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Abigail & Joseph Duty



The "PIP"



Parque Independent Press

November 2012

My wonderful Enterprise embroidery machine (10 needle) needed to go to the "doctor" for a checkup and so I drove down to the San Diego area to my dealer. There are closer dealers to Lemoore, but I prefer this dealer as I get good deals and top notch service.

While in the area, I visited many quilt and fabric shops....and the highlight of the shopping was a stop at Quilt In A Day, a shop owned by Eleanor Burns who has a TV show by the same name. She was not in as she is doing a video on one of her books about the First Ladies.



The shop is very nice...small in comparison to other shops of that nature...but....and this is HUGE....she has a warehouse out back that has fabric on bolts for \$4.00 a yard!! I was in heaven....and that's not all...she also had pieces of fabric for \$12.00 a pound.....oh, mama!

At one of my visits to another shop, I purchased a pattern that called for 39 squares of 7.25 inches each....I told the clerk (at the Quilt In A Day warehouse) that I was looking for 39 pieces of fabric and I didn't mind buying $\frac{1}{4}$ yard of each scrap...but I didn't really want a piece that was 9 inches by 44 inches (the width of the fabric). This clerk cut out 39 9 inch squares out of my fabric choices! Wasn't that great? When weighed, those pieces cost \$9.00.

Naturally, I didn't just buy pieces...had to get the backing, etc....ended up with a bill of \$70....but oh, what fun.



Note: A few weeks later, Sue Lovelace was fortunate in that she was able to meet Eleanor Burns....however, Sue said there is no longer fabric sold by the pound....so I lucked out!

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Circulation Editor: Florence Gustafson
Articles due on same day as monthly Board Meetings.
All issues of the PIP can be found at:
<http://www.wlmsburg.org/SR-PIP/PIP.htm>

Masonic Family Information



Youth Groups (start at 7 p.m.)

DeMolay –	Oct 25	Nov & 22
Job's Daughters –	Oct 24	Nov 28
Rainbow for Girls	Oct 18	Nov 15

Masonic Lodges

Confidence	Nov 5	7:30pm
Paideia		7:30pm
SCSLV dinner	Nov 6	6:30 pm

Eastern Star

SC Redwoods 7:30 meetings

10/24 – Day of the Dead
11/12 – Farewell

Installations:

Nov 1 Wild Lily 2 p.m.
Nov 10 – Reville 2 p.m.
Nov 11 – Athena - noon
Nov 16 – Carmel – 6:30
Nov 17 – SCR – 3 p.m.
Nov 18 – Magnolia 2 p.m.
Nov 25 – La Posa – 3 p.m.

Honoring Labor

(in the philosophy of Masonry)

Submitted by Bob Morgan

In his work titled "*The Symbolism of Freemasonry*" Albert G. Mackey writes at length on the philosophical concept of labor in our Masonic fraternity.

Following are brief extracts from that work:.

" - - when the speculative science took the place of the operative art, the modern Masons, working no longer at material temples, but holding still to the sacred thought, the reverential idea, of a holy

temple, a Lord's house to be built, began to labor at living temples, and to make man, the true house of the Lord, the tabernacle for the indwelling of the Holy Spirit."

"- - to every Freemason who rightly comprehends his art, this construction of a living temple is his labor."

"Labor," says Gadicke, the German Masonic lexicographer, "is an important word in Masonry; indeed, we might say the most important. For this, and this alone, does a man become a Freemason? Every other object is secondary or incidental. Labor is the accustomed design of every lodge meeting. But does such meeting always furnish evidence of industry? The labor of an operative mason will be visible, and he will receive his reward for it, even though the building he has constructed may, in the next hour, be overthrown by a tempest. He knows that he has done his labor. And so must the Freemason labor. His labor must be visible to himself and to his brethren, or, at least, it must conduce to his own internal satisfaction.

As we build neither a visible Solomonic temple nor an Egyptian pyramid, our industry must become visible in works that are imperishable, so that when we vanish from the eyes of mortals it may be said of us that our labor was well done."

" - - remembering what the apostle has said, that we are the temple of God, and that the Spirit of God dwelleth in us, we know that our labor is so to build that temple that it shall become worthy of its divine Dweller."

PPMC GOING TO FEE SIMPLE? WHY IT WILL NEVER HAPPEN

By John A. Mancini

Lately rumors have resurfaced that I am working to bring about Fee Simple status to our Club. It is **not true** but if anyone has proof of this, I would like to see it.

I decided to put this rumor to rest by showing how difficult and costly it would be to bring about Fee Simple for PPMC. I began my investigation by consulting with the Santa Cruz County Planning Department and the Tax Assessor's Office. My sources of information were Lezanne Jeffs, Planner (831-454-2480), in the Planning Department and Claudia Cunha, Chief Deputy Assessor-Administration (831-454-2473), in the Assessor's Office.

Before discussing the mechanics to bring about Fee Simple, it is important that the membership understand exactly what "Fee Simple" is and how it would change the character of PPMC. Our Club structure would remain the same except for the following:

Land comprising an allotment would belong to the Member on that allotment.

Bylaws and Rules & Procedures would have to be changed to reflect Member's rights and responsibilities relative to their allotment.

Our Articles of Incorporation would have to be changed to reflect Fee Simple.

Now let's look at all the major steps necessary to bring about Fee Simple. I will first list them and then will discuss each one relative to cost and difficulty. The following are the steps in chronological order:

Membership must vote to go Fee Simple

Amend Articles of Incorporation

Revise Bylaws and Rules & Procedures

Apply to Santa Cruz County for a change to Fee Simple

Complete land survey of PPMC to establish a subdivision map

Record the subdivision map and our Bylaws with Santa Cruz County Recorder

Work with SC County Departments to resolve all the zoning and environment issues that are required for subdivision formation in Santa Cruz County

Address the question of reassessment for property taxes related to all allotments

Once all the above has been satisfactorily completed, apply to the Santa Cruz County Board of Supervisors for approval to change to Fee Simple

Membership Vote

A majority vote of the Members would be required to initiate the Fee Simple process.

Articles of Incorporation

An application to the California Secretary of State must be made to amend the Articles of Incorporation of PPMC to show a change to Fee Simple. Cost is unknown.

Bylaws and Rules & Procedures

Change the governing document to reflect the rights and responsibilities of Members relative to their allotments. It will require unknown legal costs.

Application to Santa Cruz County Planning Department

The initial application fee is \$20,000 to begin the plan review process to establish a subdivision.

Complete Survey of PPMC

Make a complete subdivision map of PPMC. This would require a complete land survey of all allotments and streets. A conservative estimate would be \$200,000 to \$300,000.

Document Recording

Once completed, our Bylaws, Rules & Procedures and the subdivision map must be recorded with the Santa Cruz County Recorder. Cost for this is

unknown but should be incidental compared to the other costs.

Santa Cruz County Departmental Approval Process

This process could take two years minimum or longer. There is no estimating the cost but it would be appreciable. This process entails addressing all the environmental, sewage, soil, zoning, etc. issues relating to subdivision approval and review. We would be treated the same as any new subdivision application.

Property Tax Reassessment

I was advised by the Assessor's Office that the reassessment question was not theirs to resolve. It would be referred to the California State Board of Equalization in Sacramento. Their legal department would decide the question of whether all allotments were to be reassessed for property tax purposes.

County Board of Supervisors

After all requirements related to Fee Simple formation were satisfied, the final decision to give PPMC approval to proceed with Fee Simple would be made by the Santa Cruz County Board of Supervisors.

Does anyone really believe I, ALONE, could bring this about?

Check Water Valve Box!!!

This issue may sound trivial to all our members but I was very surprised the other day when I removed the lid to my "water" box! For several years we have been battling gophers in the bank next to our home. They have basically riddled that ivy covered bank with a maze of tunnels and their tailings have slowly ended up down in the street, eroding the bank drastically!

So I decided to build a short retaining wall to hold back this onslaught. Now I'm getting to the meat of my concern!! To construct this retaining wall I had to dig and remove a lot of dirt (temporarily)

back to the edge of the pavement and had to remove the lid of my water box.

On removing the lid I was astonished. Those critters had filled up that water valve box to the top with waste dirt! I had to remove all that dirt (over a 5 gallon bucket) to fully expose the valve, and after finally getting down to the valve I saw how rusty and frozen that valve was. I spent over an hour to scrape and chip away the corrosion and rust.....the valve was frozen shut! It's now in working order, but had I not opened and inspected the water box now it would have been very very expensive to replace that turn-off valve!!

Once a valve is rusted shut it could be a nightmare to replace it (if it would be at all possible inside that small concrete box) so my suggestion to the membership is to remove the lid and inspect their valve by moving it to the closed and opened position several times just to make sure it's working. If it's not operable (like mine was), use some WD-40 or penetrating oil to loosen it up! My timing was perfect. If I hadn't taken off the lid for this gopher issue, the valve may have been in the frozen position in the coming years! I hate to even think about the cost of having to replace that valve. Please alert the membership to check that valve and lubricate it and make sure it's operable!!

This may not be a big deal to most members, but I'm sure glad I happened to open the box. I think everyone should take a couple of minutes to inspect their box and especially that valve.

Robert Wunce

Although better known for its food items, Sara Lee introduced the Wonderbra to the United States in 1994.

Oktoberfest at Messiah Lutheran Church

Sunday, October 14 was the 2nd Oktoberfest I have attended at Messiah Lutheran Church. Darlene Stumpf (439) has been an active member there for years and dedicates about a month prior to the event to pickling, chopping and shopping. The efforts were not wasted as I'm STILL dreaming about how wonderful the food was.

For \$10 you receive your choice of bratwurst or bockwurst, choice of 3 different sauerkrauts (the apple is the best!), pickled red cabbage, warm potato salad, and spaetzel. Everything was delicious and I think next year I'll buy two tickets and take one plate home with me!

Darlene was so appreciative of the support she received from members of the Park. These are some of the members who attended: Dangreau (317), Moore (422), Logan-Silva (295), Names (424), Hoffman (345), Lovelace (501), Keller (362), Cease (426), Miller (371), Rundell (334), Waters (634) and Radders (343), as well as Darlene and daughter, Laurel.



Marty and Debbie Miller served the food and Marty was especially generous with the sauerkraut



Laurel Stumpf worked the baked goods booth. A drawing was held and some of the prizes included dinner at Gilda's, gift certificates to grocery stores as well as goodie baskets.

Many members of the church dressed in their lederhosen and dirndls. Some of the cutest were the children in their Bavarian attire. A bounce house was on the grounds, but the best was the oomph pah pah band (the Thirsty Nine) and you can see Gayle on the left who also enjoyed the entertainment.



For a delicious and authentic German meal, run, don't walk, to Oktoberfest next year at Messiah Lutheran.

San Lorenzo Valley Band Concert

By Shirley Moore

“An Afternoon of Water Music” was presented by The San Lorenzo Valley Band in the Paradise Park picnic ground Sunday afternoon October 14, to the delight of the 30-or-so people who gathered in the Paradise Park picnic ground. The 90 minute program included a well balanced variety of musical compositions, from the light-hearted to the serious, and the well-known to the not-so-familiar.



The San Lorenzo Valley Band is made up of community members in a wide range of ages, including 2 who are still in high school, some of retirement age, and many in-between. The purpose of the band, other than the enjoyment of playing beautiful music, is to support the music program in the San Lorenzo Valley schools. They do this by accepting donations from their appreciative audience members. We learned that they also raise funds by participating in other community activities, such as parking cars at a local fair. The school district is very fortunate to have such dedicated supporters.



(some brought their own seating)

Our Paradise Park Recreation Committee sponsored this band's performance last year, and by popular demand brought them back this year. I hope this will become a tradition here, and that the crowd will increase in size each time we are treated to another concert.



Only one McDonald's in the world has turquoise arches. Officials in Sedona, Arizona, thought that yellow would clash with the natural red rock.

Behind the Teacher's Desk

By Betty Schulz



One of the overwhelming desires in most teachers' hearts is to instill knowledge in their students and give them the best possible education that it is possible for you to give. Often it is that one year of time and then off the children go, and you never really know, though, of course, you suspect what happens next.

After the children in my Kindergarten class get promoted to first grade, I sometimes see them around campus. Current teachers will occasionally mentioned how this child or that one is doing. Recently I had the wonderful chance to find out the "what happened next" to a child who was in my very first kindergarten class 17 years ago (I was a late starter!) in a rather unexpected way. One of my duties this school year is to facilitate a class for Latino parents called Latino Family Literacy. This is a wonderful program that encourages Latino families to read to their children and to promote good literacy practices. It is a time of laughter, sharing, reading, good food and completing a final project – an album to keep. During the course of a conversation with the ladies in the group recently we were talking about families. A mom mentioned that her nephew had been in my class when he was in kindergarten. This is not surprising as families tend to stay in the part of Vallejo where I live and I have

had the siblings and cousins of students throughout the years. But I asked anyway, "Who is your nephew?" The woman told me her nephew's name. Did I remember him? Of course I remembered him.

The little boy entered kindergarten knowing no English at all. There were 32 children in the class of various ethnic backgrounds. This boy sat directly in front of me and did not say a word for months. He just listened and watched. His eyes told me that he understood. By the time the year was over, he was speaking and was doing well.

The aunt reported that this child, now a young man, is 21 and attending Napa Valley College and doing well. It has been promised that one day he will come by school to pick up his young cousin so I can meet the grown up version of the little boy who made such a big impact on me.

These catching up times happen occasionally, but are not unheard of. In fact while I was writing this I was carrying on a conversation through instant message with another former student who currently lives with his family in Ft. Campbell, Kentucky and is attending middle school there. These are the sort of events that gladdens a teacher's heart.



.....
Restaurant chains like Applebee's and T.G.I. Friday's have their staff sing a specialized song to wish customers a happy birthday in order to avoid paying royalties, since "Happy Birthday to You" is a copyrighted tune.

Embarrassing Medical Moments

At the beginning of my shift, I placed a stethoscope on an elderly and slightly deaf female patient's anterior chest wall.

"Big breaths" I instructed.

"Yes, they used to be, replied the patient.

Dr. Richard Byrnes, Seattle WA

While acquainting myself with a new elderly patient, I asked, "How long have you been bedridden?" After a look of complete confusion, she answered,

"Why, not for about 20 years, when my husband was alive."

Dr. Steven Swanson, Corvallis, OR

I was performing rounds at the hospital one morning and while checking up on a man, I asked "So how's your breakfast this morning?"

"It's very good except for the Kentucky Jelly. I can't seem to get used to the taste".

I then asked to see the jelly and the patient produced a foil packet of KY jelly!

Dr. Leonard Kransdorf, Detroit, MI

A nurse was on duty in the Emergency Room when a young woman with purple hair styled into a punk rocker Mohawk, sporting a variety of tattoos, and wearing strange clothing entered. It was quickly determined that the patient had acute appendicitis, so she was scheduled for immediate surgery. When she was completely disrobed on the operating table, the staff noticed that her pubic hair had been dyed green and above it there was a tattoo that read:

"Keep off the grass."

Once the surgery was completed, the surgeon wrote a short note on the patient's dressing which said, "Sorry, had to mow the lawn!"

As a new, young, MD doing his residence in OB, I was quite embarrassed when performing female pelvic exams. To cover my embarrassment, I had unconsciously formed a habit of whistling softly.

The middle-aged lady upon whom I was performing this exam suddenly burst out laughing. I looked up from my work and sheepishly said, "I'm sorry, was I tickling you?:"

"No" she replied with tears running down her cheeks, "but, Doctor, the song you were whistling was "I wish I was an Oscar Mayer Wiener!"

Dr. would not submit his name.

A woman and a baby were in the doctor's examining room waiting for the doctor to come in for the baby's first exam. The doctor arrived and examined the baby, checked his weight, and being a little concerned, asked if the baby was breast-fed or bottle-fed.

"Breast-fed" she replied.

"Well, strip down to your waist," the doctor ordered.

She did. He pinched her nipples, pressed, kneaded, and rubbed both breasts for awhile in a very professional and detailed examination.

Motioning to her to get dressed, the doctor said, "No wonder this baby is under-weight. You don't have any milk."

"I know," she said, "I'm his Grandma, but I'm glad I came!"

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LET'S GO CAMPING

Ever hear anything about a Masonic Club called the NCT (National Camping Travelers)?

NCT is a nation-wide **Masonic Camping Club** composed of Chapters in most every state. In northern California there is a "Gold Panners Chapter #154" which holds campouts all throughout northern and central California. Their campouts take place on the last full week of the months of February, April, June, August, and October, in a wide variety of locations, in addition to which they get together in December for their annual Holiday Season Luncheon.

The next camping event planned by the Gold Panners will be located fairly close to Paradise Park as it will be at Betabel RV Park near San Juan Bautista, less than an hour away. The camping dates are 10/21 to 10/26. Anyone interested has until October 10th to sign up - - please talk to Bob or Carol Morgan to make arrangements. (Guests are welcome on their first trip without having to make a decision to become a member and pay dues.)



Membership is open to all Master Masons who have a motorhome, trailer, fifth wheel, or camper van - - all types and sizes are welcome. The dues are small (\$36 per year per family) and the RV Parks that are selected are modestly priced.

So, what do they do on their campouts? There is always a wide variety of activities such as crafts, cards, bingo, horse shoes, indoor baseball with bean bags, lawn games, yet the most popular event is just kicking back and enjoying the company of fellow Masons

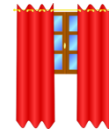
and their families - - and there's plenty of time to read a good book or take a nap.

There is always a pot-luck dinner planned for some time during the week, a Trail Boss Breakfast event, and sometimes the campers arrange to go out to a local restaurant for a special evening out. More times than not the Trail Boss arranges a caravan during the campout to some local attraction such as a museum, brewery, a factory like Jelly Belly, a dairy farm, or whatever tourist attraction happens to be in the area where the campout takes place.

Want to know even more? Go online to www.gonct.org and read all about them.

Bob Morgan

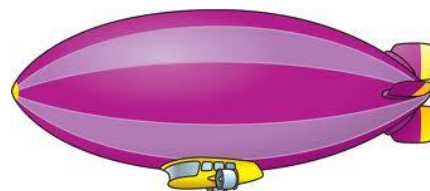
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There are only thirteen blimps in the world. Nine of them are in the United States.

What's Going on?



By Myron Coleman

On my walk the other day I wanted to see how the asphalt sealer was working out in the area of the social hall. I walked south on Keystone Way to the bottom of Cardiac Hill then up. As I crested the hill and started down the other side I could see the sealer was in low gear as far as setting enough to be driven or walked on.

I took the photograph below so you could have a look. Notice the sheets of some kind of wood product making a walkway for those walking up to the ramp or the kitchen door.



Near the end of today's coffee I saw some movement outside a window. I went to the window to see three men working on the newly installed asphalt area that had been sealed. They were spreading sand on the surface then sweeping it clean. The swept sand turned dark, almost the color of the sealant. Below is a photograph of the area directly in front of our social hall on Keystone Way and the Exit Road showing the area there that was

receiving attention and it was taken just at the end of Tuesday Coffee.



Manager Terry Douglas drove by stop-ping to ask what it looked like. The worker said it, the sealer, was still a little damp.

The sealant was applied almost exactly 7 days ago. I'm sure it was the rain that caused the delay in the sealant to finish curing on time.



The first armored presidential limo was used by President Franklin Roosevelt just as the United States was entering WW II. This particular Cadillac convertible originally belonged to the gangster Al Capone. It was seized in 1932 when Capone was charged with tax evasion.

The following is Shirley Moore's interpretation of the minutes of the meeting. For the official record, please see the latest Bulletin.

Open Board of Directors Meeting

October 20, 2012.

Present were Sam Cannon, Joanne Nelson, Lois Keithly and Nick O'Donnell. Gary Brandenburg was on vacation.

Invocation given by Joanne Nelson, flag salute led by Nick O'Donnell

Late addition to the agenda – the dog park– to be placed in unfinished business.

Minutes of Executive session 09/ 15 were approved. Included were discussions of the Almoner's fund, and website. Election fraud case is closed due to lack of information. The next board meet and greet will be held the evening of Friday 11/16 from 6:00 to 7:30. Dog park will be discussed at the next meeting.

President's report –

Park was notified by the Assessor's office of a \$61,000 tax increase, due to the assessment of our property being raised from 4 million to 10 million. The Board has challenged the increase and it is in the hands of our legal counsel. Negotiations with Verizon for cell phone service are favorable. Could be a source of income as well as offering better cell service.

Board meeting for November, changed due to Thanksgiving holiday, will be on the 2nd Saturday, 11/10 at 9:30 in the small social hall. Large room is rented for a baby shower. Because the Holiday party is scheduled for 12/15, the December Board meeting will be on the 2nd Saturday, 12/8 at 10:30.

More information will be coming on various member issues.

President Sam introduced our new office secretary Sandra.

Manager's report

Asphalt job is complete.

Security cameras are installed and functioning.

New hand rail has been installed on the side of the social hall beside the driveway.

No blue tarps are to be used on roofs. Brown or green are ok. There was some discussion of whether this was a rule.

There are plans to build or restore sheds for storing emergency supplies. Member input was that "it didn't work when we tried it before", members should be responsible for their own supplies, and where would supplies be stored without building sheds. It was agreed to refer to the emergency plan created by Ted Keller before making any decisions.

Drains and catch basins study is almost done.

"Dog poop stations" are being used, park maintenance is servicing them, and bags have been supplied by Jim Clark.

Treasurer's report was read by Nick O'Donnell

Checking, Savings and Reserve account total \$618,671. Assets total \$5,016,439, Liabilities \$721,728. Equity \$4,294,711.

Vice President's report

Joanne is working on updating emergency files in the office. Suggestions were offered for methods of collecting info. First step is a notice in the bulletin.

Committee reports

Tree – forms are updated. A list of requests was read and approved.

Building – sketch on chalkboard showed bench with supports for vines, and enclosure for outdoor shower. There were questions about whether it would be a fence and whether the neighbor approves. Board will take a look at it.

Bylaws - working on rules 1.0 to 1.06, regarding guests. Next meeting will be 10:00 next Saturday in the large social hall, due to Haunted House being

set up in small room. Pat Herzog resigned from the committee and Dan Macdonald was appointed.

Picnic grounds – working on lighting. Ramp for handicap access will be built leading to the ladies' restroom. Donations so far total over \$28,000, and less than \$24,000 has been spent. Garbage cans must be stored in locked sheds, taken to the street on garbage day. More thorough inspection needs to be done before and after events. For safety, Ray Hoffman designed a cover for the horseshoe stakes, using logs with a hole drilled, and a handle on top. The manager will copy them for use in the other horseshoe pits. It was suggested that a 15 minute timer be put on the lights for the safety of those leaving after cleanup following evening events.

ERT – There were 2 calls within the park and 4 outside the park.

Wine and Cheese – On 10/25 there will be a tribute to Lois Hardy.

Insurance – There is a \$14,298 increase. The past 2 years we were undercharged, but will not be asked to pay the difference. We are billed quarterly. Budget needs to be revised.

Mediation – There has been one request for mediation that was not accepted by the other party. There is not as much interest in mediation lately. Members of the committee are trained and have signed a statement of confidentiality. There is a new form for requesting mediation.

Unfinished business
Study of internal combustion engines was tabled.

The dog park was discussed. The Board felt the area is too wet – there are drainage problems. Since they received

25 letters objecting to the dog park they felt the \$5,000 allotted for its construction should be redistributed. There were many objections from the audience, including the reminder that most of those letters were solicited by one member. Joanne Nelson said that another location should be found. She was informed that much research had already been done. Putting the matter to a vote of the membership was suggested, but not taken seriously. After much discussion President Sam said the matter would be “taken under advisement”.

Joanne Nelson is trying to produce a cookbook and asked for contributions. She also would like to borrow copies of previously produced PPMC cookbooks. The written report of the website committee had been left in the office. The manager brought it to the Board. It said there had been 2 meetings and told who was elected chairman and secretary. End of report.

Bob Morgan reminded the Board that the paradiseparkmasonicclub.com website is being used improperly and needs to be shut down. It is misleading to anyone looking for information about the park who thinks they have found the official site. On it they can use a link to access a blog with unsavory and unmasonic content.

CEO report
In the large social hall Malcolm Kirby and Claude Lindquist gave a video presentation of the latest portion of their study of the drainage system. A paper copy of the report is in the office.

11:10 AM

10/11/12

Accrual Basis

Paradise Park Masonic Club 2

Balance Sheet

As of September 30, 2012

	Sep 30, 12
ASSETS	
Current Assets	
Checking/Savings	
1020.00 · Bank Accounts	
1010.00 · Petty Cash General fund	360.00
1015.00 · Checking accounts	
1015.00 Rabo Rec Fund Checking	17,029.57
1026.00 · Rabobank General Checking	6,032.43
1026.02 · Bank of America Checking	41.00
1026.06 · U S Bank Initiation /Comcast	12,108.85
1026.07 · U S Bank CD Comcast funds	44,000.00
1061.00 · Water Loan Funds 6042	10,326.59
Total 1015.00 · Checking accounts	89,538.44
1026.01 · Rabobank Savings Account	182,486.00
1028.00 · Initiation Fee Accounts	
1027.99 · Wells Fargo rest. checking 1035	100.00
1028.02 · Rabobank Initiation funds	133,406.32
1028.04 · Bank of America CD 08669	101,626.64
1028.06 · Wells Fargo CD 2012	111,150.72
Total 1028.00 · Initiation Fee Accounts	346,283.68
Total 1020.00 · Bank Accounts	618,668.12
Total Checking/Savings	618,668.12
Accounts Receivable	
1100 · Acct. Receivable	48,297.36
Total Accounts Receivable	48,297.36
Other Current Assets	
1110.00 · Receivables - Other	386,488.84
1111.00 · Receivables - interest accrued	49.66
1114.00 · Allowance for Doubtful accts	(1,000.00)
1160.00 · Workers' Comp ins Deposit	1,391.00
1300.00 · Prepaid Expenses	
1310.00 · Prepaid Insurance	11,210.37
1316.00 · Prepaid Property Taxes-Park	(144.12)
1316.00 · Prepd Prop tax land Members	(19,700.30)
1317.00 · Ppd Prop Tax Supplement Members	(771.72)
1326.00 · Prepaid Taxes-Federal	725.64
1326.01 · Prepaid Taxes - FUTA	118.65
1326.00 · Prepaid Taxes-State	198.00
3015.00 · Member Property Taxes	87.20
Total 1300.00 · Prepaid Expenses	(8,276.38)
1499 · Undeposited Funds	9,580.71
Total Other Current Assets	388,233.82
Total Current Assets	1,055,199.30
Fixed Assets	
1340.00 · Water Project - Sect. 1, 2	1,399,386.50
1341.00 · Water Project Sect.3 and 4	2,198,739.71
2100.00 · Land	323,182.00
2150.00 · Land Improvements	521,194.05
2200.00 · Bldgs. & Covered Bridge	334,659.80
2280.00 · Upstairs office Apartment	20,190.59
2300.00 · Equipment	161,585.75
2400.00 · Autos/Trucks/Tractors	53,365.91
2450.00 · Accumulated Depreciation	(1,051,064.00)
Total Fixed Assets	3,961,240.31
TOTAL ASSETS	6,016,439.61

11:10 AM
10/11/12
Accrual Basis

Paradise Park Masonic Club 2
Balance Sheet
As of September 30, 2012

Sep 30, 12

LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3000.00 - Accounts Payable	13,032.11
Total Accounts Payable	<u>13,032.11</u>
Other Current Liabilities	
3016.00 - Supplemental Tax for Member	(5,229.05)
3030.00 - Deferred Revenue	113,364.44
3030.01 - Water loan interest earned	(8,459.58)
3032.00 - Deferred Revenue - Comcast	58,650.00
3060.00 - Current Portion FEMA/SBA Loan	7,535.53
3068.00 - Current portion Water Loan paid	32,115.32
3070.00 - Interest Accrued for AR issue	49.65
3101.00 - Accrued vacation payable	588.02
3210 - Payroll Taxes Payable	
3210.00 - Federal Withholding Payable	171.00
3220.00 - FICA Withholding Payable	364.92
3230.00 - FICA Employer Payable	621.83
3240.00 - FUTA Payable	69.90
3250.00 - State Withholding Payable	490.89
3260.00 - SDI Payable	128.20
3270.00 - SUTA Payable	99.70
Total 3210 - Payroll Taxes Payable	<u>1,946.44</u>
3336.00 - Dam Fund	56.33
Total Other Current Liabilities	<u>200,627.10</u>
Total Current Liabilities	<u>213,659.21</u>
Long Term Liabilities	
3500.00 - Long Term Portion SBA Loan	201,746.38
3600.00 - Rabobank Water Project Loan	306,323.00
Total Long Term Liabilities	<u>508,069.38</u>
Total Liabilities	<u>721,728.59</u>
Equity	
4009.00 - Restricted Funds-brd designated	244,206.00
4040.00 - New Water Project Reserve	567,444.23
4080.00 - Init Fee Major Improvement Rsrv	10,000.00
4009.00 - Restricted Funds-brd designated - Other	
Total 4009.00 - Restricted Funds-brd designated	<u>821,650.23</u>
4010.00 - Investment n Property	3,961,240.31
4055.00 - Other Temp. Restricted Funds	
4050.00 - Recreation Reserve	12,935.46
4056.01 - Gardner/Bunker restricted	4,960.00
4056.03 - Social Hall restricted	(99.72)
4056.04 - Historical restricted	597.25
4056.05 - Picnic Grounds restricted	4,397.02
4056.06 - Fireman's Fund Grant restricted	201.35
4056.07 - Dog Park	3,981.87
Total 4055.00 - Other Temp. Restricted Funds	<u>26,983.23</u>
4500.00 - Unrestricted Fund Balance	(504,759.35)
Net Income	(10,403.40)
Total Equity	<u>4,294,711.02</u>
TOTAL LIABILITIES & EQUITY	<u><u>5,016,439.61</u></u>

10:47 AM

10/11/12

Accrual Basis

Paradise Park Masonic Club 2
Profit & Loss Budget vs. Actual
 May through September 2012

	May - Sep 12	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
5401.00 · Member Assessment Fees Earned	215,765.00	520,000.00	(304,235.00)	41.5%
5402.00 · Member Annual Dues	35,843.00	78,200.00	(42,357.00)	45.8%
5403.00 · Transfer Fees - Membership	1,200.00	2,500.00	(1,300.00)	48.0%
5407.40 · Donations Community Garden	200.00			
5407.80 · Donations Labor Day food Sales	3,601.32			
5409.00 · SBA Special Assess Princ Earned	7,582.69	13,302.41	(5,719.72)	57.0%
5409.10 · SBA spec assess interest earned	1,442.31	8,352.18	(6,909.87)	17.3%
5430.00 · Discounts taken	25.87			
5451.00 · Penalties/Fines	904.00	5,500.00	(4,596.00)	16.4%
5452.00 · Member Delivery Surcharge	75.00			
5453.00 · Finance Charges-Members	2,611.63	4,000.00	(1,388.37)	65.3%
5454.00 · Member Ser.Chgs./Staking	35.00			
5455.00 · Facility & Equipment Use Fees	1,000.00	1,500.00	(500.00)	66.7%
5456.00 · Comcast Income	4,000.00	4,000.00	0.00	100.0%
5457.00 · Interest Earned General Fund	421.89	1,000.00	(578.01)	42.2%
5462.00 · Water Loan Pymt Interest income	3,149.20	25,671.96	(22,522.76)	12.3%
5471.00 · Bulletin Subscriptions/Ads	925.00	1,000.00	(75.00)	92.5%
5499.00 · Other Income	7,113.81			
Total Income	285,895.82	665,026.55	(379,130.73)	43.0%
Gross Profit	285,895.82	665,026.55	(379,130.73)	43.0%
Expenses				
6000.50 · Personnel costs				
6001.00 · Manager Salary	19,829.94	52,000.00	(32,170.06)	38.1%
6002.00 · Secretary Wages	20,789.75	48,000.00	(25,230.25)	45.2%
6003.00 · Bookkeeper Wages	12,187.55	20,000.00	(7,812.45)	60.9%
6006.00 · Maintenance Crew	19,550.67	35,000.00	(15,449.33)	55.9%
6009.00 · Crew Temp. Labor	374.00	4,000.00	(3,626.00)	9.4%
6020.00 · Employee Health Insurance	4,157.77	30,000.00	(25,842.23)	13.9%
6026.00 · Employer Tax Expense	7,319.61	15,000.00	(7,680.39)	48.8%
6031.00 · Workers' Compensation Ins.	4,208.97	15,000.00	(10,791.03)	28.1%
Total 6000.50 · Personnel costs	88,398.26	217,000.00	(128,601.74)	40.7%
6031.50 · Insurance Expense				
6032.00 · Excess Liability Ins.	2,525.00	6,681.15	(4,156.15)	37.8%
6033.00 · General Business Pkg Ins	10,798.10	36,006.60	(25,208.50)	30.0%
6033.20 · General Liability Insurance	2,815.33			
6034.00 · Crime coverage	176.92	368.95	(191.63)	48.0%
6035.00 · Directors/Officers Liab. Ins.	1,580.68	4,119.15	(2,538.47)	38.4%
6037.00 · Fire Volunteers Insurance	822.75	2,310.00	(1,487.25)	35.6%
6038.00 · Auto liability	1,187.32	3,927.00	(2,739.68)	30.2%
6040.00 · Flood Insurance	1,049.43	2,520.00	(1,470.57)	41.6%
6040.60 · Insurance Expense - Other	0.00	7,067.55	(7,067.55)	0.0%
Total 6031.50 · Insurance Expense	20,955.53	63,000.00	(42,044.47)	33.3%
6049.00 · General & Administrative Exp				
6041.00 · Office Supplies/Expenses	5,764.16	5,000.00	764.16	115.3%
6041.50 · Computer expenses	1,340.33	2,000.00	(659.67)	67.0%
6041.80 · Website expenses	204.76	1,000.00	(795.24)	20.5%
6042.00 · Postage	356.00	2,000.00	(1,644.00)	17.8%
6043.00 · Telephone/Communications Exp.	2,419.76	5,500.00	(3,080.24)	44.0%
6044.00 · Propane Off/Picnic/Social/Free	1,101.71	7,000.00	(5,898.29)	15.7%
6045.00 · Electric Expense Park/office	4,009.85	10,800.00	(6,790.15)	37.1%
6074.00 · Director's Board Expenses	475.47	1,500.00	(1,024.53)	31.7%
6074.10 · Annual Meeting Expense	151.90	1,000.00	(848.10)	15.2%
6231.00 · Dues, Subscriptions, Misc. Fees	0.00	500.00	(500.00)	0.0%
6234.00 · Bank Charges	(31.00)			
6049.00 · General & Administrative Exp - Other	2,000.00			
Total 6049.00 · General & Administrative Exp	17,792.94	36,300.00	(18,507.06)	49.0%
6050.10 · Clothing Sale expense	85.02			
6053.00 · Security/Safety Expense	2,258.05	6,000.00	(3,741.95)	37.6%
6053.50 · ERT Training	331.31	3,100.00	(2,768.69)	10.7%

Page 1

10:47 AM
 10/11/12
 Accrual Basis

Paradise Park Masonic Club 2
Profit & Loss Budget vs. Actual
May through September 2012

	May - Sep 12	Budget	\$ Over Budget	% of Budget
6059.00 · Member Service Expense				
6051.00 · Member Material Purchases	150.00			
6052.00 · Water Purchase Expense	58,725.40	120,000.00	(61,274.60)	48.9%
6055.00 · Member Mailing Printing	2,101.64	3,500.00	(1,398.36)	60.0%
6056.00 · Member Mailings Postage	1,199.50	2,000.00	(800.50)	60.0%
6057.00 · Garbage disposal				
6027.00 · Trash Pickup pd to Green Waste	612.33	3,000.00	(2,387.67)	20.4%
6058.00 · Yard Waste	730.16	3,000.00	(2,269.84)	24.3%
Total 6057.00 · Garbage disposal	1,342.49	6,000.00	(4,657.51)	22.4%
Total 6059.00 · Member Service Expense	63,519.03	131,500.00	(67,980.97)	48.3%
6060.00 · Tax Expenses				
6061.00 · PPMC County Property Taxes	22,141.49	55,000.00	(32,858.51)	40.3%
6062.00 · State/Federal Filing Fees	22.00	1,000.00	(978.00)	2.2%
Total 6060.00 · Tax Expenses	22,163.49	56,000.00	(33,836.51)	39.6%
6064.00 · Permits/Filing/Nonprofit Fees	(73.00)	1,000.00	(1,073.00)	(7.3)%
6072.00 · Rec. Activities Annual Bdgt	2,945.72	4,000.00	(1,054.28)	73.6%
6077.00 · Other Miscellaneous Expense	197.42	500.00	(302.58)	39.5%
6079.00 · Repair & Maint of vehicles				
6080.00 · Gasoline & Oil for vehicles	674.17	3,000.00	(2,325.83)	22.5%
6084.00 · Vehicle - 96 Ford Tilt Frame	86.97	1,000.00	(913.03)	8.7%
6067.00 · Tractor Ford 6610 1982	0.00			
6088.00 · Vehicles - General Maintenance	292.99	250.00	42.99	117.2%
6089.00 · Vehicles - 2004 Chevy White Mgr	0.00	1,000.00	(1,000.00)	0.0%
6090.00 · Vehicles-Pringle Tractor (Deere)	163.03	500.00	(336.97)	32.6%
6092.00 · Vehicles - 98 Chev Blus Pickup	231.23	1,000.00	(768.77)	23.1%
6094.00 · Vehicles - Fire Equipment	776.50	1,500.00	(723.50)	51.8%
Total 6079.00 · Repair & Maint of vehicles	2,224.89	8,250.00	(6,025.11)	27.0%
6200.00 · Repairs & Maintenance Buildings				
6201.00 · R & M Office Building	19,083.78	18,174.10	909.68	105.0%
6202.00 · R & M Firehouse	0.00	500.00	(500.00)	0.0%
6203.00 · R & M Social Hall	1,932.80	3,000.00	(1,067.20)	64.4%
6204.00 · R & M Picnic Ground/Equip	2,037.16	500.00	1,537.16	407.4%
6205.00 · R & M Gate House	(43.12)	500.00	(543.12)	(8.6)%
6206.00 · R & M Covered Bridge	0.00	1,826.00	(1,826.00)	0.0%
6206.00 · R & M General Building	182.52	1,000.00	(817.48)	18.3%
6209.00 · Repairs & Maintenance Buildings - Other	120.77			
Total 6200.00 · Repairs & Maintenance Buildings	23,343.91	25,500.10	(2,156.19)	91.4%
6219.00 · Equipment Expenses				
6071.00 · Small Tools/Shop Suppy/Repairs	220.23	1,000.00	(779.77)	22.0%
6210.00 · Equipment Rental	22.00	500.00	(478.00)	4.4%
6211.00 · R & M Office Eq/Generator	0.00	500.00	(500.00)	0.0%
Total 6219.00 · Equipment Expenses	242.23	2,000.00	(1,757.77)	12.1%
6219.50 · Repair & Maint Infrastructure				
6220.00 · R & M General	78.81	500.00	(421.19)	15.8%
6221.00 · R & M Water System	268.00	750.00	(482.00)	35.7%
6222.00 · R & M Grounds	1,505.72	1,000.00	505.72	150.6%
6223.00 · R & M Roads	26,028.58	10,000.00	16,028.58	260.3%
6224.00 · R & M Tree Trimming/Maintenance	820.00	7,000.00	(6,180.00)	11.7%
6226.00 · R & M Drains	0.00	1,000.00	(1,000.00)	0.0%
6227.00 · R & M Slides	0.00	500.00	(500.00)	0.0%
6228.00 · R & M Recreational Facilities	3,235.57	500.00	2,735.57	647.1%
Total 6219.50 · Repair & Maint Infrastructure	31,936.68	21,250.00	10,686.68	150.3%
6229.00 · R & M General Expenses	0.00	2,500.00	(2,500.00)	0.0%
6238.00 · Professional Services				
6232.00 · Accounting/Audit Expense	8,500.00	9,000.00	(500.00)	94.4%
6233.00 · Legal Expense	17,575.69	12,000.00	5,575.69	146.5%
Total 6238.00 · Professional Services	26,075.69	21,000.00	5,075.69	124.2%

10:47 AM
 10/11/12
 Accrual Basis

Paradise Park Masonic Club 2
Profit & Loss Budget vs. Actual
 May through September 2012

	May - Sep 12	Budget	\$ Over Budget	% of Budget
6239.00 · Historical Committee Expense	406.59	300.00	106.59	135.5%
6240.00 · Interest/Princ Expense SBA Loan	3,256.53	21,661.40	(18,404.87)	15.0%
6241.00 · Interest Expense	5.91	200.00	(194.09)	3.0%
6242.00 · Interest Expense Water Loan	9,309.87	20,927.63	(11,617.76)	44.5%
6243.00 · Late Fees	185.00			
6580.00 · Payroll Expenses	4.05			
Total Expense	315,535.12	641,988.13	(326,454.01)	49.1%
Net Ordinary Income	(29,639.30)	23,037.42	(52,676.72)	(128.7)%
Other Income/Expense				
Other Income				
5404.00 · New Member Initiation Fees	45,000.00	15,000.00	30,000.00	300.0%
5406.00 · Donations Rec Fund restricted	281.50			
5407.70 · Donations Recreation Committee	208.50			
5412.00 · Picnic Grounds Ren - Restricted	545.30			
5458.00 · Interest Earned Init Fee Rsrv	428.08	1,000.00	(571.92)	42.8%
5461.00 · Interest Earned Rec Fund	2.79			
5463.00 · Water Loan Acct Interest income	22.23			
Total Other Income	46,488.40	16,000.00	30,488.40	290.6%
Other Expense				
6214.00 · Dam Fund restricted expenses	(2,747.50)			
6223.10 · 2010 Roads repairs	0.00	5,000.00	(5,000.00)	0.0%
6239.60 · New Membr Init fees to Capital	30,000.00	15,000.00	15,000.00	200.0%
9506.00 · Capitalize Fixed Assets (Desig)	0.00	3,000.00	(3,000.00)	0.0%
Total Other Expense	27,252.50	23,000.00	4,252.50	118.5%
Net Other Income	19,235.90	(7,000.00)	26,235.90	(274.6)%
Net Income	(10,403.40)	16,037.42	(26,440.82)	(64.9)%

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Calendar of Events

OCT

Oct 23`	Tues Coffee	9:00	SSH
Oct 27	Bylaws Committee	10:00 a.m.	SSH
Oct 27	Pumpkin Carving	1:00 p.m.	Picnic Grounds
Oct 27	Halloween Party	5:00 p.m.	Social Hall
Oct 30	Tues Coffee	9:00	SSH

NOV

Nov 2	Quilts of Valor	10:30 a.m.	Sue Lovelace, 501 Amaranth
Nov 5	Knittin' Kittens	11:30	SSH
Nov 6	Tues Coffee	9:00 a.m.	SSH
Nov 7	Men's Club	11:30 a.m.	SSH
Nov 8	Wine & Cheese	4:30 p.m.	Social Hall
Nov 9	Board meet & greet`	6:00 – 7:30	Social Hall
Nov 10	Board Meeting`	9:30	Social Hall
Nov 10	Fire Brigade	10:00 a.m.	Fire House
Nov 13	Tues Coffee	9:00 a.m.	SSH
Nov 16	Quilts of Valor	10:30 a.m.	Sue Lovelace, 501 Amaranth
Nov 17	Potluck	5:30 p.m.	Social Hall
Nov 20	Tues Coffee	9:00 a.m.	SSH
Nov 21	Bingo	7:00 p.m.	Social Hall
Nov 22	Wine & Cheese	4:30 p.m.	Social Hall
Nov 24	Bylaws Committee	10:00a.m.	SSH
Nov 27	Tues Coffee	9:00 a.m.	SSH
Nov 27	Tree Committee	12:00	SSH

Halloween Events October 27

Pumpkin Carving at 1 p.m.



Halloween party at 5 p.m.





NOTICE!!!!

Annual Holiday Party will be on

SATURDAY,

December 15 ...

and **not** on Sunday, December 16....

Note: At the end of the October 20, 2012 Board meeting, Malcolm Kirby and Claude Lindquist presented an oral report regarding the drainage system in the Park. This report is in the office and consists of 92 pages. I took the liberty of extracting some important information to publish in the PIP. None of the charts would copy over, which explains the “blanks” in the narrative.

Foreword

It would seem that drain systems are mundane and discussing them is even worse. But we assure you this is not the case. The drain system of Paradise Park represents an investment of over a half million dollars! The failure of parts of the drain system has cost a significant percentage of this investment to repair the damage it caused. (See Appendix C)

So why do we care? Because an enormous amount of money is a stake. As is often said, you can pay some now OR pay a whole lot later.” Maintenance is the key to managing and minimizing the cost of drain systems. Unfortunately drain systems are under your feet and not visible. “Out of sight, out of mind” is the regrettable truism for them. Maintenance is easier and cheaper than repair. And repair is often easier and cheaper than replacement. Cost only goes up in this order – maintenance, repair, replacement.

This is why we care. You should too. It’s your Park and your money. If you want to save it, you have to maintain it. In this Report 103, we will discuss the drain system in:

- a. Each Section of the Park (Sections 1-6) on a Section-by-Section basis; we
- b. Present the general or top-level system layout
- c. Present the mid-level detailed system layout
- d. Expand the low-level most complicated detailed system layouts
- e. Present bubble flow charts of drain system
- f. Tabulate the most important parameters of the drain system including
 - a. Catch basin/Pipe outlet numbers
 - b. Location (approximate latitude and longitude)
 - c. Type (inlet, outlet, intermediate)
 - d. Diameter (inches)
 - e. Length (feet)
 - f. Clog factor (CF)
 - g. Waypoint
 - h. Elevation
- g. Tabulate worse-case clog factors
- h. Identify potential clog or pinch points in the drain systems
- i. Discuss the peculiarities of each Section’s drain system
- j. Discuss swales and berms as alternatives to piping
- k. The overall drainage picture
- l. Present assorted appendices containing specific material such as
- m. Recommendations for adjusting drain systems for best operation

Take our word for it. You will begin to appreciate drain systems after you start reading. You may even enjoy it. After you finish this report, you will be able to go out onto your street, find your drains, and see where they go and what they do. If they flood during extremely heavy winter storms, you will even know why.

Signed Respectfully,
The CEO Group

12. SUMMING IT ALL UP !

We have cataloged much useful information about the drainage systems within PPMC. This information has been plotted, tabulated, and discussed in great detail. One of the most important contributions, apart from the collecting of material not available to this time in a unified form, is the notion of the clog factor CF. It allowed us to quantify the susceptibility of drain systems to clogs and to identify the individual pipe causing the problem.

12.1 What Section Has What?

In the List of Figures and Tables following the Table of Contents, we introduced a table that summarized a roadmap for this report in one place. It is repeated below. It listed the Chapters where the separate Section information could be found as Table 20.

It also listed the number of drain systems, drains, basins and pipes, their average diameter, and their total length on a section-by-section basis.

Table 20. Summary of information in Tables 8, 10, 12, 14, 16, and 18.

TABLE

The drain system in the Park is extensive. It consists of about 34 drain systems, 290 drains, 225 catch basins, and 225 drain pipes having an weighted average diameter of 10.5" (rather large) and a total length of 16,177 feet. That's over three miles of pipe!

It is interesting to reexamine this information on a per allotment basis. This is obtained by dividing the various indices listed above by the number of allotments in each Section. This results in Table 21 which contains some intriguing results.

Table 21. Expressing information in Table 19 on a per allocation basis.

TABLE

For easier understanding, let's rank the numbers in each column from maximum to minimum and replace those entries by Section number. This results in Table 22 below. The Section with the most is on the top; the Section with the least is on the bottom.

It's an interesting result. Section 3 has the most # drains, # pipes, largest average diameter pipe, and almost the most piping on a per allotment basis. Section 4 has the least of almost everything. The geology of each Section largely determines their drain\ needs. In terms of economy, it would appear that the most drain assets are contained in Section 3 and the fewest assets in Section 4. The last expensive drain installations were made in Sections 1, 2, and 6.

Table 22. Ranked form of Table 20.

12.2 What's the System Worth?

What is the approximate value of the drain system asset? Assigning materials and installation cost estimates for its components, about 225 basins and 16,000' of pipe, they would be in the vicinity of

$$\begin{aligned} &225 \times \$1200/\text{basin} + 16000' \times \$8/\text{ft (for 10" or 12" HDPE)} \\ &= \$270,000 + \$128,000 = \$398,000 \end{aligned}$$

The present replacement cost for this system might be twice this amount. The lifetime of new HDPE systems is indefinite (often taken to be 100 years).

The life of the present system is difficult to estimate. The concrete components like catch basins last at least 50 years. Similarly for concrete pipe until it cracks or crushes.

Corrugated galvanized steel piping lasts 35-50 years but gradually rusts out on its bottom inner side (due to abrasion by the sand and rock laden runoff it carries).

Buried HDPE pipe lasts indefinitely and exposed pipe lasts perhaps 50 years.

Buried corrugated thin-walled PVC type pipe lasts maybe 25 years before crushing but exposed pipe lasts only 10-25 years. Falling branches from the redwood trees crush, deform, and slice it. Sunlight and UV deteriorate it so it becomes brittle and breaks apart. The flexing of its accordion structure hastens this process. *Corrugated thin-walled PVC pipe is unreliable and has immediate and expensive catastrophic failures. It is a poor investment since it must be replaced so often.* Pipe is cheap – labor is expensive; especially when it is repeatedly used to replace the same pipe. Thin-walled corrugated pipe should all be replaced by HDPE pipe.

12.3 How Do We Maintain It?

What conclusions can be drawn from these tables? The most obvious is that there is a lot of annual maintenance needed to keep 225 catch basins clear of debris and the 225 drain pipes totaling 16,177' free of clogs. This will keep basin overflow and flooding to a minimum.

The information and bubble flow tables will be of enormous use to the Manager to enable him to do this work more efficiently.

1. The drain system and layout figures overview provide drain location overviews. The enlargements of complicated system provide details.

2. The information table summarizes the important drain parameters.

3. The bubble flow charts show the proper sequence to flush pipes from inlets to outlets and clear basins. (It's useless to flush the systems backwards!)

4. The clog charts show the most probable obstruction points in each drain system to monitor.

This report replaces or supercedes the "Drain Handbook" dated August 2005. It will serve as a desk reference for members. As just discussed, it is a working tool and can be the foundation of a maintenance program to keep the drain system operating properly.

By addressing questions stemming from the preceding CEO Report 102, it will strengthen our position in negotiating with upper landowners to reduce the impact of handling water runoff that originates from outside the Park boundaries. It fulfills an objective that was conceived when CEO was established at the PPMC annual meeting of 2011.

12.4 What Improvements Should We Be Making?

Another obvious conclusion is that adding more drains is becoming more costly. *It is definitely not what the Park should be doing. Alternatives using berms, swales, grading, terracing, percolating, and other water management approaches should be fully evaluated and embraced before ever putting in drains.*

We note that some of the big ticket items have involved thin walled corrugated pipe that has been installed in many places around the Park. As just discussed, close inspection shows that it has a limited lifetime and is prone to cracking and splitting. *It should not be used. Thick-walled HDPE or other pipe should always be used since most of the cost involves labor and installation rather than materials.* This was discussed in our CEO Report 102.

In at least two areas of PPMC, there have been repeated failures of large diameter corrugated pipe (18" and 24"). These can carry much water during winter storms. Even

with proper installation, they cannot withstand the stress and strain of carrying water. The result has been pipe failure where they have burst open causing erosion to hillsides and damage to allotments. If large pipes are to be used, they should be the thick-walled HDPE type with proper anchors to hold them in place. The CEO Report 102 discussed the excellent installation of the Wood's Cove drain system out the Back Gate as an example. *PPMC should set a goal of replacing ALL large corrugated thin-walled pipe with thick-walled HDPE pipe over the next couple of years.*

12.5 Long-Term Objectives?

Remember that only about 26% of the rainfall runoff is collected on PPMC property. The other 74% comes from outside our property. Caltrans and the railroad deliver it to us by their drainpipes. If we were free of their drainage, there would be comparatively little water for our drain system to carry to the San Lorenzo River.

Ultimately the permanent solution to our drainage problem is to eliminate the Highway 9 and railroad water from entering on our property. Instead we should find a legal way to force them to pipe it from their drains directly to the river. We have analyzed this problem and concluded that four large drain lines off Highway 9 can do the job. For example they might be located at MM1.20, MM1.54, MM1.97 (Rincon Creek), and MM2.22.

We continue to seek ways to obtain legal advice and assistance at no cost to the Park. With patience and time, we believe that a legal remedy(s) can be found that will force Caltrans and the railroad to accept responsibility for disposal of their water at no cost to PPMC. This is one of our long-term goals.

13 ACKNOWLEDGEMENTS

We wish to thank this "Band of Merry Men" and Maid Marian(s) roaming the dense green woods of "Paradise Forest" for their help with this project:

- Jim Langford made careful checks of the drain bubble charts and information for Section 1.

- Marty Miller checked distances in Section 2; Om Anand helped identify drain lines.

- Bill Eckard and Craig Little assisted us by finding lost drains in Section 3; and Craigby checking the drain information.

- Butch Downing, Andrew Almanza, and Jackie Lindquist helped verify the Section 4 data.

- Andrew Almanza walked Section 5 and checked the drain information.

- Ray Hoffman, Marty Miller, and Don Frosini walked the front of the Park and checked the drain information of Sections 5 and 6.

- Drain information from former managers Allen Shattenberg and Cindy Crogan was very helpful

- George Sam provided information about drain work he contracted and performed in the Park including the picnic grounds. He also provided the cost estimates we used in Chapter 12.2.

- We'd also like to recognize Mark Hasey who helped clarify some legal questions.

- Eduardo Raminez shared his knowledge of the drains derived from years of working on the system. Terry Douglas also provided office support.

□ We are particularly indebted to Ray Boaz who made the allotment drawings in 1999 that we have liberally used throughout this Report.

APPENDIX A - RECOMMENDATIONS

After walking and inspecting the drain system of the Park, we are making a series of recommendations. The reasons are to:

1. Improve drain system:
 - a. Increase water carrying capacity
 - b. Reduce complexity
 - c. Improve maintainability
2. Increase safety
3. Reduce liability

These recommendations fall in general categories. Some are short-term and others are long-term. Some categories are:

Short-Term

1. Clean out certain drain pipes
2. Clean out certain ditches
3. Repair grates
4. Marking using Yellow safety lines
5. Add label plates on certain catch basins
6. Verify certain drains are abandoned

Long-Term

7. Install swales to carry water
8. Install berms to divert water
9. Replace large flex pipes
10. Switch to 6" minimum drains

Here is the list of our recommendations and the reason we are making them:

Section 1

1. Add berm across top of Courtesy Lane to divert water from Cornucopia to River. (Reduces water into allotments along river.)
2. Add berm across bottom of Scottish Rite to divert its runoff to #574.2 catch basin that is ultimately carried to river through #429.1. (Prevents runoff into #427.)
3. Replace broken wood grate at #527.2. (Eliminate personal injury suit.)

Section 2

1. If costs permit, reroute MM2.22 flex pipe down hill to NW corner of picnic ground near #303. Extend main drain line from #295 to #303 and hook up flex pipe. (Removes pipe bursting hazard. Delay if cost can be borne by Caltrans.)
2. Install protection collar on exposed 12" pipe between GRT.4 and GRT.3. (Prevents exposed pipe from being crushed by kids and bikes.)
3. If load worthy, turn over sagging steel grate on #352.2 basin. (Defer cost of new grate.)

Section 3

1. Add swales and berms along east edge of Keystone to channel downhill runoff to Washington, Temple, and Acacia. (Improves allotments at minimum cost.)
2. The old concrete drain box at #202 is broken. A new enclosure needs to be made using forms and concrete. (It is an intermediate drain that carries water from the 5th flex pipe down from the Exit Road to #203. (If the box caves in and blocks the drain, significant flooding to #202 and adjacent allotments is possible.)

3. If Social Hall runoff is significant, trench SH to #4396.1 OR increase SH pipe size to 8" flex. (This will eliminate bank erosion from Social Hall to the #4396.1 basin and excess water on Exit Road.)

4. Paint yellow caution strip on beach berm at bottom of Temple. (Mark as tripping hazard.)

5. If load worthy, turn over sagging steel grate on #211.1 basin. (Defer cost of new grate.)

6. Consider installing overflow pipe on headwall of drain near Social Hall. Use same approach as at MM1.20 for cross-over pipe between drainage ditches. (Should reduce damage to headwall and surrounding houses in case of severe drainage down Rincon Gulch to Washington Pathway.)

Section 4

1. Level up depression next to #670.1 near front door with asphalt. (Eliminates slipping hazard at entry adjacent to catch basin.)

2. Check #609.1 for location and function; clean out drain pipe from #609.1 to #609.2. (May prevent basin overflow causing hillside erosion/slippage.)

3. Replace two rotted 2"x4" grates at #698. (Eliminate tripping hazard.)

Section 5

1. Epoxy stamped metal plates with identifying catch basin number to all catch basins on western road edge, e.g. #1158.1, #1261, #1275.1, #1417, etc. (Makes it easy and quick to locate River Road catch basins in emergency flooding.)

2. Clean out ditch between #1417 and #1544.1 so it can carry water. (It's filled in with dirt and debris now so cannot carry runoff to inlet basin #1544.1. If not cleared water will continue to run across River Road creating hazard.)

3. Install 12" drain pipe under Keystone at #141. (Carry outflow directly to river instead of ditch. Overflow endangers traffic on River Road during flooding.)

4. Check the five hillside corrugated flex drain pipes for splits. Replace where necessary. Cost out using thick-walled HDPE pipe instead. (Help prevent catastrophic failure of drain pipe(s) and erosion/ slippage of hillside above River Road.)

5. Replace #1544 corrugated flex drain pipe which is split. (Help prevent catastrophic failure of drain pipe(s) and erosion/ slippage of hillside above River Road.)

6. Remove nest from outlet of #2088 drain pipe. (Help prevent backup in drain pipe.)

7. Stabilize wobbly 4"x4" grate in #201. Secure underneath with 2"x4". (Liability if person steps into basin.)

8. At #2193 reset yellow guardrail in concrete to stabilize OR extend chain link fence 15' to telephone pole #164. Install small short retaining wall to reinforce crumbling bank if necessary. (Liability if person falls down embankment between yellow guardrail and chain link fence on crumbling bank.)

9. At the Stop Sign at the top of the Exit Road, there is about 8 feet of 12" corrugated pipe sticking out of the hillside. If it is not abandoned and carries Highway 9 drainage, attach a flex line to it and carry it down to the River Road. Monitor the corrugated pipe during this winter.

10. At MM1.69, there is about 15 feet of 12" corrugated pipe lying crossways on the hillside. Same comment as 9.

Section 6

1. Check that all drain OUTLETS into river are not clogged by sand banks; i.e. #195.3, #187.2, #173.2, #167.2, #161.2, #126, #130.5. (Flooding will occur if these outlets are not clear.)
2. Install 12" drain pipe across St. Alban to link #141.1 and #142.1 catch basins together. (This puts two drain systems in parallel for increased runoff capacity; see 6SYS5 in Figure 8.)
3. Clean out #100 drain pipe. (It's clogged now and will create a slipping hazard in a driveway during winter storms.)
4. Bolt down #112 grate. (Prevents personal injury or property damage should it be dislodged.)
5. Extend #192.3 overflow flex pipe to the end of the parking area. Deposit overflow water near drain rather than member allotment. (Reduces liability risk from falls.)
6. Add berm across upper driveway to divert runoff to catch basin of #161. Greatly reduce runoff from approaching house. Check with member first. (Reduces liability risk from falls.)
7. Locate #140.2 drain under gravel bed and clear. (Reduces standing water on St. Albans near #140.)

General

1. ALL large corrugated thin-walled pipe should be replaced with thick-walled HDPE pipe over the next two years.
2. First priority will be given to using swales, berms, diverters, channels, and other such techniques for new drainage control.
3. Only when all other methods have been found inappropriate will drain pipe be considered and, if need be, installed.
4. When new drain pipe is installed in the Park, it *should be six inches or more*. NO drainage pipe *less than six inches* should be installed in PPMC. Only HDPE type should be used. This will help reduce or eliminate clogging and maintenance problems.

APPENDIX B – DRAIN INFORMATION TABLE CHECKS

It is important to provide a cross-check on the drain information tables. The information they contain is summarized in the table below. The six columns correspond to the six Sections of the Park. The end columns on either side list the important characteristics. The major rows (bold) compute the number of INLETS, OUTLETS, INTERMEDIATE, and of PIPES. Users fill in the minor rows (non-bold or regular) which tabulate the specific types of inlets and outlets and number of intermediates. They also fill in the length (# drains) of the six tables. The absolute difference in TOTALS (CHECK) and TABLES (LENGTH) equals the errors. *The total errors in every column must equal zero if all the numbers are consistent.* Non-bold entries must be corrected until there are no errors. Our six tables summarizing the drain information for the six Sections pass this consistency test. This information matches that contained in the List of Figures and Tables at the beginning of this Report. It also matches the tables in the Final Comments of Chapter 11.4.

TABLE

APPENDIX C – ESTIMATED LOSSES DUE TO SLIDES AND IMPROPER DRAINAGE

Natural disasters have occurred over the years in PPMC. In most cases, they were landslides exaggerated by improper drainage. Some of these slides are listed below with estimates of the cost of the damage incurred.¹⁰

- 1 Rail Road \$350,000

- 2 Keystone River Road Wall \$325,000
- 3 131 Keystone Wall \$100,000
- 4 Bridge Pier \$75,000
- 5 Washington Path \$35,000
- 6 Picnic Area S-Pipe \$35,000
- 7 131 Keystone pipe \$25,000
- 8 Houses along Rincon Gulch \$10,000
- 9 Exit Road Gabion Repair \$10,000
- 10 Millie Schaefer \$10,000
- 11 Eagle Creek \$5,000
- 12 291 Royal Arch \$5,000
- 13 Picnic Swale \$4,000
- 14 Miscellaneous. Other \$50,000

30% inflation **Grand Total = \$1.34 Million**

The amount of damage estimated here is underestimated because we excluded hidden costs (indirect) attributable to slides. They depend on how you view the word *value*. We use some estimates for repair cost to a house, contents, landscaping, etc. But how about diminished property value? How about decreased number of possible building sites, or other uses besides buildings, such as alternative evacuation roads, picnic areas, hiking, equestrian paths, hot tubs, landscaping, etc.

There is physical danger to the unwary who venture too close to a pipe with a raging torrent inside. It is no place for the feeble or for small children. And black plastic pipe is universally deemed as ugly -- without much argument.

The value of \$350,000 for the lost houses on Royal Arch is the number claimed in the lawsuit against the railroad, and by today's standards, is markedly low. A local real estate broker is said to have valued a decent buildable lot in Santa Cruz as worth \$150,000 about 5 years ago, but prices have declined significantly since then. Even so, three houses would be worth close to \$750,000-\$900,000 now. And considering that there were 9 houses identified by the county for red-tagging (some of since been removed), that slide was very significant. So, today's price tag of diminished house value might be closer to \$1 Million for that slide damage that would give a grand total of about \$2.3 Million.

That same slide destroyed a long section of King Solomon above near the railroad crossing. According to Barry Brown, in the Powder Works days the road out of Santa Cruz went only as far as King Solomon. Its purpose was an alternative route to leave the Powder Works. It predates the dedication of land for a road to Felton so, of course, predates Highway 9 as well. If it had not been destroyed, today it could serve as an emergency evacuation route.

Some folks have different stigmas, e.g. of having pipes close by their houses. Diminished value to individual allotments is local and hidden, but collectively it is not local. And non-disclosure is no longer a legal viable escape. So often PPMC takes unilateral action on capital improvements without seeking approval or giving notification to members. Installation of drain and water lines is a typical case in point. The Park often saves money but often diminishes the value of allotments.

In Section 6, there are eight houses backed up against the ditch between MM1.20 and MM1.32 which has the potential for overflow. Alan Shattenberg used to make some unhappy with his cleaning of the ditch. Each new manager has to face this.

(for the complete report, obtain one in the PPMC office)