

Paradise Park Masonic Club, Inc.
211 Paradise Park
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL

from The Advocate's Website.

February 2013

Paradise Park Masonic Club Bulletin

**HARMONY, MUTUAL RESPECT, TRUST, HONESTY
AND COOPERATION ARE THE BACK BONE OF ANY
MASONIC SOCIETY INCLUDING OURS!**

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President's Message—By Sam Cannon

Spring is upon us—supposedly that ground hog saw its shadow this year, which, if you believe in such things, means that winter is nearing an end. The official park website has been up-and-running with improvements made to it nearly every day. As a reminder that web address is: paradiseparkmasonicclub.org

In an age when there are multiple seemingly competing websites with similar sounding addresses, rest assured there is ONLY ONE website that is the official one representing Paradise Park. While the Board of Directors certainly respects members' First Amendment rights of free speech, when you visit other websites be advised you are going to be subjected to opinions—even if the information appears to be factually presented. Just a friendly reminder to check out sources before you regard a given item as fact.

I want to say a special thank you to all the members of Paradise Park who have stepped up their efforts of watching out for your neighbors across the Park—it has indeed had an impact. On the morning of our last board meeting, I had good conversation with the Santa Cruz Sheriff's Office command officers who pledged to me that they would keep up the extra checks and citizens patrols. Perhaps some of you have seen these uniformed vehicles in the Park. We have upgraded our security across the park and we feel we are turning the page on any bad actors who have decided to come prey on our members and guests. Sometimes it takes some adversity to pull a community together to better protect us. I feel completely confident that our community is a safe one. So thanks again for everyone's help looking out for us all.

Just remember your hunches are typically right on—if something appears unusual to you, it is because it probably is. Take that opportunity to let someone else evaluate that situation for you—whether it be a simple report to the Park Office, or if it is a true law enforcement matter, call 911.

One theme that resonates across the Park has to do with consistency in enforcement, and this Board of Directors stands firm for equal enforcement. Unfortunately, there are aspects of the decision-making that the board must do that are not pleasant but yet must be done. It is not fair for some members to expect for the rest of us to shoulder another's financial responsibilities. As I stated at the last Board Meeting, members that disregard paying their TADs will not be tolerated. The Board has always attempted to be reasonable and accommodating with payment plans but when these kinds of things are ignored, expect there to be consequences. Those cases will include suspension and terminations.

I would like to conclude by providing the readers an update. I reported on the topic of the Dam but many people learn about what we are doing via this bulletin as opposed to attending the meetings. I was pleased to have had a detailed conversation with Supervisor McPherson's office about the history and problems we experienced with regard to installing the seasonal dam. Our efforts with the Department of Fish and Game several years ago resulted in us not getting the necessary permits to build the dam. Because there are multiple entities impacted upstream

from us who also want their dams back, the thinking is that these dams could be handled as a package. No promises are offered at this point, but I am feeling a greater degree of confidence that we may be able to get the dam back. Stay tuned for more information. Sam

Manager report:

Please be on the lookout for individuals in the park that do not live in our park. Our most recent break-in was caught on our cameras and is still being investigated. We are in the process of upgrading our camera system to give us even more adequate protection. So please, if you do not recognize an individual, call the Office or the Manager and report any suspicious person in our park.

As we view the footage from the cameras at the back gate, we notice that members are allowing cars to come in behind their car and even opening the gate for individuals to enter the park that do not have the codes to the back gate. Please do not allow individuals in the gate or give out the code to the back gate without knowing who they are, or permission from the office.

Please be aware that all contractors working on your allotment must report to the Office. If they do have a large crew, parking is available in back of the firehouse for their crew to park cars or trucks. Also, if the contractor has a large truck delivering materials, please have your contractor notify the Office so we can direct them which way to bring in their materials.

Terry Douglas, Manager

Paradise Park Masonic Club Board of Directors DRAFT Open Session Minutes

211 Keystone Way, Santa Cruz, CA 95060 10:35 a.m. Park Social Hall February 23, 2013

Roll Call; present were President Sam Cannon, Vice President Joanne Nelson, Secretary Nick O'Donnell, Treasurer Gary Brandenburg, Director at Large/Recreation Lois Keithley and Manager Terry Douglas. Some 28 members were in attendance.

1.0 Opening Items

(a) Invocation - by Sam Cannon

(b) Salute to the Flag – Joanne led us in the Pledge of allegiance.

(c) Consideration of Late Additions to agenda – discussion regarding people who repeatedly failed to appear before the Board, and the radio systems that are used by our security and emergency volunteers.

(d) January 19, 2013 closed action minutes were read by Nick O'Donnell:

A.M. Executive Session: President Cannon called the meeting to order at 8:10 am. All members were present.

1.0 Executive Action Minutes of January 19th, 2013:

(a) Approval of 12/8/2012 minutes – The minutes were approved as written, unanimously.

(b) Corrections to Open Minutes to be read-there were none.

(c) Review of Open Session. No review of Open session by Board.

(d) Any late additions to add to Open Meeting – Rule 2.09 Lois had a handout to be read in the open session.

(e) Discussion of Open controversial items:

1) A member made threats against most of the Board members and his wife. It was reported that he was carrying a gun at the time he made the threats. He was arrested by the police. The District Attorney refused to press charges when his wife refused to press charges against him. The Board agreed that a letter warning the member of termination of his membership needs to be written because of his threats against the Board. Terry was requested to get a copy of the police report concerning the incident and arrest of the member.

2) The Board unanimously agrees to a new rule to be ratified at the open meeting 2/23/13: Members who fail to appear before the Board when requested to appear will be fined \$250.00.

2.0 Manager's Report

(a) Bolting Down Propane Tanks in Flood Zone. Terry reported that several propane tanks floated away during the last flood because they were not bolted down. Terry said after contacting several propane companies they said it was the user's responsibility to secure the tanks. The matter will be discussed in the open session.

(b) Allotment Improvements: a member submitted a set of plans to build a fenced dog run on his allotment. The Board discussed the proposal and postponed action until there is time for further study and consideration on whether we want to set a precedent for dog runs or fenced pet areas. Would fenced areas for children be next?

3.0 Correspondence – Incoming and Outgoing Logs – no discussion

- Incident Report Log – no discussion

4.0 Information

(a) Members pending list – none

(b) Improvements for Sale list – no discussion

(c) Website status – no discussion at this time

(d) Michael Bates of the Building Committee joined to Board to share information on fences and dog runs. A fence application for a "privacy shield" between two allotments was reviewed by the Board. Gary moved to accept the fence as built if it meets all the specifications required. Lois made the 2nd. Motion was unanimously approved.

P.M. Executive Session – Meeting was resumed with all Board members present at 1:37 pm

5.0 Appointments

5.1 1:40 – A member and her guest met with the Board and after the meeting the Board unanimously agreed to extend guest privileges to December 2013, the same time period as other guest.

5.2 2:00 – Brian Calverley – The new member at 421 Joppa – The Board met with Brian and his wife, Elaine and after the meeting the Board unanimously approved Brian's membership.

6.0 Discussion

(a) Accounts Receivable – Sal Talamo, the new bookkeeper, joined the Board and made a very concise presentation on our current budget and the current tax situation with the County. Sal recommended further study of our tax liability by an expert in the field. He was unable to find a reasonable explanation as to how the County computed the taxes for PPMC and its members.

(b) Budget – Gary reviewed the current budget and stated we are currently under budget. He also mentioned that the budget committee is still working on simplifying the chart of accounts to bring the Park budget more in line with the requests of the auditors.

(c) A member suspended last March, and sent a letter after the January 5th, 2013 special board meeting requesting her to file with the bookkeeper an agreement to pay off her arrears and keep current other payments.

(d) Terry reported that a member's son was arrested but was out again. Terry was asked to find out why he was arrested.

7.0 Legal issues update

(a) Real Estate Issues – no issues were discussed at this time.

(b) Member Issues –The Park attorney is working on the matter at this time.

(c) Vehicles parked on Park property without written permission – Terry is monitoring this situation. He has contacted several members and is given out warning letters and has had several vehicles towed.

8.0 Other Matters

(a) Website issues – The Web site is being made ready for the use of the members. A few problems are being worked out.

(b) Approve Applications for Parking – no action at this time. The matter is still being studied

(c) Gary made a motion to pay the San Lorenzo Valley Band \$200.00 for the goodwill of the Park. Sam made the 2nd. Motion was approved by a 4 – 1 vote. Joanne stated that she was voting against payment for the Community Band since the band had already been paid by several members since there was not a contractual agreement with PPMC to pay the band \$200.00 and members did provide that amount for that purpose. Joanne also stated that she didn't feel obliged to invite this group back unless they wanted to play in the summertime.

Sam moved to adjourn the meeting at 5:15 pm; Nick made the 2nd, motion was passed unanimously. Nick O'Donnell, Secretary of the Board of Directors.

Gary moved to approve the Executive minutes 1/19/13. Lois 2nd, motion unanimously approved.

Continuing with the open meeting:

2.0 Membership pending:

(a) Membership: Greg Wheatley applying for membership and purchasing improvements at 284 Keystone Way; Randall Cox flipping with father at 199 Keystone Way

(b) Associate Members: none

(c) Alternate Associate Members: none

3.0 Reports

Manager's Report: by Terry Douglas

(a) Radio System: I have been working with Dick Lovelace and Golden State Communications on our Emergency Radio System which is in need of upgrading to a digital system. I have one bid from Golden State for approximately \$14,000.00 to completely replace the system and will get two more bids per the bylaws. I will work with Dick and get the Board's approval to go ahead with a purchase of the upgraded system.

(b) Staff Gauge Plates which are measuring systems have been placed in the river at Middle Beach with NOAA's (National Oceanic and Atmospheric Administration) help National Weather Service. The hydrologist has come out and worked with me on installing these staff plates. They are in place and will give us an early warning system and there will be more to come.

(c) A French drain was installed in the back of the Social Hall to help keep the water from the building. More work is needed to be done on the Social Hall in the near future.

President: Sam Cannon

Law enforcement update: I spoke with the Lt. Todd Liberty who pledged to send more marked patrols through the Park as well as to reinstate the citizen's patrol. Sergeant John Habermehl has been assigned to include the Park in his area. I spoke with Lt. Liberty about the vandalisms and burglaries we have been having. I would like to send an accolade to Dick, Dan, Terry and all those who have worked on the security system which has already proved its value.

Dam issue: have been working on this for 2 years. I worked first with the Department Fish and Game and by the way it is now the California State Department of Fish and Wildlife and they have not been particularly helpful with regard to the dam. By way of history, several years ago we were basically cost prohibited out of reinstalling the dam because a very significantly expensive study was hoisted upon us in the range of \$100,000.00 and we raised and spent with our legal fees and the other associated costs of approximately \$60,000.00 and then to be told we would have to spend another \$100,000.00 and maybe even more than that. We would have to do an invertebrate study which we have never been required to do before and a study in the ripples in the water itself. That being said it has been a very frustrating 2 years working on this. Taking another path, I had a very satisfying conversation with District 5 Supervisor, Bruce McPherson's office about this very issue. Supervisor McPherson has pledged 100% to work with us on this issue, since it's not just our dam, but there are two others upstream from us as well. The idea is to approach this as a package deal and make the application to the County. I believe we can be successful by doing it that way and we may not have to do the studies that CDFW were trying to force us to do earlier.

Cell Tower: Verizon has pledged to accommodate us with a cell tower, location is still unknown, and we are looking for a place to generate some revenue to enhance our reception throughout the Park. Joint use agreements with providers of the tower may be possible.

A little bit more on the vandalism and the neighborhood watch system we have in place now. We appreciate all who are working to identify any and all suspicious activity that may be going on to try to get a handle on the vandalisms and burglaries that have occurred. There is ongoing discussion on the back gate entry and exit time that the gate is open, to changing to a key pad for entry and exit or remote keyless entry - exit only.

Letter on back of agenda: is a legal opinion from our council Catherine A. Philipovitch, Esq. to Tod Likins, President of the Board on March 4, 2002, stating that: The Board may meet in closed session if it deems it advisable. The Club is not governed by the Ralph M. Brown Act or the Davis-Stirling Common Interest Development Act – both of which would otherwise limit the circumstances under which closed session meetings could be held. There is no limitation in the Nonprofit Mutual Benefit Corporation Law as to the circumstances under which a board may meet in closed session. Similarly, there is no limitation in the Club's Bylaws on the Board meeting in closed session.

In regards to the PUD and the use restrictions, we, the Board, take it very seriously and are working with the County of Santa Cruz. A County geologist was out here Friday working in cooperation with a geologist that we have retained. Together they are evaluating the whole hill side slope conditions. I should have a full report to present to you at another time.

Financial: Gary Brandenburg

Gary gave a report on the total Assets and Liability/Equity ending January 31, 2013. Our cash on hand consists of Petty Cash, Checking, Savings and Reserve accounts in the amount of \$957,440.00. The Cash on hand, plus Other Assets including Accounts Receivable \$474,552.61, Other Current Assets \$31,389.09, and Fixed Assets \$3,986,740.31 are totaling \$5,450,122.01. Liabilities: current \$215,073.47 and long term \$508,069.38 total \$723,142.85. And with Equity \$4,726,979.16, this amount totals \$5,450,122.01. We are still slightly under budget. The Budget Committee has been meeting to review the budget for this year and the coming year. They will be

submitting a rough draft to the Board at the March meeting for the year 2013 – 14 budget. The Committee Chairs have been requested to provide the Budget Committee with their request for funds for the coming fiscal year. The Accounts Receivable is down from \$50,000.00 to \$30,000.00 and hope to be down even further by our next Board meeting.

4.0 Committee Reports

4.2 Tree Committee: Jessica Snyder - none

4.3 Building Report: Michael Bates: Michael reported one set of plans (252 Keystone Way) had been reviewed and approved and were able to get County permits. A request for an open fence dog area 12' X 12' 30" to 42" high fenced area in their side yard of 318 The Royal Arch. Gary moved, Joanne 2nd, to approve, motion carried. Michael added he has spoken with the two neighbors who liked the idea of an open fence. One was ok with it and the other wished it could wait until the mid-summer to make the decision.

Sam commented on the quick response on the Committee's assistance in his need for a permit to replace his water heater that was damaged by vandalism.

The Manager was directed to work with Michael on possible fence violations.

4.4 Bylaws Committee: Dick Lovelace – the committee has worked on rewording 1.0 et al "use of allotment" in the Rules and Procedures and have sent it to the Board for their response and approval so it can be placed on the ballot.

Asked that all requests to the committee be from the entire Board and submitted in writing. The next bylaws meeting will be 3/2/13 at 10:30 am in the Small Social Hall.

4.5 Picnic Grounds: Jim Clark - none

4.6 Historical Committee: Barry Brown – none – Joanne reported Barry had submitted a request to the budget committee for funds for repair of historical signs and for the mounting of prints in the Office and Lobby.

4.7 ERT: Dick Lovelace: reported on the number of calls this past month.

Security: reporting of strange people in the park should be done right away. The sheriff's office has a non-emergency number to place reports: 831-461-7400 and then also call the Office 831-423-1530 to report what had happened. Waiting a day or so to mention it to the Office or a member of the Security Committee will not ease the minds of our members. Member's firewood has been stolen over the past months, so keep an eye out for unusual activity. Don't give out the back gate code to everyone, don't open the gate to someone you don't know, don't keep the gate open so someone behind you can enter, and be vigilant, this gate system was installed for your protection. A possibility would be to disable the key pads and going to a key fob method of entry and exit.

There was another break-in at 612 Keystone Way. The Office is working on enhancing the video of the car and person entering the improvements. The car sticker issue was discussed and the Board directed the Bylaws Committee to include this in their review.

Dick asked the Board's permission to organize and conduct a front and back gate check sometime in the coming month to take place in the middle of the week where we stop every vehicle and identify everyone entering the Park. The Board agreed to this procedure.

Terry was directed to have the office staff create a visitors/vendors log with name, address, Park address, date and time being in the Park.

4.8 Website Committee: Tim Heer – hopefully you received a letter from the current webmaster with recommendations for the Board to consider. The Web Committee stands behind her recommendations and suggestions. It is a work in progress. In months past we were asked to work on the methodology for members to comment on the website with blogs. The Web Committee isn't behind that as an option. We don't feel the members should have their own blogs to post things. We feel this site should be a one-way form of communication between the Park and the membership. Director Lois had questions from a concerned member:

1) What is the name of the website? paradiseparkmasonicclub.org

2) Does one need a password? Not to get on the website, but to view the bulletins you do.

3) Is an e-mail blast sent out to inform us that something has been posted? We are working on getting this accomplished.

4) How can one post an item to this website? The membership should not be allowed to post anything directly onto the website. They may send a request to the webmaster with what they want to have posted on the website.

5) What are the parameters which control the info posted? There are no parameters since the members cannot post directly to the website.

4.9 Recreation: Tami MacDonald - none

4.10 Insurance: Pat Herzog - none

4.11 Budget: Natalie Heer – refer to 3.0 (c).

4.12 Mediation: Allan Melikian - none

5. Unfinished Business

(a) Website: was thoroughly discussed.

(b) Internal Combustion Engines: Lois Keithley. After the last Board meeting I went back to the drawing board and with the help of Mike Sawley we came up with the following to be added to Rules and Procedure Section 2. Vehicles: as follows:

The only vehicles propelled by internal combustion engines allowed to be driven on the roads in Paradise Park Masonic Club are licensed four (4) or more wheeled passenger cars, vans, trucks and motor homes. This rule change will be inserted in 2.01 if the Board sees fit to pass this and then it goes to the membership for a vote. We also noticed in that section that not only do vehicles need to comply with the California Vehicle Code but operators do also, so we would like to insert and operators into this section also. Joanne moved to accept as presented by Lois, and Nick 2nd to accept the changes to this Rule and Procedure, Motion carried. This means that our stop signs are no longer optional.

6. New Business:

Install a policy for guidelines for fining those requested to appear at a Board meeting who don't show or communicate with the Board. The Board will request the Bylaws Committee in writing to look into incorporating this fine into the bylaws in the section that discusses members appearing before the Board. Gary moved to create the concept of a policy for fines for no shows of \$250.00 when requested to appear before the Board, Nick 2nd, Motion carried. The policy is in affect as of now.

Joanne moved to authorize Manager Terry to purchase a radio system not to exceed \$15,000.00 after receiving a total of three bids, Gary 2nd, Motion carried. The Manager was requested to work with Dick Lovelace, ERT chair, to insure an appropriate amount of equipment is purchased. He was also required to create an inventory control of the new radios.

7. **Staking:** Tim Heer – 2 stakings are in the 21 day review period. Want to give you a heads up that one of the stakings will require the moving of an allotment line to resolve a 15' overlap. There are 2 stakings still to be completed.

8. Open Form:

Winston Chavoor 115 Keystone Way is concerned about the speeders along the one way entrance road that joins Section 6 to Section 3 by the Office. He and his wife walk their dogs in this area and many times have been surprised by speeding cars along the

blind turns. So they are donating a speed gun to the Park and asked him to present it to Dick Lovelace, Security chair. Sam thanked him for his generous donation.

Sam reported he and Gary have had on going conversations with the new Grand Master and they are still working on the list provided to them.

9. Adjournment at 12:35 pm

Nick moved and Lois 2nd to adjourn the open session, Motion carried.

Minutes taken by Natalie Heer via Nick O'Donnell, Secretary of the Board of Director

Rules and Procedures:

2. Vehicles

2.01 General Usage-Right of Way: Pedestrians have the right of way in Paradise Park Masonic Club. Please yield. Courtesy: Please be courteous and careful so we may have safer streets for everyone. All vehicles shall comply with the California Vehicle Code. The maximum speed limit for all vehicles on PPMC property is 15 mph. However, reduced speed limits are posted on the Covered Bridge and around the children's play areas.

Rule and Procedure that was voted on and approved by the Board of Directors and became effective as of February 23, 2013:

2. Vehicles

2.01 General Usage-The only vehicles propelled by internal combustion engines allowed to be driven on the roads in Paradise Park Masonic Club are licensed four (4) or more wheeled passenger cars, vans, trucks and motor homes. Right of way: Pedestrians have the right of way in Paradise Park Masonic Club. Please yield. Courtesy: Please be courteous and careful so we may have safer streets for everyone. All vehicles **and operators** shall comply with the California Vehicle Code. The maximum speed limit for all vehicles on PPMC property is 15 mph. However, reduced speed limits are posted on the Covered Bridge and around the children's play areas.

This Rule and Procedure will be placed on the membership ballot for member's approval.

NEW BOARD POLICY ON FINES FOR FAILING TO APPEAR AT BOARD MEETING

At its regular Board meeting of February 23, 2013, the Board of Directors of Paradise Park Masonic Club adopted the following new policy regarding fines for failure to appear at a scheduled meeting with the Board of Directors:

"Collective Members or Guests who fail to appear at a Meeting of the Board of Directors when scheduled without notice to the Board or reasonable excuse will be fined \$250.00 for the first Offense, \$500.00 for the second offense, and additional sanctions, which could include Suspension or even Termination of the Membership, for any further offenses.

Draft for a Trial Period Policy for Limited Use of Motorcycles in PPMC

Any collective member interested in working with Lois Keithley (lkeithley@hotmail.com) and Mike Sawley (msawley@gmail.com) on a draft of a policy to present to the board for a trial period for limited motorcycle use in PPMC should contact either member.

CALENDAR FOR March 2013

MARCH

Mar 6-Wed	Men's Club 11:30 am	Sm. Social Hall
Mar 9 - Sat	Community Garden Meeting: 10 am	Sm. Social Hall
Mar 9 - Sat	DeMolay Sleepover: 3 pm - 11 am	Social Hall
Mar 12-Tue	Tuesday Coffee	Sm. Social Hall
Mar 13-Wed	Mediation Comm. 2 pm	Sm. Social Hall
Mar 14-Thurs	Wine and Cheese 4-6 pm	Social Hall
Mar 15-Fri	Nomination Committee 2 pm	Sm. Social Hall
Mar 15-Fri	Recreation Comm. 4 pm	Sm. Social Hall
Mar 16-Sat	Open Board meeting 10:30 am	Sm. Social Hall
Mar 16-Sat	Pot Luck 5:30 pm	Social Hall
Mar 17-Sun	Job's Daughters: 6 am—2 pm	Social Hall
Mar 19-Tue	Tuesday Coffee	Sm. Social Hall
March-Wed	Bingo: 7-10 pm	Social Hall
Mar 22-24-Fri-Sun	Crazy Quilting: 3 days	Social Hall
Mar 26-Tue	Tuesday Coffee	Sm. Social Hall
Mar 27-Wed	Rainbow Board Meeting: 6-9 pm	Sm. Social Hall
Mar 28-Thurs	Wine and Cheese 4-6 pm	Social Hall
Mar 30-Sat	Easter Egg Hunt: 10 am	Picnic Grounds

APRIL

Apr 1 - Mon	Knitten Kittens: 10 am	Social Hall
Apr 2 - Tues	Tuesday Coffee	Sm. Social Hall
April 3-Wed	Men's Club 11:30 am	Sm. Social Hall
Apr 9 - Tues	Tuesday Coffee	Sm. Social Hall
Apr 11 - Thurs	Wine & Cheese: 4-6 pm	Social Hall
Apr 16 - Tues	Tuesday Coffee	Sm. Social Hall
Apr 17 - Wed	Bingo: 7-10 pm	Social Hall
Apr 19 - Fri	Recreation Committee: 4 pm	Sm. Social Hall
Apr 20 - Sat	Open Board Meeting - 10:30 AM	Sm. Social Hall
Apr 20 - Sat	Potluck: 5:30 pm	Social Hall

UPCOMING RECREATION EVENTS

MARCH POTLUCK is **Saturday, March 16th** in the Social Hall

EASTER EGG HUNT is **SATURDAY, MARCH 30TH** at the Picnic Grounds beginning about 10:00 am. To volunteer to help with this event, contact Tami Macdonald.

APRIL POTLUCK is **Saturday, April 20th** in the Social Hall

TOUR OF THE SHRINE HOSPITAL in Sacramento on **WEDNESDAY, MARCH 13TH**. Enjoy a **FREE LUNCH** and tour. Lunch will be served at 11:30, then tour until about 2:00. The Hospital is at 2425 Stockton Blvd., Sacramento, approximately 150 miles or 3 hours from PPMC. Transportation is on your own. **SIGN UP IN THE PPMC OFFICE** for the lunch and to carpool. Sign up is a must for the free lunch. For more information, contact Fred Dunn-Ruiz at 831/426-6472.

ANNOUNCEMENTS

The **ANNUAL MEETING** will take place in the Picnic Grounds on June 29th at 2:30 pm

KEYS: With the recent medical emergencies, we realize that many Members do not have a key on file in the Office for their allotment. Feel free to drop a key by the Office if you would like an emergency key on file, or let us know if a neighbor or friend has a key in case of emergencies.

PROPANE TANKS: We recommend you bolt down your propane tanks, especially those in the flood zone. Several floated away during the last big storm.

BACK GATE: Do not allow piggy backing of cars following you through the back gate. Wait for the gate to close before proceeding in to the Park. And do not give out the back gate code or punch someone through. This is for the safety of the Park and its residents.

Announcements:

The Nominating Committee is holding an Open Meeting on Saturday , March 15 at 2 pm in the Small Social Hall. Anyone interested in running for the Board, or who knows someone that would be interested in running for the Board, should attend the meeting or contact one of the following:

Nick O'Donnell: nickodppmc@yahoo.com
Mark Zevanove: mark@21award.com (831)588-2089
Lynn Raadik: iraadik@sbcglobal.net
Tiny Sand: btsandmann@gmail.com
Diana Cook: cookraven@sbcglobal.net
Dan Macdonald: danmacdonaldppmc@yahoo.com

GATE Watch:

On Thursday, March 21, 2013 the PPMC Security Committee would like to conduct a 24 hour GATE Watch at the front and back gates of PPMC. In order to do this we need the support of as many volunteers as possible.

We want to place three people at each gate for the full 24 hours, starting at 00:01 AM Thursday morning until 11:59 PM Thursday night.

If you can take any 1 to 4 hour watch during this period, please contact Dick Lovelace via either telephone at 831 420-0501 or email at dicknsue@pacbell.net.

Thank you for your assistance in promoting the security of PPMC.

Dick Lovelace

Security Committee Chair

Fire Brigade There is a practice on the second Saturday of every month at 10:00 am in the Fire House. Come and be a part of your community's first responders.

For Your Protection: "No Smoking" signs to be posted at propane tanks are available in the office.

Receive Your Bulletin by Email: To start receiving Bulletins by email, please send your email address requesting the change from printed to electronic to the secretary at secretary@paradiseparkmasonicclub.org. The secretary will alter the mailing list and provide those hard working Bulletin Buddies with your request.

Document Requests: Charges for approved document requests includes copying costs and staff time, billed at \$25/hour.

Notice to all members who are going to do a building project in Paradise Park. If you are planning to do any building projects in the Park, please plan ahead and obtaining a building packet from the Park Office. You are encouraged to discuss your project with the County Planning and Building Department if your project has a chance of requiring a permit. According to PPMC Rules, however, you will need PPMC's approval before you can formally apply and receive a county permit. Submit your completed plans and return the signed members building packet to the Park Office for the Building Committee and Park Manager to review, at least 2 weeks (unless it is truly an emergency) before you need to receive back the Park's answer to your application for building. This 2 week period, gives the volunteers at the Park time to review your project, so please plan ahead. We have members who know for months that they want to do a project, like new windows or reroof, but wait until the last day to apply to the Park about the project! Plan ahead!

Thank you, the Building Committee

EASTER EGG HUNT

SATURDAY, MARCH 30TH

11:00 A.M.

PICNIC GROUNDS



FOUR DISTINCT AREAS
will be marked for participation:

- (1) Toddlers up to 3 years old,
- (2) 4 – 6 year olds,
- (3) 7 – 9 year olds and
- (4) 10 years and older.



All ages are invited to join in the fun.

VOLUNTEERS NEEDED

to place 100 plastic eggs filled with goodies at each age group area,
using sanitary cautions.

Call Tami Macdonald at 831/425-5201 to volunteer.

POTLUCK AFTER THE HUNT

Everyone is invited to a potluck –fit for the occasion;
you decide what to bring.

Remember your cameras to photograph a special event for the
young and old of the Park.

MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date posted</u>	<u>Member/SELLER</u>	<u>Allotment</u>
MEMBERS Paige Alam	8/06/2012	Mohammad Alam Estate	412 Keystone Way
ASSOCIATE MEMBER			
James Voss	9/14/2012	Joanne Voss Brown	443 York Ave.
Elizabeth Dyson Clar	2/2/2013	Robert McClain	537 Council St.
ALT. ASSOCIATE MEMBER			
Gregory Allen Schack	7/11/2011	Francis J. Freenor III	161 St. Bernard St.
Julie Claire Hagelin	1/10/2013	Ronald Hagelin	666 St. Augustine Ave.
Andrea Levy	1/17/2013	Robert Levy	237 Temple Ln.
Harold Brown	1/23/2013	Shirley Reddick	163 St. Bernard St.
Elizabeth Dyson Clar	2/2/2013	Linda Dyson-Weaver	214 Keystone Way

Improvements for Sale by Member All allotment use privileges and Membership are subject to the approval of the Board of Directors. *February 2013*
IMPORTANT NOTICE: The sellers solely provide the descriptions of improvements for sale. Such information is not verified or checked for accuracy by Paradise Park Masonic Club, Inc. The Club does not warrant, and disclaims any responsibility for, the accuracy, truthfulness or completeness of any information provided. All questions about the allotment improvements should be addressed solely to the seller.

ADDRESS	MEMBER	PRICE	DESCRIPTION
SECTION 1			
410 Keystone Way	David Mahan 831-469-0836 831-247-4918	\$149,000	3 bedrooms, 1 bath. Paved parking for 4 cars. Carport. Deck over river. Large storage w/ laundry. Large patio. Great sun. View of the bridge! Pellet stove/fridge/oven/washer-dryer included.
412 Keystone Way	Mohammad Alam Contact Mark Zevanove, Agt. 831-458-1222	\$295,000 Low- ered to \$245,000	Your palace by the river. Located on 3 lots with 3 BR, 2BA, including an in-law unit downstairs with its own kitchen, living room, & bath. Recent upgrades include roof, bathroom and kitchen. All appliances and furnishings are included with the exception of 4 religious items.
417 Joppa St.	Bill Lentfer, Seller Mark Zevanove, Agt. 831-588-2089	\$149,900	1BR, 1BA, 850 sq. ft. Park your RV in this oversized garage while you enjoy your brick wood burning fireplace with seating hearth in your vaulted ceiling living room. Renovated septic, plumbing, bathroom and kitchen. Enclosed washer and dryer. Most windows are double pane. Vented skylights, covered golf cart parking with extra parking. All on 2-1/2 lots in the sun.
488 Knight Templar Way	Claude Lindquist 831-457-9206	\$249,000	Cozy, fully furnished 2BR 2BA two-story redwood cabin with 950 sq.ft. Improvements upstairs and 1060 sq.ft. shop downstairs. Winterized and very low maintenance. Perfect year-round residence. Lg private sunny front deck. Move-in ready!(See pictures at www.LindquistSystemsGroup.com/cabin.pdf)
462 York Ave	Pat Herzog 831-458-9841	\$250,000 No Financing	2BR, 2 BA, 1,100 sq. ft. of improvements. Newly decorated; split level; great natl. light. Crown molding' forced air heat + gas log stove; walk in closet; inside laundry; lg front deck w/all day sun' 1 car garage; some furn. & all appl. Included. Move in ready.
468 York Ave	Todd Hoffman 831-423-7432	\$300,000 No Financing	2BR, 2 1/2 BA, 2,440 sq. ft. allotment, approx. 1,500 sq. ft. improvements. Rm downstairs with stove & sink. Bath with shower in garage. Upstairs kitchen & living room, 1 1/2 bath & 2 bedrooms. Screened porch upstairs. 2 car garage with work bench. Propane heater 2 nd floor & electric ceiling heat. 2 stoves & fridge.
525 St. Ambrose St.	Frank Haswell (925)552-7095(H) (925)890-4974(cell)	\$159,000	2BR, 1 new Bath with tub & shower, NEW Kitchen with granite countertops and eating area. Appliances included. Large family room with vaulted ceilings and brick fireplace. Newer carpets, NEW paint inside & out. NEW composite roof. Sunny NEW deck. Double pane windows through most. Large storage shed. 3 car parking. Renovated and pumped septic tank. Great location near green swings. GREAT NEIGHBORS!

ADDRESS	MEMBER	PRICE	DESCRIPTION
SECTION 2			
265 Keystone Way	Gretchen Logan 831-227-7712 or 831-423-5343 Mark Zevanove, agent 831-588-2089	\$149,500 Motivated Seller!! Seller Financing Available	2BR, 1BA w/ vaulted ceilings in living room & a large propane fire-place. Separate dining room, fresh paint, & new carpet throughout. Large covered porch and deck. Laundry & shower facilities below main house. Property includes cute guest cottage. Move in ready.
326 The Royal Arch	Cara Feyas 505-984-1098	\$295,000 Financing Availa- ble	2 BR, 2 BA, 2600 sq. ft. allotment, approx. 1400 sq. ft. improvements. Great house. Priced to sell!! Appliances included in the sale: Fridge, Dual Fuel Range, D.W., & washer/dryer.
SECTION 3			
210 Keystone	Mark Akin 925-258-9715 or 415-879-2398	\$299,000 Financing Availa- ble	3 Bedroom, 2 Bath. 1500 sq. ft of living space. Home move in ready. Features soaring 14 ft. open beam living room. Large master bedroom. New septic Tank system just added. Attached two car garage on large flat allotment. Newly remodeled tile bathroom, updated kitchen, wiring and plumbing. Maintenance free Redwood bark siding gives home a log cabin look. Lots of charm!
SECTION 4			
616 St. Augustine	George M. Saam 423-1778 or to see T. Anand 420-1008	\$332,000 Willing to Finance	1BA, 1 BR, Allotment 6500 ± sq. ft., Improvements 800 ±. Elegant Japanese style cabin next to the bridge. Stone, bamboo & tatami floors. Soji dividers. Deck overlooks the river. Hydraulic floor.
650 St. Augustine	Jean Mackenzie (510) 523-8865	\$225,000 OBO	3 BR, 1BA, on the river. Rock wall. Knotty Pine inside. Carpet. As is – Deck needs to be replaced. Stove & Refrigerator included in sale.
696 St. John	Lagille Rodriguez (650) 802-8341 or cell (650) 504-5027	Reduced \$179,000 Partial Financing Make Offer	2BR, 1 BA + 1 detached BR, on quiet street w/ flagstone patio, new roof, updated foundation 2002, Knotty Pine LR, new Hardwood floors & newer carpeting, wood burning stove + forced air heating. New stainless steel appliances in kitchen, large laundry room, lots of storage. Appliances included: electric range, microwave, dishwasher, washer dryer, some furnishings included. See photos & additional info at www.696saintjohns.weebly.com
SECTION 6			
124 Keystone	Tom Fung 831-438-4677 Jim Cook 831-426-8398	\$265,000	Great river view near the entrance. Big deck 3BR, 2BA. Allotment's square footage is 4,021. 1 car garage, three outdoor parking spaces. Recent upgrades: 3 skylights, new fireplace & high flash water heater, new kitchen sink, exhaust air duct, new shed, all new windows, meta gutta guard, expensive oriental rose wood furniture. Two queen sized beds, appliances, new TV DCD system are also included. Perfect move in condition.
148 St. Alban	Carol Lynn Houser 831-429-1687	\$149,900 Partial Financing	2 BR, 1 BA house with den. Lot approximately 3400 sq. ft. and an improvement on approximately 1000 sq. ft. Living room with fireplace. Great section 6 location. Storage shed/workshop.
177 St. Bernard	Garrett Lenz Mark Zevanove Agt. 831-588-2089	\$195,000	5BR, 1 BA 1736 Sq Ft. improvement. Large home on the River. Unique floor plan Can build new 1736 sq ft. home on site. Located on two lots. Call agent Mark Zevanove for showing @ 831-588-2089.
196 St. Bernard St.	Gretchen Logan Contact James Leinenbach (831)234-3715 surfshape@aol.com	\$260,000 Financing Available	2BR, 1BA, plus bonus 300 sq.ft. finished room downstairs. Knotty pine interior throughout upstairs. Large double car garage. Separate shop. Carport. New exterior paint. All new flooring, includes (ceramic tile, hardwood and carpet). Very sunny allotment with lots of room for gardening and privacy.

Mark Zevanove Presents:
3 Beautiful Paradise Park Properties
(831) 588-2089
DRE #00662936



417 Joppa St. NEW

It is \$149,900

Great sunny location, enclosed RV parking, remodeled interior with vaulted ceilings with skylights, fireplace, spacious 1 bedroom 1 bath.



265 Keystone Way

Seller motivated

Seller financing available

Excellent Section 2 location

2 Bedrooms, 1 Bath with guest cottage

Vaulted ceilings & fireplace

\$149,500



412 Keystone Way

Your palace by the river!

3 Bedroom, 2 Bath, with in-law unit below.

Located on 3 lots.

Great view of the historic covered bridge.

NOW \$245,000!

Just a reminder: while I have recently sold many houses in the Park, I do more than twice as much sales volume outside of PPMC. So if a Member has a real estate need outside of the Park I can help them with that as well.

Recent Paradise Park sales by Mark Zevanove:

- 190 St Bernard St.
- 116 Keystone Way
- 169 St. Bernard St.
- 140 St Alban St.
- 184 St Bernard St.
- 652 St Augustine Ave.
- 703 St. Johns Ave.
- 183 St. Bernard St.
- 252 Keystone Way
- 284 Keystone Way