2021 were read and approved as written 5-0. Executive Minutes from the special March 27th meeting were read and approved as written 5-0.

2.0

a) Manager Report

Manager Steve reporting that the Section 6 mailboxes should be installed this week. Steve to then work with the Section 6 Members to allocate keys. Steve also has reached out to the water dept. to see how the future water restrictions may effect the Park. Steve to report back.

b) President's Report-

President Kurt informing all that that per the Santa Cruz Sentinel imposing stage 1 restrictions to go into place on May 1, 2021. Kurt encouraging all to conserve to avoid higher tier of charges.

c) Treasurer Report-

CFO Joe Mayo had discussions with the CPA firm regarding the changes made. Problem occurred with automatic journal entries. Joe reached out the to the CPA firm to get an early jump on the audit for this year. Process has been fined tuned and turn around should quicker than in years past.

d) Other Directors Reports-None

3.0-Committee Reports-

Budget—CFO Joe did not meet with the Committee due to Covid travel restrictions in place, but Joe did work on the budget keeping it consistent with last years budget and the budgets of the past.

Building- No Report

Bylaw-No Report

d) Long Range Planning- No Report

e) Recreation- Donna Sorenson reporting that the Easter basket event was a fantastic event. 90 Easter baskets were given out throughout the park, it was a great success. Upcoming events to include a Mother's Day treat as well as a Father's Days surprise.

f) Staking—Board Member Verdie Polizzi reporting that there was a pending sale that had a staking that was older than the required 10 years. Allotment a 576 ScottishRite. The Board took the existing staking and went out to the allotment and confirmed what was previously reported. Motion to approve the existing 10+ year staking that was consistent with current findings made by Verdie Polizzi. 2nd by Dick Lovelace Approved 5-0

5.0- AD HOC Committees

a) ERT-Donna Sorenson reporting that the Team numbers are still low. Still encouraging Members to join the Team, also reporting that there will be a CPR and AED training happening next weekend. Donna once again, reminding all about the privacy act and that emergency details are not allowed to be shared.

b) Historical -No Report-

c) Staking Committee- Kurt asking for Staking volunteers. Please contact Steve/Office if available.

d) Tree Committee—3 tree requests received. 2 of them were approved by the Tree Committee. Motion to approve-159 St. Victor made by Joe Mayo. 2nd by Dick Lovelace. Approved 5-0

561 King Solomon- Details listed as for the reason for the tree removal made by Kurt Likins whose allotment it is. Septic/leach line issue with no other solution than to remove. County requesting removal. Motion to approve made by Joe Mayo. 2nd by Dick Lovelace. Approved 4-0 with Kurt Likins abstaining.

652 St. Augustine- Previous request resubmitted by Member. Dick Lovelace suggesting a proper trimming of the tree not removal. Believes this would greatly reduce any safety issue. Verdie Polizzi clarifying that per the Park R & P's states May be removed not Must be removed. Board has looked at this specific tree multiple times. No change in previous opinions. Request denied.

Dick Lovelace reporting that the Board has added to the Managers duties and made him in full charge of the ERT Team. Donna Sorenson to report to Steve particularly regarding emergency situations.

Open Forum

Member Noelle Quattrin Roost- Member at 370 The Royal Arch

Asked to speak to the Membership by the Board of Directors to detail and explain the dog bite emergency that occurred days before. Noelle wanting to clean up rumors that were spreading and clarify what happened. Noelle told in detail the events that happened to her and her young children and the dog bites that took place. A frightening experience to say the least.

- Noelle loves PPMC and wants immediate changes done regarding dogs/animals' safety. Encouraging all animals in the Park or visiting in the Park must be vaccinated for rabies and all owners must have current records.
- Noelle in favor of aggressive breeds and the need to have proof of completed training done.
- Noelle believes the dog park has no fence now and therefore is not safe and should not have un-leashed dogs.

Kurt thanking Noelle for her report.

Kurt informing all that the dog involved in this attack has been euthanized and is no longer a threat to the Park.

Joe Mayo in favor of looking at the suggestions made by Noelle and have corporate counsel look over. Kurt in favor of additions and changes to be made. Dick Lovelace reminding all that the dog park is not operational and there is to be no off-leash areas. No fence, No off Leash.

Noelle encouraging of it going on a Ballot as soon as possible. Also, would like it to be implemented through the Rules and Procedures process. Board to have legal counsel look at and work on correct wording and add to the current Rules and Procedures immediately.

Member Tawni Servi—Asking again for clarification of past questions of will Hosts be responsible for guests for the wearing of masks. Circumstance varies but in general it comes down to the Members responsibility for their guests.

Member Winston Chavoor—Clarification of dog licensing. Already required by the County. Believes all dogs should have up to date licensing. Verdie commenting that it is the need for responsible pet owners. Kurt Likins believes we need to look at the County to define codes. PPMC should be looking into and following up on.

Member Olivia Levy—Reporting that 2 of her children in the past, were attacked by aggressive small dogs. All dogs can be aggressive. Believes there is a need for more responsible pet owners.

Member Noelle Quattrin Roost—In favor of animal info being kept in the office due to the fact that that many animals are from out of the County.

Member Martin Miller—What is the status of the Beekman Home that was hit by a tree? Any financial risk to the Park? Answer- Owner of the improvement has hired a company to demo the house and Board believes they plan to rebuild, but it has not been fully confirmed.

Member Sharon Naraghi—Believes the Board should not wait on acting on the rule changes regarding aggressive animals. Answer- Verdie—The information and changes will be sent on to legal counsel and will indeed be on this year's ballot. Sharon reporting that she submitted an incident report but is also wanting to protect small dogs and animals from larger aggressive dogs and animals. Sharon believes an eblast should go out during a dog emergency to all park members. Verdie posing the idea that the ERT team maintain the information since the ERT Team is the first to be notified. Possible additional change/solution.

Members Margaret and Victor Quattrin - Noelle's parents reminding all that nothing takes the place of a responsible pet owner. If animal is in the Park, info needs to be in the Park. No place for rumors, please move forward for the health of the Park.

Member Martha Miller—Requesting documents from the Board last month. Kurt in favor of supplying her with the requested info but it would have to be redacted for security purposes.

Member Olivia Levy—In favor of the ERT overseeing the animal info and sending eblast info out to Membership

New Business:

Candidate George Turegano to be on this year's Ballot. Explanation given by Kurt in that George had been submitted as a candidate by the nominating committee last month but following that meeting requested that his name be removed. Days later he then requested to be back on the ballot as he had rearranged his commitments to fit with possible Board duties. As a result, it was necessary, per our bylaws, that George now submit a petition of at least 40 signatures to be added to the ballot. George did submit this information and in doing so is back on the Ballot as one of 5 of this year's candidates,

Candidates Night

Candidates Night will be a Zoom gathering following the May 15th Board meeting. To be held at 5:00 p.m.

Date of the Annual meeting will be Saturday July 3rd,2021 at 1:00 via Zoom.

Recall Status

The Meet and Confer took place and mediation is now starting.

Bylaws for review

The Bylaws approved by the Board will be posted in the April and May bulletins and added to this year's ballot. Lengthy discussion of bylaws was had with the decision was made to call a special meeting to be held on Sunday April 18th (the following day) to discuss all bylaws changes and rules and procedures changes and additions at length. To include documentation for membership review. Notice to adjourn and reconvene on Sunday at 1:00 p.m. made by Joe Mayo.

2nd by Verdie Polizzi. Approved 5-0

Meeting adjourned at 1:12p.m.



PLEASE WELCOME NEW MEMBER

ANDREA FOLEY

239 TEMPLE LANE

and

NEW ASSOCIATE MEMBERS

HILLEY LENAU—586 KEYSTONE

TIM CRAWFORD—447 YORK

MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
MEMBERS			
Brana Buzel	04/07/2021	Bill Beighe	225 Acacia Ln.
ASSOCIATE MEMBER			
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	Marth Miller	133 St. Alban St.
Martha Sorge-Jauss	03/05/2021	Florence Gustafson	134 St. Alban
Sherri Langford	03/11/2021	Ted Langford	594 Keystone Way
Taylor Cox	04/21/2021	Sidney Cox	199 Keystone Way
Lisa McCracken	04/21/2021	Cheryl Marconi	267 Keystone Way
Claire DeSmith	04/21/2021	Tammy Grove	183 St. Bernard
Melissa Allred	04/27/2021	James Keeton	194 St. Bernard
Kristy vanLoben Sels	05/19/2021	Brad vanLobenSels	556 Crescent Ln.
ALTERNATE ASSOC.			
Jenna De Smith	04/21/2021	Tammy Grove	183 St. Bernard

Paradise Park Masonic Club
Balance Sheet
As of April 30, 2021

	Apr 30, 21
ASSETS	
Current Assets	
Checking/Savings	
1000 - Cash and Equivalents	
1015 - Checking accounts	
1016 - BofA Recreation Ckg	10,882.19
1017 - WFB Checking - 4461	401,033.32
1018 - BFCU Ckg *4190	58,973.14
Total 1015 - Checking accounts	470,888.65
1019 - BFCU Saving *4174	44,768.20
1020 - Petty Cash	172.80
Total 1000 - Cash and Equivalents	515,829.65
1030 - Capital Reserves	
1033 - USB Init Reserve CD 2032	146,928.50
1034 - WFB CD 8385	115,254.69
1035 - BofA CD 0500-01-03	78,231.65
1036 - WFB rest. checking xx1035	209,267.95
1037 - BFCU Capital Improve Ckg -0306	15,512.73
Total 1030 - Capital Reserves	565,225.52
1040 - Comcast Accounts	
1041 - USB Checking 0920-Comcast	24,276.76
1042 - USB CD 5223 - Comcast	8,469.00
1043 - USB CD 5249 - Comcast	22,436.42
Total 1040 - Comcast Accounts	55,182.18
Total Checking/Savings	1,136,237.35
Accounts Receivable	
1100 - Acct. Receivable	63,443.50
Total Accounts Receivable	63,443.50
Other Current Assets	
1099 - Undeposited Funds	1,000.00
1101 - Clearing Account	(911.44)
1109 - Receivables - Comcast	3,884.00
1112 - Receivables - Escape Taxes	
1120 - Escaped taxes 2018-19	(76.92)
Total 1112 - Receivables - Escape Taxes	(76.92)
1190 - Allowance for Doubtful accts	(30,000.00)
1400 - Prepaid Expenses	
1401 - Prepaid Property Taxes-Park	53,288.48
1402 - Prepaid Insurance	31,571.75
1403 - Prepd Prop tax land Members	0.01
1404 - Ppd Prop Tax Supplement Members	1,852.89
1405 - Member Property Taxes	3,627.94
1406 - Member Property Taxes - Escape	64,388.90
Total 1400 - Prepaid Expenses	154,729.97
Total Other Current Assets	128,625.61
Total Current Assets	1,328,306.46
Fixed Assets	
1500 - Fixed Assets	
1502 - Land	323,182.00
1503 - Land Improvements	562,340.20
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	1,059.26
1510 - Autos/Trucks/Tractors	132,215.49
1511 - Radio Equipment	14,487.81
1512 - Equipment	187,550.43
1590 - Accumulated Depreciation	(2,587,687.00)
Total 1500 - Fixed Assets	2,681,760.98
Total Fixed Assets	2,681,760.98
TOTAL ASSETS	4,010,067.44
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	131,610.94
Total Accounts Payable	131,610.94
Other Current Liabilities	
2200 - Other Current Liabilities	
2210 - Other Taxes Payable	
2212 - Federal Income Tax Payable	(701.00)
Total 2210 - Other Taxes Payable	(701.00)
Total 2200 - Other Current Liabilities	(701.00)

Paradise Park Masonic Club
Balance Sheet
As of April 30, 2021

	Apr 30, 21
2300 - Accrued Expenses	
2302 - Accrued Payroll	5,216.59
2303 - Accrued vacation payable	9,589.84
Total 2300 - Accrued Expenses	14,806.43
2500 - Deferred Revenue (TADs)	397,176.66
2510 - Deferred Revenue - Comcast	12,567.00
2600 - Current Portion FEMA/SBA Loan	18,319.66
Total Other Current Liabilities	442,166.75
Total Current Liabilities	573,779.69
Long Term Liabilities	
2700 - Long Term Portion SBA Loan	56,208.69
Total Long Term Liabilities	56,208.69
Total Liabilities	629,988.38
Equity	
3100 - Equity Master	
3101 - Restricted Funds-brd designated	
3102 - New Water Project Reserve	244,206.00
3103 - Init Fee Major Improvement Rarv	506,315.97
Total 3101 - Restricted Funds-brd designated	750,521.97
3150 - Investment n Property	3,951,240.31
3200 - Other Temp. Restricted Funds	
3201 - Recreation Reserve	10,882.19
3202 - Gardner/Bunker restricted	4,960.00
3205 - Historical restricted	597.25
3206 - Picnic Grounds restricted	2,199.03
3207 - Dog Park	3,992.23
3210 - Community Garden Restricted	1,890.74
3211 - ERT	2,771.43
3200 - Other Temp. Restricted Funds - Other	(984.00)
Total 3200 - Other Temp. Restricted Funds	26,306.87
3300 - Unrestricted Fund Balance	(460,514.05)
Total 3100 - Equity Master	4,277,557.10
3900 - Retained Earnings	(834,585.16)
Net Income	(62,892.88)
Total Equity	3,380,079.06
TOTAL LIABILITIES & EQUITY	4,010,067.44

Paradise Park Masonic Club

Profit & Loss

May 2020 through April 2021

	May '20 - Apr 21
Ordinary Income/Expense	
Income	
4000 - INCOME	
4010 - Member Annual Dues	117,174.96
4015 - Member Assessment Fees	528,051.36
4100 - New Member Initiation Fees	40,118.00
4200 - Membership Transfer Fees	4,417.00
4300 - Member Services Fees	3,115.00
4600 - Facility Use Fees	23.00
4700 - Finance/Late Charges	2,651.10
4800 - Penalties/Fines	6,760.59
4910 - Comcast Income	15,612.17
4920 - Interest Income	2,068.63
4950 - Other Income	900.21
4960 - Discounts taken	1.14
4965 - SBA Special Assess Princ Earned	21,661.44
Total 4000 - INCOME	742,554.60
Total Income	742,554.60
Gross Profit	742,554.60
Expense	
6000 - EXPENSES	
6100 - PAYROLL EXPENSE	197,646.73
6800 - OPERATING EXPENSE	
6801 - General & Administrative Exp	138.19
6810 - Auto and Truck Expense	7,419.66
6815 - Member Service Expense	352.00
6830 - Bank Fees	925.83
6840 - Communications	6,122.92
6850 - Computer and IT	2,278.25
6860 - Depreciation Expense	185,976.00
6870 - Dues & Subscriptions	120.00
6875 - Equipment Repairs	41.68
6877 - Equipment Rental	3,184.73
6880 - Insurance	85,785.04
6890 - Interest Expense	2,888.82
6900 - Licenses and Permits	30.00
6905 - Other Miscellaneous Expense	1,801.32
6910 - Office Supplies	4,627.58
6913 - Rec. Activities Annual Bdgt	2,476.56
6914 - Shop/Park Supplies	9,080.28
6915 - Repairs & Maintenance	
6916 - Repairs & Maintenance Buildings	3,020.04
6917 - Repairs & Maintenance Roads	6,000.00
6918 - Repairs and Maintenance Water	2,265.64
6919 - Repairs and Maintenance Grounds	16,275.55
6915 - Repairs & Maintenance - Other	9,666.50
Total 6915 - Repairs & Maintenance	37,227.73
6920 - Taxes	
6922 - Federal Income Tax	(1,355.93)
6923 - State Income Tax	0.00
Total 6920 - Taxes	(1,355.93)
6930 - Utilities	
6931 - Electric	10,716.84
6932 - Garbage	9,562.16
6933 - Water	201,848.60
6934 - Propane	5,313.71
Total 6930 - Utilities	227,441.31
6945 - Travel & Entertainment	
6948 - Meals	1,489.83
Total 6945 - Travel & Entertainment	1,489.83

**Paradise Park Masonic Club
Profit & Loss
May 2020 through April 2021**

6950 - Postage & Delivery	1,943.63
6970 - Professional Services	
6971 - Accounting	
6973 - Payroll Processing Fees	1,994.32
6971 - Accounting - Other	19,953.50
Total 6971 - Accounting	21,947.82
6975 - Legal Expense	12,921.19
Total 6970 - Professional Services	34,869.01
6990 - ERT Expense	1,056.00
6800 - OPERATING EXPENSE - Other	576.03
Total 6800 - OPERATING EXPENSE	616,496.47
Total 6000 - EXPENSES	814,143.20
7910 - Bank Service Charges	17.24
Total Expense	814,160.44
Net Ordinary Income	(71,605.84)
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	816.60
Total 8000 - Other Income	11,416.60
Total Other Income	11,416.60
Other Expense	
9000 - Other Expense	
9010 - New Memb Initiation fees Exp	218.00
9011 - Recreation fund restricted exp	(800.00)
Total 9000 - Other Expense	(582.00)
Total Other Expense	(582.00)
Net Other Income	11,998.60
Net Income	<u><u>(59,607.24)</u></u>



SANTA CRUZ MUNICIPAL UTILITIES
212 LOCUST STREET, STE. D
SANTA CRUZ, CA 95060
Customer Service: (831) 420-5220
scmu@cityofsantacruz.com

UTILITY BILL
RECEIVED MAY 25 2021

Previous Balance	Payment Made	Adjustments	Unpaid Balance	Current Charges	Total Charges
\$14,494.47	-\$14,494.47	\$0.00	\$0.00	\$17,723.55	\$17,723.55

<p>Account Summary:</p> <p>Account Number: 100-08801-011</p> <p>Customer Name: PARADISE PARK</p> <p>Service Address: 0 PARADISE PARK</p> <p>Account Type: Multi Family, 387 dwelling units, 774 residents</p> <p>Service Period: 4/8/2021 - 5/8/2021, 29 days</p> <p align="center">AUTOPAY - DO NOT PAY</p>	<p align="center">Santa Cruz Municipal Utilities</p> <p align="center"><i>Thank You!</i></p> <p align="center">Your timely payment is appreciated.</p>
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Utility Charges:	Water Usage Analysis Graph:
<p>Water - Ready-to-Serve 3" \$88.68</p> <p>Water - Consumption Charges (1551 CCF):</p> <p> 1551 CCF @ 8.04 \$12,470.04</p> <p>Water - Infrastructure Reinvestment Fee (1551 CCF):</p> <p> 1551 CCF @ 2.33 \$3,613.83</p> <p>Water - Rate Stabilization Fee (1551 CCF):</p> <p> 1551 CCF @ 1.00 \$1,551.00</p> <p>TOTAL \$17,723.55</p>	

ENTERED

Meter Information: (1 CCF = 100 cubic feet or 748 gals.)				
Meter No.	Read Date	Current	Previous	Cons
88854616	5/5/2021	4876	4273	803
88854618	5/5/2021	8007	7059	948

Water consumption this period: 1,180,148 gallons
Average water use this period: 40,005 gallons/day

Improvements for Sale by Member

as of MAY 2021

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	\$309,000 \$275,00 New Price! Seller financing available	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.
462 York Ave.	The Estate of Pat Herzog Contact: Mark Zevanove, Agent (831)588-2089	\$295,000 New Listing!	2 Bedroom, 2 Bath, 900 Sq. Ft. improvement. Walk in closet in Master bedroom, enclosed laundry area with washer and dryer included, central heat. Sunny, spacious front deck. Generac 9kw backup generator with auto start, enclosed garage. Large front deck with master bedroom access. Great deck for BBQ-ing!
498 Amaranth	Paul Mancini Contact: Mark Zevanove, Agent (831) 588-2089	\$399,000 295,000 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 Contact: (831)479-4409 david@davidsellery.com Contact: Rose 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 Please Contact: Allan Melikian Agent (831)588-4901	\$349,000 New Listing! SOME FINANCING AVAILABLE	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.
200 Keystone Way	Please Contact: Alcinda Walters (831)428-2431 Walters.alcinda@gmail.com	\$795,000 New Listing!! SOME Financing Available	Rare opportunity to own a 6-bedroom, 3 Bath home in Paradise Park. Continue the legacy started by Captain Gates and be the new steward of the "Riverhouse". The largest house in the Park, she occupies a very special location with a beautiful garden and an expansive covered deck overlooking the river. This large home includes a grand living room, a den, a bar, and a laundry area. The Riverhouse has many recent updates including all new appliances, on demand hot water heater, newer forced air heating system, new efficient wood burning insert, new on demand generator, fresh pain, remodeled bathrooms, 4 car garage, 2 car tandem carport able to accommodate an RV, and plenty of extra parking. The layout is ideal for a multi-generational family. Do not miss this chance to live in one of the most amazing homes in Paradise Park.
220 Keystone Way	Bonnie & John Vogel (805)444-1254 Dkmimi09 @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!

PPMC BULLETIN – MAY 2021

Questions about an allotment improvement should be addressed solely to the seller.

239 Temple Lane	PPMC Office - (831)423-1530 Contact: Mark Zevanove, Agent (831) 588-2089	\$225,500 \$199,000 New Price! 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.
225 Acacia Lane	Judy Beighe Contact: Mark Zevanove, Agent (831)588-2089 mark@oceanstreetrealty.com	\$295,000 New Listing!	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 Marshek (760) 777-1323 Cell (760) 574-6866 gmarshek@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. Owner's husband is a licensed real estate broker. Must see this amazing location to appreciate Paradise Park!
616 St. Augustine Ave.	Karyn Ryan (831) 566-7932 Karynryan2@gmail.com No Agents Please.	\$349,000 or Highest Bid New Listing!	Beautiful Japanese Zen retreat house approx. 875 Sq. Ft. 1 Bedroom 1 Bath + Unfinished 8X20 room. Large allotment on river, next to bridge, not in the flood zone. Living and dining area has bamboo flooring. Open beam ceilings with double skylights, & windows overlooking the river. Propane fireplace insert will heat 1100 sq. ft. Hand carved stone flooring in the hallway, bath & kitchen. Bath has a 2-person jacuzzi with skylight. Separate stone tiled shower & washer dryer. Kitchen has granite counters & modern appliances. Bedroom windows also overlook the river. Handcrafted wood shoji doors and window coverings throughout. No agents please.
628 St. Augustine	Sarah Yeager Contact: Mark Zevanove 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 Please Contact: Allan Melikian 831-588-4901	\$255,000 \$215,000 Price Reduction!!	New listing. 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 \$219,000 Price Reduction!	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 Please 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 reedy. 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.

For Sale – 428 Joppa Street



One of the largest and most coveted properties in Paradise Park. A beautiful, private, quiet oasis with expansive terraced gardens and patios. A perfect home for parties or meditation in a gorgeous, sunny, natural setting along 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 bathroom, plenty of parking and large detached garage – all minutes from downtown Santa Cruz.

David Sellery 831.479.4409
Rose Sellery 831.227.1149
rose.sellery@gmail.com

3 Bedroom, 1.5 Bath
1,293 sq. ft.
\$550,000



Mark Zevanove Presents 9 Paradise Park Properties



498 Amaranth – \$295,000 “Pending”

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 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.



462 York Avenue – \$295,000

2 Bedroom 1 Bath 900 sq.ft. Improvement. Walk in closet in master bedroom, enclosed laundry area with washer and dryer included, & central heat. Spacious front deck with Master bedroom access. Great for summertime bbq's. Generac 9kw backup generator with auto start. Enclosed garage.



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 “Pending”

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 river-side 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.



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