

THE PARADISE PARK MASONIC CLUB JUST THE FACTS

BOARD OF DIRECTORS

Mark Gienger, President
425-633-0057
mgienger@gmail.com

Pat McDonald, Vice President
831-423-2811 home
831-566-3357 cell
ppmcpat@gmail.com

Cyndy Crogan, Treasurer
831-426-2756
crogancy@gmail.com

Heather Mumy, Secretary
408-391-3434
heather.ppmc@gmail.com

Fred Dunn-Ruiz, Director
831-247-3097
fred.ppmc@gmail.com

TPPMC STAFF

Shelley Seerden, Office Admin.
831-423-1520 ext. 10
secretary@ppmc.org

Melissa Allred, Assistant
Bookkeeper
831-423-1530 ext. 11
assistant@ppmcsc.org



PRESIDENT'S MESSAGE

Springtime has arrived in Paradise Park!

As we look to May and increased Spring Cleaning activities around PPMC, I would like to thank everyone who has helped maintain our community over this past winter.

As we look to Memorial Day weekend around the park, I would like to ask for our memberships help to sign up for clean up days over Memorial Weekend around the Park. Our focus will be the common areas, (Picnic Grounds, Green Swings, Tennis/Shuffleboard Courts and Beaches). We have sign up sheets in the park office and Cindy Weigelt has graciously volunteered and will be coordinating these clean up activities including a Hotdog BBQ for all those who participate. I would like to ask members from each section to sign up and take coordinator roles for your sections of the Park. Please contact Cindy if you are able to assist as we prepare for our Summer Activities throughout the Park.

We also are working towards PPMC improvements at our Social Hall. Beginning May 12th and lasting several weeks, we will be undertaking the long overdue project to replace the Social Hall Roof. We understand that it will cause some disruption in planned activities in the Social Hall and we will have the Small Hall available for some meetings and activities but the time frame for this undertaking was limited. We apologize for any inconvenience this may cause.

I would like to thank everyone who participated in the **April Water Meter Town Hall**. Attached in the bulletin you will find a summary of topics that were discussed and why it is vital for PPMC to pass the Water Meter Initiative that will be on our June 2025 Ballots. If you have further questions please reach out to the Board or Water Committee members to address any questions you may have. Our reasoning is that this is an extremely critical infrastructure issue facing the community and our financial stability going forward.

The Board has been working hard on R&P initiatives and Bylaw changes for the 2025 Ballot. This will most likely be one of the largest ballot initiatives we have ever undertaken. Please take the time to inform yourselves on what changes will

be proposed for our community. I would like to point out several but most especially Bylaws regarding our legal rights. PPMC over the past several years have been involved in several lengthy lawsuits that could have been avoided if our Legal Bylaws had been properly written. In coordination with Corporate Counsel and the Bylaws Committee. We will propose several changes that correct how and when the corporation can be engaged in litigation. These changes will especially correct costly litigation that has caused hundreds of thousands of dollars in legal fees. I would encourage you to all read, understand and vote to approve these legal changes.

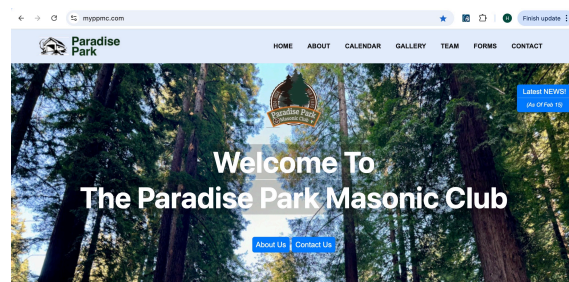
As we enter warmer weather and outdoor activities around the park, please look out for children playing throughout our community playgrounds and especially on bikes and scooters.

Please have a wonderful Memorial Day weekend and I will look forward to seeing everyone around the Park.

Fraternally,

Mark Gienger
President PPMC

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WEBSITE:
myppmc.com



DRAFT

Open Session
Minutes of March 15, 2025
The Paradise Park Masonic Club
Small Social Hall
DRAFT

Called to order at 11:09AM

Roll Call-Board Members present: Mark Gienger, Pat McDonald, Heather Mumy, Cyndy Crogan, and Fred Dunn-Ruiz

Invocation and Flag Salute-given by Mark Zevanove

Consideration of Late Additions-old business-dues card project, audits, tree approval at 648 and Section 6, road signs, dog park, Talamo, Bylaws, OES waive of fees, bridge, and Almoner's Fund

Minutes: Pat moved to approve the March 2025 minutes with the following correction: Change "Park Volunteers" under committee reports to "Office Volunteers", it was seconded, and **approved** 5-0.

Reports:

Mark-thanked all for attendance at Townhall, welcome to Shelley, our new office administrator, thanks to Sharon Simas for all her help, and all those volunteers in the office over the transition time, and shared we are considering another water Townhall.

Pat-thanked GrayBears for their donation of Evacuation Backpacks, and Fred won a raffle prize of an extra backpack, Wild Lily 1876 reenactment will be on May 10th in Social Hall, legal fees were suggested to be online and we will be looking at the ramifications of so doing.

Heather-thanked all for the support of this year's board, and a reminder to be thoughtful about the 15mph or less speed in the park, and remember the park wave while driving in.

Cyndy-thanked Janet M., Missy, and Pat for all of their help with the financials, Pat has rolled another CD over last month, we now have an operational savings account which is generating interest at Wells Fargo, at Bay Fed we have the ability to monitor the number of new members by looking at the account, county property bills have been paid, we anticipate deficit spending between May and October like every year, but now we have a reserve fund in the amount of about \$740,000, the FOC committee has been working every month to oversee our monies so thank you for your time and commitment.

Fred-Volunteer/Coordinator needed to spearhead a clean up for Memorial Day, Labor Day events need volunteers, and thus far Bill Pardue has volunteered to step up to chair it, committee will start meeting in June, so if willing to help, let him know, a member has donated motorcycles and a collection of tools so we need to create a type of workshop for members. let Fred know if you have ideas on how to house them, Fred will create an inventory. Spotlight Awards-Tawni Servi and Jim Gloeckler for the Spuds fundraiser, and Jim Barbera for work on new roster

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Committee Reports:

Recreation-Holly Swanson 577 Scottishrite reminded all about Egg Hunt at 4 today, followed by Potluck and Bingo, need host for May Potluck, and then we will start with Weeny Roasts, there will be Mother's Day Treats on porch-let committee know if someone cannot make it up to porch-Donna Sorenson 396 Hiram shared there will be a flea market on Memorial Day weekend so let her know if participating, Ducky Derby to be hosted by Pat and Fred during Fourth of July Celebrations, Pat Rundell will start up knitted kittens again, section parties can happen but need hosts for each section, pickleball net and set might be purchased by committee from budget-report back in May.

Safety-Pat reported on the recent scenario that helped review our plan and how we can improve, Suds and Spuds was a huge success and raised \$3404.12, Emergency responses have kept them busy, looking ahead we are inspired by the volunteers and the team. It was suggested to have a youth type committee to help educate all about safety.

Staking-Michael Bates 396A Cavern reported that progress is happening and moving forward based on the queue, with sales first, followed by construction and requests.

Water-Michael Bates 396A Cavern thanked all for attending the Townhall, billing can be done by park staff with an extra 8 hours or less of work to input all the information, or we could use a Billing Company which would cost us up to \$10 per member to read meters and bill them, Cyndy shared one main meter at front of park has been changed and the second one will be changed this week.

Financial Oversight-Tami Grove 183 St Bernard shared that they meet once a month, and things are looking good for the year, there is a continuing concern in Legal fees and water, but Credit Card charges and documentation is being reviewed continuously-Pat shared that we received \$ from Sal Talamo from an embezzlement charge, and we need to do better tracking on reserve funds, fundraiser forms have been updated and need to be followed.

ByLaws-Cheryl Dangreau 317 Royal Arch shared the additional proposed ByLaw and Rules & Procedures to be included in the upcoming election ballot:

PLEASE SEE A COMPLETE LIST as it will appear on the upcoming ballot

#4 was moved by Pat, it was seconded, and **approved unanimously**

#5 was moved by Pat, it was seconded, and **approved unanimously**

#6 was moved by Pat, it was seconded, and **approved unanimously**-with discussion around "Land" vs "Membership" -wording will be discussed with TPPMC attorney for accuracy

#7 was moved by Pat, it was seconded, and **approved unanimously**

#8 was moved by Pat, it was seconded, and **approved unanimously**

#9 was moved by Pat, it was seconded, and **approved unanimously**

#10 was moved by Pat, it was seconded, and **approved unanimously**

R & P Addendum E was moved by Pat, it was seconded, and **approved unanimously**.

Committee recommended including Rationale and Fiscal impact instead of Pros and Cons for elections.

Budget-no report

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Building-Cyndy reported on a leak on Knight Templar that was repaired, sinkhole on St Augustine had to be excavated and filled, May 12th starts the Social Hall roof repairs and will last for about one month, second meter at entrance of park will be replaced, Social Hall plumbing has been snaked but continues to have issues so getting bids on replacing 25 feet of line, heaters installed in Social Hall have possible propane regulator adjustment issues which are being dealt with, resurfacing the roads will be scheduled as soon as possible, and storm drains still need cleaning.

Tree-JoAnn Nelson 640 St Augustine reported that 648 St Augustine tree request is confusing due to the allotment location-it was tabled, the Section 6 playground request has received one bid so they have been asked to get 2 more bids so it can be discussed in May, and a reminder that all members need to fill out Tree form to remove trees

Orientation-no report but check calendar for change in dates due to Mother's Day

No Petitions were received for elections, and several members have declined the nomination. Therefore, Cyndy Crogan and Bill Eckard will be the only two names on the ballot for Board of Directors.

Unfinished Business:

Field Staff position-has been posted, and Cyndy is initiating the interviews and recruiting members to help in selection,

Covered Bridge-Cyndy is working on signage, including in Spanish, wheel planks need replacing, height and weight bars have been replaced, letters were sent to all providers to not exceed limits, and we are looking at historical lighting in some way to enhance/complement it.

Water Meter Town Hall Review-has been sent to members, if we need a future Townhall it will be done via Zoom.

Dues card project-89 cards are still missing and late fees have been assessed.

Audits-2023 and 2024 are approved and need to be signed by Cyndy and Mark-they will be available in the office for viewing by members.

Dog Park-Cheryl Dangreau 317 Royal Arch shared that any fair-sized branches could be used to create a low fence.

OES waive of fees request for breakfast-**denied**

Road Signs-no action yet

Almanor's Fund-neither Fred nor Pat have had contact with Matt Kannely-Fred will talk to him

New Business:

Policy created on Collective Member Updates-Pat moved for approval, it was seconded, and **approved** 5-0

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Policy created on Collective Member Updates-Pat moved for approval, it was seconded, and **approved 5-0**

Policy created on Outdated Applications for more than one 1 year-Pat moved for approval, it was seconded, and **approved 5-0**

Legal Update-none at this time

Elections Committee-the following were recommended- Cindy Godren, Melissa Allred, and Cheryl Dangreau, and a candidate's night to be coordinated with Mark Zevanove

Annual Meeting-will be held July 5th at 3PM followed by the usual Weeny Roast

Elections timeline-Post Office Box to be used in town, July 2nd all ballots will be due, from 9-10AM on July 3rd you can personally deliver your own ballot only, and counting will begin on the 3rd at 10AM, being viewed via Zoom.

Delivery to Physical Address as Park Address is no longer available per UPS, Fed Ex, Amazon-as of March 27th, USPS cancelled their contract with third party vendors so be sure to address packages to your physical address, not the park office.

Open Forum:

Elizabeth Arzouni-370 Eastern Star asked if there is a "no noise ordinance"-yes, from 8AM-10PM, per Santa Cruz County.

Adjourned 2:45PM

ACTIONS ITEMS FROM APRIL EXECUTIVE SESSION

Approved a 6 foot high fence at a cost not to exceed \$3000 paid at 50% by each party

Denied request of a member to put fence across their driveway

Approved March minutes

Approved the removal of the Stop sign at St. Victor

Approved the removal of the rubber speed bump on St Alban

Approved to fine member \$500 for failure to appear before the board

Approved to suspend member for no dues card on file, failure to pay TADS, and all other monies due the Corporation.

Approved Kathleen Avalon Wunce as the Associate Member at 385 Hiram

Approved conditionally due to missing paperwork Morgan Long as Associate Member to Lisa Jensen-Long at 516 Courtesy

Approved conditionally due to missing paperwork Blake Swimmer as Associate Member to Kristi Doberenz at 470 York

Approved conditionally due to missing paperwork Juliana Fujio as Alternate Associate Member to Rober Levy at 237 Temple

Reviewed financials, houses for sale, members pending

Proposed Bylaws Change #1: Committees

Currently reads:

Article 7 Board of Directors

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.

Change to add: Financial Oversight as standing Committee.

New Bylaw would read:

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, **Financial Oversight** and Tree. Each committee shall be composed of no fewer than three (3) Collective Members, as many 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.

Fiscal Impact: None

Proposed Bylaws Change #2: Committees

Currently reads:

Article 7 Board of Directors

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.

Change to add: Orientation as standing Committee.

New Bylaw would read:

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, **Orientation** 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.

Fiscal Impact: None

Proposed Change #3: Reserve Fund/Capital Improvements

Currently reads:

Page 13 Article 4 Section E - \$10k fee solely funds reserve

E. A Membership fee of Ten Thousand Dollars (\$10,000) shall be paid to PPMC. The Membership fee will be solely used for the continued funding of PPMC's reserve account:

Page 24 Article 13 – Reserve Fund says 90% of initiation fees

RESERVE FUND—The Reserve Plan is funded by 90% of new member initiation fees, and by other sources of funding as approved by a vote of the Membership. Reserve Fund monies shall be held separate from any other Park funds and held in insured accounts. An annual reporting of Reserve Funds acquired and spent will be presented to the Membership by the Board at the Annual Meeting.

Change to read:

E. A Membership fee of Ten Thousand Dollars (\$10,000) shall be paid to PPMC. 90% of the Membership fee will be used for the continued funding of PPMC's reserve account and 10% will be reserved for Capital Improvements.

Rationale: Conflicting Bylaws, so this is just to clarify. Change to 10% for Capital Improvements and 90% to Reserve Funds.

Proposed Bylaws change #4: Membership ADD NEW PARAGRAPH (Renumber after this is approved)
ARTICLE III

7. CHANGE OF MEMBERSHIP

A. Reassigning Collective Membership Roles

Once a person has obtained membership status, the Member is not required to submit a new member application to move to a different Collective Membership spot on their allotment. They shall fill out the "flip" Transfer form noting all new positions and must be signed by all Collective Members on that allotment and appropriate fee will be paid. The Board shall acknowledge the new membership positions in their official minutes.

B. Transferring a Membership to a different allotment.

A Member that intends to move to a different allotment shall complete the Existing Member Transfer form and shall provide a copy of the Sale and Purchase Agreement. They will complete an Orientation form to abide by the PPMC governing documents and shall complete any other forms that are required of the Board of Directors. The Board shall acknowledge the new Membership position in their official minutes.

Proposed Bylaws change #5: Termination of Membership

25. PROCEDURE FOR TERMINATION OF MEMBERSHIP

CURRENTLY READS:

E. Upon termination, the Member shall vacate all premises on his or her allotment within sixty (60) days. The Corporation has the right to avail itself of all legal remedies, including unlawful detainer, to remove the Member from all premises on his or her former allotment.

CHANGE and ADD TO READ:

E. Upon termination, the Member loses the right to continue to occupy or otherwise own the improvements on PPMC assigned allotment. The Terminated Member shall vacate all premises on his or her allotment within sixty (60) days. The Corporation has the right to avail itself of all legal remedies, including unlawful detainer, to remove the terminated Member from ~~all~~ the premises on his or her former allotment. PPMC shall ensure that the Terminated Member receives the procedural benefits of the minimal timelines set for in the Unlawful Detainer States, but may extend those timelines for the benefit of the Terminated Member while the Terminated Member seeks other housing.

AND ADD:

F. Once a Member has been terminated, the person is not eligible to become a Member until a New Member Application is submitted and unanimously approved by the Board of Directors. The unanimous approval shall be reflected in the meeting minutes. No terminated Member who is violating the Bylaws or Rules and Procedures at the time the New Member Application is submitted is qualified to regain their Membership status.

PROPOSED BYLAWS change #6: Accepting governing documents

28. ACCEPTANCE OF CORPORATION BYLAWS AND RULES AND PROCEDURES - A condition precedent to anyone becoming a Collective Member of PPMC is the written acknowledgment and consent by the Member, Associate Member, and Alternate Associate Member that he or she agrees to abide by and comply with these Bylaws and Rules and Procedures of PPMC as adopted from time to time.

CHANGE TO READ:

28. ACCEPTANCE OF CORPORATION BYLAWS AND RULES AND PROCEDURES - A condition precedent to anyone becoming a Collective Member of PPMC is the written acknowledgment and consent by the Member, Associate Member, and Alternate Associate Member that he or she agrees to abide by and comply with these Bylaws and Rules and Procedures of PPMC as adopted from time to time. **The Bylaws shall constitute (1) a contract, as well as (2) a covenant that runs with the land and is enforceable as an equitable servitude.**

PROPOSED BYLAWS change #7: ADD NEW PARAGRAPH (Renumber after this is approved)

29. COURTESY NOTICES, DISCIPLINE AND ENFORCEMENT

It is the stated policy of the Paradise Park Masonic Club to preserve its financial resources for operating and reserve expenses. If a residence violates PPMC governing documents, PPMC will provide one (1) courtesy notice to the Collective Member specifically identifying the violation(s) such that it provides adequate due process to the Collective Member with the expectation that the Collective Member will bring his or her Membership and Allotment into compliance. The Courtesy Notice shall specifically state the nature of the violation. The Collective Member shall either address the violation within a two (2) week period or request an extension from the Board of Directors.

If the Collective Member does not address the violation within the two (2) week period, or request an extension of the deadline, PPMC shall issue a Notice of Violation again specifically identifying the violation(s) and advising the Collective Member that if the violation is not remedied, PPMC will call the Collective Member to a hearing and may impose discipline. The Notice of Violation shall state the disciplinary measure that may be imposed for the Collective Member's failure to address the violation. If the Collective Member does not address the violation within the two (2) week period, PPMC may issue a Notice of Hearing. The Notice shall be sent not less than ten (10) days prior to the hearing. Hearings may be scheduled to take place in person, by teleconference, or by video conference. Both the Board of Directors and the Collective Member are entitled to produce evidence at the hearing.

Following the conclusion of the hearing, the Board of Directors shall deliberate on the facts presented. The Board shall determine whether or not to impose discipline on the Collective Member. Discipline may be in the form of (1) enforcement assessments (fines, attorney fees, costs, etc.); (2) reimbursement assessments (a monetary charge imposed as a means for reimbursing PPMC for any out-of-pocket expenses incurred in the maintenance, repair, or replacement of damage caused to the common area or allotments by the Collective Member; (3) Suspension of the Collective Member's right to use the common areas with the sole exception of using the roadways to access the Collective Member's allotment; (4) Self Help (non-emergency access to an allotment, towing of cars, etc.) and/or (5) any other discipline that is permitted by law. PPMC shall provide the Collective Member with notice of its decision within fifteen (15) days.

The following actions are not considered disciplinary actions, and therefore do not require a hearing before imposition:

- A. Initiation of Meet and Confer proceedings;**
- B. Initiation of Mediation proceedings;**
- C. Institution of legal proceedings;**
- D. Emergency entry of an allotment to remedy a health, life, or safety problem;**
- E. Collection of overdue assessments;**
- F. Towing vehicles improperly parked on common areas under the California Vehicle Code.**

PROPOSED BYLAWS change #8: ADD NEW PARAGRAPH (Renumber after this is approved)

DELETE AS CURRENTLY READS AND CREATE NEW PARAGRAPH (AS #30)

CURRENTLY READS:

29. **ATTORNEY FEES AND COLLECTION COSTS** – If a legal dispute occurs between PPMC and a member, Associate Member, or Alternate Associate Member and PPMC incurs Attorney fees or a civil action or arbitration proceeding is commenced, the Court may order the recovery of attorney fees and costs incurred in connection with the prosecution of defense of the matter, including any appeal, and in addition to any other relief. When PPMC incurs litigation costs including but not limited to attorney fees, filing fees and/or arbitration fees due to a lawsuit brought by a member, Associate Member, or Alternate Associate Member, PPMC shall be entitled to recover all costs and fees from the Member(s) in the event of dismissal or withdrawal of said lawsuit. (07/22)

DELETE AND REPLACE WITH:

30. ATTORNEY FEES AND COLLECTION COSTS – ~~If a legal dispute occurs between PPMC and a member, Associate Member, or Alternate Associate Member and PPMC incurs Attorney fees or a civil action or arbitration proceeding is commenced, the Court may order the recovery of attorney fees and costs incurred in connection with the prosecution of defense of the matter, including any appeal, and in addition to any other relief. When PPMC incurs litigation costs including but not limited to attorney fees, filing fees and/or arbitration fees due to a lawsuit brought by a member, Associate Member, or Alternate Associate Member, PPMC shall be entitled to recover all costs and fees from the Member(s) in the event of dismissal or withdrawal of said lawsuit.~~ **If the Board of Directors determines that it is necessary to involve legal counsel to assist with any Governing Document violation or other legal matter, then the Board may call the Collective Member to a hearing and impose an Enforcement Assessment in an effort to deter behavior that is inconsistent with the governing documents and to recoup any related expenditures. If PPMC is made a respondent or defendant in any legal proceedings, due to the actions of a Collective Member, then the Board may call the Collective Member to a hearing and impose an Enforcement Assessment, whether or not the matter has been filed with the court. If either PPMC or a Collective Member initiates a Civil Action against the other, and the matter is dismissed prior to settlement or judgment, PPMC shall be entitled to recover all fees and costs from the Collective Member. If either PPMC or a Collective Member initiates a Civil Action against the other, and the matter proceeds to judgment, the Court shall award attorney fees and costs to the prevailing party.**

PROPOSED BYLAWS change #9: ADD NEW PARAGRAPH (Renumber after this is approved)

CURRENTLY READS:

30. **MANDATORY MEDIATION** - In the event of a dispute between PPMC and a Collective Member, mediation is mandatory, prior to filing a lawsuit. Mediation is to begin within 45 days of request of either party. Member to Member mediation will continue to be voluntary. See Rules & Procedures, Addendum E for additional information.

CHANGE TO READ:

30. ~~MANDATORY MEDIATION~~ - In the event of a dispute between **(1) PPMC and a Collective Member, or (2) two Collective Members, any party may request mediation. Pre-litigation** mediation is mandatory prior to filing a lawsuit. **where the dispute involves a claim that exceeds the jurisdictional limits of the Small Claims Court. Mediation is not mandatory for claims involving demands for injunctive relief, declaratory relief, writ relief, where a party is served with cross-complaint or where the dispute involves the non-payment of TADS. The Party requesting mediation shall coordinate scheduling with a mutually agreeable Mediator. Mediation is to begin The Mediation date shall be scheduled within 45 days of request of either party thirty (30) days and completed within ninety (90) days of the request. If the requesting party fails to schedule the mediation within thirty (30) days, then the mandatory mediation requirement is waived. Former Members, suspended Members and/or terminated Members are not entitled to the benefits of this section.** Member to Member mediation will continue to be voluntary. See Rules & Procedures, Addendum E for additional information.

BYLAWS PROPOSAL #10 – Membership fees

CURRENTLY READS:

Article IV, Section 1 MEMBERSHIP FEES – Every member is required to pay Membership Fees as determined by the vote of the Membership. 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 the due date. A zero point nine four eight percent (0.948%) finance charges (11.99% APR) compounded monthly will be assessed at the end of each month on the delinquent unpaid balance. (7/25)

CHANGE TO READ:

Article IV, Section 1 MEMBERSHIP FEES – Every member is required to pay Membership Fees as determined by the vote of the Membership. 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)~~ **November fifteenth (15th)** and the balance is due ~~April first (1st)~~ **March fifteenth (15th)** 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 the due date. A zero point nine four eight percent (0.948%) finance charges (11.99% APR) compounded monthly will be assessed at the end of each month on the delinquent unpaid balance.

Rationale: No change to when TADs must be paid but per corporate law, late fees are charged 15 days after monies are due. This change allows late fees to be charged as they historically have always been done – on December 1 and on April 1.

Fiscal impact: increase in penalties billed.

Rules and Procedures Proposal #1 – Permits and Addendum B Trees Section 10

Currently reads:

15.01 Permits. All permits issued by the Board of Directors or the Manager are effective for twelve (12) months.

Addendum B Trees, Section 10 Expiration of Permits. Permits issued by the Board of Directors will normally not contain expiration dates, but all permits may at any time, be revoked by the Board of Directors for Cause. (06/09)

Change to read:

15.01 Permits. All TPPMC permits/authorizations whether building, tree or other, that are issued by the Board of Directors or the Manager are effective for twelve (12) months; renewable with authorization from the Board of Directors.

DELETE:

~~Addendum B Trees, Section 10 Expiration of Permits. Permits issued by the Board of Directors will normally not contain expiration dates, but all permits may at any time, be revoked by the Board of Directors for Cause. (06/09)~~

Rationale: Controversy has arisen because these two sections appear to contradict each other. This change makes it clear that it pertains to any and all permits issued.

Fiscal impact: none

Rules and Procedures Proposal #2: Minutes

Currently no Rule exists.

ADD

14. Office

14.02 The President and Secretary of the PPMC Board of Directors and the Manager are responsible for seeing that all Executive and Open Board meeting minutes are filed in the PPMC office within two weeks of the next month's Board meeting taking place.

Rationale: Minutes are required by Corporation Law to be filed in a timely manner.

Fiscal impact: none

Rules and Procedures Proposal #3: Elections

Current: Nothing

ADD:

24 – ELECTIONS

24.01 – The Nominating Committee will reach out to as many Members as possible to gather names of those willing to be a candidate for Director. Members wishing to self-nominate may do so by following provisions outlined in the Bylaws. The Committee will obtain from each candidate a resume to be included in two monthly bulletins (April and May).

24.02 - The Paradise Park office will prepare, in numerical order, labels by allotment number, and, in the same order, by mailing address. They will provide 3 sets of envelopes to be used.

24.03 – The Elections Committee, comprised of 3 Collective Members and 2 observers, will prepare election materials consisting of Instructions, Ballots, Envelopes, List of candidates, and copies of all governing document proposed changes. These will be distributed via USPS or internal TPPMC mail boxes at least 30 days before the voting deadline.

24.04 – Ballots will be collected by at least two members of the Election Committee the day after the due date at 9:00 a.m. and counting will begin at 10:00 a.m. in the small social hall or other approved location. Additionally, members may hand-deliver their own ballot to the social hall between 9:00 and 10:00 a.m. on the morning they are counted.

24.05 -- Counting will be available for Members to observe only electronically.

24.06 – Tabulated results will be announced immediately after counting is complete and notice will be placed on the website and in the next bulletin.

24.07 – In case of a tie, a coin toss will be done by the Elections Chair.

24.08 – The Park office will keep records of each election that will include the complete mailing package and the final results, signed by the Elections Committee for a period of one year.

Rationale: To assure transparency in the elections process.

Financial Impact: None

Rules and Procedures Proposal #4 - Bulletins

Current: Nothing

ADD:

14. Office

14.03 – Bulletin -- Any collective member wishing to receive a printed copy of the PPMC Bulletin may pay a yearly fee of \$50.00 to cover the cost of printing and mailing. The bulletin may also be accessed on the official website MYPPMC.com.

Rationale: Sometimes a collective member prefers to have a printed copy for whatever reason.

Fiscal Impact: little or none

Rules and Procedures #5 - Fee for late dues card

Currently not addressed, but the PPMC BYLAWS currently read:

11. **VERIFICATION OF MASONIC MEMBERSHIP** - Every Member, Associate Member, and Alternate Associate Member shall on or before April 1st of each year transmit to the office of the Corporation, a copy of a current dues receipt or current life membership card showing that the individual is a member in good standing of a Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California Free and Accepted Masons or a chapter of an Order of Eastern Star. The Board shall have the right at any time to demand that a Member, Associate Member, or Alternate Associate Member present proof of good standing in such a Masonic organization.

Add a Rule & Procedure to read:

16.02 There will be a fine of fifty dollars (\$50.00) for each collective member's dues card that is not received in the office as of April 1st of each year. (Up to \$150.00 per allotment)

Rationale: There are currently over 50% of our members who have not turned in a copy of their current dues card, even though it is required in our bylaws. There is no other way to verify that our members are in 'good standing' without this proof. If their card is turned in to the office there is no charge incurred by the member.

Fiscal impact: Potentially there will be income from billing these out, but increased staff time to process each one, so unknown bottom line.

Rules and Procedures #6 – Notice of Non-Responsibility

Currently the issue is not addressed

5.01 Currently reads

5.01 Obtain procedures prior to any remodel or construction at the Park Office. Before beginning any construction project, check with the Manager regarding the need for permits or approval.

Change to read:

5.01 Obtain procedures prior to any remodel or **planned** construction at the Park Office. Before beginning any construction project, check with the Manager regarding the need for permits or approval.

Two weeks prior to the commencement of any planned construction project on a Member's allotment, if a contractor is engaged, the Member must submit a copy of the construction contract to the business office. PPMC will then serve a Notice of Non-Responsibility on the contractor, thereby notifying the contractor that PPMC will not reimburse the contractor for unpaid materials and labor. If a Member fails to submit a construction contract to PPMC and the Member's allotment becomes subject to a mechanic's lien, the Member shall be responsible for any fees and costs incurred by PPMC as a result of the lien.

Rationale: If a Member fails to pay their contractor, PPMC does not want to engage in legal action to protect the Corporation. This sets procedure to avoid that issue.

Fiscal impact: Lowers potential legal costs.

Rules and Procedures #7 – Sheds

Currently not addressed

Add to 5. Remodeling and New Construction:

5.03 – Any shed, regardless of size but large enough to walk into, must have Board approval before being added to an allotment.

Rationale: Many new sheds are being built, some impacting neighbors, so Board approval is needed.

Fiscal impact: None.

Rules and Procedures #8 – Cones and Chains

Currently not addressed

Add to 5. Remodeling and New Construction:

5.04 – Cone and Chain barriers – cones are only acceptable when used for temporary warning during construction or road closures. Chains are never acceptable.

Rationale: Chains and cones take away from the natural beauty and openness of the Park.

Fiscal impact: None.

5:56 AM
04/16/25
Accrual Basis

The Paradise Park Masonic Club
Balance Sheet
As of March 31, 2025

	Mar 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Cash and Equivalents	
Operating Accounts	
1015 · WCCB Operating Checking - #2099	403,363.38
1015.02 · WCCB - Operating MM #5172	384,293.42
1020 · Petty Cash	120.81
Total Operating Accounts	787,777.61
Reserve Accounts	
1050.01 · BFCU Reserve Checking #4190	49,679.60
1050.02 · BFCU Reserve Checking #0306	37,078.59
1050.03 · BFCU Reserve Saving #4174	15.96
1050.04 · BFCU Reserve Saving #0669	303,724.04
1050.06 · BFCU Reserve CD #0700	73,763.92
1050.05 · BFCU Reserve MM #0677	10,630.86
1060.01 · WFB Reserve Checking #4461	23,212.25
1060.02 · WFB Reserve CD #4456	67,521.89
1060.03 · WFB Reserve CD #4563	83,303.21
1060.04 · WFB Reserve CD #8115	53,950.50
1060.05 · WFB Reserve CD #8123	71,696.21
Total Reserve Accounts	774,577.03
Restricted	
1021 · WCCB Recreation Savings 4863	18,399.10
Total Restricted	18,399.10
Total Cash and Equivalents	1,580,753.74
Total Checking/Savings	1,580,753.74
Accounts Receivable	
1100 · Acct. Receivable	99,709.38
Total Accounts Receivable	99,709.38
Other Current Assets	
Current Assets-Other Receivable	
1110 · Receivables - Comcast	4,184.00
1190 · Allowance for Doubtful accts	(62,000.00)
1198 · Clearing Account	(158.00)
Total Current Assets-Other Receivable	(57,974.00)
Current Assets - Other	
1300 · Deposits	1,000.00
Total Current Assets - Other	1,000.00
Prepaid Expenses	
Prepaid Property Tax	
Prepaid Property Tax - Annual	

5:56 AM
 04/16/25
 Accrual Basis

The Paradise Park Masonic Club
Balance Sheet
 As of March 31, 2025

	<u>Mar 31, 25</u>
1405 · Prepaid PTAX - Prior FY 25	11,760.25
Total Prepaid Property Tax - Annual	11,760.25
Prepaid Property Tax - Supple	
1404 · Prepaid PTAX Supplemental - Mem	(2,327.33)
Total Prepaid Property Tax - Supple	(2,327.33)
Total Prepaid Property Tax	9,432.92
Prepaid Other	
1402 · Prepaid Insurance	39,549.05
Total Prepaid Other	39,549.05
Total Prepaid Expenses	48,981.97
Total Other Current Assets	(7,992.03)
Total Current Assets	1,672,471.09
Fixed Assets	
Fixed Assets	
1502 · Land	323,182.00
1503 · Land Improvements	637,840.20
1504 · Bldgs. & Covered Bridge	420,006.11
1505 · Upstairs office Apartment	49,401.47
1506 · Water Project - Sect. 1, 2	1,418,286.50
1507 · Water Project Sect.3 and 4	2,198,739.71
1508 · Griff Nelson Water Project	15,566.76
1510 · Autos/Trucks/Tractors	131,330.18
1511 · Radio Equipment	17,650.60
1512 · Equipment	204,103.85
1513 · Office Computers and equipment	12,443.74
1590 · Accumulated Depreciation	(3,323,257.00)
Total Fixed Assets	2,105,294.12
Total Fixed Assets	2,105,294.12
TOTAL ASSETS	3,777,765.21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	503,135.16
Total Accounts Payable	503,135.16
Credit Cards	
PPMC Credit Card Accounts	
2052 · Home Depot Revolving	136.25
2053 · WF Credit Card - #4789 - New 24	1,018.52
Total PPMC Credit Card Accounts	1,154.77

The Paradise Park Masonic Club
Balance Sheet
 As of March 31, 2025

	<u>Mar 31, 25</u>
Total Credit Cards	1,154.77
Other Current Liabilities	
Accrued Expenses	
2302 · Accrued Payroll Payable	1,624.00
2304 · Accrued Accounts Payable	19,393.87
2353 · Accrued Payroll Tax Payable	234.67
Total Accrued Expenses	21,252.54
Deferred Revenue	
2501 · Deferred Revenue - Annual Dues	130,000.00
2502 · Deferred Revenue - Annual Asses	347,430.44
2503 · Deferred Revenue - Reserve	13,000.00
Total Deferred Revenue	490,430.44
2200 · Other Current Liabilities	
2210 · Other Taxes Payable	
2212 · Federal Income Tax Payable	(40.00)
Total 2210 · Other Taxes Payable	(40.00)
Total 2200 · Other Current Liabilities	(40.00)
Total Other Current Liabilities	511,642.98
Total Current Liabilities	1,015,932.91
Total Liabilities	1,015,932.91
Equity	
3100 · Equity Master	
3101 · Reserve Funds-BOD Designated	
3102 · New Water Project Reserve	244,206.00
3103 · Major Improvement Reserve	506,315.97
Total 3101 · Reserve Funds-BOD Designated	750,521.97
3150 · Investment n Property	3,961,240.31
3200 · Other Temp. Restricted Funds	
3201 · Recreation Restricted	8,623.30
3205 · Historical restricted	0.25
3206 · Picnic Grounds restricted	13,256.03
3207 · Dog Park	2,361.23
3210 · Garden Restricted	3,268.76
3211 · ERT	0.43
3212 · Bingo	(0.16)
3213 · 100th Anniversary	11,198.00
3200 · Other Temp. Restricted Funds - Other	7,218.00
Total 3200 · Other Temp. Restricted Funds	45,925.84
3300 · Unrestricted Fund Balance	(1,274,734.05)
3600 · Prior Period Adjustment	(36,463.89)

5:56 AM
04/16/25
Accrual Basis

The Paradise Park Masonic Club
Balance Sheet
As of March 31, 2025

	<u>Mar 31, 25</u>
Total 3100 · Equity Master	3,446,490.18
3900 · Retained Earnings	(600,894.01)
Net Income	(83,763.87)
Total Equity	<u>2,761,832.30</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,777,765.21</u></u>

The Paradise Park Masonic Club
Profit & Loss Budget vs. Actual
May 2024 through March 2025

	May '24 - Mar 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Annual Income				
4010 · Member Annual Dues	133,075.00	117,000.00	16,075.00	113.74%
4015 · Member Assessment Fees	479,901.53	524,357.00	(44,455.47)	91.52%
4965 · SBA Special Assess Princ Earned	12,603.50	14,220.00	(1,616.50)	88.63%
Total Annual Income	625,580.03	655,577.00	(29,996.97)	95.42%
Income - Member Services				
4200 · Membership Transfer Fees	3,500.00	3,000.00	500.00	116.67%
4300 · Member Services Fees	2,900.45	2,500.00	400.45	116.02%
4600 · Facility Use Fees	1,100.00	1,500.00	(400.00)	73.33%
4700 · Finance/Late Charges				
4700.10 · Finance Charge	4,371.03	5,000.00	(628.97)	87.42%
4700.20 · Late Payment Penalty	3,334.96	3,000.00	334.96	111.17%
Total 4700 · Finance/Late Charges	7,705.99	8,000.00	(294.01)	96.33%
4800 · Member Fines	(128.56)	0.00	(128.56)	100.0%
Total Income - Member Services	15,077.88	15,000.00	77.88	100.52%
Income - Other				
4910 · Comcast Income	18,746.42	19,000.00	(253.58)	98.67%
4920 · Interest Income	5,804.81	2,000.00	3,804.81	290.24%
Total Income - Other	24,551.23	21,000.00	3,551.23	116.91%
Total Income	665,209.14	691,577.00	(26,367.86)	96.19%
Gross Profit	665,209.14	691,577.00	(26,367.86)	96.19%
Expense				
General & Administrative				
Administration - General				
6815 · Member Services	2,919.91	750.00	2,169.91	389.32%
6816 · Volunteer Awards	131.94	500.00	(368.06)	26.39%
6848 · Meals - Non Meeting	0.00	400.00	(400.00)	0.0%
6849 · Meeting Expense	703.19	600.00	103.19	117.2%
6870 · Dues & Subscriptions	0.00	200.00	(200.00)	0.0%
Total Administration - General	3,755.04	2,450.00	1,305.04	153.27%
Administration - Other				

The Paradise Park Masonic Club
Profit & Loss Budget vs. Actual
May 2024 through March 2025

	May '24 - Mar 25	Budget	\$ Over Budget	% of Budget
Buildings Repairs & Maintenance				
6916.10 · Building General Maintenance	5,357.86	8,000.00	(2,642.14)	66.97%
6916.20 · Building Reserve Maintenance	0.00			
Total Buildings Repairs & Maintenance	5,357.86	8,000.00	(2,642.14)	66.97%
Grounds Repair & Maintenance				
6919.10 · Grounds General Maintenance	4,569.29	7,000.00	(2,430.71)	65.28%
Total Grounds Repair & Maintenance	4,569.29	7,000.00	(2,430.71)	65.28%
Operations Supplies				
6914.10 · Shop Supplies	751.03	1,700.00	(948.97)	44.18%
6914.20 · Park General Supplies	3,520.95	3,800.00	(279.05)	92.66%
Operations Supplies - Other	0.00	0.00	0.00	0.0%
Total Operations Supplies	4,271.98	5,500.00	(1,228.02)	77.67%
Roads Repair and Maintenance				
6917.10 · Roads General Maintenance	157.43	3,000.00	(2,842.57)	5.25%
6917.30 · Roads Emergency Maintenance	5,092.50			
Total Roads Repair and Maintenance	5,249.93	3,000.00	2,249.93	175.0%
Water Repairs and Maintenance				
6918.10 · Water General Maintenance	732.50	7,500.00	(6,767.50)	9.77%
6918.20 · Water Reserve Maintenance	0.00			
6918.30 · Water Emergency Maintenance	3,086.72			
Total Water Repairs and Maintenance	3,819.22	7,500.00	(3,680.78)	50.92%
Repairs & Maintenance - Other	0.00	0.00	0.00	0.0%
Total Repairs & Maintenance	23,268.28	31,000.00	(7,731.72)	75.06%
Vehicle and Equipment				
Equipment				
6810.21 · Gator(s) Repair & Maint	0.00	500.00	(500.00)	0.0%
6810.25 · Tractor Repair & Maint	205.02	1,000.00	(794.98)	20.5%
6810.26 · Trailer Repairs & Maintenance	31.82	300.00	(268.18)	10.61%
6810.27 · Equipment Other - Gas Powerec	0.00	800.00	(800.00)	0.0%
6877 · Equipment Rental	1,315.62	4,000.00	(2,684.38)	32.89%
Total Equipment	1,552.46	6,600.00	(5,047.54)	23.52%
Fuel				
6810.41 · Fuel - Vehicle	858.34	1,100.00	(241.66)	78.03%

The Paradise Park Masonic Club
Profit & Loss Budget vs. Actual
 May 2024 through March 2025

	May '24 - Mar 25	Budget	\$ Over Budget	% of Budget
Reserve/Restricted Income				
Reserve Income				
8510 · New Member Initiation fees	150,000.00			
8520 · Annual Reserve	6,500.00			
8610 · Interest - Reserve Accounts	17,160.28			
Total Reserve Income	173,660.28			
Restricted Income				
8001 · Recreation-Restricted General	2,000.00			
8002 · Recreation Interest-Restricted	324.73			
8003 · Recreation Restricted-Playgroun	4,996.81			
8004 · Labor Day Snack Shack	0.00			
8006 · Bingo	917.86			
8018 · Garden-Restricted	660.00			
8020 · 100th Anniversary	26,416.00			
8021 · Safety Restricted	1,700.00			
Total Restricted Income	37,015.40			
Total Reserve/Restricted Income	210,675.68			
Total Other Income	213,428.71	1,000.00	212,428.71	21,342.87%
Other Expense				
Other Expense - Operating				
9001 · Other Expenses	(124.21)	100.00	(224.21)	(124.21%)
9710 · Prior Year Adjustments	(4,396.44)			
Total Other Expense - Operating	(4,520.65)	100.00	(4,620.65)	
Reserve/Restricted Expense				
Reserve Expense				
9012 · Reserve Fund Buildings	1,250.89			
9015 · Reserve Fund Water	17,600.00			
Total Reserve Expense	18,850.89			
Restricted Expense				
9020 · Recreation Restricted	334.09			
9021 · Bingo Expense	87.86			
9022 · Garden expense	853.66			
9023.1 · Labor Day Snack Shack	0.00			

Meeting Summary for TPPMC Town Hall Zoom Meeting (04/12/2025)

Quick Recap The meeting focused on the implementation of individual water meters in Paradise Park to address significant water leaks and rising costs, with each member being charged for meter installation and billed based on their usage. The project aims to reduce the park's bottom line and budget impact due to water usage, with the cost of the meters and the projected cost being discussed. The meeting also covered the financial details of the project, the timeframe for its implementation, and the role of the company hired to carry out the project, with a call for questions and answers at the end.

Next Steps • Water Committee to organize another town hall meeting to discuss billing and financial details of the water meter project. • Michael Bates to provide written factual information from meter reading companies regarding best deals and services. • Board to explore digital and online payment options for water bills. • Board to consider and develop plans for members who may have difficulty paying for meter installation or potential high water bills due to leaks. • Board to clarify how the current water-related fees from the city will be handled in the new billing structure. • Water Committee to provide more detailed information on estimated time for members to recuperate their investment in meter installation. • Board to post the meeting presentation and discussion to the PPMC website for members who couldn't attend.

Summary Water Project Meter Discussion The meeting involved a discussion about the water project in the park, with a focus on the necessity of meters to manage water usage and costs. The project aims to reduce the park's bottom line and budget impact due to water usage. The cost of the meters and the projected cost were discussed, along with a ballot proposal for the membership to vote on at the June election. The meeting also covered the financial details of the project, the timeframe for its implementation, and the role of the company hired to carry out the project. The conversation ended with a call for questions and answers.

Paradise Park Water Leak Detection The board discusses the need to install individual water meters for each property in Paradise Park to address significant water leaks and rising costs. Michael Bates explains that the park's main water infrastructure is in good condition, but individual properties have leaks, particularly from toilets and old galvanized pipes. The park has been losing \$10,000-\$15,000 per month from undetected leaks, totaling about \$600,000 over 5 years. Installing sub-meters would allow for better leak detection and individual accountability for water usage. The board argues this is necessary for the park's financial sustainability, as water rates have increased 80% over 20 years and are expected to continue rising.

Paradise Park Individual Water Meter Plan The meeting discusses the implementation of individual water meters for Paradise Park members. Each member will be charged \$1,500 for meter installation, with options to pay upfront or through 3, 4, or 5-year payment plans at 4% interest. The park will manage billing and collection, receiving one bill from the city and then distributing individual bills to members based on their usage. A billing service will be

hired to read meters, with various methods considered. The project aims to reduce water leakage and make members responsible for their own water usage.

Metering System for Water Usage In the meeting, PPMC discussed the implementation of a metering system for water usage in the park. The system would involve installing sub-meters at each home, which would be the responsibility of the homeowners. The meters would be certified by the county and installed by a contracted company. The park would be responsible for the maintenance of the infrastructure, including the main lines and common areas. The cost of the metering system was estimated to be around \$600,000, which would be a one-time expense. The park would also need to hire additional staff to handle the billing and collection of delinquent accounts. The implementation of the metering system was seen as a way to reduce the park's water usage and costs, and to encourage homeowners to be more mindful of their water usage. The park also discussed the possibility of having a digital and online payment system for the bills.

Water Meter Implementation in the Park The meeting focused on the implementation of water meters in the park to address water wastage and cost issues. The board discussed the cost of installation, maintenance, and replacement of meters, with the park owning the meters. The board also considered the potential financial impact on members, particularly those with high water bills due to pipe issues. The committee agreed to continue working on the project, with a future meeting planned to discuss the financial aspects in more detail. The board also discussed the potential for district metering, but decided against it due to its inefficiency. The conversation ended with a call for continued support and engagement from the membership.

THANK YOU, SAFETY TEAM, FOR THE GREAT PRACTICE SESSION!





MEMBERS GETTING INVOLVED!





As we all know, it is crucial during an emergency response to be able to quickly find any given house number - and unfortunately in our Park, not all members have got on board with this idea. Not only does each allotment need the large reflectorized numbers, but they must be readily visible from the street, not blocked by vegetation, vehicles, etc. and clearly associated with the appropriate building.

In addition, it is a CA Fire Code requirement to have these signs.

Some possible links below - I have had EXCELLENT service from "campground signs"

As always, feel free to contact me with any questions !!

Yours in Masonry,

George Brown

campgroundsigns.com

[Horizontal 911 Address Sign With House Number, SKU: K2-3679](#)

www.safetysign.com

[**Vertical 911 Address Sign - Claim Your 10% Discount**](#)

Paradise Park Masonic Club Staking Queue – May 2025

400 Cavern	request
421 Joppa	sale
141 Keystone	sale
616 St. Augustine	sale
186 St. Bernard	sale
104 Keystone	sale
276 Keystone	sale
177 St. Bernard	construction
651 St. Augustine	construction
483 Knight Templar	construction
452 York	request
699 St. Johns	request
413 Joppa	request

All inquiries regarding any staking should be directed to the Board Liaison, Fred Dunn-Ruiz fred.ppmc@gmail.com or 831-247-3097

OUR FAVORITE SEASON IS UPON US!

Summer's coming and it's time for our annual clean-up. As is tradition, it's still happening over Memorial Day weekend, but this year we want to make sure that as many people as possible can help our Park look as great as possible. So, this year everyone has the choice to help Saturday AND/OR Sunday!

And both days include lunch!

We have big projects and small projects for everyone to help with...see the giant sign up signs in the office lobby!



FIREWISE USA™

Residents reducing wildfire risks

Research shows taking simple, scientifically proven steps can help reduce the risk of your home and property becoming fuel for a wildfire.

Member Checklist:

Clear – ignitable material such as redwood feathers and leaves from roof, gutters, eaves, porches and decks.

Repair – any loose or missing roof shingles and caulk any gaps or openings on roof edges.

Cover – exterior attic vents and install metal wire mesh (1/8 inch or smaller) to under-eave and soffit vents.

Relocate – items kept under decks or porches; swap out vegetation in these areas for rock and gravel.

Replace – mulch with hardscaping including rock and gravel or stone.

Remove – ignitable features within 30' of all structures including firewood piles, portable propane tanks and dry and dead vegetation.

Protect – trim brown vegetation and dispose of yard waste.

Prune – low hanging branches, especially those within 5' of your roofline.

Contact – neighbors and create a plan to address shared vegetation/trees that create a wildfire safety concern.

Cindy Weigelt, PPMC Firewise Chair

**PPMC Proposed 2025 Water System Submetering Ballot Measure:
Shall PPMC require that each allotment have a water meter installed?**

EXISTING PROBLEM: The City of Santa Cruz and the PPMC Water Committee estimates that water leaks in our park's water system, including our individual allotments, are costing PPMC approximately \$100,000 per year.

All members, despite their individual water use, are equally paying for these leakage costs. That cost comes specifically out of our annual operating budget. PPMC hired a leak detection service to evaluate these leaks, at a cost of over \$11,000 and hundreds of volunteer hours. The recently completed service was able to identify some substantial leaks in 17 individual improvements. Those members were notified and the leaks were addressed in each of the respective improvements. The issue remains that the absence of allotment submeters does not allow for a thorough investigation of the overall system, nor does it provide any ability to detect water leaks in a timely manner.

Santa Cruz City representatives have warned PPMC that substantial fines for water waste, especially in drought years, could be levied in the future. Without a submetering system in place that would allow leak detection and immediate response to the plumbing issues, we as the community would be subject to fines on a monthly basis. Previous fines for water overage penalties were substantial and going forward would be assessed to the entire membership if individual meters are not installed.

RESPONSE: After extensive bid reviews, the Board of Directors has selected one local company that can install a submetering system at each individual allotment throughout the entire park. The approved bid was for approximately \$550,000 and with a \$50,000 contingency; the total cost is expected to be \$600,000; the cost for each individual water meter is **\$1,500 per installation.**

For those able to afford this upfront cost, the Corporation would encourage a one-time payment of \$1,500. For those members that would prefer a payment plan, it would be similar to that offered for the previous water system construction project.

Note: The payment plan could be 3-year, 4-year, or 5-year plan with interest at 4% APY and a \$20 annual service charge. The Board and the Financial Oversight Committee have determined that it would be beneficial to the membership if we could leverage our own private reserve funds, which would allow us to borrow the required funds from ourselves rather than a financial institution at a high interest rate. The more members who pay up front will reduce the cost the Corporation will need to borrow from the reserves to complete this critical infrastructure project.

PROPOSED JUNE BALLOT MEASURE: Accordingly, the following question will be put to the membership for a vote:
Shall PPMC require that each allotment have a water meter installed at a cost of \$1,500 per meter?

RATIONALE AND FURTHER DETAILS:

- The Corporation will pay for the common area installations from the Capital Improvement Reserve Account.
- Meters will be "read" and billed to each member on a monthly basis by a designated PPMC vendor.
- Individuals will be billed for their monthly usage at the then-current rate being charged by the City of Santa Cruz and will be responsible for their own allotment's water usage and a small service fee.
- The Corporation will continue to be responsible for paying the City of Santa Cruz monthly water bill. Individual allotment billing will be calculated and distributed to each member to remit to the PPMC office on a monthly basis.
- The common areas will be paid out of the general PPMC budget. These costs will be included in the annual budget, estimated to be approximately \$5,000 to \$10,000 per year.
- The PPMC Financial Oversight Committee or other designated committee will review the park's monthly usage to ensure that the submetering process is being implemented efficiently and any potential leaks are flagged in a timely manner.
- After all submeters are installed throughout the park, PPMC will tally all the data collected. After one month of data is collected, the process of billing will begin and the office will work with each member as they become familiar with the new process.

The Board of Directors recommends a "YES" vote.

Billie Bradfield
Most Worthy Grand Matron
4473 El Paso Road
Bullhead City, AZ 86429
Cell: 928-542-9155
Email: cbbgo2427@outlook.com



Michael E. Berry
Most Worthy Grand Patron
Post Office Box 75
Glenview, Kentucky 40025
Cell: 502-741-7444
Email: Michael.e.berry@outlook.com

GENERAL GRAND CHAPTER
Order of the Eastern Star
Established November 1876

Sisters, Brothers and Friends:

In recent weeks, there has been much discussion regarding the passage of Resolution 42 during the General Grand Chapter Triennial Assembly held in Myrtle Beach, South Carolina. Unfortunately, there has also been misinformation spread about what changes the adoption of this new qualification for Eastern Star membership means for the relationship of our Order to the Masonic fraternity.

The delegates of the 51st Triennial Assembly overwhelmingly voted to expand our membership qualifications; it required a two-thirds majority to change our law, and this threshold was easily met. There was discussion, for and against, during the debate, but no attempt was made to amend or alter the course of the resolution prior to its passage. Our Constitution and Bylaws reserve only a few powers exclusively for the General Grand Chapter, allowing Grand Chapters and Subordinate Chapters to establish and enforce many of the laws pertaining to their own governance. However, one area where the General Grand Chapter has complete authority is granted in Article VII (d) of the Constitution: “It shall be the exclusive judge of the qualifications of its own members...” As a result, concurrence with any change in membership qualifications is not required or allowed on the jurisdictional or subordinate chapter level.

Prior to the adoption of this legislation in October 2024, those eligible to membership in the Order of the Eastern Star included:

- Affiliated Master Masons in good standing and any female relatives who are related by birth, marriage, or adoption to Affiliated Master Masons in good standing, or if deceased were in good standing at the time of their death; as well as
- Members – either active for three (3) years or majority – in the International Order of the Rainbow for Girls or in the Job’s Daughters International, each of whom having attained the age of eighteen (18) years.

Resolution 42 added the following:

- Women sponsored by a sister and brother who are members of the Order

Please be aware that one important qualification did not change—any man wishing to join the Order of the Eastern Star must be a Master Mason in good standing. If a male petitioner is not a Master Mason, he cannot join Eastern Star. And if a male member of Eastern Star is suspended from his Lodge (whether for non-payment of dues or otherwise), then he is also automatically

suspended from Eastern Star. In other words, membership in Freemasonry is a prerequisite for any man wishing to join Eastern Star.

The change that was made to the membership qualifications applies strictly to female petitioners for the degrees in Eastern Star and adds only a category for sponsored membership. The gist of sponsored membership is that any woman who wants to join the Order of the Eastern Star and who does not meet the standard requirements for membership can nevertheless petition for membership if she presents with her petition two letters of recommendation, one of which is signed by a female member of the Order in good standing, and the other is signed by a male member of the Order in good standing. In other words, if a woman wants to join Eastern Star as a sponsored petitioner, she must first be vouched for by a Master Mason who is in good standing.

We understand the concern over the foregoing change, especially that it has eliminated the prerequisite Masonic connection for female petitioners. We ask those espousing this belief to remember that before sponsored membership was enacted, the connections between some of our petitioners and their Masonic relations were spotty at best. For example, a young woman who never or barely knew her grandfather but could prove that he was a Master Mason in good standing when he died was eligible to join Eastern Star—but the woman who has been a constant companion to her Master Mason boyfriend for decades could not.

In fact, we see sponsored membership as requiring a much stronger Masonic connection than Eastern Star previously required. While the young woman who never or barely knew her Master Mason grandfather, uncle or stepbrother is still eligible to join, a woman who wants to join but who is not related to a Master Mason must present a letter, signed by a living Master Mason in good standing, in which that Brother vouches for the woman's character. In our opinion, this demonstrates that not only does the Order of the Eastern Star remain deeply connected to Freemasonry, but no sponsored member may join without the express approval of a Mason. In other words, unlike a woman who can prove a direct relationship in her past, Master Masons in the present essentially have direct authority over which women are eligible to join.

There have also been well-meaning suggestions offered that permission to ignore this new membership qualification should be offered or even that the leadership of General Grand Chapter should declare the adopted resolution void due to potential actions that could be taken at the Grand Lodge level affecting Eastern Star within a Grand Jurisdiction. Our Most Worthy Grand Matron is the widow of a Past Grand Master, and as such we are aware of some of the differences between the authority enjoyed by a Grand Master of a Masonic jurisdiction and the authority that she has as the Most Worthy Grand Matron of the General Grand Chapter. For example, her husband Bob, as the Grand Master of Arizona, had the authority to make a man a Freemason on sight. As the Most Worthy Grand Matron she does not have the authority to make someone a member of Eastern Star. As another example, Bob, as Grand Master of Arizona, had the authority to suspend an Arizona Masonic rule or statute that he felt undermined the purposes of Freemasonry. As the Most Worthy Grand Matron, she does not have the authority to suspend any of the Constitution, By-Laws, rules and regulations of the General Grand Chapter of Eastern Star. So even though the Constitution states that “the Most Worthy Grand Matron is the highest Officer in the General Grand Chapter, Order of the Eastern Star,” she does not enjoy the same authorities as a Grand Master.

The directives and edicts issued or being contemplated in the various Masonic jurisdictions have had a major impact, as we have been inundated with calls, emails, and letters of concern from Eastern Star members both in North America and all around the world. Our hearts break for these Sisters and Brothers whose membership may be impacted because for many of our members, particularly those who are in the golden years of their lives, Eastern Star is one of their few opportunities for social interaction and camaraderie.

In closing, we want you to know that Eastern Star always has and always will honor its tradition of giving practical effect to one of the beneficent purposes of Freemasonry, which is to provide for the welfare of the wives, daughters, mothers, widows, and sisters of Master Masons. We will also continue to share with our Masonic Brothers in promulgating the principles of Brotherly Love, Relief, and Truth. As leaders of the General Grand Chapter, we respect the authority of those who govern the Masonic order in the various jurisdictions and stand willing to work with them to address the concerns being currently debated. What we do ask is that our communication as Eastern Star members be civil and held in appropriate places, not solely on social media and in public forums. As Most Worthy Grand Matron (whose husband was a Past Grand Master of Arizona) and Most Worthy Grand Patron (a proud Kentucky Master Mason for over 42 years), we believe that the principles of Freemasonry are integral to the continued success of Eastern Star. We will do everything in our power to honor that tradition through the remainder of our term of office while we serve our world-wide membership.

Sincerely.



Billie Bradfield
Most Worthy Grand Matron
Past Grand Matron of Arizona



Michael E. Berry
Most Worthy Grand Patron
Past Grand Patron of Kentucky

This letter is endorsed by:

M .: W .: Michael Dale
Grand Master
Grand Lodge of Arizona, F. & A.M

M .: W .: Mitchell A. May
Grand Master
Grand Lodge of Kentucky, F. & A.M

THE PARADISE PARK MASONIC CLUB
MEMBERSHIP APPLICATIONS PENDING
April, 2025

<u>APPLICANT</u>	<u>DATE POSTED</u>	<u>MEMBER/SELLER</u>	<u>ALLOTMENT</u>
<u>MEMBERS</u>			
David Olsen	03/20/2025	Richard A. Fisher	575 Scottish Rite Ave.

ASSOCIATE MEMBERS

Morgan Long	7/01/24	Lisa Jensen-Long	516 Courtesy Ln.
Megan Estes Ramsay	8/07/24	Anne Ramsay Estes	444 York Ave.
Elizabeth Clar	1/27/25	Linda Dyson-Weaver	341 Royal Arch
Lynton J. Daniel	3/13/2025	Fred Loeser	601 Keystone

ALTERNATE ASSOCIATE MEMBERS

Meredith Estes Guidera	8/07/24	Anne Ramsay Estes	444 York Ave
Blake Swimmer	8/17/24	Kristi Doberenz	470 York Ave
Ashley Silva	9/26/24	Tom Hansen	600 Keystone
Rory Stipanovich	1/28/25	Lisa Stipanovich	463 York

ACKNOWLEDGEMENTS of New Members

Improvements for Sale by Member

April, 2025

All allotment use privileges and Membership are subject to the approval of the Board of Directors. *IMPORTANT NOTICE: The sellers solely provide the description 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			
SECTION 2			
259 Keystone	Janice Herechski Contact: Ken Wilson spm2@protonmail.com	\$26,000 NEW LISTING	Great lot with newer septic. A wonderful Builders opportunity, high above the flood zone. Beautiful setting nestled in the redwoods and a quiet neighborhood. Sold as is please do not contact the owner.
293 Royal Arch	Contact Greg Wheatly 209-915-3804	75,000 OBO	Buildable allotment near the picnic grounds. Includes existing septic tank and plans.
272 Keystone	Pamela Maxwell Contact: Mark Zevanove Agent (831) 588-2089 Mark@oceanstreetrealty.com	\$265,000 NEW PRICE	2 Bedroom,1 Bath w/ Sunroom. Beautiful T & G pine ceilings. New granite counter tops. New flooring throughout. New driveway. Cozy riverfront cabin in great, sunny location. Cute wood burning free standing fireplace in living room, modern appliances with gas range. Comes completely furnished
282 Keystone	Sara Laskey (831)331-1031 Laskeysara@yahoo.com	\$180,000 PARTIAL FINANCING MAY BE AVAILABLE	2 bd/1 bath cabin. Sunny river front location with stunning views of the river and covered bridge. Lots of possibilities. Home needs TLC.
344 Royal Arch	Cara Feyas 505-670-9855 interiorsxcl@yahoo.com	310,000 NEW LISTING	Well located. approx. 800 s.f. 1 bdrm 1 bath main home, includes 150 s.f. basement/laundry/workbench area. approx. 450 s.f. 1 bdrm 1 bath detached guest cabin with walk-in closet. 600 s.f.+ sunny deck with covered storage. Main home has gas wall heaters and features a living room with wood- burning fire stove and true-divided windows. A large skylight adds brightness to the kitchen, with lots of cabinetry, and room for a breakfast dinette. An extra room off the kitchen served as an office and pantry area. Main house 3/4 bathroom has shower only. 1 car covered parking with extra space for a golf cart and 2-3 additional parking spaces. Landscaping is easy to maintain.
SECTION 3			
418 Joppa St	Anna Avery Dennis Casey Agent (831)227-6930 dennisbcasey@gmail.com	\$300,000 NEW LISTING	1776 square feet(assessor). 3 bedrooms and two bathrooms and an attached 2 car garage. Beautiful entrance into a lovely front room with wood flooring and high ceiling. Fireplace, balcony. The house needs some TLC. There was a roof leak, and some flooring removed. Also, one room has the plasterboard removed. Nicely located in the park next to some open space. Well above the river with no past flooding issues.
SECTION 4			
610 Keystone	Gail Marshek (760) 777-1323 Cell (760) 574-6866 gmarshek@dc.rr.com	\$359,000 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 the river. Sold As-is. Owner's husband is a licensed real estate broker. Must see this amazing location to appreciate Paradise Park!
654 St Augustine	JILL MAUTINO (209) 484-3980(209) 484-3980	\$19,000. New Price Sold as is	"Rebuild" with a view to die for. One of only two houses with creek river frontage. 2 bedroom, 2 bath on 2 lots. Parking for 2 cars in carport.. Never any flooding inside of house.
SECTION 6			
186 St. Bernard	Esther Gilliland (sale by owner) Call (209) 598-5063 LNEGillilan@gmail.com	\$399,000 NEW LISTING	1,350 sq. ft-2 BR-2 Bath w/carport. Gas fireplace, central heat. New upstairs Plumbing, new electrical boxes, fresh paint and newly installed carpet, electric Water heater and stove.
189 Saint Bernard	Gina Carling (831) 818-0771 ginacarling@davidlyng.com	\$169,000 REDUCED PRICE	Quaint 2 bedroom ,1 bath cottage with open floor plan & high ceilings. Updates Over the last 7 years include: a gas log cast iron stove w/thermostat, dbl.-paned windows, flooring kitchen cabinets, range/oven, pedestal sink/toilet, water heater and pergola with lights for outdoor enjoyment in yard.
189 Saint Bernard	Doug DuBois (831)234-0306 douglasdubois@email.com	\$349,000 FINANCING AVAILABLE	2 Bedroom 1.5 bath 1100 sq ft. Large deck overlooking the river. Front sunroom/mud room/guest room. Spacious living and dining rooms. Garage/work shop/storage areas. Oversized - car-carport. Extra parking for large vehicles. Large sunny lot. Morning sun in the kitchen. Large kitchen area and fruit trees. All appliances included