

# PINE MOUNTAIN LAKE NEWS

JUNE

2022

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



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## Summertime Fun

AT PINE MOUNTAIN LAKE



**PROPOSED RESOLUTION/RULE CHANGES**  
See Pages 8-10

**CALLING ALL  
CANDIDATES**  
See Page 17

**HAPPY FATHER'S DAY**  
Sunday, June 19th

**PML JOB  
OPPORTUNITIES**  
See Pages 4, 16 & 19



Tree Pruning

Tree Removal

Defensible Space

Mastication / Land Clearing

209.768.5946





PINE MOUNTAIN LAKE ASSOCIATION

1.209.962.8600

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. 7/04/22 INDEPENDENCE DAY

MON. 9/05/22 LABOR DAY

FRI. 11/11/22 VETERANS DAY

THUR. 11/24/22 THANKSGIVING

FRI. 11/25/22 DAY AFTER THANKSGIVING

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

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

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

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)

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)

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.

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# GENERAL MANAGER'S MESSAGE

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

## 2022 PML MEMBER SURVEY

**T**he PML member survey started April 1st and will run until the end of this month. As of May 21st, 645 members have taken the survey and we are trying to bet the 2019 record of 1,029 member responses. Spouses or multiple adult property owners may submit separate survey responses.

The survey is on the Official PML Website and hard copies are available at Admin for those who do not wish to use a computer or cellphone. Let your voice be heard. If you provide your name and contact information at the end of the survey, you will be entered into a drawing for a PML gift card!

## MAINTENANCE GETTING READY FOR SUMMER

Our Maintenance crews worked very hard to get our seasonal amenities ready for the summer opening Memorial Weekend. They installed a brand new lawn at the Marina, upgraded picnic tables, BBQ's, electrical and irrigation systems and other facilities. The new electrical pods have been installed at the Marina boat slips, and they stubbed in the wiring for the new solar power system project that is scheduled to begin this month.

## FIRE FUEL REDUCTION WORK NEAR UNIT 13

Last month our Maintenance crews finished clearing over 30 acres of PML greenbelt near Unit 13. This project is part of our on-going fire fuel reduction rotation plan, and the area now has a shaded fuel break and will help protect our community from the threat of wildfire.

## DEPARTMENT OF SAFETY STAFFING SHORTAGE CONTINUES

Just a reminder that we are still experiencing a staffing shortage in our Department of Safety. We have made every attempt to recruit and retain staff for this operation, but the situation remains the same.

We will continue to work to resolve this challenge, but ask that members please be patient with our staff as some

services provided by Safety may not be available at all times. Our patrol may not be available 24-hours a day and members may be directed to the County Sheriff dispatch or our 24-hour rental hotline for resolution of their complaints.

## PML COMMUNITY STANDARDS WINDOW CLOSURE ON FRIDAYS

We are also short-staffed in our Community Standards Department in the PML Administration Office. Fortunately, we have cross-trained many of our employees and they have stepped up to cover where they can. Even so, the workload in processing ECC construction submittals is starting to backlog and compliance investigations are also backing up.

As a result, we have closed down the ECC and Compliance window in Administration on Fridays so that our staff can process the ECC project submittals and compliance enforcement investigations. Our ECC and Compliance staff will not be available to meet with members and contractors or respond to telephone calls on Fridays until the situation changes and we are able to hire more staff.

Some members may experience a delay in the processing and approval of their projects, but we are moving as quickly as possible with the resources and staffing that we have available. We apologize in advance for any inconvenience this may cause our members. If you know of anyone who needs a job, send them our way.

## SOLAR POWER PROJECT

Back in 2015 we started working on alternative energy solutions and sent out RFP's to solar energy companies to evaluate our common areas and obtain proposals to provide solar power to our facilities or to save money through PG&E power credits.

In 2016 and 2017 the Board considered proposals and then signed a commitment agreement and made a deposit with Solar NorCal. It took Solar NorCal until 2021 to complete the planning, design and engineering and we entered into an

agreement at that time. The project will include the installation of solar power systems at the Admin Office, Swimming Pool, Golf Course driving range, Marina and Lake Lodge. Some panels will be placed on parking shade structures and some on buildings. The latest update from the contractors is that they plan to start working on installations at the Lake Lodge and the Electric Golf Cart Storage building soon.

*Until next month, wishing all the Dads out there a Happy Fathers Day!*

# PINE MOUNTAIN LAKE ASSOCIATION JOB OPENING



## SAFETY OFFICER POSITION

Are you looking for a way to give back to your community?

**COME JOIN OUR SAFETY DEPARTMENT  
AT PINE MOUNTAIN LAKE ASSOCIATION!**

Our Safety Officer position is full-time with a Union benefit package of medical/dental/vision/prescription.

Starting salary is \$18.31/hour

**Offering Sign-on Bonus after 30 days of hire**

Full job description and our online application can be found at:  
**[www.pinemountainlake.com](http://www.pinemountainlake.com)**, click on "Employment Application"  
and create a profile to apply for this position.

Shannon Abbott, HR Manager 209-962-8628 • [pmlhr@pinemountainlake.com](mailto:pmlhr@pinemountainlake.com)  
Equal Employment Opportunity Employer



# PRESIDENT'S MESSAGE

KAREN HOPKINS – PRESIDENT

**T**he Marina is open for the 2022 season. And it looks fantastic with the new Marina lawn. Our maintenance crews have worked hard in the off season to refresh many of the amenities and have them ready for this summer season. Check the Recreation Guide for all amenity hours of operation.

Once again, this year PML will have a fireworks display. The board recently approved the contract for the pyrotechnic firm and the security group that keeps the big weekend safe and in control. Please observe all safety signs and requests. There will be a lot of people around and not everyone is familiar with our community. Please be kind and responsible to visitors and staff alike. And, most of all enjoy this holiday that marks the birth of our nation.

Speaking of patriotic—I've got my red, white and blue going on. I love decorating from Memorial Day through the 4th of

July almost as much as Christmas. And I enjoy seeing others do it too. It really puts me in the summer mood.

Let's all continue to be vigilant about fire safety. Prep your property and get rid of the fuel growth. It takes effort on all our parts to keep our community safe. The Safety and Security committee has been working on a variety of projects and documents to help us stay safe. Look for their Go-Bag instructions and learn more about the FireWise neighborhoods they are facilitating. They are also working on a fire evacuation flyer for rental properties and evacuation routing signs.

On June 15 the PML Ladies Club presents the first annual Mix & Mingle Event at the Pine Mountain Lake Stables 1-3pm. This is an exciting event that promotes the area clubs and service organizations. It's a great way to get to know how to keep busy and be involved in our community. I've often said I

think volunteering is one of the things that makes PML/Groveland special and it helps keep us young (at least at heart).

One last thing, our golf course. Did you know that this is the premier gold country golf course? Our golf maintenance crew do an excellent job of keeping the course to a world-class standard. And the Golf shop staff is ready to assist you in any way they can. Even if you don't play golf, stop by and appreciate the quality and beauty of this unique facility.

That's it for this month. Flowers are blooming, the weather is fine and it's time to get out there and enjoy all that PML has to offer.

Remember, please drive 25. There are lots of pedestrians at this time of year. Go slow and enjoy the beauty of where we live.



*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

## ADMINISTRATION OFFICE

### HOURS OF OPERATION

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

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.

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**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 Four Months Ended May 1, 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-	\$ 218,079	\$ 10,252		\$ 228,331	\$ 559,002	\$ (330,671)		\$ (330,671)	\$ (371,895)	41,224
Restaurant & Bar	-0-	1,114	251,481		252,595	495,463	(242,868)		\$ (242,868)	(377,120)	134,252
Marina	-0-	160,215	175		160,390	155,871	4,519		\$ 4,519	(15,739)	20,258
Snack Shack	-0-		12,792		12,792	21,552	(8,760)		\$ (8,760)	(16,018)	7,258
Stables	-0-	32,633		1,310	33,943	133,530	(99,587)		\$ (99,587)	(93,470)	(6,117)
Recreation	-0-	50,306			50,306	13,343	36,963		\$ 36,963	47,171	(10,208)
Roads & Facilities Maintenance	-0-	38,119		240	38,359	731,802	(693,443)		\$ (693,443)	(896,585)	203,142
<b>PROPERTY OWNER SERVICES</b>											
Safety	-0-	51,248		4,441	55,689	333,365	(277,676)		(277,676)	(338,683)	61,007
Administration	-0-	155,198		82	155,280	688,735	(533,455)		(533,455)	(554,435)	20,980
<b>ASSESSMENTS</b>											
Assessments	2,097,652			40,297	2,137,949	39,522	2,098,427	238,120	1,860,307	1,830,248	30,059
<b>Totals</b>	<b>\$ 2,097,652</b>	<b>\$ 706,912</b>	<b>\$ 274,700</b>	<b>\$ 46,370</b>	<b>\$ 3,125,634</b>	<b>\$ 3,172,185</b>	<b>\$ (46,551)</b>	<b>\$ 238,120</b>	<b>\$ (284,671)</b>	<b>\$ (786,526)</b>	<b>501,855</b>

**CAPITAL EXPENDITURES 4 Months Ended May 1, 2022**

	TOTAL RESERVE FUNDS	NEW CAPITAL ADDITIONS FUND	TOTAL CONTRIBUTION TO CAPITAL
<b>2022 Beginning Fund Balances</b>	3,206,538	\$ 74,944	3,281,482
Interest Income			-
Bank Fees/Discounts Taken	586	1	587
Assessments Earned	751,668 <sup>(1)</sup>	34,084 <sup>(2)</sup>	785,752
Other Income/Expense			
<b>PURCHASES BY AMENITY</b>			
Golf Course	(69,521)		(69,521)
Country Club	(3,185)		(3,185)
Bar			-
Marina	(16,043)		(16,043)
Snack Shack	(3,303)		(3,303)
Swim Center			-
Stables	(19,094)	(239)	(19,333)
Recreation			-
Roads & Facilities Maintenance	(319,910)	(20,486)	(340,396)
<b>PROPERTY OWNER SERVICES</b>			
Safety			-
Administration		(7,317)	(7,317)
Non-Capital Reserve Expenses	(312,692)		(312,692)
<b>Total transfer to Operating Fund for property and equipment additions and reserve expenses</b>	<b>(743,748)</b>	<b>(28,042)</b>	<b>(771,790)</b>
<b>Adjusted Fund Balances</b>	<b>\$ 3,215,044</b>	<b>\$ 80,987</b>	<b>\$ 3,296,031</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

**PAY YOUR PML PAYMENTS ONLINE**

Did you know you can make your payments online?  
Online Bill Pay is available on [www.PineMountainLake.com](http://www.PineMountainLake.com).  
*Pay via your credit card, it is quick and easy!*

**DO YOU HAVE YOUR PIN?**

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



**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**.



# PMLA MONEY MATTERS

KEN SPENCER, CAFM – ASSOCIATION CONTROLLER

**T**hrough the first three months of 2022 the Association is \$116K below budget in Wages expense. Wow, that’s quite a number. Think about that for a minute. Many members will applaud this number as good fiscal management. Saving our assessment dollars and not spending foolishly. Others might view this as poor budgeting. How could they budget so much in wages? They must have “padded” the budget.

Unfortunately as someone who looks at these numbers every day (and has done so for almost 16 years) I have a much different take on this. While it is generally good practice to watch expenses and try and save wherever possible, sadly this is not the case in this situation. Conversely I have participated in the creation of PML’s budget for that same period of time and I can unequivocally say that no “padding” took place in the development of our budget for 2022. Every manager develops their labor projections based on the approved staffing level needed to provide the level of service that members demand and deserve.

Sadly neither of these views truly explains this dramatic and startling variance from the expected results so early in the year. Looking deeper into these numbers it is fairly evident that the overwhelming reason for these cost “savings” is pretty simple – we have far fewer employees working at PML than were included in the 2022 budget. Does this fact surprise anyone who has been paying attention to what’s been happening in the country for the last 2+ years? I certainly hope not.

If we travel anywhere in this area including virtually all of Tuolumne county, or really anywhere in California the signs are everywhere, “Help Wanted”, “Now Hiring”. Doesn’t matter if its retail, food service, hospitality or any other operation. Businesses are desperate for employees. Hourly rates well above minimum wage don’t seem to motivate people to apply. It is the classic employees market right now. What causes this? I’m not an economist but I imagine that COVID has had a big impact on people and their motivation to find and keep a job. Aging workforce? Maybe. Acceptance of a reduced family income? Possibly. Regardless of the reason the fact is that all

employers, including PML, are struggling fill numerous open positions.

Some of you may be thinking, well I don’t see much of an impact from this on the services I get at PML. If that is your feeling then thank you for your appreciation and understanding. Even if this is true on the surface there is a lot going on behind the scenes that you might not be aware of. For example those employees that are still here might be stretched pretty thin trying to hold things together. The managers and supervisors are picking up as much of the slack as they can. In the long run this is not sustainable because eventually they will reach the point of burnout and either quit or move on to something less demanding.

In addition even if you don’t see the impact it is a fact that some things that would normally be taken care of are starting to fall by the wayside out of sheer necessity. You will undoubtedly see fewer employees at the amenities including the Grill, Marina and Department of Safety. Decisions on the priority of tasks will by, necessity, be made which may or may not correspond to your needs and expectations. The bottom line is that operating with significantly less staff will begin to impact the quality of your experience here at PML.

So while we all appreciate saving money it is important to understand that this too has a cost. Perhaps with patience and perseverance this situation will improve and we can get back to providing all of the great service PML is known for. Please keep that in mind when you see those great, hard working employees doing their best to keep Pine Mountain Lake in tip-top shape, especially when you look at the financial results and feel good about us being so much better than budget.

Finally, if you know someone who would be a good fit here and is looking for a great place to work, please sent them our way.

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.

# 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.**

# 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

## PROPOSED CHANGES TO RESOLUTION #00.06 OPEN WATER SWIM AREA POLICY AND PROCEDURES

In accordance with Pine Mountain Lakes' CC&Rs, Article III, Section 7 (a) (ii)-Association Policies & Association Rules, the Board of Directors has approved a first reading for proposed revisions as shown below. These revisions are published in this issue of the PML News to give members the opportunity for review.

### LEGEND

Bold/Italic = new text

Strikethrough = removed text

The purpose of this revision is to promote safety among open water swimmers and boaters, and to clarify where and how individuals may swim in open water in Pine Mountain Lake.



Resolution #00.06  
Adopted: April 24, 2000  
Amended: June 22, 2001  
Amended: September 9, 2006  
**Amended: XX/XX/XXXX**

### PINE MOUNTAIN LAKE DESIGNATED OPEN WATER SWIM AREA POLICY & PROCEDURES

*It has been determined by the PMLA Board of Directors that an open water swim area policy is necessary to promote safety among open water swimmers and boaters. The purpose of this policy is to clearly define where and how individuals may swim in open water in Pine Mountain Lake. The Board of Directors grants the PMLA General Manager the authority to deviate from this policy to hold the Annual PML Lake Swim Race.*

#### **Open Water Swim Areas**

- ~~1) Specific open water swim areas are:~~
  - ~~a. Inside the 5 mph buoy on Big Creek.~~
  - ~~b. The designated mooring buoys near east end of the Dam.~~
- 1) Specific open water swim areas for eligible vessels:**
  - a. Designated mooring buoys are located**
    - i. at the East end of dam**
    - ii. and, just outside the mouth of Big Creek**
- ~~2) The area will be available for swimming between 9:00 AM and one half hour prior to sunset, seven days a week.~~
- 2) Open Water swimming is only allowed from a boat that is secured to a designated open water swimming area mooring buoy.**
- 3) Swimming from an unanchored vessel is not allowed (e.g., pedal boat, kayak, stand-up paddle board and canoes).**
- 4) The open water swim area will be available for swimming between 9:00 am and one-half hour prior to sunset, seven days a week.**

#### **ELIGIBLE PARTICIPANTS VESSELS:**

- 1) Boat must be at least 14' in length.
- 2) Boats must have an approved ladder **affixed factory standard boarding ladder and/or ski boat rear access platform**
- 3) Boats must carry a life preserver for each person on board. Children, ages 12 and under are required to wear a **Coast Guard approved** life jacket/**vest** at all times while swimming from boats. Pine Mountain Lake Association recommends all swimmers wear a **Coast Guard approved** life jacket/**vest** while in deep **open** water.
- ~~4) Each boat owner/captain must sign the designated swim area release form for their participants and themselves. Parents or guardians are required to sign for their minor dependents.~~
- 4) A boat operator age 16 or older must remain in the boat at all times while other boat passengers swim in the designated open water swim area.**



- ~~5) One person must remain in the boat at all times.~~
- 5) Only two boats are allowed to be attached to one mooring buoy at a time.**
- ~~6) Fishermen have the right away during fishing hours.~~
- 6) Boats may not be moored to a buoy with a line that is longer than 10 feet between the boat and a mooring buoy.**
- ~~7) Only two boats per mooring buoy.~~
- 7) Open water swimmers must stay within 20 feet of their boat while secured to the designated open water swimming mooring buoy.**
- ~~8) Only two of the Big Creek mooring buoys can be used at the same time. Two neighboring buoys must be used for multiple boat mooring.~~
- 8) Open water swimmers may not impede boat traffic by swimming or floating into the path of boats traveling past the boats that are moored to the designated open water swim buoys.**
- ~~9) Open water swimmers must stay within 10 feet of their boat while swimming.~~
- 9) Open water swimmers assume all risk and PMLA assumes no liability for this activity.**
- ~~10) All swimming is done at your own risk.~~

Respectfully submitted,

**Tom Moffitt, Board** Secretary

**PROPOSED  
CHANGES TO  
RESOLUTION #05.01  
PMLA BOATING AND  
LAKE RULES**

In accordance with Pine Mountain Lakes’ CC&Rs, Article III, Section 7 (a) (ii)-Association Policies & Association Rules, the Board of Directors has approved a first reading for proposed revisions as shown below. These revisions are published in this issue of the PML News to give members the opportunity for review.

Legend: **Bold/Italic** = new text  
~~Strikethrough~~ = removed text

The purpose of this revision is to eliminate safety hazards that impact the equitable use of the beach by all Marina users.

**PROPOSED RULE CHANGE TO RESOLUTION 05.01 -  
PMLA Boating and Lake Rules**

SUMMARY: Members have asked the PML Lake and Marina Committee to consider the prohibition of canopies/shade structures on the beach area of the Marina. The Marina beach is defined as the area of sand located between the lake water's edge and the Marina lawn.

Members have expressed concern that they are unable to access the beach sand for recreation and/or cannot see small children when Marina users place canopies and shade structures on the beach sand. This presents a safety hazard and impacts the equitable use of the beach by all Marina users.

The Lake and Marina Committee reviewed the matter at length and concurred that these are issues that can be resolved with the addition of a rule governing the use of canopies and shade structures at the PML Marina. As a result the Committee asks the Board of Directors to consider adopting the following addition to Resolution 05.01:

***"Canopy and Shade Structure Use***

- 1. No canopy or shade structure may be set up on the Marina beach sand area or in the lake water.***
- 2. Canopies or shade structures may only be used on the Marina lawn open areas.***
- 3. The size of canopies or shade structures are limited to no larger than 12'x12'.***
- 4. Canopies or shade structures may not be set up or adjusted in a way that obstructs the line of sight through all sides of the canopy due to the need for visual safety.***
- 5. PML Marina management may limit the use and designate canopy and shade structure placement at the Marina during special events."***

**PROPOSED  
CHANGES TO  
RESOLUTION  
#95.14 TENANT  
REGISTRATION  
AND FEE POLICY**

In accordance with Pine Mountain Lakes' CC&Rs, Article III, Section 7 (a) (ii)-Association Policies & Association Rules, the Board of Directors has approved a first reading for proposed revisions as shown below. These revisions are published in this issue of the PML News to give members the opportunity for review.

**LEGEND**

Bold/Italic = **new text**  
Strikethrough = ~~removed text~~

The purpose of this revision is to encourage property owners to rent their homes long-term to Association staff in an effort to provide stable housing to current and prospective employees.



**Resolution # 95.14**

Adopted: January 29, 1996  
Amended: February 24, 1997  
Amended: July 27, 1998  
Amended: April 30, 2001  
Amended: September 10, 2011  
Amended: July 17, 2021  
**Amended: XX/XX/XX**

**TENANT REGISTRATION & FEE POLICY**

Purpose: Rules for Tenant Registration  
Long-Term (more than 6 months)  
Short-Term (6 months or less)  
Refer: Section 1 – CC&Rs  
Article II, Section 4 – CC&Rs

WHEREAS, it has been determined that renting homes results in increased usage of the common facilities and common areas, with resulting increased wear and tear on such areas and facilities; and

WHEREAS, the need to respond to increased maintenance and repair requirements, as well as increased incidents of objectionable behavior involving unsupervised tenants, has resulted in an increased staff administration expense; and

WHEREAS, it has been determined that the greatest source of increased expense and costs are tenants who rent property on a short-term basis (six months or less);

WHEREAS, it has been determined that these additional expenses incurred by the Association which are associated with the rental or lease of private homes will be defrayed, in substantial part, by those individuals who rent or lease their property;

NOW THEREFORE BE IT RESOLVED THAT;  
Any owner who rents a residence within Pine Mountain Lake on a long term or short-term basis shall be obligated to (i) register the tenant with the Association's principal office, (ii) provide the Association with a copy of the lease or rental agreement; and (iii) pay an annual Property Rental fee in the amount as per current fee schedule. **Any PML Owner that rents their property on a long-term basis to a PML employee in good standing shall not be obligated to pay an annual Property Rental fee.**

All short-term and long-term tenants must currently register with the Association in accordance with the CC&Rs as follows:

- a) At the time of registration for Short-Term Renters, the owner shall file with the Association, the name and mailing address of the tenant.
- b) Long Term Renters shall forward a copy of the long-term rental agreement to the Association Office. If this information is not forwarded to the Association, the tenant will be barred from using the common facilities.
- c) Upon notification that a renter has violated a PML rule(s), the property owner (landlord) shall respond in writing, or in person, and supply the association Office with a copy of a letter written to the tenant indicating that the violation must be corrected.

Respectfully submitted,

\_\_\_\_\_  
Nick Stauffacher, Secretary



## Submission Guidelines

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

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

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

#### DEADLINES

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

#### MEDIA ACCEPTED email

#### SOFTWARE (Articles)

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

#### SOFTWARE (Advertisements)

PSD, JPG, PDF, EPS or TIFF only.

#### TEXT/GRAPHICS

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

#### E-MAIL TEXT/GRAPHICS

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

#### AD DESIGN and PROOFS

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

#### SUBMISSION DEADLINES

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

## VISIT US ONLINE

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

## — 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 APRIL 2022

Courtesy Notices	52
Notice of Non-Compliance	13
Final Notice of violation	5
Fines Assessed	3
Member Service	331

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

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[FACEBOOK.COM/PMLARECREATION](http://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!

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\$10/YR FOR NON-PROPERTY OWNERS (BULK)

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PINE MOUNTAIN LAKE ASSOCIATION  
19228 PINE MTN. DR. GROVELAND, CA 95321  
ATTN: MELODY

## THE HOOF PRINT

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

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

I am excited to say that we have officially started Trail Rides here at the Equestrian Center!! Each ride will be a guided ride on PML property, taking in the sweet smells and views that nature has to offer. Riding Lessons and trail rides here at the Equestrian Center will run 7 days a week from 9:00 A.M. - 3:00 P.M. A few ground rules are long pants, closed toed shoes, and helmets will be required (we will supply helmets). Prices for a 1-hour lesson or trail ride for property owners is \$50, non-property owners is \$55. Call to schedule a

riding time today (209) 962-8667.

Our Memorial Day Car Show was a fun chance for us to check out the “other horse power” from our community. We had some great cars, awesome music, yummy food and great company! We are looking forward to doing this event again next year.

Mark your calendars for Friday July 1st for our Posting of the Colors event opening up Independence Day weekend here in the PML community. We have been planning and working on adding to our patriotic event and look forward to seeing you all!

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

## MAINTENANCE MATTERS

RICK LAFFRANCHI – MAINTENANCE MANAGER

**J**une is here and at the time of writing this article, early, May, it has been 11 days since our last rain. The lake is still spilling at a trickle, The weather is amazing, perfect for outside work.

Preparations are complete for the busy summer season, but the work does not stop there. The Building and Grounds crew is busy with painting, The Dunn court restroom, the ADA restroom at the Pool, the face of the pool building and the newly remodeled pump station near Dunn court will also get a fresh coat of paint. Gate 1 at the intersection of Mueller and Tannahill will be completely replaced, new operator, new spike box, new concrete and a stone protection wall, with a finish to match gate 4 at the far end of Mueller. Our

technician team is busy completing HVAC installations at the Marina and working side by side with signal services to upgrade the cameras at each gate.

The Facilities crew is prepping for road work. This season a number of our areas will be crack sealed to extend their life, Administration parking lot and Pine Mountain Drive just to name a few, additionally this crew will be seen throughout the community painting what we call “Stops and Bars” stop sign markings. Towards the end of the month, you will start to see the team utilizing our curbing equipment to repair or replace substandard curbs through the association. So, remember slow for the cone zone and keep our folks safe.

And here is to an amazing summer!

## FROM PMLA SAFETY COMMITTEE

BOB ASQUITH – PMLA SAFETY COMMITTEE

**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. The Committee meets every month.

**Join Our Committee Meeting:**  
Members may attend our committee meetings.

Our next meeting is June 1 at 9am via Zoom. Please email [safetyandsecuritycommittee@pinemountainlake.com](mailto:safetyandsecuritycommittee@pinemountainlake.com) to obtain your invitation.

Safety training is one of the important tasks for this committee. Here is our current schedule:

- GO-Bag & Emergency Kit training at Lake Lodge Sunday May 15th from 9am to noon.
- First Aid and CPR training coming soon
- Firewise & Fire Safety workshop will be on May 27th in the morning at Lake Lodge.

**Firewise Communities** – Presently there is 1 Firewise (FW) community in PML. There are 3 other FW communities in various stages of participation. Contact the Safety Committee (email address below) for details how you can start a FW community and potential save on your Homeowners Fire Insurance. Join us at the Workshop on May 27th (see above).

**Emergency Evacuation:** Our mission to make recommendations to the PML BOD continues.

- We are developing prototypes of evacuation instructions that we are recommending be posted on all Rental properties in PML. This would provide critical information to visitors or renters not familiar with TC nor PML roads.
- We will be recommending the printing of emergency contact info on the back of visitor mirror hangers.

- S&SC has received the first draft of evacuation maps of PML from the TC GIS unit. Coming next will be regional maps showing routes “off the hill.”
  - S&SC is seeking better communications capabilities for PMLA in the event of emergencies. The goal is to insulate PMLA emergency communications from power outages and internet backhaul problems.
  - S&SC is working with TC OES to provide updated information for the PMLA “Ready-GO” brochure. It will be available soon.
  - 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.
- Speeding in PML: We are committed to reduce speeding within PML.
- We discussed using mobile radar signs to track speeders. Some models take photos of vehicle & driver to provide for citations.
  - We have identified 36 locations within PML on its main roads (outlined in the Anderson Traffic Study 2018) that need specific attention. We are recommending painting “25” on the pavement at those critical locations.
  - The TC Sheriff & CHP can cite drivers speeding in PML as an exhibition of speed without having to re-survey and change speed limits.
  - The S&SC has asked for costs from PMLA for periodic law enforcement.
  - We have reached out to similar HOA communities to document what they have found to be successful.

Recently there were long traffic backups onto Ferretti Road of cars waiting to enter the Main Gate at PML. Admin and the S&SC are working on solutions. Your input is solicited.

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

# HAPPY FATHER'S DAY





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# 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

### Caprese Garlic Bread

Ciabatta bread topped with garlic, fresh mozzarella cheese, sliced tomatoes and fresh basil with a drizzle of balsamic syrup 10

### Marsala Mushrooms

Sauteed in garlic, onions and marsala wine then finished with parmesan cheese & fresh basil 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 and marinated red onion with 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

### Pork Deluxe

Smoked pork burnt ends, bell pepper, jalapenos, caramelized onion and cilantro with mozzarella cheese and BBQ sauce 25

### 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 and mozzarella with a garlic ranch sauce 23

### Meat Lovers

Sausage, prosciutto, pepperoni, salami, and bacon 28

## ENTREES

### 8oz Prime Sirloin

Topped with garlic mushrooms served with baked potato 35

### Seared Ahi Tuna

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

### Smokey Mountain Macaroni & Cheese

A mountain of smoked pork burnt ends on our white cheddar and fontina Mac-n-cheese served with cole slaw 22

### 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 Tortellini

Cheese Tortellini and shrimp tossed in a creamy marinara sauce and garnished with a classic Italian gremolata 24

### Tuscan Chicken

Mary's boneless skinless chicken breast in a creamy garlic sauce with spinach, tomatoes and fresh herbs served with garlic mashed potatoes 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



# ENTERTAINMENT IS BACK AT THE GRILL

JAY REIS – GRILL MANAGER

Entertainment is back on Saturday nights at the Grill in the month of June. We will have a variety of entertainment. We will have live bands, DJ Larry and Karaoke. As of our deadline for the PML News this month, I don't have the entertainment bookings yet. Sign up for our weekly emails to receive our entertainment for the weekend and our dinner and drink specials. <https://mailchi.mp/d2d43b4266d7/pinemountainlakethegrill>

or follow our official Facebook page <https://www.facebook.com/PineMountainLakeCA>

I recently went down the internet rabbit hole. You know the one where you search for something and one thing leads to the next link and so on and so forth. Most recently I searched for when there might be relief in the high price for gas and food. Well as I write this article, gas went up overnight 19 cents. So, I went with food prices and from the article I linked below.

<https://www.reuters.com/business/retail-consumer/why-are-food-prices-going-up-key-questions-answered-2022-05-10/>

According to this article from Reuters, "global food prices started to rise in mid-2020 when businesses shut down due to the pandemic, straining supply chains. Farmers dumped out milk and let fruits and vegetables rot in the fields due to a lack of available truckers to transport goods to supermarkets, where prices spiked as consumers stockpiled food and other essentials. A shortage of migrant labor as lockdowns restricted movement impacted crops worldwide."

The bad news is that according to the article is that the "World Bank is predicting wheat prices could rise more than 40% this year. The good news is the Bank expects agricultural prices to fall in 2023 compared to 2022. But that depends on increased supplies from Argentina, Brazil and the US."

As we are now in our busy summer months, I highly recommend making advanced reservations. You may be disappointed if you call the day of, especially on Friday and Saturdays only to find that we have nothing available. We do take walk-ins on a first come first served basis and if there is room at the bar but seating is very limited. For questions and reservations call 209-962-8638. You can also contact us at [clubmgr@pinemountainlake.com](mailto:clubmgr@pinemountainlake.com)

# PRACTICING PATIENCE

ASHLEY HENDERSON – RENTAL COMPLIANCE COORDINATOR

The rising temperatures, coupled with the gorgeous scenery, draw people from all over the world, which we all know can, and unfortunately will, cause delays at the main gate. And while patience may be a virtue, let's be honest: no one likes to wait—especially with the prospect of a little R&R just beyond the gates. With that in mind, it's important to remember a few key steps to help expedite the whole process, and get everyone to their destination as soon as possible.

Once your renters have booked their time at your home, you will need to register the driver of each vehicle

on [gateaccess.net](http://gateaccess.net). Once your renters have been added to the system, please remind the driver of each car to have the address of the rental, their driver's license, as well as the \$42 gate access fee, ready and at hand. Please remember that our Department of Safety's staff is still short-handed, and that having this information ready will help them get your renters in as quickly as possible, and keep the flow of traffic moving.

As always, if you have any questions about the rental journey here in Pine Mountain Lake, please do not hesitate to reach out: 209-962-1245 or [RCC@pinemountainlake.com](mailto:RCC@pinemountainlake.com).

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

12765 MUELLER DRIVE • GROVELAND, CA. 95321

### Championship Golf Course



### Beautifully Manicured Greens



### Stunning Vistas & Surroundings



Mountain Golf  at its Finest!

[www.PineMountainLake.com](http://www.PineMountainLake.com)  
209-962-8620



# PINE MOUNTAIN LAKE IS NOW HIRING!



- MANY POSITIONS AVAILABLE
- COMPETITIVE SALARIES
- FULL & PART-TIME EMPLOYMENT
- BENEFIT PACKAGES\*
- HIRING BONUSES\*\*
- WORK CLOSE TO HOME



Employment Questions Contact  
Shannon Abbott, HR Manager  
19228 Pine Mountain Dr.  
Groveland Ca. 95321

Phone: (209) 962-8628 Fax: (209) 962-0624  
Email: pmlhr@pinemountainlake.com

Apply at: [www.pinemountainlake.com/job-opportunities/](http://www.pinemountainlake.com/job-opportunities/)

*\* Benefits vary by position and job status. \*\* Hiring Bonuses are subject to change and vary by position  
Pine Mountain Lake Association is an Equal Employment Opportunity Employer*



**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



# YOUR OPINION COUNTS!



## Complete the 2022 PMLA Survey Today

The PMLA Board and the Long-Range Planning Committee need your opinion! Answer a short survey on the future of PML and its amenities at [www.PineMountainLake.com](http://www.PineMountainLake.com) or come to the Administration Office to fill out a paper version of the survey. Survey runs from April 1 to June 30

### YOUR OPINIONS WILL HELP ESTABLISH PRIORITIES FOR:

- Amenities that need repair or upgrade
- Communication & Safety
- Improvements in member services



PINE MOUNTAIN LAKE ASSOCIATION - 1.209.962.8600

# CALLING ALL CANDIDATES!

## BOARD OF DIRECTORS ELECTION

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

**THE DEADLINE TO FILE NOMINATION PAPERS IS FRIDAY, JUNE 6, 2022, 5PM**

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

Board candidate application and petition forms are available from The Inspectors of Election (TIE) via email at [info@theinspectorsofelection.com](mailto:info@theinspectorsofelection.com).

*com*. Upon completion candidate forms and petitions can be sent to The Inspectors of Election and [info@theinspectorsofelection.com](mailto:info@theinspectorsofelection.com) (PREFERRED METHOD), via mail at 2794 Loker Ave W, Suite 104, Carlsbad, CA 92010, or via fax at (888) 211-5332. Applications and nominations must be received no later than 5:00 pm on Friday, June 6, 2022.

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

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

If you are interested in becoming an active participant who makes decisions for the Pine

# RECREATION UPDATE

MICHELLE CATHEY – RECREATION & SEASONAL OPERATIONS MANAGER

**T**he fish plant went great! We were able to gain some video and have posted it to the Recreation Facebook page and on the website at [www.pinemountainlake.com](http://www.pinemountainlake.com).

Rock It Tacos will be at the Lake Lodge beach again for 4th of July weekend and Labor Day weekend. Be sure to stop by the Lake Lodge and get some tacos!

Did you know you can register your boat online? You can. To do so, go to: [www.pinemountainlake.com](http://www.pinemountainlake.com) → click on Amenities → click on Lake, Lakeside Café & Marina Store → click on the 2022 Boat Registration Form link. Fill out the form, submit it and you can pay online too.

Please note that this form is online, but the

process itself is not fully automated. So, that means when you click "Submit", your form is sent to the Marina and a person has to manually process your request. The Marina will call you with any follow up questions and/or to schedule a time to launch your boat (if needed).

The Lakeside Café is open. We've got a great menu this year. Com'on down and try something new!

The Swim Center is also open. The ping pong table is out for use. The pool is refreshing and a great place to meet up with friends.

For any other questions, feel free to contact the Recreation Manager, Michelle Cathey, at 1 (209) 962-8604 or via email at [m.cathey@pinemountainlake.com](mailto:m.cathey@pinemountainlake.com)

**Rock It Tacos**  
Groveland, Ca (209) 206-6300

**WILL BE SERVING LUNCH AT THE PML LAKE LODGE**

**Memorial Weekend**  
Friday — Monday • Noon - 4 pm

**Independence Day Weekend**  
Friday — Monday • Noon - 4 pm

**Labor Day Weekend**  
Friday — Monday • Noon - 4 pm

**For more information, please call the PML Recreation Manager at 1 (209) 962-8604**

Mountain Lake Association membership and you are willing to devote your time for this purpose, we encourage you to submit

an application and nomination materials for candidacy to The Inspectors of Election (TIE) by 5:00 PM, Friday, June 6, 2022.



PML SAFETY REPORT 2022

	1st Qrr	April	YTD
Guest Passes Issued	3,260	1,349	4,609
Vendor Passes Issued	1,176	468	1,644
Temporary Resident Passes Issued	2,423	1,187	3,610
Vehicles Admitted	34,176	13,134	47,310
Vehicles Refused Entry	588	310	898
Phone Calls Received	9,702	2,898	12,600
Residential Alarm	7	6	13
Animal - Loose	56	20	76
- Impounded	11	2	13
- Dead/Injured	79	50	129
- Disturbance	8	1	9
Patrol Assist	473	151	624
Public Assist	53	23	76
Welfare Check	5	1	6
Transport	6	0	6
Traffic Hazard	1	0	1
Traffic Control	2	0	2
Excessive Speed/Reckless Driving	9	8	17
Gate - Tamper	2	1	3
- Follow Through	18	14	32
- Malfunction	14	5	19
- Struck by Vehicle	19	6	25
Control Burn Reported	344	104	448
Fire Safety - Smoke Complaint	9	3	12
Hazard - Tree Down	1	0	1
Residential Disturbance	7	0	7
Amenity Burglary	1	0	1
Residential Burglary	2	0	2
Grand Theft	1	1	2
Petty Theft	7	0	7
Trespassing	4	1	5
Vandalism	1	0	1
Property Damage - PML	3	1	4
Property Damage - Resident	1	1	2
PML Regs Violations Resident	6	3	9
PML Regs Violations Guest	1	0	1
Vehicle - Citation Issued	16	3	19
- Accident PML	3	5	8
Patrolling Unit	2,087	399	2,486
Amenity Security Check	6,561	1,969	8,530
Residence Security Check	406	99	505
Monitoring Tennis Courts	3	1	4
Weapon Violation	1	0	1
Fixed Post	2	1	3
Courtesy Notice Issued	7	5	12
All Other Fees Collected	\$87,786	\$60,358	\$148,144

TEE TO GREEN

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

Well, here we go. Summer officially starts June 21st, and the heat is on its way along with the dry months ahead.

The hot, dry weather brings a lot of issues for golf courses everywhere, but especially for some that have cool season grasses. The heat brings the need to cool the grass in the afternoons with our irrigation system and hoses, this practice is called syringing turf. We are not trying to water the turf heavily, just simply cool the top of the plant to give it a break from the afternoon heat. While our nightly irrigation performs most of our watering needs this is simply applied to cool the grass during the hottest part of the day. Our daily watering will be ramping up with the heat as well, and my goal is to keep the course alive and playable through the summer and not have any extensive turf loss. We did see more precipitation this year than last, but we are still below average for the season. With back-to-back seasonally dry years, we will once again be in conservation mode whenever and wherever possible. We will utilize reclaimed water as much as possible and will possibly let a few areas of turf dry out as the season moves forward to lesson our impact on the lake. I will be looking into possible implementation of some water other conservation methods we used in 2015-2016 which reduced our use by nearly 50%. Some of these will only be implemented if necessary as they will result in large scale loss of grass over vast areas of the course. This was the reality in the past and it has taken tremendous effort, time, and funds to rehabilitate these areas back.

Originally, when the course was constructed, the greens were planted with a variety of Bent grass. As the years go by, Poa Annua (annual Bluegrass) has invaded the greens here as well as most courses in the region. Poa is different than bent in its fertility and, water needs, and

can be more prone to disease. As many as 30 different strains can be growing on a green. It also produces a seed head that makes the greens be a little bumpy and white in color. Poa also requires more spot watering due to being shallow rooted. This is a practice we do every morning prior to play for the entirety of the hot summer months. With our fertilizer program and our frequent applications, we should not see the extreme seeding from the Poa that we have seen in the past. Higher fertility levels have benefits that are not apparent for Bent grass. Higher levels of nitrogen are beneficial in reducing Anthracnose outbreaks. Additionally with our frequent applications of fertilizer we will not see the extreme seeding from the Poa that we have seen in past.

Enjoy your summer of golf. Play well, play often, and remember to do the little things such as ball mark repair and raking a bunker following that sand shot so the players behind you can enjoy the same course you are

SPEED  
LIMIT  
25

SLOW DOWN  
THE WARM WEATHER BRINGS  
OUT ANIMALS & PEOPLE.  
PLEASE DRIVE CAREFULLY



## 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 [j.owens@pinemountainlake.com](mailto:j.owens@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

## 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**

## 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**

## 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.

# eSNAP

ELECTRONIC SAFETY, NEWS & ALERT PROGRAM

### 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!*

## 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**

# FROM THE FRINGE

MIKE COOK – PGA HEAD GOLF PROFESSIONAL

**T**he 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 Spring/Summer Golf Shop hours are from 7:00am until 6:00pm, 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**  
Club Championship  
Saturday & Sunday June 4 & 5

**Men's Golf Club**  
2 Man Team Better Ball– Wed. June 15

## GOLF COURSE FIRST TEE TIME

In June the first tee time of the day will be 7:30am.

## 2022 GOLF SERVICES

**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.

## ONLINE TEE TIME RESERVATIONS

Online tee time reservations are in the works, more information to follow.

## PUNCH CARDS

Pine Mountain Lake Association Property Owners can save up to \$6.00 per round by purchasing a Punch Card in the Golf Shop. For more information call or come into the Golf Shop.

## 2022 MOTHER LODGE INVITATIONAL

The Mother Lode invitational is back! The 2022 dates are June 23, 24 & 25. Entry forms are available at the Golf Shop and online at [www.pmlmgc.com](http://www.pmlmgc.com). For further information call the Golf Shop at 209-962-8620.

## 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 have trial sets available in the Golf Shop for you to take to the range or out on the golf course to try out. Stop by the Golf Shop and check them out.

## 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

## 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

## 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**

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 your 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.



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

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.**

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: \_\_\_\_\_

SAVE THE DATES!  
JUNE 23, 24 & 25, 2022



THE 45<sup>TH</sup> EDITION OF THE  
MOTHER LODE INVITATIONAL  
IS COMING THIS SUMMER!

DON'T MISS OUT ON THE  
GREATEST GOLF TOURNAMENT  
IN THE FOOTHILLS

**DETAILS COMING SOON!**

FOR MORE INFORMATION CONTACT MIKE COOK  
209-962-8620 OR GOLFPRO@PINEMOUNTAINLAKE.COM

# A FALSE SENSE OF SECURITY

DIRECTOR OF SAFETY NATALIE TRUJILLO

I know many Pine Mountain Lake members are gobsmacked when faced with the theft of something from their property or have their home burglarized. It's a terrible feeling when you realize that another person has violated the sanctity of your home this way. Although this is not a common occurrence, the fact remains that it does occur. While overall we are less susceptible to crime here in Groveland due to a number of factors, we are not wholly immune.

Crimes like petty theft, burglary, speeding and joyriding, elder abuse, domestic abuse and drug use, both buying and selling, do occur here regardless of our small mountain town branding. Is Pine Mountain Lake still safer than most places? Undoubtedly it is. The Department of Safety is meant to serve in addition to the measures you are already taking to protect your home and property, not in place of. We monitor the ingress of those coming into the Association as well as operating repressive patrol in vehicles emblazoned with Pine Mountain Lake insignia.

Some of the things you should be doing to protect your property regardless of the number of weeks or months you occupy your house are:

### GET TO KNOW YOUR NEIGHBORS

Meet them, introduce yourself. Get to know the people that live around you. While this may be more difficult when the homes around you are vacation rentals, it is absolutely doable. This also helps support the necessary framework for neighborhood watch programs and neighborly awareness when something goes amiss.

### INSTALL A SURVEILLANCE CAMERA SYSTEM

Installing a surveillance camera system can greatly increase the visibility you have available at your residence while also deterring potential thieves or burglars from attempting to access your property. Your surveillance camera system preferably should be one that is not passive and has the ability to record video as well as audio while providing event alerts when necessary. I'm not going to plug any particular product here, but I can tell you I've seen and been sent numerous

recordings of property owners that have been alerted to the presence of someone at their residence. When the live audio feed was opened and a conversation was had, the person trespassing or scoping out the residence left, in a hurry. Residential security cameras are a fantastic investment for protecting your home.

### INSTALL AN ALARM

This is a great tool for those that plan to be away from their home for long periods of time or feel uneasy about leaving their home unattended for any length of time. I want to make mention that the Tuolumne County Sheriff's Office does require that all burglar and robbery alarms be registered with them, via County Ordinance 5.24.030. You are more than welcome however to program your alarm to notify the Department of Safety directly as well as the Tuolumne County Sheriff's Office. In most instances, we have the faster response time.

### SECURE AND PROPERLY STORE ALL PERSONAL PROPERTY

Pine Mountain Lake is not Mayberry, as much as we all wish it was. While I realize that members want the freedom to leave their chainsaw or kayaks stored in the open or underneath their home when not in use, those decisions do come with some risk. Just to get anecdotal, a few years back we left a shovel leaned up against the side of our house overnight. The next day it was gone. Someone stole it. Please make sure you secure your property and valuable belongings in a place where they are not easily accessible or visible. If your home is vacant most of the year, remember to remove valuables, like firearms, before returning to your main residence.

### INVENTORY YOUR BELONGINGS

Make sure that you keep an inventory of your valuables, including make, model, and serial number when applicable. Whether you keep this information in a file folder or secured in your panic room matters not. This additional measure helps facilitate reporting lost or stolen property, as well as aiding law enforcement or the Department of Safety in quickly identifying the owner of any recovered items. This allows us to expedite the return

of your recovered property.

### TAKE PREVENTATIVE MEASURES WITH YOUR PROPANE AND GASOLINE (OR DIESEL!)

As food and gas prices continue to soar, we are seeing more thefts of small propane tanks and gas syphoning. If you have an RV or travel trailer stored on your property, please make sure that the gas tank is not easily accessible, and that propane tanks are removed whenever possible. In all actuality, it is not recommended to leave vehicles parked for long lengths of time as gasoline does have a shelf life. This is equally true for any boats that are left trailered or docked. Most people would never think to remove a boat's cover and steal gasoline, propane or other valuables, but a thief would.

### KEEP YOUR PROPERTY TIDY

Pine-needle laden driveways, cobweb-infested decks and lights that have been left off for so long the bats have moved in are all good indicators that a house is normally unoccupied. You may be thinking that you don't have anything of value in your home anyways, so it doesn't matter if it looks vacant. We have a housing crisis in California and the Groveland area is not exempt from homelessness. You should have some means of checking on your home while you are away for a long period of time, just in case someone decides to move in to keep the bats company.

### REPORT SUSPICIOUS ACTIVITY

Please, please, please report suspicious activity when it occurs. You can report it to the Sheriff's non-emergency number, (209) 533-5815, and/or directly to the Main Gate, (209) 962-8615. Do not wait. So many times we receive information from property owners that is weeks and months after the fact. There is really nothing anyone can do about a suspicious person that you saw on your neighbor's property two months ago.

Most property crimes are a mix of abundant time and easy opportunity. Those that turn to thievery, burglary, vandalism, etc. probably have a lot more time on their hands than you or I do. The opportunity presents itself when homes are poorly protected, valuable items are left out in the open or structures and vehicles are left unlocked and easily accessible. While I strongly believe that this time would be better spent learning to knit or some other handicraft, I don't believe that the criminals would particularly agree. Committing property crimes can sometimes be a full time job or in addition to their regular employment, but if we take the appropriate steps we can all help to ensure that our residences and properties are not easy targets. We want to give Pine Mountain Lake a reputation akin to Fort Knox. If you are already fully involved in making your residence less impervious to property crime, we want to thank you for your ongoing efforts!

## 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.



# HOMES ON THE HILL

YOUR GUIDE TO  
REAL ESTATE IN THE  
GROVELAND AREA

## Deardorff Realty

### COZY CABIN


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dining room breakfast  
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burning fireplace private  
sewer septic — **\$339,000**

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agent.

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



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### VACATION RENTAL OPTIONS FOR TRASH SERVICE

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

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

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

Property owners/managers **utilizing full summer service** may go to *on-call service* for the off season.

- **Off Season on Call Service.** Property owner/manager may call or email an *on-call request* to Moore Bros. for a service pickup on the regular pickup day for the address. A request for service call or email must be received before 3 pm the business day prior to regular scheduled pickup day. Charges will be based on the standard a per-can rate for each can/bag picked up.
- **Special Pickup.** Please follow the same procedure as listed above for Special Pickup.

Maximum Occupancy for Rental Property

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

If you have questions please feel free to contact our office at (209) 962-7224 or email us at: [info@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\*\*\*

## 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
5/212	FERRETTI ROAD — PENDING	\$1,000
6/113	FERRETTI ROAD	\$1,000
6/179	COTTONWOOD STREET — PENDING	\$1,000
6/211	FERRETTI ROAD	\$2,000
6/252	FERRETTI ROAD	\$1,000
7/049	FERRETTI ROAD	\$1,000
7/062A	FERRETTI ROAD	\$1,500
13/264	PINE MOUNTAIN DRIVE	\$1,500

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



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**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

NEW LISTING



**5068 MADISON AVE.,**  
2BD | 1BA | 1,294 sq ft | \$239,000  
Walk to town from this conveniently  
located Coulterville cottage.  
Linda Willhite (209) 985-2363

BACK ON MARKET!



**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

SOLD



**20160 LOWER SKYRIDGE**  
Lot & Land | 0.42 acres | \$145,000  
Best value including house plans!  
Ron Connick (209) 206-0007

SOLD



**19691 BUTLER WAY**  
3BD | 2BA | 1,376 sq ft | \$289,000  
Linda Willhite (209) 985-2363

PINE MOUNTAIN LAKE LOTS

**20080 Ridgecrest Way—Unit 13, Lot 192**  
\$11,900 was \$12,500  
Panoramic views of the mountains  
**19240 Ferretti Road, Groveland**  
\$33,000 | 1.2 Acres | 3 merged lots  
Call Ron 209.206.0007

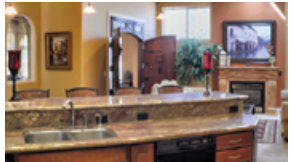
**20762 Nonpareil Way—Unit 4, Lot 235—SOLD**  
\$28,000 Build your Home Here!

**12891 Boitano Road— Unit 3, Lot 154**  
\$49,900 Panoramic views of the mountains and filtered lake view  
Call Linda 209.985.2363

NOT TO BE MISSED!



**14200 Boitano Road**  
4BD | 3BA | 3,198 sq ft | 7.1 acres  
\$1,097,000  
European chateau on tranquil lot  
with seasonal creek!  
Linda Willhite (209) 985-2363



SOLD



**12885 GREEN VALLEY CIR.**  
4BD | 2BA | 1,782 sq ft | \$310,000  
Spacious home with 2 car garage.  
Linda Willhite (209) 985-2363



Gretchen Pearson  
President/CEO  
DRE #00964735  
925.640.0590



Jenny Arnold  
Sales Manager  
DRE #01344158  
209.770.2201



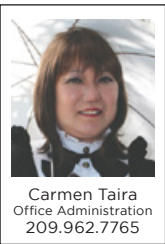
Linda Willhite  
Broker Associate  
DRE #01063378  
209.985.2363



Ron Connick  
REALTOR®  
DRE #00575067  
209.206.0007



Kathleen Love  
REALTOR®  
DRE #01223318  
209.743.5432



Carmen Taira  
Office Administration  
209.962.7765



18727 Main Street, PO Box 792, Groveland, CA 95321 (209) 962-7765

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# RE/MAX Gold

## Your Mountain Guides to Groveland Real Estate



Lauree Borup  
(209) 628-4600



Vanessa Meyers  
(650) 704-9973



Tish Fulton  
(209) 985-0216

**DAYDREAMIN' DECK** surrounded by forest and facing north to the mountain views. On a quiet street this charming and unique 3 bedroom, 2 bath split-level cottage nestles on a .59 acre lot.



Lots of windows let the light in. Wood burning stove on stone hearth plus heat pump for central heat & cooling. Fresh exterior paint. Garage with interior stairs. Very well-maintained. 19267 James Circle

### GLAMPING WITH HORSES

Rustic modern farmhouse built in 2005 on 5 fenced acres. Tall-ceilinged great room with concrete floors, rock fireplace. Finished garage with adjacent

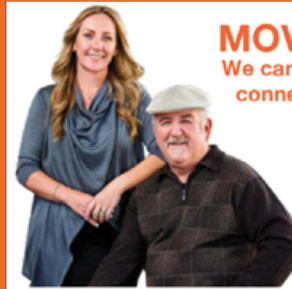


studio or workshop, detached bunk-house with bathroom, barn, pole barn, garden area, seasonal creek, magnificent oaks, meadow vistas! Corcoran Gray Road

**SINGLE LEVEL** 1936 sq ft 3 bdrm, 3 bath with large level parking area & circular drive on .82 acres. Part of rear deck is roofed, and part open and sunny with tree



top views. Open beam vaulted ceiling in great room. Central A/C. Never rented. 20511 Echo Court



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Michael O. Bowers  
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in GROVELAND  
4bd/3ba, remodeled  
kitchen & baths plus  
beautiful flooring!  
3,150 sq.ft.  
**\$749K**

### JUST SOLD

- 18529 Well House Dr., Jamestown
- 20711 Chaparral Ct., Groveland



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

### RUSTIC CEDAR CABIN



**20795 NONPAREIL U10 L30 \$599,000** Rustic Design Cedar Cabin home with long tree lined driveway, above Big Creek hiking trail. Solid construction 2386 sf, 3 levels, 3bd/3ba, custom design home that is in a private & tranquil setting. Detached 2 car garage, gated wood wrap around decking overlooking natural settings. A spacious kitchen w/tile counters, dining area & featuring lg windows letting in tons of sunshine, bedrooms on each level. The main level has 1bd/1ba, kitchen and vaulted ceiling living room. Upper level is the master bedroom in open loft style with full bath that has a jetted tub, separate shower, and dual vanity. The spacious lower level has a gas fireplace, tile flooring, full bath, laundry and sleeping area.

### SUPER CUTE A-FRAME CABIN



**19303 PINE MT DR U1 L46 \$359,000** 1360sf 2/1.5 .24ac Close to golf course & main marina in PML. 20ft tall picturesque windows w/A frame style, solid natural stone rock wall fp, open beam knotty pine ceilings, open loft sleeping areas w/half bath. Built in 1972, truly cabin style & totally concrete construction. Upgraded kitchen & bath with quartz countertops, beautiful cabinetry w/pantry storage, gas stove oven, built in microwave, wd style laminate flooring + carpet & tile in full bath. Main level has level entry access, 1 roomy bd & full bath, laundry & kitchen, great rm & wonderful gated wood deck in front, & a 10x10 storage shed. Upstairs 2 twin beds & fits a queen or king bed, a closet plus 1/2 bath. Successful Airbnb rental & family getaway for years. Enormous paved parking & room for RV, etc.

### COZY CABIN FIXER UPPER



**19263 FERRETTI RD U7 LA1 \$329,000** 1888sf Cozy cabin on lg .81ac, 3bd/3ba + 2 bonus rms. Back deck area has beautiful mountain & tree views. This is a fixer upper, new deck required and the home is original with wear and tear. The main level has formal entry with closet, great room with vaulted open beam ceiling, stone wood fireplace, many windows, breakfast bar counter, patio deck access. A few steps up hallway is full bath, laundry, guest bedroom and master bedroom with balcony. Lower level has 4 built-in bunk beds and closet, family room with slider to outside and small serving bar and another bonus room for storage or overflow sleeping area with storage closet. An opportunity to customize your new mountain investment.

### RUSTIC WITH 2 LOTS



**19947 PINE MT DR. U13 L146 & 145 \$369,000** Cabin home w/2 separate lots totaling .85ac in great location central to amenities in PML. This cabin is 1248sf, 2bd/1ba/2 car gar, features an enormous grt rm w/open beam ceilings & picturesque windows in A frame style. Lg open loft area overlooking grt rm has rear balcony, no flooring installed - you create your own style & finishes. Amazing wrap around spacious Trex style decking w/metal railing & lighting + ramp for easier access to avoid steps. Garage on level entry & drive around to back vehicle access, RV parking. 2 mini split units for heating & a/c, free standing wd burning fp on brick hearth. Indoor laundry & mostly level main house super spacious lot. Adjacent Lot 145 to be sold together 146 house lot.

### BEAUTIFUL MOUNTAIN HOME



**20019 Pine Mt Dr U13 L252 \$629,000** 3/2.5 2 car .62ac built in 2007, over 2083sf of living space w/enormous wrap around deck. 30ft tall ceilings in main living area, beautiful hardwood flooring, a grt rm w/tall bright windows, lg open tall kitchen w/granite counters and backsplash, stainless sinks & applcs, breakfast bar to seat up to 6, maple finish wd cabinets, French doors w/slate stone ext. accents. Main floor has 2 spacious guest bdms w/walk-in closets & bathroom access. 2nd guest bedroom has an ext. glass French door. Half bath near kitchen. Upstairs mstr bdrm, jetted soaking tub, double sinks lg walk-in closet. Upper level has open loft area off mstr bdrm that overlooks entire grt rm. New electric water heater, central heat & air, 2 car garage

### MOUNTAIN RETREAT AND COMPOUND



**22111 HELLS HOLLOW RD., GROVELAND \$675,000 14.75 AC** Rare opportunity to own your own campground style wilderness retreat just 23 miles from Yosemite National Park, and 8 miles from Groveland. A beautiful



secluded private retreat/compound in the forest with panoramic mountain valley views on 14.75 acres with 2 residential structures — a main house 1498 sf rustic ranch style cabin with custom mountain flair décor throughout, vista views, and large expansive decks. 2nd adorable A frame cabin with loft and enclosed screened porch. The property has three additional ancillary structures plus a one car garage, one two car carport, 1 free standing carport, 3 cargo storage containers, entrance roads with 2 automatic privacy gates, 2 septic systems, newer well system, convenient roads to all structures.

### UNIQUE OPPORTUNITY

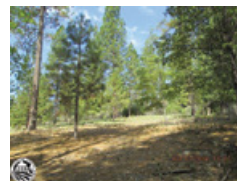


**5314 DOGTOWN \$269,000** Affordable Acreage w/a Home 13.5ac w/several great building sites w/ views. Property is fenced. Season creek. Oaks & pines. Meadow area grt for horses. Existing manufactured home allows for a place to live while building your dream home. Well, septic & power already on the 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".

### 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**



#### Unit 4 Lot 235 .32ac w/expansive

views towards the greenbelt. Great buildable lot. Situated in beautiful Pine Mountain Lake. Approx. 25 minutes to the gate of Yosemite National Park. Pine Mountain Lake is located in the gold rush town of Groveland Ca., its amenities include a private lake, swimming pool, tennis and pickleball courts, 18 hole championship golf course, equestrian center, airport and camp grounds. Build your dream home here.



### BEAUTIFUL RUSTIC HOME WITH GUEST CABIN ON 7 1/2 ACRES JUST 23 MILES FROM YOSEMITE



**10509 CONVERSE RD GROVELEY 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 & bdms 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.

### UNIQUE OPPORTUNITY



**19383 PINE MT DR TRUE "A FRAME" STYLE \$419,000** Cabin w/nearly 20ft tall knotty pine open bm clngs w/stunning dual pane windows, updated throughout w/granite cntrs, stainless applcs, upgraded pine kitchen cabinets, breakfast bar + dining area, 1 year new lam. flng & carpeting, remodeled baths, 4 yrs new cntrl HVAC + new mini split in open loft, upgraded windows & lighting, tankless propane water heater, simple & stylish décor, gas fp stove in grt rm. Main lv has 2bdms & fully remodeled bath w/shwr & tub, grt rm, wrap around decks w/3 doors from main lv. Open loft sleeps 2 twins & a queen comfortably & has newer 1/2ba, newer carpeting & cabin charm.

### MOUNTAIN GETAWAY



**19923 PINE MT \$349,900** Simply adorable, cabin on large corner lot in Beautiful Pine Mountain Lake near Yosemite. Single level 3 bedrooms and 1 and 1/2 bath, tall vaulted knotty pine open beam ceiling, cute kitchen open to living room and dining area with 2 doors to wrap around gated deck and outdoor entertaining area. Under house storage and laundry. Circular Paved driveway with tons of parking. Great location to all amenities.



# FIRST DAY OF SUMMER – HAPPY FATHERS DAY – GO PLAY WITH YOUR DAD



**.76 AC WITH LAKE VIEW**  
20634 Nob Hill Cr. 4 bdrm, 3 ba, 3057sf  
U3/L101 – **\$629,900**



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REALTOR – TAXIWAY EXPERT  
**209.768.5508** Cell  
larryjobe1@gmail.com  
DRE #01444727



**PENNY CHRISTENSEN**  
BROKER ASSOCIATE – CRS  
**925.200.7149** Cell  
penny@askpenny.com  
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**CLOSE TO CC & GOLF CLUB**  
12838 Mueller Dr. 2 bdrm, 2 ba, 1248sf  
**\$349,900**

## LOTS FOR SALE

U12 L45 Hemlock St **\$249,900**

U10 L23 McKinley Wy **\$29,900**

U3 L13 Ferretti Rd **\$10,900**



**GROVELAND CAR WASH**  
18762 Main St. Opposite Iron Door, 3 bays  
plus office – **\$285,000**



**HWY 120 COMMERCIAL**  
73.14ac, RE-5, 14.99ac C-K zone,  
1022' frontage **\$450,000**



**COMMERCIAL LOT**  
U5/L182 Mueller Dr., Zoned  
R-3 MX **\$99,000**



**EASY ACCESS & GOOD LOCATION**  
19504 Pine Mountain Dr., U1 L415, 3bd, 2ba,  
2024sf – **\$469,000**

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# PINE MOUNTAIN LAKE REALTY

An Agent Owned Company

18919 Ferretti Road • PO Box 738 • Groveland CA 95321 • 209-962-7156 • www.pmlr.com



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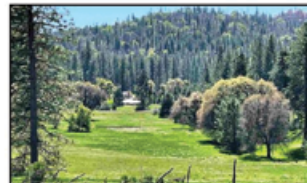
**Eleda Carlson**  
Owner/Realtor®  
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DRE#00632516



*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/FP, Open Beamed Ceilings. Breakfast Bar, Island, Pantry, Open Dining. Master Bd/Bth w/Walk-in Closet & Slider to Huge Deck. Lower Level Bedrm, Bath & Bonus Room-(a 4th Bedrm or Den). 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



**Very Rare Opportunity. 480-Acre Ranch** in Calif Sierra Nevada, just 18 miles from Yosemite National Park. About 3,100' Elevation & consist of Meadow Lands, Lush Forests & 2 Year-Round Ponds. A Main Home, Rustic Cabin, Authentic Log Cabin, Several Barns & Out-Buildings. The 1850s Historic Gold-Rush Era Golden Rock Water Ditch runs thru the Property. The Property Consists of Several Zoning Parcels. Current Zoning of the 3 Parcels allows 5 Single Family Residences. A conditional use permit could allow for 1 add'l Single-Family Residence per 37 Acres (County Zoning Docs & Maps are in the "Associated Documents" in the MLS Listing). The Property retains water rights and a timber harvest plan. Only 1.2 miles from State Route 120. Only 10 min from the 1849 Gold Rush town of Groveland, featuring all the needed Amenities, Shopping, Fine Dining & Entertainment & also hosts Pine Mountain Lake Community, which offers a county operated Airport, 18-hole Championship Golf Course, Equestrian Center & many add'l Amenities. Tuolumne River Canyon only a few miles away offering World Class White-Water Rafting, Swimming, Camping, Hiking & Fishing. With some re-zoning, Property could be developed into a Premier Destination Resort for Yosemite National Park & the High Sierra.



## YOUR VERY OWN "BONANZA"!

9030 Smith Station Rd  
Groveland, CA 95321

**\$2,200,000**

MLS #20220668



*Romantic Rustic Mountain Cabin!*

3 Bd/2 1/2 Bth, 2 Level, Approx 1640sf, 0.48 Acre. Great Room, Free Standing Fireplace Brick Surround, Ceiling Fans, Double Pane Windows, Central Air, Propane Heat. Brfst Bar, Open Dining. Master Bd/Bth on Entry Level, Inside Laundry. Family Room, Bedroom & Full Bath Lower Level. Deck, Balcony, Level Driveway, Storage.

15-39 20225 Upper Skyridge Dr  
**\$399,000** ~~\$429,000~~ MLS#20220592



## Welcome Home!

12878 Green Valley Cir  
3-401

**\$495,900**

MLS# 20220844

4 Bed/3 Bath, 2 Car Finished Garage, 2 Levels, Built 1991, Approx 1934sf, on 0.40 Acre, Living Rm with a Free Standing Propane Fire Place w/ Slate Hearth, Cathedral Ceiling, Skylights, Central Air/Propane Heat, Solid Surface Countertops, Ceiling Fan, Whole House Generator, Step-Saver Kitchen, Brfst Bar, Granite Countertops, Garden Window, Stainless Appliances, Open Dining, Master Suite, Separate Shower. Lower level: 2 Bdrms, Sitting Area, & Full Bath. Inside Laundry. New Roof 2018, Covered Porch, Deck, Blacktop Driveway.



## Beautiful Custom Home & Mountain Views!

3 Bd/3Bth, Bonus Rm, 2 Car Attached Oversized Garage, Approx 2745sf, on 0.68 Acre! Master Bd/Bth on Entry Level. Great Rm w/Air Tight Wood Burning FP, Bkfst Bar, Garden Window, Bkfst/Dining Area, Coffered Ceilings, Crown Molding, Open Beam Ceilings, Skylights, Inside Laundry Rm, Lower Level 864sf Living Area w/Full Bath & 10x30 Bd/Office. Split HVAC System w/Heat Pump, New Septic Pump & Risers. 100 Yr Metal Roof. Car Port, Enclosed Hot-Tub Rm/Atrium, 12'x20' Covered Porch. Enjoy the Outdoors w/ Deck, Patio, Screened Porch, Awnings & Balcony!

6-237 19526 Ferretti Road  
**\$649,000** ~~\$729,000~~ MLS#20220642



## Prime Business Location!

18911 Ferretti Road  
Groveland, Ca 95321

**\$399,000**

MLS# 20220086

A Rare Business Opportunity/Prime Location, Corner of State Hwy 120 & Ferretti Rd. The Location shares a Parking Lot w/ the last Grocery Store before entering the North Gateway to Yosemite National Park A lot of Tourist Traffic to & from Yosemite & the Pine Mountain Lake Resort. Small, but Mighty Retail Business w/Substantial Successive Multiple Revenue Growth over the Last 3 Years! All Itemized Cost Inventory is Included. 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.



## Beautiful Views!

Affordable Home in a "Over 55" Community. Well maintained 2 Bedroom, 2 Bath Home, Features a 2 Car Attached Garage, Central Heat/AC. Views to the North and is situated near the Clubhouse of Yosemite Vista Estates.

22690 Prospect Heights  
Groveland, CA

**\$239,900**



1.29 Acres; 4 Merged R-3 Lots. Multi Family per Tuolumne County Zoning. Ok for up to 15 Units/ Acre. Good location for Condos, Townhouses, Duplex or Triplex Units. Just Past the Pine Mountain Lake Main Entrance

1/2 Mile off Highway 120.  
5-28 19127 Ferretti Rd.  
**\$98,000** MLS# 20210991



## Potential Plus

2 Bed/2 Bath, 1 Car Attached Garage, Approx 1127sf pm 1.89 Acres. Conventional Living Room w/Stone Fireplace, Solid Surface Countertops, Kitchen and Open Dining, Master Bed/Bath w/ Vanity, Inside Laundry, Outside Shed and Storage. A Work in Progress, A Contractor's Dream to come in and Finish Remodeling!

12011 Homestead Road  
**\$315,000** MLS# 20220555

## Lots for Sale

- \$ 9,900 - 4-565 Near Tennis Courts & Fisherman's Cove **PENDING!**
- \$ 9,700 - 13-112 Treed Views
- \$ 11,500 - 2-215 0.38 Acre Gentle Upslope
- \$ 12,000 - 4-344 East End Seasonal Creek **PENDING!**
- \$ 20,000 - 6-70 .66Acre Lot, Creek, Greenbelt
- \$ 20,000 - 13-358 Wooded, Buildable
- \$ 22,500 - 4-530 Very Gentle Slope **PENDING!**
- \$ 29,500 - 4-21 1.03 Acre Great Location
- \$ 29,000 - 3-373 Cresthaven Beautiful Almost Level
- \$ 35,000 - 1-500 Beautiful - Easy Build
- \$ 37,500 - 3-232 0.35 Ac Near Fisherman's Cove
- \$ 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
- \$132,500- 3 Acre w/Good Well, View
- \$359,000 - 359,000 9.25 Commercial/Big Oak Flat
- \$450,000- 42.4 Acres Near James Town





DRE# 00683485



# Pine Mountain Lake Realty

An Agent Owned Company

## Lynn Bonander, GRI Owner / REALTOR®

18919 Ferretti Rd., Ste. A, Groveland, CA 95321  
Office 209-962-7156 / Cell 209-484-7156  
lynn@pmlr.com www.pmlr.com

Happy  
Father's  
Day



### Fabulous One-of-Kind Property

13194 Wells Fargo  
2-220

**\$688,000**

MLS# 20220178

Immaculate 3 Bed/2 1/2 Bath, 2 Car Oversized Finished Garage w/Work-bench, Approx 2220sf on 0.62 Acre! Central Air, Open Beam Ceiling, Crown Molding, Skylights, Lighted Ceiling Fans. Living Rm w/Fireplace, Brkfst Bar, Stainless Appliances, Secretary's Deck, Hardwood Flooring, Master Bdrm w/Walk-in Closet, Separate Shower. Inside Laundry, Washer/Dryer Included. Spectacular Low Maintenance Yard, Complete with Covered Multi-Levelled Decks, Fencing & Sitting Areas, 100' Slide, Climbing Rope, Play House, Frisbee Golf, Tree House, Water Falls, Horse Shoe Pit, Dog Run. Fenced Garden Area. Fire Pit Hot Tub. Expansive Parking for RV, Boat and Guests.



### Lovely Home - Privacy & Beautiful Views!

4 Bd/3 1/2 Bth, 2 Car Attached Oversized Finished Garage & Separate Single Car Garage w/Heat & A/C, Can be Converted to a Bonus/Game Rm! Approx 2164 sf on 16 Acres. Living Rm w/Air Tight FS Fireplace, Cathedral Open Beam Ceilings, Skylights, Central Air/Heat Pump, Whole House Generator. Kitchen w/Brfst Bar & Pantry, Open Dining & Family/Den area. Inside Laundry, Washer & Dryer Included, Washtub, Mud Rm & 1/2 Bath. 4th Bdrm & Bath on Lower Level w/Private Entrance & Access to Single Car Garage. Large Covered Deck, Partially Fenced. On City Water. Most Furniture Negotiable. Beautiful Brand New Redwood Deck. New Exterior Paint and Repairs Done. No HOA Dues. Minutes from the Quaint Town of Groveland, close to Pine Mountain Lake Golf Course & Country Club and only 26 Miles to Yosemite National Park.

19807 Old Highway 120, Groveland, CA 95321

**\$695,000**



### ~ IDEAL LOCATION ~

Great Single Level Home Right across the Street Fisherman's Cove. . . Like having your own Dock for Evenings at the Lake. Steps away from Tennis Courts & Lake Lodge Beach. Tons of Storage. Huge Kitchen & Cabinets Galore. Decks & Covered Porches for Ample Outdoor Living. 3 Bdrm, 2 Bth, Approx. 2400sq.ft. Central Heat & Air, plus 2 Cozy Propane FS Fireplaces. Large Rec Rm w/ Backyard Access, 2 Car Garage w/Workbench, Propane hookup for BBQ & Much More!

3-237 20354 Pine Mountain Dr **\$489,000**  
MLS#20220652



### Simply Charming!

18976 Digger Pine  
7-240

**\$450,000**

MLS# 20220418

3 Bed/3 Bath, 3 Car Garage + Large Workshop, 1870 sq ft, Built 1986, Office & Laundry Rm, 3rd Bedroom/Bonus Rm Combo & 3rd Bath on Lower Level w/separate Entrance. Lighted Ceiling Fans thru-out, Laminate Flooring in Living Rm, Kitchen & Dining Rm. Central Heat & A/C + Evap Cooler, Freestanding Air Tight Wood Stove, Wine Cabinet, Granite Counter Tops, Display Cabinet at end of Hall. New Redwood Deck w/Rod Iron Railings, Back Deck being Replaced. Lots of Parking, Plus RV & Boat Parking. Circular Drive-Way.



### Lake Front Lot

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



### 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



### Want Close to the Lake?

Here is a \*\*\*\*Four Star Lot with Southern Exposure and Just around the Corner to the Lake. It is Sewered....Ready.... & .... Easy to Build On! 0.32 Acre. A Location You will Love!

1-242 Pleasantview

**\$59,000** ~~\$65,000~~ MLS# 20211338



### Front & Rear Access ~Merged Lot 0.64 Acre~

All Set-up and Ready to Build! Level Driveway, Room for 8 Cars and More. Septic System for a 3 Bedroom Home and Water Meter are already in. Excellent buy at **\$50,000!!**

02-185 12933 Mueller Dr.  
**\$50,000** MLS# 20220112



### One Block to Lake!

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



# BUILDING OUR COMMUNITY

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

*“Sign, sign, everywhere a sign” – Five Man Electrical Band*

I know a few of you are humming along as that tune is playing in your head. With signs announcing just about everything from your address to cute cabin names, I want to remind everyone that a custom sign will need ECC approval. There are specific rules that apply to address, custom, construction or real estate signs.

All properties shall have their Unit and Lot and Address posted. Lots without an assigned address numbers shall post their Unit and Lot only. The property's assigned address and Unit and Lot shall be displayed in the following format:

Single Family Residential: Size of letters, numbers, and symbols for addresses shall be a minimum four-inch letter height, one-half inch stroke, reflectorized, contrasting with the background color of the sign.

Any number not attached to a building shall be located at least four feet from the improved shoulder of the adjacent roadway and shall be no higher than four feet from ground level and no lower than three feet from ground level, and be mounted on a pressure treated or decay resistant post. All numbers shall be attached or mounted to be visible and legible from the road on which the address is located.

Where multiple addresses are required

at a single driveway, they shall be mounted on a single post with all numbers placed no lower than three feet from ground level.

## SIGNS, PROPERTY IDENTIFICATION – REQUIRED

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

When making a plan to post a custom sign you will need to provide ECC with a plot plan and drawing of the sign. Specifying the sign size, height, colors and placement. Custom signs cannot exceed 720 square inches and shall enhance the natural beauty of the property. Signs shall be mounted on a pressure treated or decay resistant post. No sign shall be attached, or mounted, or affixed to a tree! All custom signs must be approved by the ECC prior to placement.

## SIGNS, CUSTOM PROPERTY OWNER IDENTIFICATION– OPTIONAL

Custom Property Owner signs require ECC approval and must meet the requirements of Pine Mountain Lake resolution #89.20 and Tuolumne County Ordinance 17.62. **No sign shall encroach on any setback or right-of-way.**

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

Construction signs cannot exceed 216 square inches. Construction signs can only be posted during the construction phases. No sign of any type shall be affixed to trees.

## SIGNS, CONSTRUCTION

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

Pine Mountain Lake Association has a sign program, pursuant to Pine Mountain Lake Association By Laws, Article VI, Section 4 and Article VIII, Section 7 of the CC&Rs, for sale, lease, and open house of properties which prohibits the use of any signs that do not comply with these rules. Sign layout, color, material, and mounting specifications are detailed in Resolution 95.12. You can review this resolution and more by visiting [www.pinemountainlake.com](http://www.pinemountainlake.com) under the governance section, click on governing documents. No sign can be placed in or on vehicles, windows, fences, etc.

## SIGNS, REAL ESTATE/OPEN HOUSE

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

Before you post your sign, please know the rules that apply. Contact the ECC assistant at (209) 962-8605 or [ECC@pinemountainlake.com](mailto:ECC@pinemountainlake.com) to assist you in submitting all your exterior improvements, including placing your sign. If you are concerned about noncompliant signs posted in your neighborhood contact Community Standards at (209) 962-1242 or [Compliance@pinemountainlake.com](mailto:Compliance@pinemountainlake.com).

# FIRE SAFETY

JOE MILANI – FIRE SAFETY COORDINATOR

The Fire Safety team will be ramping up inspections this month beginning in areas that have been identified as high fire danger. If you would like a courtesy fire safety inspection of your home or property, please contact us to set up an appointment. Here are a few tips on getting your defensible space project going.

- Cut all dry grasses and weeds pin to pin.
- Make sure your roof, gutters, and eaves are clean and clear of all debris.
- Remove branches, shrubs, or any vegetation that makes contact with roof

or chimney.

- Remove fuel in direct contact with home or out buildings.
- Remove all dead and dying debris, branches, brush, and trees from property.
- Remove all ladder fuels that provide an avenue to transfer fire from ground to trees.
- Remember fire safety practices apply year-round; it is no longer a 3- or 4-month responsibility.

Please remember to test your smoke and carbon monoxide detectors once a

month and replace any faulty alarms or low batteries immediately.

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





# KAREN HOPKINS

## EXPERIENCE AND PROVEN SKILLS

I have lived in PML for almost 20 years. I decided on PML for three important reasons; 1) proximity to San Jose and family, 2) proximity to Yosemite and, 3) it is an HOA with rules and regs—I like that. I also love my volunteer work for Brainy Groveland Math, the library’s Book Nook, and am a member of the Pine Needlers Quilt Guild. I have a grown son, 3 grandchildren and 2 great-grandsons. I am very blessed.

I have a business degree from St. Mary’s College. My professional career was in marketing for high tech, semiconductor companies such as Xilinx and Philips Electronics. Additionally I owned my own marketing business for 6 years.

I am asking the membership to re-elect me for a second term. I have served as President, Treasurer and Director at Large as well as liaison for several committees.

I’m not afraid to ask questions in order to truly understand what is going on. I find the board experience to be rewarding and interesting. I am data-driven and will always ask enough questions to truly understand the issue.

I am a strategic thinker. That means looking at the big picture, and thinking about future implications and unintended consequences of our actions. I look at issues from all angles before making a decision.

I want to preserve and improve PML for the benefit of all homeowners. As your Board member, when challenges come up, I will thoroughly look at the issue and take a stand.

We all have our favorite amenities. Mine are the lake and the Grill. And, we all have things we would like to see changed or improved. I support forming investigative committees and doing surveys to better understand the will of the membership.

Like you, I would prefer that our dues never increase, but we all know that is unrealistic. Things beyond our control like minimum wage hikes, insurance hikes, cost of fuel increases,

difficulty hiring staff, etc. all add to the annual budget. Not to mention that our employees deserve raises—based on prevailing market wages. They do good work, and we want to retain them.

I want to stay on the board to help keep PML a great place to live, work and play. I hope you will re-elect me. I will run a no nonsense, positive campaign, with no hidden agenda or favorites. I will do the best job I can for our membership, and listen to all points of view,

Please follow my Facebook page: Karen Hopkins PML Election

# Experience • Competence • Integrity

## RE-ELECT KAREN HOPKINS PML Board of Directors

Committed to advocating for the majority of PML homeowners through strong leadership, fiscal responsibility and collaborative decision making.

**Proven Skills:**

- Accomplished high-tech marketing and communications career
- Comprehends budgets and financial decision making
- Excellent communication skills, including listening to all views
- Strategic thinker and has served as board president and treasurer
- Data-driven decision maker - no politics, no favoritism, no hidden agenda
- Team player, collaborative style

**VISIT “KAREN HOPKINS PML ELECTION”  
ON FACEBOOK FOR THE LATEST INFORMATION.**



**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 Greg Cramblit	962-5219 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

**ANNUAL PML BOAT PARADE AND  
AIRPLANE LANDING – JULY 2**

VIRGINIA RICHMOND



*Jim McCloud entertains in his seaplane.*



*The Poms celebrate Labor Day.*



*The Nicholson family recreated Titanic.*

The Marina is open and the lake is getting busy! Time to start planning your boat parade decorations. The PML Boat Parade is on July 2nd at 6:00pm. All PML boat owners are invited to participate. The theme this year is “American History.” Depict any special moment from American History. Of

course, patriotic decorations are also welcome. We’re always impressed with the creativity of PML boaters! Prizes will be awarded in four categories: 1.) electric boats, 2.) gas pontoon boats, 3.) fishing or ski boats, and 4.) non-motorized boats such as canoes, sailboats, and kayaks. Sign up at the Marina store to participate in the parade. There’s no fee.

Adding to the fun, be sure to watch for the airplane landing on the lake at 3:00pm on July 2. Pilot Jim McCloud of Foothill Aviation will entertain with a great show in his seaplane. The annual PML Boat Parade and airplane visit are organized by Friends of the Lake. If you have any questions, please call Virginia at 962-6336.

**PML LADIES 18 HOLE GOLF CLUB**

PAULA PARISI

The PMLLGC kicked off their first team play on April 29th and our team represented our club in excellent fashion. Here are the standings after play:

**STANDINGS BY POINTS:**  
TEAM A = Ranked 5th Place with 1.5 Points  
TEAM B = Ranked 2nd Place with 2.5 Points  
TOTAL COMBINED = Ranked 4th Place with 4 Points

**STANDINGS BY HOLES WON:**  
TEAM A = Ranked 3rd Place with 12 Holes Won  
TEAM B = Ranked 1st Place with it’s 14 Holes Won  
TOTAL COMBINED = Ranked 1st Place with 26 Holes Won

Thank you to our team players: Lisa Brown-Jimenez, Marcee Cress, Kit Edgerton, Sara Hancock, Laura Kramer, Helena McMillan, Jane Reynolds and

Linda Sarratt. Great job ladies! A special thanks to our spotters that volunteered their time to help make the tournament go smoothly: Mike and UnChu Butera, Thelma Faux and Dania Schaffer. Here are the results of more recent tournament play:

**APRIL 7TH - TWO PERSON MODIFIED CHAPMAN SCOTCH**  
1st Place: Elisa Hoppner and Linda Sarratt – Net 69  
2nd Place: Marcee Cress and Sally Wrye – Net 70  
3rd Place: Linda Wall and Sara Hancock – Net 71 (Tie Breaker)  
4th Place: Jodie Awai and June Song – Net 71  
Birdie: Jodie Awai & June Song, #14

**APRIL 28TH – INDIVIDUAL POINT BOGEY**  
1st Place: Marcee Cress – 37 Points  
2nd Place: Linda Sarratt – 36 Points  
3rd Place: Sara Hancock – 35 Points  
4th Place: Marilyn Scott – 34 Points

**5th Place:** Thelma Faux/Sue Perry (tie) 31 Points

The annual Charity Golf Tournament hosted by our club will be held July 28th. It is an 18 hole, par 3 tournament including lunch, as well as a silent and live auction. All proceeds raised will benefit the Southside Community Center (The Little House). The committee, chaired by our Co-Captain, Linda Sarratt, can use donations of all kinds (volunteers, money, gift certificates, baskets, etc.) for the event. If you’re interested in volunteering for the day of the event, or wish to contribute, please contact Linda at (831) 915-9879.

The PMLLGC plays Thursdays and one Saturday a month (weather permitting) and is open to all women residents and owners of property in the Pine Mountain Lake community. We are always looking for new members, so if you’re interested in joining our club, please contact Head Golf Pro, Mike Cook at 209-962-8620.



# PML GARDEN CLUB CLIPPING

SHARON HUNT

What a wonderful spring we are having! In spite of scant rain, these long, beautiful days have been mild and beckoning. The weeds are having a field day, but I am discovering that even the smallest weed flower is a feast to both our honeybees and our native pollinators, who after all, deserve a field day, don't they?

The Pine Mountain Garden Club has been as busy as any of the above-mentioned critters. We have pruned, weeded, planted, and otherwise lovingly tended our spring gardens. If you haven't stopped by the Jail Garden on Ponderosa Lane in a while, we invite you to do so. Bring a picnic lunch-friends-camera-whatever. It makes for a fun little outing.

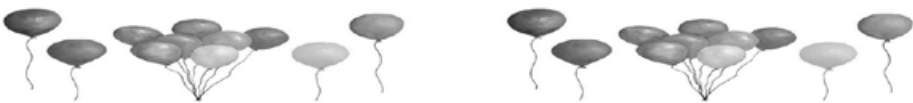
We celebrated the end of April with our Flower Power Plant & Bake Sale. If you missed it, you missed something wonderful. It seemed like the whole town turned out for the event. This has become a popular garden party and a very helpful fundraiser which allows us to meet the needs of caring for the Jail Garden. Members brought plants they had grown, color spots they had purchased, and garden nick knacks they were ready to pass on.



And wonderful home baked treats were sold as well. So, a hearty thank-you to all the fun-loving and hardworking Garden Club members who invested so much time and effort in creating such a successful day. We will be holding a fall plant sale in October. Hint = Mums the Word!

Check it out: *The fascinating world of fungi BBC*, a fun and educational presentation by BBC Open University. I found it on YouTube.

Our next garden club meeting will be Monday, June 13th at the PML Lake Lodge from 1:00 -3:00. You are most welcome to join us (we'd love to get to know you). Questions? Please contact club president Susan Dwyer at [smdwyer@sbcglobal.net](mailto:smdwyer@sbcglobal.net). We can also be contacted at P.O. Box 167, Groveland, Ca 95321



## Community Mix and Mingle

The PML Ladies Club presents our first annual Mix & Mingle Event

At Pine Mountain Lake Stables on Wednesday, June 15<sup>th</sup> from 1-3pm.

Meet, mix, mingle and match with representatives from a wide variety of clubs and organizations, who are looking for members and volunteers.

Enjoy displays; make new friends, get to know your community.

This is a terrific event for newcomers and current residents alike to get to know what is happening "up on the hill".

### Clubs Represented include:

- AeroClub
- Friends of the Lake
- STCHS/ Museum
- Pinecone Singers
- Aviation Association
- Mah Jong
- Pinochle Club
- Ladies Club
- Friends of Groveland Library
- Wii Bowling Club
- Sierra Club
- Groveland Area Writers Group
- Residents Club
- PHI Cares
- Shooting Club
- Little House -SCC
- Waves
- Meals on Wheels
- Tennis Club
- Brainy Groveland

For more information, please contact: Dart Woodruff at 209-559-7028.



# PML TENNIS CLUB

CAROL NAGY

Our Cinco de Mayo Tournament was held on May 3rd a fun day on the courts. The tournament was a Round Robin style with 10 players playing 10 matches with 2 byes. The winners are pictured below from left to right; 3rd place Laura Stengel, 1st place Cyndi Schlenker Solty, and 2nd place Kevin Smith. Our Tournament Potluck was held that evening with Tom Hernandez hosting with Carne Asada as the main dish. We had a great evening socializing with the players and club members at the Tennis picnic area.

Summer Socials will begin June 14th the second Tuesday of each month held thru October. We look forward to members and past members joining us throughout the summer months. The Potlucks are organized by Cyndi Schlenker Solty. We are very appreciative of her help this season.

Wimbledon Tournament is around the corner it will be held on Tuesday July 12th.

The evening of the tournament Larry and Catherine Santa Maria will host the Social and potluck at their home. Please look for future emails from Laura Stengel regarding signups

for this tournament. If you would like to receive information about this Tournament email us at [pml.clubtennis@gmail.com](mailto:pml.clubtennis@gmail.com)

New to PML and would like to join the tennis club, please contact us at the above email address. Our yearly membership fee is \$12.00 per person. We have scheduled play Tuesday and Thursday mornings. You will need an annual Racquet Pass purchased at the administration office, or weekly or daily pass at the Front Gate. We look forward to new members joining us out on the courts for some summer fun.





## PML LADY NINERS

TAMMY TALOVICH

Quote of the month – *Inaction breeds doubt and fear. Action breeds confidence and courage.* Dale Carnegie

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!

**April 7th:** we had 18 players with three guests soon to get their GHIN #'s – Jane Prince, Tari Skelley, Nancy Johnson and played blind partners

**1st place:** Chris Balek and Linda Craig  
**2nd place:** Linelle Marshall and Maureen Campbell

**3rd place:** tie – Stacie Brown and KC Lennon, Barbara Connelly and Pat VanGerpen

**Pars:** KC Lennon #10, Nancy Brewster #12, Linda Craig, Deanie Martini, Marsha Martinez, Pat VanGerpen, Syd Robinseifner #14, Linda Craig #17

**Low putts:** Barbara Connelly, Linelle Marshall, Pat VanGerpen w/17 putts

**Low Net:** Pat VanGerpen w/33

**Low Gross:** Stacie Brown w/50

**April 14th:** Spring Golf, the 9's and 18 holers played 9 holes and had a great time

**1st place team:** Stacie Brown, Laura Kramer, Linda Vahey, Rosemary Wilson

**2nd place team:** Elisa Hopner, Pat VanGerpen, Sue Perry, Chris Balek

**3rd place team:** Nancy Johnson, Helena McMillan, June Song, Nancy Whitefield

**4th place team:** Kitty Edgerton, Christina Baines, Maureen Campbell, Marilyn Alexander

**Closest to Hole:** Christina Baines #14 – 15'6" and Helena McMillan #17 – 3'9"

Fun was had by all, with pizza and salad to follow!

**April 21st:** we were rained out

**April 28th:** we had 21 players with 3 guests, Pam Rodgers and Tina Burke who are working on getting their 10 cards and played Even Holes, so glad to have Alice Stoll ride along with us!

**1st place:** KC Lennon

**2nd place:** tie Susan Dwyer and Julie Robinson

**3rd place:** Barbara Connelly

**4th place:** tie Linelle Marshall and Syd Robinseifner

**Pars:** Robinson #11, Dwyer, Connelly, Lennon, Robinseifner #14, Campbell #17

**Low Net:** Julie Robinson w/34

**Low Gross:** Stacie Brown w/50

**Ace of Aces for April:** Pat VanGerpen  
**Queen of Clubs for April:** Stacie Brown

### CAPTAIN'S CORNER: STACIE SAY'S.....

We have 3 new 9'sers that just joined our group! We are very excited to welcome, Jane Prince, Nancy Johnson and Dani Schaffer! You three are definitely an asset to our group and we know you will have fun playing in the PML Lady Niner Golf Group!!!

We are concentrating on "Rules of Golf" and "Golf Etiquette" Of course "FUN" is our motto, but rules and etiquette are very important as well. Almost every week a "Rule" or "Etiquette info is emailed to all our ladies and then we discuss it after our regular Thursday Golf Day! It's fun and everyone is learning lots of good information!

A big "Shout Out" goes to our golf shop for doing outstanding job on our Thursday Golf Day. They prepare all of our cards with the game rules, carts all ready with our names and starting holes, and checking all of us in an collecting or sweeps! Thank you all!!!

We are looking forward to our upcoming Tournaments and fun summer golfing. If you are interested in joining our group please let me know. You can reach me by phone 209-300-4840 or email [happygem529@gmail.com](mailto:happygem529@gmail.com).

## LADIES CLUB

PATRICIA GIBSON

The PML Ladies Club enjoyed a delicious luncheon on May 4th, at the Pine Mountain Lake Grill presented by the hostess Joan Stauffacher. The theme was Run For the Races – a Kentucky Derby reference. Joan created a fun and engaging dice game that used markers to move racehorses down a track. Everyone remarked on what a wonderful event she put together and her homemade cakes were delicious! The weather cooperated and the Grill put on a delicious lunch.

Nancy Mora will hostess our June luncheon at PML Grill; the theme is Coca-Cola. So, put on your red and come join the fun! The date is Wednesday, June 1st.

We are also working to put together a community mixer for Wednesday, June 15th at the PML Stables from 1-3pm. Almost 40 clubs have reserved space for their representatives to be there and sign you up for their clubs or to recruit volunteer for their services. This will be a wonderful event community building event, where everyone should be able to find a few new places to be. New friends and old, newcomers and old-timers



– we encourage all to come. If you are interested in having your group represented and you have not yet heard from us, please contact Dart at the phone number listed below.

The PML Ladies Club is a social club, presently with 99 members, whose focus is on making friends and meeting neighbors. 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. For any inquiries, please reach out to our President of the Board – Dart Woodruff at 209-559-7028.

## PICKLEBALL FOR THE SUMMER

TAMMY TALOVICH

First day of summer is just around the corner, and everyone will be coming back to the mountain for some much needed vacation and fun.

If you have met some new people, have new neighbors bring them down and show them how much fun exercise can be!

As always there is regular play on Monday, Wednesday, Friday, Saturday and Sunday at 9:00am. So no excuses, there is a day for everyone, with play of all levels: novice, intermediate and advanced.

Make sure you stop by the Main Gate to get a pass for 1 day, 1 month or if you just love playing and want to come out anytime stop at the Administrative Office and get an annual pass.

We will be planning some fun events for members this year so keep an eye on your email we will let you know – when, where and what! If you are not a member but would like to join in the fun contact Tammy Talovich at [tamtally@sbcglobal.net](mailto:tamtally@sbcglobal.net).

Look forward to seeing everyone back for the summer!



# PML MEN’S GOLF CLUB

DAVE FERNANDEZ

## APRIL SWEEPS, MATCH PLAY, MAY SWEEPS

The Spring Swing for the PMLMGC kicked off with three great events. The weather couldn’t have been better and the scores showed it. Great time had by all. Congratulations to all our winners and thank you all for supporting the PMLMGC events.

## APRIL SWEEPS- SCRAMBLE

### Flight 1

- 1st place- Marc Allyn, David Gregg, George Ismail, Greg Sarratt
- 2nd place- Bryan Eshagh, Ramsin Ossapour, Tony Pavlakis, Manuel Youkhaneh
- 3rd place- Dave Berthold, Bud Roberts, Dennis Perry, Jeff Sera
- 4th place- Dave Bealby, Dennis Johnson, Charlie Sehorn, Bob Stock

### Closest to the Pins

- #3- Rod Raines 7’6”
- #7- George Ismail 10’10”
- #14- Bryan Eshagh 8’0”
- #17- Doug Ludolph 9’9”

## MATCH PLAY

Winner- Rod Raines

## MAY SWEEPS- TWO MAN SCARMBLE

### Flight 1

- 1st place- Dave Fernandez, Larry Drew
- 2nd place- Steve Grant, Mark Mullaney
- 3rd place- George Ismail, Tony Pavlakis
- 4th place- Gus Allegri, Paul Purifoy

### Flight 2

- 1st place- John Lloyd, Joe Vautier
- 2nd place- Don Lacy, Dick Faux
- 3rd place- Larry Wood, Doug Ludolph
- 4th place- Bob Stock, Rick Higgins

### Closest to the Pins

- #3- Larry Drew 10’11”
- #7- Bryan Eshagh 17’5”
- #14- Barry Scales 4’1”
- #17- Doug Ludolph 12’9”

## 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.

## 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*, 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* to see the tournament schedule.

## JOIN THE MEN’S GOLF CLUB

Any male persons who are current property owners, their siblings, sons, nephews, sons-in-law, and PMLA employees are eligible to join the men’s golf club. Go to *pmlmgc.com* and click on the button, Join the Club, to see the many benefits of club membership, as well as the ability to sign up on

# FRIENDS OF THE LAKE POKER RUN – JUNE 12

VIRGINIA RICHMOND

Mark your calendars for our first Friends of the Lake event this year at 5:00pm, Sunday, June 12 at the west end of the Marina. It’s our annual poker run, and we’re really happy to be able to finally to plan an event for our members.

We are planning a potluck at 5:00pm. Following dinner, we’ll board boats for a beautiful ride around the lake, picking up playing cards at four locations. Then, we return to the marina, and there are fabulous prizes for the best and worst hands. Note, boat drivers may require masks on their boats.

It’s just \$5 to play for members and \$10 for guests. Reservations are required. Please call Larry Santa Maria at 962-7904 to sign-up.

Friends of the Lake is a social club for people who enjoy our lake and support its equitable use for all. We hold monthly events at the lake during the summer months. We also organize the annual Seaplane exhibition, Boat Parade and Lake Swim.



Poker Run winner Bill Bent

To join Friends of the Lake and receive information on each upcoming event, please send your contact information and a check for \$20/family to Friends of the Lake, PO Box 591, Groveland, CA 95321. Be sure to include your email address, as all club communication is by email.

## ROOFBB Reports!

If you find yourself in a position, temporary or not, where you can’t make ends meet, here are some examples how ROOFBB may be able to help. If you are fortunate enough to be in a better position, here are ways you may be able to help ROOFBB help others.

### Ask ROOFBB for help if:

- Kids need orthodontal or dental work;
- Car needs repair;
- Student needs \$\$ help on a project or field trip;
- Tree fell on property – help with removal;
- You want to go back to school for higher education or vocational or trade school;
- You need firewood for heating home;
- You have an unexpected bill of necessity.

### How YOU can help ROOFBB:

Become a ROOFBB member and help us raise funds; Make a donation on Facebook <https://www.facebook.com/PineMountainLakeGrovelandCa>; Mail a tax-deductible donation to PO Box 1163, Groveland; Switch to Amazon Smile and choose “Roofbb” as charity of choice; Escrip at Mar-Val ~ sign up <https://www.escrip.com> Donate via Venmo:



To join ROOFBB or request assistance, contact Susan Dwyer at (209) 962-6265 or email [ROOFBBorg@yahoo.com](mailto:ROOFBBorg@yahoo.com).



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*, if you have any questions about club membership, or, if you’re a current member, your NCGA handicap index.



**PINE NEEDLERS QUILT GUILD**  
LYNN SIGAFOOSE

The Pine Needlers Quilt Guild meets under the Groveland Library on the third Tuesday of the month, June 21. Doors open at 9:30 am and the meeting begins at 10 am. Come see what we are all about, guests are always welcomed.


In May we held our installation of Officers, our new Board is as follows: Leslie Timmons, President, Kris Fichou, Vice President, Anita Millard, 2nd Vice President, Michele Roberts, Treasurer, Sharon Kenyon and Catherine Santa Maria, Recording Secretary, Carol Willmon, Corresponding Secretary, Sandy

Smith and Judy McKinnon, Directors, and Lynn Sigafoose, Parliamentarian. Looking forward to a great year.

**LIBRARY QUILTS** – have you visited our local library and seen the beautiful quilts which hang inside? Our Quilt Guild will have quilts hanging inside again; Spring is the Theme, come by and check out how talented our group is.


Questions please contact Leslie Timmons at 209-482-1406

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**ENVIRONMENTAL CONTROL COMMITTEE**

**EDITORIAL COMMITTEE**

**COVENANTS COMMITTEE**

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

MAIL COMPLETED FORM TO:  
Pine Mountain Lake Association,  
Attention: Administrative Assistant  
19228 Pine Mountain Drive  
Groveland, CA 95321  
Email to  
[Admin@pinemountainlake.com](mailto:Admin@pinemountainlake.com)  
or drop it by  
the Administration Office



# CAMP TUOLUMNE TRAILS NEWS

DORI JONES

**S**ummer is Here! Our first concert happens in just a few days! And campers will be here later this month! We now have nearly 160 campers signed up for camp, surpassing our goal of 150, and a huge increase over 2021's number of just 95 campers. In addition, we've sold out our Family Camp at the end of July, when we'll have 36 campers (nine families) experience a typical camp as a family unit. This will definitely be CTT's biggest summer yet!



## Concerts for a Cause

— It's not too late to get tickets for the June concert and you don't want to miss this highly entertaining band. Check out ticket and dinner options at: [www.tuolumnetrails.org/concerts-for-a-cause-2/](http://www.tuolumnetrails.org/concerts-for-a-cause-2/). You can hear a sample of the artists' music by clicking on their names on the "Concerts for a Cause" page of CTT's website. Here's our summer concerts line-up:

### • June 4 – *Renaissance*

An extraordinary six-piece band from L.A. that plays all genres of music and features singers Billye Johnstone—our biggest production to date.

### • August 13 – *Javier Colon*

Winner of the first season of *The Voice*—multi-talented singer, songwriter and acoustic guitarist.

### • September 3 – *Aubrey Logan*

Multi-faceted singer, songwriter and trombonist—returns this year for another memorable performance.

### • September 24 – *Ilya Serov*

Award-winning and Billboard-charted trumpet player, composer, producer and singer (think Sinatra-

style crooner with a trumpet).

**Summer Job Openings** — We're still seeking to fill the following roles for our summer programs: Program Leaders for Sports and Nature, Unit Directors, Camp Counselors, and Camp Workers. Check CTT's website for more information: [tuolumnetrails.org/employment-opportunities](http://www.tuolumnetrails.org/employment-opportunities)

**Fundraising** — Thanks to all who have generously donated to our new Campership Fund, but we hope more of you will contribute to help make it possible for more of our campers with disabilities and special needs to come to camp. A monthly donation of just \$57 will sponsor a deserving camper. To make a donation visit: <http://www.tuolumnetrails.org/donate/>

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

## THE LITTLE HOUSE

BRITNE GOSE

### WHAT'S GOING ON AT THE LITTLE HOUSE

**H**ere at The Little House, we are always looking for new ways to get people involved! There has been a lot happening lately, with new things starting and old things coming back! In April, we had The Little House's first Art show, thrown by an art group that meets here monthly, TAG. It was really fun to see everyone's amazing art pieces and it even brought some new faces to the Little House. Stay tuned for more art shows in the future! If you are an artist and would like to meet with TAG, they meet every 3rd Friday of the month at 11 am.

In addition, we are very excited to have

Chelsea Garcia back, offering her Yoga class every Thursday morning at 9:00 am. Classes are \$15 per person per class. Starting this June there will also be Chair Yoga offered by Kathleen Malloy every Wednesday starting at 2pm. Classes are \$10 per person per class. The Little House is also available to rent for events (baby showers, birthday party's etc...) for as low as \$5 an hour!

Come on down to The Little House and join the fun! We would love people of all ages to join. If you have any ideas on an activity for The Little House, contact Kara Powers at 209-962-7303. I am also in the office every Tuesday and Friday from 10:00 am – 2:00 pm. We hope to see your friendly faces down at The Little House!



## TOP DOG OF THE MONTH

DORI JONES

I'm Sanuk Hines and I'm one lucky Siberian Husky! My owners are Amanda and Patrick, who adopted me when I was seven weeks old and brought me all the way from Baltimore, MD, to my new home in Groveland. My dog parents wanted me because after they watched "Game of Thrones," they wanted a wolf and I'm the closest dog that looks like a wolf. I'm now 11 years old, and my nicknames are Nuk, Nukster and my favorite—Sir Nuks A Lot! My mom and dad love me because I'm so lovable, adventurous, gentle and have a huge personality. My favorite toy is a blue ball my grandmother gave me when I was a puppy, but I also like playing with my cat sister, Alice. Turn-ons for me are belly rubs, ear scratchies and treats (of course). Turn-offs are getting brushed and getting

my nails clipped (no thank you)! My life is so full of fun adventures. My favorite weekends are camping with my parents. I love hiking and swimming, but I also love happy hour at the dog park because I get to see and play with other dogs and the humans tell me I'm pretty and give me lots of pets.

Next month, the Frank Hicks' Dog Park community will hold its 4th Annual Dog Park Picnic at the Lake Lodge on Monday, July 11, starting at 1:00. If you're a dog park member and aren't on our email list, please leave your name and email address inside the bulletin board at the park. More details will be emailed to members.

If you are a member of the 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!

## GUESS WHO I AM

TOMAS HERNANDEZ, JR

### JUNE MYSTERY PMLA MEMBER

I grew up in Walnut Creek Ca, rode horses and motorcycles, sang and danced, and performed in several stage productions in my younger days. Love the great outdoors, I have owned my home in PML for 4 years. I am a nurse by profession. Who Am I?

### ANSWER TO MAY'S PMLA MYSTERY MEMBER

Jack Leetham

## GCSD NEWS

RONI LYNN RUDY – INDEPENDENT COMMUNITY RELATIONS CONSULTANT

### FIRE SAFETY IS TOP PRIORITY FOR YOUR GCSD TEAM

The Groveland Community Services District Team's dedication to providing fire safety for and protecting the fiscal equity of its customers has been top of mind since the current management staff and board of directors came together permanently as the GCSD Team in 2019.

Three years of the Team persistently conveying the need of additional fire services has recently paid off in an exciting and big way. On May 3, 2022, at the Tuolumne County Board of Supervisors Regular Meeting, Tuolumne County's CAO, Tracie Riggs and her staff were directed unanimously by the Board of Supervisors to budget one million dollars in federal American Rescue Plan Act (ARPA) funds to add a fully staffed, fire engine to Groveland's Station 78. GCSD's General Manager, Pete Kampa shared his gratitude to District 4 Supervisor, Kathleen Haff for her commitment to keep the matter in the forefront of the minds of her peers during the preliminary budget exercise

the Supervisors participated in during the meeting. During the May GCSD Regular Board Meeting, he commended the entire Board of Supervisors on their actions to protect the residents of the southern section of the county.

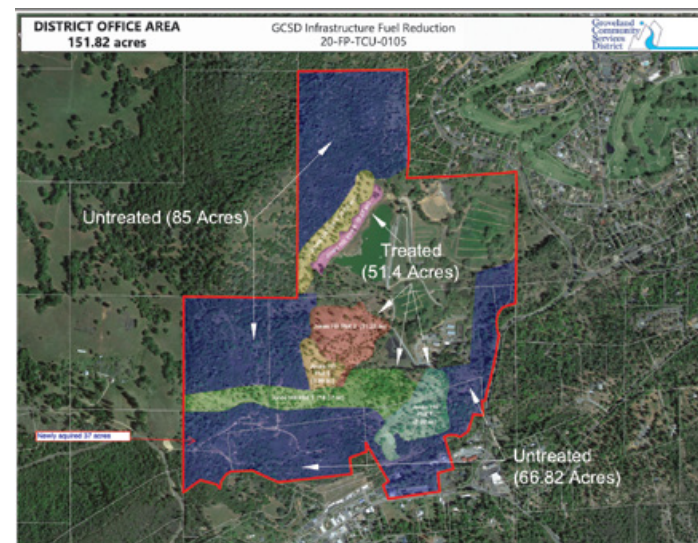
This additional level of fire protection for the Groveland area is set to begin as soon as July 1, 2022. The CALFIRE firefighters will man the Type 1 Engine that Tuolumne County currently has available for use and will be joining the current staff at Station 78 once details are finalized through the Memorandum of Understanding to dial in the logistical and financial arrangements with the county.

The commitment by Tuolumne County to fund the engine and staff at the downtown Groveland station will serve the area until the county provides its own fire station in on the Highway 120 corridor. Currently, the GCSD Fire Department's one engine is required to make calls outside of the GCSD boundaries that includes the area up to the Big Oak Flat entrance gate of Yosemite National Park. The Team has been adamant with the county that the tax payers in within the boundaries of the

District should not be solely paying for these services and put at risk when the existing, single engine is on a call outside of the District boundaries.

In addition to facilitating the increased fire engine coverage, the GCSD Team has worked diligently to secure over \$571,000 in grant funding for the protection of the area's communities and critical water/sewer infrastructure from wildfire. This protection is in the form of fire fuel breaks that area created by the reduction of fire fuel.

Previously, private contractors utilizing hand crews and/or operating masticators created shaded fuel breaks by hand cutting or masticating surface and ladder fuels in the understory of the GCSD properties on approximately 119 acres. The cost was covered by a California Climate Investment Grant which was awarded to the District on 9/8/2021 for the amount of \$405,462. A large portion of the fuel reduction will allow the



Rim Truck Trail West Fuel Break and Jones Hill Fuel Break to be segment by segment constructed encompassing the Community of Groveland and the GCSD.

General Manager, Pete Kampa stated that the Team is extremely grateful for this recent decision from the Board of Supervisors and looks forward to continued collaboration to bring more protection to the District's customers.

Stay informed about the current issues and positive momentum of the District by following our social media accounts on Facebook @GrovelandGCSD and Nextdoor by joining the Official GCSD Group, and/or frequently visiting the District website at [www.gcsd.org](http://www.gcsd.org).



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## HELPING HANDS HAPPENINGS

PATTI BEAULIEU

We're happy to welcome Summer and the wonderful visitors and travelers the season brings to our lovely, proud little town. Of course, we wouldn't exist without our 'locals' who we're equally glad to see weekly and sometimes, daily. We appreciate your support and are so pleased when you find just what you were looking for, or find something you didn't even know you wanted. Those are the nicest surprises.

Last month, on May 25, we began our 'summer hours' of staying open until 4 P.M. at the Thrift Store and the Furniture Barn. We do this each year just prior to the Memorial Day week-end and revert back to a 3 P.M. close just after Labor Day in September. During this time, we also extend our donation hours to 3:30 instead of 2:30.

Our sales have been brisk and your donations have been very generous this

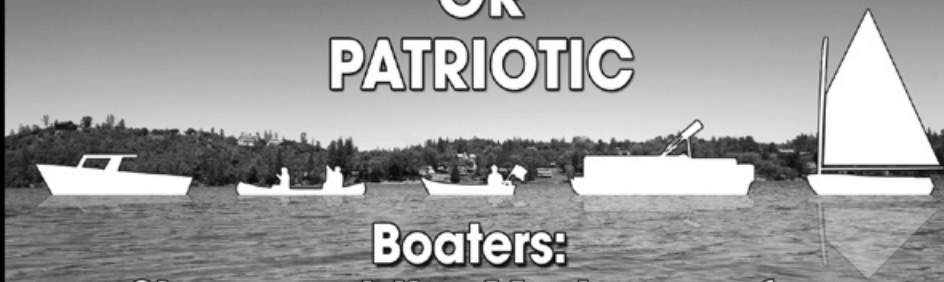
Spring and we look forward to a very busy Summer. As with all businesses, we are recovering from the lengthy and unprecedented COVID closures so we are thrilled to be 'back on track'. Fortunately, we have been able to continue our generous financial support and contributions to the local organizations, schools and events. This is only possible because of those who shop with us and donate to us. Our sincere thanks to you all.

Because our volunteers work so hard all year long, we appreciate the times when we can relax, socialize and enjoy each other. We have a few events throughout the year so to facilitate this we will be closed on Wednesday, June 8 for our Annual Spring Pot Luck. We'll reopen at both Stores on Thursday, June 9 at 11 a.m. If you'd like to join our team of dedicated volunteers, please call the Thrift Store at 209-962 6830 for further information.

Thank you for your continued support and patronage.

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July 2 at 6:00pm

**THEME:**  
**"AMERICAN HISTORY"**  
**OR**  
**PATRIOTIC**



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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**

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## SOUTHSIDE COMMUNITY UPCOMING EVENTS

BRITNE GOSE

**Event #1:** Vivian Patton is offering a 9" x 12" soft pastel pet portrait in return for a \$100 donation to SCC. To find out how to get your order in for your Pet Portrait, email Vivian at [vivviews@gmail.com](mailto:vivviews@gmail.com). Please put SCC in the subject line.

**Event #2:** Donate for Donuts continues every Thursday in June! Visit to pick up a few donuts, or call (209) 962-6906 to pre-order a half-dozen or more. These delicious donuts come straight from Safeway and are available in filled lemon, raspberry or custard, raised chocolate rounds, glazed rounds, maple or chocolate bars, sprinkled rounds or bars, and apple fritters.

**Event #3:** Pine Mountain Lake Ladies Golf Club presents charity day golf with 100% of donations benefiting SCC. To

join the fun, pick up the registration form at the PML Pro Shop, select your team, and return the form plus \$60 checks to the Pro Shop by July 20th. The tournament begins July 28th with registration starting between 7:30 am and 8:30 am in the cart lobby with a 9:00 am shotgun. There will be a raffle, live auction and a lunch, so don't miss it!

**Event #4:** On Friday, July 29, 2022, SCC and Sierra Repertory Theatre will team-up to offer a preview night of Sh-Boom! Denny and the Dreamers, a fledgling doo-wop singing group prepare to enter the Big Whopper Radio contest to realize their dreams of making it to the big time! Tickets are \$36.00 (plus a \$4.00 item fee) per person and can be purchased through the SRT website: <https://sforce.co/3C0sO3a>. Doors open at 5:30 pm, curtains at 6:30 pm.

## POP-UP MARKETS

PATRICIA EPP

### POP-UPS ORGANIZED BY YOSEMITE CHAMBER INVITES ARTISTS, MAKERS, AND CRAFTSPEOPLE

The Yosemite Chamber of Commerce has organized a monthly Pop-Up in Groveland and invites local artists, makers, and craftspeople to participate. Our first Pop-Up was scheduled for April 16, and we had a full contingent of participants, but glorious rain decided we needed to postpone. And so, we did, to Memorial weekend Saturday, and it was a great turnout. Shoppers, Pop-Ups and main street businesses were pleased with the people walking around downtown.

So, we have set additional dates. In fact, once per month. We've created a name and

logo. Gold Country Pop-Up. The dates are June 18, July 3, August 20, October 15 and November 19. All Pop-Ups will be from 11a to 4p. Participants don't have to be available for each date but can choose the dates that work best for them.

Artists, makers and craftspeople are also welcome to participate on September 17, which, as most everyone knows, is the 49er Festival. There is a separate application for the 49er Festival.

So, simply, if you are a textile artist, quilter, potter, or woodworker, or you specialize in glass, weaving, basketry, clay or metals Co-chairs Nancy Mora and Patricia Epp would love to hear from you.

All applications can be secured by emailing [info@yosemitchamber.org](mailto:info@yosemitchamber.org).

## BRING ON YER KILLER CHILI

HOT CHILI CHARLIE

Don'tcha know Bob Turney's gone an' done it again? Our Chili Cook-Off chair has gone an' got a buncha folks all riled up about their partikkuler chili and now there's sum kinda posturin' buildin' up b'twixt the local chuck wagons. An' more chefs bin throwin' those funny-lookin' hats into the corral, sayin' their chili beats all.

There's sum excitement brewin' whether 2019 champ Wayne Miller of MWK Masonry will be thrown off his high horse this year. He best not fergit that them other cookies have had a coupla years to bring their chili games up a few notches. (Y'all know Wayne...he's the feller who does all sorts a purty stuff with rocks, like stackin' 'em into sum fearsome walls n' fancy outdoor barbecues n' such, 'stead of bustin' 'em up like we miners do.)

Fer as I know, Wayne ain't yet payin' no nevermind to Chef Sean over at the Groveland Hotel, who claims his chili is "killer." And I hear tell that Chef Sadie Taylor from over Coulterville way's gonna hit the Motherlode smack between the eyes with her sekret receipt. Welp, I'm here ta tell ya that the good citizens of Tuolumne County will be the judges!

We all best be keepin' our eyes on the young'uns this year. TJ over to the Youth Center has got all the youth centers backin'

him, an' Tioga High School always cooks up a mean chili fer the Festival. Ever'body wants to our young'uns to be winners, so's we all gotta come on out and show 'em sum support.

Things is heatin' up with local law enforcement. Bud Crawford down at the Sheriff's Office and his posse's aimin' to take the 2022 title, an' I'm purty shore local CHP Officer Steve Griefer ain't gonna put up with none o' that nonsense. And don'tcha think ol' Charlie 'bout busted his buttons when Miss Megan Powers decided to show us that them bankers are more'n jist money masters over at Premier Valley Bank.

Ever' good contest's gotta have a sleeper, and Charlie's thinkin' that newcomer, Tanya Ziegler may be the one ta watch. Tanya's our new neighbor up here on the hill, so's we wanna be welcomin' and all. Ya betcher sweet donkey's bottom that the town's already hankerin' to taste her award-winning chili.

Now if any y'all bin thinkin' on the 49er Festival Chili Cook-Off, knowin' yer great-grandma's chili will make them imposters pack up n' hit the road, git yer application in pronto. Any body kin enter, ya jist gotta be prepared to make yer chili on site. Chili Cook-Off Chair Bob Turney kin talk ya through the ins n' outs of it. Email [49erFestival@yosemitchamber.org](mailto:49erFestival@yosemitchamber.org) for an application and the rules & regulations.



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## SUMMER READING PROGRAM AT THE LIBRARY

VIRGINIA RICHMOND

Children ages 5-12 are invited to participate in the Summer Reading Program at the Groveland Library. The program meets on six Wednesdays, from June 22 through July 27 from 2:30-3:30pm downstairs at the library.

Sign-up in advance at the library, or just come to the first session on June 22. Kids can participate in all six sessions, or as many as fit your schedule. Great for visiting grandchildren too!

The theme this year is "Read Beyond the Beaten Path," so in addition to reading, snacks, crafts, and games, the children will have adventures with pirates, dinosaurs, birds, a campfire and making their own ice cream!

Educators tell us that students can lose reading skills over the summer,



*Kids read, play games and do crafts in the Summer Reading Program*

so don't let that happen to your child. Summer reading programs help kids maintain and improve their reading abilities. It's also a fun way to spend an afternoon. There's no fee. Prizes, free books and snacks are provided. Come join us!

## SCHOOL FIELD TRIPS TO GROVELAND'S MUSEUM AND LIBRARY

VIRGINIA RICHMOND

Tenaya Elementary students from grades 1-5 visited the Groveland Library and the Groveland Historical Museum to experience two important community resources that the students and their families can enjoy.

Each class visited the library where Friends of the Groveland Library volunteer Cathy O'Connell showed them around the library and read stories from age-appropriate books. They also visited the Book Nook where FOGL volunteers Nadine Pedron, Rachel Phillips, and Lorna Atterbury helped the kids pick out a free book to take home.

At the museum, volunteer and local historian Kathy Brown told them about the early gold miners, the difference between horns and antlers, and about the Me Wuk tribe who inhabited this area for thousands of years before the miners came. The kids were fascinated to see photos of our early schools and to touch the fur of bobcats and foxes.



*Docent Kathy Brown explained Groveland history to Tenaya students.*



*Friends of the Groveland Library volunteer Cathy O'Connell read to visiting students.*

## CHICKEN PICCATA WITH MUSHROOMS

RECIPE BY TOM KNOTH AND PAULA MARTELL

This is one of my personal favorites and was introduced to me by my sister Carrie. Most chicken piccata dishes do not have mushrooms, but I think they make the dish so much more enjoyable.

### INGREDIENTS

- 2 lbs Chicken Breast Halves, or "Breast Tenders".
- Kosher Salt and Black Pepper, freshly ground
- 6-8 Cups Cremini or Button Mushrooms, sliced 1/4 " thick
- 1 Cup Flour
- 3 Tbsp Olive Oil
- 5-6 Tbsp Butter, separated
- 2 Cloves Garlic, finely chopped
- 1/2 Cup Dry White Wine or Dry Champagne
- 1 Cup Chicken Broth
- 3 Tbsp Lemon Juice (preferably Meyer's)
- 2 Tbsp Capers, chopped
- 2 Tbsp Italian Parsley, finely minced (optional)

### DIRECTIONS

Cut chicken breasts in half horizontally, then pound them gently to 1/4 to 1/2 inch thick. I like to put chicken pieces, one at a time, in a gallon food storage bag that has been sprayed inside with cooking spray, and pound with a mallet, rolling pin, or pan bottom. Try to get the thickness of all of the pieces congruent. If desired cut them into smaller pieces (I usually cut them into thirds)



Mix 2 tablespoons of room temperature butter and 2 tablespoons flour thoroughly, then set aside this "rue" mixture.

Season chicken with salt and pepper, at least 15 minutes (or hours) ahead of time, and then lightly dredge pieces in flour. Shake excess flour off and rest chicken cutlets on a wire rack. Melt 1 tablespoon butter with 2 tablespoons olive oil in a high heat pan, add chicken (in two batches) and brown (2 to 3 minutes per side). Remove chicken and tent with foil or a pan lid.

Lower heat to medium high and melt 1 tablespoon butter with 1 tablespoon olive oil in same pan over med-high heat, add mushrooms, toss and brown until they just start to reduce, then remove from pan and rest in separate container.

Reduce heat to medium and add garlic and sauté for 30 seconds. Add wine, broth, and lemon juice, and mix; then add chicken and mushrooms. Mix all thoroughly, lower heat to simmer and cover, and let simmer for 3 minutes, then flip and allow to simmer a few minutes more.

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## DISTRICT 4 SUPERVISOR

SUPERVISOR KATHLEEN HAFF – TUOLUMNE COUNTY DISTRICT 4

### WHAT'S COOKIN' IN GROVELAND?

**T**he answer is...a lot! (And no, it is not time yet for the 49'r Festival!) So here is what I have for this month's article. As always, call or write to me with any questions you may have. I will try my best to answer. 209.533.5526 or [khaff@co.tuolumne.ca.us](mailto:khaff@co.tuolumne.ca.us)

**1. Transit Service** – From Groveland to Sonora and then on to Columbia College (and back) may just possibly become a reality, thanks to Wynette Hilton, the Superintendent of Big Oak Flat/Groveland Unified School District and staff at Tuolumne County Transportation Council (TCTC). Do you remember seeing that survey I posted on social media in April asking Groveland residents who wanted to go to Columbia College to weigh in on their transportation needs? Well, the response was enough to go to the next step. 52.38% of students said they would need a ride sometimes and 23.81 are dependent upon others for transportation. If public transportation was an option, 54.55% said they would very likely take it, 27.7% said it was likely they would take it, and 18.18% said it was very unlikely that they would take it. A majority of survey takers said they would also like to see transportation to shopping and medical appointments in the Sonora area. TCTC will be meeting with Columbia College administrators to see if they might help supplement the cost of such a service to make it a more reasonable fare. There is a possibility that others who are not students may also be able to use this public transportation service as well. TCTC staff will be shooting for a Monday through Friday service route, starting in August 2022 if all other details can be worked out.

**2. But Wait! There's More!!** At the May 3rd Board of Supervisor's Meeting, we voted to spend \$1M to

add another engine and staffing to the GCSD Firehouse, **year-round**. This is in addition to staffing the fire station on Merrell Road. We will be adding this funding to the current CalFire contract and hope to have it up and running by this July. The county administrator, fire chief, Pete Kampa and I are now working through the finer details.

**3. For long term funding** of fire and emergency services along the Hwy 120 corridor (but not ambulance, because that has its own enterprise fund) the Board of Supervisors are looking into creating a mechanism from which to charge newly constructed resorts their fair share of these services. Other already existing developments and resorts may want to join in. We hope to make it attractive to them as well. The Board is working with an attorney and will need to hire consultants to make this happen. Much planning, discussions and (I imagine) negotiations will need to take place for this to become a reality. There is agreement on our Board to explore this option that will only benefit the local Groveland area. More, when I have more to report!

**4. The Groveland Community Hall's HVAC** has finally been fixed. It was a supply chain issue that held up the repair job for so long! The County's Finance Committee is reviewing the fee schedule for rentals of County buildings, parks etc. Expect some changes. Non-profit organizations will probably have to pay a nominal fee per hour to cover the basic costs of utilities and staff (if needed), rather than have the ability to reserve the space for free, as in past years. The Resilience Centers will probably have an entirely different fee schedule. Regardless of whatever the Finance Committee recommends, the Board will still have to approve the new schedule before these new fees take effect.

## A REALTOR WRITES

LAUREE BORUP

### HOME PRICES AND INTEREST RATES

**H**old on to your calculators- there's a lot of numbers in this story. But for anyone who owns, or recently bought a home in PML, it's juicy stuff.

The highest ever priced house in PML was just listed for \$2,275,000. It's on the lake, and it's 3820 sq ft with a 500+ sq ft workshop, built in 2003.

We expect lake fronts to go for top dollar, but two recent sales NOT on the lake have fetched high prices too. These were new luxury "spec" houses, that each took a long time to build, and were loaded with modern features and style:

**SOLD PRICE:** \$924,900 **SQ FT:** 3824 **ADDRESS:** 20145 Pleasant View Dr

**SOLD PRICE:** \$1,519,000 **SQ FT:** 3630 **ADDRESS:** 19596 Butler Way

I contend this changes the advice we have given builders for a long time in PML: "don't overbuild on an "average" lot". Now, in 2022- go ahead!

Small houses are selling quickly for record high prices- recently a 920 sq ft house built in 1973 was listed for \$349,900 and sold in one day. Another one was 1184 sq ft, 1972 vintage, no garage, small lot, sold for \$439,000 in one day.

Only 20 houses are currently for sale in PML. The average days they are on the market before going into contract is 17 days. Sometimes sellers are using these few days to sort through multiple offers, or allowing prospective buyers a week or more to tour the house before they set a date to select and accept an offer.

Some people are even making offers without even seeing the house "in person". The last house I sold was after a conference FaceTime with three buyers who said, yep, that's the one, let's offer full price. And it is now closed and everybody happy. Even without FaceTime and videos, our local MLS now allows up to 100 still photos per listing to be uploaded and then syndicated to up to 100 worldwide real estate portals, like *Realtor.com*, *Homes.com*, *REMAX.com* etc.

So how much have houses in Tuolumne County gone up in value? In percentage terms?

Average (not median) residential sold prices here as a whole went up about 42%

in less than five years, and most of that is since May 2020. Here is the data from our Assoc of Realtors' Multiple Listing Service:

### TUOLUMNE COUNTY AVERAGE HOME SALES PRICES SINCE 2017

2022	\$465,000
2021	\$422,000
2020	\$346,000
2019	\$324,000
2018	\$324,000
2017	\$270,000

A huge reason for the increased demand and prices was the steady reduction of interest rates until they reached the lowest ever in August 2021. In that month, Freddie Mac reports that the average 30-year term fixed rate mortgage (FRM) was 2.84%. PML home buyers over the last 12 months have mostly chosen to finance their purchase; 66% got loans versus 33% paying all cash. So has the increase in the average 30-year FRM to 5.42% this month slowed sales? Probably yes. Of those 20 PML houses now for sale, 6 of them have already reduced their prices since listing. This was not happening last summer.

Part of the 2022 interest rate increases were due to new fees on second home and "high-balance" loans as of April 1 by the Federal Housing Finance Agency. (The FHFA did this to allow more funding to go nationwide to primary home buyers with low to moderate incomes.) These fees, passed on to the borrowers, can be as much as half a percent for a vacation home loan compared to a primary home.

Another significant trend of the last two years is the reduction in negotiated commission rates charged by real estate agents. The main reasons are:

1. Competition for scarce listings
2. Agents worked more at home during COVID and cut office costs
3. With higher prices, a 5% commission might be equal to a 6% commission two years ago.

Buyer demand for houses is still strong. There are a total of 2840 dwelling units in PML as of today, and only 20 for sale?? Let's start building on the 490 remaining vacant lots before they are merged or foreclosed on!

*Lauree is a Broker-associate with RE/MAX Gold in Groveland*



# HEALTHY HABITS

FROM PINE MOUNTAIN THERAPY

JULIE TANAKA, PT

## RESPECT HEALING

**W**e are again seeing lots of surgeries as Covid allows surgical centers to open up. As these new surgeries come in to start treatment, I am reinforcing my mantra; "Respect the healing!!!" Our bodies are great at doing their job if we give them the tools to do it. The surgeon does the repair, but it is up to the patient to do the recovery. You NEVER get those first 6-8 weeks back.

All surgery requires cutting living tissue and many include cutting bone.



Arthroscopic surgeries with very small port incision are deceptive. Extensive and precise repair work went on under the surface. Recent advancements in technique and pain control have also decreased the amount of post-operative pain that patient have to endure. No one wants pain, but pain is a warning to our brains that we "shouldn't do that". Take away the pain and given human beings innate need to be super stars post operative injuries occur more often than we would like.

This is what one of our patients said recently 4 weeks after back surgery, "I felt pretty good, so I helped my son chop and bring in the wood". Really? And he thought that was a good idea and was so proud. Activities that stress the surgical site will result in damaging the surgical tissue, change the formation of scar tissue and set you up for ongoing problems that could have been avoided.

**Balance rest and activity:** Tiring easily after surgery is normal. Local and general anesthesia takes a toll on the body. But it is also important to get up and move around, as the doctor recommends, for circulation, lung function, digestive function etc. Getting up and walking every hour, if you can't walk at least stand and march in place, if you can't stand, move your arms and legs in bed, but do move. Then rest. You need both.

**Eat well:** Your tissues need nutrients to heal. Small, frequent, easy to digest meals high in protein are important. The adage that chicken soup cures all is close to the truth. Soups made from slow cooked bone broths are full of tissue enhancing nutrients.

**Bowel care:** Start planning your bowel routine before surgery. Talk to your doctor about stool softeners. Have fiber rich foods available, have a water bottle ready to sip on throughout the day. Don't wait for this to be a problem, be proactive.

# TINNITUS AND HEARING LOSS

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

**T**innitus is a ringing or buzzing in one or both ears that may be constant or come and go. It is often associated with hearing loss. It may have causes that are not due to an underlying disease but are due to exposure to loud sounds, whiplash, head injuries, too much ear wax or medication side effects.

This may cause many emotional responses that can be disruptive to normal living; anger, loss of concentration, isolation, depression, sleep disorders, insomnia, anxiety and overall distress.

Age related tinnitus is a change in the inner ear as you grow older. This can be due to your genes, certain medical conditions, side effects of certain drugs or medications, smoking or repeated exposure to loud noises. Usually this type of hearing loss affects both ears.

Common signs are: difficulty following group conversations especially if there is noise in the background; trouble understanding speech over loud speakers in public places, loud irritating noises,

sounds that are unclear or people are mumbling. If you hear ringing or buzzing sounds in your ears, this is called, tinnitus. Men usually have more of a loss of higher frequencies and women have more of a loss of lower frequencies.

Another form of hearing problem is due to Meniere's Disease. This a condition of the inner ear that causes dizziness that makes you feel like you are spinning. The symptoms are similar to tinnitus including hearing loss, usually inside one ear.

Since there is no known cure for tinnitus, age -related hearing loss or Meniere's Disease, prevention is important. The following are the most effective ways to prevent it: avoid exposure to excessively loud noises, avoid smoking, seek treatment for ear infections, wear ear protection in loud environments ( ear plugs, etc.) ,

Like all other methods to keep your body healthy: eat a healthy diet, exercise, don't smoke, don't take drugs inless prescribed by a licensed medical doctor, maintain a positive attitude, and share your joy with others.

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PHOTO BY BECKY SNIFFEN

## 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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will adhere together and may make the scar uncomfortable. Gently rubbing and massaging the scar helps it to remodel with more flexibility.

Healing take time, respect the healing process. Respect the efforts of your surgeons. And above all listen to your therapist. It's the surgeon's job to repair the injury, it is our job to guide your recovery.



# OBITUARIES

## HAROLD "HAL" MAYO

MARCH 13, 1922 – MAY 9, 2022

**H**arold "Hal" Mayo passed away May 9, 2020 with family at his side from complications of COVID-19. Hal was 100 years young.

In his own words, "I was born at a very young age in our family home in Herkimer, New York. When my mother first saw me she said, 'This is it. If I can do no better, this will be my final attempt.' Thus I was the last of six children." Hal was known for his sense of humor as well as his humility and strength.

Hal developed a lifelong love of singing while in High School and he could often be heard singing out loud in his home right up until the time of his death.

He joined the Navy in 1940 and, after a brief assignment on the USS Constellation (sister ship to Old Ironsides) he was transferred to the USS New Orleans stationed at Pearl Harbor, Hawaii. On November 30, 1941 Hal received orders transferring him to Kaneohe NAS, Hawaii and the newly formed VP-14 as a crewman on the PBV-5 Catalina 'flying boat' aircraft.

On December 7, 1941 Hal and his squadron had the duty and at around 7:45am they heard planes coming in low and thought it must be the Army Air Corps doing maneuvers. Then, after hearing machine gun fire, they realized that the base was under attack. Kaneohe was attacked a few minutes before the attack on Pearl Harbor would begin. Hal would explain that this was the day where he truly learned the meaning of frustration, having only a Colt 45 Automatic to fire back at the attacking aircraft.

An award-winning documentary of Hal's experiences during the attack on Pearl Harbor called *Just a Survivor* can be viewed on YouTube at [tinyurl.com/halmayo](https://tinyurl.com/halmayo).

After Pearl Harbor, Hal served in the South Pacific at hot spots such as Midway and Guadalcanal, among others. He finished his Navy career as the Plane Captain (Crew Chief) on a PB4Y-1, the Navy version of the B-24 Liberator bomber. Hal and his crew of "Mr. 5x5" flew 206 missions, including 24+



*Harold 'Hal' Mayo*



*Hal, 2nd from right bottom row, with the crew of Mr. 5x5 on Guadalcanal 1943*

bombing missions in the South Pacific as well as patrols, searches, photographic and other missions. Hal would log more than 1,296 flight hours from June of 1942 to the mid November 1943.

After the war Hal went to work as a fire insurance safety inspector in San Francisco, Fresno, and later Las Vegas. He married his wife of 46 years, Evelyn, during this time. Upon retiring he became the head of the Fire and Safety Department for the Las Vegas Convention Center. Hal enjoyed travel, watching the SF Giants, smoking cigars, and spending time with family.

He was so proud that his son, Don, followed him into the business and of his three granddaughters Don provided.

He was also extremely proud of his Las Vegas Police Captain son, Terry, and thoroughly enjoyed spending time with his two granddaughters in Las Vegas.

A second retirement took Hal and Evelyn to Groveland, CA to be closer to his beloved daughter and eldest child, Judi

## LEORA (LEE) MARIE ISBELL

JUNE 9, 1937 – SEPTEMBER 20, 2021

**L**eora Isbell, 84, passed on with the angels with her family at her side as the full moon rose and the sun set on September 20, 2021 in Sonora CA. She had planned on being in France this day with her daughter, Melissa.

Lee was born on June 9, 1937 in Glendale CA to Stained Glass Artist John William (Bill) Rundstrom and Muriel Telsche (Mosher) Rundstrom, and grew up in Altadena CA. Lee graduated from Antioch College in Yellow Springs, Ohio, where she and married classmate and early computer guru Carl Russell Black. They had two children Melissa Lynn Black (Tucson, AZ), and Benjamin Roy Black (San Luis Obispo, CA) before moving to California and settling in El Cajon.

After Carl's death in 1974, Lee went to work for San Diego County and married "cowboy sheriff" Cody Edward Isbell. In 1987 they retired to Pine Mountain Lake near Yosemite where they continued their mutual passion for motorcycle riding and RV camping. Cody passed away in 2000 and Lee remained in PML until her death.

After retirement Lee created many beautiful quilts, provided homes to indoor and feral cats, improved her French and travelled at least yearly to France, went RV camping, spent time with her family and kept up her computer skills while maintaining her blog Travelling Sardine Class. She donated generously to many causes, especially the arts, animal care, civil liberties, the environment and humanitarian aid.

Lee's granddaughter Liliana remembers



*Leora 'Lee' Isbell*

how Lee named her middle and high school Sci-fi book club as one of the large influences of her life in terms of long-term friendships and ways of thinking. Lee was an activist who fought for civil rights, ending war and rode motorcycles while raising her children.

Lee's love will continue to shine in the hearts of her sister Elaine Kathleen Fisher and her husband Philip Fisher; her sisters-in-law Tory Moss and Marge Woods; her children Ben and Melissa; her stepchildren Darlene Brenha, Cody Isbell Jr. and Ronny Isbell; her grandchildren Roman Black, Emily Rose Astiz Rose, Liliana Astiz, Rio Astiz, Christopher Black and Ashley Black; and all their families.

Lee's legacy will live on in the lives of her family, people, and animals she touched and loved. A Celebration of Lee's Life will be held on Thursday June 9, 2022 at Pine Mountain Lake Grill. Please contact the family for details.

Wilkinson. He was also very happy to be near the three grandchildren from Judi.

He was preceded in death by his wife, Evelyn, his parents and his 5 siblings.

Hal remarried in 2010 and is survived by his second wife Sonja Avila of Groveland, daughter Judi, formerly of Groveland now of Tacoma Washington, and sons Don of Pleasant Hill, CA and Terry of Las Vegas, NV. He is also

survived by eight grandchildren, nine great-grandchildren and 10 great-great-grandchildren all who adored their Papa.

Hal often said that he felt closest to God when he was on top of Half Dome. He hopes to return there.

No funeral service is being held per Hal's request. He wished that everyone simply remember something nice about their time with him instead of being sad.



## CELEBRATING PENTECOST & GOD'S SPIRIT - ALIVE & ACTIVE!

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**O**n the 50th Day after Easter & celebrating the Resurrection of Jesus Christ, Liturgical Christians celebrate the Day of Pentecost! This is often called the Birthday of the Christian Church & is on June 5th this year. We celebrate God sending the Holy Spirit to the Earliest Disciples & followers of Jesus as they were staying together in Jerusalem as Jesus had instructed them to do. The Biblical account of this comes to us in Acts, chapter 2. "Suddenly a sound like the blowing of a violent wind came from heaven and filled the whole house where they were sitting. They saw what seemed to be tongues of fire that... came to rest on each of them. All of them were filled with the Holy Spirit and began to speak in other tongues (languages) as the Spirit enabled them..." (New International Version) The city of Jerusalem was filled with many visitors from numerous countries & cultures who were surprised to hear the Good News of Jesus in their own languages that day.

God's Gift of the Holy Spirit is experienced in many ways – as expressed in The Holy Bible and in the lives of many Believers today & throughout the past. And so, we celebrate Pentecost Sunday as one of 3

major Christian Holy Days (Holidays). Like Easter, we could & should celebrate God's Gift of the Holy Spirit everyday!

On Sunday, June 5, we are pleased & excited to welcome Rev. Jim Bliss as our Guest Preacher & Presider for this special day! After Worship & Refreshments, many of us will enjoy a NO Host Dinner at PML's Grill to continue celebrating. The Season of Pentecost continues for several months as a time to grow in faith as empowered by God's Holy Spirit. So, we will have several celebrations during the Summer & Fall during this Season of Pentecost. Come & worship & enjoy our celebrations!

We are also eager to welcome other Guest Preachers & Presiders for our 4:00 Sunday Afternoon Worship in June: Rev. Bob Nicholus on June 12 & Rev. John Van Dyck on June 19 (Fathers' Day). I (Pastor Ginger) will preach & preside on June 26. YOU are always most welcome at Mountain Lutheran Church, 13000 Down to Earth Ct. (off Ferretti Rd.) for our 4:00 Sunday Worship. For more info. call 209-962-4064 & leave a message.

We pray for ALL fathers around the world & ask God to bless & lead, inspire & protect them. Happy Fathers' Day on June 19!

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### 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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The Declaration of Restrictions (CC&Rs) states that no construction of any type (new construction, driveways, grading, lot development, etc.) can be performed without prior approval from the Environmental Control Committee (ECC).

Failure to obtain approval could result in the stoppage of work or even fines, and nobody wants that to happen. Inspections are made every Tuesday and reviewed by the Committee every other Thursday, so we can accommodate our members.

Please contact ECC before you begin any type of construction at 209-962-8605

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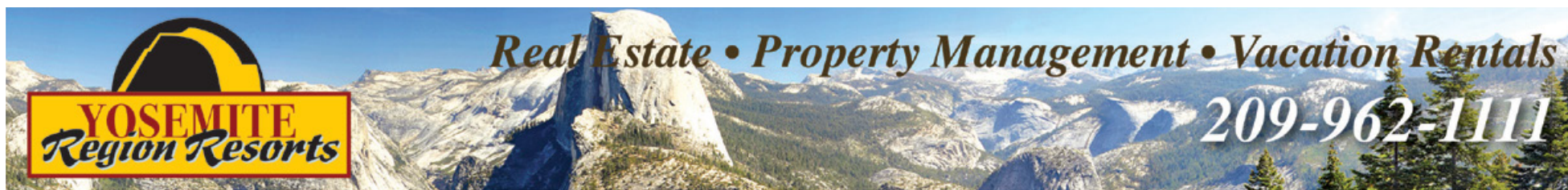
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20778 Crest Pine Easement Rd **CLASSIC MOUNTAIN CABIN.** This rustic, 1728sf, home on just over 1/2 acre. 3bd, 1-1/2ba, plus a laundry/storage room that could double as a 4th sleeping area. Great room with wood-beam ceilings, a brick hearth with a pellet stove insert. Dual-pane windows, laminate flooring, light fixtures, DW, microwave/fan, a wifi-enabled a/c unit to the lower bdrm. Plenty of storage throughout. \$415,000 #20220657



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Ferretti Rd & Clements Rd **CORNER ACREAGE.** 3-acre lot, located at the eastern edge of Pine Mountain 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. It may be possible to convert to commercial zoning. Distant, mountain views. \$150,000 #20200998



20865 State Hwy 120 **REMOTE PROPERTY.** 8.24 acres, off Hwy 120, with two dwellings plus an 800sf detached garage, with a metal roof, storage shelving, shop area, wood stove and kennel. Fenced dog run, chicken coop and 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 well and propane tank, with separate metering. May be possible to subdivide. \$405,000 #20220057



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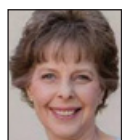
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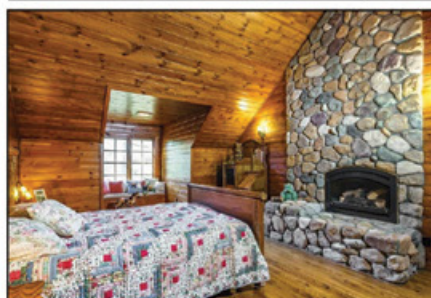


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19011 Dyer Ct **GOLF COURSE LOCATION** with beautiful views of the Sierra. Star-gaze on the deck, dine at the nearby Country Club, watch local wildlife and enjoy swimming, boating, hiking & biking trails. Attention to detail is displayed in this well-maintained home. Improvements include: Ext paint, gutter guards, deck repairs and reinforcements, low-flow shower heads & kitchen faucet, blackout shades in living, dining, kitchen and lower level. \$550,000 #20220680



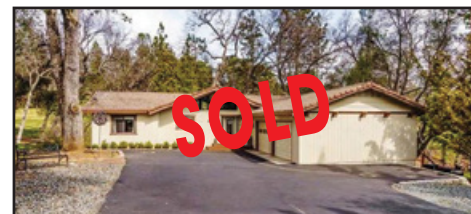
Parcel 3 Ferretti Rd **PASTORAL LAND** and open meadows. Ferretti Road-frontage, with access from Clements Road. Borders conservation land, with access to Forest Service trails. Build your dream home, ranch or just camp out on this beautiful acreage. \$525,000 #20220325



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 and wet bar. Detached 2-car garage. \$489,000 #20220041



19272 Ferretti Rd **RANCH-LAND SETTING.** Single-level 3bd, 2ba, 1306sf manufactured home, with vaulted ceilings, wood-burning fireplace, Cedar mantel and Palladian windows in the kitchen & dining areas. Full guest bath, accessible from the living room and guest bedrooms. Double doors lead to the master suite. Double sink dressing area and oversized closet. Circular driveway offers easy access from either end of the easement road. \$299,000 #20220476



19171 Ferretti Rd **AT THE 4TH FAIRWAY!** Recent improvements include: Kitchen cabinets, granite counters, stainless appliances. Tile flooring, carpet in bdrms, water heater, blinds, attic insulation, int/ext paint, epoxy on garage floor, expanded driveway & parking areas, plus extensive deck repairs. Storage room, with potential for a bonus room. Park like setting, with rock pathways, numerous trees and a seasonal creek. \$475,000 #20220309