

THE OFFICIAL NEWSPAPER OF, AND FOR, PINE MOUNTAIN LAKE PROPERTY OWNERS

# The Pine Mountain Lake News



2021  
MAY

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# Happy Mother's Day!

**2021 ANNUAL RECREATION GUIDE  
INSIDE THIS EDITION**

**CALLING ALL CANDIDATES  
THE PMLA BOARD OF DIRECTORS  
ELECTION COMING SOON  
See Page 16**



**SEASONAL EMPLOYEMENT OPPORTUNITIES  
APPLY ONLINE TO JOIN OUR TEAM  
See Page 38 for Details**

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## PINE MOUNTAIN LAKE ASSOCIATION



# 209.962.8600

[www.pinemountainlake.com](http://www.pinemountainlake.com)



### ADMINISTRATION OFFICE HOURS\*

**8:00 AM TO 4:30 PM – MON THRU FRI**

**OPEN AT 8:45 AM SECOND TUESDAY OF EACH MONTH  
THE OFFICE IS CLOSED BETWEEN 12:00 & 1:00 EACH DAY**

**\* SUBJECT TO COVID-19 RESTRICTIONS**

### 2021 ADMINISTRATION OFFICES HOLIDAYS

(ADMIN OFFICE WILL BE CLOSED)

|                                      |                                      |
|--------------------------------------|--------------------------------------|
| <b>MON. 5/31 MEMORIAL DAY</b>        | Fri. 11/26 Day After Thanksgiving    |
| Mon. 7/5 Independence Day (Observed) | Thur. 12/23 Christmas Eve (Observed) |
| Mon. 9/6 Labor Day                   | Fri. 12/24 Christmas Day (Observed)  |
| Thur. 11/11 Veterans Day             | Thur. 12/30 New Years Eve (Observed) |
| Thur. 11/25 Thanksgiving             | Fri. 12/31 New Years Day (Observed)  |

### PMLA BOARD MEETINGS SCHEDULE

Meetings held remotely during COVID-19 protocols & start at 9 AM  
See website, [www.pinemountainlake.com](http://www.pinemountainlake.com), for details

(THIRD SATURDAY - UNLESS OTHERWISE NOTED)

|   |   |
|---|---|
| <b>May 15</b>                                 | September 18  |
| June 19<br>(Father's Day Weekend)             | October 16<br>(Board Budget Meeting, Begins at 8AM) |
| July 17                                       | November 20<br>(Saturday before Thanksgiving)       |
| August 21<br>(Annual Member Meeting/Election) | December 18 (To be determined)                      |

### PINE MOUNTAIN LAKE NEWS DELIVERY

Although we guarantee that the PML News is mailed from Modesto, CA on the same day (between the 26th-30th of month), most post offices (except Groveland) sort Bulk Mail after First Class mail. So, consider a First Class delivery subscription for just \$20/yr. (\$20 per year for property owners and \$30 per year for non-property owners) Interested? Call the PMLA Office at 209/962-8632 or see form above.

The Pine Mountain Lake News is also available  
(in PDF format) at: [www.pinemountainlake.com](http://www.pinemountainlake.com).  
New editions are posted by the 1st of the month.

### PHONE & EMAIL DIRECTORY

#### ADMINISTRATION

**General Manager - Joseph Powell**  
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**PML NEWS - 209.962.0613**  
Ad/Article Submissions  
Sabre Design & Publishing  
*PMLNews@SabreDesign.net*

## Moore Brothers Prepaid Bag Bin

The bin (dumpster) at the PMLA Maintenance Yard entrance is for the dumping of prepaid, Moore Bros., trash bags ONLY. No dumping of any other trash items are allowed. Violators will face enforcement action. Please help us keep this area clear and ensure that the dumpster can remain in place for our residents use. Thank you!

**THE PREPAID BAGS CAN BE PURCHASED AT  
THE MAIN GATE AND THE PMLA OFFICE**

## COMPOST & ARCHERY RANGE HOURS OF OPERATION

**APRIL THRU OCTOBER - 7 DAYS A WEEK 8AM TO 4PM  
WEATHER PERMITTING**

**NOVEMBER THRU MARCH - TUES. - SUN. 8AM TO 4PM  
WEATHER PERMITTING**

**SHOOTING RANGE - TUES, THUR, SAT 9AM TO 3PM**  
PLEASE NOTE Hours may vary depending on weather conditions, safety concerns, or other situations beyond control. Archery & Gun Range users must check-in with compost attendant.

**HOURS SUBJECT TO CHANGE WITHOUT NOTICE  
Call Main Gate at 209-962-8615**

## GET IMPORTANT NEWS VIA EMAIL

Signing up for the new eSNAP program is quick and easy and gives you the ability to sign up for the information that you want to receive. Just head over to [www.PineMountainLake.com](http://www.PineMountainLake.com) and sign up today.



ELECTRONIC SAFETY, NEWS & ALERT PROGRAM

### ABOUT EACH OF THE PROGRAMS

**PML News & Alerts** – Receive emails with information regarding anything affecting Pine Mountain Lake such as road closures, utility problems, fire alerts and more.

**PML Amenities News** – Receive emails with information about upcoming events, specials, or news regarding all PML amenities such as the lake, marina, golf course, etc.

### The Grill at Pine Mountain Lake –

Receive emails with information regarding happenings at The Grill. Get information on Wine Tastings, Entertainment, Special Events and more.

This program is separate from the current email opt-in program that allows you to receive PMLA governing documents and requires your signed approval. This program can be signed up for via the online system. *Get your news and alerts via email, it's eSNAP!*

# NOTICE

The Pine Mountain Lake News, established July 25, 1973, is printed monthly for residents of Pine Mountain Lake and sold in the Groveland, CA 95321 area. Members can access the PML News monthly edition online at [www.PineMountainLake.com](http://www.PineMountainLake.com). Every month the newest edition of the PML News is posted online before the first of each month. Interested parties can subscribe to the traditional "hard copy" and receive a copy by mail each month.

The PML News is mailed to approximately 3500 PML property owner households each month. Up to 500 copies are rack-sold in the local Groveland area. Our circulation reaches approximately 1200 full-time, resident, PML property owners and approximately 2300 "weekender," non-resident, property owners who maintain primary residence in Northern California, in Southern California, or in other states. For more information regarding the PML News, please call the PML Administration Office at (209) 962-8600. We greatly appreciate your contributions but please note that the PML News fills up very quickly – often by the 7th or 8th of the month (long before the 10th deadline). To ensure that your submission is reviewed for publication please submit in full and as early as possible. Please remember that the PML News is limited in capacity and your submissions are reviewed on a first-come-first-served, space-available basis.

We publish all PMLA related submissions such as Board & Management Business, Clubs, Activities & Events. Where space remains, we publish non-PMLA related submissions in our "Community" section.

We do our best to provide timely news. If you experience delayed delivery or have misplaced a particular edition, please visit us at the PMLA website [www.pinemountainlake.com](http://www.pinemountainlake.com) for a downloadable PDF of the News posted by the 1st of the month and a downloadable PDF list of ad rates.

## Subscribe to the PML NEWS TODAY!

Name \_\_\_\_\_

Unit \_\_\_\_\_ Lot \_\_\_\_\_

Mailing Address \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- NO CHARGE for Property Owners (bulk)
- \$6/yr for Co-Owners (bulk);
- \$10/yr for Non-Property Owners (bulk)
- \$20/yr for PROPERTY OWNERS (1<sup>st</sup> class)
- \$30/yr for Non-property owners (1<sup>st</sup> class)

Enclosed is my check in the amount of  
\$ \_\_\_\_\_ (Payment due in full)

Send this subscription to:  
Pine Mountain Lake Association  
19228 Pine Mtn. Dr. Groveland, CA 95321  
Attn: Anita

## Submission Guidelines

### The PML News is the Official Newspaper of Pine Mountain Lake Property Owners

The PML News is dedicated to reporting PML Association business and PML Association news to Pine Mountain Lake Property Owners.

The PML News receives more than 100 Tuolumne County/Groveland community related submissions each month. All such community related articles and notices will appear in the PML News on a SPACE AVAILABLE basis and at the DISCRETION of the PML News Publishing Editor.

### DEADLINES

Advertisements must be received IN FULL (text, MLS info, images, logos, etc.) by the 10th of the month for the following month's edition. Only advertisements received in full will be guaranteed to be published in that month's edition. **NO EXCEPTIONS.**

### MEDIA ACCEPTED email

### SOFTWARE (Articles)

InDesign, Microsoft Word, Adobe Pages, or TXT formats only.

### SOFTWARE (Advertisements)

PSD, JPG, PDF, EPS or TIFF only.

### TEXT/GRAPHICS

Handwritten text is not accepted. Material composed completely of capital letters is not accepted. Please use uppercase and lowercase letters in composition. Ink jet printed images are not accepted. Images are accepted ONLY as camera ready art, original photos (to be scanned) or as JPEG, TIFF or PDF files created with above listed software. All scans and bitmap images must be in TIFF or JPG format at least 200 dpi at 100% (300 dpi preferred). Ad files are stored for 90 days from first run date. Older ads that have not been running must be resubmitted. (See Display & Insert Advertising Contract "Design and Preparation Charges.")

### E-MAIL TEXT/GRAPHICS

Text/graphics may be delivered as e-mail attachments via the Internet. Send to: [pmlnews@sabredesign.net](mailto:pmlnews@sabredesign.net).

### AD DESIGN and PROOFS

Ads that are requested to be sent to other periodicals require a usage fee from the advertiser (see Display & Insert Advertising Contract "Design and Preparation Charges"). Proofs are available upon request and final proof approval for all ads is expected within 24 hours. Changes made are LIMITED to typographical or graphic placement errors. NO OTHER ADDITIONS OR CHANGES WILL BE MADE.

### SUBMISSION DEADLINES

Articles — 10th each month  
Ads — 10th each month  
Classifieds — 15th each month

**VISIT US ONLINE**  
[www.pinemountainlake.com](http://www.pinemountainlake.com)

# General Manager's Message

JOE POWELL – CCAM-LS, CMCA, AMS GENERAL MANAGER

## INDEPENDENCE DAY CELEBRATION FIREWORKS EVENT PLANNING

Are we going to have fireworks this year or not? The answer is yes, that is the plan. We plan to hold the fireworks display on Saturday, July 3rd. We hold the event on the closest Saturday to July 4th to give all members an opportunity to attend. We are getting a lot of questions regarding when we will fully re-open everything with no restrictions. The Governor has stated that he anticipates fully re-opening everything by June 15th. That said, if the State or County issue a lockdown order again, we will be required to follow it.

## NEW MARINA OUTDOOR WATER FOUNTAIN

Our Maintenance staff installed the new outdoor water fountain and water bottle filling station at the Marina. This will help reduce some of the lines at the Lakeside Cafe as we often got a lot of requests from our members and guests for water.

## MARINA DOCK ELECTRICAL PROJECT

Our contractor, Bellingham Marine Marina will be starting work on the Marina dock electrical project soon. Our recreation and marina management

will be meeting onsite with their project coordinator late last month. Our goal is to have this work completed before the end of May depending on permits.

## BIANNUAL ROADS REFURBISHMENT PROJECT

Our biannual roads maintenance and repair project is scheduled for this year. We have over a million dollars in reserves funded for this work. We are finalizing our review of contracts for the road project engineer and roadwork bids. Once we finalize the bids we will present them to the board for approval and will put out information regarding the scope of work and project schedule.

## HORSESHOE PITS HAVE BEEN COMPLETED

The horseshoe pits at Tannahill Drive near the mailhouse have been newly refurbished. Our Maintenance staff finished the project this week and they look great. Members are already out using them and having a great time.

## LAKE LODGE LAWN AREA

Our Maintenance staff has been performing a lot of work at the Lake Lodge building and lawn area. They have temporarily removed the lawn and retaining wall and brought in more

sand. The plan is to reinstall a lawn at a later date after we evaluate best options.

## FISHERMAN'S COVE PLAYGROUND PROJECT

The new Fisherman's Cove playground equipment has been installed and is now open for use. We inspected the equipment installation and had the vendor make some adjustments. Our Maintenance staff will be installing the permanent fencing and basketball half court after they get all of the other seasonal amenities prepared for summer opening.

## CANADA GEESE IMPACT MITIGATION EFFORTS

Our staff continues hazing and Canada geese deterrent efforts. Many of these techniques have been tried in the past, but we are revisiting some of them now.

Our Golf Maintenance and Pro Shop staff are using large, fast remote control vehicles with a fur tail attached to chase geese off of the course. Our Marina and recreation staff have purchased coyote decoys and they've been installed these near the bocce ball court end of the beach and move them around. One of the coyotes has been vandalized and damaged and our staff is working on repairs before they redeploy it. PML News articles feature messaging about

not feeding the geese and our staff have created a goose population tracking sheet.

We are working with our lake consultant on locating nests for egg-oiling in accordance with our depredation permit and we sent letters to all lakefront owners to help us identify nest locations.

At the March board meeting a member made a couple of erroneous statements regarding the equipment that we purchased last year to pick up goose feces. Inevitably, this incorrect information ended up on social media. We would like to address these statements in an effort to correct and clarify the information.

The member stated the lawn vacuum equipment used to collect goose droppings cost \$40K, and that we did not test it before we purchased it. Both of these statements are incorrect. We did test the unit onsite before we made the purchase to ensure that it did indeed work. The total cost was \$28,400, not \$40k and this was for two pieces of equipment, not just one. The equipment purchase included a John Deere Gator quad and a Wiedenmann Terra Clean towable unit. The equipment works fine in large grass areas, but is not used for tight areas like those close to the Marina BBQ's, tables and other fencing etc. Our staff still picks up these areas by hand with rakes and other tools. It should also be noted that the equipment only works on turf and not the sand, so our staff works to clean up the sand manually as well.

## GUEST & RENTERS HANDBOOK IS AVAILABLE ONLINE!

You can now view or print the Guest and Renters Handbook from the PML Website.

Go to our website at:

**WWW.PINEMOUNTAINLAKE.COM**

and click on Resources, then scroll down to the bottom of the page and click on Guest and Renters Handbook. This handbook has valuable information for Guests and Renters in Pine Mountain Lake.

## ATTENTION NEW PML MEMBERS!

### WELCOME to PML...We're glad you're here!

Once you have received your welcome letter from the Association you will have the information you need to log into the PML website ([www.pinemountainlake.com](http://www.pinemountainlake.com))

Once there click on the **RESOURCES** tab & then on the **NEW MEMBER ORIENTATION** icon.

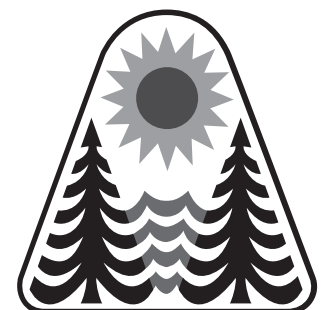
### The New Member Orientation page is **JUST FOR YOU!**

Here you will find:

- Member Orientation Packet
  - o Information on the Official PML Facebook page
  - o Gate Access Guest Pass internet program information
  - o Fire Safety contact and information
  - o Board Meeting Dates and information
  - o Rules, Regulations and Procedural information
  - o Information on PML Committees and Clubs

- Assessment Information
- PML Fact Sheet
- Getting Connected in Groveland

And **MUCH MORE!**



# Pine Mountain Lake Association 209.962.8600

### BOARD OF DIRECTORS

Steve Griefer – President  
Mike Gustafson – Vice President  
Nick Stauffacher – Secretary  
Karen Hopkins – Treasurer  
Tom Moffitt – Director-at-large

### GENERAL MANAGER

Joseph M. Powell, CCAM-LS, CMCA, AMS

### CORRESPONDENCE TO DIRECTORS

Pine Mountain Lake Association  
19228 Pine Mountain Drive  
Groveland, CA 95321  
PMLABoard@pinemountainlake.com

### ADMINISTRATION OFFICE HOURS OF OPERATION\*

Monday - Friday 8:00 AM - 4:30 PM  
Closed 12:00 - 1:00 PM  
Tel: 209/962-8600

\* Subject to COVID-19 Restrictions

The Pine Mountain Lake News, established July 25, 1973, is printed monthly for residents of Pine Mountain Lake and vicinity by Pine Mountain Lake Association, Groveland, California 95321.

### SUBSCRIPTION RATES:

Co-owner subscription: \$6 per year  
Single copies: 50 cents each  
Single mailed copies: \$1.35 each  
For non-members: \$10 per year

### SUBMISSION DEADLINE

10th of the month by 4:30 PM  
LATE SUBMISSIONS MAY NOT BE ACCEPTED

Visit [www.pinemountainlake.com](http://www.pinemountainlake.com) for ad rates and submission guidelines or email: [PMLNews@SabreDesign.net](mailto:PMLNews@SabreDesign.net).

For the mutual benefit of all property owners, the Pine Mountain Lake News reserves the right to edit all copy submitted for publication. The Pine Mountain Lake News is a private enterprise, not a public entity, and as such is entitled to reject advertisements or articles in the best judgment of its editor or publisher, despite a probable monopoly in the area of its publication. Pine Mountain Lake Association is not responsible for, nor does it guarantee the accuracy of, information contained in any ad placed in the Pine Mountain Lake News. The Pine Mountain Lake News attempts to ensure that this publication is free of legal infringements and the Pine Mountain Lake Association and its contractors are not liable for copyright/trademark infringements from external advertisements and articles.

**DAVID WILKINSON** – Publishing Editor  
**SABRE DESIGN & PUBLISHING**  
Design/layout

### PINE MOUNTAIN LAKE NEWS

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# President's Message

STEVE GRIEFER – PRESIDENT

### GREETINGS EVERYONE....

With winter behind us, and the weather getting better, we're seeing more and more people walking in our community. At the last Board Meeting, the Board of Directors said thank you to one of the members who spends time picking up trash, and thus making our area beautiful. With more people out enjoying our community, we're going to see the professionals who keep our roads safe, clean, and repaired out there working. I'd like to remind everyone about The Move Over, Slow Down law. This law can mean the difference between life and death. The only way to prevent tragedies from occurring on the side of the road is by giving emergency personnel, highway workers, and the public a wide berth. It only takes a split second of inattention to destroy the lives of many people. Give the public and those who conduct business along the side of California's roads a safer place to work. The law requires motorists to move over

to a lane not immediately adjacent to a stationary vehicle(s) displaying either flashing emergency lights or amber warning lights. Slow down if you cannot safely change lanes. The law went into effect in California on January 1, 2007. It was amended in 2009 to include Department of Transportation vehicles displaying flashing amber warning lights. The law requires a motorist driving on a freeway and approaching in a lane immediately adjacent to change lanes if:

A stationary; authorized emergency vehicle is displaying emergency lights, or

A stationary tow truck is displaying flashing amber warning lights, or:

A stationary, marked Caltrans vehicle is displaying flashing amber lights.

Drivers must change lanes safely or, if it is unsafe or impractical to do so, slow to a reasonable and prudent speed that

is safe for existing conditions. All 50 states have a "Move Over" law to protect emergency workers, public safety personnel, and highway workers.

Lastly, the life you save might be mine, or a member of this community who is out there picking up trash and keeping our community clean and beautiful.



Steve Griefer  
PMLA President



# Recycling Notice from Moore Bros

### WE HAVE DROP-OFF RECYCLING!!

All residents and visitors are asked to source separate their recyclable materials. There are designated bins located at our office located at 11300 Wards Ferry Rd. in Big Oak Flat where you may drop off your recyclable materials anytime **Monday through Saturday 8am to 5pm** (weather permitting). CLOSED SUNDAYS and major holidays.

### Acceptable materials include:

- Aluminum beverage containers, tin cans, glass bottles and jars (all colors)
- #1 Plastic (bottle form only) \*\*\*\*#1 clear fruit/veggie, sandwich or salad clam shell type containers are NOT allowed\*\*\*\*
- #2 Plastic (bottle form only) \*\*\*\*#2 colored plastic coffee containers are NOT allowed\*\*\*\*
- **ALL CONTAINERS MUST BE RINSED AND FREE OF LIDS AND CAPS**

We also accept Mixed Paper, newspaper, magazines, catalogs, junk mail, paperback books & shredded paper which can all be put in the same bin. NO WRAPPING PAPER ALLOWED

### CARDBOARD BIN ACCEPTABLE MATERIALS INCLUDE:

Cardboard, Carton Board such as cereal and cracker and soda/beer boxes, etc. are also accepted and can be placed in the cardboard bin with the cardboard. THESE ITEMS NEED TO BE FLATTENED OR BROKEN DOWN AND ANY PACKAGING MATERIALS OR TAPE REMOVED.

IF THE CARDBOARD BIN IS FULL OR YOU HAVE A LARGE LOAD OF CARDBOARD TO RECYCLE, we ask you to take it to our shop location at 17641 Yates St. in Big Oak Flat where we still maintain a 50 yard cardboard recycle box.

**PLEASE DO NOT THROW PLASTIC BAGS OF RECYCLABLES INTO THE BINS.**



## On the Cover



Springtime means Mother's Day in Pine Mountain Lake.  
Happy Mother's Day from PML!  
Photo by David Wilkinson

**PINE MOUNTAIN LAKE ASSOCIATION**  
**SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES**  
**For The Three Months Ended March 28, 2021**

| OPERATION OF AMENITIES         | Revenues                             |                   |                             |                      |                     | Expenses            |                                   |                      |                   | Budget              |                    |
|--------------------------------|--------------------------------------|-------------------|-----------------------------|----------------------|---------------------|---------------------|-----------------------------------|----------------------|-------------------|---------------------|--------------------|
|                                | Members' Assessments Net of Discount | User Fees         | Sales, Net of Cost of Sales | Miscellaneous Income | Total Revenues      | Total Expenses      | (Cost)/Income Before Depreciation | Depreciation Expense | (NET COST) INCOME | (NET COST) INCOME   | Variance Bud - Act |
| Golf Course                    | \$ -0-                               | \$ 174,755        | \$ 4,432                    |                      | \$ 179,187          | \$ 326,723          | \$ (147,536)                      |                      | \$ (147,536)      | \$ (244,061)        | 96,525             |
| Restaurant & Bar               | -0-                                  | 178               | 80,941                      |                      | 81,119              | 271,389             | (190,270)                         |                      | (190,270)         | (244,054)           | 53,784             |
| Marina                         | -0-                                  | 123,923           |                             |                      | 123,923             | 97,946              | 25,977                            |                      | 25,977            | 19,220              | 6,757              |
| Snack Shack                    | -0-                                  |                   | 5,050                       |                      | 5,050               | 9,930               | (4,880)                           |                      | (4,880)           | (12,145)            | 7,265              |
| Stables                        | -0-                                  | 22,364            |                             | 1,120                | 23,484              | 72,756              | (49,272)                          |                      | (49,272)          | (62,532)            | 13,260             |
| Recreation                     | -0-                                  | 35,507            |                             |                      | 35,507              | 7,755               | 27,752                            |                      | 27,752            | 16,681              | 11,071             |
| Roads & Facilities Maintenance | -0-                                  | 26,224            |                             | 220                  | 26,444              | 503,164             | (476,720)                         |                      | (476,720)         | (604,652)           | 127,932            |
| <b>PROPERTY OWNER SERVICES</b> |                                      |                   |                             |                      |                     |                     |                                   |                      |                   |                     |                    |
| Safety                         | -0-                                  | 26,334            |                             | 349                  | 26,683              | 258,119             | (231,436)                         |                      | (231,436)         | (272,215)           | 40,779             |
| Administration                 | -0-                                  | 126,570           |                             | 6,265                | 132,835             | 454,071             | (321,236)                         |                      | (321,236)         | (387,669)           | 66,433             |
| <b>ASSESSMENTS</b>             |                                      |                   |                             |                      |                     |                     |                                   |                      |                   |                     |                    |
| Assessments                    | 1,541,105                            |                   |                             | 27,757               | 1,568,862           | 16,381              | 1,552,481                         | 165,311              | 1,387,170         | 1,333,425           | 53,745             |
| <b>Totals</b>                  | <b>\$ 1,541,105</b>                  | <b>\$ 535,855</b> | <b>\$ 90,423</b>            | <b>\$ 35,711</b>     | <b>\$ 2,203,094</b> | <b>\$ 2,018,234</b> | <b>\$ 184,860</b>                 | <b>\$ 165,311</b>    | <b>\$ 19,549</b>  | <b>\$ (458,002)</b> | <b>477,551</b>     |

**CAPITAL EXPENDITURES 3 Months Ended March 28, 2021**

|   | TOTAL RESERVE FUNDS    | NEW CAPITAL ADDITIONS FUND | TOTAL CONTRIBUTION TO CAPITAL |
|---|------------------------|----------------------------|-------------------------------|
| <b>2021 Beginning Fund Balances</b>   | 2,269,966              | \$ 90,361                  | 2,360,327                     |
| Interest Income   | 704                    | 1                          | 705                           |
| Bank Fees/Discounts Taken   | 15                     |                            | 15                            |
| Assessments Earned  | 541,251 <sup>(1)</sup> | 48,174 <sup>(2)</sup>      | 589,425                       |
| Other Income/Expense  |                        |                            |                               |
| <b>PURCHASES BY AMENITY</b>   |                        |                            |                               |
| Golf Course   | (56,736)               | (69,590)                   | (126,326)                     |
| Country Club  |                        |                            | -                             |
| Bar   |                        |                            | -                             |
| Marina  | (186,802)              | (4,891)                    | (191,693)                     |
| Snack Shack   |                        |                            | -                             |
| Swim Center   |                        |                            | -                             |
| Stables   | (49,684)               |                            | (49,684)                      |
| Recreation  |                        | (1,497)                    | (1,497)                       |
| Roads & Facilities Maintenance  | (53,376)               | (43,180)                   | (96,556)                      |
| <b>PROPERTY OWNER SERVICES</b>  |                        |                            |                               |
| Safety  | (4,953)                |                            | (4,953)                       |
| Administration  | (21,731)               | (2,483)                    | (24,214)                      |
| Non-Capital Reserve Expenses  | (94,605)               |                            | (94,605)                      |
| <b>Total transfer to Operating Fund for property and equipment additions and reserve expenses</b> | <b>(467,887)</b>       | <b>(121,641)</b>           | <b>(589,528)</b>              |
| <b>Adjusted Fund Balances</b>   | <b>\$ 2,344,049</b>    | <b>\$ 16,895</b>           | <b>\$ 2,360,944</b>           |

**Notes to the Financial Statements**

(1) The Budgeted Reserve Fund assessment for 2021 is \$2,165,000

(2) The Budgeted New Capital Additions Fund assessment for 2021 is \$192,698

**PAY YOUR PML PAYMENTS ONLINE**

Did you know you can make your payments online?

Online Bill Pay is available on [www.PineMountainLake.com](http://www.PineMountainLake.com).

*Pay via your credit card, it is quick and easy!*

**DO YOU HAVE YOUR PIN?**

Since PML is a private gated community, we want to offer our property owners a secure way to call in guests. When you become a member of PML you are assigned a Personal Identification Number (PIN) to utilize either when calling in a guest pass or using the Gate Access Internet program. This PIN identifies you to staff without you having to be present. This is a confidential number and should **not be shared**. When you call the Main Gate to authorize a guest or vendor access into PML, you will be asked for your PIN. The staff will look up the number in the computer and use it to confirm your identity before entering the guest information. You must have this number to utilize the Gate Access Internet program as well. If you do not know your PIN or have any questions, please contact the Administration Office at:



**(209) 962-8600**



Monday through Friday from 8 am to 4:30 pm  
and we will gladly supply this information to you.

**PML AUTOMATIC PAYMENT PROGRAM**

Taking the time to write a check for your monthly assessment payment can be time consuming and costly. You can avoid this burden and eliminate the potential for late payment charges by enrolling in PMLA's Auto Payment Program. By completing the form, which can be found at [www.PineMountainLake.com](http://www.PineMountainLake.com) under the Resources/Forms, and returning it to the Administration Office, you can have your monthly assessment automatically deducted from your checking account or charged to your credit card. This means you never have to remember to write a check and mail it each month. The peace of mind that comes with knowing your payment will always be made on time is easy to attain. We can also arrange to have any other regular payment you make to the Association (such as golf membership, horse boarding fees, etc.) paid in the same way.

For more information on this simple, effective and time saving plan please contact us at (209) 962-8600.

# PMLA Money Matters

KEN SPENCER, CAFM – ASSOCIATION CONTROLLER

“Where do my assessment dollars go”. “What the heck does my assessment pay for.” Have you ever heard this concern expressed by your friends or neighbors? Perhaps you have wondered this yourself. The easy way for me to answer this is to simply point to the extensive and comprehensive annual budget that the Association produces and adopts each year. This would certainly give the cold, hard facts and numbers behind the assessment that all property owners pay each year.

But in order to truly answer the “what do I get for my money?” question we have to go a bit deeper than just the dollars and cents. We need to look at the human aspect of running an association like PML. People are the greatest resource we have and it is easy to overlook the hard work and dedication that these individuals put into making our community a great place to live. Here are a few examples of your assessment dollars at work on a daily basis.

Twenty-four hours a day, 7 days a week, 365 days a year. That is how long our Department of Safety is on the job to assist property owners. Besides staffing the main gate entrance facility (answering questions, providing directions, selling garbage bags, etc.) this hardworking group of officers patrol the entire Association on a near continuous basis. Looking for ways to help ensure the safety of all residents and protect the many amenities and facilities that make up PML.

It doesn't happen often but when it does it can be a disaster. I am referring to the handful (or more) times a year when we get measurable snow up here. When it does the Maintenance department staff jumps into action, operating our snow plow and sanding equipment so that all member can safely drive the over 50 miles of road within the confines of PMLA. This can, and often does, occur late at night or early in the morning outside of our regular operating hours. Their willingness to brave the elements so that the roads are passable is commendable and something, frankly that I would not be at all eager to do.

Need a new or replacement get a gate card?

How about a clicker? Change your mailing address. Forgot your PIN or member ID. Want to know what's happening in PML? How to make a payment on your account? What are the COVID protocols in PML? Is the Grill open? How about the Marina? Need a tennis or pickleball pass? When is the 4th of July (yes that is a real question)? What are the building project rules? What is the status of a member account? How can someone apply for a job? These and many other questions and concerns are addressed everyday by the knowledgeable and helpful staff at the Administration office.

Finally, a more personal example of going the extra mile. We recently needed some new communication wire run from what is known as “The Dungeon” underneath the Country Club building to the computer server room in the back of the Golf Pro Shop. This task required maneuvering in a tight, dirty and claustrophobic area. The opening was probably large enough for one small person on either end of the line. Three members of the PML Maintenance staff (John Heller, Matt Smith and Steve Harvey) were assisting me in the project. If any of you have met John and Matt you know that “small” does not describe them in any way. Both over 6'4". Without hesitation they dove in (literally) to this confined space and accomplished the task in short order. My admiration for them and the work they do was reaffirmed during this process.

These are just a few of the many examples of the dedication and commitment to helping make PML the great community that it truly is. So, the next time you or anyone else wonders where your assessment dollar goes please remember that is the hard-working employees of PML that truly makes this place hum.

Well that's it for this month. If you have any PMLA Money Matters you would like to see discussed in this column in the future please drop me a line at [controller@pinemountainlake.com](mailto:controller@pinemountainlake.com) or give me a call at 962-8606. Thanks for reading and I hope you find this monthly discussion helpful, somewhat interesting and at least a bit informative.

# PMLA Safety & Security Committee

The Pine Mountain Lake Safety and Security Committee is one of the standing committees authorized by the PMLA Board of Directors to inform its decision making and promote its mission. Your committee has a variety of responsibility areas including organizing for emergency preparedness (Neighborhood Watch, CERT), training (CPR, AED, First Aid), and child car seat installation demonstrations. The Committee meets every first Monday of the month.

**Your Input is Requested:** Property Owners may attend our committee meetings. Our next meeting is May 3rd at 9am via Zoom. Please email [safetyandsecuritycommittee@pinemountainlake.com](mailto:safetyandsecuritycommittee@pinemountainlake.com) to obtain your invitation and join us.

This summer will surely bring several more PG&E PSPS (power shutoff) events. Your S&S Committee is working on steps to recommend PML residents take to provide for their safety.

As we approach fire season, we have identified a few issues of importance to Pine Mountain Lake evacuations. Solutions to these issues may come from County, State agencies and/or PMLA. The Moc Fire occurred in August

2020 and highlighted these.

**Loss of Land Line Telephone.** Many PML residents use AT&T land line for communications. When the power is shut off, their telephones do not work for several reasons. One – their telephone needs power to function. Two – their land line is connected to a field installed AT&T system that used a battery. When the battery is done (2-3 hours), the line is dead. How to communicate with them about an evacuation?

**Many Non-residents.** We estimate there as many as 2,000 people visiting/renting during summer season that may not even know what county they are in. How to communicate with them about an evacuation?

**Many T Intersections.** As with many neighborhoods, PML has streets that T into a cross street. While residents may know which direction to evacuate, visitors/renters probably will not. Going the wrong way creates unwanted traffic congestion during an evacuation.

For 2021, your committee consists of Bruce Dudley-Chairperson elect, Keith Martin-Secretary, Tim Shanahan-Treasurer, and Bob Asquith-Member Relations Specialist. Steve Griefer is our Board Liaison.

Please jot down your comments and email to: [safetyandsecuritycommittee@pinemountainlake.com](mailto:safetyandsecuritycommittee@pinemountainlake.com) or [admin@pinemountainlake.com](mailto:admin@pinemountainlake.com)

## NOTARY SERVICE

ANITA SPENCER, – PMLA NOTARY PUBLIC

(Prices listed are per Signature Rate)

PML Property Owners – \$10 • Non-Property Owners – \$15

Witness Fee – \$5

You may call Anita @ 209-962-8632 to schedule an appointment between the hours of 8am – 4pm

## FIREWOOD CUTTING

PML SLASH AND COMPOST SITE

**OAK AND CEDAR** REQUIRES A \$20 PML WOOD CUTTING PERMIT

WOOD CUTTING PERMITS AVAILABLE AT THE MAINTENANCE FACILITY

**PINE AND FIR** AVAILABLE FOR FREE CUT & HAUL

FOR MORE INFORMATION PLEASE CONTACT SUSAN AT

**(209) 962-8612** BETWEEN THE HOURS OF 7 AM TO 2:30 PM, M-F.

Make PML your

**ONE-STOP-SHOP**

for all your gift giving!

Pick up a gift card for:

**Golf • Golf Shop Apparel & Accessories • The Grill  
Hunting & Fishing License Vouchers**

**Gift cards are available at the Administration Office,  
The Grill, and at the Pro Shop**

## LETTERS TO THE EDITOR

|                                |   |   |   |
|--------------------------------|---|---|---|
| LETTERS TO THE EDITOR RECEIVED | 1 | DEFERRED TO NEXT EDITION BY EDITORIAL COMMITTEE           | 0 |
| DENIED BY EDITORIAL COMMITTEE  | 0 | DEFERRED TO NEXT EDITION BY BOARD OF DIRECTORS            | 0 |
| Exceeds 250 word maximum       | 0 | DEFERRED TO NEXT EDITION BY BOARD OF DIRECTORS            | 0 |
| Content                        | 0 | DEFERRED TO NEXT EDITION BY BOARD OF DIRECTORS            | 0 |
| Not a property owner           | 0 | DEFERRED TO NEXT EDITION BY BOARD OF DIRECTORS            | 0 |
| "THANK YOU" LETTERS RECEIVED*  | 1 | * Thank you's do not require editorial committee approval |   |

Submit Letters to the Editor by sending to "Editor, PML News"  
 Mail: 19228 Pine Mountain Drive, Groveland, CA 95321  
 Email: PMLNews@sabredesign.net • Fax: 800-680-6217

**PLEASE NOTE THAT ALL LETTERS APPEAR IN THE ORDER THEY WERE RECEIVED BY THE PML NEWS**

The Pine Mountain Lake News welcomes letters and articles for publication provided they meet the criteria established in the current PMLA Editorial Policy (See excerpt below – entire policy on file at the Administration Office). Letters must be limited to 250 words, typewritten using upper and lowercase letters or neatly printed (no all-capital material) and signed with name, mailing address, PML unit/lot number, and day/evening telephone numbers by a property owner in good standing. **LETTERS MUST BE RECEIVED BY THE EDITOR BY THE 10th OF THE MONTH.** Letters deemed by the Editorial Committee to be improper will not be accepted. Readers are advised that **THE OPINIONS EXPRESSED IN THESE LETTERS ARE THOSE OF THE INDIVIDUAL AUTHORS, NOT OF THE PMLA, THE PINE MOUNTAIN LAKE NEWS, NOR THEIR EMPLOYEES.**

### CLEAN UP FOR FIRE SAFE

Great job by PML Maint. to thin the forest floor, bushes, undergrowth areas between the trees by the campgrounds/mulch pile areas, (raked too?). Liked to see that Maint. is being proactive regarding this, and not waiting until a fire hits the area.

Too bad Ferretti Road has so much discarded/dropped branches, bushes, etc., while vehicles try to make it to the mulch pile. With all the cigarette butts tossed out of car windows, that will probably be our next fire outbreak area.

Just saying.  
 Gary Peterson  
 Groveland, CA

### THANK YOU PML MAINTENANCE

Kudos on the new Playgrounds!  
 We had our grandkids up last week, and took them to both new playgrounds – we were so impressed! Kudos to PMLA for purchasing such great play structures, and more kudos to our Maintenance Team for doing such a great job with the installation!

And our grandkids thank you very much!

Chuck Obeso-Bradley  
 Groveland, CA

## Director's Corner

KAREN HOPKINS

### VOTE YES ON V FOR FIRE PROTECTION

I'm writing this article because I'm passionate about a huge issue facing us here in PML—FIRE! I'm not normally pro-tax, but in this case, I believe this is a good solution and will dedicate funds to our challenges.

We are in the middle of fire county. Fire prevention is one element and fire protection during a fire is another. Fire protection requires resources and as stated by Andrew Murphy, Assistant Chief, California Department of Forestry and Fire Protection, Sonora and GCSD FD, to the Tuolumne County Board of Supervisors July 2020, "We can't be diplomatic about this anymore. The state of our fire department is dire. The average age of the districts' fire engines is 23 years; eight years longer than the National Fire Protection Agency's guidelines to retire engines. The water tender fleet averages 26 years old, and many of the 40-vehicle support fleet

which includes breathing support vehicles are in such poor condition that they will cost more to repair than their value."

Tuolumne County does not have a sufficient tax base to sustain, much less improve, fire and emergency services. Making matters worse, there is no mandate that any property tax funds go to Fire & Emergency Services. Recent State decisions to hold back funds have squeezed our county budgets and resources.

Measure V will place a \$150 annual property tax on developed residential and commercial properties; \$75 on undeveloped parcels. 100% of the funds from Measure V will be distributed to the Tuolumne County Fire Authority (TCFA) fire districts proportionately based on the number of households they serve, giving each district direct control over its ability to project, sustain, and plan for, improving their services.

The measure will be presented to voters via an all-mail ballot (arriving mid-May) closing on June 8, 2021.

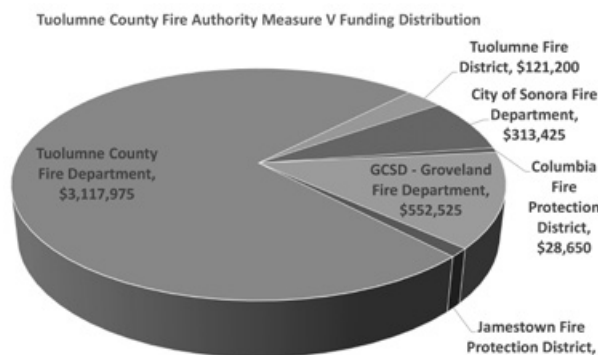
In February 2021, six of the county's fire districts formed the Tuolumne County Fire Authority, which is a Joint Powers Authority that can secure dedicated funding with a ballot measure for a fire tax within those districts. PML is served by one of these six districts, Groveland CSD Fire Department. Tuolumne County has nine fire districts competing with each other for a share of the county's limited financial resources. Costs continue to rise, making the provision of professional, responsive, and efficient fire and emergency services unsustainable.

For residents of Tuolumne County Fire Authority's six districts, Measure V is the optimal solution for dedicated funding directly to our fire districts so that they can improve emergency services, provide better coverage, improve response times, protect life and property, and sustain peace-ofmind in their communities.

A Yes vote on Measure V is a vote to directly and exclusively fund your local fire and emergency services team and the funds cannot be diverted by any other agency or department.

The county needs your vote—2/3 of cast ballots must be YES in order to pass. Vote Yes for Fire Protection Follow on Facebook at "YES on V" FAQ and more info at [www.gcsd.org/tuolumne-county-fire-authority](http://www.gcsd.org/tuolumne-county-fire-authority)

**NOTE:** PML has a strict policy against political material communications except for PML board elections. Because Measure V and fire protection is such an important issue, I requested an exception at the open board meeting on April 17 and the board voted in favor of the exception, 4 in favor to 1 opposed.



## GOVERNING DOCUMENT ENFORCEMENT ACTIONS MARCH 2021

|                           |     |
|---------------------------|-----|
| Courtesy Notices          | 29  |
| Notice of Non-Compliance  | 13  |
| Final Notice of violation | 4   |
| Fines Assessed            | 1   |
| Member Service            | 165 |

**HOURS**  
 MON-TUE: 11AM - 10PM  
 WED 11AM - 9PM  
 THU-SUN: 11:00 - 10PM

"WE TAKE LOCAL COMPETITOR'S COUPONS!"

**PIZZA PIES**

**TRY OUR ALL-YOU-CAN-EAT LUNCH SPECIAL OR OUR OVEN BAKED SUBS**

**Call ahead: 962-4897 (962-GUYS)**

**18955 Ferretti Road. Left turn off of Main St (Hwy 120) 1/2 Block**

**\$1.00**

**Off Any Size Two Guys Pizza or Calzone**

One coupon per order, per visit. May not be combined with any other offer and/or coupon. Not valid on delivery.

PML0521 EXPIRES 06/15/21

**\$2.00**

**Off Any Large or Extra Large Two Guys Pizza**

One coupon per order, per visit. May not be combined with any other offer and/or coupon. Not valid on delivery.

PML0521 EXPIRES 06/15/21



# PML SAFETY REPORT 2020

|                                  | MARCH    | 1ST QTR/YTD |
|----------------------------------|----------|-------------|
| Guest Passes Issued              | 1,313    | 3,703       |
| Vendor Passes Issued             | 395      | 905         |
| Temporary Resident Passes Issued | 1,021    | 2,650       |
| Vehicles Admitted                | 14,417   | 37,709      |
| Vehicles Refused Entry           | 258      | 761         |
| Phone Calls Received             | 3,903    | 10,878      |
| Residential Alarm                | 6        | 15          |
| Animal - Loose                   | 32       | 68          |
| Animal - Impounded               | 2        | 8           |
| Animal - Dead/Injured            | 7        | 31          |
| Animal - Disturbance             | 12       | 18          |
| Patrol Assist                    | 232      | 664         |
| Public Assist                    | 12       | 58          |
| Welfare Check                    | 4        | 8           |
| Transport                        | 0        | 4           |
| Traffic Hazard                   | 0        | 5           |
| Traffic Control                  | 1        | 3           |
| Excessive Speed/Reckless Driving | 1        | 4           |
| Gate - Tamper                    | 0        | 0           |
| Gate - Follow Through            | 12       | 28          |
| Gate - Malfunction               | 26       | 72          |
| Gate - Struck by Vehicle         | 2        | 9           |
| Control Burn Reported            | 98       | 337         |
| Fire Safety - Smoke Complaint    | 1        | 8           |
| Hazard - Tree Down               | 1        | 11          |
| Residential Disturbance          | 1        | 4           |
| Amenity Burglary                 | 0        | 0           |
| Residential Burglary             | 0        | 0           |
| Grand Theft                      | 0        | 0           |
| Petty Theft                      | 0        | 3           |
| Trespassing                      | 1        | 2           |
| Vandalism                        | 0        | 3           |
| Property Damage - PML            | 1        | 3           |
| Property Damage - Resident       | 1        | 3           |
| PML Regs Violations Resident     | 2        | 2           |
| PML Regs Violations Guest        | 2        | 5           |
| Vehicle - Citation Issued        | 2        | 7           |
| Vehicle - Accident PML           | 1        | 3           |
| Patrolling Unit                  | 870      | 2,564       |
| Amenity Security Check           | 2,329    | 6,702       |
| Residence Security Check         | 18       | 38          |
| Monitoring Tennis Courts         | 1        | 5           |
| Weapon Violation                 | 0        | 0           |
| Fixed Post                       | 3        | 4           |
| Courtesy Notice Issued           | 2        | 4           |
| All Other Fees Collected         | \$47,496 | \$132,203   |

# Short-Stay in PMLA

JANESSA OWENS – COMMUNITY STANDARDS SPECIALIST

Tourism season is ramping up, thanks to warmer weather, the increase in technology, and the ability to work remotely. We anticipate seeing an uptick in personal guest and short-term rental usage this year as travelers search for a more socially distant way to escape, and Pine Mountain Lake fits the bill.

Pine Mountain Lake is a nature-lover's paradise with numerous amenities, so it's hard not to think of it as a resort community, although it is often marketed as such. Aside from all of the charms, it's important to keep in mind that Pine Mountain Lake is a Home Owner's Association with specific rules and regulations that govern the community. Did

you know that we have a Guests and Renters Handbook available online? It offers useful information that will help your guests navigate their vacation in our beautiful community as well as provide insight on some of the most commonly overlooked regulations.

A few rules to remind your guests are: suggested quiet hours are 10pm-7am, dogs must be leashed at all times, garbage must only be placed curbside the day of pick up, no parking is allowed on streets, and please obey all posted speed limits and traffic signs. Even though we have outlined some of what not to do, we also want to remind everyone to relish their time here, because while their stay may be short, the memories made can last a lifetime.

# Annual Fireworks Wristbands

MICHELLE CATHEY, CCAM – RECREATION & SEASONAL OPERATIONS MGR

It's that time of year to start picking up your wristbands for the annual Fireworks Event. This year the event will be held on July 3rd. Each member can pick up their two free wristbands at the Administration Office during business hours — Monday through Friday 8:00 AM – 4:30 pm. The Administration office will be open on Saturday July 3rd, from 8 AM – NOON for wristband pick up. The

Marina will not give out any free wristbands. Additional wristbands can be purchased at the Administration Office prior to the event. Additional wristbands can be purchased at the Marina on the day of the event. Wristband prices will be \$10 for Adults and free for children 8 years and younger. You must be a member, long-term renter, or short-term renter to purchase a wristband. For any questions, please call us at (209) 962-8600.

# PMLA WRISTBAND REQUEST

I hereby request that PMLA mail my two (2) free Independence Day wristbands per property to me. Enclosed please find a #10 self-addressed, stamped envelope with required postage affixed. I understand my free wristbands will only be mailed to the address PMLA has on record as my mailing address.



I hereby accept responsibility for delivery of the wristbands and understand that PMLA will not replace lost or missing wristbands.

Any requested change of address must be submitted in writing and signed by a current property owner.

**Requests for mailing of free wristbands must be RECEIVED in the PMLA Administration office by June 15, 2021.**

Property Owner Signature

Property Owner Name

DATE

UNIT/LOT

MAIL TO: PMLA Free Wristbands – Anita  
19228 Pine Mountain Drive  
Groveland, CA 95321

# PROPOSED CHANGES TO ECC RULES

In accordance with Pine Mountain Lakes' CC&Rs, Article III, Section 7 (a) (ii)-Association Policies & Association Rules, the Board of Directors has approved a first reading for proposed revisions as shown below. These revisions are published in this issue of the PML News to give members the opportunity for review and comment. Members may direct their input on the draft resolution by emailing the Board at *PMLABoard@pinemountainlake.com* or at the open Board meeting on May 15, 2021.

Legend: Bold/Italics = *new text* • Strikeouts = ~~removed text~~

The purpose of this revision is to bring the ECC Rules & Guidelines current with County ordinances and to reorganize the document for clarity and ease of use by members.

## ECC RULES, GUIDELINES AND CONSTRUCTION STANDARDS

Administered by PMLA

### ENVIRONMENTAL CONTROL COMMITTEE

Amended and Adopted September 12, 2015 by

*Pine Mountain Lake Board of Directors*

**Mike Gustafson, Secretary**  
PMLA Board of Directors

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- IV. Enforcement: in the event the member fails to abide by the aforementioned Rules, a fine of \$25.00 will be levied for each day a sign is posted in violation of the Rules. Each day will be considered a separate violation. The Executive Manager or his designate shall notify the member of the proposed fine(s) in accordance with the procedures specified in the Association's CC&Rs, Article VIII, Section 7, and the PMLA Enforcement Procedures thereof (Resolution 95.12) ..... 37

**I. OBJECTIVE**

The Environmental Control Committee of Pine Mountain Lake Association has made this guideline available to you to acquaint you with the rules, guidelines, and construction standards that pertain to your building program. The guideline also contains information on document preparation, fees, and other information that should simplify your planning process.

Article V, Section 5, of the PMLA Declaration of Restrictions, defines the requirement for and establishes the contents of this document. In the event of any conflict between this ECC Guideline and the Pine Mountain Lake Association Declaration of Restrictions (**CC&Rs**), the provisions of the Declarations shall prevail.

Before commencing construction or installation of any Improvement on any Lot within the Properties, the Owner planning such Improvement must submit to the Association's Environmental Control Committee a written request for approval. The Owner's request shall include plans and specifications satisfying the requirements of this ECC Guideline. Until the Committee's approval of the proposal is first obtained, no work on the Improvement, or any portion/sub-project of the Improvement Project, shall be undertaken. The Committee shall base its decision to approve, disapprove or conditionally approve any proposed Improvement on the criteria described in Articles V and VI of the PMLA Declaration of Restrictions. The property owner is encouraged to meet with the ECC during this period to review requirements and any other issues that might impact a successful completion of their improvement project.

The Committee and the ECC inspector are not responsible for the accuracy of project drawings, renderings, plot plans, or any documents provided by the property owners or their contractors. The property owners must agree to complete their project in accordance with the PMLA Declaration of Restrictions and the ECC Rules, Guidelines and Construction Standards before any work is allowed to start.

**II. ENVIRONMENTAL CONTROL COMMITTEE RESPONSIBILITIES:**

The Pine Mountain Lake Association Board of Directors has vested the Environmental Control Committee with the responsibility to rule upon all proposed improvements and modifications to the properties. The Environmental Control Committee is also vested with the responsibility for the environmental management of the properties that shall include the enforcement of remedies as authorized by the Association.

Page 4

The Environmental Control Committee is entrusted with the task of verifying compliance with the PMLA Declaration of Restrictions. The Committee, as well as the ECC Inspector and ECC coordinator, is available for discussion involving the interpretation of this booklet.

**POLICY:**

Article V of the Declaration of Restrictions for Pine Mountain Lake, as restated, provides the authority and prescribes the duties, procedures and objectives applicable to the Environmental Control Committee and further requires that the Committee adopt environmental and land use rules and assure compliance pursuant to the Declaration. Therefore, it is the policy of the Environmental Control Committee to ensure the improvements, modifications, general land use, individual and collective activities be directed and pursued with a view toward enhancement of the natural beauty and character of the properties and the quiet enjoyment thereof by all Owners, residents and guests. All decisions by the committee shall be pursuant to the Declaration, without prejudice. Failure to abide by the ECC Rules, Guidelines and Construction Standards may subject property owners to appropriate fines and penalties. The levying of fines or any other disciplinary action, including without limitation, the initiation of legal proceedings, shall be accomplished in accordance with the procedures as set forth in the Pine Mountain Lake Association's Governing Documents Enforcement Procedures (as amended).

The approval by the Environmental Control Committee of any plans, drawings or specifications for any work of Improvement done or proposed, or for any other matter requiring the approval of the Committee under the Declaration, or any

waiver thereof, shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification or matter subsequently submitted for approval by the same or some other Owner. Different locations for the Improvements, the size of the Improvement structure, proximity to other Residences or Common Facilities and other factors may be taken into consideration by the Committee in reviewing a particular submittal.

**VARIANCES:**

The Environmental Control Committee shall be entitled to allow reasonable variances in any procedures specified in Article V, the minimum construction standards specified in Article VI or in any land use restriction specified in Article VIII of the PMLA Declaration of Restrictions to overcome practical difficulties, avoid unnecessary expense or prevent unnecessary hardship to Owner-applicants, provided all of the following conditions are met:

1. If the requested variance will necessitate deviation from, or modification of, a property use restriction that would otherwise be applicable under this Declaration, the Committee must conduct a public hearing on the proposed variance after giving prior written notice to the Board and to any property owner located within 300 feet of the property requesting by the variance.

Page 5

2. The Committee must make a good faith written determination that the variance is consistent with one or more of the following criteria: (i) the requested variance will not constitute a material deviation from any restriction contained in the Declaration of Restrictions or this Guide herein, and that the proposal allows the objectives of the ~~effected~~ **affected** requirement(s) to be substantially achieved despite noncompliance; or (ii) the variance relates to a requirement land use restriction or minimum construction standard otherwise applicable hereunder that is unnecessary or burdensome under the circumstances; or (iii) the variance, if granted, will not result in a material detriment, or create an unreasonable nuisance with respect to any other portion of the Properties.

Once a variance has been granted by the ECC, work on an Improvement project involving the approved variance must start within one year from the date of the granting of the variance and complete within one construction season. If the owner does not comply with this requirement, any approval granted for the associated variance shall be deemed revoked, unless the Committee, upon written request by the Owner prior to the end of this period, extends the time for completion.

**III. GENERAL REQUIREMENTS FOR BUILDING AT PINE MOUNTAIN LAKE**

The following is a list of **general** requirements for constructing new buildings and any improvements to existing buildings or property.

**A. PLAN SUBMITTAL:**

1. The following steps should be followed for a quickest review and approval:
  - Submit drawings **on-line at [www.pinemountainlake.com](http://www.pinemountainlake.com)** for conceptual approval to PMLA. **Include** setbacks, appearance, elevations, and square footage must be indicated on drawings. Required paperwork will be completed and partial fees paid at this time. A field check will be made on the next scheduled inspection date.
  - Submit plans to Tuolumne County and obtain a building permit.
  - After receiving the County permit, resubmit plans to PMLA with a copy of the building permit and approved drawings, pay remainder of fees – the plans with the County approval will be checked against the plans at PMLA and, if matching, immediately approved.

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A Tuolumne County building permit is required prior to final approval by ECC. Tuolumne County Community Resources Agency information and building permit information may be obtained at (209) 533-5633.

GCSD water and sewer information may be obtained by calling (209) 962-7161.

2. **Electronic or hardcopy** ~~Two sets~~ of proposed construction plans must be submitted to the ECC for review. This includes additions and or

modifications to previously built structures. All submittals must include the owners name, unit, lot number, parcel number and street address.

3. At the time of Plan Submittal, all property pins must be located, flagged, and property lines strung. The proposed structure outline must also be staked and strung. If necessary, underbrush can be cleared, however, no trees are to be cut prior to approval. In **NO** case shall it be the responsibility of Pine Mountain Lake Association or the Environmental Control Committee to locate or certify location of property pins. The stringing of the property to establish the acceptable location of the Improvement will be verified as part of the first inspection.
4. A property sign indicating the unit/lot number must be posted where it can be seen from the road before the first inspection. The sign cannot be posted on a tree but should be mounted on wood or steel posts. Signs shall be on permanent material (not cardboard) not larger than 216 square inches. **See Tuolumne County Uniform property number system 12.12**
5. Tuolumne County approves the specifications of septic tanks, leach fields and associated expansion areas. The County will also determine the need for any additional engineering studies.
6. The Owner or the contractor will pay a Compliance Deposit and Plan Check Fee. The Compliance Deposit will be refunded to the party who paid the deposit.
7. Escrow must be closed and the deed recorded. If the Association does not have a copy of the recorded deed on file, one will be required at the time of plan submittal.
8. Association dues must be current for the property at the time of submittal.

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9. All changes, modifications, or deviations from the originally submitted and approved plans shall be resubmitted to ECC for approval before actual changes, modifications or deviations are made.
10. When a project is submitted to the Environmental Control Committee for review, the Committee shall grant the approval only if the Committee, in its sole discretion, finds that all of the following provisions have been satisfied:

The Owner's plans and specifications: (i) conform to the PMLA Declaration and the ECC Rules in effect at the time such plans are submitted to the Committee; (ii) will result in the construction of an Improvement that is in harmony with the external design of other structures and/or landscaping within the Properties and (iii) will not interfere with the reasonable enjoyment of any other Lot Owner of his or her property, including, without limitation, the other Owner's rights to scenic and solar access free of unreasonable obstructions; and

The proposed Improvement(s), if approved, will otherwise be consistent with the architectural and aesthetic standards prevailing within the Properties and with the overall plan and scheme of development of the Properties and the purposes of the Declaration or Restrictions.

If a property improvement is determined to cause a material adverse impact on the view from any adjoining lot, the ECC may condition its approval on a different position or location for the structure so long as topography, setbacks, tree preservation, and other factors are reasonably acceptable.

~~If you have any questions, please contact the ECC desk at (209) 962-8605 or stop by the Association Administration Office.~~

#### **B. CONSTRUCTION PLAN REQUIREMENTS:**

When submitting plans to the Environmental Control Committee for their review of a new residence, remodeling or addition to an existing residence, the following items must be included in your plans at the time of submittal. The ECC coordinator cannot accept plans unless these required items are included.

1. ~~Two~~ **A** complete sets of plans are to be submitted for review. Plans shall be legible, dimensioned to scale, and include a plot plan, floor plan, front

and side elevations, roof plan, and exterior stairways and decks. Side elevations must show existing and final finish grades. Square footage of all structures shall be included. See Section C of this Guideline for a description of Plot Plan requirements.

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2. All submittals shall include the owner's name, unit and lot number, parcel number and street address.
3. Plans shall show the square footage. Each Single Family Residence constructed shall have a fully enclosed floor area (exclusive of roofed or unroofed porches, decks, terraces, garages, carports or other outbuildings) not less than: (i) 1,600 square feet on lake front Lots or (ii) 1,250 square feet on all other Lots.
4. Plans shall show a minimum roof pitch of 4 in 12, actual – not nominal. The eave/overhang at the lower ends of the roof having a pitch of 4 in 12 shall be a minimum of 24 inches horizontally from the wall, which may include the width of the gutter not to exceed 6". Where the roof pitch is increased to 8 in 12, the minimum eave/overhang shall be 18 inches. Where the roof pitch is increased to 12 in 12, the minimum eave/overhang shall be 12 inches. For roof overhangs at the gable ends of the house, the overhang shall be a minimum of 18 inches. See definitions of Eaves, Overhang and Gable in Section IV, Glossary, of this guideline. Any exceptions due to resulting design conflicts, such as conflicts between the roof of house and a separate garage or an unsafe clearance between the edge of the roof and the ground surface due to large roof pitch, will require the approval of the ECC. Note: Tuolumne County requires any gutter or edge of roof to be at least 7 feet above the adjacent ground surface. Contact the ECC on questions concerning impact on construction items such as dormers, eyebrows, etc.
5. Plans shall specify type and color of roofing material. No roofing material with less than "Class C" noncombustible treatment will be acceptable in Pine Mountain Lake.
6. Trim is required around all doors and windows.
7. House paint colors and trim colors should be selected at the time of plan submittal. ECC approval for exterior paint colors with the approved numbers must be obtained prior to final inspection. Paint colors should be within the range of the paint color ~~books~~ **charts** located in the ECC Office of the Administration Building or on our website. See "Paint Guidelines". No house may be painted the same color as the house on adjacent properties.
8. All residences, whether site built or manufactured home units, to be located on a PMLA lot shall be located on a full perimeter, reinforced cement or cement block foundation. Building plans will show compliance with this requirement before authorization to bring the modular home into PMLA is granted.
9. No Owner or resident shall alter or obstruct a natural drainage course, or materially add to the natural water volume of said drainage course without making adequate provisions with respect to neighboring Lots and the Common Area. Any such alterations, obstructions, or additions to water volume shall be considered a work of improvement that is subject to prior review and approval by the ECC & Tuolumne County Community Resource Agency.

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#### **C. PLOT PLAN REQUIREMENTS:**

1. The plot plan must be to scale and show all property and setback lines. The plan shall include existing topographical conditions with elevations and any proposed revisions. (See example FIG. 1, ~~Pg. 31~~)
2. All easements of record including utility, access, road, equestrian, DPA (drainage protective area), or DE (drainage easements), or any encroachments must be indicated.
3. Indicate location of any existing utility lines and new proposed lines.
4. Show size and location of driveways, parking areas and turn arounds. Indicate degree of slope of driveways. (See "Driveway Requirements" Pg. 16)
5. Location of propane tanks, water box, septic tanks, and drain fields, must be

indicated. Placement of the propane tank must conform to the guidelines of the Groveland Fire Department. ~~The propane tank~~ **A 125-500 gallon propane tank** must be a minimum of 10 feet from the house and located so that the filling connection and fixed liquid level gauge are at least 10 feet from any external source of ignition (i.e. open flame, window A/C, compressor, etc.). **A 501-2000 gallon tank must be a minimum of 25 feet away.** In addition, the tank should be located 10 feet from the property line. If sufficient space is not available, ECC approval is required before a tank can be located within a setback. The installation of and the painting of the tank must be completed before the final inspection. If painting of the tank is required, it shall be painted the lightest shade of the existing house color.

6. Heat pumps - air conditioners should be placed at the back of the home unless a more favorable location can be determined, subject to approval by the ECC. Special exterior lighting should be indicated.
7. Show layout of dwelling and or other construction with the set back dimensions indicated. Set backs on a standard lot are: six (6) feet on the sidelines, fifteen (15) feet in the rear and twenty (20) feet in the front. On corner lots the two (2) street frontages both have a twenty (20) foot set back and the remaining sides that run with another lot are six (6) feet. Tuolumne ~~County~~ **County** may require larger setbacks in special circumstances, contact the County Community Resources Agency (209) 533-5633. Lake lot setbacks are located fifty (50) feet from the shoreline at a mean sea level of 2,550 feet (normal lake elevation). For lots located in Unit 5E, contact the ECC Coordinator for detailed information on front setbacks.

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#### 8. **CC&R, Article X, Section 7 – Owner Responsibility**

***On each Lot, the right-of-way and easement areas reserved by the Association or dedicated to public utilities purposes shall be maintained continuously by the lot Owner, but no structures, planting, or other material shall be placed or permitted to remain or other activities undertaken that may damage or interfere with the installation or maintenance of utilities; which may change the direction of flow of drainage channels in the easements; which may obstruct or retard the flow of water through drainage channels in the easements; or which damage or interfere with established slope ratios or create erosion or sliding problems. Improvements within such areas shall be: maintained by the respective Lot Owner, except those for which a public authority or utility company is responsible.***

9. ***All improvements must be shown on plot plans, including hardscape, landscape, retaining walls, and grading. See "Individual Requirements" for more information.***

#### D. ECC CONSTRUCTION RULES:

The following general rules apply throughout the construction project.

1. Inform ECC who the contractor or foreman is on the job.
2. Gate passes may be obtained from PML Administration **requested through [www.gateaccess.net](http://www.gateaccess.net)** or called in to PML Safety Department at (209) 962-8615 by the owner of record.
3. No work shall start before 7:00 AM or continue after 7:00 PM. No work will be performed on Sunday.
4. Parking is not allowed on streets, adjacent property or on landscaping. Please park on the shoulders of the street and on the construction site. Do not trespass on neighboring lots without written permission from the owner of record.
5. All building materials are to be kept out of the streets and Right-of-Ways.
6. Mud, dirt or any construction debris will be removed from the street each day.

Debris should be placed in a dumpster at the close of construction. Do not wash any debris into the storm drains, including dirt or mud. Do not wash cement truck pour chutes out on neighboring lots, streets or easements.

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7. On a daily basis, all trash is to be placed in a container, designated by the owner or contractor. The owner of record will be responsible for trash left in unauthorized areas.
8. All construction sites will have a fire extinguisher.
9. No dogs are allowed at the construction sites.
10. No drugs or alcohol are allowed at any site where construction is in progress.
11. All signs must comply with Pine Mountain Lake Guidelines. Only one General Contractor Sign and one subcontractor sign are permitted. Maximum size of sign is 12" x 18".
12. Radios are allowed, although the volume will be limited to a level that will not interfere with the neighbors.
13. No work will start without ECC approval.
14. Drainage culverts are required when natural drainage is blocked.
15. Removal of trees with trunks larger than a 5" diameter (when measured 2 feet above the ground) require ECC approval.
16. Portable Toilets on site, are not to be located on the road or in the right-of-way. We suggest anchoring the units as securely as possible.

#### E. CONSTRUCTION PROCEDURES:

##### DELIVERY / WORKERS ACCESS

**Contractors' Contractor's** Cards are available for a fee at the Administration Office. Owner or Agent may request temporary access permits by calling the Safety office, (209) 962-8615.

PMLA gates will not be locked open for deliveries. If PMLA employees are required at a gate for deliveries, an hourly charge will be assessed per the current rate. The necessity of having a PMLA employee on site is at the discretion of the General Manager, Safety Department and/or ECC.

Manufactured home deliveries that require removal of gates will be charged an hourly fee for PMLA employee time and must be accompanied to the construction site by a Safety Department escort. The entrance width varies from gate to gate, check with the Administration office for dimensions.

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#### PARKING DURING CONSTRUCTION

To keep streets clear, vehicles shall park off roads when possible; utilize the area on the shoulders and construction site. When appropriate, place warning cones or triangles on the road. PMLA Safety Department monitors parking on the street and may issue a citation.

#### PROCEEDING WITH WORK

Work on any portion or subproject of the improvement project shall not start until the complete improvement project has defined, drawing package completed and approval granted by the ECC. See Article V, Section 1(c) of the Declaration of Restrictions.

In all cases, work on an Improvement project shall commence within one year from the date of ECC approval and shall be completed within one construction season, which is less than or equal to one calendar year. If this schedule is not achieved, any approval given shall be deemed revoked unless the Committee, upon written request of the Owner prior to the expiration of the initial one year period, extends the time for commencement or completion. No such extension shall be granted except upon a finding by the Committee that there has been no change in the circumstances upon which the original approval was granted and that the Owner has established the intention and ability to complete the Improvement project within the time specified in the extension request.

#### ECC INSPECTIONS

The following information indicates the number of construction inspections required by the Environmental Control Committee. The Association Office/ Environmental Control Committee must be notified 48 hours prior to required inspections. **Failure to notify may result in additional inspection fee.**

(Continued on PML News page 18)

# DINNER MENU

WEDNESDAY – SUNDAY  
CLOSED MONDAY & TUESDAY



SERVED AFTER 5PM  
RESERVATIONS REQUIRED  
CALL 209.962.8638

## APPETIZERS

### Brick Oven Brussel Sprouts

crusted with three cheeses and finished with bacon 9

### Crispy Calamari

lightly battered served with cocktail sauce 19

### Steamers

full pound of clams sautéed in a white wine butter sauce with onions, tomatoes, garlic and a touch of heat 18

### Avocado Toast

lightly grilled sourdough, creamy avocado, tomatoes and arugula with green goddess dressing 12  
add grilled shrimp 5 • add grilled chicken 4

## SALADS

### Shrimp Louie

bay shrimp & prawns over a bed of crisp greens w/avocado, egg, tomato, cucumber & thousand island dressing 16

### Cajun Chicken Tostada

Blackened Chicken Breast – housemade hummus, black beans, cheddar cheese, sweet corn, olives, chipotle ranch, & salsa 19

### Spinach Salmon Salad

seared salmon on a bed of fresh spinach with mango, avocado, cucumber, carrot, red onion, chopped macadamia nuts and a ginger sesame dressing 23

## 14" BRICK OVEN ARTISAN PIZZA

substitute cauliflower pizza crust add, 2

### Classic Margherita

sliced Roma tomatoes, fresh basil and mozzarella cheese with a light pesto drizzle 15

### Bacon and Pickle

seasoned olive oil, with mozzarella and Parmesan cheese, Dill pickle, bacon, red pepper flakes and chopped dill 19

### Smoked Gouda

prosciutto, arugula, tomato, olive & sweet onion 19

### The Italian

Sausage, bell pepper, onion, olives, mushrooms 21

### Garlic Chicken

chicken, bacon, artichoke hearts, black olives, green onion & mozzarella with a garlic ranch sauce 21

### Meat Lovers

Sausage, prosciutto, pepperoni, salami, and bacon 25

## ENTREES

### New York Steak

12 oz. steak grilled to temperature finished with a Jack Daniels peppercorn sauce topped with fried onion strings served with a baked potato 31

### Seared Ahi Tuna

seared medium rare with crispy sushi rice cake, seaweed salad, wasabi aioli & soy ginger vinaigrette 29

### Chili Lime Power Bowl

red quinoa & brown rice blend with roasted peppers, tomatoes, fresh cilantro & lime 12  
add grilled chicken 5 add grilled shrimp 6

### Grill Marinated Pork Chop

Grilled center-cut bone in chop topped with pineapple habanero salsa served with garlic mashed potatoes 25

### Cedar Plank Salmon

Topped with garlic lemon and rosemary served with rice pilaf 25

### Shrimp Scampi

Sauteed in butter, lemon, fresh tomato, capers and scallions served with rice pilaf 23

### Stuffed Chicken Breast

Mary's Organic chicken breast stuffed with ham, fontina cheese and basil covered with a Dijon mustard sauce served with garlic mashed potatoes 19

## BURGERS

All Burgers served with lettuce, tomato, pickle & onion and french fries or sweet potato fries or garden salad. Add: pepper jack cheese, cheddar, blue cheese, swiss or smoked gouda, caramelized onions, mushrooms, bacon or avocado 1 ea  
for an additional 2 ea choose: onion rings, garlic fries or a caesar salad

### Grilled Angus Chuck

Half pound 12

### Sliders

three mini CAB burgers with your choice of cheese 14

### Turkey Burger

seasoned ground turkey 12

### Vegetarian Black Bean Burger

For the veggie lover 10

### Beyond Burger

plant based patty 12

We accept visa, MasterCard, American express & discover, no personal checks please.  
WARNING: This facility processes nuts, dairy, flour, seafood, etc. which may be considered allergens.  
Eating raw or undercooked meat, seafood, poultry and eggs may cause serious foodborne illness

Please note: prices and items subject to change

# Grill Update

JAY REIS – GRILL MANAGER

According to the CDC, on June 15 2021, California will fully open its economy IF two criteria are met:

- 1. Equitable vaccine availability:** If vaccine supply is sufficient for Californians 16 years or older who wish to be inoculated. Vaccine supply is sufficient for eligible individuals wanting to obtain an appointment to receive the inoculation within 2 weeks.
- 2. Consistently low burden of disease:** Hospitalizations are stable and low, and specifically, hospitalizations among fully vaccinated individuals are low.

Even after June 15 and even if you are fully vaccinated, masks or face coverings will still be required when not seated at your table. And social distancing guidelines remains in effect.

Restrictions on restaurants and bars are starting to loosen. However, still some restrictions remain in order to control

another outbreak; No live music, and no Karaoke or dancing. Guidelines are changing fast, but to stay vigilant the Grill is still restricting large indoor gatherings. We will still not be hosting buffet functions such as our Mother's Day Brunch or Wine Tasting dinners. As the situation around COVID-19 continues to change, we will continue to adapt to how we can best serve you. We follow guidance from the CDC and local authorities around the situation and continue to monitor the changes.

Dinner is served Wednesday, Thursday and Sunday from 5p to 8pm. Friday and Saturday from 5pm to 9pm. Lunch is served from 11am to 3pm Wednesday thru Sunday. The bar and restaurant are closed on Mondays and Tuesdays. Reservations are required for Dinner service. You can make reservations a month in advance and typically Friday and Saturdays we are sold out a week prior. You can visit our Website to find our menus (please call the Grill directly for up-to-date information 209-962-8638).

# Maintenance Matters

RICK LAFFRANCHI – MAINTENANCE AND OPERATIONS MANAGER

*"Nothing in life is to be feared, it is only to be understood. Now is the time to understand more, and fear less."* – Marie Curie

May is here bringing with it, warm temperatures, long days and the hope of a great summer season. Your PMLA Maintenance team has been busy in preparation with the streets crew prepping beaches, launching boats, painting stops and bars, performing many of the necessary items that make PML shine to our visitors and homeowners.

Our building and grounds team have been busy with a much needed, full interior remodel of the Main Gate restrooms, bringing a new shine to an old amenity. Also, on their schedule has been preparation for our upcoming season, painting, landscaping minor repairs etc. everything necessary to help make PMLA



an inviting place to live and play. One item we are particularly proud of is the newly renovated horseshoe center at the corner of Mueller and Pleasantview, regulation horse shoe pits right down to the 5% angle on the pins. Picnic benches and a more private portolet facility. Whether you would like to read a book or play some shoes it is a very nice addition to our beautiful community. All and all its shaping up to be a great season, be safe, look out for one another and let's have a wonderful summer.

## WELCOME TO THE *Hidden Jewel of the Foothills* PINE MOUNTAIN LAKE GOLF & COUNTRY CLUB

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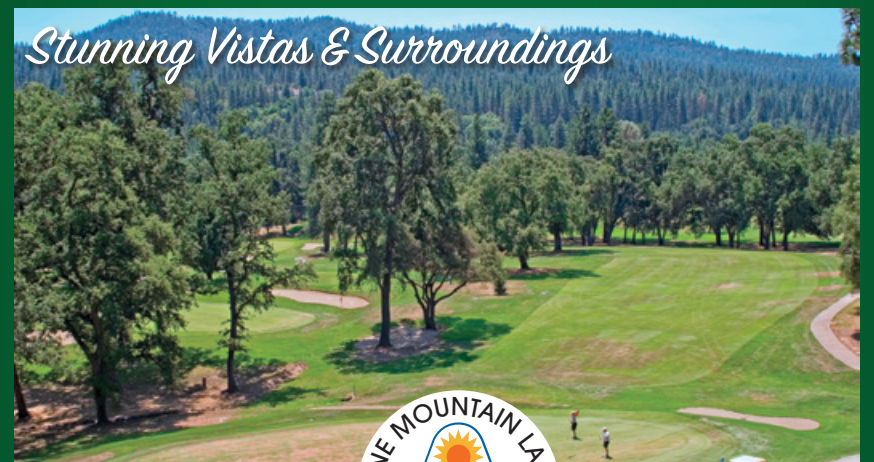
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209-962-8620

# Calling All Candidates!

BOARD OF DIRECTORS ELECTION – AUGUST 21, 2021

**P**ine Mountain Lake Association is seeking candidates for two (2) positions, both three-year terms, on its Board of directors. These are volunteer positions.

**THE DEADLINE TO FILE NOMINATION PAPERS IS FRIDAY, MAY 28, 2021, 5PM**

To be eligible to be a candidate for election to the Board of Directors, the candidate must a) be a Member

of the Association b) who is current in the payment of regular and special assessments, unless the nominee has paid the regular assessment under protest pursuant to Civil Code section 5658, entered into a payment plan pursuant to Civil Code section 5665, or has not been provided the opportunity to engage in internal dispute resolution pursuant to Civil Code section 5900 et seq.; and c) is insurable under the Association's existing fidelity bond.

Board candidate application and petition forms are available from The Inspectors of Election (TIE) via email at [info@theinspectorsofelection.com](mailto:info@theinspectorsofelection.com). Upon completion candidate forms and petitions can be sent to The Inspectors of Election and [info@theinspectorsofelection.com](mailto:info@theinspectorsofelection.com) (PREFERRED METHOD), via mail at 2794 Loker Ave W, Suite 104, Carlsbad, CA 92010, or via fax at (888)211-5332. Applications and nominations must be received no later than 5:00 pm on Friday,

May 28, 2021.

Serving on the Board requires a commitment to attend monthly Board Meetings, Executive Sessions and other interim meetings, as required, and to review materials diligently prior to taking Board action.

According to CAI (Community Associations Institute), characteristics of good Board members include being fair and impartial, detail-oriented, dependable, flexible, people-oriented, a team player, punctual and able to weigh the overall good for the majority of owners against the rights, freedom and the good of the individual.

If you are interested in becoming an active participant who makes decisions for the Pine Mountain Lake Association membership and you are willing to devote your time for this purpose, we encourage you to submit an application and nomination materials for candidacy to The Inspectors of Election (TIE) by 5:00 PM, Friday, May 28, 2021.

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## HERE IS YOUR CHANCE TO BE MORE INVOLVED IN YOUR COMMUNITY!

Pine Mountain Lake Association has openings on the Following Committees:

**ENVIRONMENTAL CONTROL COMMITTEE**

**FIRE INSURANCE**

**SAFETY & SECURITY**

**WATERFOWL MANAGEMENT**

If you wish to be considered for committee membership, please complete an "Application for Committee Assignment". This form is available on the website at [www.pinemountainlake.com](http://www.pinemountainlake.com) or from the Administration Office.

MAIL COMPLETED FORM TO:  
Pine Mountain Lake Association,  
Attention: Debra Durai  
19228 Pine Mountain Drive  
Groveland, CA 95321

Email to [Debra@pinemountainlake.com](mailto:Debra@pinemountainlake.com)  
or drop it by  
the Administration Office





*Celebration Giveaway*

**\$357,000  
IN CASH**

**MAY 1 – JUNE 25**

Earn Entries Daily

Drawings every Thursday & Friday  
at 8pm, 9pm & 10pm

Grand Finale Friday, June 25

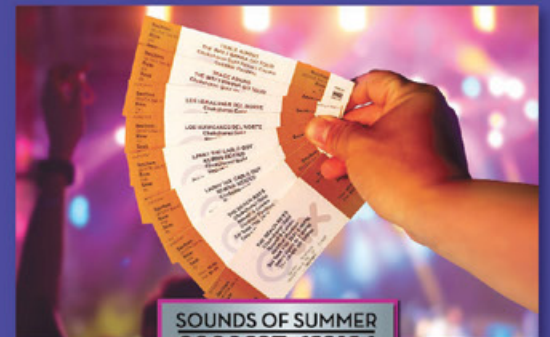
3 Winners will win \$18,000  
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Congratulations  
To Our  
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(Continued from PML News page 13)

#### Conceptual review:

ECC may review plans conceptually. This step can be both cost and time saving. Useful for new construction, greenhouses, sheds, storage units, etc.

#### First / Field review check sheet:

This inspection includes the checking of the placement of the structure on the lot per the approved plot plan, proximity of trees, height restrictions, topography, and street condition for driveway encroachment. (See Item 10, Page 10 of this Guideline for requirements relative to Property stringing and property pin location).

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#### Second / Foundation inspection:

You must notify the ECC Housing Coordinator after the foundation has been formed at least two days PRIOR to pouring. Your one (1) year construction season time starts at this point. In addition, all lots with construction taking place MUST have a sanitary facility on site at the time of the second inspection.

#### Third / Framing inspection:

Verify that the roof pitch and the overhang will meet the ECC Guideline requirements. This inspection will occur before roofing material is installed.

#### Fourth / Final inspection:

The following list is the requirements that must be met for approval of a "Final Inspection" and refund of the Compliance Deposit:

- Is the road gutter drainage impaired, or required culvert installed?
- Is the driveway encroachment at any vehicle entry point paved per "Driveway Requirements" defined in Section F of this guideline?
- Is the curb, road surface and gutter adequately replaced or repaired?
- Are the setbacks in accordance with the plot plan?
- Are the eaves/overhangs and Front Elevation per requirements?
- Are the house exterior, trim, garage doors, etc, painted in accordance with the ECC requirements?
- Are exterior materials as called for? (Roofing, stairs, decks, driveway, etc.)
- Is the contractors sign removed from the premises?
- Is the Unit/Lot & House number posted?
- Has the yard been cleaned up properly?

**NOTE:** If a final inspection is scheduled and any of the above is NOT completed, a fee will be charged for each additional inspection.

**F. MISCELLANEOUS INFORMATION INDIVIDUAL PROJECT REQUIREMENTS:**  
**All projects must meet PMLA CC&R, Article VI, Minimum Construction Standards. Please note setback requirements must be included on plot plan prior to ECC review. Please see PMLA CC&R, Article VI, Section 5, Setback requirement.**

#### ACCESSORY BUILDINGS

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**ACCESSORY DWELLING UNIT (ADU)/JUNIOR ACCESSORY DWELLING UNIT (JADU)**  
**PMLA will follow State law (Government Code Section 65852.2) and Tuolumne County Ordinance (Section 17.52.200) along with PMLA rules in considering ADU/JADU project submittals.**

#### ADDRESS AND PROPERTY IDENTIFICATION

All residences in Pine Mountain Lake are required to have an Address, Unit and Lot identification number displayed. (~~Sec. 12.12.080 Tuolumne Co. "Display of Numbers"~~) The minimum size of the numbers shall be four (4) inches high with a 3/8 ½ inch stroke. The maximum size of the sign shall not exceed 720 square inches and shall be constructed of a permanent type of material. Total height of sign shall be a maximum of 72 inches. The sign must be visible from the street from both directions.

**No sign of any type shall be affixed to trees. Do not place the sign on a tree.**

**In accordance with Tuolumne County Ordinance 12.12.080, Display of Numbers:**

**A.1. Single Family Residential: Size of letters, numbers, and symbols for addresses shall be a minimum of four (4) inches in height, one-half (1/2) inch stroke, reflectorized contrasting with the background color of the sign.**

**B.1. Any number not attached to a building shall be located at least four (4) feet from the improved shoulder of the adjacent roadway and shall be no higher than**

**four (4) feet from the ground and no lower than three (3) feet from the ground level, and is to be mounted to be visible and legible from the road on which the address is located.**

**B.2. Where multiple addresses are required at a single driveway, they shall be mounted on a single post with all numbers placed no lower than three (3) feet from the ground level.**

**PMLA resolution 89.20-Property Identification signs shall not exceed 720 square inches, custom signs must be approved by the Environmental Control Committee (ECC).**

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#### ANTENNA / SATELLITE DISH

Antenna's **Antennas** / satellite dishes may be erected to provide property owners with the desired reception. ~~However,~~ Placement of the devices on trees is not permitted. Owners are urged to consider placement of the units in the least obtrusive location available but one that is consistent with good reception. Always install the devices in a location and manner that will not jeopardize the safety of property or persons.

#### BARN

Submittal requirements include ~~two (2) sets of~~ illustrations or photos, specifications, plot plan, detailed set of building plans, and any other documentation required by the Declaration of Restrictions for Home Building in Pine Mountain Lake.

A barn shall contain no kitchen facilities, and will be subject to restrictions imposed upon the use of lots.

#### CIVIL MATTERS

Unresolved disputes regarding easements, water run off, trespassing, etc. should be reviewed with a private attorney, the appropriate Tuolumne County Office, Title Company, broker or surveyor as necessary. Matters that fall under California State or Tuolumne County jurisdiction shall be resolved through civil court.

Article V, Environmental Management, Section 16, Limitation on Liability, in the Declaration of Restrictions states the Association, its agents, employees, independent contractors and members of ECC, shall not be held liable for any damage, loss or prejudice suffered or claimed on account of any mistakes in judgment, negligence, etc.

#### DECKS / DECK COVERS

No new decks, deck covers, or deck replacements shall be constructed without prior approval of the ECC Committee. Request for decks/deck covers should include plot plan, easement and property lines, dimensions and material. Requests for deck replacement shall include construction location, materials. Fees will be determined by the scope of the project. Tuolumne County may require permits for deck work. It is the responsibility of the property Owner to contact the County for any required permits prior to submittal to ECC.

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#### DOCKS

**Submittal Requirements include a scaled plot plan showing property lines, mean sea level at elevation 2,550 feet, dock specifications including materials, landing platform and attachment points.** Whenever the Association shall approve plans and specifications for a floating dock or similar structure on or extending into the lake, such approval shall constitute a mere revocable license for the construction, placement and maintenance of the proposed structure.

A private dock shall not exceed ninety-six (96) square feet, excluding ramp. Dock shall not extend into lake more than twenty (20) feet from the high water line. (High water line is defined as 2,550 feet Mean Sea Level) Material shall be of a non-corrosive material or treated wood. Flotation must be designed with safety factors in mind and should allow for changes in lake level. No permanent pilings are permitted in the lake. One dock per lot is allowed. Each dock must have a Unit and Lot Number placed where it can be seen from lake. (See Addresses & Property ID requirements and PMLA resolution 92.06, page 18)

**See Lake Shoreline Improvement section of this document for additional requirements.**

**DOG RUNS**

Submit plot plan (~~2-sets~~) to the ECC including, height, length, location, property lines, and material to be used. Dog runs are to be constructed on ground level with no ramps used for running to a higher level. Two dogs maximum per dog run. Placement shall be as unobtrusive as possible. Dog runs will be allowed under a revocable use permit.

The square footage of dog runs will be reviewed on an individual basis; recommended size is 180 square feet. Design and materials shall be approved on an individual basis. A maximum of one dog run is permitted on any property.

**DRAINAGE STRUCTURES, DITCHES AND SWALES**

See Article VII, Section 2 of the PMLA Declaration of Restrictions for Owner responsibilities on water drainage.

**DRIVEWAY REQUIREMENTS**

All encroachments between an individual property and a PML street/road will be paved. (See Section IV, Glossary for a definition of Encroachment).

All driveways will be rocked and/or paved a minimum of 20 feet from the edge of roadway. If the driveway is less than 20 feet, the entire driveway will be rocked or paved. Driveways can be constructed using rock, cement or asphalt. However, the first 5 inches between the road/street and the driveway must be paved with asphalt only, to minimize damage to snow removal equipment. No driveways shall be installed onto a lot without prior approval. Driveway or parking area extensions, widening or improvements shall not be made without prior written approval from ECC.

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If there is an existing dike, it may be cut down by half and used instead of dip. C.M.P. (corrugated metal pipe) sized to meet engineering specifications for water runoff. Per Tuolumne County Road Standards 11.12.060: Driveways shall provide a minimum of 12-foot traffic lane and have 15 feet of unobstructed vertical clearance with a maximum grade of 16%. Turnouts shall be provided at midpoint for driveways between 150 feet and 800 feet in length and at 400-foot intervals for driveways over 800 feet in length. Where residential dwellings are less than 150 feet from the roadway, the driveway grade may exceed 16% to a maximum of 22%, but the driveway shall be paved with asphalt or concrete. In addition, a parking bay at least 10 feet wide and 40 feet long and surfaced in the same manner as the adjacent road shall be provided at road grade. A turnaround bulb or circular drive with a minimum 40 foot radius shall be provided within 50 feet of all residential building sites on driveways over 300 feet in length.

**EASEMENTS**

All easements granted or abandoned are public record, legally recorded with the Tuolumne County Recorders Office. Easements should be defined upon the purchase of property as an ~~owners~~ **owner's** separate interest (ingress/egress). Easement right disputes should be resolved between the property owners involved. Property owners should consult their own attorney, Title Company, broker or surveyor, as they deem appropriate.

**EAVES / OVERHANGS**

The eave/overhang at the lower ends of the roof having a pitch of 4 in 12 shall be a minimum of 24 inches horizontally from the wall, which may include the width of the gutter. Where the roof pitch is increased to 8 in 12, the minimum eave/overhang shall be 18 inches. Where the roof pitch is increased to 12 in 12, the minimum eave/overhang shall be 12 inches. For roof overhangs at the gable ends of the house, the overhang shall be a minimum of 18 inches. See definitions of Eaves, Overhang and Gable in Section IV, Glossary, of this guideline.

**ENCROACHMENT**

Any established connection point between an individual property and a PML Street/Road constructed to allow vehicular access between the street/road and that property.

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**EROSION CONTROL**

Erosion control during construction may be required following the first or second "on-site" construction inspection; Tuolumne County has established

erosion control guidelines. Vegetation removal should be confined to the area needed for the actual construction. Slopes shall not be constructed so as to endanger, disturb or cause a drainage problem to adjoining property. No excavated materials shall be placed close enough to the lake or watercourse where they may be washed away by high water, or storm run-off. All trenches and pits will be backfilled and compacted as soon as possible to minimize any erosion. Straw bales spread out or seeding may be used to minimize erosion.

**EROSION CONTROL ON ESTABLISHED LOTS:**

Lots shall be planted or maintained by the Owner or resident in such a manner to prevent or retard shifting or erosion of soils. The lot shall be maintained in accordance with Tuolumne County guidelines, to provide proper diversion of water into streets and natural drainage channels, and not cause erosion problems to adjoining property. As a general guide, policy established by Tuolumne County **Ordinance 12.20.350, 360** shall be used.

**EXTERIOR LIGHTING**

All exterior lights must be shielded or hooded, and must be located and constructed so as not to create a nuisance or hazard. The lighting footprint must project downward and should not project beyond the property boundaries. Any fixture that fails to meet the above specifications must be replaced prior to a final ECC inspection. No vapor lights will be allowed. At any time, the ECC may evaluate unduly bright lights that create a nuisance to adjacent property owners or on which a complaint has been received.

**FENCES**

No fences, retaining walls, landscaping or privacy structures shall be constructed, erected or placed on any lot without prior approval of the ECC. Requests to the ECC for approval shall include a plot plan showing location of desired structure, setbacks, dimensions, list/specifications for material, and the purpose of the structure. Fences shall not exceed six (6) feet in height. Be aware of easements **and setbacks** when planning fences. See also Retaining Wall requirements.

**FILL DIRT**

Submit a plot plan showing proposed placement of dirt, state approximate amount, the reason dirt will be placed and what erosion control will be implemented. This will require a field check and fee. Please be aware of Drainage Protected Areas (DPA) and Drainage Easements (DE). It is the property ~~owners'~~ **owner's** responsibility to check with the Tuolumne County Community Resources Agency (209) 533-5633 **to determine** if a permit is required.

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**GARAGES / CARPORTS**

Submittal requirements include ~~two (2) sets of~~ plot plans, building plans (as needed), and any other documentation required by the Declaration of Restrictions for Home Building in Pine Mountain Lake. A garage shall contain no kitchen facilities, and will be subject to restrictions imposed upon the use of lots.

**GARBAGE CAN HOLDERS**

***Garbage Can holders are to secure the 32 gallon garbage can(s) on the day of scheduled pick up ONLY. A holder shall be an open design with no more than 3 sides and a chain or board to secure the cans in place. Garbage Can Holders cannot exceed 30 inches in height from the lowest grade. Each Garbage Can Holder plan will be reviewed on a case by case basis, with consideration of slope, access, view obstruction, and service provider input. If proposed holder is in the 20 foot front setback or maintenance easement the holder shall be a minimum 5 feet from the road edge and are subject to removal for easement or nuisance. Holders are approved on a revocable encroachment permit. Residences on County roads will also need a Tuolumne County encroachment permit.***

**GARBAGE CAN RECEPTACLES (also see Storage Buildings and Sheds)**

~~Receptacles may be placed in the Pine Mountain Lake right-of-way easement with the approval and understanding that they are subject to removal if the Association needs that specific area. Residents on County Roads will need a Tuolumne County Encroachment Permit. Plans submitted to the ECC should include; Plot Plan with setbacks, easements, property lines, dimensions, material, and location of receptacle. Base platform must be of solid materials such as concrete, gravel, wood or asphalt. Construction of receptacle should be of sturdy materials **sturdy enough to prevent wildlife**~~

from accessing the garbage inside the unit. All storage containers must be secured. Access opening should *shall* have a latch for *secured* closure. No fee is required. See *CC&R, Article VIII, Section 9 and Tuolumne County Ordinances 17.52.130 & 17.50.180 (c) (2) for placement requirements.*

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### **GATES**

**Must be approved by ECC. Gates shall be located at least 30 feet from the roadway edge. See Tuolumne County Ordinance 11.12.062**

### **GRADING**

Grading shall not commence without approval. This includes, but not limited to, using earthmoving equipment for the removal of vegetation, scraping the top area of soil, driveway or parking improvements. See 'Lot Clearing'.

Plot plans and a description of the proposed work shall be submitted for review. Permits may be required by the Tuolumne County Community Resources Agency (209) 533-5633. It is the property owners' responsibility to check with Tuolumne County.

### **GREENHOUSES**

Submittal requirements include ~~two (2) sets of~~ illustrations or photos (as available), specifications, plot plan, detailed set of building plan to scale (as needed), and any other documentation required by the Declaration of Restrictions for Home Building in Pine Mountain Lake.

Greenhouses shall meet all Tuolumne County building requirements and specifications. Greenhouses may stand-alone or be added to the existing house or other out building. The maximum size shall be one hundred twenty (120) square feet. The maximum height of the greenhouse shall not exceed eight (8) feet. The material used in the construction may be wood and/or metal frame with glass, fiberglass and/or plastic windows.

### **KITCHEN / KITCHEN FACILITY**

No more than one kitchen facility shall be installed or maintained in any PMLA Residence. In addition, no garage or other out building will contain a kitchen facility. A kitchen/kitchen facility is defined as any room or area established for the preparation of meals, which contains a stove, range or oven requiring input from either gas lines or 220 VAC.

### **LAKE SHORELINE IMPROVEMENTS**

**With Pine Mountain Lake being one of our Association's most visible, valuable and regulated amenities, the ECC has adopted and will be following these rules and guidelines when considering all lakefront lot improvements. All lake lot projects will be reviewed based on, but not limited to, the following rules and guidelines, especially any project on the lakeshore side of the property that can be viewed from the lake.**

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**The ECC will be taking into consideration the impact on:**

- Views
- Erosion
- Drainage
- Condition and Health of Lake Water
- Overall Aesthetic

Article IX, Section 1 of the *CC&Rs* defines the ownership of the lake and lake shoreline: "...The title that will be acquired by Owner...to any lot contiguous to any such lake shall extend only to the shoreline of the lake to which such lot is contiguous as said shoreline would be established on the date hereof if the water elevation in such lake were one vertical foot above the normal maximum water level..."

- **Property owners are responsible for compliance with the California Department of Fish and Wildlife regulations. Please visit their website at <https://wildlife.ca.gov>.**
- **All lakeshore improvements must be reviewed and approved by Groveland Community Services District (GCSD) (Note: GCSD is not a department of PMLA). Approval and/or encroachment permit from GCSD is required**

**due to sewer easements along the lake. Please contact GCSD at (209) 962-7161. These documents are required for approval.**

- **These documents are required for approval.**

Any shoreline improvements must be approved by ECC and comply with Federal and State regulations and restrictions. Submit a detailed description of the proposed project, a plot plan and construction plans. **Plans must include high water line (2,550-foot mean sea level), slope, DPE, DE, all setbacks (including 50-foot lake setback) and all easements. Include a minimum of 2 pictures of area of the proposed improvement.** Please keep in mind there is a 15-foot lakeshore line maintenance easement around the lake. Placement of sand will require an erosion control method to prevent sand from entering the lake. No dredging is permitted. Also, please read **Review Lakefront Lot Setbacks, CC&R, Article VI, section 5, and Sea Walls requirements in this guideline booklet.** Sea Walls on page 21.

**Toxic material such as paint, stain, concrete residue shall not enter the lake.**

**IMPORTANT: The Governing Documents state that there shall be no building, structure, or improvement in the setbacks of any lot. This includes the 50' Lake lot setback from the shoreline. Any and all proposed improvement(s) within the 50' shoreline setback, such as a walkway or path to a dock, will require a variance. (see CC&Rs, Article 5, Section 13 as well as "Variances" in the ECC Rules, Guidelines and Construction Standards Document).**

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**Plans submitted to the ECC must show:**

- **Proposed Improvement(s)**
- **High Water Line (2,550 feet mean sea level)**
- **Slope**
  - ◆ **Include minimum of 2 pictures**
    - **1 from the lake towards the residence**
    - **1 from the residence towards the lake**
- **D.P.A.s (Drainage Protected Areas)**
- **GCSD Easement or denoted as "none"**
- **D.E.s (Drainage Easement) and all other easements**
- **50 foot setback from mean sea level (2,550 ft.) and side setbacks**
- **Location of residence(s), existing structure(s), and existing improvement(s)**
- **Method(s) and location of erosion control**

**Plan submittals must also include:**

- **A letter of approval from GCSD for the proposed improvement(s).**
- **A letter of approval from Fish and Wildlife for the proposed improvement(s)**
- **Shoreline Gangway Landing Pad**
  - ◆ **Lakeshore end of gangway should have a minimum 36 inches by 36 inches level and smooth landing. If the gangway is wider than 36 inches, the smooth and level landing should be equal in width to the gangway and be a minimum of 36 inches in the direction of travel.**
  - ◆ **Gangway Landing Pad not to exceed a maximum of 4 feet by 8 feet.**
  - ◆ **If shoreline gangway landing pad has a drop off greater than 30 inches, guardrails will be required.**

### **LANDSCAPING / HARDSCAPING**

ECC approval must be obtained for any 'hardscaping' – landscaping, which would include grading, construction of supportive walls, gazebos, garden decks, etc. Be aware of Public Utility Easements that run along property lines refer to *PMLA CC&R, Article VI, Section 5, setback requirements.*

**See "Retaining Walls" for more information on retaining wall requirements.**

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When planting trees, remember property lines are vertical as well as horizontal. If a tree grows over a common property line, the neighbor has the right to trim the section over his property. **All exterior improvements must be approved by the ECC.**

### **LOT CLEARING**

Upon notification and approval from ECC, minor clearing of a lot may be done to help string the property line and building site. This is *in* reference to brushing and cleaning, no grading or tree removal larger than 5 inches in

diameter would be included. No mechanical earthmoving equipment shall be used without approval. See 'Grading'.

Limbing should be limited to about one-third of the tree's height. The Fire Prevention Guide established by California Department of Forestry and the Groveland Community Services Fire District shall be the prevailing guideline. **Please review the Fire Safety & Prevention Resources Prevention Guide is that are available on our website at the PML Administration office [www.pinemountainlake.com](http://www.pinemountainlake.com) under Fire Safety.**

#### **METAL BUILDINGS / AIRCRAFT HANGARS**

Submittal Requirements: **include** ~~Two (2) sets of~~ illustrations or photos (as available), specifications, plot plans, detailed set of building plans to scale (as needed) which have been certified, stamped and signed by a civil engineer registered in the State of California. In addition, other documentation required by the Declaration of Restrictions and/or Guidelines for Home Building at Pine Mountain Lake.

##### **Guidelines for Metal Buildings are as follows:**

A minimum of two (2) major exterior walls shall contain a minimum of one (1) window each. The minimum area of the window glass shall total fifteen (15) square feet per wall. Separate trim, not self-trim, shall be used to frame each window, doorway and building corner. Metal exterior walls and metal roofs shall be either color-coated or painted in a color scheme that is the same as or complimentary with the main structure of the lot, if all surfaces are gloss free. Unpainted galvanized sheeting is not permitted. Roofs shall be gabled or hipped and shall have a minimum roof pitch of a two (2") inch rise per twelve (12") run; flat roofs are not permitted. Roofs shall overhang exterior walls by a minimum of eighteen (18") inches on all sides as measured horizontally from the exterior wall of the building to the drip line of the eaves. Only fluted or high ribbed steel sheeting shall be allowed: corrugated sheet metal shall not be permitted for exterior walls, roofs or doors.

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#### **MODULAR OR MANUFACTURED HOMES**

Any modular or previously constructed home to be located on a PMLA lot shall be on a full perimeter, reinforced concrete or concrete block foundation. Building plans must show compliance with this requirement before authorization to bring the modular home into PMLA is granted.

Modular / Mobile homes must meet the same requirements as stick built homes, including 4 profiles of the home upon plan submittal, minimum 4 x 12 pitch roof, (not a nominal 4 x 12), and eave overhangs as reviewed on page 17 **shall be submitted for approval to the ECC.**

A 72-hour notice is required prior to delivery; a drive-through with the Safety Department is mandatory as is oversight by Safety or Maintenance during the placement of the home.

**No used building or structures intended for use as a Dwelling Unit shall be placed on any lot.**

#### **NEWSPAPER TUBES (BOXES)**

Newspaper tubes are not allowed within the PML complex. They will be allowed along county roads. (Subject to County regulations).

#### **PAINT GUIDELINES**

**The following information is to assist you in the selection of paint colors for your home that will be pleasing to you and comply with the artistic beauty of the area in which you live.**

**Visit [www.pinemountainlake.com](http://www.pinemountainlake.com) to explore our color chart. If you have any questions, please contact our coordinator at (209) 962-8605.**

1. No home may be painted the same color as a home on the perimeter of the lot in question.
2. Earth tone colors are preferred, subject to review.
3. All paint colors must be submitted to the ECC for approval. Colors shall be selected from PMLA color chart available on the PMLA website listed above.
  - a. Exterior Colors – If color is not on the approved colors chart, the Committee will consider it with a view toward enhancement of the

**natural beauty and character of the Properties and determine if it is an appropriate color. You may submit an on-line request on the PMLA website listed above, which should include the following items:**

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**i. Paint Chip and color number. (i.e. Kelly Moore #178 Plymouth Gray - Body Color)**

- ii. Plot plan that includes location of shade trees adjacent to the dwelling.
- iii. A photograph or elevation drawing that shows the style of the house.
- iv. Check surrounding home color schemes. Do not paint your home the same color as one in the immediate visual surrounding.

**Note: Item number 2 also applies to homes that you wish to paint the same color, but that color is no longer in the approved paint color books.**

#### **PROPANE TANKS**

Placement of the propane tank must conform to the guidelines of the Groveland Fire Department and the Tuolumne County Fire Marshal. The companies that sells or lease and sets the propane tank should know the current regulations and comply with them.

Ideally, the propane tank should be set at least 10 feet away from the property line or building and not within the setbacks. **See "Plot Plan Requirements".**

#### **RETAINING WALLS**

A Retaining Wall is any wall built to provide lateral support for a vertical or near vertical face of soil to prevent or minimize the forces of soil erosion, slippage or water drainage. Retaining Walls greater than 47 inches, from the base of the foundation, also require an engineering analysis to ensure that the design takes into account the potential forces, without consideration of which, would result in failure of the retaining wall. Such walls require County and ECC approval prior to construction.

Walls that are less than 48 inches, and constructed either for aesthetic purposes, such as borders around walk ways, trees, etc, or to contain planting/garden areas where failure of the walls would not impact surrounding structures or result in drainage problems, require, at minimum, a conceptual review and ECC approval.

Segmented retaining walls constructed using available building blocks should be built in accordance with the manufacturer's recommendations for maximum height, strength and drainage issues. ~~No improvements / permanent structures shall be built within the setbacks.~~ **Public Utility Easements run along property lines, see setback requirements. Also see Landscaping/Hardscaping requirements.**

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#### **ROAD CUTS – INTO PML MAINTAINED ROADS**

Cuts into Pine Mountain Lake's roads shall be repaired per the standards of Tuolumne County and the State of California Department of Public Works, Division of Highways. Shoulders and/or pavement should not be damaged during use or construction.

Road repairs showing signs of deterioration within one year from the construction completion date will require repair at the expense of the person installing the same or the successor in interest.

#### **ROOF PITCH**

The slope or pitch of a roof shall be a minimum of 4 inches increase in height for every 12 inches in horizontal or, simply, 4 in 12. Not a nominal 4 in 12. The minimum eave/overhang at the wall of the house created by this pitch will be a function of the actual pitch used. See also the information on Eaves / Overhangs earlier in this section.

#### **SEA WALLS**

**A Sea Wall is a wall or embankment erected to prevent the sea or lake from encroaching on or eroding an area of land.** Sea walls will be permitted for the purpose of controlling erosion problems that may exist between the lake and a lake frontage lot. The construction must comply with Federal and State restrictions and regulations. Written approval must be obtained from the Groveland Community Services District, **California Department of Fish and Wildlife and Army Corps of Engineers.**

Submittals shall include scaled plans of wall with elevations, sections, materials, and dimensions. Plot plan shall include contours, elevations, showing high water line and all easements, and property lines. Base of sea wall shall be located between the side property lines. If property pins are missing, a state registered land surveyor shall locate the property corners. Special conditions may receive further research and determinations by the ECC. A sea wall that is 48 inches (4 Feet) in height or over is considered an engineered wall, which requires a building permit from the Tuolumne County Building Department. **Also see Lake Shoreline Improvement section of this document.**

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### **SEPTIC TANK AND LEACH FIELD LOCATION**

The location of septic tanks, leach fields and expansion areas will require approval by the County. The County may also require additional engineering studies, which will be completed by the property owner. It is the responsibility of the property owner to obtain approval for, and final inspection of, the installation of any septic system. A County permit for the septic system is required prior to receiving a PMLA authorization to proceed with the planned improvement.

### **SETBACK REQUIREMENTS**

**No improvements / permanent structures shall be built within the setbacks. Setbacks for any residence or other permanent structure (whether or not attached to the residence) shall be at least: (a) Twenty feet from the front Lot line or according to current standards determined by the County of Tuolumne, whichever is stricter; (b) Fifteen feet from the rear Lot line, or according to current standards determined by the County of Tuolumne, whichever is stricter; (c) Six feet from the side Lot lines or according to current standards determined by the County of Tuolumne, whichever is stricter; and (d) Fifty feet from the shoreline of any lakefront Lot using as such line the normal lake elevation of 2,550 feet mean sea level, provided that on any lakefront Lot there may be constructed and maintained, at or adjacent to such shoreline, a pier or a dock in respect to the size, design, construction or replacement for which the Association has issued a permit or license.**

### **SIGNS, CONSTRUCTION**

All construction signs will be in accordance with Pine Mountain Lake Resolution #95.12, dated September 25, 1995. A standard one-piece sign, not to exceed 216 square inches and constructed of permanent materials. (Cardboard signs are not permitted) The sign shall be mounted on wood or steel posts driven into the ground. The sign shall be no greater than 48" from the ground level to top of sign. When construction has been finalized construction signs shall be removed.

### **SIGNS, CUSTOM PROPERTY OWNER IDENTIFICATION – OPTIONAL**

**Custom Property Owner signs require ECC approval and must meet the requirements of Pine Mountain Lake resolution #89.20 and Tuolumne County Ordinance 17.62.50 (3) No sign shall encroach on any setback or right-of-way.**

**Signs must be designed in a manner that enhances the natural beauty and character of the properties. Reflective numbers and letters may be incorporated into the sign but reflective background is not permitted.**

Page 28

### **SIGNS, PROPERTY IDENTIFICATION – REQUIRED**

**Every property is required to be clearly identified in compliance with Resolution 89.20 and Tuolumne County ordinance 12.12.080. any number not attached to a building shall be located at least four feet from improved shoulder of the adjacent roadway and shall be no higher than four feet from ground level and no lower than three feet from ground level, and be mounted on a pressure treated or decay resistant post. The sign shall be visible and legible from the road on which the address is located. Signs are available through the Sherriff's Community Services Unit.**

### **SIGNS, REAL ESTATE/OPEN HOUSE**

All Real Estate/Open House signs will be in accordance with Pine Mountain Lake Resolution #95.12, dated September 25, 1995, attached to this ECC Guideline.

### **SOLAR & VIEWS**

Application for approval of a solar energy system shall be processed and approved in the same manner as any other approval by the ECC. Reasonable

restrictions shall apply to the placement of solar panels.

ECC shall be entitled to determine if a construction project poses an unreasonable obstruction to view. Some lots are sized or located so the best or only buildable area on the lot may interfere with another's view. Plans will be reviewed with the understanding of natural limitations and reasonable construction in compliance with Tuolumne County regulations.

### **STORAGE BUILDINGS AND SHEDS**

~~Submit 2 copies of the proposed construction plans (See Section III, B and C);~~ **Submittal Requirements include** a scaled plot plan showing property lines and setbacks, storage building specifications, picture or elevations. Storage building shall be color coordinated with the permanent residence. Flat roofs are not acceptable. Only one storage building per lot will be allowed unless owner can show a reasonable need for more. All storage buildings, sheds, **garbage can receptacles**, carports, etc, must be securely anchored to the ground. See Pages 26 "Storage Units During Construction" and 30, "Storage Buildings" and **Garbage Can Receptacles** for additional requirements.

Page 29

### **STORAGE UNITS DURING CONSTRUCTION**

One storage facility is permitted at a construction site. It must be set up on private property, in good shape, not overbearing to neighbors. The unit shall not be used as living quarters. Motor homes, fifth wheel trailers or similar units are not permitted.

PODS (Portable On Demand Storage), Portable storage/moving containers designed for temporary storage or transportation of a resident's personal household goods must be located in the resident's own driveway or parking area. Such containers may not be located on Common Areas or traffic lanes. Placement requires ECC written approval.

~~Use of such containers for commercial or home business storage for a period in excess of 10 days is prohibited and subject to a daily fine if left over 10 days. If extenuating circumstances arise, a written request for additional time should be submitted to ECC.~~

### **TEMPORARY STRUCTURES**

No structure of a temporary character, i.e., trailer, mobile home, camper, tent, shack, garage or other out building shall be used on any Lot at any time as a residence, either temporarily or permanently.

Soft-sides structures (carports, storage units, etc.) are not permitted.

### **TREE REMOVAL AND LIMBING**

No existing trees with a diameter greater than five (5) inches shall be destroyed, uprooted, cut down or removed from any lot without first obtaining a tree-cutting permit from the Association. See "Fire Prevention Guidebook" available at the PML ECC office for additional information **Tree removal request forms are located on-line at [www.pinemountainlake.com](http://www.pinemountainlake.com).** Limbing **Removal of limbs** should be limited to about one-third of the tree's height.

### **WELLS**

The construction of wells will be permitted subject to Tuolumne County approval for agricultural use only, and not for domestic, industrial, monitoring, observation or other agricultural purposes. "Agricultural Uses" shall be defined consistent with County Title 13 which defines "Agricultural Wells" as "wells used to supply water only for irrigation or other agricultural purposes". The Applicant will submit full plans and specifications for the proposed well. Only after receiving approval of the ECC, will a county permit be sought. A copy of the permit will be submitted to the committee before start of construction or drilling. A plans check fee and a maximum of two inspections will be required.

Page 30

No wells will be dug within 1,000 feet of the lake. If permitted wells are determined, at any future time, to be materially detrimental or injurious to other property or improvements in the neighborhood or subdivision, including but not limited to the

(Continued on PML News page 30)

**Cynthia Brown**  
Sewing & Alterations  
19623 Cottonwood St. Groveland Ca  
95321



818-824-2955

## PMLA OWNED LOTS FOR SALE

|       |                     |         |
|-------|---------------------|---------|
| 2/287 | FERRETTI ROAD       | \$2,500 |
| 3/057 | PINE MOUNTAIN DRIVE | \$1,500 |
| 5/212 | FERRETTI ROAD       | \$1,000 |
| 6/113 | FERRETTI ROAD       | \$1,000 |
| 6/179 | COTTONWOOD STREET   | \$1,000 |
| 6/211 | FERRETTI ROAD       | \$2,000 |
| 6/252 | FERRETTI ROAD       | \$1,000 |

FOR FURTHER INFORMATION REGARDING THESE PROPERTIES PLEASE  
CONTACT PMLA AT (209) 962-8600

Have you been sitting on the fence about selling your home? Contact us now, the market is *great!*

## VETERANS OR SENIORS SAVE 25% ON SALE OF YOUR HOME\*\*

\*\* Home must be listed by June 15th 2021. CONTACT US TODAY.

**TIME TO SELL – THE MARKET IS HOT!**



Cedar log home, 2200sf.  
Cedar Ridge, Sonora  
Offered at \$489,000



Near lake lodge  
4 bd/3 ba, 2,700 sq. ft.  
Offered at \$419,000



Coming Soon Fixer  
Upper in PML on 1.7 acres  
\$344,000



Del Webb home in Manteca - we  
can help you relocate to any Del  
Webb community! \$685,000

Near Lake Lodge U4/L423 – \$83,950

Pointview U4/L198 –\$44,900

Buying or Selling we **ALWAYS** have you Covered



**Michael O. Bowers**  
Broker Assoc.  
Full-time resident in PML  
**209.770.3683**

DRE #00901538 Michael@MichaelBowers.com



**Emily Hunter**  
Broker Assoc.  
Tech savvy with all  
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**925.785.3795**

EmHunterRE@gmail.com DRE #01386542

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**ACTION 1 PROPERTIES**

Residential • Ranches • Investment Sales • 1031 Exchanges

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**Carole Smith**  
Enrolled Agent

20093 Ridgecrest Way  
Groveland, CA 95321  
Tel: 209/962-6119  
E-mail: carolesmith@carrontax.com

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**MOORE BROS. SCAVENGER CO., INC.**

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### VACATION RENTAL OPTIONS FOR TRASH SERVICE

In order to assist property owner/managers of short-term rentals with trash removal, Moore Bros. Scavenger Co. offers the following services.

Short-term rental customers may participate in year-round or three-month summer curbside service. To manage anticipated levels of guest trash, property owners/managers of short-term rentals should maintain the suggested service levels as determined by the *Maximum Occupancy for Rental Property* (please see the chart below). In the event that renters generate more than the expected amount of trash or the home is rented multiple times during a given week the following options are provided:

- **As Needed Extra Pickup.** Property owners/managers may request a notation on their rental service accounts to *pick up extra as needed*. This will ensure that all trash left alongside the cans will be picked up by Moore Bros. and a special pickup will not be required. There is an additional per-can/bag charge for each extra can/bag picked up.
  - **Special Pickup.** Moore Bros. has a truck and driver available for special pickups Monday through Friday.
  - Property owner/managers must place a request for service call or email to Moore Bros. before 3 pm on the business day prior to the requested pickup day. A request for a Monday pickup must be made by 3 pm on the previous Friday. **Prepaid Bags.** Prepaid Moore Bros. bags may be purchased by property owner/manager to be used by any handyman or housekeeper servicing the residence between rental customers. The prepaid bags can be disposed of at the Pine Mountain Lake Maintenance Yard on Par Court off of Mueller Dr.
- Property owners/managers **utilizing full summer service** may go to *on-call service* for the off season.
- **Off Season on Call Service.** Property owner/manager may call or email an *on-call request* to Moore Bros. for a service pickup on the regular pickup day for the address. A request for service call or email must be received before 3 pm the business day prior to regular scheduled pickup day. Charges will be based on the standard a per-can rate for each can/bag picked up.
  - **Special Pickup.** Please follow the same procedure as listed above for Special Pickup.

Maximum Occupancy for Rental Property

| Maximum Occupancy             | Suggested Service Level            |
|-------------------------------|------------------------------------|
| 6 - 8 people                  | 2 can                              |
| 8 - 10 people                 | 3 can                              |
| 10 - 12 people                | 4 can                              |
| Lake front Property 12 people | 4 or more cans as typically needed |

If you have questions please feel free to contact our office at (209) 962-7224 or email us at:  
[info@moorebrossscavenger.com](mailto:info@moorebrossscavenger.com) and [Shirley@moorebrossscavenger.com](mailto:Shirley@moorebrossscavenger.com) (Please cc both to insure prompt replies).

\*\*\*A drop-off Recycling center is available for use Mon – Sat. 8 am – 5 pm @ 11300 Wards Ferry Rd. Big Oak Flat, Ca\*\*\*



**THE MARKET IS HOT AND HOMES ARE SELLING FAST!**  
Call us to tell you what your home could sell for right now.



**YOSEMITE AREA  
REAL ESTATE**

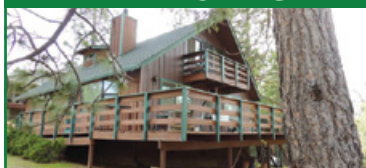
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your  
1st call!**

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**209-768-6156**  
chrishlake@gmail.com

**GINA GIAMPIETRO HERNANDEZ**  
DRE 01226555  
**408-506-6944**  
GinaGHRealEstate@gmail.com

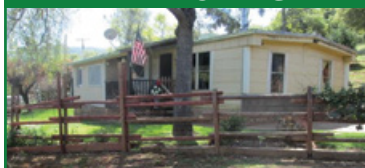
**18634 MAIN ST. STE 1 GROVELAND**  
View listings at [www.YosemiteAreaProperties.com](http://www.YosemiteAreaProperties.com)  
**PAUL S. BUNT REAL ESTATE BROKER DRE 01221266**

**CABIN MANIA  
NEW LISTING**



**11966 MT SPRINGS UNIT 13 LOT 218 – \$315,000** 1,902 sq ft Cabin style home on large corner lot in beautiful Pine Mountain Lake. If rustic charm is what you are looking for, this cabin may be it for you and your family and or friends! It has 4 sleeping areas, large lot with tree and mountain views, open floorplan with large updated kitchen, stone fireplace area with clean and efficient pellet heat stove, large parking with 2 car garage and beautiful Central heat & A/C on main level. Open beam lower living room and A-Frame style on upper bedrooms with balcony off one upper room.

**COUNTRY LIVING  
NEW LISTING**



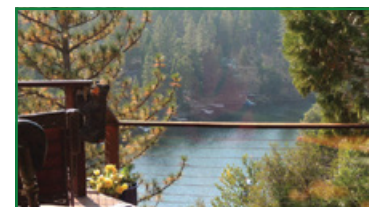
**5314 DOGTOWN COULTEVILLE – \$269,000** Unique opportunity. 13.5 acres with several great building sites with views. Property is fenced. Season creek. Oaks and pines. Meadow area great for horses. Existing manufactured home allows for a place to live while building your dream home. Well, septic and power already on the property. Close to the village of Coulterville and enroute to Yosemite National Park just 35 miles away, Historical gold mining area. Close to Lake McClure and Lake Don Pedro for all summer sports and fishing. Zoning is Mountain Home 5 acre minimum lot split may be possible.

**LOCATION LOCATION!  
NEW LISTING**



**19455 CHAFFEE CIR U1/L110 – \$399,000** 3/2 2 car Turnkey home in beautiful Pine Mountain Lake, close to Dunn Ct Beach, Golf/Country Club, Swimming pool & Main Marina. This move in ready super convenient single level home has 3 bedrooms, 2 full baths, 2 car garage and is in a central fabulous location! This home has a wonderful floorplan with vaulted ceiling, wood burning stone fireplace, large kitchen with island, pantry, coffee bar space, large laundry room and all set for rental! It has a great vacation rental history AIRBNB and future bookings.

**LUXURY LAKEFRONT LIVING**



**20166 PINE MOUNTAIN DR U4/L125** 4 Bedrooms 3 1/2 bath (2 MBRM) level entry, Lakefront home w/stunning lake/Mtn views w/solar!!! Eelegant high-end gourmet kitchen w/top-of-the-line stainless applcs, granite & stone, gas range, built-in convection ovens & warmer, island w/prep sink, skylight, breakfast bar, custom lg tile wd inlay flooring & hrdwd flooring, lg walk-in pantry/laundry rm, 2 sided gas fp in grt rm, windows overlooking lake, drop ceiling TV, main level mste & guest bath. 2nd downstairs level has bonus family room/game room has beautiful hardwood floors, fireplace, bright windows, alcove for small office desk space, full bath, 2 guest bedrooms with lake views and balcony access. Downstairs Level 3 Total Floor Master Bdrm or bonus rm also w/lake view and access. Private boat dock. RV trailer/boat parking pad. Easy access to the championship 18 hole golf course, pro shop and Grill. Enjoy swimming in the lake or built-in swimming pool. The lake offers fishing, boating and skiing, Other other enthusiasts can take advantage of the pickleball courts, archery range or gun range. There is something here for everyone. Also small airport for convenient fly-ins.

**HORSES WELCOME HERE**



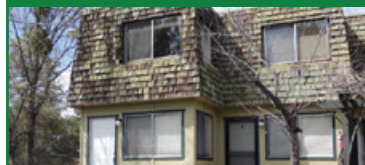
**13323 MULE CT U12/LOT 183 – \$89,000** Endless possibilities for this 1 acre level parcel with water and sewer available. Corner lot on cul du sac. Close to bass pond and equestrian center. Close to airport for those flying enthusiasts. Completely fenced, pole barn on site. Enjoy all PML amenities including lake, golf course and tennis courts. Horses welcome here. Gated community.

**GREAT FAMILY CABIN  
PENDING**



**19434 PINE MT DR UNIT 1 LOT 408 – \$425,000** 2240sf 2/3bd/2.5ba 2 levels w/main living on entry level. Great rm concept w/vaulted wd ceilings & open beams. Wd burning fp in LR. Corian countertops in kitchen & brkfst bar. Updated Mstr bdrm & bath. Lower level ideal for guests with full ba, bdrm, 2nd sleeping area/office, lg bonus rm & laundry rm. Near main marina & close to PML amenities. 500sf of redwood decking for outdoor entertaining & an additional 500sf of covered patio.

**DIAMOND IN THE ROUGH  
PENDING**



**19032 DYER CT # 15 \$120,000** Golf Course Condo 984 sq ft 2 bedroom 2 baths on two levels. Open floor concept. Full laundry hook ups. Unit is in need of some TLC. Bring your tools and ideas and make this place your own. Enjoy all the PML amenities including golfing, swimming, fishing, boating, hiking and horseback riding.

**LOTS AND LAND FOR SALE**

**Fiske Hill Rd, Greeley Hill – 2 separate parcels** make up this 19.53ac. Located within community of Greeley Hill yet enjoys the seclusion afforded by this acreage. Mature pines and oaks cover this woody retreat. Gentle rolling terrain with an open meadow. Power close to property. Septic and well will be required. Access has been developed. Close to elementary school **\$134,900**



**20384 Pine Mt Dr. Unit 3/Lot 138 – 1/3ac** ready for building. Public sewer & district water available. Upslope lot w/expansive views of mountain & trees. Conveniently located across from tennis courts & just around corner from Fisherman's Cove. Paved access rd. Just minutes from all PML amenities including the lake and golf course. **\$10,000**



**Unit 4/Lot 348A Big Foot Circle – 1/2 acre** within walking distance of the lake. Gentle terrain and mature oaks create a desirable spot for building your dream house. Property has been evaluated and approved for septic. District water is available. Power is at the lot. The seasonal creek adds another source of beauty and enjoyment. **\$20,000**

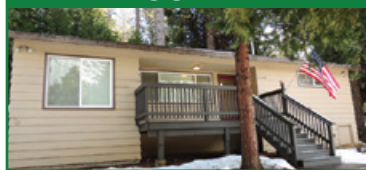


**19039 Sean Patrick 5E Lot 14** Golf Course lot. .34 acre 2 merged lots Water and sewer available. Mature trees. Expansive golf course and mountain views. Southern exposure. Close to all Pine Mountain Lake amenities. **\$52,500**



**SOLD**

**MOUNTAIN RETREAT  
SOLD**



**1847 MEADOWVIEW RD ARNOLD – \$269,000** Move in ready, adorable cabin located in Arnold. Updated throughout w/fresh paint, LED energy efficient lighting, double pane windows, nice front & back deck porches, great rm atmosphere; propane appliances. GE Stainless appliances, 5 burner gas stove/oven, dining area and large living room area with propane brick fireplace, bright windows and lighting throughout, recessed and ceiling/fan lighting. The HOA is Meadowmont and a very simple management HOA with dues at \$2 per month.

**COUNTRY LIVING  
SOLD**



**10242 HWY 49 N SONORA \$425,000** Great location for people, animals & horses too. Mormon Creek runs through property. Fenced garden area, lg dog runs & chicken coop, flat parking areas. Oversized workshop/storage. 3bd/2ba + alcove area, laundry rm, vaulted ceiling in Living Rm & decorative archways. Lg concrete patio w/an outdoor cooking area, even serves as basketball ct. Parking for several RV's. 16.82ac private yet not far from Columbia and 3mi from downtown Sonora. ATVs okay here. Open floor plan.

**READY TO BUILD  
SOLD**



**20631 ROCK CANYON U4/L564 – \$79,000** .28 acre lot ready to be completed. Septic system and water meter are installed. Plans have been approved by the County and PMLA for a 3 bedroom 2 bath 1600 sq ft single level panel kit home. The kit price is approximately \$44,000. Foundation trenches are dug. There is an existing 1 car garage on site with a loft for residential purposes. Located within walking distance to the tennis courts and Fisherman's Cove. Put your skills to work here.

**Unit 13/Lot 102 Breckenridge – 1/3ac** Level access from paved rd leads to slightly gentle upslope/level lot. Prime location close to main marina. Mostly open, some mature pines. District water avail. & power conveniently close. PML amenities swimming, fishing, boating, golf, hiking & horseback riding, tennis & pickleball are benefits enjoyed by all in this gated community. **\$15,000**



**Unit 5A Lot 2 2.09ac Rare find** close to town at end of a cul du sac. Amazing affordable opportunity to build a custom home. Short distance to main marina & golf course + other amenities **\$59,900**



**Unit 5/Lot 198 – Golf Course Lot** w/view of Fairway 6 & 1/2 block from Clubhouse/Country Club, pool, pickleball & close to lake access. Gentle slope, slightly over 1/4 acre. Ready to build. Some trees **\$65,000**





# YOSEMITE AREA REAL ESTATE

PAUL S. BUNT REAL ESTATE – DRE #01221266



## NEW HOME – ALMOST DONE

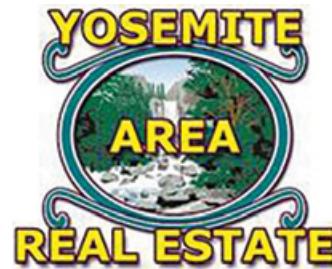
Choose your colors and some finishing touches in this 4 plus bdrm, 3 bath home with over 4400sf views of the golf course  
20145 Pleasantview Dr. U1/L221 **\$749,900**

## LAND AND LOTS:

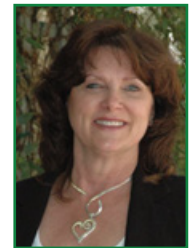
- Unit 3 Lot 13 20680 Ferretti Rd. .22 **\$9,900**
- Unit 5 Lot 182 Mueller rd. .25 R3 zone **\$99,000**
- Unit 5B Lot 3 19701 Jones Hill Ct. 4.5 ac **\$124,900**
- Unit 6 Lot 20 19571 Cottonwood St. .63 **\$10,000**
- Unit 11 Lot 56 13145 Elderberry Ct. 1.74ac **\$49,900**
- Hwy 120 west of Groveland, 88.13ac Commercial **\$450,000**



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## COMMUNITY ORGANIZATIONS

Contact the individuals/organizations below if you are interested in joining!  
(All numbers are 209 area code unless noted otherwise)

If you would like your community organization listed please send your group's name,  
contact person, and phone number to [debra@pinemountainlake.com](mailto:debra@pinemountainlake.com)

Camp Tuolumne Trails – Jerry Baker – 209. 962.7916

Friends of the Groveland Library – Virginia Richmond – 209. 962.6336

Helping Hands Thrift Store & Furniture Barn – Patti Beaulieu – 209.962.7402

Village on the Hill – 209.962.6906 or [info@villageonthehill.org](mailto:info@villageonthehill.org)

## PROPANE DISCOUNT PROGRAM

Suburban Propane – As the preferred provider of PML we are happy to provide an exclusive members only program to all residents.

Benefits include: Propane at a discounted rate, Tank rental at a discounted rate, Free basic tank installation, Easy payment options, 24/7 Tech support, Flexible delivery options, 24/7 live phone support

Contact our local staff for further details and current rates.

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Go to the official online presence of the  
PMLA for the latest news & information

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*Delightful 3 Level Chalet*

4 Bed/2 1/2 Bath, Large Bonus Rm Downstairs. Approx 2024 SF, Plenty of Deck Space Front & Back, New Gazebo, Lots of Privacy, Parking and Rm for RV. 2 Large Tuff Sheds, New Interior & Exterior Paint. Inside Laundry, Washer/Dryer Included. All Furniture & Deck Furniture included.

13027 Wells Fargo Dr  
2-422 ~~\$755,000~~ \$435,000  
MLS# 20210287



*Adorable Cottage*

20722 Big Foot Cir  
4-362A

\$325,000

MLS #20210477

2 Bed/1Bath, 2 Levels, Approx 1,336sf, on Approx 0.34 Acre, Great Room with Propane Heat Stove, Cathedral Ceiling, Window Coverings, Breakfast Area, Kitchen w/Appliances, Pantry, Ceiling Fans, double Pane Windows, Loft, Inside Laundry with Washer and Dryer Included, Covered Porch, Deck. Central Propane Heat/Air, Storage Area under House. Backs up to a Seasonal Creek and close to Lake Lodge and Beach Area. A Great Get-a-Way to relax in, quite and peaceful, Lots of Privacy.



*Delightful Home Nestled in the Trees*

3 Bd/2 Bth, 2 Car Attached Tandem Garage, Approx 1513sf on 0.19 Acre. Living Rm w/Brick Surround Fireplace, Cathedral Ceiling, Central Air/Heat, Ceiling Fans, Open Dining, Pantry, All Kitchen Appliances, Furniture & Washer/Dryer Included, Master w/Walk-in Closet, Bath w/Vanity. Spacious Deck with Awning.

12950 De Ferrari Court  
7-107 \$349,500  
MLS# 20210517



*Lake Front*

0.78 Acre w/161 Ft of Lake Frontage. Beautiful View down the Channel. Architectural Design for a Custom Home can be Available from Seller. Up to an 8'x12' Dock can be added for your Pleasure.

20158 Pine Mountain Dr.  
4-128 \$89,900  
MLS 20121150



*Beautiful Golf Course Lot*

0.17 Acre - Located just off the #1 Fairway. Great Views, Walk to the Pine Mountain Lake Golf Pro Shop, Restaurant, Pool, and Pickle Ball Courts!

5D-7 Tannahill Court  
5D-9 \$59,000  
MLS# 20201412



*Roomy Golf Course Lot!*

0.35 Acre Over Looking the 6th Fairway. One Block to Country Club, Lounge, Pro Shop, Pickle Ball & Swimming Pool. Gentle down slope. Lots of room to pick your Building spot.

Mueller Drive  
5-199 \$55,000  
MLS# 20192020



*Location, Location, Location...*

Close to Lake, Main Gate, Country Club, Golf Shop and More! Across from the Golf Course, has a nice Golf Course View. Already has a Graveled Parking area to the right side.

19511 Chaffee  
1-106 \$28,000  
MLS#20151979



*Beautiful Views of the Sierras*

Gentle Upslope 0.29 Acre, with lots of Space to build your Dream Home. Property is close to Fisherman's Cove, Tennis Courts, Lake/Beach and Hiking Trails.

Longview Street  
3-313 \$20,000  
MLS# 20210328



*Close to Lake!*

Nice Lot to Build Your Dream Home or Mountain Cabin. Approximately One Block to the Lake and Beach Area. Also close by are Fisherman's Cove, Tennis Courts and Hiking Trail.

Cresthaven Dr.  
4-435 \$20,000  
MLS# 20201898



*Beautiful Easy to Build Lot*

This is a 0.52 Acre Lot and is Surrounded by Large Parcels on Both Sides and Back! Lot is lower than the Road and would have less Road Noise

19297 Ferretti Rd  
7-055 \$19,000  
MLS# 20181471



*Great Buildable Lot*

Gentle Down Slope. Double Access, One off Ferretti Road and One from the Easement Road off Cottonwood Street in back of the Property.

Ferretti Road  
6-219 \$18,000  
MLS# 20201552



*Great Location*

0.43 Acre Lot close to PML Country Club/Grill and Lounge, Golfing, Pro Shop, Swimming Pool, Pickle Ball & Downtown Groveland. Gentle Upslope

Ferretti Road  
5-213 \$15,000  
MLS#20171354



*Beautiful Lot ~ Pine Tree Setting*

Nice Gentle Upslope Lot size 0.38 Property on the right is merged. Close to the Lake/PML Marina, Swimming, Fishing, Septic system required.

Pine Mountain Dr.  
13-244 \$15,000  
MLS# 20160427



# PINE MOUNTAIN LAKE REALTY

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**Ann Powell**  
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BRE#01268655



**Beautiful Home!**  
20758 Nonpareil Way  
4-237  
**\$480,000**  
MLS# 20210293

4 Bedroom/2 1/2 Bath, 2 Car Oversized Garage with Workbench. New Hardwood Flooring. Approx 2801 sqft on 0.72 Acre. Central Propane Air/Heat, Skylights, Central Vacuum, Security System, Wine Storage, Wet Bar, Living Rm w/Heat Stove, Spacious Kitchen, Stainless Appliances, Pantry, Master Bedrm with Walk-in Closet and Private Deck, Bath with a Jacuzzi Tub, Vanity, Double Sinks, Closeted Toilet. Laundry Room with Washtub, Covered Porch and Decks.



**Lovely Home!**  
12866 Creshaven Dr  
3-434  
**\$329,000**  
MLS#20210604

3 Bd/2 Bth, 1 Car Attached Garage, One Level, Approx 1392sf on 0.36 Acre, Great Room, Crown Molding, Ceiling Fan, Living Room with Rock Surround Propane Heat Stove/Fireplace, Evaporative Cooler and Baseboard Heat, Kitchen with Pantry and Solid Surface Countertops, Master Bedroom/Bath with Vanity and Tub/Shower. Covered Porch. Level Driveway with plenty of Parking, including RV Parking.



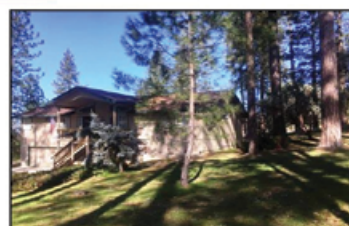
**Charming & Comfortable!**  
20781 Big Foot  
4-329  
**\$299,000**  
MLS# 20210263

3 Bedrooms, 2 Baths, Approx 1144 sqft. On Approximately 1.79 Acres, Open Floor Plan. Living Room with Heat Stove, Cathedral Ceiling, Laminate Flooring, Open Dining, Solid Countertops, Stainless Steel Appliances, Ceiling Fan, Master & Master Bath w/Tub/Shower & Vanity, Inside Laundry. Back Deck is your Oasis for Outdoor Entertaining. Lots of Room under the House which could be finished giving you more Living Space!



**Lovely Home Beautiful Views**  
12660 Eagle Ct  
4-492  
**\$299,975**  
MLS #20152106

2 Bd/3 Bth, 2 Car Attached Finished Garage w/Shop, 2 Levels, Approx 2392sf located on 0.86 Acre at end of Cul-de-sac. Great Rm w/Fireplace, Cathedral Ceiling, Security System, Skylights, Ceiling Fans, Central Air/Heat, Brfst Nook plus Open Dining Area, Brfst Bar, Master Suite w/Fireplace, Walk-in Closet, Garden Tub, Separate Shower, Closeted Toilet. Office, Storage, and Bonus Room on Lower Level. Inside Laundry. Deck, Awnings, Shed, Storage, Plenty of Additional Parking including RV Parking. Swim Spa, Owned Solar System, Central Vacuum. Most Furniture available on Separate Bill of Sale.



**Pretty Open Space & Surroundings**  
19386 Ferretti Road  
2-292  
**\$430,000**  
MLS# 20210243

3 Bedroom/3 Full Baths, 2 Car Attached Finished Garage, Approx 2000sqft, on Approx 0.56 Acre, a Double Lot. Large Great Room, Living Room with Heat Stove, Open Beam Ceiling, Ceiling Fan, Island Bar, Breakfast Area, Solid Surface Countertops, Kitchen Island, Inside Laundry Room, Washer & Dryer Included, Wash Tub, Master with Walk-in Closet, Bath w/Separate Shower. Abundant Room for Boat, RV and other "Toys" & Equipment. Covered Porch and Deck to enjoy the Out Doors.



**Fantastic Location!**  
12775 Mnt Jefferson  
1-257  
**\$450,000**

Super easy walk to Dunn Court Beach & a Peek-A-Boo Lakeview, Popular Mountain Chalet with Cathedral Knotty Pine Ceiling. 3 Bed/3 Full Bath, 2 Car Finished Attached Garage, 3 Levels, Bonus Room, Loft and Storage. Great Room, Living Room with Brick Fireplace, Ceiling Fan, Breakfast Bar, Open Dining, Solid Surface Countertops, Master Suite, Dual Lav, Newer Deck with Access from the Floor to Ceiling Windows.



**Beautiful Mountain Home**  
13006 Mokelumnes  
2-201  
**\$429,000**  
MLS#20210439

3 Bed/2 Bath, 3 Levels, Parking Pad, Approx 2032st on Approx 0.61 Acre, Great Room with Heat Stove, Cathedral Ceilings, Stainless Appliances, Solid Surface Countertops, Open Dining, Central Air/Heat, Lower Level Family Room, Inside Laundry, Washer & Dryer Included. Loft can easily sleep 5, Double Merged Lot, Circular Wrap-Around Drive-Way and Ample parking for Guests, RV, Boats, etc. 2 Year Old Solar System.



**Location~Location~Location**  
19415 Pine Mountain Dr  
1-36  
**\$469,000**  
MLS#20210597

This Beautiful Cabin is Meticulous. 3 Bed/2 Bath, 2 Car Finished Attached Garage, Approx 2346sf. Central Electric Air/Central Propane Heat, Cathedral Ceiling, Solid Surface Countertops, Formal Living Room, Breakfast Bar, Formal Dining Room, Master Bedrm on Entry Level with Private Deck, Master Bath with Vanity and Tub/Shower, Bonus Room (Can be used as 4th Bedroom!), Inside Laundry Room, Deck, Covered Porch and Balcony.

## Lots for Sale

\$69,000 - 5E-8 Dyer Court Close to Country Club, Golf Pro Shop, Pickle Ball Courts, Pool

\$49,900 - 5E-17 Sean Patrick Prime Golf Course Lot Zoned R-3 - Overlooks the Golf Course & Mountain Range Vista. Property Comes w/Building Plans for 1500-1600sf Home. One can Walk to the Golf Course, Community Pool, & Pickle Ball Courts.

\$237,000 - 30 Acre Parcel Spectacular Views of the Wild & Scenic Tuolumne River Canyon.

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for only – \$99,999!!**

Contact Marilyn Deardorff-Scott - BRE 00396888  
**209-962-0718**

## PAINT DISCOUNT PROGRAM

Kelly-Moore Paint Company has been serving Pine Mountain Lake for 40 years. They want to remind PML property owners of the discount program that has been established for them. This program offers a generous discount on Kelly-Moore paint and accessories such as rollers, brushes, tape, caulk, etc. Delivery is available on orders of 10 gallons or more. This special discount opportunity is available with proof of Pine Mountain Lake membership (Member ID Card) on a cash or credit/debit card basis only (no checks please).

Although this program was initiated through the Sonora store, it will be honored at any Kelly-Moore Paint Company store. If you are interested in this discount program, call your local Kelly-Moore Paint store for details.

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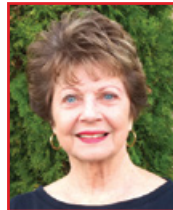
**WANT RESULTS? LIST WITH LEDA  
FILTERED LAKE VIEW**



Enjoy the peaceful setting as you relax on the deck of this spacious 3 bedroom, 3 bath home with a view of the foothills and the lake. Bonus room with wet bar on the lower level with full bath. Ideal vacation or full-time residence. Situated on nearly 1 acre of land near Lake Lodge Beach. **Unit 4 Lot 451—\$449,000**

**Eleda Carlson**

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**209-814-4123**  
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(Continued from PML News page 22)

lake, and Bass Pond, the well or wells will, upon notice by the Association cease to extract water from the ground and shall be capped in accordance with procedures as required by Tuolumne County or the State of California, whichever is more restrictive.

#### IV. GLOSSARY

**Adjacent:** "Adjacent" means adjoining or having a common boundary.

**Airport:** (Pine Mountain Lake) Owned and operated by Tuolumne County. Unicom 123.05, elevation 2,900 feet.

**Building:** "Building" means any structure having a roof supported by columns or walls, used or intended to be used for the shelter of or enclosure of persons, animals or property.

**Building height:** "Building height" means the vertical distance from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

#### DPA / DE:

**DRAINAGE PROTECTION AREA:** "DPA" means Drainage Protection Area. A county designated area adjacent to a drainage course, ephemeral, intermittent or perennial stream or domestic water supply canal, lake, reservoir or spring, in which no effluent from a subsurface sewage disposal field may be discharged.

The discharge of sanitary effluent into a DPA or changing the natural ingress or egress of flow is not permitted. (Tuolumne Co. Title 13)

**DRAINAGE EASEMENT:** "DE" means Drainage Easement. A specific county easement reserved for drainage. The building on Drainage Easements or changing the natural ingress or egress of flow is not permitted. (Tuolumne Co. Title 16)

**Dwelling:** "Dwelling" means any building or portion thereof designed or used as the residence or sleeping place of one or more persons.

**Easement:** "Easement" means an interest in real property giving a person or public entity other than the owner of a parcel, the right, to use that parcel, or a portion thereof, or to prevent the owner's use, for some specific purpose. Such specific purposes may include streets, alleys, bicycle paths, pedestrian/equestrian trails, sanitary sewers, drainage, utilities or other public or private uses.

**Eaves:** The edges or lower ends of the roof of a building, which overhang the walls, and cast off the water that falls on the roof into gutters or onto the ground. The terms eave or eave/overhang will be used in this document for these projections at the lower edges of the roof. The term "roof overhang" or simply "overhang" will be used for the projection at the gabled ends of the building. See also the terms Gable and Overhang in this glossary.

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**Encroachment:** Any established connection point between an individual property and a PML Street/Road constructed to allow vehicular access between the street/road and that property.

**Exterior Lighting:** Any fixed artificial lighting to illuminate outdoor areas. Light fixtures that are attached to the outside of a building or are freestanding.

**Gable:** The vertical, triangular portion at the end of a building, from the level of the eave/overhang to the ridge of the roof; the end wall of a house, as distinguished from the front or rear side.

**Garage:** "Garage" means an accessory building designed, used or intended to be used for the storage of automobiles belonging to the owner or tenant of the property on which the garage is located.

**Guesthouse:** "Guest house" means a detached building occupied by guests without compensation of any kind as a condition of occupancy and used as sleeping quarters only, without cooking or housekeeping facilities.

**Improvements:** The term "Improvement", as used herein, shall include, but shall not

be limited to, the construction, installation, alteration, remodeling, and exterior color selection of buildings, walls, fences, landscaping structures, landscaping, retaining walls, piers, boat shelters, floats, privacy structures, outdoor spas, antennas, television satellite reception dishes, heating or air conditioning equipment or swimming pools, including above ground pools and wells.

**Kitchen or Kitchen Facility:** any room or area established for the preparation of meals, which contains a stove, range or oven requiring input from either gas lines or 220 VAC.

**Landscaping / Hardscaping:** "Landscaping" means the improvement of any real property through the use of shrubs, hedges, trees, grass or other plants with or without decorative or functional fences, railings, statues, curbs, and similar structures to enhance the appearance of the property, reduce soil erosion, or provide screening for light or sound.

"Hardscaping" consists of the inanimate elements of landscaping, especially any masonry work or wood work. For instance, stone walls, concrete or brick patios, tile paths, wooden decks and wooden arbors would all be considered part of the hardscape. Typical small-scale hardscaping examples include brick patios and side sidewalks. Retaining walls are often used to create boundaries between hardscapes and earth landscaping features or softscapes. Most artificial water features are technically hardscapes because they require a barrier to retain the water, instead of letting it drain into the surrounding soil.

Page 32

**Nuisance:** "Nuisance" means any condition or situation resulting from unreasonable or unlawful practice or from neglect, which is injurious, unsightly, or offensive to the senses so as to interfere with the comfortable enjoyment of life or property by reasonable persons residing or working in the neighborhood of such condition.

**Overhang:** The projection of an upper part (as a roof, an upper story, or other part) of a building beyond the lower part, as the overhang of a roof, of the eaves, etc.

**Owner:** "Owner" means the title-holder of record for a particular property or premises, including the holders of surface rights and mineral rights where those rights are held separately.

**Parcel of land:** "Parcel of land" means a geographical area of land, used or capable of being used under the regulations of this title created in accordance with the subdivision laws or ordinances in effect at the time of its creation.

**Recreation:** "Recreation" means activities intended for amusement or diversion.

**Setback:** "Setback" means the distance of a structure or other feature (such as a well or septic) from the property line or other features.

**Sign:** "Sign" means any card, cloth, glass, metal, painted, paper, plastic, wooden or other configuration of any character placed in or on the ground or any tree, wall, bush, rock, fence, pavement, structure, or thing, for the purpose of advertising, announcing, declaring, demonstrating, displaying or attracting the attention of the public, and excluding official notices issued by a court or public officer.

**Storage building:** "Storage Building" means a stand-alone structure, pre-manufactured or constructed on site, which does not exceed 120 square feet in floor space, 8 to 10 feet in overall height, or contain any utilities, namely, water, electricity or waste drains. If over 120 square feet and/or with utilities, a County permit is necessary.

**Street:** "Street" means a publicly or privately maintained thoroughfare, excluding private driveways, which afford primary access to abutting property.

**Structure:** "Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

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**Structural alterations:** "structural alterations" means any change in the supporting members of a building.

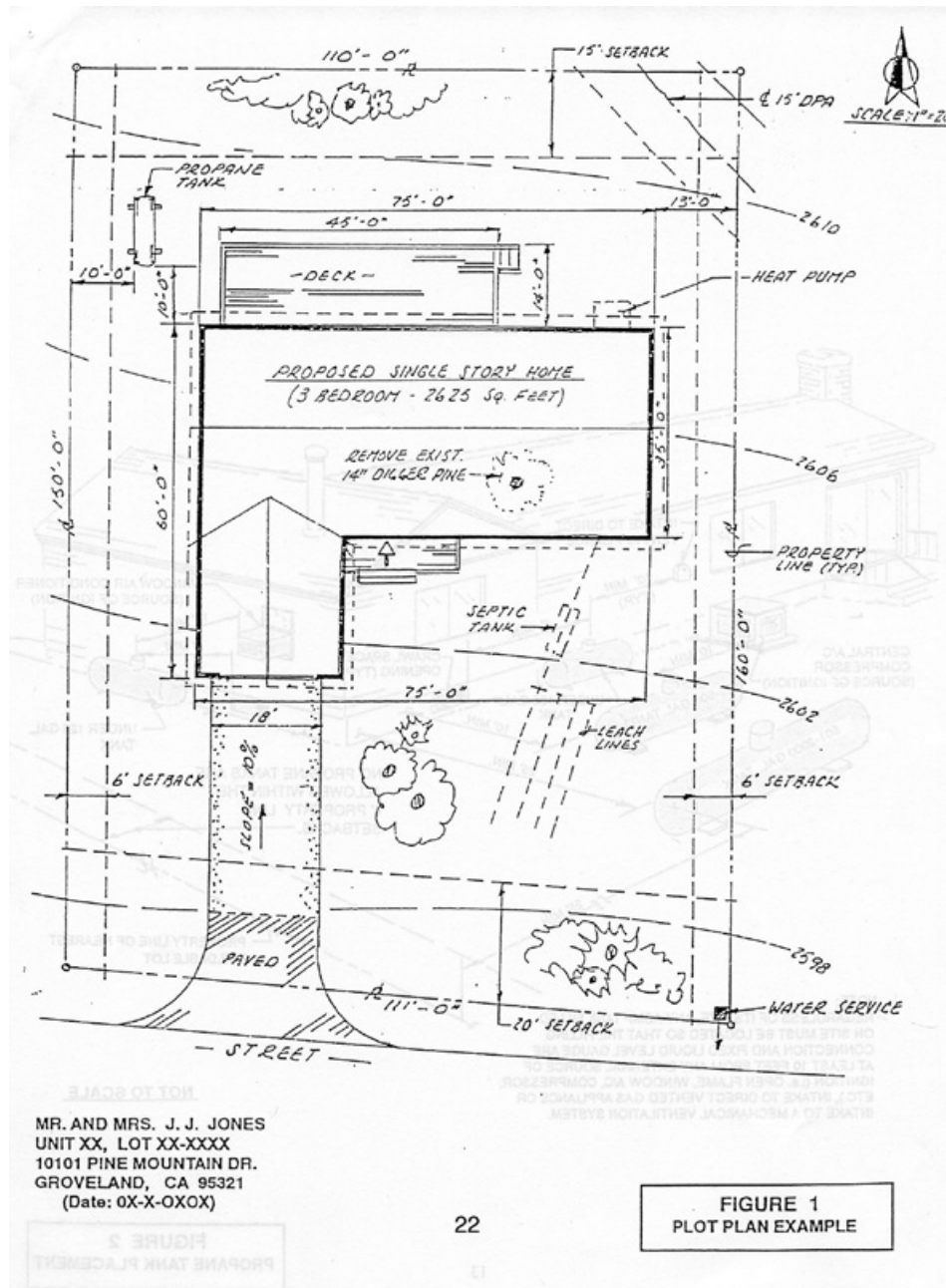
**Use:** "Use" means any purpose for which land or premises is designated, arranged or intended, or for which it is or may be occupied or maintained.

**Use, nonconforming:** "Nonconforming use" means a use of land or a structure lawfully existing on the effective date of this title or any amendment thereto, which does not conform to the regulations of the district in which it is located.

**Use, principal:** "Principal use" means the main purpose for which land or premises or a building thereon is designated, arranged, or intended, or for which it is or may be occupied or maintained.

**Use, public:** "Public use" means any use available to persons generally, whether for compensation or not, without discrimination, except on the basis of age, or sex, or the use of any parcel or buildings by a public agency.

**Yard:** "Yard" means an open space on the same parcel with a building, which open space is unoccupied by buildings and unobstructed from the ground upward except for permitted projections.



**Resolution #95.12  
September 25, 1995**

**Pine Mountain Lake Association  
Real Estate & Construction Signs**

**I. General Provisions:**

- A. Pine Mountain Lake Association has approved a sign program, pursuant to Pine Mountain Lake Association By laws Article VI, Section 4, and Article VIII, Section 7 of the CC&R's, for the "sale", "lease", and "Open House" of properties which prohibits the use of any signs that do not comply with these rules:
- B. All signs posted by Realtors or Homeowners must conform in design and size to the Association's Sign Program Specifications described in Figures 2 and 3 of this document. It is the responsibility of the Homeowner to assure that signs posted by Realtors meet these specifications:
- C. No sign may be placed in or on vehicles, windows, fences, etc. Flags, banners, attached riders, "sold" signs, or promotional paraphernalia will not be permitted.
- D. Signs must be removed at close of escrow or a fine will be initiated and a \$25.00 pick-up fee shall be imposed for those signs returned to the real estate agency.
- E. All Signs must conform to this resolution by January 1, 1996.

**II. For Sale or Lease Signs:**

- A. Placement: The sign may be placed no further away from the dwelling unit than half the distance from the dwelling and the street. Condominiums, town homes or other attached units must place their signs in a landscaped area other than the lawn.
- B. Only one (1) authorized sign advertising the lot or unit for sale or lease will be permitted within Pine Mountain Lake.
- C. Vacant lot signs must be placed no closer than 20' from the street edge or a more reasonable location should topography cause the visibility to be obstructed.

**III. Open House Signs**

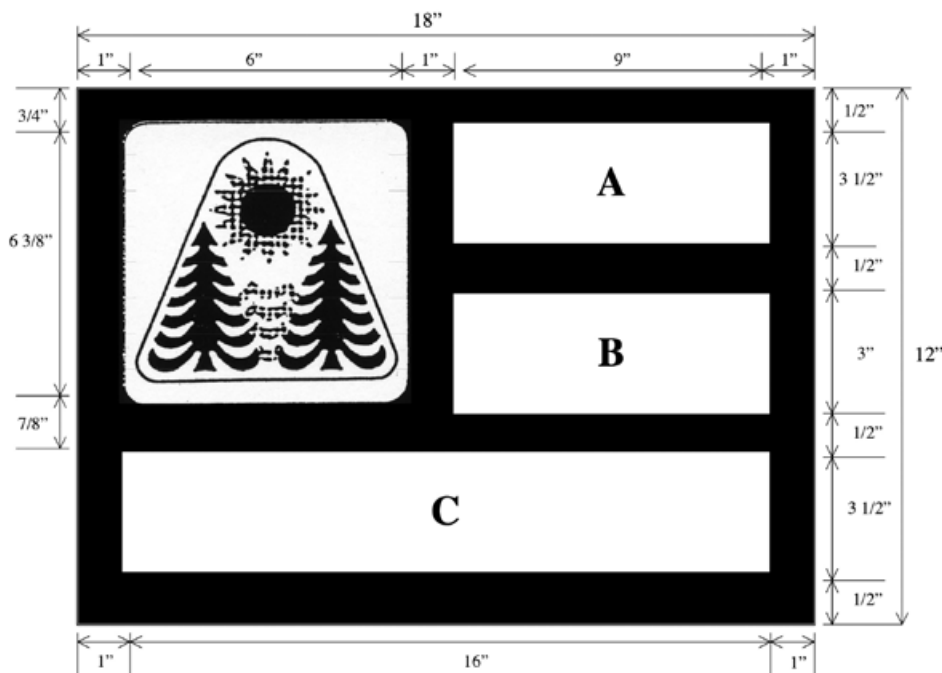
- A. Placement: "Open House" signs must be displayed at the intersection of streets, a maximum of one (1) sign per change in direction, in the landscaped area between the street and the curb. One (1) sign may also be placed on the lot during specified open house days and hours. Written approval from a property owner must be obtained for sign placement that is not Association maintained property.

- B. "Open House" signs may be displayed on designated Open House Days: Saturday, Sunday and legal holidays. Signs can be posted from 10:00 a.m. to 6:00 p.m. on designated days only.
- C. "Open House" signs must conform to the sign specifications described in Figure 3, attached.

**IV. Enforcement:** in the event the member fails to abide by the aforementioned Rules, a fine of \$25.00 will be levied for each day a sign is posted in violation of the Rules. Each day will be considered a separate violation. The Executive Manager or his designate shall notify the member of the proposed fine(s) in accordance with the procedures specified in the Association's CC&Rs, Article VIII, Section 7, and the PMLA Enforcement Procedures thereof (Resolution 95.12).

The correction of the violation (i.e., the removal of any sign which had been placed in violation of the Rules), by the member prior to the hearing specified in the Association's Enforcement Procedures shall not be deemed to be a correction of the violation(s). If such fine(s) are affirmed by the Board and not paid promptly, the amounts thereof shall constitute a Special Assessment under Article IV, Section 4 of the Pine Mountain Lake Association CC&Rs.

**"For Sale" and "For Sale or Lease" Sign Specification**



LAYOUT AREAS (refer to drawing above)

3. Area "A" is restricted to one of the following phrases: "For Sale", "For Lease", or "For Exchange".
4. Area "B" is restricted to the real estate company name, which may include the company's logo or the lot owner's name, or the term "By Agent" or "By Owner".
5. Area "C" is restricted to the real estate company or owner's telephone number and address only and may include within this designated area "By Appointment Only", and/or "Do Not Disturb Occupants".

**COLOR AND MATERIALS:**

- Sign background color must match Kelly Moore, "#413 Loam".
- All letters and numbers, including company logo, must be Kelly Moore "OW25" Chinese White.
- The PML Logo in left hand corner of the sign is a required part of the sign as designated in the specifications. Color of the water is Kelly Moore "A82 Crusader Blue", trees are Kelly Moore "A68 Hascomb Green", center of sun is Kelly Moore "A10 Can Can", outer sunburst is Kelly Moore "G25-3 Orange Blaze".
- Sign must be finished wood, metal or plastic material and no greater than 1/4" in thickness.

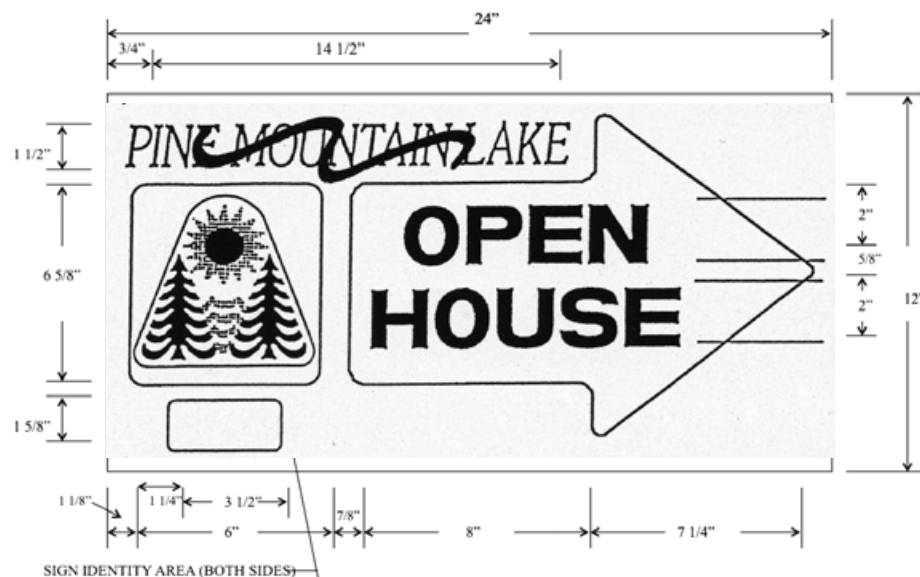
**LETTER STYLE SPECIFICATIONS:** Any letter style will be acceptable providing that the layout of the sign is in accordance with the sign specification and does not exceed the maximum space provided in the sign specification, including colors and layout.

**MOUNTING**

- Sign must be mounted on a metal or wooden post - Kelly Moore "#413 Loam", no larger than 4"x4" in diameter.
- Sign must be no greater than 48" from the ground level to top of the sign.



**Figure 2. Sign Specifications**



**SPECIFICATIONS (REFER TO ABOVE)**

1. The Open House Sign specifications are specific standards for both sides of the sign; no additions, changes or alterations are permitted, with the following exception: the space in the lower left hand corner of the sign is provided to allow the owner of the sign the ability to identify the sign. No attachments are allowed and any markings in the area are limited to the space provided and lettering must be one of the sign colors.
2. Signs must be two-sided.

**COLOR AND MATERIALS\***

1. Sign background color must match Kelly Moore #413 Loam.
2. The words "Pine Mountain Lake" are in white lettering; "Open House" is also in white lettering (Kelly Moore OW25 Chinese White).
3. Color of the PML Logo: Water (Kelly Moore A82 Crusader), Pine trees (Kelly Moore A68 Hascomb Green), Center of sun (Kelly More A10 Can Can), Outer sunburst (Kelly Moore G25-3 Orange Blasé).
4. Sign must be finished wood, metal or plastic and no greater than 1/4" in thickness.
6. Kelly Moore colors or equivalent.

**MOUNTING**

1. Sign must be mounted on a metal or wooden post (Kelly Moore #413 Loam); no larger than 4" x 4" in diameter.
2. Sign must be no greater than 48" from the ground level to top of sign.

**Figure 3 Sign Specifications II**

**ENVIRONMENTAL CONTROL COMMITTEE PAINT GUIDELINES**

The following information is from the Environmental Control Committee to assist you in the selection of paint colors for your home that will be pleasing to you and comply with artistic beauty of the area in which you live. If you have any questions, please contact our coordinator at (209) 962-8605.

1. No home may be painted the same color as a home on the perimeter of the lot in question.
2. If a paint color or shade of your choice is not shown in the approved paint color books available at the office, you may submit a written request, which should include the following items:
  - a. Paint chip of color.
  - b. Plot plan that includes location of shade trees adjacent to dwelling.
  - c. A photograph or elevation drawing that shows style of house.

**NOTE:** Item number 2 also applies to homes that you wish to paint the same color, but that color is no longer in the approved paint color books.



# Building Our Community

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

Spring arrived with warm and sunny days ahead. Great time to get out and enjoy our beautiful lake. Did you know you can check the lake level and temperature by visiting [www.pinemountainlake.com](http://www.pinemountainlake.com)? Check it out!

With Pine Mountain Lake being one of our Association's most visible, valuable and regulated amenities please take some time to review the Lake Shoreline Improvement in our ECC rules, guidelines and construction standards. Property Owners are responsible to meet the requirements and know the regulations.

Spring means it's once again time to discuss private docks on Pine Mountain Lake. Soon the Community Standards' inspector will be going out to inspect each dock from the lake.

The following information is from the ECC Rules, Guidelines and Construction Standards:

### DOCKS

- A private dock shall not exceed ninety-six (96) square feet, excluding ramp.
- Dock shall not extend into lake more than twenty (20) feet from the high water line. (High water line is defined as 2,550 feet Mean Sea Level)
- Material shall be of a non-corrosive material or treated wood.
- Flotation must be designed with safety factors in mind and should allow for changes in lake level.
- No permanent pilings are permitted in the lake.

- One dock per lot is allowed.
- Each dock must have a Unit and Lot Number placed where it can be seen from lake.

If you are a dock owner, please make sure your dock is in good repair and in compliance with all the standards above. If you need to do repairs or replacements, be sure to submit your exterior projects to our Environmental Control Committee for review and approval. All exterior improvements, changes, addition, modifications, and landscaping on your property must be submitted to the ECC prior to commencement of the project. Visit our new streamlined submittal process at <http://www.pinemountainlake.com/ecc-project-submittal-process/>.

If you have question regarding your submittal,



documents or construction fees, please contact our ECC Assistant, Nikki Grimes at [ECC@pinemountainlake.com](mailto:ECC@pinemountainlake.com) or call (209) 962-8605. To report any dangerous, unsightly conditions contact our Community Standards Specialist, Janessa Owens at [Compliance@pinemountainlake.com](mailto:Compliance@pinemountainlake.com) or call (209) 962-1245.

The Lake is calling, let's get out there and enjoy all this beautiful water!!



## All PMLA Homeowners Email Opt-in Program

The Association is pleased to offer a money saving program available to all PMLA property owners. This program allows you to receive many of the documents we are required to provide to you via email. This option is important because:

**COST SAVINGS** – The Association is spared the expense of printing and mailing many documents to those property owners who sign up.

**ENVIRONMENTAL SAVINGS** – Less paper means less trash and reduced damage to the environment both in the disposal and production of paper and envelopes.

**REDUCED CLUTTER** – By receiving documents

via email there is less paper for you to deal with. All documents can be saved on your computer and viewed at your discretion.

**TIMELY RECEIPT** – Documents sent electronically are received in minutes as opposed to the days it takes for regular mail to arrive.

If these sound like good reasons to you, please sign up for the Document Email Program today using the attached form. Simply return the completed form to the Administration office at your convenience.

If you have any questions on this program please feel free to give us a call (962-8600) and we will be happy to explain the details and the advantages.

Please read the Terms & Conditions for the email opt-in program on the website, [www.pinemountainlake.com](http://www.pinemountainlake.com) under the Resources/Forms > Opt-In Email Program.

Mail form below to:

Pine Mountain Lake Association

19228 Pine Mountain Drive • Groveland, CA 95321

✂

YES, I WANT TO ENROLL IN PMLA'S EMAIL STATEMENT AND DOCUMENT SERVICE. I ACKNOWLEDGE AND AGREE TO THE TERMS AND CONDITIONS SET FORTH ABOVE AS A CONDITION FOR PARTICIPATION IN THIS SERVICE.

PMLA Account Number: \_\_\_\_\_ Unit/Lot #: \_\_\_\_\_

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_

## Recreation Update

MICHELLE CATHEY – RECREATION & SEASONAL OPERATIONS MANAGER

Opening day for this year is May 1st. Throughout the season we will be following the COVID-19 restrictions that are in place at the time for Tuolumne County. As a team, we will adapt to meet these requirements as they evolve.

As of today, the Marina Store will be open for purchasing fishing licenses, ice, suntan lotion and other beach items.

If you haven't already registered your vessel, you may do so online by going to [www.pinemountainlake.com](http://www.pinemountainlake.com), click on Amenities, click on Marina Store, Lakeside Café & Lake, and then click on the Pine Mountain Lake 2021 Boat Registration Form; fill it out and submit it. You can even pay online. For anyone with a boat, we will be launching boats by reservation again this year. Please call the Marina at (209) 962-8631 to make your reservation and get your registered boat out on the water.

The Lakeside Café will be open for food to-go. We look forward to providing burgers and fries, soft serve and milk shakes. To see more of the menu, please visit the Marina Store, Lakeside Café & Lake section of the Pine Mountain Lake Association website.

If you're on the beach or out on the lake, please remember to abstain from feeding geese. Remember to pick up and food or trash before leaving any amenity.

The Pool will be available by reservation as well. Please go to [www.pinemountainlake.com](http://www.pinemountainlake.com) and click on Swim Center to access the reservation link. Or you may call the Swim Center at (209) 962-8634 any time after May 1st to make a reservation.

As summer approaches, keep these available activities in mind:

- Go to the beach and enjoy the sunshine
- Have lunch at the Lakeside Café
- Make a reservation to rent a boat at the Marina – call (209) 962-8631
- Watch the fish plant at the Marina mid-May. The date is still to be determined. We will provide more information as it gets closer.
- Play at the Lake Lodge playground or in the sand on the beach.
- Play at Fisherman's Cove. The playground installation is complete. Please note: the basketball hoop is temporarily unavailable, but will be coming soon.
- Make a reservation to swim at the pool
- Visit the Tannahill horseshoe pit and play
- Go for a hike on the campground, Rock Canyon or Big Creek Trail
- Learn to ride a horse. 1 hour lessons available by reservation at the Stables
- Make a reservation for a trail ride with the Stables – call (209) 962-8667
- Buy a pass and play pickleball or tennis
- Buy a pass and use the shooting range
- Use the archery range
- Play a game of golf or just hit some golf balls
- Have dinner at the Grill

There are so many fun things to do, even working is fun. If you're interested in working at any of our seasonal amenities, please go to the Pine Mountain Lake Association website, click on the Employment Opportunities icon, and follow the link to submit an online job application. We're hiring for Marina Attendant, Café Attendant, Café Cook and Pool Attendant.

For any questions, please feel free to call me at (209) 962-8604 or email me at [m.cathey@pinemountainlake.com](mailto:m.cathey@pinemountainlake.com)

## Tee to Green

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

Golf course etiquette refers to an understanding of golf rules as they pertain to fellow golfers, Golf Shop staff, Golf Maintenance crews, and the Course itself.

The fellow golfer and you are here for a fun day of outdoor sportsmanship so being quiet and courteous, cautious of other golfers when hitting, not walking on someone's line at the green, or standing in their line of sight on the tee are all-important. I have seen golf clubs thrown, beat in the ground until broken, stuck in trees after being thrown and golfers breaking down into a screaming tantrum over a bad shot, this makes for a miserable day for all and should be avoided. Remember you are here in this beautiful place playing a game with friends "keep your cool".

For the Golf Shop being punctual for tee times, keeping pace of play, and proper dress code is important.

Etiquette, as it pertains to maintenance, is quite simple, leave the course the way you found it. Rake bunker tracks, repair divots, and ball marks adhere to golf cart and pushcart rules, pick up your broken tees and don't leave your litter behind. Remember that anything that you as a golfer do to affect playability affects everyone playing behind you. Take a moment and consider what the course would look like if patrons were excused from any of these activities for just one day.

It is common in the golf industry that many golfers still do not do an adequate job repairing ball marks and divots, and I have touched on this before but am going to do it

again. Balls that land in an unrepaired divot place the golfer at a disadvantage, as do ball marks. As a rule, a ball mark repaired within 10 minutes will heal with a smooth surface within two to three days. An unrepaired ball mark may take as long as three weeks to heal, but the result will be an uneven putting surface. When replacing a divot, the policy is to replace the divot so the grass can send down new roots. If so, replace the turf in the same direction it came out, and tap down firmly so the mower won't pull it back out. Smooth the divot with your feet, gently pulling the sides of the divot hole to the center. Ball mark repair is one of the easiest ways to help maintain our course and doing so correctly is invaluable. 1. Use the proper tool for the job, such as a pronged ball mark repair tool. 2. Insert the tool at the edges of the mark, not into the middle of the depression. 3. Bring the edges together, gently twisting; continue working around the ball mark pulling the surrounding turf toward the center. 4. Gently tap out the repair with either your foot or the bottom of your putter. On an average day, my greens mower operator fixes 10-15 ball marks per green; this is a perfect example of poor etiquette. Poorly repaired or the repair of old ball marks can take weeks to heal instead of days.

I would like to finish this article with a shout-out to all the ladies and gentlemen that showed up on April 5th to spend the day filling divots and topdressing thin areas around the course. This is a huge benefit to course conditions and is much appreciated.

## The Hoof Print

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

Wow April came and went just as fast as the rest of the year is moving along!!! In the last month we have been busy with Spring Vet clinics and gearing up for the summer season here at the Equestrian Center.

I am excited to say that we have officially started Trail Rides here at the Equestrian Center!! Each ride will be a guided ride on PML property, taking in the sweet smells and views that nature has to offer. Riding Lessons and trail rides here at the Equestrian Center will run 7 days a week from 10:00 A.M. - 3:00

P.M. A few ground rules are long pants, closed toed shoes, and helmets will be required (we will supply helmets). Prices for a 1-hour lesson or trail ride for property owners is \$50, non-property owners is \$55. Anyone 5 years old and older are welcome to join us. Call to schedule a riding time today (209) 962-8667.

*Kendra Brown*

Equestrian Center  
13309 Clifton Way  
Office: 209-962-8667  
[stables@pinemountainlake.com](mailto:stables@pinemountainlake.com)

## Look Out for Lake Invaders

STEPHEN McCORD

Hello again from your Pine Mountain Lake manager! In last year's articles I focused on the physical conditions of the lake, watershed and dam. This year I'll focus on some plants and animals found at the lake, and broader environmental issues. Since this is a gated community, I'll start by talking about what does not belong in here.

A "non-native" species is a plant or animal found outside of its natural range. An "invasive" species takes that to the next level—a non-native which displaces a native species and threatens human health, the environment or the economy. Basically, an invasive species cause harm while other non-natives have neutral or positive impacts. In

other words, going native is OK; invading is not. Invasive species is a big deal—according to some estimates, there are over 6,500 invasive species in the United States which account for \$100 billion in annual damage (think mosquitos, rats, and feral cats; aquatic weeds are not far behind on that list).

### THE LAKE INVADER PLAYBOOK

For a non-native species to invade Pine Mountain Lake, a few things have to go right (or wrong, depending on your perspective). First, it must be introduced. Aquatic species move among waterways as hitchhikers. Plant fragments attach to

*Continued on right*

# From the Fringe

MIKE COOK – PGA HEAD GOLF PROFESSIONAL

The Golf Shop staff, and I are here to assist you so please call us if you have any questions or need our assistance at 962-8620. Our Golf Shop hours are from 8:00am until 6:00pm.

## UPCOMING EVENTS

**Ladies 9-Hole Golf Club**  
Weekly Play Day • Thursdays

**Ladies 18-Hole Golf Club**  
Weekly Play Day • Thursdays

**Men's Golf Club**  
2 Man Scramble • Wednesday May 5

**Ladies 18 Hole Golf Club**  
Handicap Championship – 3 Rounds  
May 6, 11 & 13

**Men's Golf Club**  
Razzle Dazzle – 2 Man Team  
Saturday May 15

## STARTING TIME CHANGES

As of April 7, our first tee time of the day changed to 8:30am. Beginning May 3, our first tee time of the day will be 7:30am. Reservation can be made by PML Property Owners up to 14 days in advance by calling the Golf Shop 962-8620.

## COVID-19 GOLF RULES

During this unprecedented time, we need to be aware of and follow the precautionary measures outlined by our State and County.

Here are a few very important things for all our golfers to be aware of:

- All golfers must have a prearranged tee time, no walk-up play is allowed.
- If you are feeling ill, please do not come to the course.
- Please do not arrive at the Golf Course more than 15 minutes before your tee time. If you are going to hit range balls before your round, you can arrive 30 minutes before your tee time.
- Face coverings are required when entering the clubhouse.
- Please keep at least 6 feet away from others on and off the course.
- Please do not gather in groups before or after your round.
- After finishing your round, please leave the facility unless you have reservations at the Grill.
- The Golf Shop is open, with a maximum of 4 people in the shop at a time. Please check-in at the side window before entering the Golf Shop. Merchandise is available for purchase (ask staff for conditions of purchase).
- Please leave the flagsticks in the hole.
- Bunker Rakes are back in the bunkers so play normal bunker rules and please rake the bunker after your shot. Note: If you do not feel comfortable touching the rakes, please ask the Golf Shop for sanitizer or bring your own.
- Golf Ball Washers are back also. Note: If you do not feel comfortable touching the

ball washers, please ask the Golf Shop for sanitizer or bring your own.

**Note:** These policies can change at any time due to State and County regulation changes.

## NEW PINE MOUNTAIN LAKE PROPERTY OWNERS

If you are a new Pine Mountain Lake Property Owner and you are interested in getting acquainted with other Property Owners who play golf, call the Golf Shop and we will let you know what golfing groups you may be able to join or what golf activities are planned for the year.

## BUNKERS

We are in the middle of completing the replacement of our old bunker sand with new and a better-quality of sand. Hopefully the project will be completed in early spring.

## NEW GOLD & BLACK #7 TEE

The new #7 tee should be ready to open around May 1.

## MEN'S MOTHER LODE INVITATIONAL

We are still not in a position to hold the MLI this year until the gathering restrictions are relaxed. If things continue to progress, we may be able to hold the event in the fall. Watch for further updates.

## LADIES PINE TREE INVITATIONAL

The Ladies PTI is scheduled for September 23-25. For more information please call the Golf Shop 209-962-8620.

## LADIES 9 HOLE WINE IN THE PINES INVITATIONAL

The 9-hole ladies WITPI is scheduled for September 16. For more information call the Golf Shop 209-962-8620.

## MEN'S & LADIES GOLF CLUBS

If you are interested in joining the Men's or Ladies Golf Clubs, you can call the Golf Shop 962-8620 and we will give you the information you need. Applications are available in the Golf Shop. The Men's Club has a website ([www.pmlmgc.com](http://www.pmlmgc.com)) that you can visit to sign-up online for your membership (see Men's Club eligibility rules) or to print an application. Once you are a Men's Club Member, you can sign-up for tournaments online.

## PINE MOUNTAIN LAKE GOLF APP

Pine Mountain lake Golf & CC has an app that you can download FREE from the app store. There are many fun and useful features on the app such as:

- Golf course GPS
  - Players can measure their shots
  - Golf course hole by hole flyover
  - Interactive scorecard
  - Score posting
  - Player profile and automatic stats tracker
  - Special offers
  - Food & beverage menus and ordering
  - Receive notifications concerning special events
  - Weather information
  - PMLA Member information & online payments
- More on the way...

## Lake Invaders Continued

boats, motors, trailers, and fishing gear. Microscopic animal larvae get swept into bilge water. Animals used as live bait or otherwise trapped in bait buckets get released into the next fishing hole. Fish and plants in aquariums or water gardens are dumped into water ways. Non-native plant species put into a home water feature can overflow or drain into nearby waterways. Plant fragments and seeds attach to (or are ingested by) waterfowl that then fly off to the next waterway. Streams flow out of infested lakes and carry species downstream.

A non-native species becomes an invader when on one hand they get the same conditions as the native that they are displacing, while on the other hand the non-native's predators did not also make the trip. It's a buffet with no one monitoring their portions.

## INVASIVE SPECIES SPOTLIGHT

Brazilian waterweed, an invasive plant from (...you guess), is found in parts of the Pine Mountain Lake marina. Distributed via the aquarium trade, it is found in many states. Thick mats form in summer that can get chopped up in boat propellers, which only makes things worse as the fragments float away and sprout elsewhere. Herbicides can control growth, but often harm other aquatic plants and animals as well.

Quagga mussels, which are native to Ukraine, were likely introduced into the US in 1986 through ballast water discharge from ocean-going ships. Quagga mussels can reproduce extraordinarily fast—one mussel can produce up to one million larvae per year. These mussels are filter feeders, meaning they suck in water and filter out the suspended material. In this way, carpets of mussels can remove the microscopic plants (phytoplankton) and animals (zooplankton)

floating in water that would otherwise serve as food for fish. The increased water clarity from filtering out material leads to the spread of aquatic plants. The mussels can also cover boat motors and clog water pump intakes. These invasive mussels have cost US industries hundreds of millions of dollars annually in maintenance and damage repairs. Fortunately, Pine Mountain Lake does not seem to provide suitable conditions for quagga mussels, which need higher concentrations of calcium to grow strong shells.

## STOP THE SPREAD!

Here are some tips for how you can help protect Pine Mountain Lake and other waterways from invasive species:

- Clean your boat and trailer before and after use to remove all plant fragments and seeds.
- Drain your boat and motor after each use

and allow it to dry completely before using again elsewhere.

- Clean and dry all boots, waders and any other gear after use in water.
- Do not release bait, aquarium fish, shellfish or plants into any waterway. Ever. Anywhere.

Students: Consider submitting a poster reflecting on how important lakes are to all of us. See this link for details: <https://www.nalms.org/lakes-appreciation-month/poster-contest/>.

[Stephen McCord is a Certified Lake Manager with the North American Lake Management Society. He holds a Ph.D. in Civil & Environmental Engineering from the University of California Davis and is a registered Professional Engineer in California. He is President of McCord Environmental, Inc., based in Davis, CA. Comments and questions can be sent via email to [sam@mccenv.com](mailto:sam@mccenv.com).]

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## Fire Safety

JOE MILANI – FIRE SAFETY COORDINATOR

California is home to many amazing towns and little communities. However, Pine Mountain Lake is uniquely located within the foothills and the Stanislaus National Forest. PML and the greater Groveland area is often referred to as “The Gateway to Yosemite.” Where we live is amazing! Our little community is beaming with wildlife, and offers recreational fun for the whole family, while living safely inside a gated community. Did you know that living in PML means that you live in the Wildland Urban Interface (WUI)? This type of zone is the transition between unoccupied land and human development. It is the line, area or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels. Communities adjacent to and surrounded by wildland are at varying degrees of risk from wildfires. The following are some interesting facts about the WUI provided by U.S. Fire Administration;

- More than 46 million residences in 70,000 communities in the United States are at risk for WUI fires.
- Between 2002 and 2016, an average of over 3,000 structures per year were lost to WUI fires in the United States.
- The WUI area continues to grow by approximately 2 million acres per year.

Pine Mountain Lake is a textbook case of a Wildland Urban Interface community. As PML residents it is our job to continue to make our community safer and prepare for wildfire. The following are some simple but effective steps you can take to harden your home and property in order to prepare for future wildfire events.

- Guidelines for structures:
  - Roof materials are fire-resistant and do not produce embers.
  - Exterior wall materials are fire-resistant.
  - Vents for eaves, attics, foundations, and roof are covered with wire mesh fine enough to catch embers recommend 1/8th or 1/16th inch wire mesh has proven effective.
  - Deck and porch materials are fire-resistant.
- Guidelines for landscaping:
  - Keep vegetation from around windows (heat will break glass).
  - Keep plants farther than 5 feet from walls; this is a bare dirt no-grow zone.
  - Keep trees and shrubs thinned within 30 feet of the structure consider removing flammable plants. Cut all

seasonal grasses and weeds.

- Keep vegetation thinned within 100 feet of the structure. Cut all seasonal grasses and weeds.
- Guidelines for outdoor maintenance:
  - Prune tree limbs back 10 feet from roofs.
  - Clear fallen debris from roof, gutters, window wells, and under decks.
  - Prune green tree branches 6 feet up from the ground.
  - Prune dead branches 15 ft up from ground.
  - Remove leaf litter, needles, and all debris 30ft around structures.
  - Remove and dispose of dead trees and shrubs.
  - Remove all seasonal grasses and weeds pin to pin.
- Guidelines for flammables:
  - Keep clear of flammables 30 feet around primary and auxiliary structures including firewood piles. Or cover firewood with fire resistive tarp.
  - Clear 10 feet around propane tanks or fuel oil tanks to bare mineral soil.
  - Call our Fire Safety Team today for a courtesy fire safety inspection to see where you stand.

Please remember to test your smoke and carbon monoxide detectors once a month and replace any faulty alarms or low batteries immediately.

Lastly, fire safety inspections will continue in Pine Mountain Lake. Remember a fire safe community begins with you! If you would like an inspection of your property, or you are looking to educate yourself more, our fire safety team would love to help. If you have question or concerns regarding fire safety, you can contact Amanda Darrow at (209) 990-5263 or email her at [Inspector1@pinemountainlake.com](mailto:Inspector1@pinemountainlake.com). I can be reached at (209) 990-5260 or Email [J.milani@pinemountainlake.com](mailto:J.milani@pinemountainlake.com).

## ROOFBB

CLAUDIA DAY

### WHAT IS HUMAN TRAFFICKING & HOW CAN WE HELP?

It's the harshest reality possible. Today, 2 million children worldwide live as sex slaves. 73 million children under 12 years old are forced laborers.

Human trafficking is modern-day slavery and involves the use of force, fraud, or coercion to obtain some type of labor or commercial sex act.

California has three of the FBI's 13 highest child sex trafficking areas in the nation: Los Angeles, San Francisco and San Diego. But we in the foothills are not isolated from the fastest growing criminal enterprise worldwide.

Being aware of the signs and symptoms and knowing how to report responsibly can possibly save a child's life. It's important for us as parents, grandparents, teachers and others to educate ourselves on this atrocity. Some signs and symptoms we can all watch for:

- oversexualized behavior
- non-age-appropriate knowledge of sexual acts
- hanging out with older kids or adults for extended periods or online
- excessive cash and no explanation where it came from
- use of drugs/alcohol
- signs of depression and anxiety
- avoiding certain people
- running away from home.

Trafficking victims did not choose this for their lifestyle. They have been lured, groomed, manipulated, and coerced. Often, they don't even realize what's happening to them and fail to see there is hope for a better future. Despite harsh statistics, rescue and recovery are possible. But we have to know HOW to help without endangering either our lives, the lives of others or triggering a family implosion.

Never has it been easier for predators to hide their identity (especially online) connect directly with children, coerce children into sharing explicit images, and trade those images with others as part of a vast underground criminal network. As schools have turned to online learning to prevent the spread of COVID-19, many homebound children have expanded access to technology and social media. With this increase in connectivity, the risk of online child exploitation also increases.

### PARENTS:

*Educate Yourself* about keeping your child

safe online.

Use technology to protect them from inappropriate material and sites.

Spend time online with them to help them understand manipulative or illegal behavior.

Talk with Your Kids – Have safety talks about inappropriate touching. There are numerous resources that can help you learn more about keeping children safe online and offline. Holding these types of conversations with children are so important and can make a world of difference in their lives.

### EDUCATORS

Since teachers spend so much time with youth, they play an important role in keeping children safe from predators.

Students, particularly those who do not feel in control of their lives or have suffered past trauma, can feel triggered by a lack of clear structures, boundaries, and routines. Though students may resist school, it provides consistency and structure they may lack elsewhere. For victims of sex trafficking, school is sometimes the only time away from their trafficker. With school closures and transition to remote, students are spending more time away from positive support systems and become more susceptible to negative influences. Often communities look to schools to keep children safe and provide the best support possible, especially in times of crises. Now, it may be trickier for teachers to be involved in the emotional and behavioral wellbeing of students, but it is our responsibility to remain alert to the potential indicators of abuse and exploitation.

If you believe a child or young adult is being trafficked reach out to local law enforcement or check the “Resources” below.

### RESOURCES

**NCMEC (National Center for Missing and Exploited Children) - 1-800-THE-LOST National Human Trafficking Hotline - (888) 373-7888 or text 233733**

To learn more about how to empower youth to become advocates against trafficking in their communities, visit ECPAT-USA's Youth Against Child Trafficking (Y-ACT) program <https://www.ecpatusa.org/youtheducation>



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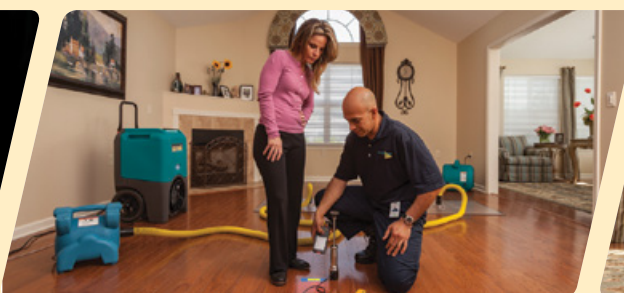
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Mountain Leisure Center, Groveland  
appointments available in Sonora and Lake Don Pedro

## PML Organized Groups & Clubs

Contact the individuals below if you are interested in joining! (All numbers are 209 area code unless noted otherwise)

|  |                      |
|--|----------------------|
| <b>Aviation Association</b>            |                      |
| Danielle Coelho                        | 831-601-7328         |
| <b>Computer Users Group</b>            |                      |
| Frank Perry                            | 962-0728             |
| <b>Exercise</b>                        |                      |
| Barbara Elliott                        | 962-6457             |
| Cindy Simpson                          | 962-7018             |
| <b>Friends of the Lake</b>             |                      |
| Mike Gustafson                         | 962-6336             |
| <b>Garden Club</b>                     |                      |
| Linda Flores                           | 962-0824             |
| <b>Groveland Rotary Club</b>           |                      |
| Rudy Manzo                             | 962-5219             |
| Greg Cramblit                          | 962-0607             |
| <b>Ladies Club</b>                     |                      |
| Evelyn Bealby                          | 650-743-4105         |
| <b>Men's Golf Club</b>                 |                      |
|  | www.pmlmgc.com       |
| <b>Needle Crafts</b>                   |                      |
| Barbara Klahn                          | 209-916-5420         |
| <b>Pickleball Club</b>                 |                      |
| Lee Carstens                           | 415-215-5564         |
| <b>Pine Needlers Quilt Guild</b>       |                      |
| Lynn Sigafoose                         | 962-1868             |
| <b>PML Ladies 18 Hole Golf Club</b>    |                      |
| Marcee Cress                           | 962-0771             |
| <b>PML Niners</b>                      |                      |
| Stacie Brown                           | 962-7397             |
| <b>PML Safe Streets Campaign</b>       |                      |
| Leslie Dudley                          | 962-4911             |
| <b>PML Shooting Club</b>               |                      |
| George Voyvodich                       | 962-5163<br>770-5163 |
| <b>PML Waterski &amp; Wakeboard</b>    |                      |
| Dean Floyd                             | 408-915-8848         |
| <b>Racquet/Tennis Club</b>             |                      |
| Alex Nagy                              | 831-588-8469         |
| <b>Residents Club</b>                  |                      |
| Dick Faux                              | 962-4617             |
| <b>ROOFBB</b>                          |                      |
| Susan Dwyer                            | 962-6265             |
| <b>Sierra Professional Artists</b>     |                      |
| Heinie Hartwig                         | 586-1637             |
| <b>Southern Valley Srs. Golf Group</b> |                      |
| Rich Robenseifner                      | 962-0932             |
| <b>Wednesday Bridge Club</b>           |                      |
| Linelle Marshall                       | 962-7931             |
| <b>Windjammers Sailing Club</b>        |                      |
| Ken Regalia                            | 415-819-4252         |

## PML Men's Golf Club

STEVE BURKE

### ST. PATRICK'S DAY TOURNAMENT

**W**e had a big turnout for this 4-man, 2 best ball event, with 80 players teeing it up March 20th.

#### FLIGHT #1

**1st Place:** 125 – Steve Grant, Jim Grant, Dan Bradlee, Lance Hunter

**2nd Place:** 128 – Joel Pluim, Joe Pluim, Jim Meurer, Mitch Carron

**3rd Place:** 130 – Dave Berthold, Rod Raine, Dave Egan, Ralph Jimenez

**4th Place:** 130 – Larry Drew, Chuck Obeso-Bradley, Dave Fernandez, Greg Sarratt

#### FLIGHT #2

**1st Place:** 117 – Dick Faux, Norm Peebles, Dan O'Connor, Allen Miller

**2nd Place:** 122 – Joe Vautier, Bill Hippe, John Lloyd, Rich Martinez

**3rd Place:** 127 – Ted Toffey, Will Hoppner, Dave Bealby, Mark Lofstrand

**4th Place:** 128 – Rich Robenseifner, Pat Hennigan, Jim Sample, Lou Marinacci

#### MARCH SWEEPS

Another great turnout March 31st. This 4-man tournament had twist, with a cha-cha-cha format. We started with 1 best ball on the first hole, then 2 best balls on the second, and 3 best balls on the third, then repeated this throughout the round. Though the format was challenging, scores were low.

#### FLIGHT #1

**1st Place:** 119 – Will Hoppner, Wayne Handley, Glen Fiance, Jay Warshauer

**2nd Place:** 120 – Stan Bednarski, Tony Pavlakis, Larry Torres, Dave Villaroman

**3rd Place:** 121 – Jeff Sera, Dennis Scott, Bud Roberts, Mike Butera

#### FLIGHT #2

**1st Place:** 114 – Pat Hennigan, Levi Fontaine, Jon Rivera, Paul Kuhn

**2nd Place:** 115 – Dick Faux, Norm Peebles, Don Lacy, Dan O'Connor

**3rd Place:** 117 – Doug Wall, Bob Stock, Larry Benson, Steve Aker

#### APRIL SWEEPS

We played our first 4-man scramble on April 14th. We will report the results from this event next month.

#### MEN'S CLUB MATCH PLAY

Our Men's Club Match Play event, not to be confused with the NCGA 12-Man Match Play event, began April 24th, and will conclude May 9th. We will report the results next month.

#### MAY SWEEPS

This 2-man scramble will be played May 5th. You have to move quickly as the deadline to sign up is April 30th.

#### RAZZLE DAZZLE

This 2-man, multi-format tournament will be played May 15th. The first 6 holes are best ball, the second 6 are Chapman Scotch, and the last 6 are a scramble. Deadline to sign up is May 10th.

#### NCGA 12-MAN MATCH PLAY COMPETITION

This year the Men's Club will participate in a multiple event competition, where Men's Club members will compete against players from 3 other Golf Clubs, likely Greenhorn Creek, Copper Valley, and Oakdale Country Club. There will be 6 matches, 3 at our course

and one each at the clubs mentioned. These matches will take place June through August. This is a great opportunity to represent and play 3 beautiful golf courses. Anyone can join in, though there is a maximum index of 18.4. Away matches, lunches, and drinks are free, and there will be a small fee when playing at home. Contact the Golf Shop to sign up.

#### WEBSITE TOURNAMENT SIGN UP

Please continue to use our website, pmlmgc.com, to sign up and pay for tournaments. Using the website for tournament sign up and payment makes it much easier for the club and the Golf Shop to manage tournaments. Go to pmlmgc.com to see the tournament schedule. We will continue utilizing tee times, rather than shotgun starts, with no gatherings before or after play, as the Tuolumne County COVID Guidelines remain in place at this time.

#### JOIN THE MEN'S GOLF CLUB

Any male persons who are current property owners, their siblings, sons, nephews, sons-in-law, and PMLA employees are eligible to join the men's club. Go to pmlmgc.com and click on the button, Join the Club, to see the many benefits of club membership, as well as the ability to sign up on line. Applications are also available in the Golf Shop, or you can contact our Handicap/Membership Chair, Ted Toffey. Email Ted at [handicap@pmlmgc.com](mailto:handicap@pmlmgc.com), if you have any questions about club membership, or, if you're a current member, your NCGA handicap index.

#### HOLES-IN-ONE

Dan Buckley: No. 14, 136 yards, 9-iron.

## PML Tennis Club

CAROL NAGY

**O**ur first tournament, Cinco de Mayo, will be held on Tuesday Cuatro de Mayo. We are looking forward to seeing all of you. It has been a long time; a year since we have been able to socialize. If any members were missed in our signup mail we sent out, please send in an email to [pml.clubtennis@gmail.com](mailto:pml.clubtennis@gmail.com) we will try to fit you in. A catered street taco luncheon is planned for after the tournament play. The outside seating will create a safe environment for all, trying to be Covid 19 safe.

The new Spinshot Ball Machine arrived at the beginning of March. It is ready for club members to try out. It has a bin on top that can hold about 50 balls and has numerous adjustments for speed, elevation, spin, left/right oscillation, etc. If you need help please contact Alex, he will be able to give you some pointers. The machine is battery powered and recharges in our shed, so no cords needed on the courts.

A warm Welcome to our new members we are looking forward to seeing you out on the courts.

## Pine Needlers Quilt Guild

LYNN SIGAFOOSE – PRESIDENT

**W**e are so excited to get together in the park. Our quilt guild will meet on the third Tuesday of the month, from 10 to Noon; we will be meeting in the park in Groveland on May 18th. Guests are always welcome. Bring your own chair, a mask and a sweater. We will have a short Business meeting followed with Show and Tell of the beautiful quilts made and presented by our members. Save the date, May 18th at 10 am.

Questions contact Lynn Sigafoose @ 962-1868 or Leslie Timmons @ 962-0781



## Ladies Club

PATRICIA EPP – VICE PRESIDENT

### GEARING UP FOR JUNE LUNCHEON

The Pine Mountain Lake Ladies Club has just completed hosting a multiple-day event distributing their 2021 Roster to members ... and it was great to see so many ladies.

Members of the Board were available with 2021 Rosters and a special Easter treat at both the Pine Mountain Lake Marina and Pine Mountain Lake Lodge the week before Easter. The response was great and members are excited about the prospect of the first 2021 PML Ladies Club luncheon ... in June.

The Ladies Club will definitely work within all the CDC guideline requirements as well as PMLA rules and regulations. By the time of the June luncheon, most of us ... if not all ... will be fully vaccinated. We are looking at a box lunch and an outdoor venue like the PML Stables where we would enjoy plenty of open space. It was great to see so many of our fellow members at the Marina ... and the Lake Lodge ... smiling and laughing and expressing an eagerness to meet again.



During the following week, President Evelyn Bealby delivered a 2021 Roster to other current members unable to stop by the Marina or the Lake Lodge ... taking a moment to chat and share our plans for June.

So watch this space ... or, if you're a PML Ladies Club member ... keep an eye on your email or our Facebook page ... or call a member of the Board of Directors.

## Garden Clippings

SHARON HUNT-STEVENSON

We gardeners who live in the Sierra Foothills have a tradition of waiting until after Mother's Day to plant Spring flowers. You are pretty much guaranteed that the late Winter and early Spring freeze is over.

Lowe's and Walmart have huge displays of color for your garden or container pots. Read the labels on the flowers before you buy them to be sure your garden has the right amount of sun, shade or half sun or shade you need. You will also notice

that vegetables are in the stores. Now is the time to check out your drip system and set the days, time and minutes for watering. If your water system has been turned off during the Winter be sure to change the battery.

Remember to check for deer resistant shrubs and perennials: lavender, rockrose, rosemary, salvias, vinca, coreopsis

Thank you to all our members who donated plants and all those who supported the Spring Plant Sale.

## PML Ladies Golf Club

PAULA PARISI

A lot of exciting golfing and socializing is happening with the Pine Mountain Lake Ladies 18 Hole Golf Club. On March 23rd, eight of the members of club participated in a Women's Golf Association of Northern California "Legacy Open Day" Tournament at Del Rio Country Club. Although the wind that day made play extremely challenging, it was fun to experience tournament play at another private club and meet other golfers from several other clubs in the area. We hope our membership will participate in more Legacy Open Days through the WGAN. Their group did an excellent job organizing the event, especially with the COVID 19 restrictions. Congratulations to Ann Clark and Lisa Brown-Jimenez, who each took 2nd place in their respective flights.

Here are the results from the most recent club play at our regular Thursday tournaments:

### MARCH 25TH – 1-2-3 PUTT

**1st Place:** Jodie Awai, Linda Johnson, Linda Sarratt & Paula Vautier – 84 Points

**2nd Place:** Marcee Cress, Sara Hancock & Elisa Hopper (Blind Draw) – 91Points

**Birdies:** Jodie Awai-Hole #1; Marcee Cress-Hole #10 & Elisa Hoppner-Holes #1 & #11

### APRIL 1ST – GROSS-NET-PUTTS

**ACE OF ACES:** Elisa Hoppner & Patty Peebles – Tie 67

### FIRST FLIGHT (15 – 22 HANDICAP):

**Low Gross:** Elisa Hoppner - 82

**Low Net:** Priscilla Park - 70

### SECOND FLIGHT (23 – 27 HANDICAP):

**Low Gross:** Patty Peebles - 91

**Low Net:** Marcee Cress - 68

Third Flight (28 – 36 handicap):

**Low Gross:** Helena McMillan - 100

**Low Net:** June Song – 68

**Birdies:** Marcee Cress- #14; Elisa Hoppner-#6 & #17; Priscilla Park-#16; Patty Peebles-#9

**Putter of the Month:** Elisa Hoppner – 30 putts

### APRIL 8TH – RED-WHITE-BLUE

**1st Place:** Thelma Faux, Sara Hancock, Patty Peebles & Paula Vautier - 129

**2nd Place:** Elisa Hoppner, Laura Kramer, Helena McMillan & June Song - 133

The PML Ladies 18 Hole Golf Club is open to homeowners and residents of the Pine Mountain Lake area. If you are interested in becoming a member, please contact Head Pro, Mike Cook at 962-8620.

## Groveland Rotary Happenings

SHARON HUNT-STEVENSON

Now that Tuolumne County is in the Orange Tier, on April 8th the Groveland Rotary Club celebrated by having our Board and Club Meeting at Around the Horn. Since January we have been meeting via Zoom. Rachel



Rachel Sabatine addresses Rotary

and Andrew Sabatine, the owners of Around the Horn, provided us with a delicious lunch. Rachel treated us to a very interesting talk about her passion to start a brewery. She is fascinated by the California Gold Rush Era and many of her beers are named after gold rush themes.

We have been busy behind the scenes delivering dictionaries to third graders

and providing Shoes for Kids to Tenaya, Tioga, Greeley Hill and Don Pedro schools. At the end of April the Club will be involved in the "Love Tuolumne County" project by joining the community in redesigning the Tioga High School

Campus. "Having rake and shovel, will help" "Love Tuolumne County" is our opportunity along with many other groups in Groveland to make a difference in our community.

Rotary is excited to say we are actually thinking of how we might have our annual Shrimp Fest in a Covid Safe manner. We will let you know!

### Simonetta Spaccia, PhD

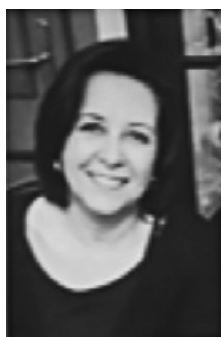
All of us face challenges in our personal relationships from time to time. As a Psychologist, I specialize in short-term consultations where I teach others coping strategies for improving family, friend or work relationships. Difficulties with a spouse, child, parent, colleague or friend, can be improved or completely overcome by embracing a new perspective, and having the right set of tools to help you move forward.

Based in Pine Mountain Lake

\*At this time working only online via Zoom or other apps

**(408) 391-3447**

simonettaspaccia@gmail.com



## Stir Fry

RECIPE PROVIDED BY TOM KNOTH AND PAULA MARTELL

This is a recipe that we found on YouTube by “Sam the Cooking Guy”. He does at least a few recipes a week and is quite entertaining, and the recipes are usually really good. Sam owns a few restaurants in San Diego and is a very talented chef. We try to avoid sugar and prefer to substitute “Monkfruit Powder”, a sugar free substitute, for this recipe. If you like a little more spice, throw in extra Sriracha to taste.

Stir Fry is pretty easy and does not necessitate a “wok”; you could alternatively use a nonstick pan. Cook on high heat, add a couple tablespoons of oil, and cook your proteins or veggies of choice quickly in peanut, canola, or avocado oil. The only trick to stir frying is to add your preferred ingredients in the appropriate time sequence, that they may all be finished cooking to perfect temperature at the same time; and I won't have time to go into that with this recipe. Then add some of the sauce recipe and mix for 30 seconds, and then serve.

One tip I can give you is that “less is usually better” when it comes to number of ingredients, especially if you are new to stir frying. Today we did a simple stir fry with just



mushrooms and broccolini and it was wonderful. That being said, pick your favorite ingredients from suggestions below, and enjoy your stir fry!

### SAUCE:

1/2 Cup Chicken Broth  
1/2 Cup Soy Sauce  
1 large clove Garlic, finely diced  
1-1/2 Tbsp Ginger, grated  
1 tsp Sesame Oil

2 Tbsp Rice Vinegar  
1 Tbsp Sriracha  
2 Tbsp Sugar (or Monkfruit Powder)  
1 Tbsp Cornstarch

Mix all together, refrigerate until ready to use. Add at very end of stir-frying add some sauce for 30 seconds of cooking and stirring. Then serve, over rice if preferred.. Garnish with sesame seeds or green onions, if desired.

**Stir Fry Protein Options:** chicken, beef, pork, shrimp, tofu

**Stir Fry Vegetable Options:** broccoli or broccolini, cauliflower, asparagus, mushrooms, zucchini, onions or scallions, shallots, bok choy, bell peppers, serrano or jalapeno peppers, dried red chilis, water chestnuts, snow peas, green beans, bean sprouts, baby corn spears

**Misc. Options:** sesame sticks, pine nuts, almonds, peanuts

## Camp Tuolumne Trails News

DORI JONES

CTT's Easter Bake Sale turned out to be another successful effort, and sold out of just about everything! Thank you to all who purchased goodies, which included more than 40 quiches, 180 cupcakes, Jacqui's apple strudel, and numerous hot chocolate bombs and chocolate-covered strawberries.

“Sirens of Summer” update: Our website now contains all the information for purchasing tickets for CTT's upcoming Summer Music Series. Talented and charismatic Aubrey Logan kicks off the series on Saturday, June 5. There are three options: general admission tickets for the show only; dinner and show; or VIP dinner and show (which includes a meet-and-greet with the artist prior to the show). To make your reservations, please visit CTT's website to learn and hear more about these phenomenal artists: <http://www.tuolumnetrails.org/sirens-of-summer/>

**Aubrey Logan – Sat, June 5**

**Sarah Niemietz – Sat, July 17**

**Rebecca Jade – Sat, Aug 7**

We are happy to announce that our popular Dinner on the Deck will return Tuesday, May 18. Weather permitting, we will have dinner outside on the Great Hall's deck, or inside if it's not warm enough. Please check our website soon for menu and reservation information: [www.tuolumnetrails.org](http://www.tuolumnetrails.org)

Mark your calendar for Pine Cone Singers'

spring concert, “At the Movies,” to be held at CTT's new amphitheater, on Saturday, June 19, at 3:00. And following the concert, CTT will be offering a special Dinner on the Deck at 5:00. Please check CTT's website for the menu and to make dinner reservations.

**Summer programs:** We are 70 days away from the start of our summer programs! We can't wait to see all our campers come through our doors again! Our staff is busy hiring seasonal camp counselors, planning activities and getting our campers registered. We're excited about returning to our mission of serving the special-needs community.

**NCCC update:** We will once again be fortunate to be receiving a team of seven NCCC volunteers from May 7 to June 29. This group had recently been working in New Jersey helping provide Covid vaccination relief. They will be working at CTT on fire suppression and summer readiness, along with working with the Tuolumne County Health Department once each week to assist with local vaccination efforts.

If you have any questions or would like to find out more details about Family Camp, Work in the Woods, Dinner on Your Deck, CTT's Music Series, making a donation, or other camp information, please contact General Manager Jessica Morrison at 962-7534 or visit <http://www.tuolumnetrails.org/>.

## Groveland's Book Store

VIRGINIA RICHMOND

Did you know Groveland has a book store? Well, it's a used book store, but it has a fabulous collection of gently used books for all ages, including a big children's section.

The “Book Nook” is located downstairs behind the library/museum and is open every Saturday from 9am-noon. The Book Nook is a project of the Friends of the Groveland Library. It's staffed entirely by volunteers and all proceeds benefit the county library branch upstairs.

The prices are amazing – most kids' books are 25 cents; most paperback novels are 75 cents, and hardback are generally a dollar. We charge a bit more for the most current editions. There's even a Free table! In addition to fiction, there is a great collection of non-fiction for sale, including cook books, crafts, history, travel, biographies, self-help and most anything you can think of. We even have music CDs and DVD movies. If the Book Nook doesn't have



what you're looking for, just go upstairs to our library and check it out there.

We also are happy to accept your donations of books in good condition, no more than ten years old.

Here are photos of some of our recent happy customers of all ages. Come join us! Cash only and bring your mask. While you're here, you can also join Friends of the Groveland Library and help support literacy in our community.

## Top Dog of the Month

DORI JONES

My name is Bella Marie II because I'm the second dog to join the dog park whose name is Bella Marie. I'm a German Shepherd/Australian Kelpie mix, I'm three years old and I might just have the longest tongue of any other dog. I'm so lucky because my owners, Mike and Denise Sellers spotted me while playing with my foster family (prior to that I had two other families) and they fell in love with me. And I fell in love with them when they adopted me from the shelter organization. My new mom and dad think I'm really sweet and have a good temperament. I love being with my them all the time. They love me so much that they finally let me be on the furniture so I can be closer and snuggle more with them. I especially love playing with a chuck-it ball and with any toy that squeaks, as well as keeping track of the family cat Jax



(and for some reason, he does not appreciate it at all!). My favorite part of the day is when I go to the dog park, where my parents throw the chuck-it ball. I love being greeted by all the other dogs and being petted by all the other dogs' owners. What can be a better way to spend my mornings? This is the nicest and cleanest dog park I've ever been to. I just love it!

Work continues on the new walking path, which is close to being completed and is looking great. Some dog owners are already using the walking path

to get their daily exercise while their dogs play.

To join the Groveland Dog Park, contact GCSD. The annual fee is \$25 for up to two dogs (plus \$10 for each additional dog), and new dogs are required to provide current Rabies and Bordetella vaccination certificates when registering. Join the fun!

# STCHS News

HARRIET CODEGLIA

**G**OOD NEWS! By the time you read this article, we will have reopened our wonderful little museum in town. We will operate the museum Fridays, Saturdays, and Sundays from 10am until 2pm for now. Masks are required, along with social

distancing. The museum has a new look inside, and new displays. Come see what we have done!

**WE REALLY NEED YOU!** Volunteering with STCHS is a great way to get involved in your community! We have periodic work days, both at the museum and at the Wells Fargo

## Pine Cone Singers

BOB SWAN

### OUTDOOR CONCERT JUNE 19

**Q**uite a few things have changed since my article of two months ago. As I write in April, Tuolumne County is in the Orange tier, might be going to Yellow fairly soon, and the entire state is scheduled to fully reopen on June 15. All of the current Pine Cone Singers have been fully vaccinated, along with a pretty large fraction of the local community. We've actually had a small in-person (outdoors, socially-distanced, and masked) rehearsal, and discovered that we sound pretty good.

In an exciting development, we have reached an agreement with the fine folks at Camp Tuolumne Trails to hold weekly rehearsals at their new outdoor stage, with a plan to have an outdoor concert on Saturday, June 19. The theme will be MOVIES! – songs from films both old and new. We are still working out the

details, but expect start time to be 3:00 PM (different from our traditional 2:00 PM). This later start is to match up with Camp Tuolumne Trails offering dinner following the show.

Any of you who attended a CTT dinner last year will know that they are pretty darn good. So if you are in the mood for a show and dinner (or just the show), please save the date June 19.

There will be concert seating for about 150, with some additional "stadium seating" (bring your own blanket). We won't be selling tickets, but would appreciate a donation in the range of ten dollars per person. Arrangements for dinner should be made directly with Tuolumne Trails.

We'll be advertising this a little more as we firm up the plan. To keep up to date, you can also check out our Facebook page, [www.facebook.com/pineconeperformers](http://www.facebook.com/pineconeperformers). Or contact any Pine Cone Singer.

## WAVE

# Wheels and Village Express

SYD ROBENSEIFNER

### AND THE WINNER OF THE NAME THE BUS CONTEST IS....

**C**ongratulations to Jackie Sample who won the Name the Bus contest. The SCC Transportation Operations Committee received many great entries. It was a hard decision, but it was unanimous. We plan to get a more professional design of the logo created and put on our bus.

We have hired one driver already and are still looking for a second driver. With Tuolumne County moving into the orange tier for Covid, we are hopeful that we may be able to launch the bus sometime in May. We plan to go to Sonora Mondays, Tuesdays and Thursdays, and to Modesto on Wednesdays. We will adjust the schedules based on rider demands.

Everyone will need to receive a copy of the Rules of the Bus and sign a waiver. We can't accept any last-minute walk-ons; everyone will need to have a reservation at least 48 hours in

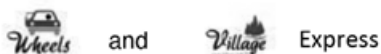
advance for the bus. As we get closer to launch date, we plan to have a ribbon-cutting ceremony at The Little House and hope that many Groveland and Big Oak Flat residents will attend. We will have schedules and routes available then and we will also post them on our website ([www.southsidecommunityconnections.org](http://www.southsidecommunityconnections.org)), NextDoor, and Facebook.

If you are interested in more information about riding the bus, including receiving a copy of the schedule and routes, please call us at 962-6952 or send us an email at

[wheels@southsidecommunityconnections.org](mailto:wheels@southsidecommunityconnections.org)



Ride the SCC WAVE



Building in Big Oak Flat. We need docents and we have some vacancies on our Board of Directors. Come by the museum and ask the docent on duty how you can help. Or email Harriet Codeglia at [hcodeglia@gmail.com](mailto:hcodeglia@gmail.com).

Our bookstore is stocked, the electric car charging stations in our parking lot are finally operational, and our big (stuffed) bear is lonely. Plus our docents are very welcoming. Come in and say hello.

The pictorial history book, "Groveland and Big Oak Flat", has been a big success. Loaded with photographs, it tells the stories of the first area residents, and founding families, mining, the development of the two towns and of Pine Mountain Lake. We have other books and gift items as well. And buy a book. It will make a great gift too. The book can also be ordered on line at the museum website: [www.grovelandmuseum.org](http://www.grovelandmuseum.org).

## Meet with Kathleen Haff at The Little House

DENISE JERVIS

**S**outhside Community Connections is pleased to announce that Kathleen Haff, our District 4 Supervisor, will start having seeing constituents at The Little House in Groveland. Beginning Monday, May 3, 2021, Kathleen will be available to meet with District 4 residents on a drop-in basis on Mondays, (except holidays) between the hours of 11:00 a.m. and 1:00 p.m. Appointments are not required. Monday, May 24th, however, she will be away, and will not be holding office hours.

Do you have questions about Social Services or other services available to you? Are you interested in learning more about the Groveland Resiliency Center? Environmental concerns or emergency preparedness? Would you like to voice a concern? Kathleen will

be able to provide resource information and answers during your meeting.

Following Tuolumne County COVID-19 protocols, SCC requires that all visitors wear face masks and practice proper social distancing when visiting The Little House.

If you would like to make an appointment with Kathleen, please feel free to contact her by email: [khaff@co.tuolumne.ca.us](mailto:khaff@co.tuolumne.ca.us) or by phone: 209.533.5526 - and please do leave a message if she does not answer.

### Southside Community Connections

PO Box 63  
11699 Merrell Road  
Groveland, CA 95321  
209.962.7303

[www.southsidecommunityconnections.org](http://www.southsidecommunityconnections.org)

**Tioga High Leadership**  
BBQ Chicken and Ribs Dinner to go

Sunday May 30th, 2021  
Pick Up Time: 4-6 pm  
Pick Up Location Tioga High School Cafeteria  
**\$50 for a family of 4**  
BBQ Chicken and a rack of Ribs  
Corn on the Cob,  
Potato salad  
Rolls

Must pre-order and pre-pay,  
contact Mrs. Seals at [kseals@bofg.org](mailto:kseals@bofg.org) or  
a Tioga High leadership student

## A Year & 3 Month Review

ETTY GARBER, PH.D. – LICENSED MARRIAGE AND FAMILY THERAPIST

It has been a year and 3 months since covid 19 has become a part of our daily lexicon. To some the time has been stifling, to others it has been a time of reflection. Looking back over one's life can help us review where we have been. Many questions may arise: Where have I failed? What should I have done differently? Do I want to take inventory of the mistakes and poor choices I have made? Who are the people I have hurt? What obstacles did I have to overcome? Am I satisfied with the life I have now?

We are all human and have regrets. Life has not been smooth sailing for anyone. We can all recall when life was difficult with relationships, work, health, and other disappointments. But, we survived and hopefully learned from these problems and our mistakes.

Former relationships that have been disappointing in the past can be renewed. It is never too late to extend a friendly hand or a kind word to someone we may have hurt or dismissed in the past. Rather than focusing on past negatives, what is more important is to focus

on the positives. What have you accomplished? Whose life or lives have you supported and enriched by your kindness, your caring and your love? And, in turn, did that not enrich your life? Take time to record the positives.

Create a LIFE CHART with visual evidence (pictures, print, diplomas, etc.) that reflect the pride you have in your accomplishments, your values and a reminder to yourself that yours is a life well lived. You made a valuable contribution to all of our lives in one way or another even if we don't know you personally.

If the time is finally healthy and safe, start hugging again. Why? Because there is virtue in hugging and it is practically perfect. It helps the body's immune system, cures depression, reduces stress, it's rejuvenating, and has no unpleasant side effects. It is all natural-contains no chemicals, artificial ingredients, pesticides, nor preservatives! There are no parts to break down, no monthly payments, non-taxable, non-polluting and best of all, it's fully returnable! Remember: "Always look on the bright side of life."



### Dr. Ety Garber Ph.D.

*in Clinical Psychology and a licensed Marriage Family & Child Therapist, with 36 years experience in mental health, lives in Groveland and*

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## Helping Hands Happenings

PATTI BEAULIEU

**THE COLOR ORANGE.** What a beautiful color – the color of spring poppies, a summer sunset, a fresh, juicy citrus fruit, and the color that Tuolumne County has moved to that allows many of our local businesses and organizations to resume to somewhat normal after over a year of strict non-operational guidelines. How excited were we all to 'move to orange'? Those of us at Helping Hands were thrilled. It allowed us to feel safe in re-opening. Can 'yellow' be far behind? I haven't had such excitement over colors since I received a box of new Crayons as a child!

We are now open with no capacity limits, however we will still conform to the COVID protocols of masks required, social distancing, hand sanitizer available and sanitation protocols.

Since the pandemic started in March 2020, we were only open a few 32 brief days in fall 2020. We are now open with the following schedule –

**STORE HOURS :** Tuesday – Saturday 11 am– 3 pm / Donation days and hours Thursday – Saturday 11 – 2:30 (with a 3 bag or box limit- please call first as our space is limited, 962-6830)

**FURNITURE BARN HOURS :** Thursday – Saturday 11 am -3 pm / Donations and pickups Thursday – Saturday 11 – 2:30 (Please call prior to donating as our space is limited 962-7014)

Think of what became a part of our everyday lives this past year. A new common vocabulary and terms such as PPE, Color Tiers, Social Distancing, hand sanitizer stations; learning

## Healthy Habits

From Pine Mountain Therapy

JULIE TANAKA, PT

### HEAD TO TOE BALANCE

The title is slightly misleading because I'm going to review balance from the feet up. As we have "more birthdays" balance is one of the issues that can keep us from leading a full, fun life. Whether it is from falls or fear of falling a balance deficit is common and limiting. Balance is super complicated and can't be completely covered in the few paragraphs I write each month. But I can give you some information that will allow you to give yourself a "balance tune-up" from the bottom up.

**Feet/ankles:** Flexibility of the feet and ankles is very important in how we walk, balance and recover our balance. Stiff ankles or forefoot limit our ability to push off in walking and accommodate uneven surfaces. Exercise: sit in a chair and lift your heels up and down 10-20 times, now lift your toes 10-20 times. Do this twice a day and especially after you have been sitting for a while. Advanced, do this in standing.

**Knees and hip:** Muscles of the upper leg are important in helping to lift the foot in gait, regain balance if lost, and control side to side balance. Exercises: March in place. Mini squats. Wide side stepping along a railing or counter.

**Core:** Your back and abdominal muscles give your center of gravity control. Your legs hang off of your pelvis, which is stabilized by your core. Exercise: seated, lying down or standing. Pull your tummy in, like you're trying to zip up tight jeans. Hold for 5 seconds, repeat sets of 10. You can also do this exercise in coordination with the exercises listed above.

**Head:** Our vestibular system is in our head. It's like our internal gyroscope. It helps us know where our body is in space and keeps us from getting dizzy. You can exercise this too. Exercise: Standing, look side to side. Advance to doing this while walking down a hall.

Exercise like so many things is cumulative. Make a point of doing something everyday and great long-term benefit!



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new or resurrecting old skills, lots of DIY, lots of cleaning and/or purging and probably learning a lot about ourselves.

We want to express our extreme gratitude to the Community for their patience and understanding with our new hours and donation restrictions. As you can imagine, we were all 'cleaning out' during the pandemic and

our space is limited to what we can store and accept at both locations. Thanks to everyone who made our re-opening a great success. We have missed the Stores, the town and our customers. We were so happy to be back at 'work' and see the town and community active and vibrant once again. ONWARD AND UPWARD!! Please stay safe, healthy and well.

# Take Charge of The Saboteurs

MERILEE COLLE FERDINAND, PT, DPT, MAOM, PCC – PROFESSIONAL CERTIFIED COACH

For the last few months, I have written about **Mental Fitness** and how it impacts our health and happiness. Research shows that a person with a high level of mental fitness not only is happier, but also is more successful, has better relationships, and even lives longer than those with lower mental fitness levels.

Mental fitness, per Shirzad Chamine, bestselling author of *Positive Intelligence*, is defined as “the capacity to respond to life challenges with a positive rather than a negative mindset.” He notes that if you’re physically fit, you can climb steep hills without overwhelming physical stress. If you’re mentally fit, you can handle life’s great challenges without being undone by mental stress or other negative emotions.

We all have saboteurs that negatively impact our mental fitness. We initially created them in childhood to survive real and imagined threats to our physical and emotional survival. Though we don’t need these as adults, they have become invisible inhabitants in our brains. These saboteurs cause our negative emotions. We all have the master **Saboteur, “Judge.”** The Judge beats you up over mistakes or short comings. It makes us feel anxiety, anger, shame, and guilt. It wakes us up in the

middle of the night with worry, causing us to fixate on what is wrong with others or with our own lives.

Last month I described four accomplice saboteurs, the **Avoider, Controller, Hyper-Achiever, and Hyper-Rational.** This month I will review the five remainder saboteurs.

The **Hyper-Vigilant Saboteur** over-emphasizes dangers, causing intense anxiety about what could go wrong. It specializes in vigilance that can never rest. It is exhausting for people who have this as a strong accomplice saboteur.

The **Pleaser Saboteur** influences one to try to gain acceptance and affection by helping, pleasing, or rescuing others.

While the intent is good, overdoing this obscures one’s own needs, which leads to resentment and burnout.

The **Restless Saboteur** causes big FOMO – Fear Of Missing Out. A person with this saboteur is often in constant search for greater excitement, stimulation, and novelty. The price is lack of peace, contentment and happiness. This can negatively impact the quality of relationships as well as causing stress and anxiety.

The **Stickler Saboteur** causes excessive perfectionism and a need for order and

organization gone too far. One with this saboteur feels constant frustration and disappointment with themselves and others for not living up to ideal standards. Relationships suffer under this saboteur.

The **Victim Saboteur** influences one to be emotional and temperamental to gain attention and affection. One with this saboteur has an extreme focus on internal feelings, particularly painful ones and often has a martyr streak. The Victim’s need can seem unending to others, reducing the quality of relationships.

But we can weaken these saboteurs and the negative influence they have on us! First, determine which saboteurs affect you the most by taking the free assessment: <https://www.positiveintelligence.com/>

assessments/.

Once you know which your main saboteurs are, you can develop greater awareness – and see them coming. When you see them influencing you and your emotions, name them. “There is that Judge again.” Or, “I see the Stickler is trying to do its thing.” The saying, “If you name it, you can tame it” applies here. Putting your focus on what is happening and naming it can lessen the impact.

There are many more strategies to deal with the saboteurs and improve your mental fitness. For a free session to discuss this, go to my website ([www.ColleCoaching.com](http://www.ColleCoaching.com)) and schedule an appointment. Use coupon code: FREE-INTRO MAY.



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**Merilee Colle Ferdinand** PT, DPT, MAOM

- Certified Professional Coach
- Doctorate in Physical Therapy
- Masters Degree in Organizational Management



## Mountain Lutheran Church

PASTOR GINGER DUMARS, RETIRED

### MOUNTAIN LUTHERAN CHURCH CELEBRATES PENTECOST SUNDAY ON MAY 23!

Pentecost Sunday is May 23 this year & is considered the Birthday of the Christian Church according to most Christian Denominations. So, we will celebrate with Worship at 4:00 & with special refreshments & fellowship following Worship on May 23 at Mountain Lutheran Church of Groveland. This is

the day we honor God giving the gift of the Holy Spirit to Jesus’ disciples & His followers over the centuries (including present times) as described in the Gospel according to John, chapter 14; Acts, chapter 2; & many other places in the Bible. We believe that God’s Spirit is alive & active in Christians in a variety of ways – just as Jesus promised: teaching & leading us, comforting & challenging us, empowering & advocating for us.

We believe that God’s Holy Spirit lives & acts in unity with & as part of the Holy Trinity: Creator/ Father, Savior/ Son & Holy Spirit. So, continuing our celebration of Pentecost Sunday we’ll honor Holy Trinity Sunday on May 30.

We continue celebrating the Resurrection of Jesus almost every Sunday & especially throughout the 7 weeks of the Easter Season – until May 23. Easter is the most important day & the highest holy day of the

whole year for most Christians! Pentecost Sunday & its significance are very close to Easter in its importance! Come & see! Come & worship & celebrate God’s gifts on Sundays at 4:00 p.m. at Mountain Lutheran Church, 13000 Down to Earth Ct. (off Ferretti Rd.) Groveland. Call the Church Office & leave a message for more information, 209-962-4064; or check our Website: [www.mountainlutheranchurch.com](http://www.mountainlutheranchurch.com) Thank You!

## OBITUARIES

### CRAIG LAWRENCE

APRIL 17, 1957 – MARCH 22, 2021

It is with great sadness that we announce the passing of Craig Lawrence of Groveland. He was born in San Jose to John and Artvera Lawrence, five minutes before



his twin brother David. They joined siblings Tami, Lynda and Mark, moving to Modesto at seven years old to spend the rest of his childhood. Craig attended Woodrow Elementary, Somerset Junior High, Davis High School class of 1975 and then went on to MJC to pursue his love of baseball. He was an accomplished pitcher, known for his screwball. While growing up, Craig and Dave spent many weekends on the bus to Dodge Ridge Ski Resort where they perfected their snow skiing. Craig enjoyed his time in the backcountry of Northern California, camping, fishing and hiking many trails with family and friends. He even completed the Pacific Crest Trail as a teenager. As a young man he spent a few winters living with friends in ski resort towns, skiing as much as he could.

In 1978, Craig married the love of his life, Jill Thayer, just one year after a blind date. He forever called her his "One and Only" and their wedding under an oak tree at Del Rio Country Club was a favorite memory. Their honeymoon was exactly what Craig wanted: traveling many miles by Volkswagen bus, visiting national parks and state parks along the way, camping every night in their makeshift home. It was truly an adventure of a lifetime, lasting about three months.

Back in Modesto Craig started working for his in-laws, Jim and Donna Thayer, at their business Oakwood Builders. Craig took his job very seriously, learning all aspects of the business. This allowed him to start his own home building company, Cobblestone Homes. Craig was proud of the many homes he built in Truckee and the many projects he completed in Groveland.

Craig's greatest desire in life was to get married and have children. Their sons Josh and Zach were born just 12 1/2 months apart, fulfilling his dream of becoming a father. He loved his time with the boys, sharing with them his love of skiing, camping and sports. Craig coached many of their sports teams through the years, passing along his knowledge and love of baseball to his sons and many others. Jill and

Craig were blessed to be able to attend all the games that their sons participated in. They were so proud of Josh and Zach and also impressed at the awesome students they were throughout life. Craig was a very hands-on father, not only skateboarding with his sons but helping them to build skateboard ramps. Many hours were spent outside playing catch, basketball, swimming and various other activities. While raising their sons, Craig and Jill moved to Truckee, living in the mountains for the next 19 years. Some of Craig's fondest memories were teaching his boys to ski and later skiing down the hill behind the house with his family on a moonlit night.

After the boys left for college, Craig developed a deep love of fishing and spent many quiet mornings on the docks of Donner Lake, honing his skills. Craig and Jill enjoyed trips to Twin Lakes where he fished countless hours with his favorite fishing buddies, his brother-in-law and sister-in-law Bruce and Julie Johnson. Camping in his vintage RV was exciting to him.

Craig's proudest accomplishment in life was his family and he was a good, loyal husband. His sons Josh and Zach gave him great joy. Josh's wedding to Jen LeMoine and Zach's wedding to Amy Siegel, were two of his favorite events, celebrating the love his sons had found and dancing the night away with family and friends. The addition of his grandchildren, Elijah (16), Dylan (13), Emmy (12), Ryan (8) and Owen (4) brought him so much happiness and any time spent with them was treasured and special. He loved watching the grandkids participate in sports and he enjoyed simple things like playing marbles and other games with them. A boat ride, a day at the beach, or a family vacation brought him so much joy. Craig looked forward to his vacations in Maui and loved to laugh through a game of Hearts. Most recently, one of his favorite activities was enjoying time on the pontoon boat at Pine Mountain Lake, especially at dusk.

Craig loved classic rock and roll and attended many concerts with his wife Jill through the years. His favorite local band became Home Grown and time with the Home Grown family was always enjoyed. He looked forward to any time that a small group of friends and family gathered in the backyard or living room to sing along to our favorite songs or danced to Home Grown music at any event. Craig was a huge help with his wife's store in Groveland, even moving it to four different buildings in pursuit of the perfect location for her. He loved flea marketing with his wife Jill and would be on the hunt for collectibles and antiques that caught his eye. He refinished many pieces of oak furniture and proudly displayed his favorite ones. Craig enjoyed

wood carving and carved wood faces into small burls of wood as gifts for others.

Craig was an honest, hard worker and many clients, subcontractors and coworkers became friends that meant a lot to him. He loved his longtime friends like family and truly appreciated his friendships with those he had since childhood. Since moving to Groveland, Craig helped out at the monthly food bank run by his in-laws at the EV Free Church. He had faith in Jesus Christ as his savior and we look forward to being reunited with Craig in Heaven someday.

Craig is survived by his loving wife of 42 years, Jill. Their son Josh and his wife Jen. Their son Zach and his wife Amy. Their beloved grandchildren and lots of extended family that he loved very much including sisters-in-law and brothers-in-law, nieces and nephews and their children, cousins, aunts and uncles, one sister and one brother. Predeceased by his parents, one sister, his twin brother David who passed just three months prior and his father-in-law and mother-in-law.

A celebration of Craig's life will be held in the near future, when it is safe to gather again.

### GERALDINE "GERI" BIGGS

MARCH 26, 1934 – MARCH 28, 2021

Geri Biggs passed away peacefully at the age of 87 on March 28th, 2021.

Geri was born in Garden City, Kansas on March 26, 1934, and moved to Dinuba, California when she was three years old. She earned her B.A. degree in Liberal Arts from Fresno State University in 1956. She moved to Hayward where she met her husband Frank. They were married on July 6, 1963. Geri worked as a school teacher until her son, Glenn was born. She was a very active member at Centerville Presbyterian Church in Fremont. She also worked there as an administrative assistant from the time Glenn graduated high school until she retired in 1995. Her hobbies included gardening, reading, calligraphy and decorating her homes in Livermore and Pine Mountain Lake.

Geri was preceded in death by her husband Frank, and is survived by her son Glenn and daughter-in-law Judy, and her granddaughter, Jessica.



## Decisions, Decisions... How Can I Make Good Ones?

PASTOR MARK – EV FREE CHURCH

Are you a good decision maker? Do you have a process to evaluate both sides of a choice? Some decisions are easier- like what color shirt to wear or what's for dinner. But choosing a marriage partner, home purchase, or end-of-life decisions are not easy. These choices can impact many people, not just you. And maybe you, like me, have often felt stuck in between 'woulda, shoulda, coulda' (a missed opportunity) and, 'oops!, I jumped too soon!, now I'm stuck! ...Neither of those are any fun. God wants you to make wise decisions and He wants to help you. Jesus set the example by using his Father to help decide when He said, "not my will but yours be done." (Luke 22:44) Easy to say, but tough to do under pressure. I like to think of my 4 fingers and thumb when making decisions. Your thumb helps you grip really hard- for me, that's the Bible- which gives us wise boundaries of right and wrong, and how to treat people. Your index finger (next in importance) is prayer and the Holy Spirit. God puts His Spirit in His followers to help guide our thinking in life's fluid situations. A closer walk with Him, including prayer, can make tough decisions clearer. The 3rd component, ('middle finger') is mature friends. I've often called 5 friends who I consider wiser than me to reach out when at a crossroads. Their input helps reduce emotion, and add perspective for me. (especially my wife, who seems to see the future better than I do)! The 4th, or ring finger is current circumstances. Sometimes it's obvious a decision doesn't fit your life. For instance, imagine deciding to move to Africa to start an oil drilling business- you're engaged to be married, in debt, and in the middle of your college years. Africa doesn't make much sense- or at least the timing doesn't fit. Now, there are times when good decisions fly against circumstances- but that's unusual. Your little finger in good decision making is your gut. It's the smallest!, so it should have last place. I admit, intuition plays a role in how I think, but I've found (sometimes the hard way) that 'hunches' can be dangerously misleading and aren't enough for solid future planning. So that's my five 'handy' ways of getting a grip on decision making. No one knows the future- and no one ever promised decision making would be easy. But these five have helped me to get a grip on life choices, big and small, and they keep God in the formula of my thinking. God's Word and His people can help you make good decisions. Why not check us out at Groveland EV Free Church, 19172 Ferretti, 10 am Sunday. We have toe-tapping music, practical messages, and stuff for kids!



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1. Allowing loud music
2. Uttering abusive language or conduct that would be offensive to a reasonable person
3. Using the property Owner's gate card or clicker

### WORK RELATED CONDUCT

1. Starting work before 7am or continuing after 7pm
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3. Performing work on Sunday
4. Cutting down a tree in excess of 5" without PMLA approval
5. Trespassing on neighboring property
6. Using neighbors water or electricity without written permission
7. Leaving construction signs longer than 5 days after work has been completed
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- Much more...

**Tim Carpenter**  
**707-530-4154**

**With over 35 Years Experience**

Senior Discounts available

## HOMEOWNER CHECKLIST

### CHECK OUT YOUR CONTRACTOR

- Did you contact the Contractors State License Board (CSLB) to check the status of the contractor's license? Connect with CSLB at 800.321.CSLB (2752), [www.cslb.ca.gov](http://www.cslb.ca.gov) or [www.CheckTheLicenseFirst.com](http://www.CheckTheLicenseFirst.com).
- Did you get at least three local references from the contractors you are considering?
- Did you call the references and personally view the contractor's completed work?
- Does the contractor carry general liability insurance?

### BUILDING PERMITS

- Does your contract state whether you or your contractor will pull necessary building permits before the work starts?
- Are the permit fees included in the contract price?

[www.cslb.ca.gov](http://www.cslb.ca.gov)

### DOUBLE-CHECK THE CONTRACT

- Did you read and understand your contract?
- Does the three-day right to cancel a contract apply to you?
- Does the contract identify when work will begin and end?
- Does the contract include a detailed description of the work to be done, the materials to be used, and/or equipment to be installed?
- Are you required to make a down payment? (The down payment should never be more than 10 percent of the contract price of \$1,000, whichever is less, unless there is a valid blanket performance and payment bond on file with CSLB.)
- Is there a schedule of payments? (Only pay as work is completed, not before).
- Did your contractor give you a "Notice to Owner" warning notice that describes mechanics liens and how to prevent them?
- Do you have changes or additions to your contract? (Remember that all changes must be in writing and signed by both parties to avoid disagreements.)

## PML MINI STORAGE

65 Units Ranging From 5'x5' to 12'x30'

- REASONABLE RATES •
- WELL LIGHTED •

Located one-half block off Ferretti Rd. on Elderberry Way towards Airport

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## BEFORE YOU BEGIN CONSTRUCTION ON YOUR LOT

The Declaration of Restrictions (CC&Rs) states that no construction of any type (new construction, driveways, grading, lot development, etc.) can be performed without prior approval from the Environmental Control Committee (ECC).

Failure to obtain approval could result in the stoppage of work or even fines, and nobody wants that to happen. Inspections are made every Tuesday and reviewed by the Committee every other Thursday, so we can accommodate our members.

Please contact ECC before you begin any type of construction at **209-962-8605**

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**209/962-6949**

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**EXCELLENT TENANTS**

w/excellent credit and rental history looking for homes to rent. Owner approves tenant before placement. Call *Yosemite Region Resorts* 209-962-1111

**LAND FOR SALE**

**BULK LOT SALE**

5 PML lots, \$10,000 or best offer. 209-768-3690

**COMMERCIAL SPACE FOR LEASE**

**COMMERCIAL STORE FRONT!**

Downtown space, 1530 approx. square feet, great for retail or office +++ ... great traffic location ... wooden sidewalks ... iconic building. Call agent 650-520-1022

**FOR LEASE**

Office/Retail space now available at Mountain Leisure Center, downtown Groveland. Executive Suites from 250.00 per month, includes utilities and furnishings. Additional office/retail units 500 to 1400 sq ft. Award winning design along with the best parking in town. Call John at 209-962-6014 office, or 209-768-3690 cell.

**OFFICE/RETAIL SPACE AVAILABLE ON MAIN STREET**

Office/Retail space available at 18634 Main Street Suite 2 next to Groveland Pharmacy. Previously a Salon but can remodel as needed for new renter. Current space has lobby, reception, storage, restroom, two offices (hair stations) and break room - approximately 672 square feet. Location has excellent signage available and parking. Call Robert for details 559-305-3172.

**SERVICES**

**CHARMING, SPACIOUS AND COZY**

studio cottage home. Remodeled kitchen and bathroom, laminate Mahogany floors, two bonus rooms, nice deck, one short block to the Iron Door and the Groveland Hotel. Don't miss this beauty.\$1050.00. 650-520-1022

**SERVICES**

**BIG JOHN HANDYMAN SERVICES**

Yard Maintenance, House Maintenance and moving households Call John 962-6163

**RONNING ROOFING**

Call Joe for all your Roofing and Gutter needs. Licensed, Bonded, and Insured. License # 976739 209-962-6842

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Local plumber here for all your plumbing needs! 209-916-5818

**HANDYMAN**

For removal of unwanted items,also Tree Trimming and removal. Call Mike very reasonable rates and prompt service. 209-962-0777

**SERVICES**

**TREE WORK**

- Brush hauling or chipping
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  - Free estimates
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**FURNITURE & CHAIR REPAIR/ WOODWORKING**

**Retired Cabinet-maker**  
will repair all types / kinds of furniture, cabinets, crown moulding  
*Local PML Craftsman* 209-479-8098

**GET YOUR AD NOTICED**



Place a photo of your item for sale for just \$10. Call 962-0613 today.

**SERVICES**

**GROVELAND PLUMBING SERVICES**

Local licensed plumber severing the Pine Mountain Lake and the greater Groveland area. I'm here to take care of all your plumbing needs!!!!  
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**HELP WANTED**

**PMLA HIRING FOR SEASONAL EMPLOYMENT**

Jobs available at the Pool, Marina, Lakeside Café and the Stables. Apply online at [www.PineMountainLake.com](http://www.PineMountainLake.com)  
Call Michelle Cathey if you need assistance  
209-962-8604

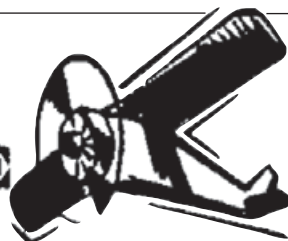
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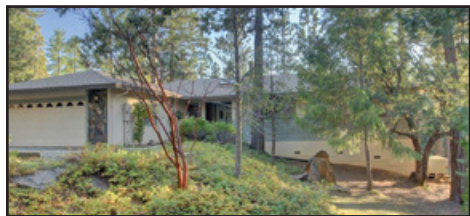
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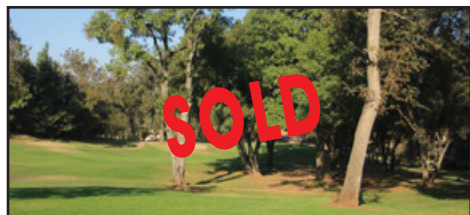


# Real Estate • Property Management • Vacation Rentals

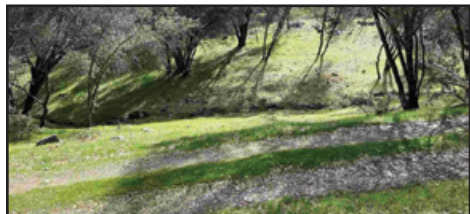
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12071 Breckenridge Rd **FINE CUSTOM HOME** on .65 acre, bordering greenbelt property. Porficio opens to a formal entry, 4bd, 4ba, 3900-sf. Remodeled kitchen, with Birchwood cabinets, granite counters, high-end appliances, recessed & pendant lighting and a breakfast nook. Formal dining & family room, with woodstove. Dual closets, vanities & tub in master. Downstairs bonus room, with bar, game area, pool table & wood stove. New 30-year comp roof. Some furnishings negotiable. Too many features to mention. \$559,000 #20210449



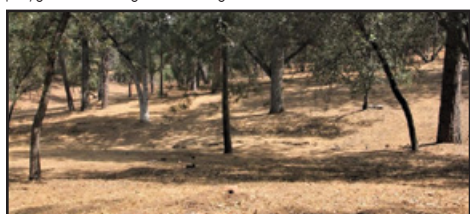
19080 Dyer Ct #8 **5TH FAIRWAY VIEWS**. Move-in ready! 2bd, 2ba, condo near the Country Club, golf course driving range, pro-shop, swimming pool and tennis courts. Located in the resort community of Pine Mountain Lake, just 26 miles to the main gate of Yosemite Park. PML is a private, gated, subdivision, located in the historic gold rush town of Groveland. Enjoy outdoor recreation year round from boating, swimming, fishing, skiing, hiking, bird watching, gold panning and much more! \$149,000 #20201776



19337 Ferretti Rd **PLENTY OF PRIVACY!** A wooded lot with easy access, close to Groveland and Yosemite Park. Pine Mountain Lake has many amenities including multiple beaches, the Lakeside Café, boat rentals and great fishing spots. Fisherman's Cove and the Lake Lodge are lovely places for weddings or private parties. You can also enjoy dining at the Country Club Grill, with indoor and outdoor dining and gorgeous views of the championship golf course and the mountains beyond. Something for everyone! \$8,700 #20210368



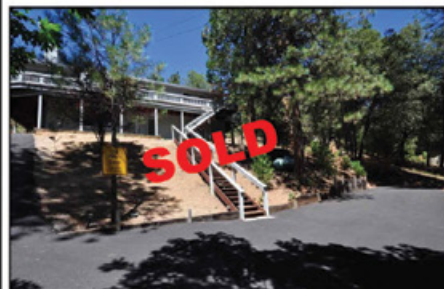
20721 Point View Dr **SINGLE-LEVEL HOME** on a gently-sloping lot. Enjoy sunset views from the spacious, open interior plan that includes vaulted-pine ceiling in the living room, Corian kitchen counters, dining room and large deck, brightened by an extended wall of sliding glass doors. Features 3bd, 2.5 baths, 2083sf and a 2-car attached garage, all on a .39-acre lot. About a mile from the Lake Lodge beach & playground and Big Creek hiking trail. \$450,000 #20210168



Unit 12 Lot 186, Yorkshire Rd **NEAR THE BASS POND!** This great lot is also near the PML Stables and Airport. Just over 1 acre and ready for you to create the masterpiece you have always wanted. Enjoy all the amenities of Pine Mountain Lake including, Golf, Fishing, Pool, Country Club, Stables, Archery, the Shooting Range and much more! Don't forget that you will be only a short drive to Yosemite Nation Park's Hwy 120 north entrance. Inquire before it's gone! \$35,000 #20201442



**Thinking About Selling?  
Now is the Time!  
Inventory is Low  
Interest Rates are Down**



### 19888 Pine Mtn Dr

This is living at its best! Get a feeling of seclusion, with this 2-level home, tucked away on a .46-acre wooded lot. 3bd, 3ba, 2464sf. Spacious, open living room, bonus room and wet bar, wood-burning stove plus fireplace. Large covered deck. About 1/3 mile to the PML Marina Beach and approx. 25 miles to the entrance of Yosemite Park. Enjoy all Pine Mountain Lake amenities: Boating, fishing, golf, tennis, swimming, Country Club dining, Equestrian Center and more! \$449,900 #20210126



### 21125 Hemlock St

Fully-fenced custom home near Yosemite. Master suite and two guest suites. Separate office/study, with home gym. Modern appliances and center island. Rock-lined pool uses solar power. Lawn, landscaping, sun platform, hot tub and multiple waterfall features. Stamped concrete around the pool, whole-house generator and large propane tank, sprinkler and watering system, security system and wiring for wifi and surround sound. 4-car garage and ample parking space for your "toys." \$1,100,000 #20201508



### 38119 Glendale Drive

Beautifully-maintained home in the Glenmoore area of Fremont, CA. 3bd, 1-1/2ba, mud room. Eat-in kitchen within family room area or enjoy the formal dining & living room. Welcoming front yard, with mature trees, manicured bushes & lawn. Back yard, with patio, has space for a swing-set, trampoline, a small basketball court, bbq and fire-pit/seating. 2-car garage. Great location, with Glenmoore Elementary School and a park only about a block away! \$1,249,888 # 20210097



### 20136 Lower Skyridge Drive

Spacious lake-side home, built on a grand scale. This two-level floor plan maximizes lake views and the surrounding scenery. Vaulted ceilings and custom woodwork give this home a "mountain cabin" ambiance. Floor-to-ceiling stone hearth in the great room. Bonus room & wet bar. Master suite plus 4bds (the 5th is a den or sleeping area). 120 feet of lake-frontage, terraced above, with a flat area, just perfect for making your own beach. \$899,900 #20201680



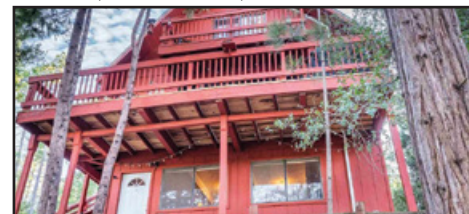
19645 Golden Rock Circle **SINGLE-LEVEL HOME** with no steps. Great room, large kitchen, master bath and bath, with jetted tub and separate shower. Half bath, office, U-shaped deck and attached 2 car garage. Lower level has a kitchenette, family room, 3 bedrooms, 1-1/2 baths, garden patio with a 6-person hot-tub. Currently one of the top performing homes on Airbnb. Low energy cost, including water solar system. ADT Alarm. Portable whole generator for sale at \$1,500. \$550,000 #20210551



22726 Whispering Pines **LEVEL, EASY-TO-BUILD** lot, right next to the front gate of Yosemite Vista Estates. Peaceful neighborhood for 55+ years community. Enjoy swimming at the private pool. The club house is available for private parties or get-togethers. Beautiful surrounding views of ranches and rolling hills. Yosemite National Park entrance only about 25 miles away, using Hwy 120. \$12,000 #20210089



12945 Wells Fargo Dr **BACKS TO GREENBELT!** Beautiful lot, with seasonal creek. Build your dream home and enjoy all the amenities including the newly remodeled Country Club Grill and bar. Championship 18-hole golf course, Pro shop, Equestrian Center, PML Airport, community swimming pool and campgrounds. Three beaches, sport courts, tennis, pickle ball, bocce ball, horseshoes and archery. Entrance to Yosemite only about 25 miles away. \$9,999 #20210344



20257 Upper Skyridge **CLASSIC CHALET** perched on a hill, with mountain views and a peek-a-boo view of Pine Mountain Lake. 4bd, 2.5ba, 2024sf, bonus room w/pool table. Recent upgrades: New higher-efficiency mini-split H/A (with warranty), granite counters, refrigerator, stove & microwave, laminate flooring, carpet in all bedrooms, updated bathrooms, wood stove insert and decking. "Turn-key", with most furniture available. Great for a getaway or full-time living. This cabin has also been a successful Airbnb rental. Not far from the PML Marina & Beach. \$429,000 #20210331



12007 Breckenridge Rd **A PRIVATE SETTING** for this single-level home on over 1/3 acre. Hardwood floors, open-beam cathedral ceilings, wood-burning stove, with floor to ceiling stonework. Spacious bedrooms, wet bar, oversized 2-car garage, level driveway and large parking area. Recent upgrades include: New Central Heat & Air, new water heater, double pane windows, exterior paint & refinished decks. Access to Pine Mtn Lake amenities. \$325,000 #20210067

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