

**PARADISE PARK  
MASONIC CLUB**  
211 Paradise Park  
Santa Cruz, CA 95060-7007

**FIRST CLASS MAIL**



**BULLETIN  
APRIL**

**BOARD  
2004**

This bulletin is the official report of PPMC Board of Directors' governance of Paradise Park. It is published monthly and mailed on the second Wednesday following the monthly Board meeting.

# PARADISE PARK MASONIC CLUB BULLETIN BOARD

APRIL 2004



## FRED'S FOCUS

This month I would like to encourage everyone to schedule some time to visit Paradise Park and spruce up your allotment. The Manager has had the Park crew getting the Park in top shape for the coming seasons. I ask that you do the same for your allotment. Let's get our yards clear of weeds, dead leaves and scrubs. Let's check for fire hazards like debris on roof, inadequate fire screen on chimney and shrubbery too close to the house. While you are at it, you should check that your smoke alarm batteries are good, your fire extinguisher is charged and you have enough hose attached to outside of your house to reach entirely around the house in case of fire. Let's consider how the yard and house appear esthetically to our fellow members—do you need to remove unsightly tarps, add a coat of paint or replace damaged stairways?

If you are unable to get to the Park to clean your roof and yard, you may want to hire someone to do this for you. The Office has a list of persons available to be hired for such jobs. If you have someone who would be interested in being added to the list, call the Office.

Please try to join in this effort to make our beautiful environment even more beautiful.

## KOGER'S KORNER

I want to thank all of you who showed up to work on Saturday, March 13<sup>th</sup>. The Community Garden had about 30 volunteers and 4 more were at the Office working on the concrete pour. The next workday will be at the Picnic Grounds on 4<sup>th</sup> Saturday, April 24<sup>th</sup>—not the 2<sup>nd</sup> Saturday, since the picnic grounds will be in use for the Easter Egg Hunt on the 10<sup>th</sup>. We will refurbish some of the

tables and benches and also the cook shack. If you would like to help, call the office and volunteer.

We also have many chores that volunteers can do at times of their own choosing. If you have spare time and would like to serve the Park, call the Office.

The Park is in the market to purchase a new tractor. We prefer a tractor, like the John Deere 210LE with 4 in 1 bucket on the front and box scraper on the back. If can be of help, please contact me at 831-423-1530.

## NEW TRAFFIC FLOW AT OFFICE ALL ONE-WAY NOW

The entrance to the Office parking area that ran next to the play-area has been blocked off for safety reasons. The new flow will all go from left to right as you face the Office. If you are coming from the Social Hall, proceed to the entry past the first island.

If you are approaching from the downhill side enter before the island and park facing uphill. The area that is currently gravel may be used for parking. Just pull in facing the Office to park, then pull thru when leaving.

This area will be remarked as soon as the crew has the time and weather permits.

Thank you for your cooperation.

## PARKING STICKERS

Don't forget to bring your vehicle registration to the Office to get a parking sticker.

## 2003 – 2004 PPMC BOARD OF DIRECTORS

President: Fred Dunn-Ruiz  
Email: [dunnruiz@hotmail.com](mailto:dunnruiz@hotmail.com)  
Phone: 831-457-9681

Vice President: Jack Fisher  
Email: [fishjack@sbcglobal.net](mailto:fishjack@sbcglobal.net)  
Phone: 831-429-9397

Secretary: Jacob Koff  
Email: [Jacob@swigco.com](mailto:Jacob@swigco.com)  
Phone: 415-587-7183

Treasurer: Barbara Monti  
Email: [rbMonti8@hotmail.com](mailto:rbMonti8@hotmail.com)  
Home Phone: 530-456-3812  
Park Phone: 831-459-7539

Recreation Director: Bill Eckard  
Phone: 831-458-2020

Park Manager: Bob Koger  
\*Email: [manager\\_ppmc@sbcglobal.net](mailto:manager_ppmc@sbcglobal.net)  
Office Phone: 831-423-1530  
Cell Phone: 831-345-0879

Park Secretary, Bookkeeper  
\*Email: [secretary\\_ppmc@sbcglobal.net](mailto:secretary_ppmc@sbcglobal.net)  
[bookkeeper\\_ppmc@sbcglobal.net](mailto:bookkeeper_ppmc@sbcglobal.net)  
Office Phone: 831-423-1530

\*Note: PPMC email addresses have an underscore between title and ppmc

### REMINDER CONCERNING RENOVATIONS, REMODELING, ETC.

If you plan any remodeling, repair or maintenance of your home, please do the following:

1. Let your neighbors know.
2. Provide a short letter to the Park Manager concerning your plans.
3. Wait for the approval of the Manager and/or the Building Committee.

There are a variety of County Building Code requirements and Park related concerns that may be involved, depending upon the scope of your specific plans. Drawings and/or sketches may be required. Please follow these guidelines. We will try to provide a quick response to you.

*Bill Hardwick, Building Committee*

## ACTIVE COMMITTEES

If you wish to be on any of these committees please contact the chairperson or Fred Dunn-Ruiz:

<u>COMMITTEE</u>	<u>CHAIRPERSON</u>
Assessment Study	Malcolm Kirby
Budget	Diana Cook
Building	Bill Hardwick
By Laws	Bill Hardwick
Emerg. Response Study Team	Doug Hipsley
Fire & Rescue	Greg Laskey
Flea Market 04	Charlotte Reynolds & Carol Blum
Fleet	Greg Laskey
Historical	Barry Brown
Industrial Safety	TBA
Long Range Planning	Chuck Buchanan
Orientation	Anna & Bill Lind
Past Presidents	Bob Biendle
Recreation	Bill Eckard
Staking	Jackie Rundell
Tree	Linda Dyson-Weaver

*Paradise Park Masonic Club*  
**BOARD OF DIRECTORS**  
**2003 – 2004 MEETING DATES**  
**Executive Session 7:30 am**  
**Open Meeting 9:00 am**  
**05/15/04**  
**06/19/04**  
**07/03/04 Annual Meeting 7:00 P.M.**

### REMINDER CONCERNING TREE WORK

Before you trim or cut down any tree, please check with the Office. Copies of the current tree Rules are available at the Office.

### **DEADLINE** **FOR TURNING IN** **LODGE/CHAPTER DUES RECEIPTS** **IS APRIL 1.**

If you haven't already done so, please do ASAP. A dues receipt for your Associate and Alternate Associate are also due. You can tell if all of yours are in by checking the mailing label on this Bulletin. There you will find three letters, Ys or Ns for Yes or No. The first is for Member, the second for Associate and the thirds for Alternate Associate. If you have no Associate or Alternate Associate there will be an N for that position.

## PROPOSED BYLAW AMENDMENTS

The Bylaws require that any amendment be run in the bulletin for two months before they can be voted on by the membership. These will be included on the June 2004 ballot. Members wishing to comment on these proposals for the next Bulletin may do so by submitting it to LETTERS FROM THE MEMBERSHIP; see guidelines elsewhere in this bulletin.

**CORRECTIONS:** The printing in March bulletin had two (2) typographic errors. They were in Amendment #2, Part A to Article III, Section 2, fourth (4<sup>th</sup>) line from the bottom of the paragraph where forgetting should have been for getting and the third (3<sup>rd</sup>) from the bottom where the word with should have been with in. These errors have been corrected in this month's printing. These text of these two amendments as corrected will be run again in May.

Amendments #1, #2 & #3 were recommended by the Bylaws Committee and edited by our attorney. Amendment #4 was recommended by our attorney upon review of Amendments #1, #2 & #3. Amendment #5 was recommended by the Board of Directors. Current Bylaw is shown in regular type. Deletions are ~~struck through~~. Additions are in **bold type**.

**AMENDMENT #1 to Article III, Section 1:** A member of PPMC shall be limited to a person who has been issued a Certificate of Membership by PPMC and only a person who agrees in writing to comply with the provisions of these Bylaws shall be admitted to Membership (hereafter "Member" or "Members" as applicable). Membership requires unanimous approval of the Board of Directors. Each Certificate of Membership shall be registered in the name of the Member upon the books of PPMC provided for that purpose. Only one Certificate of Membership will be issued to any one person. Membership shall be evidenced by proof of a current paid dues receipt or current life membership from a Lodge of Free and Accepted Masons or from a chapter of the Order of Eastern Star and proof of payment issued by PPMC showing that all fees have been paid as required by these Bylaws and Rules and Procedures, which include, but are not limited to, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, and any fines levied. A Member may designate one Associate Member and one Alternate Associate Member each of who must meet all the requirements delineated in these Bylaws. ~~A person can only be either a Member, Associate Member or an Alternate Associate Member at any one time.~~ Only a Member of PPMC shall be entitled to vote, except as provided in these Bylaws and each Member is entitled to only one vote. (Members, Associate Members, and Alternate Associate Members shall hereafter be referred to as "Collective Members")

**REASONING:** The portion to be deleted is contrary to Article III, Section 4 that was approved by the Membership at the last election.

**AMENDMENT #2, Part A to Article III, Section 2: ASSOCIATE MEMBER-** The Associate Member: **is sponsored by the Member and** is entitled to all the benefits and privileges to which the Member is entitled except the right to vote **and as otherwise specified in these bylaws,** is subject to the same Rules and Procedures as a Member; must agree in writing to abide by the Bylaws and the Rules and Procedures of PPMC; must have all the qualifications of a person entitled to inherit a Membership; must have been unanimously approved by the Board of Directors and shall be named on a Certificate of Associate Membership and upon the books of PPMC provided for that purpose. The Associate Member shall pay no dues, assessments, allotment fees, or initiation fees and shall not vote except as a proxy as provided in these Bylaws. The Certificate of Associate Membership shall be delivered to the Member. **All rights and privileges of the Associate Member are dependent upon the Member, who has the right to change or terminate the Associate Membership at any time with or without cause and without prior notice to the Associate Member. In the event that the Associate is delinquent in providing to PPMC evidence that the Associate Member is in good standing in a duly and regularly constituted Lodge of Free and Accepted Masons or from a Chapter of the Order of Eastern Star, the Member shall be notified of the delinquency within 45 days and will be responsible for getting the information to the PPMC office. Should the required information not be provided with in a three month time period following the written notification of the delinquency, the Associate Membership shall automatically be suspended without any action by the Board.**

**AMENDMENT #2, Part B to Article III, Section 3: ALTERNATE ASSOCIATE MEMBER. THIS WILL READ AS SECTION 2 EXCEPT FOR ASSOCIATE MEMBER WILL BE REPLACED WITH ALTERNATE ASSOCIATE MEMBER**

REASONING: This revision is recommended because it has been understood by many Members over the years that this is the status of the Associate and Alternate Associate Members. The member has the ultimate responsibility for those persons who are his or her Associate and Alternate Associate Members. This responsibility is important enough to be part of the Bylaws. The amendment makes the policy that the club has followed for many, many years explicit in the Bylaws.

**AMENDMENT #3, to Article III, Section 20: DEATH OF MEMBER** - Upon notification of the death of a Member, the Board shall cancel the deceased Member's Membership in the Corporation. Upon presentation of an original Death Certificate and if there is an Associate Member or Alternate Associate Member named, the Board shall issue a new Membership Certificate without fee in accordance with Article III, Section 6. At the death of a Member, the Associate Member shall become the Member. If the Associate dies at the same or near time as the Member, the Alternate Associate shall become the Member.

REASONING: This phrase conflicts with the intent of the rest of Section 20, which is to transfer the Membership automatically. The current wording requires the Associate or Alternate Associate Member to go through the entire membership process.

**AMENDMENT #4 to article III, Section 24: SUSPENSION OR TERMINATION OF MEMBERSHIP-** The Membership of a Member, Associate Member, or Alternate Associate Member, including but not limited to the right of occupancy and use of the applicable allotment, may be suspended, in part or in full, or terminated in its entirety, if the Board finds, based on a good faith determination that such Member, Associate Member, or Alternate Associate Member has:

- A. Committed an act, which has been proven to be a Masonic offense; or
- B. Behaved in a manner that is not consonant with good citizenship or engaged in conduct materially and seriously prejudicial to the Corporation's purposes and interests; or
- C. Failed in a material and serious degree to abide by the Bylaws and/or the Rules and Procedures; or
- D. If a member has failed to pay PPMC, when due, Membership fees, including but not limited to, taxes, allotment fees, assessments, dues, transfer fees, debts incurred, fines, and late charges; or
- E. If a member fails to maintain his or her good standing in a duly regularly constituted Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California Free and Accepted Masons or of duly and regularly constituted Chapter of the Order of Eastern Star recognized and accredited by the Grand Chapter of the State of California.

The suspension or termination of a Member suspends or terminates, as applicable, the Member's right to vote and also suspends or terminates the Associate Membership and Alternate Associate Membership that is affiliated with the Member.

Membership fees, including dues, allotment fees, assessments, transfer fees, and taxes are still due and payable to PPMC by a Member who is suspended.

Notwithstanding the foregoing, the Membership of an Associate Member or Alternate Associate Member, shall be automatically suspended, without action by the Board, if the Associate or Alternate Associate has failed to submit proof of his or her good standing in a duly and regularly constituted Lodge of Master Masons or of a duly and regularly constituted Chapter of the Order of Eastern Star, within three (3) months after having been notified in writing of such delinquency.

**AMENDMENT #5 to add Paragraph J to MEMBERSHIP FEES, Article IV, Section 1: The Club may transfer an unusable allotment or a portion of an unusable allotment to a member upon written request by the member and upon a payment by the member to the Club as determined by the Board of Directors. The minimum fee for such a transfer shall be \$500.**

REASON: This section was in past Bylaws but through an oversight it was omitted in the 2001 Revised Bylaws.

## ANNOUNCEMENTS OF NOTE

### EMERGENCY RESPONSE STUDY TEAM (ERST)

The Board of Directors created a committee to review and make recommendations relative to PPMC ability to respond to community emergencies in a timely and responsive manner. This committee, known as ERST, will provide a comprehensive plan that will be submitted to the Board of Directors on June 1, 2004.

This committee should not be confused with our current emergency response team headed by our Fire Chief, **Greg Laskey**. ERST is strictly a study group. **Chief Laskey** is a key element to this study group as well as the other members who volunteered to participate. The members and their assignments are: **Lloyd Ames** (Secretary), **Bob Biendle** (Allotment Safety), **Chuck Buchanan** (Computer Support), **Doug Hipsley** (Chairman), **Ted Keller** (Training), **Greg Laskey** (Fire), and **Don Moore** (Communications). Two other areas in which the whole committee is assigned are Medical Response, and Traffic Control.

The first priorities are to assist the BOD in the training of members in the use of the defibrillator, the inventory and status of all our communication equipment, survey of what training is available for our emergency response needs, and allotment safe. *Doug Hipsley, Chairman*

### GATE CHECKS SCHEDULED

VOLUNTEERS are needed to man the front and back gates from noon on Saturday, April 10<sup>th</sup> through noon on Sunday, April 11<sup>th</sup>. We hope to be able to have two persons on at each gate for this 24-hour period. Please call the Office to volunteer and pick the hour(s) you would like to work. If you have questions regarding the responsibilities involved, call the Office.

### WANTED

The Manager is trying to identify the owner of the red pick-up truck who is dropping off large quantities of garbage at the Office dumpsters. The truck has a metal bed cover. If you can help, please let the Office staff know.

### TRUCK FOR SALE

The Board has authorized the Manager to sell the Ford F600 dump truck. The Park feels that it no longer needs this size of vehicle since we are no longer hauling

garbage to the dumps. The truck needs a good deal of work and has been valued at \$3000 as is. We will sell for \$3000 or best offer. Please call Office to make an offer.

### DEBRIS PICK-UP

The Park crew will no longer be available to pick up debris, other than the green yard debris, from allotments. Santa Cruz County Waste Management is available to provide this service. In order to contact them, please call (831)

### LOBSTER FEED

Jim & Natalie Clark and Jim & Pamela Wilson are sponsoring the Annual Lobster Feed again this year. They have chosen Saturday, July 24<sup>th</sup>, which coincides with the Flea Market weekend. Mark your calendar and watch more details.

### RECYCLING GUIDELINES

#### YES

#### PAPER

Newspapers  
Flattened cardboard  
Paperboard packaging  
Magazines & Catalogs  
Cereal boxes  
Paper-color/white  
Paper bags  
Notebook backings  
Egg cartons  
Envelopes

#### YES

#### CONTAINERS

Aluminum cans & foil  
Tin/steel cans & lids  
Empty aerosol cans  
Small scrap metal  
Dry cell batteries in a plastic bag  
\* Milk & juice cartons\*  
\* Glass jars & bottles \*  
\* Plastic-all #1-#7 \*  
\* Items with \* above should be flattened

### NOT ACCEPTABLE IN RECYCLE CARTS

Garbage Food Yard waste Film plastics  
Styrofoam blocks or peanuts Baggies Pyrex  
Safety glass Ceramics Hazardous materials  
Food-contaminated paper, such as pizza boxes, ice cream boxes or used paper plates.

If you have any questions regarding recycling, call Waste Management at 1-800-665-2209

### IN MEMORIAM

*George M. Brown*  
*March 1, 2004*

Spring is officially here, and another round of our water system, drains and paving will begin before too long. Along that note I am including more water saving tips this month.

#### **FACT**

1. Toilets account for almost 30% of all indoor water use – more than any other fixture or appliance.
2. Older toilets (installed prior to 1994) use 3.5 to 7 gallons of water per flush, and as much as 20 gallons per person per day.
3. Replacing an old toilet with a new model can save the typical household 7,900 to 21,700 gallons of water per year.
4. An average of 20% of toilets leak.
5. Amount of water used in the house each day: 75% toilet flushing, showers & baths; 20% laundry & dishes; 5% drinking & cooking.
6. Clothes washers can use as much as 30-35 gallons of water per cycle, and dishwashers as much as 25 gallons per cycle. When in the market for a new clothes washer consider a high efficiency model that will use an average of 30% less water & 40-50% less energy. A front load washing machine uses 1/3 less than a top loading machine.

#### **TIP**

1. Install an ultra low-flow toilet that requires only 1.6 gallons per flush.
2. To insure optimal performance when installing a low flush toilet in areas with a low drainage gradient, consider a pressurized model.
3. Check toilets for leaks and repair them promptly.
4. Reduce the amount of water used by an older toilet by placing a one-gallon plastic jug, or two one-quart bottles, in the tank to displace toilet flows. Or you can install a "dam" that partitions off a section of the toilet so it can't fill with water. These methods can save over 1,000 gallons of water per person per year.

#### **ADDITIONAL TIPS**

1. Test for a leaky toilet by adding food color to the tank. If any color appears in the bowl after 30 minutes, your toilet is leaking. Leaking toilets waste 200 gallons of water a day.
  2. Run your dishwasher and wash clothes only when you have a full load.
  3. Save water by not running the water constantly when washing dishes, washing your hands and face or shaving.
  4. Avoid using a garbage disposal. Disposals use a great deal of water.
  5. Use a bucket of water and a spray head on the hose to wash your car. A running hose wastes over 100 gallons of water in the time it takes to wash a car.
  6. Water during the coolest part of the day. Use drip irrigation to apply water slowly exactly where it is needed.
  7. Choose plants that are native to the area you live in, or plants that are drought resistant for landscaping and gardens. Native plants are used to the natural amount of precipitation that occurs in the area found and normally do not require any additional watering. This is known as xeriscaping.
  8. Don't water your street, driveway or sidewalk. Position your sprinklers so that your water lands on the lawn and shrubs – not the paved areas.
  9. Install sprinklers that are most water efficient for each use. Micro and drip irrigation are examples of water-efficient methods of irrigation.
  10. Do not leave sprinklers or hoses unattended. Garden hoses can pour out 600 gallons or more in only a few hours.
- (Facts and Tips from: Geocities.com, Waterwiser, Americanwater.com and Clean Ocean Actions Shore Tips Series)

Since we do not have individual water meters we need to be aware of how much water we use, and the cost to the membership. Our February water bill was \$3,085 and increases, as the weather gets warmer. For the current fiscal year through February we have spent \$54,116.

Your budget committee has been working hard on the operating budget and it was presented to the Board at the March meeting. It is a balanced budget, as was the one presented last year. The capital expenditures budget will be presented to the Board at the April meeting. Thank you to the committee members Craig Little, Vera Reinstein, Doug Hipsley, and chairperson Diana Cook. We have worked both last year and this year without having to raise TADs for the operating budget.

Happy springtime to all!.....*Barbara*

**FINANCIAL REPORT FEBRUARY 2004**

**INCOME STATEMENT**

		BUDGET FOR YEAR	LEFT IN BUDGET
<b>INCOME</b>	\$470,667	\$516,462	\$45,795
<b>EXPENSES</b>			
Wages & Related Expenses	\$153,709	\$228,889	\$75,180
General/Liability Insurances	\$37,019	\$43,312	\$6,293
Trash Pickup	\$25,605	\$10,205	(\$15,400)
Office/General/Professional	\$48,203	\$48,850	\$647
Water	\$54,116	\$67,000	\$12,884
Taxes - Prop. & Income	\$18,648	\$49,000	\$30,352
Vehicle Expenses	\$19,501	\$16,950	(\$2,551)
Dump Fees	\$3,379	\$13,000	\$9,621
Buildings & Grounds Maint.	\$6,859	\$19,300	\$12,441
Tree Trimming	\$11,731	\$6,000	(\$5,731)
Recreation	\$1,543	\$3,000	\$1,457
SBA Loan Interest	\$11,287	No budget	
<b>TOTAL EXPENSES</b>	\$391,600	\$505,506	\$150,710

**BALANCE SHEET**

General Checking	\$329,902		
Trust Account	\$13,652		
Recreation Fund	\$6,986		
Reserve Funds	\$714,491		
Accounts Receivable	\$268,041		
Prepaid Tax/Ins.	\$69,533		
Land, Improvements/Equipment	\$1,874,729		
<b>TOTAL ASSETS</b>		\$3,277,334	
Accounts Payable	\$203,112		
Haswell/Gardner Donations	\$19,678		
Deferred Revenue	\$386,275		
Property Trust Account	\$5,000		
SBA Loan	\$333,115		
Restricted Funds	\$1,206,276		
Retained Earnings	\$1,044,812		
Net Income	\$79,066		
<b>TOTAL LIABILITIES/EQUITY</b>		\$3,277,334	

## UP COMING EVENTS

### EMERGENCY SIREN TESTS

At Noon on all Board Meeting Days

### TRIBUTE TO JEFF ALMQUIST

All Members, Associates, Alternates and friends are invited for lunch on April 7<sup>th</sup> to thank Jeff Almquist for all his support to PPMC while being our County Supervisor. We also want to congratulate him on his new vocation in becoming a Superior Court Judge. This lunch is being co-sponsored by both the Men's Club and the Board of Directors.

Don't let the \$2.50 fool you! Chefs Carl Christenson and Frank Conti are letting all the stops. This will be the best roast beef lunch you will ever get for that price. Also included are hors d'oeuvres, wine, and dessert.

Doors to the Social Hall open at 11:00AM for a social hour. A buffet will begin at noon. You must purchase your ticket at the office no later than April 3<sup>rd</sup>. Hope to see all of you there!

Jim Reynolds, Men's Club President  
Fred Dunn-Ruiz, President BOD

### MEN'S CLUB

Wednesday, April 7, 2004

To Honor: Jeff Almquist

ALL WELCOME

Reservations may be made at Office  
Wednesday, May 5, 2004

### BINGO

Third Wednesday each month

Social Hall, 6:30 P.M.

Wednesday, April 21, 2004

Wednesday, May 19, 2004

KNITTIN' KITTENS

LADIES' CANASTA

Social Hall, 11:30 A.M.

Monday, April 5, 2004

Monday, May 3, 2004

Sponsored by Pat Rundell

### MASONIC OUTREACH

Fourth Friday in April

Usually on third Friday each month

Small Social Hall, 10 A.M.-noon

April 23, 2004

May 21, 2004

Kristi Kampel

### LOBSTER FEED

July 24, 2004

4:00 P.M.

More Details Later

### FLEA MARKET

July 23, 24 & 25, 2004

IT'S ONLY 4 MONTHS AWAY!

Donations are pouring in.

Thanks to all for your support.

Spring time is a good time to start cleaning out things to donate to YOUR Flea Market.

Call for pick-ups or I can meet you at the Office basement.

Char Reynolds

423-9583



### COMMUNITY GARDEN

SEVEN BOXES/SPACES ARE STILL AVAILABLE!

CALL DIANE BROWN

469-0308

# PARADISE PARK CALENDAR OF EVENTS

<u>MONTH DATE</u>	<u>EVENT</u>	<u>Venue</u>	<u>MEMBER/Chair</u>
<b>April 2004</b>			
5-Mon.	Knittin' Kittens 11:30 am - 4:30 pm	Small Social Hall	P. Rundell
6-Tue.	Coffee 9-11am	Small Social Hall	???
6-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
7-Wed.	Men's Club Lunch & Jeff Almquist Day - 11:30	Large Social Hall	J. Reynolds
13-Tue.	Coffee 9-11am	Small Social Hall	???
13-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
16-Fri.	Masonic Outreach, Kristi Kampel 10am-12pm	Small Social Hall	Masonic Home
17-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Dunn-Ruiz
17-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
17-Sat.	Potluck 5:30	Large Social Hall	A. & B. Lind
20-Tue.	Coffee 9-11am	Small Social Hall	???
20-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
21-Wed.	Bingo 6:30pm	Large Social Hall	Y. & M. Jones
27-Tue.	Coffee 9-11am	Small Social Hall	???
27-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
<b>May 2004</b>			
1-Sat.	Eastern Star Gathering 8am-9pm	Large Social Hall	C. Mollino
2-Sun.	Eastern Star Gathering 8am-9pm	Large Social Hall	C. Mollino
3-Mon.	Knittin' Kittens 11:30 - 4:30	Small Social Hall	P. Rundell
4-Tue.	Coffee 9-11am	Small Social Hall	???
4-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
5-Wed.	Men's Club 11:30	Small Social Hall	J. Reynolds
11-Tue.	Coffee 9-11am	Small Social Hall	???
11-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
15-Sat.	BOD Open Meeting 9am	Small Social Hall	F. Dunn-Ruiz
15-Sat.	Recreation/Activities Cmt. Mtg. 3pm	Small Social Hall	B. Eckard
15-Sat.	Potluck 5:30	Large Social Hall	L. & A. DeVore
18-Tue.	Coffee 9-11am	Small Social Hall	???
18-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
19-Wed.	Bingo 6:30-8:00pm	Large Social Hall	Y. & M. Jones
21-Fri.	Masonic Outreach, Kristi Kampel 10am-12pm	Small Social Hall	Masonic Home
22-Sat.	History Class 11-2pm	Picnic Grounds	J. Nelson
25-Tue.	Coffee 9-11am	Small Social Hall	???
25-Tue.	Tole Painting 7-10	Small Social Hall	A. Walters
29-Sat.	Girl Scout Camp Out - 6pm on	Picnic Grounds	J. Bemis
30-Sun.	Girl Scout Camp Out - all day	Picnic Grounds	J. Bemis
31-Mon.	Girl Scout Camp Out - until noon	Picnic Grounds	J. Bemis
31-Mon.	<b>MEMORIAL DAY OBSERVED - OFFICE CLOSED</b>		

## MEMBERSHIP APPLICATIONS PENDING

APPLICANT MEMBER CANDIDATE	DATE POSTED	SELLER	ALLOTMENT
Richard A. Sturgeon <u>ASSOCIATE MEMBER</u>	02/11/04	Petie H. Johnson <u>MEMBER</u>	276 Keystone Way
Ada Ruth DeVore	03/22/04	Luther "Jay" DeVore	139 St. Alban Street
Karen E. Friedman	03/16/04	David L. Friedman	705 Shrine Way
Janice Marie Walker	03/13/04	Dorothy Quick	419 Joppa Street
Karen L. Morse	02/24/04	James E. Likins	568 King Solomon Drive
Marlene Brown	02/18/04	Daniel E. Brown	303 The Royal Arch
Victoria Jean Johnson	01/19/04	Pegge M. Garcia	428 Joppa Street
David Norman Houge	12/17/03	Norman B. Houge	576 Scottishrite Avenue
Marilyn E. Miller	11/13/03	Marcella Miller	354 Eastern Star Road
Doreen Cooper	09/08/03	Timothy B. Cooper	614 Keystone Way
Denise Null Peterson <u>ALTERNATE ASSOCIATE MEMBER</u>	06/20/03	Betty Lou Null <u>MEMBER</u>	246 Washington Street
Amanda L. Cooper	03/16/04	Timothy B. Cooper	614 Keystone Way
Kristine Friend	02/18/04	Daniel E. Brown	303 The Royal Arch

## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS – MARCH 20, 2004

1.0 Roll Call at 9:00. Present were President Fred Dunn-Ruiz, Secretary Jacob Koff, Treasurer Barbara Monti, and Recreation Director At Large Bill Eckard. Vice President Jack Fisher was absent. Some 25 members were also in attendance.

- a. Invocation was given by Jacob.
- b. No late items were added to the agenda.
- c. A report on the Executive Session of Feb 21 was given by Jacob: 1, the Board has taken steps to take care of a dangerous condition at an allotment. 2, a motorcycle situation was addressed. 3, an agreement was signed with the manager for apartment use. 4, the Board will notify members who testified at a recent hearing about the hearing's outcome and will try to notify the person who reports something of what decision the Board might have made. 5, the Board decided to audit the books & records of the club to verify each allotment's square footage to make sure TADs are based correctly. 6, the Board dealt with a report of a possible gray water discharge into the river. 7, a member was fined for building a deck without notification to the club. 8, the Board inspected the Office apartment and concluded it looks really good & the Manager is happy there. The only damage noted were several small slits in the kitchen floor that the Board agreed were there before Bob moved in. 9, the Board is continuing efforts to find and recover money from Jack McHugh for the damage he did to the apartment. 10, the Board received an item from a member's lawyer re: activities at the member's allotment re: illegal coverage & allotment lines, which the Board is still considering.

2.0 Consent Items. February 2004 Minutes corrections, 4.a.8 should be Bill Lind, not Lang; 5g, the Sandy Beach light is to be reinstalled at E. Simas's expense as Ed agreed to do when the board gave him permission to move the light pole. Corrections approved. Consent items approved.

3.0 Manager's Report, Bob Koger.

- a. Washington walkway rebuilding is done.
- b. Stop sign was put in at bridge by the flashing light.
- c. Stop & slow signs and stripes were put at the green swings intersections.
- d. Building efforts in section 4 were overseen.
- e. Changing the traffic flow at the Office, & moving the fountain to the playground.
- f. Cement is poured under the Office porch, for recreation storage, with much help.
- g. Rusted out sinks are being replaced.
- h. Picnic area is soon to be cleaned up.
- i. Price for the lightpole for Sandy beach is being sought.
- j. Potholes are soon to be repaired.
- k. Motion lights are to be installed in the Office lobby and porch.

11<sup>th</sup>. l. Gate check volunteers needed, for car stickers, both front & back gates, visitors passes handed out, April 10<sup>th</sup> &

m. Painting parking lines at the Office is shortly to be done.

#### 4.0 Unfinished Business

##### a. Committee Reports

1. Assessment; no report.
2. Building – Bill Hardwick; no report.
3. Bylaws – Bill Hardwick; there were discovered a few typos in the new bylaws; the corrections will be running in the next 2 bulletins.
4. Dam – Malcolm Kirby; no further report.
5. Emergency Preparedness – Doug Hipsley, ERST, Emergency Response Study Team; the committee is to prepare a living document by June 1, with the proposed changes to be flowing from board to board. Thus far they have had 2 meetings, where they have assigned committee members to each segment, they are preparing a study, which they will present to board when completed. Defibrillator training will be the 29<sup>th</sup> & 30<sup>th</sup> of March. Ted Keller is assigned to the Training segment; he is negotiating with the county to be placed on the 911 notification system. Allotment Safety is to be headed by Bob Biendle. Fire Chief Greg Laskey is part of the committee. He said all 3 of the last house fires were caused by hazardous materials left at the construction/building sites. The Manager needs to keep on top of the status of these sites, as our first pair of eyes.
6. Historical – Barry Brown; no report.
7. Long Range Planning – no report.
8. Nominations; have met at least once, also meeting tomorrow.
9. Orientation; no report.
10. Recreation; Bill, a potluck is tonight, followed by the quarterly town hall meeting; Easter egg hunt will be April 10<sup>th</sup> at the Picnic Grounds; May 29<sup>th</sup> will be the annual cleanup, where the Recreation committee will be furnishing lunch for helpers at 12:00. We can not use heavy equipment in the riparian corridor, so we can't level beaches. For the annual May cleanup, pick your favorite spot, tell Bob Koger, show up at that site and clean. Flea Market donations are still wanted. There are still 7 boxes/spaces at the Community Garden, which is self-assessing & self-supporting at \$20 per use of box. At the Social Hall, a large container requires permits; a tough shed might not; building a structure might cost less than cost of delivery/permits, etc. of container. Bill Eckard proposed using the upper bank as a patio, with stairways connecting levels.
11. Safety; for industrial safety, Bob Biendle, no report yet.
12. Staking;
  - i. Staking Log; date approved needs filling in; check procedure.
  - ii. Francis Frenor not happy with staking of S. Reddick's allotment. Any action put off until further study.
  - iii. Tooker allotment; letter from southern neighbor; boundary adjustment between these two neighbors as historically correct is approved.
  - iv. Sonnichsen staking; awaiting letter from Fred to county verifying staking lines.
  - v. J. Simas allotment lines; back staking still needs to be done; Bob Koger will give to committee.
13. Trees; Jack Fisher absent. The tree meeting minutes are included in Board binders. The committee's mission statement is included, with concern expressed about the words "acting on" by committee, and it was felt to be redundant to say 'board and member accepted' tree rules, since all tree rules are board accepted. An amended version is to be sent back to the committee, with the suggestion to revise & simplify the goal statement. Fred will send them a letter covering these suggestions.
14. Vehicle; Greg Laskey, no report. Bob Koger recommends that the F600 be taken off road, since it's so expensive to keep running. We can rent one and still save money. He suggests we sell it, and apply that money to other purchases. He also suggests selling the 2 tractors, which are farm tractors, with hope to purchase a clam bucket with scraper on the back, as much more appropriate for use in the Park. Debris can still be picked up by us. Board approved selling of the F600. Bob is to put a notice in the bulletin.
15. Waste Management; Diana Cook. WM has offered to bring in dumpsters for green waste, in which case we would need to construct a pad on which to put the dumpsters. It was suggested we would also need to construct some sort of screening, so the containers would not be an eyesore. This would be located behind the firehouse. The crew could collect & dump in the dumpsters. It would be at no additional cost, because it's green waste. Diane will research cost with Carlos at WM. For \$15/cubic yard, they will pick

up debris, which would be cheaper than a pickup by our crew. The members would call WM directly. Current hauling price list, with phone # to call, will be obtained by Diana and put in the bulletin. This service does not include construction waste; WM would provide a container for non-yard waste. People are still putting debris in the garbage and/or recycle bins. Our PPMC construction packet should include construction debris removal information. Motion: PPMC is to stop delivering gravel to the membership; passed. The Manager reported that it costs the park more to deliver gravel to a member than it would cost for a member to arrange directly for gravel purchase and delivery. Diana is still negotiating our price for WM service. She will also research a yearly free pickup, for spring-cleaning, etc.

16. Water; no report.

b. Treasurer's Report; Barbara Monti. Our current operating budget is in good shape. Various insurance plans are being reviewed; recommending Lance Watts to attend next month to give his recommendations. Our current plan is a Cadillac plan. The Operating Budget committee chair is Diana Cook. The committee has balanced the operating budget, with some things fattened, some things lessened. They ask the Board to review and give suggested changes within 2 weeks, so they can incorporate the changes and present a final budget for the next meeting. The committee is composed of Vera Reinstein, Doug Hipsley, Craig Little, and Barbara Monti, with Bob Koger and Fred Dunn-Ruiz having given input. The committee also has been looking at a capital budget, to look at capital items needing to be purchased in the next fiscal year. They hope to have this ready to put with the operating budget by next month.

c. PUD (Planned Unit Development) research, by Michael Bates. Significantly non-conforming & non-conforming repairs, replacements, etc., cannot be worked on because of the county's current incorrect interpretation of our PUD. Tom Burns, the new head of the Planning Department, will be visited by Bill Hardwick & at least one Board member. Bill will connect with Tom Burns to set up an appointment.

d. Riparian Corridor. The application has been sent in to Fish & Game; it is likely to take 45 days to receive a response. Then we can clean up river flow-impeding items, which are anything more than 3" at chest height in the stream; in the corridor, only little stuff may be taken out, because the big stuff offers shade for the fish.

e. Rules, proposed updating;

1. Alcohol, include opening phrase plus a. through 'approval'.

2. Vehicles, as stated.

3. Noise, motion, to approve as amended and to go into effect immediately, carried unanimously.

All the above to be published in the bulletin.

f. New fine schedule; motion, to accept as changed, published in bulletin for membership to comment on & whether to accept.

g. Defibrillator, Fred has contact to obtain 2 defibrillators for the price of 1, and vouchers to obtain up to 4 more, to be placed in lock boxes around the Park. Bob Biendle is willing to front the money for a third defibrillator, to be paid back later, without interest (by Men's club? No)(by a neighborhood group? No)(by the Park). Training on March 28th & 29th, of Park personnel & emergency personnel, 9-12:30 each day. \$20/person. 20 training slots. Potluck on Monday evening, to host the 2 trainers & their wives.

h. Bush Hearing Date, Fred has a meeting with our attorney this Monday to review the process for the hearing.

i. Jeff Almquist Day will be April 7<sup>th</sup>, with a Men's Club luncheon, \$2.50/ticket, all invited, must have ticket beforehand, available at the Office.

j. Small Claims Court Information; some has been forthcoming from members on a location address for Jack McHugh; this will be followed up.

k. Coburn dispute; no further information.

l. York Bunker; Bob is still waiting for the Historical committee to give further guidance; Barry did not want crew to do dirt removal, as it needs to be done very delicately, so as not to further damage the historical remains. Bob Morgan suggested the need for a new yard waste sign to be put up, as this is not a collection spot any longer.

## 5. NEW BUSINESS

a. Debris pickup fee schedule, suggested by Bob Koger with updated prices. Bob is to first find out (from Diana Cook's research) what Waste Management will and won't take. Re: small amounts of debris, our crew has been picking up when they have enough requests to fill the truck for a dump run. Office to divert as much as possible to WM. Include hazardous materials? No. Buena Vista is the receptor site, & each individual is responsible for taking their own hazardous materials there. Suggested fees increase accepted.

## 6. DISCUSSION

## 7. INFORMATION

(a) **Member Change**

none

(b) **Associate Member to Member Change**

none

(c) **Member to Associate Member Change**

none

(d) **Associate Member**

none

(e) **Alternate Associate**

None

(f) **Members Pending** (see attached listing). It was brought to attention that pending members must complete the membership process before 1 year expires; Fred will research/write letter.

(g) Incident Report 02/16/04, loud music after hours, Section 6

(h) Incident Report 02/18/04, late night loud music, Section 6

(i) Incident Report 02/21/04, loud music, moves house & rocks, Section 6

(j) Incident Report 02/22/04, direct threat to personal safety, Section 3

(k) Incident Report 02/26 or 27/04, heavy truck damage to road, Section 6

a. 8. **CORRESPONDENCE**

(a) Correspondence Log

(b) 02/13/04 letter from member to BOD re: staking disagreement, Section 2

(c) 02/15/04 letter from member to Manager re: Memorial Day cleanup, Section 6. Bob will inspect the Office basement to verify if extra/unneeded medical equipment exists, & Charlotte Reynolds will seek people who might know places where any extras might be used.

(d) 02/25/04 letter from F. Dunn-Ruiz to member re: building plans, Section 1

(e) 02/28/04 letter from member to F. Dunn-Ruiz re: building plans, Section 1

(f) 02/25/04 letter from F. Dunn-Ruiz to member re: refurbishing of improvements to safety level, Section 1

(g) 02/25/04 letter from Postmaster to member re: mail service in PPMC, Section 4. It was noted that our volunteers do a great job; & even official postal carriers frequently make errors, too.

(h) 02/25/04 letter from PPMC lawyer to BOD re: leave of absence

(i) 02/26/04 letter from Manager to member re: propane tank, Section 2

(j) 02/27/04 letter from member to F. Dunn-Ruiz re: PPMC posting methods, Section 2

(k) 03/04/04 letter from F. Dunn-Ruiz to member re: PPMC posting methods, Section 2

(l) 03/10/04 from F. Dunn-Ruiz to member re: PPMC posting methods, Section 2

(m) 03/02/04 letter from F. Dunn-Ruiz to member re: TADs payment, Section 4

(n) 03/04/04 letter from member to F. Dunn-Ruiz re: TADs payment, Section 4

(o) 03/02/04 letter from F. Dunn-Ruiz to member re: violation contract, Section 1

(p) 03/02/04 contract between member & PPMC re: remodeling violation, Section 1. Fred is to follow up on completion of this.

(q) 03/02/04 letter from F. Dunn-Ruiz to member re: discharge to river, Section 4

(r) 03/03/04 letter from F. Dunn-Ruiz to member re: revocation of fine, Section 4

(s) 03/04/04 letter from BOD to members re: signing adapted Fraternal Pledge

(t) 03/04/04 letter from F. Dunn-Ruiz to member re: building fine, Section 4

(u) 03/07/04 letter from member to BOD re: building fine, Section 4

(v) 03/04/04 letter from F. Dunn-Ruiz to member re: additional requirement, Section 4

(w) 03/04/04 letter from F. Dunn-Ruiz to member re: decision of requested revocation of fine, Section 3.

(x) 03/09/04 letter from member to Manager re: cessation of building noise, Section 6, letter of thanks for follow-up on an incident report.

Adjourned at 11:55.

# For Sale By Member

Member's improvements offered for sale as of March 24, 2004. All allotment use privileges and Membership are subject to the approval of the Board of Directors.

## IMPORTANT NOTICE

The sellers solely provide the descriptions of improvements for sale. Such information is not verified or checked for accuracy by Paradise Park Masonic Club, Inc. The Club does not warrant, and disclaims any responsibility for, the accuracy, truthfulness or completeness of any information provided. All questions about allotment improvements should be addressed solely to the seller.

ADDRESS	MEMBER	PRICE	DESCRIPTION
SECTION 1			
462 York Ave.	Patricia Herzog 458-9841	\$178,000	Lovely newer home. Sunay lot w/bright interior. Tastefully decorated, 2 BR, 2 BA, 1,100 sq. ft; fully insulated w/forced air furnace plus gas log stove, Jennair range; island in kitchen; full attic, walk-in closet in MB, 1 car garage; large deck and side brick patio. Includes all appliances and some furniture.
SECTION 2			
362 Eastern Star	Norene S. Hansen Call Alcinda for appt. 831/425-2842	\$187,000	Private/sunny location, 2BR, 1BA, >1,917 sq ft improvements; basement/utility rm w/washer & dryer; 120 sq ft garage & lg deck; new 30yr roof in 2002, new Hot Springs spa/hot tub, remodel. Interior incl carpet & ceramic tile; auto-sprinkler system, veg. Garden & fish pond, generator inc. View online at <a href="http://64.166.244.241">http://64.166.244.241</a>
364 Eastern Star	Jeanne Jelcick 831/426-7666 Call for Appt./Info.	\$179,500	Cute little 4BR + sleeping loft or 2BR + office + den. Upgraded septic & electric. Modern kitchen, stack washer/dryer. Good sun & great privacy w/huge beautifully landscaped allotment.
269 Keystone Way	Robert/Diane Cummings Appt. for Showing Tony Averill 831/426-0203	\$367,000	2 BR, 2 BA, 1580 sq ft improvement, 20x13' master BR, 21x16' L/R w/hrdwd flrs, pellet stove mantel, wall partition aquarium, lg kit w/din area, family rm w/beam ceiling & wet bar, full burg alarm sys, forced air heat, 2 lg window bxs w/seating area, 4 new skylights, 2-car attd garage, new 40-yr roof, full house genrtr, new elect panel box, patio deck, hot tub slab wired/220V, some appliances & window coverings included.
SECTION 3			
226 Acacia Lane	Alcinda Walters 831/425-2842	\$214,000	3 BR / 2 BA home with spacious yard, view of river and lots of sunshine. Remodeled LR & DR, rebuilt covered deck. Forced air heat, fireplace, refrigerator and WD inc. Price is negotiable.
SECTION 4			
636 St. Augustine Ave	Joanna Hostetler / Lu Pattison 1-775/303-0685	\$198,000	Location! Location! Location! Beautiful/quiet/sunny/spacious riverfront lot across fr tennis c,t % blk fr mid beach. Upper: 2BDR, 1BA, eqppd kit, lg liv/din area. Lower: 3 rms, 1/2 bath, potential liv space;needs work. Incl propane svc, forced air heat fireplace & cement septic sys. Appliances: gas stove, frig., dishwasher, & washer/dryer.
644 St. Augustine Ave	Brian Kettmann 458-1831	\$195,000	BeachFront Home w/Great River Views; 2BR, 1BA. Newly enclosed family rm, Living Rm, Dining Rm & kitchen w/all appliances & wood stove, some furnishings incl. grass backyard on Middle Beach w/lots of Sun. Must See!
678 St. Paul Street	C. Sonnichsen Deke Sonnichsen 650/326-7679	\$65,000 SALE PENDING	Cabin on Eagle Creek, 3 BR, 2 BA, large kitchen and large living room, dining area, electric floor heating. Appliances included: Refrigerator, gas range, and turkey roaster. Furnishings include Beds, chairs, and sofas.
SECTION 6			
114 Keystone Way	Myron Kegebein 831/425-5144	\$182,500 \$3,000 under appraisal	On San Lorenzo River high above flood; near park entrance; sunny allotment; new \$3,000 mahogany deck on front; attractive gazebo overlooking river; 2 BR 1 BA; laundry rm; new refrige, dishwasher, stone fireplace; double windows throughout; easy maintenance.
115 Keystone Way	F. Avery For appt. call  510/853-3180	\$179,000	Spacious Ranch Style Home; lg, 14' X 24' Lv. Rm. W/open beam ceiling, brick fireplace & picture windows; upgraded bathroom; carport, workshop/shed & finished room; redwood deck & surrounding concrete walkway; AS IS; refrigerator, stove, washer/dryer included.
120 Keystone Way	Gordon Crafts 423-3228	\$350,000	Large 2 BR, 1 1/2 BA, location in front of Park, unhindered view of river and forest, improvement approx. 1,600 sq. ft., central gas heating, two phone lines, new roof, storage shed in carport, in and out driveway, ample parking. Room for expansion. Furnishings include: 1 MAC computer and desk
146 St. Alban St.	Larry N. Gilliland 831/423-5634 831/234-3129	\$300,000	2 BA, 2 BR, 1400 sq ft living + 480 sq ft 2-car garage on Keystone Way; just painted; lg deck in back, deck in front; storage shed; lg kitchen & all appliances; central heat & lg propane free-standing stove in living rm; new hot water heater.
155A St. Alban St.	Peter M. Parkhill 831/423-9168	\$270,000 Owner may finance portion	3 BR, 2BA, about 1900 sq ft living space + single car garage; carport + add'l parking; newly remodeled; open beam ceiling & rock fireplace.
170 St. Bernard St.	Hazel Kindwall Carolyn Unger 458-3086	\$152,000	Sunny lot, 2 BR, 1 1/2 BA, new double pane windows, 1 <sup>st</sup> floor laundry room 1/2 BA, workshop garage, guest cottage, 2 <sup>nd</sup> floor 2 BR, BA, den, eat in kitchen, living dining rm, pantry, office alcove, newer dbl wide frige, W&D & stove; make offer.
189 St. Bernard St.	Miriam Kourik 831/426-8224	\$235,000	Split level home, 2 BR, 1 1/2 BA, new septic tank, new roof; sunny with nice yard; allotment located in front of the Park.
191 St. Bernard St.	Malcolm Kirby 831/460-0544	\$499,000	3 BR, 2 1/2 BA, 2 studios, recreation rm w/separate kitchenette, 2 story, modern 2200 sq ft, very sunny, vaulted living rm, wonderful outdoor living on 350 sq ft deck overlooks river & open space, beautiful rock fireplace, modern kitchen, air conditioning in Lv/Dn/Ki; lg workshop, remodeled baths, fully wired, attached 2-car garage, ideal for extended family.
194 St. Bernard St.	Mendell Roberts Call D. Schmidt 458-0663	\$125,000 Pending	2 BA, 2 BR, main living = 1,170 sq ft, lower level/storage = 1,170 sq ft, double car detached garage = 396 sq ft, wonderful sunny location, w/view of river, abounds w/wildlife, on a cul de sac, lower part of house has rooms w/great possibilities, such as workspace & storage; range, washer & dryer, some furnishings may go with sale.