

# PINE MOUNTAIN LAKE NEWS

MARCH

2022

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



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PRSR STD  
U.S. POSTAGE  
PAID  
ABS DIRECT

Change Service Requested

19228 Pine Mountain Dr. Groveland, CA 95321

# Spring

Comes to Pine Mountain Lake



**SEASONAL JOB  
OPPORTUNITIES**  
See Page 17

**DAYLIGHT  
SAVINGS  
TIME BEGINS**  
SPRING FORWARD  
March 13

**HAPPY SAINT  
PATRICK'S DAY**  
March 17

## PINE MOUNTAIN LAKE ASSOCIATION

**1.209.962.8600**[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****2022 ADMINISTRATION OFFICES HOLIDAYS****(ADMIN OFFICE WILL BE CLOSED)**

MON. 5/30/22 MEMORIAL DAY

FRI. 11/25/22 DAY AFTER THANKSGIVING

MON. 7/04/22 INDEPENDENCE DAY

FRI. 12/23/22 CHRISTMAS EVE (OBS)

MON. 9/05/22 LABOR DAY

MON. 12/26/22 CHRISTMAS DAY (OBS)

FRI. 11/11/22 VETERANS DAY

FRI. 12/30/22 NEW YEARS EVE (OBS)

THUR. 11/24/22 THANKSGIVING

MON. 1/02/23 NEW YEARS DAY (OBS)

**2022 PMLA BOARD MEETINGS SCHEDULE**Meetings held at the PML Lake Lodge & start at 9 AM  
See website, [www.pinemountainlake.com](http://www.pinemountainlake.com), for details**(THIRD SATURDAY – UNLESS OTHERWISE NOTED)****MARCH 19, 2022**

April 16, 2022

May 21, 2022

June 18, 2022

(Father's Day Weekend)

July 16, 2022

August 20, 2022

(Annual Member Meeting/Election)

September 17, 2022

October 15, 2022 (Budget Meeting)

November 19, 2022

(Saturday before Thanksgiving)

December 17, 2022 (Tentative)

**PHONE & EMAIL DIRECTORY****ADMINISTRATION****General Manager – Joseph Powell**[joepowell@pinemountainlake.com](mailto:joepowell@pinemountainlake.com)**Admin Asst. to G.M. – 1.209.962.8627****Janessa Owens**[j.owens@pinemountainlake.com](mailto:j.owens@pinemountainlake.com)**Human Resources – 1.209.962.8628****Shannon Abbott**[pmlhr@pinemountainlake.com](mailto:pmlhr@pinemountainlake.com)**E.C.C. Assistant – 1.209.962.8605**

Plan Submittal, Compliance Fees

**Nikki Grimes**[ecc@pinemountainlake.com](mailto:ecc@pinemountainlake.com)**Member Relations – 1.209.962.8632**

Gate Cards, Address Changes,

Webmaster, Mergers,

Lake Lodge Scheduling

**Melody Wisdom**[pmlmr@pinemountainlake.com](mailto:pmlmr@pinemountainlake.com)**Community Standards Director****1.209.962.1241****Suzette Laffranchi**[communitystandards@pinemountainlake.com](mailto:communitystandards@pinemountainlake.com)**Community Standards Specialist****1.209.962.1242****Carlie Newton**[compliance@pinemountainlake.com](mailto:compliance@pinemountainlake.com)**Rental Compliance Coordinator****1.209.962.1245****Ashley Henderson**[RCC@pinemountainlake.com](mailto:RCC@pinemountainlake.com)**General Info & Lake Lodge****Scheduling 1.209.962.8600****Shari Pingree**

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Assessments

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Ad/Article Submissions

Sabre Design &amp; Publishing

[PMLNews@SabreDesign.net](mailto:PMLNews@SabreDesign.net)**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.

## 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

## — NOTICE —

Listed below are ALTERNATE phone numbers  
for EMERGENCY use during power/phone/internet outages:

DEPARTMENT OF SAFETY-MAIN GATE  
1-209-768-8616

PMLA ADMINISTRATION OFFICE  
1-209-768-3998

THE GRILL AT PINE MOUNTAIN LAKE  
1-209-962-8658

## 24/7 RENTAL COMPLIANCE HOTLINE

IT JUST GOT EASIER TO REPORT, PROVE, AND RESOLVE  
NON-EMERGENCY SHORT-TERM RENTAL RELATED PROBLEMS  
IN REAL TIME, 24 HOURS A DAY, 7 DAYS A WEEK.  
**(209) 231-4543**

## GOVERNING DOCUMENT ENFORCEMENT ACTIONS JANUARY 2022

Courtesy Notices	7
Notice of Non-Compliance	6
Final Notice of violation	8
Fines Assessed	1
Member Service	90

## GO TO THE OFFICIAL ONLINE PRESENCE OF THE PMLA FOR THE LATEST NEWS & INFORMATION

PINEMOUNTAINLAKE.COM · FACEBOOK.COM/  
PINEMOUNTAINLAKECA  
FACEBOOK.COM/PMLARECREATION

## 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: MELODY

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

# GENERAL MANAGER'S MESSAGE

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

## HOME AND PROPERTY IMPROVEMENTS WITHOUT PMLA APPROVAL

In 2021 we saw the sale of 367 properties in PML. Many of these new property owners are renovating, constructing or making improvements to their property without getting approval from the PML Environmental Control Committee in accordance with the CC&R's. Most claim ignorance or state that they did not read the governing documents when they received them with the sale of the property. As a result, they find themselves in conflict with the Association right off the bat.

While our staff and committee members work with the new PML property owners to resolve these issues, it is often costly to the member as they are forced to change or remove what they constructed so that they are in compliance with the CC&R's and construction standards.

The CC&R's (Covenants, Conditions and Restrictions) are a contract between the Association and each member. They were adopted by more than 51% of the voting power of the membership. These are your documents. When you buy property in PMLA, you are automatically agreeing to abide by all governing documents and rules of the Association. It is a legal document and should not be taken lightly. Doing so can cost a member a lot of money and grief and we do not want to see this happen.

We provide a lot of information to new owners, and brief each one as they come in to the Administration Office to turn in their new deed of ownership. Unfortunately some of these folks are not taking the time to familiarize themselves with the rules. They are in a hurry to improve their new property.

Some look around and see what other members have done and just assume that it is OK. Others get on social media and ask other uninformed folks what they should do. Unfortunately the advice the new member gets from unofficial sources is incorrect, and many of the property examples

that they follow are currently under enforcement. The owners of these bad examples will be required to change what they have done in order to comply with the governing documents. Following their example is not the way to go.

Some common violations we are seeing right now are related to unapproved house paint color, garbage receptacles, home identification signage, fences, solar power, deck replacements, landscaping, tree removals and storage sheds.

If you are a member and you would like to do any kind of improvement, renovation or construction on your home or property, please contact our staff first even if you hire a contractor or vendor for your project. We have had a few contractors recently who neglected to get approval from the Association or the County, and the property owner ended up paying the price for the unapproved work. Be sure to ask for and check their contractors license on the California state website. If they are contracting, they are required to have a license and to provide their license number. For more information, you can reach our ECC staff at 1-209-962-8605 and our Community Standards staff at 1-209-962-1242. Give us a call, we are here to help!

## PML IS ALWAYS WORKING TO IMPROVE COMMUNICATION WITH THE MEMBERSHIP

Just a reminder that the Nextdoor and public Facebook social media pages that are maintained and administered by individual members, are NOT official PML social media resources. Some members become confused due to the number of unofficial PML Facebook pages that are out there. Just because the page or group is labeled "Pine Mountain Lake", does not mean it is an official source of information from our Association. Every day, I see members posting questions on non-official PML social media pages or groups, rather than going to the source. More often than not, the answers they get are incorrect

and this causes further confusion and frustration.

If you are unsure who is running the page or group, just look for the PML Logo. If the Pine Mountain Lake Association logo is at the top of the page, then it is the official PML page. If we find other pages using our logo, we immediately take action to have it removed. The reason for this is to ensure that our membership knows that they can trust the information coming from an official source and not confuse it with a non-official page.

As for responding online, we do not like to get into a protracted dialogue or debate with members online for legal reasons. Our information is outgoing. Members who have questions regarding PMLA operations, governance and enforcement, should contact me or my staff or the PMLA Board directly at our official email addresses, by letter, or telephone and we will be happy to respond. Contact information for PML department managers and the Board can be found in every issue of the PML News and online at the Official PML Website.

So what ARE we doing to communicate with our members on social media? Well, we put out information on social media, in the PML News, through our direct email opt-in program (eSNAP), on flyers that go out on our bulletin boards around the community, and direct mail. Additionally, the Board and

management provide information at board meetings and we also hold town hall meetings from time to time to allow members to discuss issues and concerns with the Board members directly in a more conversational way.

When time permits, we monitor the main social media pages used by the membership and post out-going information from time to time that we think is useful, based on what our members are discussing. We also respond by email to members when appropriate to address their individual concerns.

Again, to get the facts about PML-related topics, I encourage all members to use official PML resources to address their questions and concerns.

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

Official website of the association

<https://www.facebook.com/PineMountainLakeCA/>

Official Facebook page of the association

## ESNAP

Sign up for official emails at [www.pinemountainlake.com](http://www.pinemountainlake.com)

Our staff and the Board is here for you. Contact us directly and we will be happy to assist with your questions and concerns.

*Until next month, Happy St. Patrick's Day!*

## 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.

# PRESIDENT'S MESSAGE

KAREN HOPKINS – PRESIDENT

**H**appy March! We've been having nice weather and it's good for getting outside chores done, but boy do we need more rain. Rain dances, prayers, lighting candles are all acceptable.

There is a member survey coming your way. It will be online, it's relatively short and gives the Board and association managers insight into what is important to members. Please take a few minutes and fill it out. We appreciate you!

Do you know there is an effort underway to make PML a Firewise community? The program will teach us to reduce our fire risk, make our property more fire safe and may positively impact our insurance. My street is organizing one of the first areas here and CAL Fire will shortly help us

develop a Wildfire Risk Assessment. Stay tuned to the articles and information from the Safety Committee who are leading this effort. The Firewise USA program is offered through the National Fire Protection Association (NFPA), [www.nfpa.org/firewise](http://www.nfpa.org/firewise).

Lastly, I would like to discuss feeding the wildlife. I have seen people feed deer, squirrels, raccoons, birds, turkeys, swans and geese. Birdseed attracts turkeys and squirrels. Personally I use a motion sensor sprinkler to keep the turkeys away. Still working on the squirrels. Please remember that these are wild animals and not people, therefore people food is not good for them. It is also not good for them to rely on you feeding them. It means that they get lazy and lose the ability to forage

for themselves. And, making them dependent on us means they will hang around and cause messes on our properties, overbreed due to an abundant food source, or in the case of the geese in our lake and beach areas.

But the worst outcome of feeding the wildlife is that the food attracts other more dangerous critters, like BEARS, mountain lions, bobcats and cougars. Please keep your garbage safely contained, don't feed the wildlife and only put pet food out when your pet is actively eating.

Until next time, enjoy the Spring and please drive 25 inside PML.



Karen Hopkins,  
Board of Directors  
President

**PINE MOUNTAIN  
LAKE ASSOCIATION**  
**1.209.962.8600**

## BOARD OF DIRECTORS

Karen Hopkins: **President**  
Nick Stauffacher: **Vice President**  
Tom Moffitt: **Secretary**  
Craig Prouse: **Treasurer**  
Chuck Obeso-Bradley: **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](mailto: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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**E-mail: [PMLNews@SabreDesign.net](mailto:PMLNews@SabreDesign.net)**

**GO TO THE OFFICIAL ONLINE PRESENCE OF THE  
PMLA FOR THE LATEST NEWS & INFORMATION**

**PINEMOUNTAINLAKE.COM · FACEBOOK.COM/PINEMOUNTAINLAKECA  
FACEBOOK.COM/PMLARECREATION**

## 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!**

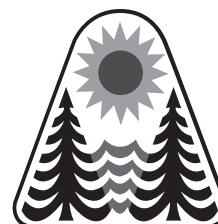
Here you will find:

- 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**  
**SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES**  
For The One Month Ended January 30, 2022

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-	\$ 56,345	\$ 1,530		\$ 57,875	\$ 118,897	\$ (61,022)		\$ (61,022)	\$ (75,110)	14,088
Restaurant & Bar	-0-	75	35,155		35,230	109,229	(73,999)		(73,999)	(112,263)	38,264
Marina	-0-	19,984			19,984	22,202	(2,218)		(2,218)	5,318	(7,536)
Snack Shack	-0-		1,987		1,987	4,358	(2,371)		(2,371)	(4,185)	1,814
Stables	-0-	6,707		224	6,931	28,884	(21,953)		(21,953)	(23,324)	1,371
Recreation	-0-	12,058			12,058	3,382	8,676		8,676	18,892	(10,216)
Roads & Facilities Maintenance	-0-	7,245		80	7,325	168,094	(160,769)		(160,769)	(186,385)	25,616
<b>PROPERTY OWNER SERVICES</b>											
Safety	-0-	9,169		(2,919)	6,250	78,822	(72,572)		(72,572)	(89,921)	17,349
Administration	-0-	104,012		11	104,023	151,854	(47,831)		(47,831)	(92,936)	45,105
<b>ASSESSMENTS</b>											
Assessments	488,663			(361)	488,302	12,056	476,246	59,818	416,428	419,262	(2,834)
<b>Totals</b>	<b>\$ 488,663</b>	<b>\$ 215,595</b>	<b>\$ 38,672</b>	<b>\$ (2,965)</b>	<b>\$ 739,965</b>	<b>\$ 697,778</b>	<b>\$ 42,187</b>	<b>\$ 59,818</b>	<b>\$ (17,631)</b>	<b>\$ (140,652)</b>	<b>123,021</b>

**CAPITAL EXPENDITURES 1 Month Ended January 30, 2022**

	TOTAL RESERVE FUNDS	NEW CAPITAL ADDITIONS FUND	TOTAL CONTRIBUTION TO CAPITAL
<b>2022 Beginning Fund Balances</b>	<b>3,206,538</b>	<b>\$ 74,944</b>	<b>3,281,482</b>
Interest Income			-
Bank Fees/Discounts Taken	44		44
Assessments Earned	187,917 <sup>(1)</sup>	8,521 <sup>(2)</sup>	196,438
Other Income/Expense			
<b>PURCHASES BY AMENITY</b>			
Golf Course			-
Country Club			-
Bar			-
Marina			-
Snack Shack			-
Swim Center			-
Stables	(141)	(308)	(449)
Recreation			-
Roads & Facilities Maintenance	(71,950)		(71,950)
<b>PROPERTY OWNER SERVICES</b>			
Safety			-
Administration			-
Non-Capital Reserve Expenses	(70,846)		(70,846)
<b>Total transfer to Operating Fund for property and equipment additions and reserve expenses</b>	<b>(142,937)</b>	<b>(308)</b>	<b>(143,245)</b>
<b>Adjusted Fund Balances</b>	<b>\$ 3,251,562</b>	<b>\$ 83,157</b>	<b>\$ 3,334,719</b>

**Notes to the Financial Statements**

(1) The Budgeted Reserve Fund assessment for 2022 is \$2,255,000

(2) The Budgeted New Capital Additions Fund assessment for 2022 is \$102,249

## 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:



# 1-209-962-8600



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**.

## 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!*

## COMMUNITY ORGANIZATIONS

*Contact the individuals/organizations below  
if you are interested in joining!*

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 – 1.209.962.7916

Friends of the Groveland Library – Virginia Richmond – 1.209. 962.6336

Helping Hands Thrift Store & Furniture Barn – Patti Beaulieu – 1.209. 962.7402

Village on the Hill – 1.209.962.6906 or [info@villageonthehill.org](mailto:info@villageonthehill.org)

Southern Tuolumne County Historical Society (STCHS) – Harriet Codeglia – 1.209. 962.6270

## 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.**

## PMLA MONEY MATTERS

KEN SPENCER, CAFM – ASSOCIATION CONTROLLER

What comes to mind when someone says the word “audit”? Do you immediately think of the IRS and all of the negative implications associated with such an event? Unfortunately that is the most common connotation of the word “audit”. It implies something is wrong and you are being “investigated”.

Fortunately that is not the only type of audit in the world. In the financial arena audits are a common occurrence and are not an indication of a problem or any type of wrong doing. A financial audit is a way of reassuring an organization's management and ownership that all Generally Accepted Accounting Principles (GAAP) are being followed. They are designed to provide a degree of comfort that the financial records and processes of an organization are sound and reasonable.

PMLA undergoes just such an audit every year. The audit of the 2021 records of the Association was recently conducted by the firm of Porter & Lasiewicz, CPAs. These firm are independent, CPA licensed accountants whose job is to conduct a thorough review of all aspects of our accounting and reporting system in accordance with industry developed auditing standards. The managing partner of Porter & Lasiewicz (Gary Porter) is a well known and respected leader in the field of HOA auditing. He has written multiple articles on various aspects of Association financial matters and is a recognized expert in the field. Porter & Lasiewicz has been conducting the annual PML audit for several years and they are very familiar with our operation and accounting structure.

All aspects of our financial control and reporting structure is thoroughly reviewed each year shortly after the close of our fiscal (and calendar) year. The accounting staff spends a significant amount of time and effort in preparing all of the required supporting documents and information that the auditors need to complete their review. In addition to scrutinizing our records the auditors also meet with the General Manager and the Board Treasurer to explore all aspects of the way homeowners assessment dollars are handled. Over 50 audit schedules detailing the activity and balances in multiple accounts are required to be prepared each year.

Invoices are reviewed to ensure proper approval and authorization steps are

followed. This includes payroll transactions, inventory purchases, supply expenditures, Reserve and New Cap acquisitions as well as revenue recognition and cash handling. In addition to reviewing supporting documents related to our financial dealings the auditors also focus on our internal control procedures to ensure that there is sufficient separation of responsibilities with the accounting area. For example we make sure that the same individual responsible for collecting monies due is not the same person who pays the bills. This is a standard procedure that is at the heart of good control mechanism.

The actual audit takes several days to complete and is followed by a week of processing and review before a final report is issued. Usually multiple follow-up questions need to be addressed as the auditors comb through all of the information they have compiled during the field work.

Once the audit is complete several documents are prepared and submitted to the General Manager and Board of Directors. These include an audit opinion which states the auditors overall report on the information presented. In the 15 years I have been your Controller we have always received what is called an Unqualified Opinion, which means no material issues were found and that our financial statements accurately reflect our operation. In addition they also issue Management Letter which details and concerns or issues they discovered during the audit. Once again we continue to receive a very “clean” Management Letter every year. Finally a process recommendation letter is drafted which outlines any suggestions they may have to make our operation better.

Finally, this audit report is included in the annual report sent to all property owners in April.

So you can see that there is a lot involved in an audit and not all of it is negative. I hope this gives you a better perspective on the word audit in general and the PMLA annual audit in particular.

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.

LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	0	DEFERRED TO NEXT EDITION BY	
DENIED BY EDITORIAL COMMITTEE	0	EDITORIAL COMMITTEE	0
Exceeds 250 word maximum	0	DENIED BY BOARD OF DIRECTORS	0
Content	0	DEFERRED TO NEXT EDITION BY	
Not a property owner	0	BOARD OF DIRECTORS	0
"THANK YOU" LETTERS RECEIVED*	0	* 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.**

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

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 1-209-962-8615

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.

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* 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, CCAM

**M**ay is approaching and we are getting ready to have a great season. If you haven't already applied for a seasonal job, then now is a great time. We are still taking applications. You may go to [www.pinemountainlake.com](http://www.pinemountainlake.com) to apply.

Did you know boat registration is 100% online? It is. This process is at your fingertips 24/7. I am here to help answer questions and/or guide you through the process as needed. Feel free to call me Monday through Friday between 8:00 am and 4:30 pm.

To access the 2022 Boat Registration form, go to [www.pinemountainlake.com](http://www.pinemountainlake.com) → click on Amenities → click on the Marina Store, Lakeside Café & Lake link and you're led to the form. Take your time to fill it out and then submit the 2022 Boat Registration form. You can use the online payment section on our website to pay for the registration fee or you can call me at (209) 962-8604. I'll be happy to take your payment.

As you may know, Dock A needs the electrical upgraded. This reserve project was scheduled for last year, but COVID delayed it. It is now underway. If all continues to go well, the upgrade will be done by May of this year.

We are happy to see people are already enjoying the beach. You may notice signs around the beach stating "DO NOT FEED DUCKS – GEESE OR ANY OTHER WILDLIFE" or "NO DOGS ALLOWED". Please take heed and follow the request.

### DATES OF INTEREST:

- The Marina Store and Lake Side Café will open Memorial Weekend, Friday May 27th.

- The Swim Center will open Memorial Weekend, Friday May 27th.

- The Independence Day Celebration is on Saturday, July 2nd.

The season is rapidly approaching, an important aspect of our success is having seasonal employees, so please keep an eye out for PML seasonal job openings and apply at [www.pinemountainlake.com](http://www.pinemountainlake.com)

In addition to the beach, there are other things you can start to do. It's an excellent time to sign up for a tennis or pickleball pass. You can also use the playground at Lake Lodge and/or Fisherman's Cove. It's fun to get outside and play.

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

## TEE TO GREEN

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

**Aerification is coming!** Preventive maintenance is a large part of what we do at Golf Maintenance, and aerification is part of that. Golfer's view aerification as an inconvenience, as do I. Pulling cores from the greens or as we will see in April a solid tine punch leaving holes and sand top-dress behind that can affect putting for many days before fully healing. This procedure, to add insult is done when the greens typically seem to be flawless in condition.

Aerification achieves three important objectives. It relieves soil compaction, it provides a method to improve the soil mixture, and it helps to reduce the accumulation of thatch.

The condition of the greens has to do with what goes on below the surface. To grow grass efficiently at the heights we do requires healthy roots, and healthy roots require oxygen. The oxygen is provided by proper sand and soil mixtures, which create tiny pockets of air. Over time, foot and mower traffic compact the soil. When soil becomes compacted, the air pockets that the roots depend on are crushed, and the roots are essentially left starving for nutrients. Without oxygen, the grass weakens and will suffer.

The process that creates more air space in the soil and promotes deeper roots is our aerification process. In most cases, it's done by removing 1/2-inch cores from

the compacted soil, allowing the greens to take a deep breath of air and water that brings a push of growth. This year we will not be pulling cores but rather solid tine aeration which will provide the same effect without a soil exchange. This program will last for the next couple of aerations per the USGA recommendation. We will monitor soil samples and greens quality alongside a unified testing program brought to us by the USGA. The holes left behind are then filled with sand topdressing that helps the soil retain air space and makes it easier for roots to grow downward. This sand top-dress improves soil mixture, drainage, resiliency in the turf and water delivery to the root structure.

Finally, any place turf is grown there will be a layer of organic matter A.K.A thatch, just below the surface. Thatch is an accumulation of dead stems, leaves and roots. Too much thatch invites diseases and insects. Often it will act like a sponge holding water in the top one inch of your green causing shallow roots, slow greens, and disease. Topdressing with sand can prevent thatch buildup, and aerification is one of the best ways to reduce existing layers and prevent an excess of thatch from becoming established. We have done a good job over the years to reduce this layer and we will continue to battle thatch throughout the summer with our aerations and frequent light topdressing and a more aggressive vertical cutting program.

## MAINTENANCE MATTERS

RICK LAFFRANCHI

*"A man travels the world over in search of what he needs, and returns home to find it" – George Moore*

**M**arch is here and at the time of writing this article, early February, it has been 33 days since our last rain. The lake is spilling at a trickle and we are currently spraying road edges and greenbelts to prevent weed growth. The building and grounds team is

busy through out the association with projects.

Dock B will be getting a power upgrade utilizing Bellingham Marine as our outside contractor. At the same time we will be replacing the lawn with a Hybrid Bermuda, named Latitude 36 this lawn will be a vast improvement over our current thatched lawn with the added advantage of going dormant in the off season helping to mitigate goose issues by removing a food

source. At the same time, we will be removing our current Booster system and replacing it with a dual pump frequency system for better control of our watering process while allowing us to direct fertilize through the irrigation system.

The Facilities crew is busy in the green belts with fire mitigation taking place on the road from our compost facility to the furthest edge of PMLA, as of the writing of this column we

have cleared and burned nearly 20 acres and by the print of this article will have completed this area making a total of 41 acres cleared.

Finally, the Deck at the Swim Complex is nearing completion. The new Backup generator has been completed at the Stables and we have started a remodel on the Pool ADA restroom.

And please remember if you see folks working on the road edge slowdown, look around and be courteous.

# DINNER MENU

WED, THURS & SUNDAY 5PM – 8PM

FRIDAY & SATURDAY 5PM – 9PM



CLOSED MONDAY & TUESDAY  
RESERVATIONS ARE REQUIRED  
FOR DINNER CALL 209.962.8638

Please note: prices and items subject to change

## APPETIZERS

### Shrimp and Crab Cocktail

bay shrimp, crab meat and a prawn tossed in our house cocktail sauce 14

### Crispy Calamari

lightly battered served with cocktail sauce 23

### Crispy Brussels Sprouts

Fried and topped with lemon aioli and chives 11

### Artichoke Fritters

Curry seasoned artichoke hearts fried in a goat cheese batter & topped with spicy aioli 14

### Avocado Toast

lightly grilled sourdough, creamy avocado, tomatoes and arugula with green goddess dressing 14 • add grilled shrimp 7 • add grilled chicken 6

## SALADS

### Shrimp Louie

bay shrimp and prawns over a bed of crisp greens with avocado, egg, tomato, cucumber and thousand island dressing 20

### Seared Ahi Tuna Salad

seared tuna on a bed of fresh greens with bell pepper, avocado, cucumber, carrot, topped with wonton strips with sesame dressing 25

### Traditional Spinach Salad

spinach, bacon, mushroom, feta cheese, egg & marinated red onion w/vinaigrette dressing 14

### Sierra Salad

crisp romaine lettuce, tomato, artichoke hearts, marinated red onion and feta cheese with caesar dressing 14 • add grilled shrimp 7 • add grilled chicken 6

## 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 17

### Bacon and Pickle

seasoned olive oil, with mozzarella and Parmesan cheese, Dill pickle, bacon, red pepper flakes and chopped dill 21

### Smoked Gouda

prosciutto, arugula, tomato, olive & sweet onion 21

### The Italian

Sausage, bell pepper, onion, olives, mushrooms 23

### Garlic Chicken

chicken, bacon, artichoke hearts, black olives, green onion & mozzarella w/a garlic ranch sauce 23

### Meat Lovers

Sausage, prosciutto, pepperoni, salami, and bacon 28

## ENTREES

### Half Rack of Lamb

Marinated & finished w/house made demi-glace served w/a garlic mashed potato 38 Full rack 57

### Seared Ahi Tuna

seared medium rare w/crispy sushi rice cake, seaweed salad, wasabi aioli & soy ginger vinaigrette 32

### Roasted Cauliflower Pasta

served over zucchini noodles with walnuts, cherry tomatoes, garlic and grated parmesan cheese 17

### Grilled Apple Honey Chipotle Pork Chop

White Marble Farms bone-in pork chop topped with honey chipotle glaze served with garlic mashed potatoes 28

### Cedar Plank Salmon

Topped with garlic lemon and rosemary served with rice pilaf 29

### Shrimp Pasta

large prawns sauteed then tossed with linguini in a creamy ginger cilantro sauce 24

### Pesto Bruschetta Chicken

Grilled boneless skinless chicken breast topped with pesto sauce mozzarella cheese and tomato relish served on a bed of couscous 23

## 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 16

### Sliders

three Certified Angus Beef mini burgers with your choice of cheese 17

### Turkey Burger

seasoned ground turkey 16

### Vegetarian Black Bean Burger

For the veggie lover 13

### Beyond Burger

plant based patty 15

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

# THE GRILL NEWS

JAY REIS – GRILL MANAGER

**T**he Grill is gearing up for the summer season. We are now hiring for the busy time of the year. Please apply online at <https://www.pinemountainlake.com/job-opportunities/>.

In addition to the Grill, we are also looking for part time staff in the Golf Snack Bar (must be at least 18 years old).

Easter Sunday is on Sunday April 17. We will not be hosting a Sunday Brunch this year but will be serving our regular lunch and dinner menu. Lunch will be served from 11am till 3pm and dinner will be served from 5pm till 8pm. Be sure to make your reservations early.

**Supply chain updates:** Chicken wings and chicken overall – supply seems steady for now but prices are way up. Beef prices are increasing again but we continue to shop for

great value on quality steaks and will continue to have weekly specials.

Reservations for dinner are recommended. The entire country is having staffing issues. So, please be kind to the Grill staff that decided to come to work. We don't want to lose the great staff that we currently have. Working nights and weekends is part of the reason we are short on staff. But fortunately for us we continue to find excellent staff. The Grill employees are thankful that we have such wonderful members to serve at Pine Mountain Lake. Thanks to all of you for the support that we have had in the last 2 years. And I want to thank our employees for their dedication in making the Grill successful.

For reservations call 209-962-8638 or any questions feel free to email [clubmgr@pinemountainlake.com](mailto:clubmgr@pinemountainlake.com)

**SPEED  
LIMIT  
25**

**SLOW DOWN**  
WATCH FOR ANIMALS  
AND PEOPLE. PML SHOULD  
BE SAFE FOR ALL

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

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*Championship Golf Course*



*Beautifully Manicured  
Greens*

*Stunning Vistas & Surroundings*



*Mountain Golf at its Finest!*

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

**209-962-8620**

# PINNELL'S CARPET ONE FLOOR & HOME



**FREE Neutralize Installation, because your health matters.**

**Waterproof Flooring, LVT, Laminate, Vinyl, Hardwood, Tile, and Hunter Douglas Window Coverings.**

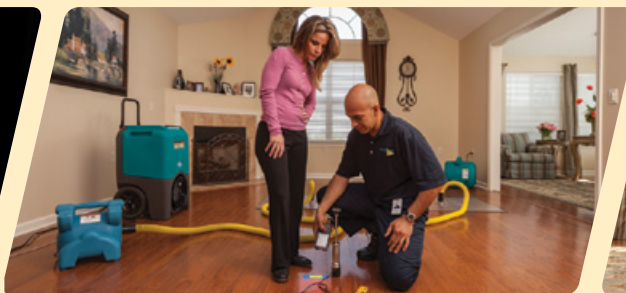
**Thank you for voting us Best of the Mother Lode since 2005!**

**209.736.8077** 263 S. Main St. Angels Camp, CA  
**209.532.1696** 12900 Mono Wy. Sonora, CA

**\$25  
DISCOUNT**

Mention this ad for a discount on cleaning services.

*Minimum charge applies.*



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Carpet & Furniture Cleaning • Steam & Dry Cleaning • Deep Soil Extraction • Spot & Odor Removal • Oriental & Fine Rug Cleaning • Ultrasonic Blind Cleaning  
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 Jamestown CA 95327





**\$500,000**

**ROUNDUP OF RICHES**

*Rustle Up Some Cash or a New Ram 4x4 Truck!*

**EARN ENTRIES DAILY**  
FEB 28 - APR 29

**\$30K CASH DRAWING WEEKLY**  
Thursdays & Fridays @ 8, 9 & 10pm

**SWIPE DAILY FOR PRIZES**  
Win Clovis Rodeo tickets, eCASH, bonus points or drawing entries!

**APRIL 29 GRAND FINALE**  
WIN A NEW 4x4 RAM TRUCK!

*Gift of the Week!*

**Mondays in March**

Earn 500 base points beginning at 8am and receive a different *Red Floral* Deluxe Collection Gift while supplies last.




**50+**

**Super Senior**

**TUESDAYS**

**Guests 50+ Receive Super Savings**

**2X Bonus Points & Double Dining Discounts!\***

\*While playing with a Chukchansi Rewards Card. Not to be combined with any other discounts. Restrictions apply.



Hwy 41 North To Coarsegold | [chukchansigold.com](http://chukchansigold.com) | 866.794.6946

Must be 21 years of age or older to be on property, including restaurants and hotel. All guests must have a valid government-issued photo ID acceptable to management and be a Chukchansi Rewards Club Member for any and all transactions. Management reserves all rights to cancel or modify all offers, promotions and/or events without prior notice. Restrictions and exclusions may apply, please visit website for further details. Masks are optional (not required if vaccinated). Visit our website for *What to Expect During Your Visit*.

PML SAFETY REPORT 2022

	JANUARY	YTD
Guest Passes Issued	1,198	1,198
Vendor Passes Issued	338	338
Temporary Resident Passes Issued	696	696
Vehicles Admitted	12,680	12,680
Vehicles Refused Entry	204	204
Phone Calls Received	3,417	3,417
Residential Alarm	2	2
Animal - Loose	11	11
Animal - Impounded	1	1
Animal - Dead/Injured	25	25
Animal - Disturbance	3	3
Patrol Assist	191	191
Public Assist	26	26
Welfare Check	1	1
Transport	0	0
Traffic Hazard	0	0
Traffic Control	0	0
Excessive Speed/Reckless Driving	2	2
Gate - Tamper	1	1
Gate - Follow Through	6	6
Gate - Malfunction	9	9
Gate - Struck by Vehicle	9	9
Control Burn Reported	95	95
Fire Safety - Smoke Complaint	4	4
Hazard - Tree Down	1	1
Residential Disturbance	1	1
Amenity Burglary	0	0
Residential Burglary	0	0
Grand Theft	0	0
Petty Theft	3	3
Trespassing	0	0
Vandalism	0	0
Property Damage - PML	0	0
Property Damage - Resident	0	0
PML Regs Violations Resident	2	2
PML Regs Violations Guest	1	1
Vehicle - Citation Issued	6	6
Vehicle - Accident PML	0	0
Patrolling Unit	779	779
Amenity Security Check	2,338	2,338
Residence Security Check	136	136
Monitoring Tennis Courts	1	1
Weapon Violation	0	0
Fixed Post	1	1
Courtesy Notice Issued	2	2
All Other Fees Collected	\$38,508	\$38,508

CONGRATULATIONS VIRGINIA RICHMOND!



President Hopkins presenting member, Virginia Richmond, with the PMLA Annual Community Volunteer Service Award for outstanding service to our community.



**GRANITE**  
**INVESTIGATIONS LLC.**

**CALIFORNIA PRIVATE INVESTIGATOR № 18754**  
**209-770-7798**

# FROM THE FRINGE

MIKE COOK – PGA HEAD GOLF PROFESSIONAL

The Golf Shop Staff is here to assist you in every way possible so please call us if you have any questions or need our assistance at **962-8620**. Our Winter Golf Shop hours are from 8:00am until 5:00pm, 7 days a week.

UPCOMING EVENTS

- Ladies 9-Hole Golf Club**  
Weekly Play Day – Thursdays
- Ladies 18-Hole Golf Club**  
Weekly Play Day – Thursdays

**Men’s Golf Club**  
St. Patrick’s Day Invitational  
Saturday March 12

WINTER SHOTGUNS

During the winter we start all play using a shotgun start at 11:00am due to daily frost conditions and winter conditions. The 11:00am shotguns will continue until Daylight Savings Time begins on March 13, 2022. Beginning on March 13 we will return to starting play by tee times. The first tee time of the day will be 9:00am.

2022 ANNUAL GOLF MEMBERSHIPS & GOLF SERVICES

**Golf Memberships:** If you are interested in an Annual Golf Membership for 2022, it is not too late. Call the Golf Shop and we will be happy to assist you. The applications are also on the ([www.pinemountainlake.com](http://www.pinemountainlake.com)) website.

**Golf Services:** If you have not paid for your Bag Storage, Push Cart Storage or Locker, please call or come in to the Golf Shop and we will be happy to assist you. If you are interested in signing up for one of these services, please call the Golf Shop.

**NEW EVENT FOR 2022 – PML PUTTING CHAMPIONSHIP**

In the month of May, we will hold a PML Putting Championship. Watch for more details in the coming months.

**CALLAWAY GOLF COMPANY**

Callaway Golf Company has come out with a very diversified line of golf clubs

for 2022. If you are in the market for a new set of clubs, we will have trial sets available in the Golf Shop for you to take to the range or on the golf course to try out. These sets should be arriving in the month of March. Stop by the Golf Shop and check them out.

CARE OF THE GOLF COURSE  
TAKING CARE OF THE GOLF COURSE IS EVERYONE’S RESPONSIBILITY; PLEASE DO YOUR PART!

**Replacing Divots** – PML is a DIVOT FIRST facility; that means that if the divot is intact or even a portion of the divot is intact, we want you to replace the divot first and press the divot down firmly with your foot. When an intact divot is replaced, it will begin to root right away but a mulch filled divot will take weeks to fill in. If the divot hole is not totally filled in by the divot that you replaced then fill the rest of the hole with mulch and press down the divot firmly with your foot. If the divot is not intact, then fill the divot hole with mulch and smooth the mulch with your foot so it is level with the ground.

**Repairing Ball Marks** – This is one of the major negatives in our great game; players either do not know how to repair ball marks correctly or don’t even attempt to repair them. Here is the correct way to repair a ball mark:

**Insert the divot tool just outside the edge of the ball mark, use the divot tool to mend in the outside portion if the ball mark towards the middle. Then use you putter to tap down the repaired turf. If a ball mark is repaired properly, you will not even be able to tell that there was a ball mark. NEVER PULL UP THE MIDDLE OF THE BALL MARK.**

**Raking Bunkers** – We are back to normal procedures concerning bunkers; PLEASE make sure that you rake the bunker after you have hit your shot.

**Golf Carts** – Driving golf carts on the fairways has a negative effect on turf conditions over time. PLEASE use the 90-degree rule posted in each golf cart in order to minimize the cart traffic on the fairways. **Reminder – Driving golf carts behind any of our greens is NOT ALLOWED.**

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.

PROPERTY OWNER ANNUAL GOLF CART RENTAL AGREEMENT

Every person who drives a golf cart on the course, is required to sign a golf cart rental agreement at the time of registration, before they can drive a golf cart. PML Property Owners sign the agreement one-time and that covers the entire year. If you have not signed your agreement you can go to the PML website ([www.pinemountainlake.com](http://www.pinemountainlake.com)) and fill it out and sign online or you will be asked to sign the form when you register in the Golf Shop. Click on amenities, then click on golf and you will see the agreement with other forms available. If you have any questions, please call the Golf Shop **209-962-8620**.

WINTER RE-GRIPPING SPECIAL

Wintertime is a good time to have you worn grips replaced. If you replace 10 or more grips, we will take \$.50 off the price

of each grip. This special will run through the month of March.

**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

## 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 @ **209-962-8612** to schedule an appointment between the hours of 8am – 4pm

# FIRE SAFETY

JOE MILANI – FIRE SAFETY COORDINATOR

Spring is on the way! The first day of spring will be on March 20th, 2022 and with it we will begin to see some changes around our beautiful community. During early spring, the axis of the Earth is increasing its tilt relative to the Sun, and the length of daylight rapidly increases for the relevant hemisphere. The hemisphere begins to warm significantly, causing new plant growth to “spring forth,” giving the season its name. Although this is a stunning time of year, it is imperative to stay vigilant and remember that we live in the Wildland Urban Interface and with it comes the responsibility to maintain your defensible space and prepare for the fire season ahead of us.

This month’s article will highlight three of the most important zones to consider while performing your annual spring cleanup this year. It’s important to understand how wildfire can threaten homes and what one can do to effectively reduce the wildfire risk. Wildfire causes homes to burn in three ways:

- 1. Wind-blown embers (leading cause of home ignition).
- 2. Contact by flames (burning vegetation near or touching home).
- 3. Radiant heat (flames heat up siding or attachments causing them to combust).

Next, it’s important to remember that PMLA Fire Safety holds all property owners’ property pin to property pin (entire lot). Understanding zone specifications:

### IMMEDIATE ZONE (ZONE 0): 0’ – 5’

The Immediate Zone extends 0-5’ from your house. ZONE 0 is the area closest to one’s house, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable, and should be most aggressively maintained for fire resistance.

- Remove any combustible outdoor furniture. Replace jute or fiber doormats with fire resistant materials.
- Remove or relocate all combustible materials, including garbage and recycling containers, lumber, trash, and patio accessories.
- Clean all fallen leaves and needles regularly. Repeat often during fire season.
- No vegetation is recommended within 5’

- of structures.
- Remove tree limbs that extend into this zone. Fire-prone tree varieties should be removed if they extend within 5’ of structures.
- Do not store firewood, lumber, or combustibles here, especially under decks or overhangs.
- Move stored combustibles inside, or at least 30’ away from structures.
- Use only inorganic, non-combustible mulches such as stone or gravel.

### INTERMEDIATE ZONE (ZONE 1): 5’- 30’

The Intermediate Zone from 5’ to 30’ out from buildings, structures, decks, etc. Keep ZONE 1 “Lean, Clean, and Green” and employ careful landscaping to create breaks that can help influence and decrease fire behavior.

- Remove all dead plants, grass and weeds (vegetation).
- Rake and haul debris 30 ft around structures (needles, leaves, and dead vegetation).
- Clear your roof and gutters of all debris regularly. Roof and gutters often need to be inspected and cleaned multiple times a year, once a year is typically insufficient.
- Trim trees regularly to keep branches a minimum of 10 feet from structures.
- Remove branches within 10 ft of your chimney.
- Limb dead branches 15ft up and live branches 6ft up.
- Remove vegetation and items that could catch fire from around and under decks.
- Create additional separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc. Provide adequate spacing between all plants.
- Firewood piles in this zone it must be stacked neatly and covered with a fire-resistant tarp or covering.
- Remove fire-prone plants i.e. rosemary and juniper, and choose only fire-resistant varieties. Irrigate regularly.
- Remove dead vegetation from shrubs, bushes, trees, and ornamentals regularly.
- Use only fire resistant inorganic mulches. “Gorilla Hair” or similar shredded bark mulch should be removed in this zone.
- Clear 10ft in all directions around propane tank down to bare mineral

soil. (Including live vegetation).

### EXTENDED ZONE (ZONE 2): 30’ – 100’

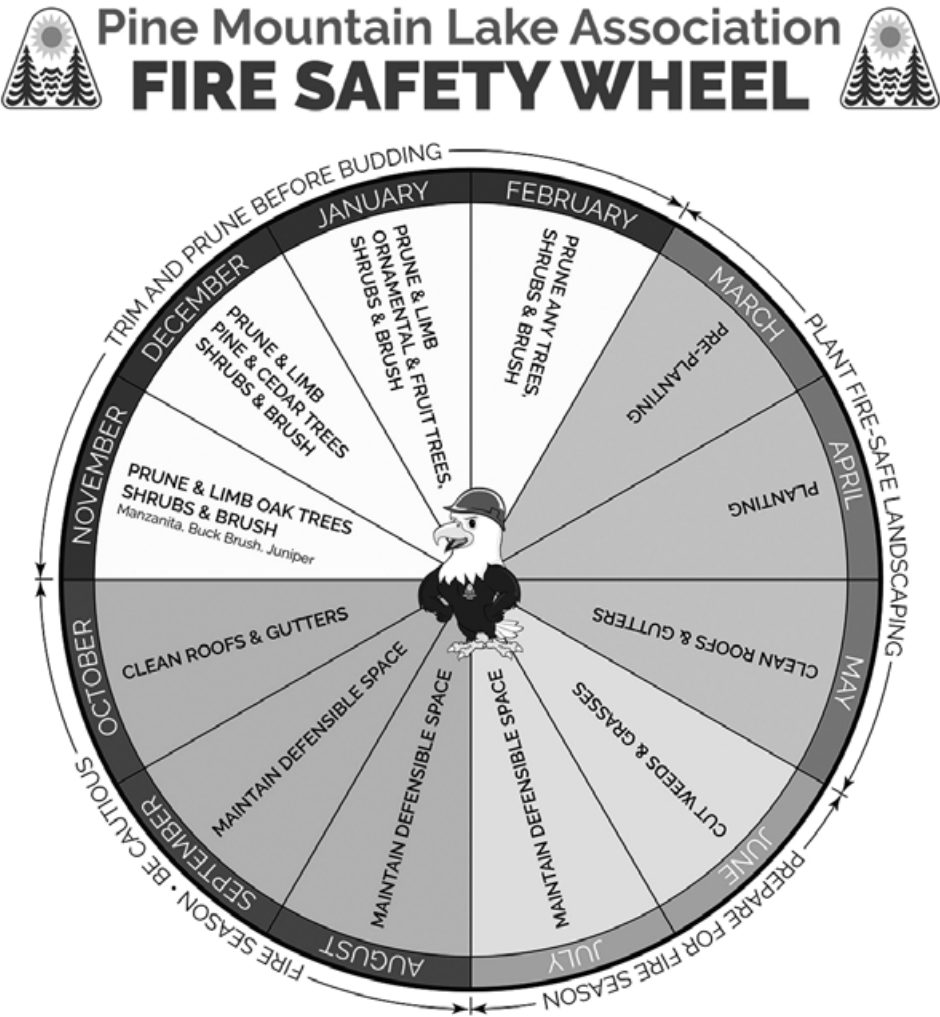
The extended zone is 30’ to 100’ from your home. In some cases more than 100’ is required due to steep slopes, nearby vegetation conditions. The goal here is not to eliminate fire but to interrupt fire’s path and keep flames smaller and on the ground. This zone should include at a minimum:

- Cut or mow annual grass down to a maximum height of 4 inches. (pin to pin)
- Create horizontal spacing between shrubs, trees and vertical spacing between grass, shrubs and trees.
- Limb dead branches 15ft up and live branches 6ft up.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches if erosion control is an issue.

Understanding the three zones will aid in employing these techniques and strategies to maintain a fire resistive property that stands a better chance in the event of wildland fire. It is strongly encouraged that all PMLA members develop an individual fire abatement plan. If help is needed in developing individual fire abatement plan please contact our office.

Please remember to test all 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! The fire safety team is here to help with inspections of your property, and question or concerns regarding fire safety or defensible space zones. Please contact Amanda Darrow at (209) 990-5263 or email [Inspector1@pinemountainlake.com](mailto:Inspector1@pinemountainlake.com) or Joe Milani at (209) 990-5260 or Email [J.milani@pinemountainlake.com](mailto:J.milani@pinemountainlake.com).



## PML LAKE AND MARINA COMMITTEE

DAVID BEALBY

**O**n Friday, February 10, the Lake and Marina Committee held their monthly meeting at the administration building conference room.

We discussed the recent approval by the Board of Directors of our proposal for a food service "cart" at the Lake Lodge on the 3-day week-ends. This summer will be a trial on how well it is received by our members. Details will be available in the summer recreation guide.

A proposed revision to the Open Water Swim policy was discussed. That discussion will continue at the next meeting.

We spent some time coming up to speed on the geese population issues in Pine Mountain Lake.

Finally, the committee discussed the recent approval by the board, of the third annual PML Water Ski Day, to be held Friday and Saturday, July 8 & 9. This is an event hosted by the PML Water Ski Club to train youth up to the age of 17 on how to water ski. More information will be published in the summer recreation guide.

PINE MOUNTAIN LAKE ASSOCIATION

# SEASONAL EMPLOYMENT OPPORTUNITIES

*Join the Team!*

APPLY NOW TO SEASONAL JOBS AT [WWW.PINEMOUNTAINLAKE.COM](http://WWW.PINEMOUNTAINLAKE.COM)

Job areas: Pool, Marina, Lakeside Café and Stables.



IF YOU NEED ASSISTANCE, CONTACT  
**MICHELLE CATHEY AT 209.962.8604**

**Cynthia Brown**  
Sewing & Alterations

19623 Cottonwood St. Groveland Ca.  
95321



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### 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](mailto:simonettaspaccia@gmail.com)



## Carron Tax

associates

**Carole Smith**  
Enrolled Agent

20093 Ridgecrest Way  
Groveland, CA 95321

Tel: 209/962-6119

E-mail: [carolesmith@carrontax.com](mailto:carolesmith@carrontax.com)

**INCOME TAX PREPARATION**  
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# BUILDING OUR COMMUNITY

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

An important reminder about making improvements to the exterior of your property or home! 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.

### LANDSCAPING

- Decorative walls and borders
- Excavation, drainage and soil erosion
- Fences (dog, decorative, garden, safety, privacy)
- Planting new vegetation
- Ponds, fountains, yard ornaments
- Retaining walls
- Tree Removal

### LIGHTING

- Exterior Lighting
- Pathways, driveways, landscape, accent lighting

### STRUCTURES

- Additions
- carports
- Containers
- Decks
- Enclosures
- Garages
- Gazebos
- Holders
- Outbuildings

- Receptacles
- Sheds
- Storage

### SIGNS

- ALL signs
- Custom address signs (placement and size)

### PARKING AREAS

- Driveways
- Asphalt
- Concrete
- Gravel
- Excavating
- Leveling

### PAINT

- ALL paint colors must be reviewed for approval

### PROPANE TANKS

- Painting
- Placement
- Screening

### LAKESHORE

- Beaches
- Decks
- Docks
- Kayak or boat holders
- Walls

All these items and many more that I did not name require ECC approval prior to the start of your project. Violations of these rules will result

in fines and tear out or stop work orders may also be issued.

Be sure to submit your exterior projects to our Environmental Control Committee for review and approval before any changes or improvements are made to your property or exterior of your home. 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 on-line submittal process at [http: www.pinemountainlake.com/ecc-project-submittal-process/](http://www.pinemountainlake.com/ecc-project-submittal-process/)

### ALL PROJECTS REQUIRE A PLOT PLAN THAT INCLUDES:

- Property Boundary Lines
- Setbacks
- Easements
- DPA/DE

The Environmental Control Committee of Pine Mountain Lake Association has made guidelines available to you to acquaint you with the rules, guidelines and Construction Standards. The guidelines also pertain information on document preparation and other information that should simplify your planning process. Also see PMLA, CC&R, Article VI, Minimum Construction Standards for more details on requirements when submitting your project. These documents are all available at your fingertips 24 hours a day at [www.pinemountainlake.com](http://www.pinemountainlake.com).

If you have question regarding your submittal, documents or construction fees, please contact our ECC Assistant at [ECC@pinemountainlake.com](mailto:ECC@pinemountainlake.com) or call (209) 962-8605.

## 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.

### 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!*



**MOORE BROS. SCAVENGER CO., INC.**  
P. O. Box 278 • Big Oak Flat, CA 95305 • (209) 962-7224 • FAX (209) 962-7257

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@moorebrosscavenger.com](mailto:info@moorebrosscavenger.com) and [Shirley@moorebrosscavenger.com](mailto:Shirley@moorebrosscavenger.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\*\*\*

## Deardorff Realty

**SUPPLEMENT YOUR RETIREMENT INCOME**

This property is designed for RV & boat storage for Pine Mt Lake or anyone else needing a storage location close to the PML lake.

Property preliminary study done with the county.

Property is just off Ferretti Rd and has a 13,000 sq ft concrete pad in place. 28.2 acres. **\$259,500**

Contact Marilyn Deardorff, agent and partial owner.

Contact Marilyn Deardorff-Scott - BRE 00396888

**209-962-0718**

**PAUL S. BUNT, ESQ.**  
ATTORNEY AT LAW

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**209.962.6778**

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## PMLA OWNED LOTS FOR SALE

2/047	GAMBLE STREET	\$1,000
2/287	FERRETTI ROAD	\$2,500
2/448	WELLS FARGO DRIVE — PENDING	\$1,000
3/057	PINE MOUNTAIN DRIVE	\$1,500
6/113	FERRETTI ROAD	\$1,000
6/179	COTTONWOOD STREET — PENDING	\$1,000
6/211	FERRETTI ROAD	\$2,000
6/235	FERRETTI ROAD	\$1,000
6/252	FERRETTI ROAD	\$1,000
7/049	FERRETTI ROAD	\$1,000
7/062A	FERRETTI ROAD	\$1,500

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



DRE# 00683485



# Pine Mountain Lake Realty

*An Agent Owned Company*

## Lynn Bonander, GRI Owner / REALTOR®

18919 Ferretti Rd., Ste. A, Groveland, CA 95321  
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### **Privacy & Serene Tree Top Views!**

20018 Pine Mountain Dr  
13-198

**\$412,888**

MLS# 20211996

3 Bed/3 Bath, Approx 1900sf, on Approx 0.38 Acre. Central Air, Cathedral Ceiling, Ceiling Fans. Living Room w/Stone Surround Fire Place, Open Dining, Nice Kitchen w/Brfst Bar, Stainless Appliances & Newer Flooring and Cabinets. Master Bedroom with Walk-in Closet, Master Bath with Separate Shower. Large Bdrm/Family Room on Lower Level with Full Bath, 2nd Fire Place w/Stone Surround & Private Entrance. Inside Laundry, Washer and Dryer included. Beautiful Large Deck, Built in 2020, Nice Patio Area w/ Custom Seating & with Access to Lower Level Room. Has a Dog Run and This Large Lot has Plenty of Room for Extra Parking and also RV Parking. Plenty of Privacy!



### *Lake Front*

0.78 Acre w/161 Feet 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# 20210766



### *Great Lot and Location!*

This 0.32 Acre Lot is on Sewer and Ready & Easy to Build on. JUST AROUND THE CORNER FROM THE LAKE! Plus it's located in Beautiful Pine Mountain Lake, a Gated Mountain Community in the Sierras.

1-242 Pleasantview  
**\$65,000** MLS# 20211338



### *Close to Most Amenities!*

0.98 Acre - Zoned R-3! Build a Single Family Home or Several Units. Close to Country Club, Lounge, Pro Shop, Golf Course, Swimming Pool & Pickle Ball. Water, Sewer & Electrical Available. Plenty of Room to Build!

5-23-A Tannahill Drive  
**\$65,000** MLS# 20210858



### *Beautiful Layout! ~Double Lot~*

This 0.78 Acre lot has a "Park-Like" Setting would be a Great Lot to Build Your Dream Home! Inside the Pine Mountain Lake Gated Community.

19081 Jimmie Bell St 7-157  
**\$35,000** MLS# 20211408



### **Convenient Location!**

Close to Country Club, Pine Golf Course, Pool, Pickle Ball Courts, Mountain Lake Main Gate, and More! Easy Lot to Build On. Graveled Parking Area to the Right Side of the Lot.

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



### *One Block to Lake!*

And a Nice Lot to Build on Your Dream Home or Mountain Cabin. Approximately One Block to the Lake and Beach Area. Also close to Fisherman's Cove, Tennis Courts and More! Sewer Hook-up Available.

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



### *Beautiful Easy to Build Lot*

This is a 0.52 Acre Lot on a Park Like Setting is Surrounded by Large Parcels on Both Sides and Back! Very Gentle Down Slope.

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



# PINE MOUNTAIN LAKE REALTY

An Agent Owned Company

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Broker/Owner  
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DRE#00451887



**Lynn Bonander, GRI**  
Owner/Realtor®  
209.484.7156  
DRE#00683485



**Val Bruce, GRI**  
Owner/Broker Assoc.  
209.768.7368  
DRE#00578336



**Parker 'PJ' Johnson**  
Owner/Realtor®  
209.768.6232  
DRE#01732298



**Marc Fossum**  
Owner/Realtor®  
209.770.4750  
DRE#01956242



**Patty Beggs**  
Owner/Realtor®  
209.840.2293  
DRE#01339347



**Michael Beggs**  
Broker Assoc./Realtor®  
209.840.2294  
DRE#0133568



**Ann Powell**  
GRI, ABR, RSPS  
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DRE#01268655



**Eleda Carlson**  
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DRE#00632516



**Super Energy Efficient!**

3 Bd/2 Bth, 2 Level, Approx 1848sf, Open Beam Ceiling, Dual Pane Low-E-Tilt out Windows, Demand Hot Water Heater. Open & Shut Skylights, Ceiling Fans Thru-out, Great Rm, Pellet Fireplace, Kitchen Island, Brkfst Bar, Pantry, Open Dining, Master w/Walk-in Closet, Bth w/Vanity, Inside Laundry, Big Underfloor Storage Rm w/Concrete Floors, Large Composite Deck.

20108 Ridgcrest Way 13-286  
\$460,000 MLS#20212220



**Spectacular Million Dollar Views!!**

3 Bd/3 Bth, 2 Car Attached, Oversized, Finished Garage w/Cabinets, Shelves/Workbench, Approx 3142sf on **13.0 Acres!** Great Rm w/an Indoor Pool! Living Rm w/Fire Place, Open Beamed Ceilings. Kitchen w/Breakfast Bar, Island, Pantry, Open Dining. Master Bd/Bth w/Walk-in Closet & Private Deck. Lower Level Bedroom, Bath & Bonus Room-Could be a 4th Bdrm/Den/Office. Inside Laundry w/Wash Tub. Huge Deck that Wraps Around to a Covered Deck. A Court Yard & Plenty of Parking. 2 Car Carport w/RV Connection. Sold "As Is"

19701 Old Highway 120  
\$795,000 MLS#20212276



**Beautiful Mountain Home!**

5Bd, 3 1/2 Bth, 2 Oversized 2 Car Finished Garages, Approx 3649sf on 0.80 Acre, Central Air, Crown Molding, Granite Counter tops, Open Beam Ceiling, Skylights, 2 HVAC Units, Active Solar, Formal Living Rm w/Fireplace. Brfst Bar, Island, Pantry, Stainless Appliances, Open Dining, Inside Laundry, Enclosed Patio, Deck, Awnings, Hard Wired Generator & Fire Suppression Sprinkler System. Plenty of Rm for RV & Boat Parking.

21246 Jimmersal Lane 12 -100  
\$689,000 MLS 20212155



**Perfect Floor Plan - Perfect Location!**

4 Bdrm/3 Bth, 2 Car Oversized Finished Garage. Approx 2568sf. One Level, Great Rm, Ceiling Fans, Huge Remodeled Kitchen w/Brkfst Bar, Gourmet Style Range, Stainless Appliances, Dining Rm, Master Bdrm w/Walk-in Closet. Large Bonus Rm off Main Living Area, w/Pool Table & Bookshelves. Covered Front Porch, Deck & a Covered Outdoor Dining Area. Workshop.

19429 Pine Mountain Dr., 1-34  
\$560,000 MLS#20212288



**Rare Construction Custom Home!**

4 Bd/3 1/2 Bth, 3 Car Oversized Finished Garage, 2 Level, Approx 3875sf, 0.55 Acre. Central Air, Cathedral Ceiling, Intercom, Wet Bar, Wine Storage. Great Rm, Fireplace, Formal Dining Rm, Brfst Bar, Island, Pantry, Stainless Appliances. Den/Office, Master w/Walk-in Closet, Bath w/Jetted Tub, Separate Shower, Vanity, Closeted Toilet, Inside Laundry w/Wash Tub. Lower Level Family Rm, Kitchenette, Game Room, 2 Bdrms. Screened Porch, Deck, Balcony. And MORE!

20190 Pine Mountain Dr., 4-94  
\$795,000 MLS# 20212193



**Country Living at it's Best!**

4 Bd/3 Bth, 5 Car Oversized Garage w/Shop, Heat & Shelves. Approx 2700sf on 2.15 Acres! Great Rm w/Heat Stove, Ceiling Fans, Cathedral Ceiling, Skylights. Brfst Bar, Island, Stainless Steel Appliances, Wine Refrigerator, Open Dining Rm, 2 Master Suites, Walk-in Closet, Inside Den/Office, Laundry Room. Wood Burning Fireplace, Private Well and Septic Systems. Expansive Custom Stamped Concrete Patios, Fire Pit and Large Above Ground Swimming Pool. A 1000sf Shop, Add'l Parking and Storage. No HOA.

9045 Smith Station Road, Groveland  
\$559,000 MLS#20220105



**Prime Business Location!**

18911 Ferretti Road  
Groveland, Ca 95321

\$399,000

MLS# 20220086

A Rare Business Opportunity at a Prime Location, Corner of State Highway 120 and Ferretti Road. The Location shares the Parking Lot with the Last Grocery Store before entering the North Gate Way to Yosemite National Park allowing a lot of Tourist Traffic to and from Yosemite and the Pine Mountain Lake Resort. Small, but Mighty Retail Business with Substantial Successive Multiple Revenue Growth over the Last 3 Years at an Affordable Price! All Itemized Cost Inventory is Included in the Purchase Price. The Listing Price is actually 20% Below the 2021 Full Year End Gross Sales. Knowledgeable Retail Manager will remain, if asked and assist with the Day-to-Day Operation. Seller Financing with 30% Amount Down.



**Tranquil Setting~Ideal Location**

3 Bd/3 Bth, 2 Level, Approx 2162sf. Great Rm, Open Beam Ceiling, Skylights. Living Rm w/Fire Place & Brick Surround, Central Air, Propane Heat, Breakfast Bar, Open Dining, Master Bd/Bth. Lower Level Bonus/Family Rm w/Fire Place. Inside Laundry. Double Decks are accessed thru Sliding Glass Doors Upper & Lower Levels. Gazebo.

1-30 19443 Pine Mountain Dr  
\$459,000 MLS# 20211733



**A Great Find! - "Sparkling Clean"**

3 Bd/2 Bth, 2 Car Attached Finished Garage, Single Level, Approx 1500sf, 0.34 Acre, Built in 2000. Great Room w/Propane Circulating Fireplace, Cathedral Ceiling, Skylights, Ceiling Fans, Central Air, Solid Surface Countertops, Breakfast Bar, Island, Light Wood Cabinetry, Open Dining. Solid Hickory Flooring. Master Suite with Sliding Door to Deck, Extra Deep Closet, Double Sinks, Tub/Shower. Inside Laundry, Washer & Dryer Included. South Facing Deck. Nice Quiet Location, no thru traffic!

10-63 20832 McKinley Way  
\$419,900 MLS# 20220129



**Golf Course Lot -Spectacular Views!**

3 Bed/2 1/2 Bath, 3 Car Oversized Finished Tandem Parking Garage, Approx 2382sf on 0.31 Acre. At the #5 Tee Box. Great Rm w/Rock Surround Fireplace, Central Electric Air/Propane Heat, Cathedral Ceiling, Pantry, Open Formal Dining Rm, Master Bdrm/Bath, Jetted Tub, Separate Shower & Bidet. Inside Laundry Rm. 2 Shaded Decks. Room for RV Parking Area.

5-255 19219 Ferretti Rd  
\$499,000 MLS# 20211876

**Lots for Sale**

- \$ 5,000 - 2-35 Corner Lot, Septic Required
- \$ 9,500 - 2-25 Quiet Area, Gentle Upslope
- \$ 9,900 - 4-565 Near Tennis Cts & Fisherman's Cove
- \$ 10,500 - 13-122 Treed Views
- \$ 10,900 - 7-167 Public Sewer
- \$ 12,000 - 4-344 Easy Build-Seasonal Creek
- \$ 20,000 - 13-358 Wooded, Buildable
- \$ 22,500 - 4-530 Very Gentle Slope
- \$ 32,500 - 7-119 .57 Acre Golf Course Lot
- \$ 34,500 - 7-118 .56 Acre Golf Course Lot
- \$ 49,000 - 12-186 Beautiful 1.05 Acre with Utilities
- \$ 69,000 - 5E-8 Dyer Ct Great Location
- \$ 84,900 - 4-137 .95 AC Big Creek Frontage
- \$135,900- 3 Acre w/Good Well, View
- \$160,000- 19 Acres - Old Hwy 120, Great Opportunity
- \$450,000- 42.4 Acres Near James Town



**CHRIS H. LAKE**  
DRE 00946632

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



**GINA GIAMPIETRO HERNANDEZ**  
DRE 01226555

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**PAUL S. BUNT REAL ESTATE BROKER DRE 01221266**

**BEAUTIFUL RUSTIC HOME WITH GUEST CABIN ON 7 ½ ACRES JUST 23 MILES FROM YOSEMITE**



**10509 CONVERSE RD GREELEY HILL \$1,225,000** What dreams are made of you will find here in this absolutely charming estate setting. Upon approach, this property is adorned w/beautiful gated entrance to long paved driveway, all surrounded by nature, trees, meadows & snow-capped mountain views. You will find a piece of paradise in a mini ranch property setting w/wedding venue flair! Rustic solid construction is what you'll notice first as you drive up to the main house of stone pillars on the covered front porch patio & walkway to an extended outdoor living area w/lg stone wood burning fp. The grounds consist of a Main house, guest house, bunk house, 2 shop areas, fenced garden & a potting shed, over-sized 2 car garage w/storage rooms/wine shed. 2 outdoor fire pit areas, mini putting green, archery course, bocce ball area, covered RV/Boat carport area, tractor shed/shop & another work shop near the garage. The Main house is 3000sf +, has radiant heated floors in kitchen & mstr bdrm/bath. Milgard windows throughout, Grt rm size kitchen/dining w/doorway to living rm + a "man cave" bar/pub room that overlooks backyard area of artificial turf, hot tub & gathering areas. Kitchen has bright windows, built-in pantry knotty alder cabinets w/glass, soap stone leather finish countertops, stainless appliances, Kahr's engineered hardwood oak espresso flooring, breakfast area & lg dining area, mud room & desk area, French doors to slate stone balcony patio w/metal gated railing. Guest full bath on the main level w/glass shower. The mstr bdrm & guest bdrm & laundry are on the upper level. Mstr has private covered balcony w/slate stone & ceiling fan. Mstr bdrm has a cozy gas fp heat stove, & a grand mstr bath w/glass tile shwr, oversized walk-in closet, granite top lg jetted soaking tub w/picture window & high windows, tunnel skylights & tile flooring, built-in lg linen cabinets & drawers. Each living area & bdrms have private setting Daikin mini-split heat & a/c units. The Guest Cabin has had a successful Air BnB rental history & the property definitely shows pride of ownership.

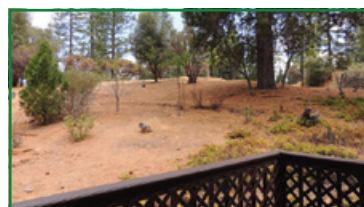
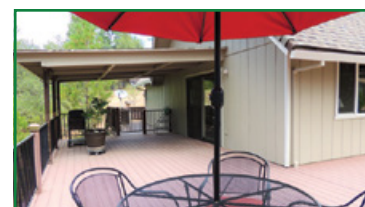
**LAKE ACCESS ADORABLE CABIN**



**20104 PINE MOUNTAIN DR. U13 L278 \$575,000**

3 bedroom 3 bath 2 car waterfront access 1716 sf Opportunity for the whole family to enjoy this move in condition, seasonal water front, trail blazer cabin home in Pine Mountain Lake! Single level cabin with small doc at Big Creek awaits the next generation of family memories. Located across from Big Creek trail, off a convenient mostly level cement driveway, this spacious lake access cabin has slate tile entry, large living area with vaulted ceiling, skylights, rustic slate stone wood burning fireplace, 5 excellent low maintenance deck areas, 2 master bedrooms, guest bedroom and guest bath with double vanity, main master with 3 skylights, private balcony deck, 2 closets, double vanity sinks, private shower/commode. Upgraded windows throughout, indoor laundry and lower level finished storage plus exterior detached finished outbuilding for office, storage or hobbies. 2 car detached garage with workbench/storage.

**MOUNTAIN CABIN WITH HUGE LOT**

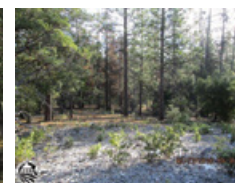
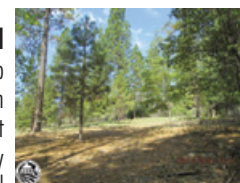


**20704 POINT VIEW UNIT 4 LOT 260 \$399,000** Charming Cabin style home in Pine Mountain Lake gated community on .56 acre corner lot. Perfect for vacation or full-time, 3 bedrooms 2 baths, 1755 square feet, detached 2 car garage, flat access driveway. New roofs 1 1/2 years ago, beautiful large wrap around decks, covered patio area perfect for outdoor dining all year round. Features open beam ceiling on main level, large kitchen area with upgraded appliances, 2 bdrms 1 ba & laundry area; upper level large bedroom with bath and family room/overflow area. The living room has a stone hearth wood burning stove fireplace and updated windows. The kitchen has hardwood flooring and a pantry cabinet, breakfast bar and slider to the BBQ deck area. The deck has trex type decking and wood with metal railing. Under house shop and storage areas. The lot extends to nearly the entire block and a short distance from 2 beach areas and hiking trails.

**LOTS AND LAND FOR SALE**

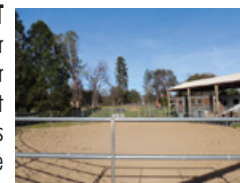
**Fiske Hill Rd, Greeley Hill**

— 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**

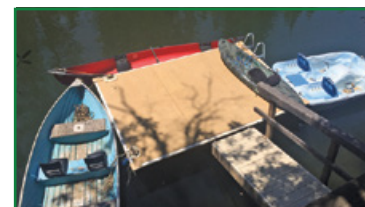
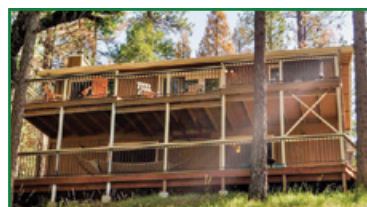


**13323 MULE CT U12/LOT 183**

— Endless possibilities for this 1ac level parcel w/water & sewer available. Corner lot on cul du sac. Close to bass pond & stable. Close to the airport for flying enthusiasts. Completely fenced, pole barn on site. Enjoy all PML amenities including lake, golf course & tennis courts. Horses are welcome here. Gated community. **\$79,000.00**

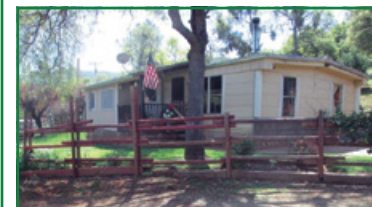


**WATERFRONT WITH DOCK**



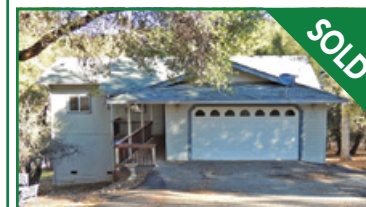
**20132 PINE MT. DR UNIT 4 LOT POR 136 & 137 \$599,000** Sweet cabin with landing and doc in beautiful Pine Mountain Lake. Need a place for your boat all summer long? Here is your opportunity! Own your own waterfront cabin home today. Super cute and bright this 3 bedroom 2 bath home has a living room and family room plus 2 car garage and is ready for a new owner. Level parking, 2 deck areas and move in ready! Main area has 2 bedrooms 1 bath, great room with bright windows, updated kitchen and gas fireplace. Lower level has master bedroom and family room with wood burning fireplace, lower deck access. The doc access is via the service easement road a short distance from Big Creek to private landing and doc. The front yard is spacious as well as the backyard and the potential is limitless. Level entry access makes this a great home for full time, part-time or vacation rental. This home has a successful Air BnB history.

**UNIQUE OPPORTUNITY**



**5314 DOGTOWN \$269,000** Affordable Acreage w/a Home 13.5ac w/several great building sites w/ views. Property is fenced. Season creek. Oaks & pines. Meadow area grt for horses. Existing manufactured home allows for a place to live while building your dream home. Well, septic & power already on the property. Close to Coulterville & enroute to Yosemite just 35 miles away, Historical gold mining area. Close to Lake McClure & Lake Don Pedro for all summer sports & fishing. Zoning is Mountain Home 5 acre minimum lot split may be possible should check w/Mariposa County Planning Dept Manufactured home is livable but being sold "AS IS".

**HOME SWEET HOME**



**20731 RISING HILL CIRCLE 3/428 3/2 1/2 w/ 2 car .19 acre \$359,000** 1555 sf move in condition home, Living room with cathedral ceiling, gas fireplace, bright windows, spacious kitchen with granite counters, gas stove, large pantry closet, dining area with slider to large back deck, fresh interior paint throughout and new carpeting in lower bedrooms, large master suite on main level entry with granite bath counter, 2 closets, panel doors throughout, central HVAC, large under house storage, nice views back deck.

## DAYLIGHT SAVINGS – LONGER, WARMER DAYS – TIME TO LIST WITH US



### MAIN LEVEL LIVING .40 ACRES

20838 Big Foot Cir. 3 bdrm, 3 bath, 2020sf  
Unit 4 Lot 375 **\$549,900**

Longer days, warmer weather always brings out the buyers. Don't miss out, now is the time to list. Sellers' market with plenty of demand and very low inventory. We can move your property for you.

**Larry & Penny**

### LOTS

U 3- L13 **\$10,900**

20989 Hemlock St., Taxiway lot  
**\$249,900**



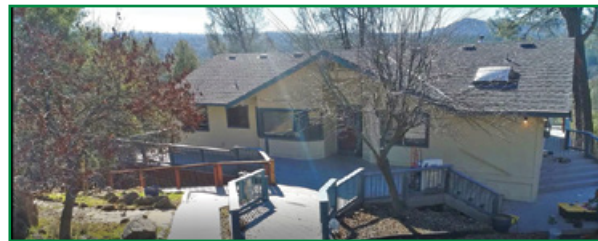
### ZONED R-3:MX

Unit 5 Lot 182 Mueller Rd. .25 acres  
Build 3 units. Condos or Rental **\$99,000**



### HWY 120 COMMERCIAL

73.14 ac. RE-5, 14.99 ac. C-K  
C-K zoned – 1022' Hwy  
Frontage **\$450,000**



### .76 AC WITH VIEW TOWARDS LAKE

20634 Nob Hill Cr.  
3 bdrm, 3 ba, 3057sf  
Unit 3 Lot 101 **\$629,900**



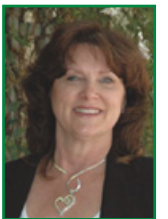
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REALTOR – TAXIWAY EXPERT

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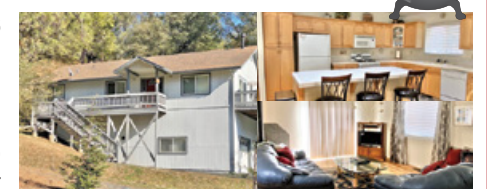
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Located in a quiet setting near the Big Creek Hiking Trail. Unit 10 Lot 63 **\$419,900**



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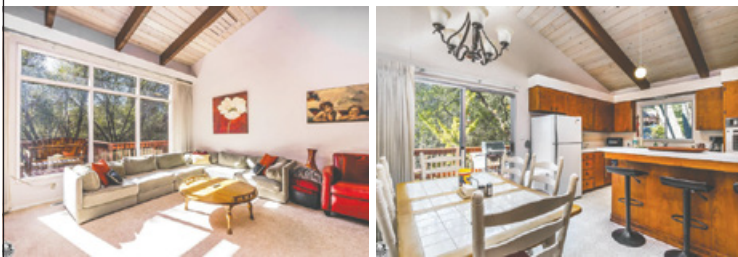
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## HomeServices

### ONE LOOK WILL DO!



**19825 FERRETTI ROAD**  
4BD | 3BA | 1,700 sq ft | \$489,000

This wonderful 4 bedroom 3 bath home would be perfect for investors, second home or your forever home. New central heating and air has just been added.

**Linda Willhite**

**(209) 985-2363**

### DON'T PASS THIS ONE UP!



**11191 BIG OAK ROAD,  
BIG OAK FLAT**  
3BD | 1BA | 1,140 sq ft | \$299,900  
A comfortable creek side home.

**Linda Willhite (209) 985-2363**

### PENDING



**19144 #8 DYER COURT**  
2BD | 2BA | 1,056 sq ft | \$299,999  
Immaculate, warm and comfortable ground floor condo. Great location.

**Linda Willhite (209) 985-2363**

### PENDING



**6851 DOGTOWN ROAD**  
3BD | 2BA | 1,386 sq ft | \$129,900  
Quiet, gated community in a unique mobile home park.

**Kathleen Love (209) 743-5432**

### LOTS & LAND



**20080 RIDGECREST WAY**  
Lot & Land | 0.31 acres | \$12,500  
Build you dream home on this lot!

**Ron Connick (209) 206-0007**

### SOLD!



**12960 JACKSON MILL DR.**  
3BD | 3BA | 3,041 sq ft  
Contemporary Hidden Gem

**Ron Connick (209) 206-0007**

### SOLD!



**13060 WELLS FARGO**  
3BD | 2BA | 1,459 sq ft  
One-level home w/deck & hot tub.

**Ron Connick (209) 206-0007**



Gretchen Pearson  
President/CEO  
DRE #00964735  
925.640.0590



Linda Willhite  
Broker Associate  
DRE #01063378  
209.985.2363



Ron Connick  
REALTOR®  
DRE #00575067  
209.206.0007



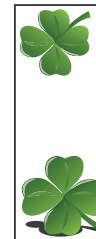
Kathleen Love  
REALTOR®  
DRE #01223318  
209.743.5432



Carmen Taira  
Office Administration  
209.962.7765



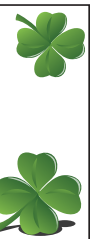
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MEMORIAL WEEKEND

SUNDAY, MAY 29

**CAR SHOW**

**& TIOGA HIGH BBQ**

**AT THE PML STABLES**

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TIOGA HIGH SCHOOL WILL BE HOSTING A

**MEMORIAL DAY BBQ 4:00 PM - 8:00 PM**

**PEOPLE CHOICE AWARDS 1<sup>ST</sup>-3<sup>RD</sup> PLACE**

WILL BE ANNOUNCED AT 6:00 PM

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Cost: **Pre-Registration is \$25** per vehicle. On the **Day of Registration \$30**

**PEOPLE'S CHOICE AWARDS**

Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Email \_\_\_\_\_ Number of Vehicles \_\_\_\_\_

Address \_\_\_\_\_

# FROM PMLA SAFETY COMMITTEE

BOB ASQUITH

**T**he Pine Mountain Lake Safety and Security Committee is a standing committee 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 Wednesday of each month.

Update – Emergency Communications for Pine Mountain Lake

Communications during emergencies are critical and can be problematic. Generally, they consist of two types. One is delivered to you; while the other requires you retrieve it.

- PUSH Communication, a sender pushes out information to a receiver (one direction), does not expect a response and is usually delivered in writing. (SMS or Text Messages, Radio)
- PULL Communication provides access to the information however the receiver must proactively retrieve the information. (Websites, Social Media, Voicemail)

An analysis of communications during the Camp Fire in Paradise produced important results.

- The fiber links to cell towers burned and all cell service was lost.
- Landlines were destroyed and were unusable for weeks/months.
- Email was slow and only useful post-emergency.
- Power outages contributed to communications problems.
- Street signs were very deficient.
- Media was effective but the messages got lost on many.
- Social Media when available worked better than expected and saved lives.
- Reverse 911 was too slow and failed as land lines failed.
- Pre-fire Education would have saved lives had it been better and more persistent.
- Radio communications consistently work.

The PML Safety Committee continues to research and study emergency communications in concert with the Tuolumne County OES. If you have ideas/solutions, email us.

## Important Telephone Numbers

- Tuolumne County Sheriff **209-533-5815**
- CHP (California Highway Patrol) (209) **984-3944**
- PML Safety (209) **984-8615** or during outages (209) **768-8616**

We also recommend signing up for alerts (via CalAlerts below) in Calaveras and Mariposa Counties as well as Tuolumne County for a wider alert picture of emergencies.

- <https://www.tuolumnecounty.ca.gov/1170/Emergency-Alerts>

Office of Emergency Services – **209-533-6354**

- [pge.com/mywildfirealerts](http://pge.com/mywildfirealerts)

For PG&E alerts for power failures & power shutoffs

- <http://calalerts.org/>

For earthquake and emergency alerts – any county in CA

## Social Media

It is important to know the source of any information you read on Social Media. Information on other sources should not be relied upon. There are official Tuolumne County information sources during emergencies:

- Facebook – Tuolumne County Sheriff <https://www.facebook.com/tuolumnecountysheriff>
- Facebook – Tuolumne County Office of Emergency Services (OES) <https://www.facebook.com/TuolumneCountyOES/>
- Facebook – Tuolumne County Fire Department <https://www.facebook.com/Tuolumne-County-Fire-Department-2180612105600021>
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- Facebook – Caltrans highway info for Tuolumne County <https://www.facebook.com/CaltransDistrict10>
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Please email comments to: [safetyandsecuritycommittee@pinemountainlake.com](mailto:safetyandsecuritycommittee@pinemountainlake.com)

# PMLA SAFETY COMMITTEE

BOB ASQUITH

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## Join Our Committee Meeting:

Members may attend our committee meetings.

Our next meeting is in early March at 9am via Zoom. Please email [safetyandsecuritycommittee@pinemountainlake.com](mailto:safetyandsecuritycommittee@pinemountainlake.com) to obtain your invitation.

Because of Covid, the hands-on first aid & CPR training has been postponed until it is safe to hold the class. We will be partnering with Groveland CERT for a presentation about outfitting both a GO Bag and a First Aid Kit. Look for an announcement in the first quarter of 2022.

## EMERGENCY EVACUATION: OUR WORK TO MAKE RECOMMENDATIONS TO THE PML BOD CONTINUES.

- TC GIS folks will be creating localized maps of major routes in/out of PML and the surrounding Groveland area. Maps must convert Unit/Lot to street address for First Responders as they use Cloud-based Nav systems when responding to emergencies.
- Our committee has identified about 125 “T” intersections in PML. We are currently working with TC Public Works to identify options to mark them so during an evacuation, drivers will know which direction is out.
- Our committee has received samples of Firesafe Signs for each house to aid Emergency Services. Calfire has indicated support for any standardized signs that help them identify homes is

a huge benefit. Also, we have submitted them to TC OES, TC Fire, and TC Sheriff for their evaluation. They provide additional emergency info.

- We are developing prototypes of evacuation instructions that we are recommending be posted on all Rental properties in PML. These would be on the back of the front door, much the same as is required in hotel rooms. This would provide critical information to visitors not familiar with TC nor PML roads.
- We will be recommending the printing of emergency contact info on the back of visitor mirror hangers. Use of a QR code would allow visitors to get the latest information in the event of an emergency.
- We had a discussion of types of emergency communications that can be used in PML.
- TC has received a grant for study and recommendations for emergency evacuations. There will be public meetings within the next several months. You will be notified.

Recently there were long traffic backups onto Ferretti Road of cars waiting to enter the Main Gate at PML. The line stretched to Two Guys Pizza. Some impatient drivers wanting to continue on Ferretti Road, drove on the wrong side of the road to escape the traffic jam. Admin and the S&SC are working on solutions. Your input is solicited.

The Safety Committee continues its study of Speeding in PML. We discussed using mobile radar signs to track speeders. We have an outreach to similar communities to document what they have found to be successful.

We received a presentation on a retardant (Phos-Chek) for home use. This is a “civilian” version of the retardant used by the USFS. It is NOT red. It is meant to be applied annually around one’s home. A presentation will be scheduled for the PML BOD.

Please email comments to: [safetyandsecuritycommittee@pinemountainlake.com](mailto:safetyandsecuritycommittee@pinemountainlake.com)

# SAVE THE DATES!

JUNE 23, 24 & 25, 2022



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**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>	
Mike Gustafson	209 962 6336
<b>Friends of the Lake</b>	
Mike Gustafson	962-6336
<b>Garden Club</b>	
Susan Dwyer	962-6265
<b>Groveland Rotary Club</b>	
Rudy Manzo	962-5219
Greg Cramblit	962-0607
<b>Ladies Club</b>	
Dart Woodruff	962-1980
<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>	
Leslie Timmons	482-1406
<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>	
Scott Knupter	925-809-2850
<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>Southern Valley Srs. Golf Group</b>	
Rich Robenseifner	707-486-9115
<b>Wednesday Bridge Club</b>	
Linelle Marshall	962-7931
<b>Windjammers Sailing Club</b>	
Ken Regalia	415-819-4252

**PML LADIES CLUB**

PATRICIA GIBSON

The PML Ladies Club is a social club whose focus is on making friends and creating harmony in our neighborhood. We meet for luncheon on the first Wednesday of all months, except January and July. It's a great opportunity to make new friends. The Ladies next luncheon is on Wednesday, March 2nd, at 12:30pm

at the Lucky Buck Café in Groveland. Denise Anker, the owner of the Lucky Buck, has made special accommodation for us as she is normally closed that week. She has also put together an alternative off-menu selection of fish for those of us in observance of Lent. (Many thanks Denise!) The options are a choice of Parmesan Crusted Tilapia Filet with

Lemon Caper Sauce and the second item available is their House-made Meatloaf. We are offering a carpool to the event with several rendezvous points. On April 6th we will back at PML Grill for an Easter themed Marinated Chicken Breast meal. We invite all members and new residents to participate. The all-inclusive cost is \$25 for members and \$30 for non-members. We welcome you to come join the fun. Membership for the year is \$15 and can be sent to: PML Ladies Club, P.O. Box 100, Groveland, CA 95321.

**PML LADIES 18 HOLE GOLF CLUB**

PAULA PARISI

The weather has been extraordinary here at Pine Mountain Lake and the course is in excellent shape, so all the golfers have been enjoying it while it lasts. We do hope Mother Nature provides us some rain soon, though. Our new Board for 2022 is in place and we have been busy planning all upcoming events with our club and other WGANC clubs. Here are results of the latest tournament play:



**JANUARY 13<sup>TH</sup> – INDIVIDUAL POINT BOGEY**  
**1st Flight (Handicaps 15 – 19)**  
First Place: Kit Edgerton – 35 Points  
Second Place: Elisa Hoppner – 33 Points

**2nd Flight (Handicaps 23 – 28)**  
First Place: Sue Perry – 35 Points  
Second Place: Marcee Cress – 33 Points  
Third Place: Thelma Faux – 30 Points

**3rd Flight (Handicaps 30 – 36)**  
First Place: Jane Reynolds – 36 Points  
Second Place: June Song – 31 Points  
Birdies: Paula Parisi, #3

**CONGRATULATIONS TO  
OUR CLUB CHAMPION, ELISA  
HOPPNER FOR HER HOLE IN ONE  
ON #17**

**JANUARY 20<sup>TH</sup> – ONE BEST BALL EVEN/  
TWO BEST BALLS ODD**  
First Place: Jodie Awai, Lisa Brown-Jimenez, Elisa Hoppner & June Song - Net 87  
Second Place: Kit Edgerton, Linda Sarratt, Sally Wrye (+ Blind Draw) – Net 89

**JANUARY 27<sup>TH</sup> – TWO BEST BALLS**  
First Place: Laura Kramer, Sue Perry, Linda Sarratt, Jane Reynolds – 122  
Second Place: Thelma Faux, Helena McMillan, Priscilla Park, (+Blind Draw) – 129  
Birdies: Laura Kramer - #10 and Paula Parisi - #12

**FEBRUARY 3<sup>RD</sup> – TWO BEST BALLS/ONE  
BEST PUTT**  
First Place: Jodie Awai, Thelma Faux, Sue Perry, (+Blind Draw) – 151  
Second Place: Kit Edgerton, Helena McMillan (+Blind Draw) – 152  
Birdies: Sara Hancock #6, Helena McMillan #3 and Linda Sarratt #11

The PMLLGC play every Thursday and one Saturday a month (weather permitting) and is open to all women residents and owners of property in the PML community. We are always looking for new members, so if you're interested in joining our club, please contact our Head Golf Professional, Mike Cook at 209-962-8620.

**POT O' GOLD**

TAMMY TALOVICH

Follow the rainbow to the Pickleball Courts maybe there's a pot o' gold, if not maybe just some Irish Luck to help our games get better. The weather has been great for Pickleball, lets hope it continues for March, so come on out! If you are new, experienced or somewhere in between; we invite all levels

to play. Just bring your water, wear comfy clothes and court shoes, we've got the equipment, if you don't. The Pickleball Center is on Mueller (by the golf course) there is usually someone out playing every Monday, Wednesday, Friday, Saturday & Sunday at 10:00 AM. During this time of year – it is weather

permitting – if it's cold that's fine but wet courts are dangerous. Please don't forget to purchase your Pickleball Annual Pass at the Administration Office; or you may purchase a daily pass from the Main Gate. If you want to join a fun bunch of people, the club membership is \$15.00 per person. There will be some fun events planned for this year. Come on out and have some fun with us! See ya on the courts!

## PINE NEEDLERS QUILT GUILD

LYNN SIGAFOOSE

**W**e meet the third Tuesday of the month, under the Groveland Library. Doors open at 9:30 and meeting will begin at 10 am. Guests are always welcome, come by and see what exciting creations our members have made. Our fabric challenge is due this month, we will be showing off many different creations with the same fabric.

We will be doing a BOM (Block of the Month) challenge; last month

was a 12 x 12 heart block, which one member will receive all the blocks to make into a quilt, wall hanging or whatever she chooses. This month's BOM will be Green and White for St Patrick's. Who will be the lucky winner?

Come by on March 15, you don't have to be a quilter, just interested in sewing. Beginner or Expert, we all learn something new at every meeting.

Questions contact Leslie Timmons PNQG President 209-482-1406

## GARDEN CLUB CLIPPINGS

LINDA NEUSCHWANDER – PINE MOUNTAIN GARDEN CLUB

**W**hile we were glad for our glorious spring in February, now please feel free to join us in doing a rain dance! Bring it on! In the mean time, there is plenty to do to get our gardens ready for real time spring, including our March members tour of the fields of daffodils at Ironstone Winery's Daffodil Days, Friday, March 11th, and our Flower Power Plant & bake sale at the Jail Garden, April 30th, 10-3. You won't want to miss it. Questions? Please contact club president Susan Dwyer at [smdwyer@sbcglobal.net](mailto:smdwyer@sbcglobal.net) for more info.

On the home front, there's plenty to do for our gardens. Take one of our lovely winter days and stroll around your garden. If we still haven't had a good deep rain or two, check your plants to see if they are thirsty. If necessary, get out that hose and judiciously water deeply- but very infrequently this time of year. And spot watering is definitely called for. The Cooler nights will make

your watering last longer, if it is any consolation. Personally, I'm counting on my watering kicking in the old 'I just washed the car' effect. Also it is still a good time to get any flowering perennial that is frost resistant in the ground. But do plant!

On the Jail Garden front, last month's gossip was all about our late night-early morning visiting California black bear who stopped by for a quiet snack from our rather loaded garbage can. As recorded on a nearby surveillance camera, Groveland's own Gentle Ben took his time sorting and sampling the offerings, showing a surprisingly picky palate. It is to be noted that he definitely did not clean up after himself. And if you happened to be the Tesla owner who pulled in to charge your vehicle but quickly backed out and left, good call.

Have fun in the garden but watch out for bears (just kidding!), and please know that you are most welcome to join us (we'd love to get to know you)...

## ROOFBB REPORTS!

CLAUDIA D. DAY

**R**OOFBB will hold its annual Spring Luncheon April 22 at the PML Grill.

We will hold our golf tournament fundraiser June 11. If you would like to help with this event, please let us know...there will be ample opportunity to volunteer!

Our President, Susan Dwyer, has added some committees this year. We found it necessary to create these committees in order to better fulfill our commitment to our mission. Below are the committees with a brief description. These committees need MANY volunteers. If you can serve on one (OR MORE!) PLEASE reach out to us!!

**Outreach Committee:** builds and maintains various relationships with community leaders and organizations to further and enhance projects undertaken by ROOFBB.

**Arts & Crafts Committee:** responsible for decorations at our spring and fall luncheons and our Christmas event. Other activities include the creation, making and marketing of saleable high-quality crafts. Sales from these crafts will be added to our

general fund to help others.

**Fundraising:** Our main goal is to raise funds to help others in need. We've had to come up with some "out-of-the-box" ideas for raising funds in this massively difficult time of fundraising! This committee needs volunteers to plan, execute and work these fundraising efforts.

**Event Planning:** Although this is a board position held by Marcee Cress, she will need LOTS of help in many capacities. Having a golf tournament along with other events has many details that need to be handled.

### JOIN US IN OUR EFFORTS!

If you have questions, want an application for membership or to apply for assistance call President Susan Dwyer at (209) 962-6265 or email [ROOFBBorg@yahoo.com](mailto:ROOFBBorg@yahoo.com).

[https://www.facebook.com/PineMountainLakeGrovelandCa/?view\\_public\\_for=764396733763068](https://www.facebook.com/PineMountainLakeGrovelandCa/?view_public_for=764396733763068)

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for committee membership,  
please complete an  
"Application for Committee  
Assignment". This form is  
available on the website at  
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or from the Administration  
Office.

MAIL COMPLETED FORM TO:  
Pine Mountain Lake Association,  
Attention: Administrative Assistant  
19228 Pine Mountain Drive  
Groveland, CA 95321  
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# PML LADY NINERS

TAMMY TALOVICH

**Q**uote of the month – “*The meaning of life is to find your gift. To find your gift is happiness.*”  
Terry Pratchett

If you would like to learn more about becoming a member of the Lady Niners contact Stacie Brown at [happygem529@gmail.com](mailto:happygem529@gmail.com). We play 9 holes on Thursday mornings, it only takes a few hours and is a great opportunity to meet some awesome ladies!

**JANUARY 6TH:** we had 9 players and played *Blind Holes*

**1st place:** tie, Susan Dwyer, Tammy Talovich

**2nd place:** tie, Christina Baines and Pat VanGerpen

**Pars:** Trudy Reid and Tammy Talovich #14

**Low Net:** Christina Baines w/37

**Low Gross:** Susan Dwyer w/52

**JANUARY 13TH:** we had our kick-off breakfast at the Grill! Fabulous food and company!

**JANUARY 20TH:** we had 16 players and played *Cry Baby*

**1st place:** Christina Baines – 27

**2nd place:** tie, Linda Vahey and Pat VanGerpen – 22

**3rd place:** Trudy Alt - 23

**4th place:** tie, Nancy Brewster and Anne Toner – 24

**Pars:** Nancy Whitefield and Pat VanGerpen #14, Christina Baines #15

**Chip-in:** Anne Toner #10

**Low Net:** Christina Baines w/30

**Low Gross:** Christina Baines w/48

**JANUARY 27TH:** we had 14 players and played *Red, White, Blue*

**1st place team:** Linda C, Patty N, Nancy W, Pat V w/70

**2nd place team:** Susan D, Deanie M, Pat

P, Julie R w/72

**Low putts:** Marilyn Alexander w/17

**Pars:** Susan Dwyer #13, Tammy Talovich #14, Nancy Brewster #17

**Low Net:** Patty Nelson w/34

**Low Gross:** Susan Dwyer w/51

To finish off the month our **Ace of Aces** was **Christina Baines** with a net of 30, **Queen of Clubs** was also **Christina Baines** with a 48.



Congratulations Christina!

The weather is great and we are able to play more golf, some days we had to tackle the cold weather but we did it!

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## PML MEN'S GOLF CLUB

DAVE FERNANDEZ

### THE START TO SPRING

**W**ell the time has come to kick off our 2022 PMLMGC Golf season. With sun starting to peak through the clouds it's time to kick-off our first tournament of the year, our annual ICE BREAKER TOURNAMENT February 19th (results to be posted next month). The month of March will be a busy month for the PMLMGC with the ST. PATRICKS TOURNAMENT scheduled for March 19th and our MARCH SWEEPS scheduled for March 30th. Please check the PMLMGC website as the schedule and formats for this year's tournaments has been posted. Get your teams together and let's kick-off our 2022 Season and make it a great one.

### TOURNAMENT TEE SELECTION

Many of our tournaments allow players to select what tees they will play from. It is important that players sign up for the correct tees. Any player can play from the Gold tees, regardless of their age or index, if they so choose. But only players that qualify may play from the Purple/Green tees. To qualify a player must be 70, or older, or have an index of 18.7, or higher. It is very difficult for the Golf Shop to make tee changes at the last minute. Any player that plays from incorrect tees risks disqualification. Typically, one team member will sign up a 4-man or 2-man team, so it is imperative that that team member sign up their team from the correct tees.

### CART PATHS

As the wet winter months start to come into play and the fairways may be wet or soggy, it's imperative that we pay special attention to not only the cart path regulations for the day but

that we also are aware of rain soaked areas on the course. Watch for the high and low spots on the course. Let's help to take care of the course during these winter months.

### REPAIRING DIVOTS

A very important responsibility for golfers is to repair all divots, and to repair them correctly in order to maintain our fairways in top shape. Please make sure to use the bottles in your cart to fill all divots and to fill any divots you may see while on the course approaching your ball. Let's do our part to maintain this great course.

### WEBSITE TOURNAMENT SIGN UP

Please continue to use the website, [pmlmgc.com](http://pmlmgc.com), to sign up and pay for tournaments. Using the website for tournament sign up and payment makes it easier for the club and the Golf Shop to manage tournaments. Go to [pmlmgc.com](http://pmlmgc.com) to see the tournament schedule.

### JOIN THE MEN'S GOLF CLUB

All male persons who are current property owners in good standing, their male siblings, sons, nephews, son-in-law, father or father-in-law and PMLA employees may become members upon payment of the annual dues of the Club. A person is qualified to be a member of the Club if he has amateur status as a golfer. Go to [pmlmgc.com](http://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.

## GROVELAND ROTARY

MIRIAM MARTIN

**M**ark your calendar for the following upcoming Groveland Rotary events:

- **March 17th- First Annual "St Patty's Corned Beef Dinner"** - The drive through event starts at the Mary Laveroni Park gate next to the Youth Center. Pick up time starts at 5:00pm and runs until we run out of dinners. To reserve your dinner tickets in advance or for more information contact Greg Cramblit at 209-962-0607

- **April 16th- Annual Easter Egg Hunt** at Mary Laveroni Park upper grass area. More info to follow

- **August 20th- Annual Shrimpfest** at PML Stables. More info to follow.

Groveland Rotary is always looking for people interested in exploring Rotary membership and those interested in serving at Rotary events in the capacity of Friends of Rotary. A good way to meet Rotarians and



*Rotarian Barret Brown hands over a \$500 check to Kiwanis' Earl Wright in support of their annual Coats for Kids drive.*

to learn more about our group is to join us at one of our upcoming socials. For more information please contact Greg Cramblit, Rotary Membership Chair at 209-962-0607.

## PML TENNIS CLUB

CAROL NAGY

**H**appy St. Patrick's Day Everyone! We had our first board meeting of the year on January 12th. The weather has been perfect for tennis and we have had a great turnout. We look forward to seeing everyone out on the courts. We planned our tournaments and socials for the year.

The 2022 Round Robin Tournaments are as follows:

**Cinco de Mayo Tournament** – May 3

**Wimbledon Tournament** – July 12

**Davis Cup Tournament** – TBD on weather

Our socials will begin on May 10th the second Tuesday of the month and will continue the second Tuesdays through October. The Cinco de Mayo theme will be our first potluck. We are looking for volunteers to chef the main entree for each month and all members will chip in with their

favorite potluck dish. The dinners are held at the tennis courts in the picnic area. They begin at 5:00 at a cost of \$5.00 per member.

We want to give a shout out to the PML maintenance crew for the picnic table refinishing. Thank you so much they look great!

The Tennis Club is open to all residents in PML. The membership cost is \$12.00 per person for the year. You will need either a Tennis/Pickleball Racquet annual pass, monthly pass, or day pass to play. We look forward to new residents who would like to join us out on the courts. The club has scheduled play on Tuesday and Thursdays at 9:00 am in winter, in summer around 8:00 am-ish. We also have a Friday women's group. For more info, please email us at [pml.clubtennis@gmail.com](mailto:pml.clubtennis@gmail.com). Our club has a new Spinshot ball machine for practice use to all members, please contact Alex at the above email address.

*Happy Spring!!!*

## SOUTHSIDE COMMUNITY CONNECTIONS – CHANGES IN OUR TEAM

SYD ROBENSEIFNER

The Greek philosopher Heraclitus said “The only constant in life is change” and that saying certainly applies to Southside Community Connections (SCC). Cara Smith is moving to Colorado, where she has family and where her husband is working for United Airlines. Although Cara hasn’t been with SCC long, she jumped right in and has been very active as Village on the Hill member coordinator, and as The Little House program coordinator when Denise Jervis moved out of state to be with her family. We will all miss her but are excited that her family is moving together to a new chapter in their lives. It’s hard to say goodbye to people who have given so much to our organization.

However, we are very fortunate to have been able to add two new members to our team. Britne Gose joined us as Village on the Hill Member Coordinator, and Kara Powers joined us as The Little House coordinator. Britne will be working in the office

on Wednesdays and Thursdays from 10 to 2 and is available by phone at 209-962-6906 or via email at [voh@southsidecommunityconnections.org](mailto:voh@southsidecommunityconnections.org). Kara will be working in the office on Tuesdays and Fridays from 10 to 2 and is available by phone at 209-962-7303 or via email at [tlh@southsidecommunityconnections.org](mailto:tlh@southsidecommunityconnections.org).

By the time you are reading this article, we will (hopefully) have a new Executive Director. We will introduce him or her in next month’s article. In the meantime, we are working hard on applying for a renewal of our Transportation grant so that we can continue and expand our bus service. We hope to hire another driver so that we can use the bus on weekends for fun trips. Stay tuned for more on that – but if you have suggestions, please call us at 209-962-6952 or email us at [wheels@southsidecommunityconnections.org](mailto:wheels@southsidecommunityconnections.org). And if you are interested or know anyone who might be interested in driving one or two days per week, please have them contact us at 209-962-7303.

## SCC TRANSPORTATION UPDATES

JACKIE SAMPLE – SCC TRANSPORTATION COORDINATOR

We’ve received some questions lately from Wheels members who need a ride to Sonora for medical appointments. Should they request a ride from a Wheels volunteer driver or use the WAVE bus? The WAVE bus goes to Sonora on Mondays, Tuesdays, Wednesdays and Fridays and our driver, Rick, is happy to drop riders off at their destination and pick them up – as

long as their appointments work within the bus schedule. To reserve a ride on the bus, call 209-962-6952 at least 2 days before your appointment. Or reserve a ride online at [www.southsidecommunityconnections.org](http://www.southsidecommunityconnections.org), Transportation options.

Rick is also happy to pick you up after your appointment and take you to another destination – if you want to go to CVS, or Safeway or Walmart, etc.

For Wheels members only, if your

As a small rural community, Groveland is constrained by variables that don’t affect our larger, urban counterparts. For instance, our population is considerably smaller, the median age is higher, and public transportation is nonexistent. Due to these, and other restraints, it can be difficult to volunteer our time. However, our community can rise above these limitations. We need only change our perspectives and focus on the brighter sides of volunteering our time. Here are three benefits to volunteering for Southside Community Connection (SCC).

### 1. ACCESS THE HISTORICAL VAULTS OF OUR SENIOR NEIGHBORS

As you walk through MarVal, take notice of our aging community members. How long have they lived in this area and what kinds of stories do they have about our community? We lose a loved one, a neighbor, a community member more often than we would like to admit. With every loss, our community loses a sense of what we once were. Mitigate this brain-drain by volunteering with SCC.

### 2. CURE LONELINESS AND BOREDOM

This benefit goes without saying for SCC senior members. Did you know

it also applies to our volunteers? The pandemic has been difficult for all of us and we need each other more than ever right now. Many of us are still affected by the lockdowns, either due to remnants of mental strain or because we are still quarantined for one reason or another. A simple phone call, or visit if we are able, can lift our spirits and give us something to look forward to. Cure your loneliness and boredom; volunteer and form friendships with other community members through SCC.

### 3. STRETCH YOUR LEGS

It can be difficult to schedule time to exercise. Some of us can become quite sedentary, and the longer we wait to exercise, the more difficult it becomes to motivate ourselves. SCC can provide that motivation. SCC senior members would love help moving furniture, stacking firewood, taking out the garbage or even a friendly walk-around the neighbourhood. Of course it is important to stay within your own limitations, but don’t hold back if you are able! Strengthen your muscles and your heart: volunteer with SCC.

Thank you for your continued support and we hope to hear from you soon!

medical appointment doesn’t fit into the bus schedule, you can call 209-962-0616 for a ride to a Sonora – but we need 7 days’ notice to find an available volunteer. Wheels drivers only take riders to medical appointments in Sonora, not shopping or other destinations, and are only available Tuesday through Friday.

We can still be relatively flexible with the bus schedule on Tuesdays and Thursdays, if necessary. Please

call us and let us know what you need, and we will make every effort to accommodate you.

We are always grateful for our volunteer drivers – and this is a special thank you to Bob and Elsie Stock who have been volunteers with the Wheels program since it started, as drivers and schedulers. They are retiring from their volunteer work – we will miss them, and we are so grateful for all their years of service.

## FRIENDS OF THE LIBRARY IN ACTION

VIRGINIA RICHMOND

While Covid has derailed some of our usual activities, the Friends of the Groveland Library are still contributing to our community in many ways. Please join us. Membership is only \$20/year and all proceeds benefit our Groveland library and literacy programs at Tenaya Elementary. Please mail your check, name and email address to PO Box 43, Groveland.

**FOGL Donation:** Covid precautions prevent FOGL volunteers from reading to students in the elementary school, but we bought a collection of Dr. Seuss books which their teachers will read on Read Across America day, March 2, celebrating Dr. Seuss and children's literature. The more our children enjoy reading, the better their futures will be.

**Free books** for children birth to age 5! Registration forms are available at the library. This program is thanks to a partnership between Friends and First5Tuolumne and Dolly Parton's Imagination Library to promote early childhood literacy. Children must reside in Tuolumne County; each month they will receive a book appropriate to age. By the time they are five, they could have received 60 books. It's easy to register online. Go to [first5tuolumne.org](http://first5tuolumne.org) and select "For Parents," then select sign-up for the Imagination Library and follow the prompts. Or pick up a registration form at the library.

**Ongoing Programs:** The Book Nook used book store is open every Saturday from 10am-1pm. We have gently used books for all ages, along with movie DVDs and music CDs. Everything is bargain priced and all proceeds benefit the library. In



*Dr. Seuss books donated to Tenaya Elementary grades.*



*Congratulations, Barbara!*

addition, the free Puzzle Exchange is ongoing upstairs in the library. Bring one or take one and enjoy hours of family fun.

**The Library Lot:** Did you know the library hosts a book club once a month. We even provide the books for free. Interested? Contact Barbara in the library for all the details.

**Barbara's Promotion:** We're delighted to welcome Barbara Connelly to her new role as lead librarian in Groveland. Barbara has been second-in-command here for several years. We congratulate her on the well-deserved promotion.

## TK/KINDERGARTEN REGISTRATION AT TENAYA ELEMENTARY

It's that time again, TK/Kindergarten Registration at Tenaya Elementary School. If you have a child that will be 5 years old on or before September 1, 2022, we would love to have them start their educational journey at Tenaya. We will also be offering Transitional Kindergarten for those children that will be 5 years old between 9/2/22 and 2/2/2023.

Registration will be Friday, April 8th, 2022 starting at 8:30am. We will need copies of your child's birth certificate and immunization records. Please contact the school office to set up an appointment and pick up a registration packet. Please contact Michele Hessler or Debra Elliot at #962-7846 to schedule your appointment today.

## HELPING HANDS SPRING GIVEAWAY 2022!!!

PATTI BEAULIEU

As this is being written, we are on our 5th week of sunny days with no moisture coming from the sky at all in sight. While we can all do outside chores and love the sunshine, we need rain, snow or anything wet soon or we'll be faced with another dreaded drought. Rain chants, dances or anything of that sort would be most welcome.

We are very grateful that our neighbors at Big Oak Flat Baptist Church have offered their Fellowship Hall for our Annual Spring Giveaway. It will be held at their location on Wards Ferry Road (just up from Moore Brothers on the right side of the road) on Friday and Saturday, April 15 and 16, from 10 a.m. to 3 p.m. This is our opportunity to give away off-season merchandise and/or items that we have excessive amounts of. Much of the clothing, shoes and purses will come right off our racks to make way for Spring and Summer clothes. It's all quality

merchandise that we giveaway twice a year, once in the Fall and then again in the Spring. Mark your calendars for this special event. Come stock up, and take as much as you want or need — it's all **FREE** for the taking.

As most everyone knows, we are here to help where ever we can, and our proceeds go back to the community. We are entirely volunteer run and the proceeds from your generous donations go to the local schools, organizations, food closet, scholarships, crisis events and where ever else we can assist. The Giveaway is just another way that we can be of assistance to the community.

Please realize that as you shop or donate to the Thrift Store or the Furniture Barn you are participating in this cycle of assisting those in need and 'giving back' to YOUR Community. Thank you for your contribution to your neighborhood, in this, our 40th year.

## Daylight Savings

SUNDAY, MARCH 13 • SPRING FORWARD

# HOMEMADE CHICKEN CHORIZO

RECIPE BY TOM KNOTH AND PAULA MARTELL

There is something special about homemade sausage and this is a healthier recipe using ground chicken (or turkey). We do recommend the fattier whole ground poultry as opposed to breast only for a moister sausage. And you can alternatively use pork or beef sausage for this recipe.

We buy the chiles in whole dry form and deseed them, and then grind to powder in a coffee grinder. They are available in most supermarkets. For achiote paste you may have to go to a Mexican market or order on Amazon. It adds a nice orange color to the Chorizo, but is optional.

There are Spanish versions of chorizo, which typically have paprika in them as a dominant spice, but I prefer the Mexican chorizos, and this is my “easy” recipe. Alternatively, there are more complicated versions which involve soaking the whole chilis, but let’s start you out with this easier one.

## INGREDIENTS

1 lb Ground Chicken  
1 Tbsp Guajillo Chile Powder  
2 Tbsp Ancho Chile Powder  
1/2 tsp Chipotle Powder  
1/2 tsp Achiote (optional, for coloring)  
1 Tbsp Garlic Powder  
1 Tbsp Ground Cumin  
1 tsp Kosher Salt  
1 tsp Ground Coriander  
1 tsp Dried Oregano



1/2 tsp Black Pepper  
1/4 tsp Ground Cinnamon  
1/4 tsp Ground Cloves  
2 Tbsp (30g) Vinegar  
1 Tbsp (16g) Olive Oil, for cooking

## DIRECTIONS

Mix the dry ingredients together in a large bowl before mixing with vinegar, then combine with the meat. Mix everything together well before covering and refrigerating for at least 8 hours (up to 2 days) to incorporate flavors.

When ready to cook, heat the olive oil in a large skillet over medium-high heat. Brown the chorizo before mincing with a spatula and fully cooking.

This goes great with eggs and cheese, but one of my favorite uses for chorizo is in “Fundido”, incorporating it with strips of roasted poblano pepper and lots of melted cheese (Manchego, Mozzarella, and/or Monterey Jack), served in a hot cast iron skillet. Yumm!

# CHAMBER CHATTER

PATRICIA EPPS

## YOSEMITE HWY 120 CHAMBER ORGANIZES MAKERS MARKET

The Yosemite | Hwy 120 Chamber of Commerce is introducing a new program called Makers Market. It will be held every third Saturday of the month and will kick off during Tuolumne County’s 2nd Annual Art Week Celebration April 10 – 16. Tuolumne County’s 2nd Annual Art Week is marketed by Visit Tuolumne County. The Makers Market’s

schedule will end December 17.

“The Yosemite Hwy 120 Chamber of Commerce is truly dedicated to developing programs that bring community residents and visitors to our historically charming Hwy 120 business corridor to shop, eat, buy and explore all we have to offer,” shares Patricia Epp, co-chair of the Makers Market. “And our Makers Market is the perfect way to highlight the talent we know is right here in our area – talented makers in basketry to clay or metals, jewelry to enamels, glass and weaving.”

Pop ups will be located throughout the Hwy 120 corridor from Big Oak Flat to Ferretti Road. Shoppers will be encouraged to stroll through the streets and shop, eat, buy, local as they view the fabulous variety and talented creations by area makers.

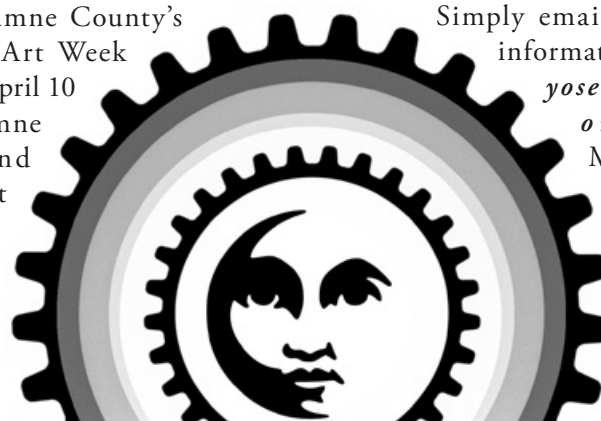
“We are looking for interested makers who would like the opportunity to display and sell their goods,” said Melissa Stewart, co-chair of the Makers Market Committee. “If you’re a textile artist, quilter, maker of artisanal foods, potter, woodworker ... I think you get the idea, we would love to hear from you.”

Simply email your contact information to [mmm@yosemitechamber.org](mailto:mmm@yosemitechamber.org) and the Makers Market committee will provide you with all the information you will need to participate.

Or feel free to call or text the Yosemite Chamber number 209-962-0429.

If you’re a local maker looking to build something very special for your business and our community, the Yosemite Chamber is looking for you to participate, even to help organize this Spring-through-Early Winter Holiday market. Join us to build this signature program that will enhance the appeal of our gateway destination. Help make the Makers Market a program that our Hwy 120 corridor businesses will be excited and proud to embrace and that visitors will look forward to attending.

Express your desire to be involved, whether you’re a maker or a volunteer. Email Melissa at [mmm@yosemitechamber.org](mailto:mmm@yosemitechamber.org).



## 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**

## WORDS OF WISDOM

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

**W**arren Buffett is an American business magnate, investor and philanthropist. The following is a condensed version of his 3 life choices to separate the doers from the impostors.

**1** Learn to say no to most things. Most busy people are driven by doing more, not less. If we let our egos dictate our actions by saying more yeses than nos, we may inevitably crash and burn. To simplify our lives and keep us grounded, we have to know what to say no to, such as those shiny opportunities that may tempt us, but in reality, don't really serve us.

**2** Surround yourself with people operating on integrity. Integrity is such a non-negotiable aspect that he only hires people who possess it. They have an orientation toward the truth, someone who will display honesty, treat others well and bring people together.

**3** Increase your knowledge daily. According to Buffett, the key to your success is to go to bed each day a little smarter. One of the ways he builds up knowledge is to spend a great deal of time reading. Make whatever progress you can by learning new things and improving your life on a daily basis.

Thank you Tom Huggett for sharing these words of wisdom with me.

## HEALTHY HABITS

FROM PINE MOUNTAIN THERAPY

JULIE TANAKA, PT

"OK POLLY ANNA, WHAT'S WITH ALL THESE RAINBOWS AND BUTTERFLIES?"

**P**ositive thinking and imagery is real and it lives in our brains.

With the advent of imagery of the brain we can see the areas that light up in response to different activities and thoughts. This information puts new value on positive thinking and thinking through tasks as if you are doing them.

Research by Barbara Fredrickson shows that when we have negative thoughts our brains are trained to shut down and focus just on this thought. This is a survival mode built into our grey matter. The example she uses is seeing a tiger in the forest. Our brain registers this as a negative thought and shuts out everything else so we can get away from the tiger. The parts of our brain that has options of picking up a twig, or looking at flower are ignored so we can focus on getting away from the tiger. We don't run into many tigers in Groveland but negative thoughts do the same thing. Once we say "I can't do this", it shuts down the part of our brain that gives us options.

Putting thoughts into action: Athletes brains were monitored while they performed their activity of running, rowing etc. Then, while monitored they were asked to close their eyes and visualize doing the same activity. The brain function was the same! Without moving, the brain perceived that the muscles and joints are moving. Movement creates positive brain patterns, and release of chemicals in the brain that evoke joy and contentment. This pattern of movement also enables the athlete to perform the skill with greater ease when put back into real physical movement.


You can make this work for you. It's not magic. But it is good to know how



powerful our brain is. We all have challenges in our lives. That is part of the package. But knowing that there is a physiological change in our brain when we think positive and perform a difficult

task in our mind is pretty cool. It is like having a personal coach ready to help you out. On the other hand repeatedly saying you can't do something will really limit your coach's tools to help you out.

The next time someone calls me Polly Anna I'll say "*thank you very much*"!



**Dr. Etty 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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# CAMP TUOLUMNE TRAILS NEWS

DORI JONES

**T**his month, Camp Tuolumne Trails will be kicking off its first Campership Fund campaign. Our special-needs campers continue to apply for CTT's 2022 Summer Programs, and they remain our priority. Your support to help these very special campers attend camp and enjoy a typical summer camp experience will provide them fun and treasured memories

until they come back next year. For most of our campers, this is their ONLY form of vacation, change of scenery and unabashed fun. Because many of our campers struggle with the modest fees to come to camp, your support can make a significant difference in making this summer a special one for our very special campers. A monthly donation of just \$57 will sponsor a deserving camper. Furthermore, we genuinely appreciate all forms of donations—direct



monetary donations, volunteering at camp events or including CTT in your estate planning—it all makes a substantial impact on CTT's campers. <http://www.tuolumnetrails.org/donate/>

## CONCERTS FOR A CAUSE - CTT'S SUMMER MUSIC SERIES

We have confirmed all four performances for CTT's "Concerts for a Cause" summer music series! Here's

our amazing lineup of concerts:

- **June 4 – Renaissance** ~ a phenomenal six-piece band from L.A. that can play all genres of music and features singer Billye Johnstone—our biggest production to date.
- **August 13 – Javier Colon** ~ Winner of the first season of The Voice— multi-talented singer, songwriter and guitarist.
- **September 3 – Aubrey Logan** ~ Singer, songwriter and trombonist—returns again this year for another unforgettable

performance.

- **September 24 – Ilya Serov** ~ Award-winning and Billboard-charted trumpet player, composer, producer and singer (think Sinatra-style crooner).

Detailed ticket purchase options and more about these incredible musicians are now available on CTT's website: <http://www.tuolumnetrails.org/concerts-for-a-cause-2>.

Don't wait too long, as we will be promoting "Concerts for a Cause"

nationwide, and through partnerships with hotels such as Rush Creek, Evergreen Lodge and other partners.

If you have any questions or would like to find out more information about Family Camp, Volunteer Day, CTT's Summer Camp Program and the Concerts for a Cause summer music series, please call CTT at 962-7534, email us at: [info@tuolumnetrails.org](mailto:info@tuolumnetrails.org) or visit us at: <http://www.tuolumnetrails.org>.

## GUESS WHO I AM

TOMAS HERNANDEZ, JR

### MARCH MYSTERY PMLA MEMBER

**C**ertified Advanced Scuba Diver-I dove the Great Barrier Reef. Named one of ten of the Most Eligible Bachelorette's by the San Jose Mercury newspaper.

I was escorted by the Chief of Police to my first meeting—first woman to join Rotary, prior to approval of Rotary International, who am I?

### ANSWER TO FEBRUARY'S PMLA MYSTERY MEMBER

Bob Turney here, I have been diving and fishing in Cabo San Lucas since 2003. I went to Dubai to present to Project Managers of the Dubai Tower while it was under construction—once in a lifetime opportunity was given to me to tour the tallest building in the world.

## PINE CONE SINGERS SAY "ANYTHING GOES"

BOB SWAN

**P**ine Cone Singers are back at rehearsal, preparing for our Spring Concerts, which are planned for the weekend of May 13-15. Please save those dates. Details – like where, and what time – are still being worked out, but the dates are set. We will have a show, with the theme "Anything Goes".

And, it's going to be fun. For the first time since I've been in the group (going on 13 years), we have a show that doesn't contain any piece written before the twentieth century. We've got a couple of gospel numbers, a couple of excerpts from

musicals, and a lot of jazz. Plus, we expect to be able to have soloists for the first time since 2019. We're pretty excited.

Due to the generosity of the Groveland Evangelical Free Church, we are conducting our weekly rehearsals in their Fellowship Hall. For now, we are following Covid indoor protocol. We are very hopeful that we can have a "normal" concert – worst case, it will be outdoors. Watch this space – or our facebook page – for more developments.

Please do plan to join us on May 13, 14 or 15. Remember, "Anything Goes"!



## STCHS NEWS: THE MUSEUM IS OPEN!

HARRIET CODEGLIA

**W**e continue to follow the local and state guidelines to ensure the health and safety of our volunteers and visitors. Please wear a mask when you are in the museum. Our hours are still limited; open Friday, Saturday and Sunday from 10 until 2. Thank you to our dedicated docents for keeping us operating. By appointment visits are possible – leave a message at 209 962 0300 or email at [gygmstchs@gmail.com](mailto:gygmstchs@gmail.com) and we will accommodate.

2021 did not bring much relief to the STCHS (Southern Tuolumne County Historical Society) financial situation, and we look forward to the possibility of holding fund-raising events in 2022. If you are a member, please renew your membership, and if you are not, email us at the address above and we will send you a membership form. Your dues and donations are a huge part of our budget. We are a community group with no outside government help.

STCHS was gifted in December by a group of AmeriCorps volunteers who raked, swept, moved furniture and vacuumed our workshop. This was a terrific group of young people

and we cannot wait for them to return next year!

We are in the process of planning new displays in the museum and we can use your help. One planned exhibit will be local mining. If you have artifacts or photos of mining activity in the local area you would be willing to donate or lend, please contact us.

Please keep the museum gift/book store on your “shop local” shopping list. Books and gifts for young and not-so-young. And, yes, we do welcome new volunteers as docents or week-mowers etc. Contact Harriet Codeglia at [hcodeglia@gmail.com](mailto:hcodeglia@gmail.com) if you are interested.

In January we celebrated long-time volunteer and docent Flo Jansen. Flo became a docent early in 2003 and has been on our docent team ever since, making her by far our longest acting docent. When STCHS was seeking docents willing to work when we reopened in the fall, Flo was the first to step up, and she continues to serve each Friday. In January she celebrated her 91st birthday. A commemorative brick has been ordered with our appreciation engraved and will be installed on the patio outside the museum/library building. Thank you Flo!

## 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

## TOP DOG OF THE MONTH

DORI JONES

**M**y name is Taffy, because my fur is kind of taffy/ caramel colored, and I’m a mixed breed of terrier and I think some cocker spaniel. My dog mom, Etty Garber, found me about nine months ago through Friends of Animal Community (FOAC). Since then, I’ve become a good companion and just love to sit in Etty’s lap to be petted, take our morning walks and stay as close to her as possible. I think she kind of likes that I just love to be with her all the time. I also love playing with my toy dinosaur, and I have a strange habit of licking the floor (because it just tastes good). I am pretty cute, if I say so myself, and at 10 years old, I’m a little older than a lot of my dog friends at the dog park. But I love going there whenever we can so I can see my friends and just sniff all around the park. As far as I’m concerned, it’s the best life a dog could ask for.

If you are a member of the Groveland Dog Park and would like your dog featured as “Top Dog of the Month,” please fill out



one of the forms (posted on the bulletin board at the dog park). We are always looking for new dogs to feature!

To join or renew membership for 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. It’s a wonderful place to socialize with other dog lovers and their dogs! Join the fun!



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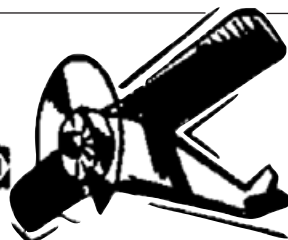
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The following are some "**common violations**." Please do your part to maintain a harmonious environment for all to enjoy. Remember: The PML property Owner is held responsible for those they hire.

### VEHICLE USE:

1. Exceeding the posted speed limit
2. Driving in a reckless manner
3. Following another through an access gate or allowing others to follow you through
4. Parking on street (road shoulders OK)

### PERSONAL CONDUCT:

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
2. Allowing dogs at construction sites
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
8. Nailing signs to trees
9. Storing building materials on street or easement
10. Beginning exterior construction without PMLA approval

If you have questions call: The ECC Assistant @ (209) 962-8605 with questions.



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in Groveland is now hiring fulltime CDL Class A truck driver. Full benefits after 90 days, paid sick and vacation. Competitive salary. Please contact us by phone (209) 962-7224 or email at [info@moorebrosscavenger.com](mailto:info@moorebrosscavenger.com)

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PMLA is looking for qualified candidates for several job openings. Apply online at [www.PineMountainLake.com](http://www.PineMountainLake.com)

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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  
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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.

## RENTALS WANTED

**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

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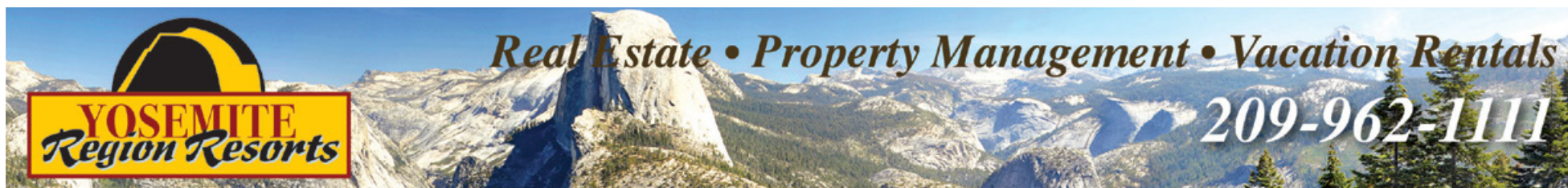
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13078 Fox Ct **SINGLE-LEVEL HOME** with updated features throughout since 2018: Engineered Bamboo flooring, with a 50-yr warranty, septic system, garage roof, deck, paint, lighting, plumbing & electrical, laundry, bathrooms, toilets & fixtures and stainless appliances. 3bd, 2ba, central H/A, wet bar and detached 2-car garage. \$489,000



Ferretti Rd & Clements Rd **CORNER ACREAGE**. 3-acre lot, located at the eastern edge of Pine Mtn Lake but not in the HOA. With the extension of GCSD water & sewer line to adjacent lots, District water and sewer may become available. Current zoning is RE-2. The possibility exists to convert to commercial zoning. Distant mountain views and level ground. \$150,000 #20200998



20252 Lower Skyridge **LAKE COVE HOME** with a "site specific" design. Wood beam ceiling in great room, propane fireplace, granite counters, GE Profile double ovens and refrigerator, plus Jennair (c) cooktop. Lower bonus room with wet bar, big screen tv and a slider to the covered deck, overlooking the lake cove. Claw-foot tub and separate shower plus generous-sized bedrooms, a 4th sleeping area/exercise/ hobby room, and a separate laundry room. Boat dock and deck. \$1,080,000. #20211771



Clinton Road **PARCEL #3**. Located on the eastern edge of Pine Mountain Lake's gated community, this 78+ acre parcel is just a few miles to Groveland and a short drive to the entrance of Yosemite Park make this location one you will appreciate. The terrain is flat to gently-rolling, with meadows, Oaks, Cedars mountain and meadow views. This quiet and serene setting is the perfect location for your dream home! \$475,000 #20211553



20951 State Hwy 120 **ACREAGE, SHOP & RESIDENCE** on 3.24 acres, with 155 feet of Hwy frontage, 40x40 shop, with two 10-ft bay doors, an office, half bath and wood-burning stove. Upper portion of property includes a 1995 Fleetwood mfg home, with 3bd, 2ba. Partially-fenced backyard & two outbuildings. The home and shop are on a septic system and well, with a water storage tank. Being sold "As Is". Sellers are offering a \$7000 credit to do updates or apply to closing costs. \$299,000 #20211950



ROB STONE  
OWNER/REALTOR®  
DRE #01025463



BJORN WAHMAN  
BROKER  
DRE #00706559



TARA STONE  
MANAGER/DRE  
DRE# 01106544



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BROKER ASSOC.  
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DRE #01940007



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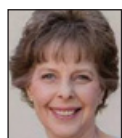
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ANDREW RIETVELD  
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KATHY NIELDS  
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JOSH REGALADO  
PROPERTY  
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CAPRICE KROW  
PROP. MGR/LDP  
DRE# 01179023

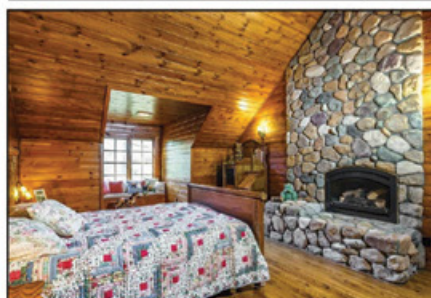


CORY STONE  
PHOTOGRAPHER  
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**Thinking About Selling?**  
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**CUSTOM • LUXURY • LAKEFRONT**  
**20156 Pine Mountain Drive ~ Unit 4 Lot 129**



Gorgeous, luxury, custom-built, log home in Pine Mountain Lake's cove area. Constructed in 1996 by the seller, this beautiful home features 3 master suites, including 2 soaking tubs and one bedroom with a propane fireplace. Entry doors were hand-carved by a local artist. The beautiful Burl Maple staircase was completely cut & hand-lathed on site. Rustic, wide-plank Ash hardwood flooring. Spacious, gourmet kitchen. Oversized 2-car garage, with unfinished room above. 190 feet of deep-water, lake-frontage, with the potential to build a deck and a boat dock at the lakeside. You could also build a path from the home to the lake or access the lakefront from the easement access road below. Being sold with all the furnishings included. About 26 miles to the north gate entrance of Yosemite Park via CA State Hwy 120.

Get ready to move in and enjoy!

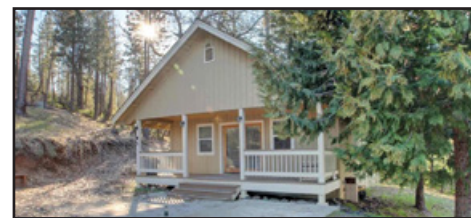
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**18687 Main Street, Suite E, Groveland, CA 95321**  
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20865 State Hwy 120 **GREAT REMOTE PROPERTY!** Rare 8.24 acre parcel, off Hwy 120, with two dwellings plus an 800sf detached garage, with a metal roof, storage shelving, shop area, wood stove and kennel. Septic system and shared well. Large fenced dog run, chicken coop and a fenced garden area. 1bd, 1ba cabin, built in 2009 and a second 1978 mfg home, with 3bd, 2ba, 1900sf, on a permanent foundation. Dwellings share a propane tank, with separate metering. This parcel may have the potential to be subdivided. \$495,000 #20220057



Parcel 11-5, Clements Road **A RARE OPPORTUNITY** to own a piece of California's Gold Country, on the eastern edge of Pine Mtn Lake's gated community, near Groveland, and a short drive to Yosemite Park. Level-to-gently rolling terrain, with Oaks, Cedars, meadows and mountain views. Seasonal creeks on some properties add to the allure. 16.04 acres. Contact Agent for details. \$129,000 #20212047



12728 Mueller Dr **GOLF COURSE HOME**, with lovely views, near Pro Shop, pool, tennis & pickle ball courts and the Country Club. Two levels, 4bd, 3ba, garage and level entry. Upper deck and lower patio overlook the golf course. Updates in 2019: Hardwood flooring, new carpet, kitchen & dining light fixtures, window coverings and interior paint. Most furniture available on separate bill of sale. \$550,000 #20211528



12604 Cresthaven Dr **ACROSS FROM THE LAKE!** Charming 3bd, 2ba, 1758sf home with 2-car garage. Only ¼-mile to tennis and Fisherman's Cove. Bonus room can be 4th bdrm. Decks provide 1369sf of outdoor living. Most furniture included. Many improvements over the past few years: Decking, windows, skylights, roof, gutters, garage door, composite fiber cement siding, 50-gal water heater and H/A system. \$440,000 #20211402



12831 Mueller Dr **SO MUCH TO LOVE!** Well-maintained Scandinavian-style cabin, on a double-merged lot, with beautiful tree views from the deck. Lots of privacy and natural lighting, Brazilian hardwood wrap-around deck. 3bd, 3ba, Pine cathedral ceiling in great room. Two stone fireplaces, new flooring in kitchen and bathrooms, new refrigerator, range, microwave, washer and dryer. Pantry & plenty of storage plus family room downstairs. \$537,000 #20212143