



**Board of Directors**

- **President**  
Dick Lovelace  
ppmc.rlovelace@gmail.com  
831-420-0501
- **Vice President**  
Kurt Likins  
kllikins@icloud.com  
Cell: 650-619-3433
- **Treasure/CFO**  
Verdie Polizzi  
ppmc.verdie@gmail.com  
Cell: 831-515-2165
- **Director at Large**  
Rick Lang  
ppmc.ricklang@gmail.com  
Cell: 610-908-5744
- **Secretary**  
Harold Brown  
ppmcharold@gmail.com  
Cell: 650-906-6044

**Park Staff**

- Steve Polizzi,  
Park Manager  
831-423-1530 ext. 12  
manager@ppmc-sc.org  
Emergencies only:  
831-345-0879 Cell
- Bookkeeper  
Corrie Mathiesen  
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**

Welcome to a new PPMC Board Year, and welcome to summer. We have two Saturday Wienie Roasts behind us already, and they were both well attended, but we missed you. Getting together with old friends and neighbors, and meeting new ones has been terrific, especially after a year and a half of Covid-19 lockdown.

Speaking of which, unfortunately there has been a recent significant rise in cases, especially among unvaccinated. Santa Cruz County has joined many others in again requesting that even vaccinated persons wear masks indoors when gathering. Let’s all do our part in knocking this pandemic out once and for all.

We had little rain this past winter so our wildlands are very dry and the fire danger is high. Everyone be sure to harden your allotment against wildfire by clearing flammable vegetation and other materials away from your structures. Have your hoses connected and ready to go if needed, and pay close attention to public service warnings. Be prepared to evacuate early if needed. Your life is far more precious than belongings.

This summer, get outside in your park and enjoy the scenery and the recreational facilities. Keep an eye out for each other, safety wise, and be sure to greet each other with a smile, a friendly wave and a cordial hello.

With Fraternal Greetings,

Fraternally,  
Dick Lovelace

**ADDENDUM: Unfortunately a resurgence of Covid-19 due to the Delta variant has changed the situation drastically. Our social activities must be heavily curtailed until the trend reverses.**

President of PPMC



## 2021 BYLAW PROPOSALS RESULTS

### BYLAW PROPOSALS

**Prop 1 Length of Membership Change**

Yes: 71 No: 186 **FAILED**

**Prop 2 Removal of Director**

Yes: 150 No: 106 **PASSED**

**Prop 3 Membership Fees**

Yes: 65 No: 191 **FAILED**

**Prop 4 Committee Eligibility**

Yes: 123 No: 135 **FAILED**

**Prop 5 Petition Form**

Yes: 154 No: 102 **PASSED**



### R&P PROPOSALS

**Prop 6 Pets**

Yes: 152 No: 104 **PASSED**

**Prop 7 Family Member Rights**

Yes: 165 No: 90 **PASSED**

**Prop 8 Emergency Response Team**

Yes: 163 No: 94 **PASSED**



**DUE TO THE SANTA CRUZ COUNTY MASK MANDATE PARADISE PARK WILL NOW REQUIRE MASKS WHEN IN THE PARK OFFICE.**

**ALL LABOR DAY ACTIVITIES HAVE ALSO BEEN CANCELED DUE TO THE SPIKE IN COVID CASES IN SANTA CRUZ COUNTY AND PARADISE PARK.**



**PLEASE HELP IN KEEPING ALL OF US SAFE!!!**



# Upcoming Meetings

**THE NEXT  
ZOOM  
BOARD OF DIRECTORS MEETING**

**SATURDAY SEPTEMBER 18TH, 2021 @  
11:00AM**



**Paradise Park Masonic Club**  
**Balance Sheet**  
As of June 30, 2021

	Jun 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Cash and Equivalents	
1015 · Checking accounts	
1016 · BofA Recreation Ckg	10,882.19
1017 · WFB Checking - 4461	315,970.20
1018 · BFCU Ckg *4190	94,973.14
<b>Total 1015 · Checking accounts</b>	<b>421,825.53</b>
1019 · BFCU Saving *4174	97,617.20
1020 · Petty Cash	172.80
<b>Total 1000 · Cash and Equivalents</b>	<b>519,615.53</b>
1030 · Capital Reserves	
1033 · USB Init Reserve CD 2032	147,050.72
1034 · WFB CD 8385	115,284.69
1035 · BofA CD 0500-01-03	25,405.36
1036 · WFB rest. checking xx1035	125,967.95
1037 · BFCU Capital Improve Ckg -0306	19,512.73
<b>Total 1030 · Capital Reserves</b>	<b>433,221.45</b>
1040 · Comcast Accounts	
1041 · USB Checking 0920-Comcast	24,277.15
1042 · USB CD 5223 - Comcast	8,502.78
1043 · USB CD 5249 - Comcast	22,436.42
<b>Total 1040 · Comcast Accounts</b>	<b>55,216.35</b>
<b>Total Checking/Savings</b>	<b>1,008,053.33</b>
<b>Accounts Receivable</b>	
1100 · Acct. Receivable	49,728.14
<b>Total Accounts Receivable</b>	<b>49,728.14</b>
<b>Other Current Assets</b>	
1101 · Clearing Account	(911.44)
1109 · Receivables - Comcast	3,884.00
1112 · Receivables - Escape Taxes	
1120 · Escaped taxes 2018-19	(76.92)
<b>Total 1112 · Receivables - Escape Taxes</b>	<b>(76.92)</b>
1190 · Allowance for Doubtful accts	(30,000.00)
1400 · Prepaid Expenses	
1401 · Prepaid Property Taxes-Park	44,407.06
1402 · Prepaid Insurance	35,738.95
1404 · Ppd Prop Tax Supplement Members	1,894.31
1405 · Member Property Taxes	1,521.99
1406 · Member Property Taxes - Escape	64,374.70
<b>Total 1400 · Prepaid Expenses</b>	<b>147,937.01</b>
<b>Total Other Current Assets</b>	<b>120,832.65</b>
<b>Total Current Assets</b>	<b>1,178,614.12</b>
<b>Fixed Assets</b>	
<b>1500 · Fixed Assets</b>	
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

	<b>Jun 30, 21</b>
1510 · Autos/Trucks/Tractors	132,610.08
1511 · Radio Equipment	14,487.81
1512 · Equipment	187,550.43
1590 · Accumulated Depreciation	(2,587,687.00)
<b>Total 1500 · Fixed Assets</b>	<b>2,682,155.57</b>
<b>Total Fixed Assets</b>	<b>2,682,155.57</b>
<b>TOTAL ASSETS</b>	<b>3,860,769.69</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	151,204.38
<b>Total Accounts Payable</b>	<b>151,204.38</b>
<b>Other Current Liabilities</b>	
2300 · Accrued Expenses	
2302 · Accrued Payroll	5,216.59
2303 · Accrued vacation payable	9,589.84
<b>Total 2300 · Accrued Expenses</b>	<b>14,806.43</b>
2500 · Deferred Revenue (TADs)	396,876.66
2510 · Deferred Revenue - Comcast	12,567.00
2600 · Current Portion FEMA/SBA Loan	18,319.66
<b>Total Other Current Liabilities</b>	<b>442,569.75</b>
<b>Total Current Liabilities</b>	<b>593,774.13</b>
<b>Long Term Liabilities</b>	
2700 · Long Term Portion SBA Loan	53,045.47
<b>Total Long Term Liabilities</b>	<b>53,045.47</b>
<b>Total Liabilities</b>	<b>646,819.60</b>
<b>Equity</b>	
<b>3100 · Equity Master</b>	
3101 · Restricted Funds-brd designated	
3102 · New Water Project Reserve	244,206.00
3103 · Init Fee Major Improvement Rsrv	506,315.97
<b>Total 3101 · Restricted Funds-brd designated</b>	<b>750,521.97</b>
3150 · Investment n Property	3,961,240.31
<b>3200 · Other Temp. Restricted Funds</b>	
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	1,162.74
3211 · ERT	2,771.43
3200 · Other Temp. Restricted Funds - Other	(984.00)
<b>Total 3200 · Other Temp. Restricted Funds</b>	<b>25,580.87</b>
3300 · Unrestricted Fund Balance	(459,786.05)
<b>Total 3100 · Equity Master</b>	<b>4,277,557.10</b>
3900 · Retained Earnings	(896,413.97)
Net Income	(167,193.04)
<b>Total Equity</b>	<b>3,213,950.09</b>

**Paradise Park Masonic Club**  
**Profit & Loss**  
**May through June 2021**

	May - Jun 21
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>4000 · INCOME</b>	
4100 · New Member Initiation Fees	40,000.00
4300 · Member Services Fees	1,838.71
4700 · Finance/Late Charges	199.79
4800 · Penalties/Fines	(15.35)
4910 · Comcast Income	4,185.06
4920 · Interest Income	185.86
	46,394.07
<b>Total 4000 · INCOME</b>	<b>46,394.07</b>
<b>Total Income</b>	<b>46,394.07</b>
<b>Gross Profit</b>	<b>46,394.07</b>
<b>Expense</b>	
<b>6000 · EXPENSES</b>	
<b>6100 · PAYROLL EXPENSE</b>	33,130.93
<b>6800 · OPERATING EXPENSE</b>	
6810 · Auto and Truck Expense	453.71
6815 · Member Service Expense	189.00
6830 · Bank Fees	53.15
6840 · Communications	1,094.76
6850 · Computer and IT	547.95
6870 · Dues & Subscriptions	120.00
6877 · Equipment Rental	754.00
6880 · Insurance	7,147.80
6890 · Interest Expense	446.78
6910 · Office Supplies	1,794.18
6913 · Rec. Activities Annual Bdgt	108.89
6914 · Shop/Park Supplies	1,269.45
6915 · Repairs & Maintenance	
6917 · Repairs & Maintenance Roads	83,300.00
6918 · Repairs and Maintenance Water	4,696.17
	87,996.17
<b>Total 6915 · Repairs &amp; Maintenance</b>	<b>87,996.17</b>
6920 · Taxes	
6921 · Property Taxes	9,325.34
	9,325.34
<b>Total 6920 · Taxes</b>	<b>9,325.34</b>
6930 · Utilities	
6931 · Electric	1,751.99
6932 · Garbage	537.76
6933 · Water	37,299.73
6934 · Propane	618.91
	40,208.39
<b>Total 6930 · Utilities</b>	<b>40,208.39</b>
6945 · Travel & Entertainment	
6948 · Meals	444.49
	444.49
<b>Total 6945 · Travel &amp; Entertainment</b>	<b>444.49</b>
6950 · Postage & Delivery	467.98
6960 · Printing and Reproduction	329.42
6970 · Professional Services	
6971 · Accounting	
6973 · Payroll Processing Fees	305.46
6971 · Accounting - Other	1,350.00
	1,655.46
<b>Total 6971 · Accounting</b>	<b>1,655.46</b>
6975 · Legal Expense	26,420.26
	26,420.26

	May - Jun 21
Total 6970 · Professional Services	28,075.72
6990 · ERT Expense	39.00
<b>Total 6800 · OPERATING EXPENSE</b>	<b>180,866.18</b>
<b>Total 6000 · EXPENSES</b>	<b>213,997.11</b>
<b>Total Expense</b>	<b>213,997.11</b>
<b>Net Ordinary Income</b>	<b>(167,603.04)</b>
<b>Other Income/Expense</b>	
Other Income	
8000 · Other Income	
8001 · Donations Rec Fund restricted	410.00
<b>Total 8000 · Other Income</b>	<b>410.00</b>
<b>Total Other Income</b>	<b>410.00</b>
<b>Net Other Income</b>	<b>410.00</b>
<b>Net Income</b>	<b>(167,193.04)</b>

## QUILTS OF VALOR



WILL MEET THE **1ST & 3RD** FRIDAY OF THE MONTH  
 1:00p-4:-00p  
**503 AMARANTH**  
 JOIN US!



## ATTENTION!

**THE PARK SIRENS WILL BE  
 TESTED THE 1ST SATURDAY OF  
 EVERY MONTH AT 9:00 A.M.**



## ELECTION RESULTS

**2021-2022**

- 1st Place - 133 Votes– Verdie Polizzi**
- 2nd Place - 129 Votes– Rick Lang**
- 3rd Place - 104 Votes– Bill Eckard**
- 4th Place - 95 Votes– George Turegano**
- 5th Place - 43 Votes– Karyn Ryan**



**CONGRATS TO THE TWO NEWEST BOARD MEMBERS!!!**



**PLEASE WELCOME NEW MEMBERS**

**EMILY FONTANA– 457 YORK AVE.**

**KATHY JOHNSON 224 KEYSTONE WAY**

**WE ARE VERY HAPPY THAT YOU ARE HERE!**



**WE WOULD ALSO LIKE TO WELCOME NEW  
ASSOCIATE MEMBERS-**

**TAYLOR COX**

**ALEXIS MILLER**



**MEMBERSHIP APPLICATIONS PENDING**

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<b><u>MEMBERS</u></b>			
Erin Cox	06/11/2021	Ken Cox	445 York Ave.
Roxanna Wilday	06/16/2021	Rebecca Coker	114 Keystone Way
<b><u>ASSOCIATE MEMBER</u></b>			
Patricia Pardue	01/14/2021	William Pardue	179 St. Bernard
Sherri Langford	03/11/2021	Ted Langford	594 Keystone Way
Lisa McCracken	04/21/2021	Cheryl Marconi	267 Keystone Way
Melissa Allred	01/27/2021	James Keeton	194 St. Bernard
Kristy vanLoben Sels	05/19/2021	Brad vanLobenSels	556 Crescent Ln.
Alicia Shively	06/11/2021	Mike Shively	248 Washington
Dana Iova-Koga	07/27/2021	Sevilla Iovacchini	452 York Ave.
Bradley Meyer	07/27/2021	Judy Wahl	242 Washington Ave.

# PARADISE PARK MASONIC CLUB, INC.

An IRC Section 501(c)(7) Social Club

211 Paradise Park

Santa Cruz, CA 95060 – 7003

**Board of Directors OPEN Session Minutes**

June 19<sup>th</sup>, 2021

11:05 a.m. via ZOOM

## **1.0 Opening Items:**

- a) Roll Call: 4 Board Members present with Joe Mayo attending via Zoom.
- b) The Invocation was given by Dick Lovelace.
- c) The Pledge of Allegiance by Dick Lovelace and all in Attendance via Zoom.
- d) Consideration of Late Additions to the Agenda: None.
- e) Open Minutes from May 15<sup>th</sup>, 2021 were read. Motion made by Dick Lovelace to approve as read. Second by Verdie Polizzi. Approved 5-0.
- f) Executive Minutes from April 17<sup>th</sup>, 2021 and May 15<sup>th</sup>, 2021 have not been completed due to the litigation issues the Board has been dealing with. A great deal of time has had to be devoted to the litigation so executive minutes will be submitted for approval at a later meeting.

## **2.0**

### **a) Manager Report**

Manager Steve reporting that the retaining wall on the entrance road has now been finished. Work was done to replace old, rotting walls, prior to the resealing road work that will be done this week. Manager Steve explaining to all the details for entering and exiting the park while resealing is going on.

### **b) President's Report-**

President Kurt asking all of those in attendance via Zoom to make sure that they submit their name when entering the meeting. President Kurt thanking the membership for his time on the Board. Kurt reminding all that the election is fast approaching. Please make sure and vote.

Kurt is in favor of opening up outdoor venues for activities such as potluck and gatherings. Kurt reporting that there will be a trial coming up for the lawsuit brought against the Board and PPMC. These legal costs will definitely affect the PPMC budget as the costs continue to mount. This may also affect future events. The Board was not able to research the sanitizing process spoken of at the last meeting regarding the use of the Social Hall but hope to soon.

### **c) Treasurer Report-**

CFO Joe Mayo has reached out to the CPA firm again regarding the audit and did hear back that the CPA firm is still not back to order after the pandemic. Joe hopeful that the audit will start in July.

### **Directors Reports-**

Verdie Polizzi reporting that she reached out to the Water dept. And was able to receive a donation of some low flow nozzles. If anyone would like one, please come to the office and the staff can provide.

Vice President Dick Lovelace reporting that he is seeing a lot of members using water in the middle of the day, washing cars and watering plants. Reminding all that we all need to conserve and that water should not be used in the middle of the day. Please take cars to the car wash and water later in the day if necessary (after 6:00p.m.)

Harold Brown reporting that through his business he has access to five-gallon buckets. Encouraging all members to use the buckets to capture cold water in the beginning of shower use and use for other needs. Harold has approx. 15 buckets that he has donated.

## **3.0-Committee Reports- s**

### **Budget**

CFO Joe Reporting that he will be meeting with Corrie the Bookkeeper.

Question from Verdie Polizzi regarding the budget and the lawsuits.

Answer- Joe there is a 50K deductible per claim. Fees are definitely ramping up.

**June,2021 Open Minutes (Cont.)**

**b) Building-** Steve Polizzi -No report

**c) Bylaw-**

Dick Lovelace All work by the committee has been submitted and is on the ballot.

**d) Long Range Planning-** No Report

**e) Recreation-**

Donna Sorenson reporting that the Rec Committee will be delivering Father's Day Treats today. Also reporting that the All-wheel's Parade is scheduled for July 4<sup>th</sup> at 12:00 beginning at the front entrance. There will also be an ice cream give away at the end of the parade via drive through. Donna requesting permission to purchase the ice cream for the giveaway and also sealant to protect the playground equipment. Motion made by Dick Lovelace to purchase items. Second by Verdie Polizzi approved 5-0.

Kurt reminding all that PPMC will have to look at Labor Day activities to make sure all events would be in the Budget this year. Kurt in favor of fundraising to help with costs. Donna reporting that since event's were cancelled last year due to Covid, a lot of the costs are will be lower as the items were purchased last year and many events are self-sufficient.

**f) Staking**

President Kurt reporting that we are still in need of volunteers to be on the Staking committee. Please consider.

Board Member Verdie Polizzi reporting that there was a pending sale that had a staking that was older than the required 10 years. Allotment at 225 Acacia Lane. The Board examined the existing staking and confirmed what was previously reported. Motion made to approve prior staking as written. Second by Verdie Polizzi.

Passed 5-0.

**g) Tree Committee**

Chairperson Eddi Brown reporting that 2 reports were submitted. 650 St. Augustine was approved 3-1 by the committee. Tree is currently leaning over the house but it is in the Riparian corridor. Motion to approve removal at 650 St. Augustine made by Verdie Polizzi.

Second by Harold Brown

Passed 5-0

Second tree request was at from 537 Council St. Committee reporting that an arborist looked at tree and was encouraging of its removal.

Motion made by Dick Lovelace for tree to be removed.

Second by Harold Brown.

Passed 5-0.

**IV Hoc Committee**

**a) History- No Report**

**b) ERT Team**

Chairperson Donna Sorenson happy to report that there are 2 new members to our Fire Team. Team to reinstate monthly testing of the Park Sirens. This will take place on the first Saturday of the month at 9:00 a.m. This information will also be published in the monthly bulletin.

**Open Forum**

Member Donna Sorenson asking for explanation regarding the financial restricted accounts. Verdie to ask the Bookkeeper Corrie to clarify, apologizing for the delay.

Member Winston Chavoor asking if he will be able to have access to paperwork from last year's election committee.

Answer- Board consulted with their legal counsel and was told that he could view the information.

Winston informing all that he received an email from a member implying that the Park Staff has been committing fraud regarding the current election. Winston disgusted by the email and will not respond.

Board Member Verdie Polizzi informing Winston that at the upcoming ballot count there will be one outside party observer present to watch the entire process. Winston clarifying the process involved and that this observer is not to distract election committee in any way.

Verdie clarifying that it will be very respectful person, that will not be a member of PPMC. Job of observer is to observe and oversee, nothing more.

Member Kayla Johnson informing all about the tree removal at her allotment (650 St. Augustine) Kayla did a lot of research and covered all of her bases with both the Park and the County. Kayla reporting that a forester report can be incredibly expensive. The tree in question was obviously dead and needed to be removed. Board thankful for Kayla's due diligence.

Member Sharon Naraghi-

Discussion of mediation that took place in the lawsuit. Sharon believes the information given to Winston regarding the observer for the ballot counting, is incorrect information. Verdie Polizzi emphasizing that this information is not to be discussed pending the current lawsuit. A matter of confidentiality. End of discussion.

Member Lee Heathorn

Question regarding the entrance road gabion baskets/retaining walls. What was the costs?

Answer 24-25K.

Lee- Were 2 more bids received?

Answer – 2 bids were sent out with no response. Roads to be resealed the following weeks, so Board/ Manager wanted work done prior to that so as not to ruin newly sealed roads. Local contractors are abnormally busy due to both the fires and the covid pandemic. Extremely difficult to get them to respond. Time issue became important.

Question- Who is the contractor that did the work?

Answer- A+ Construction.

Lee reporting that the contractor is no longer licensed or insured per the licensing Board.

Answer- Steve to confirm with owner of the company.

Member Lee- was this work approved by the membership?

Answer- Not necessary. Contracts are Board and executive matters. Necessary to inform Membership if over 25K. Board will look into the licensing of this specific Company.

Lee reads article 7 which she believes should have been followed.

Verdie informing that this is budgeted in our reserve study. It is to maintain and repair. Cost was also not over 25K. This is prebudget in the reserve fund and did not exceed 25K.

Question- Did the company get a permit?

Lee informing all that it wasn't listed.

Member Linda Dyson Weaver-

Linda reporting that she was the one member of the Tree committee voting against the removals. Linda is concerned that the rules of the committee are not being followed carefully. Linda encouraging of looking at the rules and possibly refreshing them. Linda wants careful evaluations of our forest done. Linda encouraging of Board to review.

Member Kayla Johnson-

Appreciative of Linda Dyson Weaver's opinion but also encouraging of members taking care of their own allotments and safety. Kayla in favor of sustainable forestry not clear cut.

Dick Lovelace in favor of having the entire PPMC forest looked at by a forester on a periodic basis.

Verdie Polizzi reporting that many Boards in the past have done it, but never have changes been made. Individual trees need to be handled on an individual basis.

### **New Business**

President Kurt reminding all about parks Sales. Reminding all that the sales are going on internet platforms such as Zillow or MLS but membership information is not clearly stated. This results in PPMC

staff having to deal with a correcting a lot of inquiring people. A lot of extra work for office staff. Please make advertisements clear.

Manager Steve clarifying the questions raised regarding the contractor used for the retaining walls. Steve informing all, after checking online, that A+ is indeed licensed and insured and has been since 1999. Steve would encourage all members to stop throwing falsehoods out regarding contractors or staff. Slander is not ok. Steve reporting that it is becoming difficult to get contractors out to PPMC because they are constantly questioned, photographed and harassed.

Office Secretary Annie Levy also reporting that the upon hearing that there are some members within the park that believe "office Staff" is acting in a fraudulent manner is upsetting and unacceptable. Annie wanting all Members to know that behavior like this, is the reason that good people that work in the PPMC office, leave.

Board member Harold Brown speaking on behalf of the entire Board, voicing complete supports of the entire Staff.

President Kurt in full agreement.  
Dick Lovelace also emphasizing the complete accuracy of Election committee.

Motion to adjourn the meeting made by Harold Brown  
2<sup>nd</sup> by Dick Lovelace  
5-0

Adjourned at 12:20 p.m.



**COMMITTEE SIGNUP LIST IS STILL AVAILABLE IN  
THE OFFICE LOBBY!!  
PLEASE CONSIDER JOINING ONE TODAY!**

**VOLUNTEER**

## August 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.

<b>SECTION 1</b>			
462 York Ave.	The Estate of Pat Herzog Contact: Mark Zevanove, Agent (831)588-2089	\$275,000	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!
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.
<b>SECTION 2</b>			
272 Keystone Way	Pamela Maxwell pamsfgiants@yahoo. Com (530) 545-0911	\$280,000	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.
282 Keystone Way	Sara Laskey Contact: (831)331-1031	\$210,000  <b>New Listing!</b>	One of the best locations in the Park! Cute 2 Bedroom, Bathroom fixer- upper. Cabin sits on 2 beach allotments with large private deck overlooking the San Lorenzo River. Also providing one of the best covered bridge views. Updated roof and septic. Selling AS IS.
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	<del>\$345,000</del>  \$310,00  <b>New Price!!</b>	2 Bedroom, 2 Bath. Double lot with sunny southern exposure towards the river with one of the best river 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
346 The Royal Arch	Bonnie Stone Williams Contact: 650-759-3377 <a href="mailto:Bonnie2532@yahoo.com">Bonnie2532@yahoo.com</a>	\$495,000  <b>New Listing!!</b>  <b>Partial financing available</b>	Charming 2 story home with storage galore. Semi open plan for living room, dining room and kitchen. Gorgeous deck, perfect for relaxing or parties. Attached 2 car garage with additional parking for 3 cars. Laundry room with washer and dryer. Partially furnished, force central heat plus new convection wood stove.
<b>SECTION 3</b>			
200 Keystone Way	Alcinda Walters Please Contact: Allan Melikian Agent (831)588-4901	\$795,000  <b>Financing Available</b>	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 paint, 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  <b>New Listing</b>	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.

PPMC BULLETIN – JULY/AUGUST 2021

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

SECTION 4			
610 Keystone Way	Gail Marshek (760) 777-1323 Cell (760) 574-6866 gmarshek@dc.rr.com	395,000  <b>New Price!</b>	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 Karyncryan2@gmail.com No Agents Please	<b>\$349,000 or Highest Bid</b>	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 fire-place 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.
622 St. Augustine	James and Peggy Langford Family Trust Contact: Mark Zevanove, Agent 831-588-2089 mark@oceanstreetrealty.com	<b>\$429,000</b>	Fabulous 3 bedroom 2 bath home approx. 1600 sq.ft. Situated along the San Lorenzo River. Just step to historic covered bridge, tennis courts, river beach and playground. Great Deck with views of the river. Bright and airy open floorplan. Wonderfully appointed with fireplace, dishwasher & kitchen island. Beautiful views from living room, dining room and master bedroom. Longtime owner knows of no flooding of house during their ownership.
628 St. Augustine	Sarah Yeager Contact: Mark Zevanove 831-588-2089 mark@oceanstreetrealty.com	<b>\$249,000</b>  <b>New Listing!</b>	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
696 St. Johns	Verdie Polizzi 831-515-2165 vpolizzi68@gmail.com or Steve Polizzi 719-209-1451	<del>\$349,000</del> <b>\$329,900</b>  <b>Price Reduced!</b>	The best of both worlds – newly renovated 1938 beach house in the redwood forest! This move-in ready 1,000sqft 2bd/1ba cabin was renovated in 2020, with new floors throughout, interior paint, and double-pane windows. It's one street off the San Lorenzo River, so there's no flood hazard, and the allotment is tree-free so the backyard and front porch get lots of sun year-round! The electrical system is generator-ready, with a flip switch for ease of hook up during power outages. The roof was completely re-done in 2010 and the foundation was installed in 2003.  In addition to the beachy feel of the cabin, the allotment also has a fully-insulated 168sqft cottage (currently the "man cave") on a full concrete foundation, AND a 120sqft professionally built shed that you could run electrical to and use as a workshop, gym, etc. with its own porch seating area. Both out-buildings have new double-pane windows and exterior paint (all including the house were painted in 2019).  The front porch can either be used as an outdoor living area, or the front planter box/fencing can be removed to create a parking space. The backyard is fully fenced with a covered flagstone patio area perfect for grilling. Call to see!
SECTION 6			
109 Keystone Way	Julie Bast 831-334-0334 Clifford Bast 831-334-0888	<b>\$26,500.</b>  <b>New Price!</b>	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 Satna 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	<del>\$255,000</del> <b>\$215,000</b>  <b>Price Lowered</b>	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	<b>\$219,000</b>  <b>SALE PENDING!</b>	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	<b>425,000</b>  <b>New Listing!</b>	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	<b>\$299,000</b>	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	<b>\$229,000</b>	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	<b>\$409,000</b>	Nestled in the warm heart of the 'Riviera' of the park, lies a sunny 3 Bedroom, 2 Bath, 1450 square foot, two-story home. Sit on the ample back porch overlooking the river and enjoy the majesty of nature. Newly updated, modern and move-in ready. Stylish kitchen and dining area full of natural light all day long. High vaulted ceiling in the freshly painted living room with elegant ceiling fan. Garden with fruit trees out the back and loads of potential for your own kitchen garden. Each large bedroom has built in closets and beautiful laminate flooring throughout the home. Bonus 1450 sq. ft. basement includes 2 car garage, workshop, two large rooms with separate entrance, ½ bath and kitchenette. Attic with tons of storage. Must see to appreciate this large slice of Paradise!
195 St. Bernard	Estate of John Fisher Contact: Mark Zevanove (831) 588-2089	<b>\$400,000</b> <b>SALE PENDING/ CONTIGENT</b>	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.

## Mark Zevanove Presents 7 Paradise Park Properties



**351 Crypt – \$295,000** “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.



**628 St Augustine – \$249,000 “PRICE REDUCED”**

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 court and playground area. Just steps to covered bridge. A super value at \$249,000



**195 St Bernard – \$400,000 “SALE PENDING”**

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](mailto:Mark@oceanstreetrealty.com)



## Mark Zevanove Presents 7 Paradise Park Properties



### **622 St Augustine – \$429,000 “NEW LISTING”**

Fabulous 3bd/2ba home approx. 1600 sq.ft. Situated along the San Lorenzo River. Just steps to historic covered bridge, tennis court, river beach and playground. Great deck with views of river. Bright and airy open floorplan. Wonderfully appointed with fireplace, dishwasher, & kitchen island. Beautiful views from living room, dining room and master bedroom. Longtime owner knows of no flooding of house during their ownership.



### **462 York Avenue – \$275,000 “PENDING”**

2 Bedroom 1 Bath approx. 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. approx. 1700 sq.ft. improvement with garage & carport. 2 fireplaces. Come and see and let this be your blank canvas.

**Mark Zevanove has recently closed 225 Acacia, 498 Amaranth, & 239 Temple in last 70 Days, and in last 30 days has put 2 in contract. This takes Mark's total sales to over 60 in the Park. Generating more than \$300,000 in Park initiation fees.**



**Mark Zevanove** DRE# 00662936

**(831) 588-2089**

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