

# PINE MOUNTAIN LAKE NEWS

OCTOBER

2022

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

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HAPPY HALLOWEEN!

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19228 Pine Mountain Dr. Groveland, CA 95321

COMMUNITY  
AIRPORT DAY  
OCTOBER 1

NOMINATE SOMEONE FOR  
PML ANNUAL COMMUNITY  
VOLUNTEER SERVICE AWARD  
SEE PAGE 2

RESOLUTIONS & AMENDMENTS  
SEE PAGES 16-18



Nominations may be made in writing and mailed to:  
PMLA Board of Directors – Annual Service Award – 19228 Pine  
Mountain Dr. Groveland, CA 95321



PINE MOUNTAIN LAKE ASSOCIATION

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

2022 ADMINISTRATION OFFICES HOLIDAYS

(ADMIN OFFICE WILL BE CLOSED)

FRI. 11/11

VETERANS DAY

MON. 12/24

CHRISTMAS DAY (OBS)

THUR. 11/24

THANKSGIVING

FRI. 12/30

NEW YEARS EVE (OBS)

FRI. 11/25

DAY AFTER THANKSGIVING

MON. 12/31

NEW YEARS DAY (OBS)

FRI. 12/23

CHRISTMAS EVE (OBS)

PMLA BOARD MEETINGS SCHEDULE

Meetings held remotely during COVID-19 protocols & start at 9 AM

See website, [www.pinemountainlake.com](http://www.pinemountainlake.com), for details

(THIRD SATURDAY – UNLESS OTHERWISE NOTED)

OCTOBER 15

(Board Budget Meeting)

November 20

(Saturday before Thanksgiving)

December 17

(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 – PCAM, CCAM-LS, CMCA, AMS GENERAL MANAGER

## 2023 BUDGET DEVELOPMENT PROCESS UNDERWAY

Our 2023 budget development process is in full swing. All department managers have submitted their 2023 budget drafts including a review of all scheduled reserve expenditures and new capital submittals.

Our Controller Ken has been inputting the information and numbers into the master copy of the draft budget in preparation for the October 15th budget meeting. It will be held at the Lake Lodge and start at 9 a.m. Once the budget draft is ready the meeting, a copy will be posted to the Official PML website for member review prior to the budget meeting.

Ken has also scheduled an Association reserves, budget and financial workshop for October 22nd at 9 a.m. here at the Lake Lodge. He has held these types of informational financial workshops for members in the past and they have been well-received.

## SOLAR POWER PROJECT UPDATE

The contractor that installed our solar power equipment gave a presentation

at the September 17th Board meeting, and provided the Board of Directors and members with an update on the project. He also answered questions and responded to member concerns and comments. We posted a copy of the presentation slides on the Official PML Website on the Solar Power Project page. The basic facts about the project are that it is a Power Purchase Agreement with no out-of-pocket costs to the Association, and the estimated total energy cost savings to the Association in the first year is \$28K.

The parking shade structures and solar power equipment have been constructed and installed. Remaining items include, tying communication cable into the internet at each building, and installation of piping and wiring of under canopy lights, County building inspection, PG&E inspection, PG&E permission to operate etc. at the Administration, Marina and Country Club parking areas and Golf Driving Range facilities.

Unfortunately, a garbage truck struck and damaged the shade structure at the exit point of the Country Club parking lot. As a result, this will delay the startup of the solar power system by at least three months

as the contractor works to get this repaired.

## AUGUST TOWN HALL MEETING

On Saturday, August 27th we held a town hall meeting to discuss Canada geese management. We had a presentation from our lake management consultant, Dr. Stephen McCord and a biologist from the Department of Agriculture also attended and weighed in several times as he is an expert on Canada geese and population control methods. The meeting was fairly well-attended by the membership and the Board and management team received a lot of positive feedback. This has culminated in the proposed changes to policies and the adoption of our Canada geese management plan.

## WEBSITE UPGRADE

We are currently evaluating various companies to upgrade the official PML website. We are looking to include both SMS (text messaging) and email communications with the membership and improve member access to documents, calendars, online reservations, event scheduling and payments. We plan to have quotes and

cost information and services in time for board consideration at the October budget meeting.

## STAFFING SHORTAGE REMAINS IN OUR DEPARTMENT OF SAFETY

We are still severely short-handed in our Department of Safety. Our Director of Safety and her team have been working hard interviewing applicants and hiring as fast as they can when they get a qualified applicant. Unfortunately, as soon as they hire new employees, we lose current staff to other agencies and businesses. We are working hard at recruitment and retention, but several factors negatively impact our ability to retain staff including the lack of affordable housing in our area and fuel prices. Many of our employees commute every day from Sonora, Twain Harte etc. and the fuel prices are having a real impact on them. We are currently evaluating various affordable housing options to retain staff, but it is a very challenging situation. Nevertheless, we will continue to work on the staffing issue until we get it resolved.

*Until next month, wishing everyone a safe and Happy Halloween!*

## 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

**1 (209) 231-4543**

## — NOTICE —

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

DEPARTMENT OF SAFETY – MAIN GATE  
1-209-768-8600

PMLA ADMINISTRATION OFFICE  
1-209-768-3998

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



# PRESIDENT'S MESSAGE

NICK STAUFFACHER – PMLA BOARD PRESIDENT

HI EVERYONE,

It's that time of year again!! The wheels of the budget train are moving smoothly down the track. Every year, the members of the Board of Directors look at all aspects of Pine Mountain Lake, its assets, and its operations. I've tasked each Board member with reviewing the operations of each amenity so that we can make sure that your amenities are up to date, operating properly, and providing you, the membership, the best experience you can have at Pine Mountain Lake.

There are a lot of great amenities that don't get used by the membership because the membership might not be aware it exists. For example, did you know that there's an archery range at Pine Mountain Lake? There's also a great horseshoe pit that was rebuilt after the great storm Pine Mountain Lake was subjected to several years ago. The Stables has come a long way as well.

Several years ago, directors focused financial and personal attention to making the Stables, not only a fantastic amenity for Pine Mountain Lake, but a valuable resource for Groveland too. I encourage you all to go out to the Stables and check out the amenity. I remember coming up here when I was a much younger adult with my family to see the rodeo that was held at the Stables. Now, we have trail rides, riding lessons, and the Stables host great events for all the membership to enjoy.

Pine Mountain Lake isn't just the lake, the Golf Course, the Grill, or any of the other amenities, but a place for you to relax and enjoy. Your Board of Directors is dedicated to making sure you have a great experience here. To make the experience happen, there are a lot of moving parts in the background. The Board of Directors evaluate, and fund accordingly, things

like the Safety Department, Golf course maintenance, the roads, and overall health of the Association. We work with the global assumptions, the things the Association does not have control over, so that it has minimum impact the membership.

At the October meeting the Board will be working with the management team and reviewing each draft budget in detail and then we will approve and adopt the budget for 2023. All members are welcome to attend. Any member who would like to provide input on the 2023 budget can email the board of directors at [PMLABoard@pinemountainlake.com](mailto:PMLABoard@pinemountainlake.com). Have a great day, and I look forward to seeing you at Pine Mountain Lake, on horseback, or shooting arrows, or tossing horse shoes. Remember, it's your Association, explore it.

Thanks,  
Nick Stauffacher

## PINE MOUNTAIN LAKE ASSOCIATION 209.962.8600

### BOARD OF DIRECTORS

Nick Stauffacher: **President**  
Karen Hopkins: **Vice President**  
Chuck Obeso-Bradley: **Secretary**  
Craig Prouse: **Treasurer**  
Mike Gustafson: **Director-at-large**

### GENERAL MANAGER

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

### CORRESPONDENCE TO DIRECTORS

Pine Mountain Lake Association  
19228 Pine Mountain Drive  
Groveland, CA 95321  
[PMLABoard@pinemountainlake.com](mailto:PMLABoard@pinemountainlake.com)

### ADMINISTRATION OFFICE

#### HOURS OF OPERATION\*

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

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

### SUBSCRIPTION RATES:

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

### SUBMISSION DEADLINE

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

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

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

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

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

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AUTUMN IS HERE.  
REMEMBER TO CLEAN YOUR GUTTERS OF ALL THE LEAVES  
AND BE PREPARED FOR THE WET WEATHER.

## 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 Eight Months Ended August 28, 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-	\$ 609,241	\$ 30,986		\$ 640,227	\$ 1,144,037	\$ (503,810)		\$ (503,810)	\$ (625,467)	121,657
Restaurant & Bar	-0-	2,932	653,552		656,484	1,082,450	(425,966)		\$ (425,966)	(542,998)	117,032
Marina	-0-	397,383	119,044		516,427	651,049	(134,622)		\$ (134,622)	(133,335)	(1,287)
Snack Shack	-0-		41,157		41,157	60,917	(19,760)		\$ (19,760)	(23,370)	3,610
Stables	-0-	84,265		5,800	90,065	293,655	(203,590)		\$ (203,590)	(201,633)	(1,957)
Recreation	-0-	142,306			142,306	109,401	32,905		\$ 32,905	16,695	16,210
Roads & Facilities Maintenance	-0-	125,029		31,357	156,386	1,521,258	(1,364,872)		\$ (1,364,872)	(1,615,694)	250,822
<b>PROPERTY OWNER SERVICES</b>											
Safety	-0-	154,878		(4,919)	149,959	621,273	(471,314)		(471,314)	(658,146)	186,832
Administration	-0-	254,798		864	255,662	1,358,383	(1,102,721)		(1,102,721)	(1,102,310)	(411)
<b>ASSESSMENTS</b>											
Assessments	4,246,704			77,362	4,324,066	73,035	4,251,031	474,753	3,776,278	3,711,696	64,582
<b>Totals</b>	<b>\$ 4,246,704</b>	<b>\$ 1,770,832</b>	<b>\$ 844,739</b>	<b>\$ 110,464</b>	<b>\$ 6,972,739</b>	<b>\$ 6,915,458</b>	<b>\$ 57,281</b>	<b>\$ 474,753</b>	<b>\$ (417,472)</b>	<b>\$ (1,174,562)</b>	<b>757,090</b>

**CAPITAL EXPENDITURES 8 Months Ended Aug 28, 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	1,503,336 <sup>(1)</sup>	68,168 <sup>(2)</sup>	1,571,504
Other Income/Expense			
<b>PURCHASES BY AMENITY</b>			
Golf Course	(158,261)	(20,192)	(178,453)
Country Club	(8,699)		(8,699)
Bar			-
Marina	(54,847)		(54,847)
Snack Shack	(3,303)		(3,303)
Swim Center			-
Stables	(26,993)	(6,638)	(33,631)
Recreation			-
Roads & Facilities Maintenance	(323,226)	(40,678)	(363,904)
<b>PROPERTY OWNER SERVICES</b>			
Safety			-
Administration	(1,055)	(7,317)	(8,372)
Non-Capital Reserve Expenses	(374,372)		(374,372)
<b>Total transfer to Operating Fund for property and equipment additions and reserve expenses</b>	<b>(950,756)</b>	<b>(74,825)</b>	<b>(1,025,581)</b>
<b>Adjusted Fund Balances</b>	<b>\$ 3,759,704</b>	<b>\$ 68,288</b>	<b>\$ 3,827,992</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!*

**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 **1 (209) 962-8600**

**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.



# PMLA MONEY MATTERS

KEN SPENCER, CAFM – ASSOCIATION CONTROLLER

With the departure of our Grill Manager Jay Reis I believe this is an appropriate time to explore a topic related to the Grill operation that has consistently gained a lot of attention on social media. Specifically the belief by some that the Grill is mismanaged and “loses” too much money every year.

First let’s discuss the “mismanagement” argument. What does this emotionally charged statement mean? How does one define and measure management effectiveness? Is it based on customer satisfaction? Survey results? Employee input? Performance evaluations? Often it can be based on personal observation and anecdotal comments. Personal biases and individual experiences also play a part in this complex, not easy to define or quantify argument.

What if “mismanagement” is reflected by the “excessive losses” that the Grill experiences each year? Again we have to have an agreement as to what constitutes “excessive” losses. Is it a dollar amount, a percentage or just an individual’s belief? As anyone who has read my column in the past knows none of PML’s amenities are “profitable”, nor are they expected to be. They are part of owning property here. It has been this way from the Association’s inception. Any difference between revenue generated and expenses incurred becomes a subsidy and is then part of the annual assessment.

So let’s talk about subsidy levels and its factor in helping to determine the level of any “mismanagement” that may be occurring. Comparing a simple number such as subsidy level can be a bit deceiving especially when looking back at a significant period of time. This is extremely true in the case of our Grill operation. A subsidy in 1974 would, by nature, be far less than one in 2014. So how else can we look at this metric as a judge of performance?

I took a sampling of Grill results for the last 48 years. In order to make a reasonable comparison I used a fairly simple calculation. In each of the years listed below I looked at the dollar amount of the required subsidy and compared it to the sales level for that year. In other words what percentage of sales is the subsidy for that year. I took a random sample of activity from 1974 to 2021. The results below reflect this calculation:

- 1974 – 37%
- 1978 – 26%
- 1986 – 37%
- 1995 – 34%
- 2001 - 29%
- 2006 – 53%
- 2016 – 27%
- 2021 – 33%

As you can see this measurement varies between a low of 26% to a high of 53%. Realizing that a number of factors can influence this calculation it would appear that this “issue” has existed since the Association’s inception. This analysis is certainly not the only calculation that could be used to evaluate an amenities financial performance but it is also an indication that a level of subsidy has existed for as long as the Grill has been in operation. There have been a fair number of managers of this operation over the years so it would be inaccurate to say that this is a new or recent situation. Rather it appears that this is the nature of the beast, particularly considering our location and limited population to draw from.

Would we all like to see this subsidy (either in dollars or percentage) be more favorable? Of course we would. The point of this illustration is that simply making a statement that “the place is mismanaged and loses too much money” is overly simplistic and ignores a multitude of factors that influence the operation of an amenity like the Grill.

Finally it is fairly easy to make these kinds of overly broad statements with little or no data to support them and, more importantly with little constructive or positive input to correct the perceived issue. I would encourage those who believe this is a situation that can and should be corrected to provide some serious and thoughtful ideas as to how this can be accomplished. As a fellow property owner I am all in favor of doing things better, smarter and more financially responsible.

On behalf of myself as a property owner I want to wish Jay good luck and much success in his new position.

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 209-962-8606. Thanks for reading and I hope you find this monthly discussion helpful, somewhat interesting and at least a bit informative.

# PML SAFETY REPORT

	1ST QTR	2ND QRR	AUGUST	3RD QTR	YTD
Guest Passes Issued	3,260	5,801	2,616	7,228	16,289
Vendor Passes Issued	1,176	1,417	404	797	3,390
Temp Resident Passes Issued	2,423	4,782	1,609	4,154	11,359
Vehicles Admitted	34,176	50,063	18,195	40,351	124,590
Vehicles Refused Entry	588	956	374	952	2,496
Phone Calls Received	9,702	10,753	3,621	8,142	28,597
Residential Alarm	7	13	5	6	26
Animal - Loose	56	59	10	21	136
Animal - Impounded	11	5	1	3	19
Animal - Dead/Injured	79	106	30	54	239
Animal - Disturbance	8	7	3	9	24
Patrol Assist	473	432	134	285	1,190
Public Assist	53	55	14	23	131
Welfare Check	5	5	1	4	14
Transport	6	4	1	5	15
Traffic Hazard	1	1	1	1	3
Traffic Control	2	0	0	0	2
Excessive Speed/Reckless Driving	9	15	2	9	33
Gate - Tamper	2	2	1	4	8
Gate - Follow Through	18	47	44	108	173
Gate - Malfunction	14	12	14	21	47
Gate - Struck by Vehicle	19	31	8	22	72
Control Burn Reported	344	135	0	0	479
Fire Safety - Smoke Complaint	9	3	1	1	13
Hazard - Tree Down	1	0	3	3	4
Residential Disturbance	7	2	0	1	10
Amenity Burglary	1	0	0	0	1
Residential Burglary	2	1	0	0	3
Grand Theft	1	1	0	0	2
Petty Theft	7	7	1	6	20
Trespassing	4	2	3	5	11
Vandalism	1	1	1	2	4
Property Damage - PML	3	7	3	4	14
Property Damage - Resident	1	1	0	0	2
PML Regs Violations Resident	6	12	2	7	25
PML Regs Violations Guest	1	5	1	4	10
Vehicle - Citation Issued	16	7	0	3	26
Vehicle - Accident PML	3	7	0	1	11
Patrolling Unit	2,087	950	193	257	3,294
Amenity Security Check	6,561	5,657	1,585	2,880	15,098
Residence Security Check	406	163	77	127	696
Monitoring Tennis Courts	3	5	4	8	16
Weapon Violation	1	0	0	0	1
Fixed Post	2	2	1	2	6
Courtesy Notice Issued	7	11	36	66	84
All Other Fees Collected	\$87,786	\$244,097	\$77,420	\$208,583	\$540,466



## DIRECTORS CORNER

CRAIG PROUSE- BOARD TREASURER

THANK YOU TO EVERYONE WHO VOTED.

There will be another election next year. Please vote next year too.

Until then, we invite all members to attend board meetings and town halls to stay up to date with what's going on.

Please check out the new menu at the Grill and patronize our amenities frequently. The amenities serve the membership and our guests for our mutual enjoyment. We all share equally in the cost of their maintenance.

Please be safe and sane on the lake. It's all fun and games until someone gets hurt.

We are now preparing the budget for 2023. We will approve a balanced budget in October that provides for the upkeep and maintenance of all of our amenities and member services in accordance with the expectations of the membership. The dues typically increase a bit each year, attributable to the effects of inflation and other factors.

The goose poop problem is objectively pretty bad. Many nonlethal strategies have been unsuccessful and the geese do not seem inclined to leave voluntarily. Outside professional

advice guides us in the direction of adding tightly controlled hunting and/or permitted removal to our menu of control measures.

Short-term rentals (STRs) are allowed under the terms of the existing CC&Rs. There are also limitations in California state law (Davis-Stirling) governing what sort of restrictions HOAs are allowed to place on property owners that might infringe on their rights to rent out their properties. Pine Mountain Lake has a committee currently working on restated Bylaws and CC&R's. The new CC&R's must of course comply with state law, and also in order to adopt it, there must be an affirmative vote by 51% of the membership. Whatever your position on STRs in PML, this is something everyone should take seriously.

Turnout in the recent election of directors met the quorum of 34%, but was still less than 35%. We came very close to failure to make a quorum. When it comes to updating our CC&Rs, that won't cut it. We need the membership to take an interest in governance and return their ballots. So, I end as I began:

Thank you to everyone who voted. Please vote next year too.

## GOVERNING DOCUMENT ENFORCEMENT ACTIONS AUGUST 2022

Courtesy Notices	32
Notice of Non-Compliance	7
Final Notice of violation	5
Fines Assessed	7
Member Service	402

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

**PINEMOUNTAINLAKE.COM**

**FACEBOOK.COM/  
PINEMOUNTAINLAKECA**

**FACEBOOK.COM/PMLARECREATION**

## 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.**

## COMPOST & ARCHERY RANGE HOURS OF OPERATION

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

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

**SHOOTING RANGE - TUES, THUR, SAT 9AM TO 3PM**

**PLEASE NOTE** Hours may vary depending on weather conditions, safety concerns, or other situations beyond control. Archery & Gun Range users must check-in with compost attendant.

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



## 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

## 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.

**eSNAP**

ELECTRONIC SAFETY, NEWS & ALERT PROGRAM

### ABOUT EACH OF THE PROGRAMS

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

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

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

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

## COMPLIANCE CORNER

KARA POWERS – COMMUNITY STANDARDS SPECIALIST

### PINE MOUNTAIN LAKE ACCESS

Hi, I'm Kara, your new Community Standards Specialist here at Pine Mountain Lake Association. I've been here for almost 3 months now, and still learning new things every day! One of the most common violations we are currently experiencing involves access to PML. I thought I might take this opportunity to give everyone a friendly reminder of a few of Pine Mountain Lakes Resolutions that may have been forgotten/overlooked.

As homeowners, you want to have friends and family visit so they can experience this beautiful mountain community with you! One of the pros of living in a gated community is the added layer of security, and of course with that, comes rules and restrictions when it comes to PML Access.

Here is some information regarding **Resolution #04.04 Gate Card, Clicker Policies & Procedures**. Property owner gate cards & clickers will only be issued to property owners of record. All other access and use of PML amenities and facilities by members' guests shall be by passes in the name of the member through the Pine

Mountain Lake Association.

Another Resolution I'd like to touch on is **Resolution 95.09 PML ACCESS GATES SINGLE ENTRY POLICY**. Pine Mountain Lake Entry gates are designed to allow access to one vehicle at a time. Any person in a motorized vehicle following another vehicle through the access gates will be subject to a minimum fine of \$500 (a warning letter will be issued for the first offense; a fine of \$500 will be levied for the second offense). All damage done to a gate or equipment caused by individuals following a vehicle through the gate or attempting improper entry or exit will be the responsibility of the individual, including parts and labor.

If you would like to read more on the above resolutions you can access that information at [Pinemountainlake.com](http://Pinemountainlake.com), under the Governance tab.

Additionally, I would like to remind our Property Owners with short term rentals to make sure your renters are aware ahead of time, that they will only be able to enter Pine Mountain Lake through the main gate at all times.

Please reach out to me should you have any questions or concerns; I am happy to help! (209) 962-1242, [compliance@pinemountainlake.com](mailto:compliance@pinemountainlake.com).

### 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**

### PROPANE DISCOUNT PROGRAM

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

Benefits include: Propane at a discounted rate, Tank rental at a discounted rate, Free basic tank installation, Easy payment options, 24/7 Tech support, Flexible delivery options, 24/7 live phone support. Contact our local staff for further details and current rates.

Suburban Propane  
Jamestown California  
(209) 984-5283 • 1 (800) PROPANE

## MAINTENANCE MATTERS

RICK LAFFRANCHI – MAINTENANCE AND OPERATIONS MANAGER

*“October, crisp, misty, golden October, when the light is sweet and heavy.” – Angela Carter*

October is here, and your PMLA Maintenance Team has already begun its transition from summer work and upkeep, to our fall and winter projects. Your Facilities maintenance crew has been busy performing roadside curbing in units 1,3,4,8,15. The curbing helps to guide water to proper drainage in-feeds without the risk of erosion of the road edges.

Taking place in TA -3 is final clearing and piling in preparation of burning and final clearing. This work will provide our association with an additional 80 acres of Fire protection on our southern border.

Compost is in final preparations for our Contract Grinding that will be performed this month. Sorting and separation are being done to remove dirt and other unwanted contaminants from the slash before grinding takes place. The grinding is required as a result of tightened fire regulations prohibiting us

from utilizing our air burner from May/June - November. Our Current load at compost is estimated at 9k yards.

Our Buildings and grounds crew have been busy with multiple projects and tasks. Our Technicians are busy with preventative and predictive work orders utilizing our Fiix Maintenance program, to date we have performed over 1200 work orders using our maintenance software system.

The construction side of the staff have been carrying out building upgrades and fire hardening structures throughout the association. Currently, they are in preparation to remodel restroom #1 and #3 at our campground. This will include the replacement of showers, partitions, toilets, heaters, sheet rock etc.

Our grounds team is busy punching and fertilizing lawns and putting sprinkler systems to bed for the winter, making sure things come back better next year.

Just a final note, **Please** make sure to blow off your roofs and gutters, it is one of the easiest ways to help prevent the transfer of flames to your home.

Thank you all for the wonderful summer, now bring on the rain.

## TEE TO GREEN

ROB ABBOTT- GOLF COURSE SUPERINTENDENT

Well! The heat during the past few months was extreme, especially in the first part of September. We had a high temperature recorded on 9/6/2022 of 111 degrees, one of the hottest days I have ever experienced in Groveland. Thankfully we have had a nice break from the soaring temperatures and are starting to gear up and think about Fall.

As the mowing season slows down, we will turn our attention to the fall cleanup of leaves and needles. This cleanup process will continue through the first of the year. The daily blowing of the tees, greens, and fairways along with sweeping and relocating the leaves to our mulch areas and grinding them up requires a considerable amount of labor and time. Other projects for fall and winter will be full course aeration, the aeration process should be completed by the middle of October. As we do not enjoy this process any more than members, the golf course does. We will do everything we can to complete this process while having the least amount of impact on your round of golf. Fall fertilizer applications, tree trimming, landscape maintenance and construction of a couple of new

planting sites, bunker work, and planting of new trees to replace a few that we have had to remove this season will also be on the agenda.

Hopefully, you have all noticed the work that has been done to the pond on Tanahill at the first fairway. With the new block, boulders, sod, and now the finishing touch, a new fountain. The new fountain is bigger, better, and has LED lighting that is remote changeable so we can modify the color for the season. We have also installed an expansive new landscape at the entrance to the Grill above the first tee. This area has been virtually a dirt wasteland for many years but will now enhance the access point to both amenities. We hauled in nearly 100 yards of dirt to contour the area and create dry creek beds, new trees, plants, grasses, and solar lighting to complete the project.

A big shout out to my crew for all their hard work this summer to bring you an exceptional golf course. Additionally, they accomplished many projects above and beyond their daily duties that I threw at them. I truly could not ask for a better group of people to work with. Let them know as I do what a terrific job they are doing.

## DO I NEED TO SUBMIT THAT?

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

Have you found yourself planning out various projects, and thinking: Do I need to submit that? Each month I will be highlighting a different exterior project that would need to be submitted to the Environmental Control Committee for approval. This month's highlighted project is:

The roof! The roof! The roof... needs to be replaced. After surviving that heat wave, you may have decided its time to replace your old roof with something a little more energy efficient. Here in Pine Mountain Lake we are all for making your homes more efficient, and fire safe, but please remember that, like all other exterior improvements, you

will need to submit your roof to the Environmental Control Committee prior to starting any work. We strive to make the submittal process as easy as possible, and the Committee meets every two weeks, which ensures that your projects can move forward as quickly as possible. You can submit your roof, or any other exterior project, online at: <https://www.pinemountainlake.com/ecc-project-submittal-process/> For roof projects the please include the roof material, finish color, and the Tuolumne County permit.

As always, if you have any questions, please do not hesitate to reach out. We are here to help guide you through the process. You may contact me at: 209-962-8605 or [ecc@pinemountainlake.com](mailto:ecc@pinemountainlake.com)

HAPPY  
HALLOWEEN  
FROM THE PMLA



## 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 October 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

4 Man Scramble, Purple/Green Tees  
Wednesday October 12

#### Men's Golf Club

2 Man Chapman Scotch (Alternate Shot) – Saturday October 29

### GOLF COURSE FIRST TEE TIME

In October the first tee time of the day will be 8:30am.

### WINTER SHOTGUNS

We are getting closer to the time when we go to our winter shotguns. Our winter shotguns will be starting on Monday November 7. This year we will be doing 10:00 shotguns for the month of November and will do 11:00 shotguns in December. This starting plan is dependent on normal weather conditions for November.

### 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.

### 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 209-962-8620 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 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

## BUILDING OUR COMMUNITY

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

**I**f you are planning on storing your garbage in between pick-ups, please note that ALL exterior improvements including storage containers, receptacles and can holders must be approved by the ECC (Environmental Control Committee) and meet our minimum construction standards.

Please keep your garbage in a secured trash enclosure. Garbage that is not properly bagged will not be picked up by the contracted garbage service. Garbage shall not be stored by the roadside. No storage container, sheds, receptacles will be permitted in your setbacks.

**PML CC&Rs, ARTICLE VIII, Section 9. Garbage.** No rubbish, trash, or garbage shall be allowed to accumulate on Lots. Any trash that is accumulated by an Owner outside the interior walls of a Residence shall be stored entirely within appropriate covered disposal containers and facilities which shall be screened from view from any street, neighboring Lot or the Common Area.

**PML CC&Rs, article VI, Section 5, Setback Requirements,** applies to all permanent structures. Storage containers may not be placed in your setbacks. Tuolumne County Ordinance 17.52.130 (A) 1. Storage Containers

are prohibited in all zoning districts unless they conform to the following requirements: Any storage container, regardless of size, shall conform to all building setbacks. (C)1. Only one storage container, not exceeding two hundred square feet in size, is allowed on any parcel. (C)2. Any storage container shall be placed behind or to the side of the principle building. Said container shall be screened from view.

If you need guidance on properly storing your garbage in between garbage service pick-ups contact our Community Standards Department who can assist you in understanding the requirements to bring or create a receptacle that will be compliant with our CC&Rs and guidelines. All receptacles must be approved by ECC prior to construction or placement.

For more information or to submit your new project please visit our web page at <https://www.pinemountainlake.com/ecc-committee/>. Let us take the steps to protect and preserve the natural beauty and character of Pine Mountain Lake and all it has to offer.

Thanks for reading and I hope you find this article helpful and informative. Please feel free to contact me directly at [communityStandards@pinemountainlake.com](mailto:communityStandards@pinemountainlake.com) or call (209) 962-1241.

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.





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

Pine Mountain Lake  
Association has  
openings on the  
Following Committees:

**ENVIRONMENTAL CONTROL  
COMMITTEE**

**EDITORIAL COMMITTEE**

**EQUINE ADVISORY 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: Janess Owens  
19228 Pine Mountain Drive  
Groveland, CA 95321  
Email to  
[j.owens@pinemountainlake.com](mailto:j.owens@pinemountainlake.com)  
or drop it by  
the Administration Office



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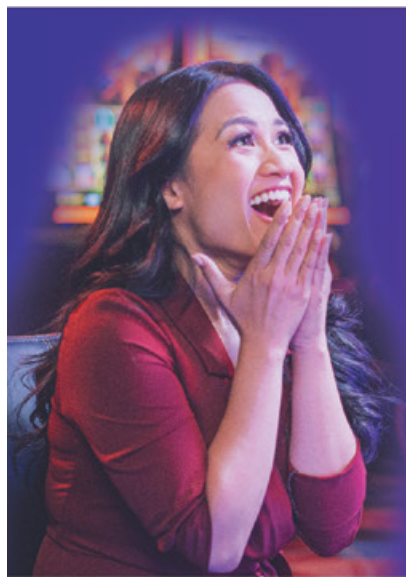


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# LET'S CELEBRATE VOTED THE BEST



**1.6 MILLION  
DREAM IT, WIN IT  
GIVEAWAY**

Sept 6 - Oct 28  
Earn Entries and  
Swipe Daily for Prizes

**Cash Drawings  
Thursdays &  
Fridays  
at 8, 9 & 10pm**



**CHOCOLATE WISHES  
COME TRUE!**



Every Tues, Sept 6 - Oct 25

Earn 500 base points  
for a chocolate bar.  
Inside find prizes  
or a Golden Ticket to  
the Dream It, Win It  
Grand Finale!

Go to [Chukchansigold.com](http://Chukchansigold.com) to learn more.

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Must be 21 years of age or older and have a valid government-issued photo ID acceptable management and be a Chukchansi Rewards Club Member for any and all transactions. Management reserves all rights to cancel or modify all offers, promotions and/or events without prior notice. Restrictions and exclusions may apply. Please visit our website for further details and what to expect during your visit.



# 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

### Antipasto Charcuterie Board

Coppa & Genoa salami, prosciutto, fresh mozzarella, fontina & swiss cheese, marinated artichoke hearts and mushrooms, kalamata olives, pepperoncini peppers served with crackers **18**

### House Made Crab Cakes (4)

Lump crab meat, celery, carrot, onion, roasted red pepper and cilantro served with a spicy aioli **28**

### 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

Sautéed in garlic, onions and Marsala wine then finished with parmesan cheese and 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**

### Poke Bowl

Ahi tuna on a bed of fresh greens with scallions, avocado, cucumber, jalapeno, cilantro, wasabi aioli, ginger soy sauce and siracha topped with wonton strips **28**

### Traditional Spinach Salad

spinach, bacon, mushroom, feta cheese, egg and marinated red onion with vinaigrette dressing **14** • add salmon **10**

### 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**

## 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 **25**

### Grilled Apple Honey Chipotle Pork Chop

White Marble Farms bone-in pork chop topped with honey chipotle glaze served with garlic mashed potatoes **32**

### Salmon Brochettes

Two salmon skewers served on a bed of greens, with toasted pecans, raisins, beets, goat cheese, and a blood orange vinaigrette **30**

### Shrimp Santa Barbara

Jumbo prawns sautéed with artichoke hearts and garlic tossed in a spicy cream sauce served over rice **30**

### Fried Catfish

Lightly breaded in flour and cornmeal deep fried and served over jasmine rice and black bean puree, topped with pico de gallo, guacamole and crème fresh **29**

### Tuscan Chicken

Mary's boneless skinless chicken breast in a creamy garlic sauce with spinach, tomatoes and fresh herbs served with garlic mashed potatoes **25**

## BURGERS AND BRICK OVEN PIZZA

Also available on our Dinner Menu

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 food-borne illness



# PLANNING THE HOLIDAYS AT THE GRILL

JAY REIS – GRILL MANAGER

We are hosting a thanksgiving dinner at the Grill on Thanksgiving on Thursday November 24th from 5pm to 8pm. Reservations are required. Seating is limited so make your plans and call early. We will not be serving our regular menu this holiday evening. Lunch will be served with the regular menu from 11am to 3pm.

### WINE TASTING DINNER

It has been a huge challenge planning events coming out of the pandemic. We used to have wineries and salespeople begging us to host their wines at a dinner. But after a lot of cold calling, we have found the distributor for Ironstone winery and he has agreed to have a wine tasting

in October. Save the date or call now for reservations. We are limiting the event to the first 56 guests and reservations are required. See our flyer for details.

### THANK YOU PINE MOUNTAIN LAKE

And last but certainly not least, I would like to thank all of you that supported the Grill and Country Club for the last 14 plus years. Thank you to all the members and past board members who have supported me and the Grill. Thank you to Joe Powell for believing in me and guiding me through our journey together. Thank you to all the employees of Pine Mountain Lake. And a great big thank you to all the employees at the Grill and Golf Snack Shack for the hard work and dedication in making the Grill a great place.

## 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 @ **1-209-962-8612** to schedule an appointment between the hours of 8am – 4pm

## FIREWOOD CUTTING

PML SLASH AND COMPOST SITE

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

WOOD CUTTING PERMITS AVAILABLE AT THE MAINTENANCE FACILITY

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

FOR MORE INFORMATION PLEASE CONTACT ANITA AT

**1 (209) 962-8612** BETWEEN THE HOURS OF 7 AM TO 2:30 PM, M-F.

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

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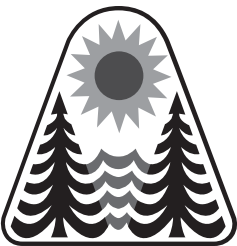
**209-962-8620**

**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 second reading for proposed revisions as shown below. These revisions are published in this issue of the PML News to give members the opportunity to review the proposed changes and provide feedback to the Board prior to adoption.

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) At designated and marked mooring buoys that are located at the east end of the Dam and just outside the mouth of the entrance to Big Creek.**
  - b) From the 5-mph buoy at the mouth to the entrance of Big Creek to the end of the Big Creek Cove.**
- ~~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 or anchored within Big Creek.**
- 3) The open water swim areas 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 **for stability.**
- 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 **on/or** 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) Only two boats are allowed to be attached to one mooring buoy at a time.**
- ~~5) One person must remain in the boat at all times.~~
- 5) The boat must be moored within 10 feet of mooring buoy.**



- ~~6) Fishermen have the right away during fishing hours.~~
- 6) Open water swimmers must stay within 20 feet of their boat while secured to the designated open water swimming mooring buoy.**
- ~~7) Only two boats per mooring buoy.~~
- 7) Open water swimmers may not impede boat traffic by swimming or floating into the path of boats travelling past the boats that are moored to the designated open water swim buoys.**
- ~~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 assume all risk and PMLA assumes no liability for this activity.**
- ~~9) Open water swimmers must stay within 10 feet of their boat while swimming.~~
- ~~10) All swimming is done at your own risk.~~

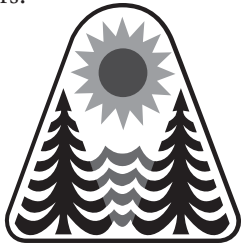
Respectfully submitted,

**Chuck Obeso-Bradley**, Board Secretary

**PROPOSED  
CHANGES TO  
RESOLUTION #89.15  
PRIVATE REFUGE**

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 member review of the proposed amendment as shown below. This revision is being published in this issue of the PML News to give members the opportunity to review the proposed changes and provide feedback to the Board prior to adoption.

Legend: Bold/Italic = **new text**  
Strikethrough = ~~removed text~~  
The purpose of this revision is intended facilitate controlling the Canada goose population at Pine Mountain Lake Association in order to preserve the health, safety, and quality of PMLA facilities for the members.



Resolution 89.15  
**Adopted:** September 18, 1989  
**Amended:** \_\_\_\_\_

PRIVATE REFUGE

Whereas, the Board of Directors, after careful consideration for the health and safety of its property owners hereby resolves that:

All Pine Mountain Lake Association properties shall be a “Private Refuge” with NO HUNTING allowed.

***Limited and strictly controlled hunting within PML may be allowed in circumstances where the Board of Directors determines that a lethal take or cull is necessary to reduce the wildlife population of any species that becomes a nuisance or presents a potential health and safety risk to humans.***

Authority for this resolution is found in the California Fish & Game Statue, Section 2016 ~~and 2017~~.

Respectfully submitted,

**Chuck Obeso-Bradley**, Secretary

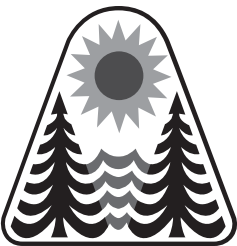
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**PROPOSED  
ADOPTION OF NEW  
RESOLUTION –  
RENTAL CAP**

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 the proposed new resolution as shown below:

The resolution will be published for 30 days in the PML News to give members the opportunity to provide feedback to the Board prior to adoption.

The purpose of this resolution is to establish a cap on the number of properties that may be rented out at any one time in Pine Mountain Lake. The Board of Directors wants to ensure that the original concept in the development of Pine Mountain Lake as described in the First Restated Declaration of Restrictions adopted in 1990 is maintained and the overall community demographic is not negatively impacted by properties that are temporarily leased.



Resolution # \_\_\_\_\_  
Adopted \_\_\_\_\_

**PMLA RENTAL CAP POLICY**

The number of rentals continues to increase in PMLA and the Board of Directors wants to ensure that the original concept in the development of Pine Mountain Lake as described in the First Restated Declaration of Restrictions adopted in 1990 is maintained and the overall community demographic is not negatively impacted by properties that are temporarily leased.

WHEREAS, the Board of Directors has the authority under Article III, Section 7 of the Declaration to enact rules and policies of general application to the Owners of Lots within the properties;

WHEREAS, the Board of Directors has determined that if the number of rentals in Pine Mountain Lake were to exceed 25%, it would dramatically change the purpose and intent of the original community demographic and harm the membership;

THEREFORE, BE IT RESOLVED, that the Board of Directors of Pine Mountain Lake Association, after careful consideration of the impact of rentals, hereby adopts the following policy:

1. Rental Cap. No more than twenty-five percent (25%) of the Lots in the Development may be leased to Tenants at any given time. If a Member wishes to lease a Lot to a Tenant at a time when twenty-five percent (25%) of the Lots are already being leased, the Member may appeal to the Board for a special exemption.
  - a. Rental Cap Exception. All record Owners of a Lot on the date this policy is adopted by the Board of Directors may rent or lease their Lot to Tenants regardless of the percentage of rented or leased Lots. Members must adhere to all other rental or lease prohibitions, restrictions, rules and requirements.
  - b. Waiting List. Any Member wishing to lease a Lot must submit a written request to the Board to ensure the leasing capacity has not been met. When at least twenty-five (25%) of all Lots are leased or rented to Tenants, the Board must maintain a waiting list.
2. Lease and Rental Agreements and Addendums.
  - a. Leases and Rental Agreements in Writing. All leases and rental agreements between a Member and Tenant must be in writing.
  - b. Required Lease and Rental Agreement Provisions. All provisions of any leases and rental agreements between a Member and Tenant must be consistent with and not violate any provisions of the Association’s Governing Documents. All leases must include, at a minimum, provisions that require Tenants (1) to comply with all provisions of the Association’s Governing Documents and (2) to be bound by and subject to the same disciplinary procedures and fines as Members.

Respectfully submitted,

\_\_\_\_\_  
Chuck Obeso-Bradley, Board Secretary



# ECC PROPOSED PAINT COLOR CHARTS

The following is a list of new exterior paint colors proposed by the Environmental Control Committee. Pine Mountain Association requires homeowners to receive approval from the Environmental Control Committee prior to painting their homes. The purpose of these proposed paint colors is to offer more approvable paint colors options to members while still maintaining property values and aesthetic quality within the community. You may view the physical colors on the Association website by scanning the QR code below with your mobile device. If you have any questions or comments regarding the proposed paint color palette, we encourage you to contact the Community Standards Department at 209-962-1245.



## Pine Mountain Lake Association



### Dunn- Edwards Paints Color Chart

Scheme	Body	Trim	Accent 1	Accent 2
1	DE6227 Muslin	DET643 Downing To Earth	DE6129 Rustic Taupe	DE6301 Hidden Forest
2	DE6179 Oak Harbor	DE6176 Creamy Cameo	DET454 Arizona Clay	DE6314 Dark Pewter
3	DET627 Pewter Patter	DET628 Charcoal Sketch	DE6218 Antique Paper	DET626 Metal Fringe
4	DET513 Californis Sagebrush	DEW340 Whisper	DET602 Gray Monument	DE5362 Maple Syrup
5	DEC774 Shady	DE6385 Black Bean	DE6126 Stockhorse	DE6124 Whole Wheat
6	DEC771 Shaggy Barked	DE6230 Center Ridge	DEA158 Northern Territory	DEW328 Pearl White
7	DE5358 Ivory Oats	DEW325 Vanilla Shake	DE6291 Casting Shadow	DEC781 Sycamore Stand
8	DET670 Vintage Ephemera	DET680 Espresso Macchiato	DE6278 Stone Creek	DEC707 Foxtail
9	DE6129 Rustic Taupe	DE6370 Charcoal Smudge	DE6131 Teddy Bear	DE6277 Pebble Walk
10	DET603 Church Mouse	DET615 Stone Mason	DET681 Moderne Class	DET144 Happy Trails
11	DET625 Reclaimed Wood	DET624 Sorrel Felt	DET629 Fade To Black	DET519 Shutters
12	DET620 Barnwood Gray	DEC756 Weathered Brown	DE6225 Fossil	DET593 Made of Steel

Color Chart presented by  
**Dunn-Edwards Paints**  
September 1, 2022

Scheme	Body	Trim	Accent
1	KM5711 Country Rubble	KM4695 Water Chestnut	KM4881 Dapper Grey Hound
2	KM4581 Bat Wing	KM4712 Winding Path	KM5754 Paseo Verde
3	304 Stonegate	27 Bone	KMA77 Brown Bear
4	KM5791 Northpointe	23 Swiss Coffee	KM5790 Grapevine Canyon
5	KM4936 Smoky Day	KM5789 Shadow Cliff	KM5748 Nature's Gate
6	KM5795 Teddy's Taupe	KM4588 Never Cry Wolf	417 Oxford Brown
7	KM5781 Light Truffle	KM4585 Lover's Hideaway	KM4810 Appalachian Forest
8	KM4564 Tombstone Gray	KM5792 Stacked Stone	KMA45 Red Velvet
9	KM4913 Fog Beacon	KM4923 Submarine	KM5747 Sugar Pine
10	HLS4208 Wooster Smoke	KM4940 Greybeard	HLS4263 Hammered Pewter
11	KM4648 Barking Prairie Dog	46 Acoustic White	KM5702 Arrow Creek
12	KM4929 Warm Gray Flannel	KM4937 Paw Print	KMA78 Country Sky

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

**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: \_\_\_\_\_





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



VACATION RENTAL OPTIONS FOR TRASH SERVICE

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

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

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

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

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

Maximum Occupancy for Rental Property

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

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

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

**PMLA OWNED LOTS FOR SALE**

2/047	GAMBLE STREET	\$1,000
2/287	FERRETTI ROAD	\$2,500
3/011	FERRETTI ROAD	\$1,000
3/057	PINE MOUNTAIN DRIVE	\$1,500
6/113	FERRETTI ROAD	\$1,000
6/211	FERRETTI ROAD	\$2,000
6/252	FERRETTI ROAD	\$1,000

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

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BROKER ASSOCIATE – CRS  
**925.200.7149** Cell  
 penny@askpenny.com  
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We have partnered up to give you the best service in the Pine Mountain Lake/Groveland Real Estate Market. There is no "trick" to it, we just bring our respective talents, learned during 45 combined years in the real estate business, to bear on every property we represent. Over 20+ deals closed so far this year. Professional, personable, and proficient with emphasis on using the internet, which is where most

buyers first locate their homes today, we can help you sell your home for the highest possible price in today's market. Call us for current value.

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**\$450,000**

#### U5 L182 MUELLER DR.

Zoned R3-MX  
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135' Taxiway  
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#### U5 L4 OR L5

.27 & .26 ac  
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1st call!**

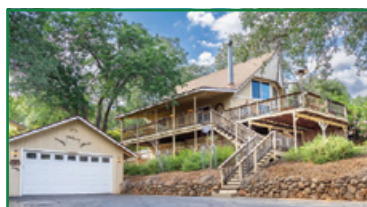
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**12370 Mills Street U8L94 \$275,000 1430sf**  
3bd/1 1/2ba/1 car. 28ac 3bd or 2bd & huge bonus room! Vaulted ceiling open beam adorable cabin has 2bd on main level w/hall bath & enormous lower level w/1/2ba laundry, 2 closets, outside patio access & utilized as a bdrm & bonus rm so plenty of add'l guest accommodations. Great room concept in main living rm w/wood burning stove f.p., 2 sliding doors to outer upper deck area. Ample flat parking for multiple cars and/or RV & a single car garage. Few minutes to main marina beach area. Some exterior work needs to be done but a great buy, cute as can be & a great location!

### RUSTIC CABIN RANCH STYLE



**21010 Hemlock Street Unit 12 Lot Par B \$489,000 388sq/28x/2Car Cabin**  
on .77ac. Private setting & adorable, well maintained cabin. Rustic charm w/upgraded kitchen, move in ready cabin (turnkey negotiable) has it all! Grt rm concept w/20ft tall vaulted knotty pine open beam ceiling & new 3 levels high peak windows, wood burning brick f.p. w/mantle, wonderful wood style laminate flooring. Kitchen w/beautiful granite counters & full backsplash, lg stainless form sink w/pass through window to open dining area, lg pantry closet/buncheon, 2 bdrms/one bath w/granite vanity, on main level, open loft bdrm & bath on upper level. Covered porch patio w/outdoor gas f.p. & spacious seating, enormous open deck patio made of Trex style materials. A granite surface BBQ bar area w/sink & cutting, a like new XL hot tub & cement patio area, wood shed, tool storage shed, 2 car garage & carport. Fenced dog run, game court area for horseshoes or bocce ball, long cement driveway to level entry parking plus 3 other level parking areas, zoned for livestock in unit 12 of Pine Mountain Lake HOA.

### STUNNING MOUNTAIN HOME



**20966 Hemlock Street Unit 12 Lot 250 \$689,000 384/2 1/2ba/2+ car garage 2780sf**  
sit on .86 Acre level entry & lovely landscaped yard built 2002 remodeled 2018. Move in ready (turnkey negotiable) and shows pride of ownership. Living room has high vaulted ceilings, beautiful gas f.p. w/mantle, huge open kitchen & dining areas w/gorgeous hardwood floors, granite counters & backsplash, breakfast bar, breakfast nook, gas down draft cook top, built-in oven & microwave, pull out storage, walk-in pantry, spacious & long buffet/coffee bar w/glass face cabinets, so much storage! Formal foyer, hall guest bath, 2 sliding doors to covered patio/deck area. Lg wrap around deck w/extra views for miles, w/built in bar, extension awning, gas fire pit, concrete patio area by hot tub & an outdoor shower. Main level mstr bdrm has 2 sky windows, private patio balcony, lg bay window, walk-in closet & add'l linen/towel storage, oversized tile shower, bidet, tile floor. Downstairs 2 high ceiling guest bdrms, fam rm, full bath with tub/shower, laundry room w/sink, bonus room for hobbies or storage. Oversized 2+ car RV parking on paved driveway, storage shed, irrigation system, security system, nest system for HVAC remote control, tankless water heater, gutter guards.

### LOCATION LOCATION LOCATION!!



**NEW  
LISTING**

**19749 Pine Mountain Dr. U1 L471 \$499,000**  
3bd/2ba/1578sf .25ac. Wow! These cabin homes don't come available often — an awesome walk to the beach location just a few houses away from Main Marina at beautiful PML. Cabin rustic flair & upgraded throughout, convenient single level home. Lg outdoor deck has peekaboo water views. Upgraded kitch w/ss appliances, tile flooring, upgraded baths, Indry & bdrms. Living rm w/open dining area, add'l back deck w/ramp. Both decks are made of long lasting Timbertech type material w/metal railing so you can enjoy more and maintain less your wonderful home in the mountains!

### PERFECT GETAWAY



**NEW  
LISTING**

**20073 Ridgcrest Way U13 L185 \$419,000 .27ac 2 car**  
oversized. 3bd/2ba cabin style home in beautiful PML. Tall vaulted knotty pine, open bm ceilings, more spacious than you expect from 1402sf + very lg 840sf detached garage to accommodate your boat + a game rm, a car collector's dream garage. Level parking, great rm concept w/high windows & rustic flair. Main floor grt rm has a gas f.p. on rock hearth, access to patio dining & spacious mstr bdrm has door to back deck area & full bath w/hallway/guest access. Lower lvl has 2bdrms that sleep up to 7 guests comfortably, full guest bath, + laundry area. Backyard has an expansive cement patio perfect for a hot tub or entertaining, outdoor games, etc. & all w/amazing tree views & natural landscape. Central Heat and A/C.

### RESORT STYLE LIVING



**NEW  
LISTING**

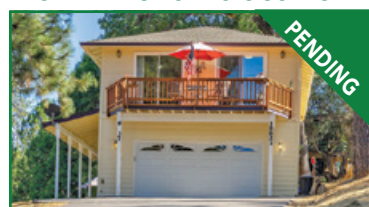
**12721 Junipero Serra Way #14 —\$375,000 2161sf** townhome next to golf course & pool. Updated/turnkey — Beautifully renovated. Formal entry, beautiful wd flng in living areas, dining area & bdrms, open kitch. w/granite cntrs, ss applcs, white cabinetry w/brushed nickel hardware throughout, 4 patio areas! Lg living rm w/beautiful wet bar, high windows w/tree views, floor to ceiling rock wd burning f.p., lg mstr bdrm w/balcony deck, walk-in closet, private shwr & commode, 2nd guest mstr w/cheerful colors & walk-in closet & full bath; bonus upper lvl area for den or guest & indoor laundry. Downstairs lvl has enormous media rm, bdrm overflow area. Half bath, kitchenette & perfect entertainment area! Near pickleball courts, golf course, bar & restaurant, pool area in beautiful PML just 35 miles from Yosemite.

### POSSIBILITIES GALORE



**Fiske Hill Rd, Greeley Hill \$134,900** — 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 woodsy 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. Several great building sites. Lot split may be possible with approval from Mariposa County Planning Dept

### WONDERFUL SPACIOUS HOME



**PENDING**

**19623 COTTONWOOD ST., U6L37 \$359,000 38d 2.5**  
Ba 2 car gar 1680 sf .23 acre Super cute, spacious, bright, clean ready for move-in located in beautiful Pine Mountain Lake. Wonderful spacious great room with cozy gas free standing fireplace, open kitchen w/lg counter space, breakfast bar, newer appliances, gas stove/oven, neutral paint colors, 1/2 bath on main level. Upstairs is an open area den, lg mstr bdrm w/walk-in closet, large bathroom a deck balcony. 2 guest bedrooms, both spacious with balconies, and hall bath. Long paved driveway with ample parking and a 528 sf 2 car garage. Covered front walkway to front door.

### COUNTRY SETTING ON .47AC



**PENDING**

**19327 FERRETTI RD. UNIT 7 LOT 70 \$279,000 3/2 2**  
**CAR. 47 ACRE** Adorable affordable 1 level, 1320sf, 3bdrm/2 full bath manufactured home w/440sf 2 car attached gar, the right home for full-time downsizing or part-time vacation getaway. Set back for off main access rd in private setting, you can have several RV parking options in a park-like setting of mature landscape. Wonderful lg front deck patio area. Side & back yard space. Indoors is spacious & inviting w/vaulted ceilings, free standing wd burning stove, open dining area to living rm w/bright windows, efficient kitchen space, tons of cabinet. Mstr bath has sep. tub & shower - nice floor plan. 2 guest bedrooms are on the opposite side of the house with a hall bath with tub/shower. Move in ready!

### 4 BEDROOM SPACIOUS FAMILY/GUEST CABIN



**PENDING**

**19652 BUTLER \$530,000** Move in ready/successful vacation rental, turnkey, beautiful tall vaulted, open beam knotty pine ceilings in grt rm, cozy wd burning f.p. on stone hearth. Wd flrs upstairs, luxury cynic plank in the lower floor installed 2020. Kitchen recently updated w/granite countertops & backsplash, stainless sink & new faucet & lighting. Spacious open dining area. Beautiful views of natural landscape in this 4 bdrm home. Built in 1990, 2394sf, including lg family rm & 2 mstr bdrms. 3 bdrms on main upper level, including a mstr bdrm w/sliding door to outdoor deck. Double sink vanity, 2 closets, private shower, commode area. 2 Guest Bdrms on main living area & guest bath w/tub/shower. Downstairs - very lg mstr bdrm, bath, laundry rm & a spacious family rm area great for a movie or game rm or over-flow sleeping. Lg attached 2 car garage.

### PRIVATE WILDERNESS RETREAT



**PENDING**

**22111 Hells Hollow Rd., Groveland \$559,000 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 1498sf 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.

### WONDERFUL VACATION OR FULLTIME HOME



**PENDING**

**20730 Point View \$599,000** Lovely move-in condition in beautiful PML on over an acre parcel. Mega spacious clean crisp home has 3187sf of living space, gorgeous mtn & tree views, 3bdrm/2 bonus rms, 2+1/2ba, enormous living rm, lg open kitch. w/breakfast bar & dining area, beautiful hardwood flrs & tons of cabinet storage & expansive counter space, gas island cooktop, sep. prep sink, built-in ovens, bright windows & skylight. Lg laundry rm w/sink on main level w/add'l storage & room enough for office desk or sewing room. Main lvl has a guest 1/2 bath, guest rm & xl mstr bdrm w/walk-through closet, jetted tub, separate shower, dual vanities and is very spacious. Downstairs are 2 bedrooms and a family room.

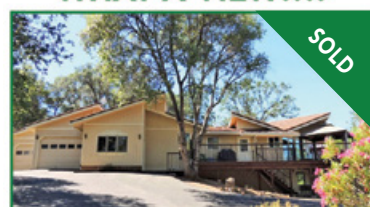
### PRIVATE IMMACULATE RANCHETTE



**SOLD**

**10509 Converse Rd Greeley Hill \$999,999** Charming estate setting. 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, stone pillars on the covered front porch patio & walkway to an extended outdoor living area w/lg stone wood burning f.p. 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.

### WHAT A VIEW!!!!



**SOLD**

**21041 Hillcroft Dr. 12/241 \$425,000** Super cute w/gorgeous picturesque views from indoors & out! Awesome mountain views from the redwood metal gated deck patio and/or from grt rm featuring 4 beautiful 6ft windows & add'l glass door slider to the deck. 3bdrms & 2 bthrms & an add'l lower m area w/bdrm, full bath, den w/wet bar & 2 access doors. Main house has a grt rm kitch. concept w/stainless gas cooktop & convect. oven, 2in quartz counters, white subway tiled back splash, propane freestanding f.p. for cozy evenings & vaulted open beam ceiling, ceiling fan light, mini split heating & cooling in front part + attic fan, & back house w/2bdrms, full bath & fam. rm have separate central HVAC unit controls. 2 garage doors w/3 parking spaces — 1 tandem or oversized garage for a shop/workbench area etc. Full drive around circular driveway & tons of parking! Awesome spacious & private grounds. In Unit 12 of PML HOA, zoned for horses, chickens & other allowable livestock, close to airport, horse stables & amenities of PML & Golf Course.

### MOVE-IN READY A-FRAME CABIN



**SOLD**

**19333 PINE MT DR UNIT 1 LOT 43 \$449,999** Move in ready! Charming, cute, cozy, clean! Upgraded kitchen & baths. 1544sf w/3 spacious bdrms / 2 full baths, open grt rm living rm- kitchen & dining areas w/patio/deck access to huge wrap around deck w/outdoor wet bar. Close to marina & golf course, short distance to all amenities PML has to offer. Beautiful wood style laminate flooring in main living area, granite countertops in kitchen & baths, stainless steel appliances, cozy wd burning rock f.p., open beam ceilings & tall vaulted ceilings in 2 lg upper bdrms, both w/ext balconies. Lg main level mstr bdrm w/lg walk-through closet & upgraded bath w/tile/glass shower w/black glass accent, separate tub & dual basin/vanity. W/hallway additional bathroom access for main level guests. Indoor laundry area. Long paved driveway with RV parking space available. Central heat & A/C.





# 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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## Spectacular Views!

19701 Old Highway 120

**\$695,000**

MLS# 20212276

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



## Lovely Views!

22690 Prospect Heights Lot 20

**\$239,900**

MLS# 20221263

2 Bed/2 Bath, 2 Car Attached, Finished Garage, Approx 1344sf. Located in Yosemite Vista Estates an Over 55 Community, Near Yosemite National Park. Comfortable Floorplan, Well Tended Manufactured Home. The Master Bdrm is at Opposite end of Guest Bdrm and the Den/Office. Living Rm with Fireplace, Kitchen w/Breakfast Bar, Pantry, Open Dining. Master Suite w/Walk-in Closet. Central HVAC, Ceiling Fan, Skylights, Solid Surface Countertops, Inside Laundry. Lovely Views of the Area are Enjoyed from the Deck. Outside Shed. Lightly Landscaped and Easy Care. Close to the Clubhouse and Pool.



## Beautiful Fully Furnished Mountain Home!

Beautiful, Immaculately Maintained 3 Bd/2 1/2 Bth Home, 2 Car Attached Finished Garage w/Shelves & Cabinets, Approx 1856sf on 0.55 Acre! Cathedral Ceiling, Crown Molding, Ceiling Fans, Hardwood, Stone/Brick, Carpet & Tile Flooring, Living Rm w/Free Standing Fireplace, Brfst Bar, Granite Countertops, Dining Area, Master Suite, Vanity, Separate Shower, Inside Laundry, Washer & Dryer Included. Nice Deck with Awnings. New Roof 2015, New HVAC 2018, Tankless Water Heater.

19601 Buckskin Ct 8-251

**\$475,000**

MLS# 20221249



## Privacy & Great Location

12853 Mueller Dr 2-468

**\$549,000**

MLS# 20220939

3 Bd/3 Bath, 2 Levels, Approx 2021sf, Approx 0.60 Acre Green Belt Lot. 2 Car Finished Garage, Built 2001, 2 Levels of Deck, Lots of Extra Parking, RV/Boat Parking. Close to Country Club, Golf Course, Pro Shop, Pool & Pickle Ball Courts. Great Rm w/Rock Surround Freestanding Fireplace. Window Seat, Laminate Flooring, Brfst Bar, Island, Pantry, Garden Window, Open Dining. Master Bd/Bth with Separate Shower, Closeted Toilet. Lower Level: Family Rm, Wet Bar, 5th Sleeping Area, Full Bath. Inside Laundry, Washer/Dryer Included. Large Finished Storage Area on Lower Deck at Garage.



## "A Little Bit Country"

Set up Your own Horse Ranch on this 30.94 Acre Parcel! Plenty of space in Front with the Homes Sitting at the Rear of the Property. The Open Space in Front w/Fencing for Horses or other Animals, a Small Pond, a 1470sf Barn w/6 Stalls, Hay Storage & a Tack Rm. Repair Work and Fix-up is needed. Located in the "Foothills of the Sierras" between the Historical City of Groveland & Yosemite National Park. 23054 & 23056 Hells Hollow Rd \$449,900 MLS#20221580



## Custom Home & Mountain Views!

3 Bd/3Bth, Bonus Rm, 2 Car Attached Garage, Approx 2745sf, 0.68 Acre! Master Bd/Bth, Great Rm w/Air Tight FP, Bkfst Bar, Bkfst/Dining Area, Open Beam Ceilings, Crown Molding, Skylights, Laundry Rm. Lower Level 864sf Living Area w/Full Bth & Bdrm/Office. Split HVAC System, New Septic Pump & Risers. 100 Yr Metal Roof. Car Port, Enclosed Hot-Tub Rm/Atrium. Covered Screened Porch, Deck, Patio, Awnings.

6-237 19526 Ferretti Road  
**\$539,000** MLS# 20220642



## Pretty Ranch Style

3 Bd/2 Bth, Bonus Rm, Single Level, 2 Car Attached, Finished Garage, Approx 1344sf, on 0.65 Acre, Living Rm w/Wood Burning Fireplace w/Stone, Cathedral Ceiling, Crown Molding, Central Heat/Air, Skylights, Ceiling Fans, Brfst Bar, Open Dining. Master Bd/Bth w/Separate Shower, Inside Laundry, French Doors Leading to the Covered Deck. Home sits back from Road & Traffic.

8-251 20470 Ferretti Rd  
**\$335,000** MLS# 20221324



## Clean, Warm, Cozy!

2 Bd/2 Bth, Parking Pad, Single Level Conveniently Located Condominium. Great Room, w/Fireplace, Stone Surround, Ceiling Fan, Breakfast Bar, Master Bed/Bath, Inside Laundry, Washer/Dryer Included. Private Deck overlooking Golf Course, Walk to Country Club, Pro Shop, Swimming Pool and Pickle Ball Courts.

19154 Dyer Ct  
**\$260,000** MLS# 20220977



## Custom Designed Cedar Home!

3 Bd/2 Bth, 2 Car Finished, Oversized Garage w/Cabinets & Shelves, Single Level, Approx 1549sf, Impressive Entry Door, Central Heat/Air, "Paid For" 23 Panel Solar System, Security System, Cathedral Ceiling, Living Rm w/FP, Brfst Bar, Pantry, Open Dining, Master Suite w/Walk-in Closet, French Doors to Deck & Hot Tub, Separate Shower, Closeted Toilet, Inside Laundry, W/D Included, Covered Porch, Deck w/Awnings.

7-180 19013 Crocker Station  
**\$449,900** MLS# 20221183



## Close to all the Amenities!

3 Bd/3 Bth, 2 Car Attached Finished Garage w/Cabinets & Shelves, Approx 2043sf, on Approx 0.39 Acre Green Belt Lot. Spacious Great Rm w/Free Standing, Wood Burning Fireplace, Central Air, Crown Molding, Large Kitchen, Lots of Counter Space, Breakfast Bar, Pantry, Open Dining, Master Bed/Bath with Soaking Tub and Vanity, Inside Laundry, Washer & Dryer Included. Nice Deck overlooking Greenbelt.

1-233 19955 Pleasantview Dr  
**\$525,000** MLS# 20220960



## New Listing!

## Pilot's Dream!

20894 Woodside Way

**\$1,300,000**

3 Bd/3 Bath, 3 Car Attached, Finished Garage, Approx 2835sf, Approx 0.71 Acre!, 2 Levels, 2880sf Hanger on Airport Taxiway. Pretty Entryway, Great Room w/Stone Circulating Fireplace, Cathedral Open Beam Ceiling, Skylights, Solid Surface Countertops, Kitchen w/Brfst Bar, Pantry, Gourmet Range, Stainless Appliances, Pantry, Formal Open Dining Room w/Plenty of Natural Light from Windows. Master Bd/Bth w/Walk-in closet, Separate Shower, Vanity, Den, Lower Level Family Room, Inside Laundry, Washtub, W/D Included. Storage, Workshop. Roomy Deck, Lovely Views.



## Reduced!

## Beautiful Setting In the Pines!

3 Bd/2 Bth, 2 Level, 2 Car Carport, Approx 1512sf, Large Multi Functional Bonus Rm w/Heat & AC, New Lamiate Flooring, Upgraded Bathrooms. Living Rm w/Brick Fireplace w/Sitting Hearth, Galley Style Kitchen w/All you Need! Open Dining, Master w/Slider to Spacious Deck. Lower Level w/2 Bdrms, Full Bath, Laundry Area, Workshop & Access to Outside.

8-4 12280 Sunnyside Way  
**\$325,000** MLS# 20221207



## Pending!

## Light & Bright Furnished Cabin!

4 Bd/2 Bth, 2 Levels, Approx 1368sf on 0.41 Acre. Knotty-Pine Walls, Great Rm, Beautiful Free Standing Fireplace, Brfst Bar, Open Dining, 2 Large Bdrms & Bath on Main Level with 2 on Lower Level w/Full Bath. Inside Laundry. New Upgrades including: New Heating Cooling System, Water Heater, Vinyl Planking Flooring, Electrical Panel, Deck Reinforcement, Interior Painting thru-out. Great Location!

3-135 20394 Pine Mountain Dr.  
**\$359,900** MLS# 20221096





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



## Super Location!

19504 Pine Mountain Dr  
1-415

\$424,000

MLS# 20221336

3 Bd/2 1/2 Bth, 2 Car Finished Garage w/Cabinets, Shelves, Plumbed, Utility Sink, Washer/Dryer Hookups, Bonus Rm, Approx 2024 sf, Approx 0.38 Acre. Large Great Rm, 31 Feet Long, Brick Fireplace, Kitchen w/Bfst Bar, New Stainless Steel Refrigerator, Propane Range, Pantry, Open Dining Area, Vaulted Knotty Pine Ceiling, Lighted Ceiling Fans Thru-out, Solid Surface Countertops. Central HVAC, Master Bdrm/Bth w/Walk-in Closet, Deck Access, Separate Step-in Shower, Vanity, Closeted Toilet. Lower Level Permitted Bonus Room w/Half Bath and Separate Entrance. New Water Heater, New Roof 2 Years Ago, Huge Add'l Parking Area on Right Side. Upper & Lower Decks

**Clean and Move in Ready!**



## 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/Bfst 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 MLS# 20221004



## Forever Golf Course Views!

19480 Chaffee Circle  
1-79

\$525,000

MLS# 20221280

3 Bed/2 Bath, 2 Car Detached Garage, 2 Stories, Approx 2344sf. Located on the 16th Fairway. The Loft with a Closet can be used as Add'l Sleeping Area and/or Office. Vaulted Knotty Pine Ceilings, Central Air/Heat, Great Room, Stone Fireplace with Knotty Pine Back Wall, Remodeled Kitchen, Lots of Cupboards, Granite Countertops, Stainless Appliances, Hardwood Floors, Open Dining Room Sparkles with Light from Several Windows. Spacious Master Suite w/Walk-in Closet, Separate Shower. Inside Laundry, Washer & Dryer Included. This is a Dynamic Contemporary Architecture with a Rustic Touch! Flat Parking area in addition to the Garage. Large Wrap Around Trex Deck to enjoy the Beautiful Outdoors. Not far from the Pine Mountain Lake Country Club, Pool, Pickle Ball Courts and a short drive to the Main Marina & Beach.



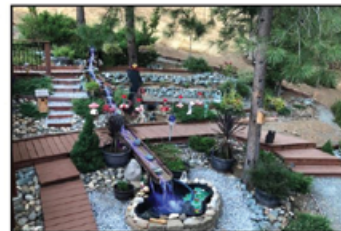
## Beautiful & Immaculate

13194 Wells Fargo  
2-220

\$568,000

MLS# 2022178

**Priced to Sell!**



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, Breakfst 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-Leveled Decks, Fencing & Sitting Areas, Water Falls, Horse Shoe Pit, Dog Run. Fenced Garden Area. Fire Pit, Hot Tub. Expansive Parking for RV, Boat and Guests



## 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  
\$57,000 MLS# 20211338



## 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



## 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 \$10,000  
MLS# 20201898



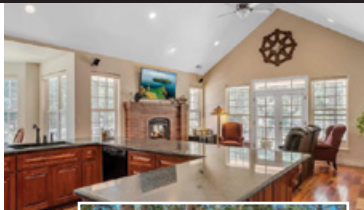
BERKSHIRE HATHAWAY | Drysdale Properties  
HomeServices

FIVE CELESTIAL ACRES!



**20875 MORGAN DRIVE**  
3BD | 2BA | 2,600 sq ft | \$745,000  
No expense spared on this special, tree-studded property. 1,100 sq ft horse barn.

Jair Richards (209) 985-4471



SOLD



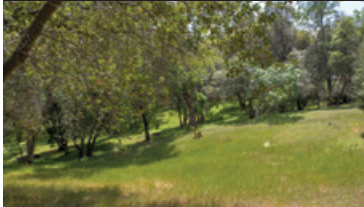
**20801 NONPAREIL WAY**  
0.49 Acre | \$35,000  
Nearly level lot backs up to greenbelt/Big Creek

Ron Connick (209) 206-0007



If you've been thinking about starting a career in Real Estate or making a change to a different Real Estate company, we'd love to talk to you. Call Jenny Arnold at 209-770-2201 to learn more.

LOT



**19240 FERRETTI ROAD**  
1.2 Acres | \$29,500  
3 merged lots.  
Very private area.

Ron Connick (209) 206-0007

SOLD



**12286 SUNNYSIDE WAY**  
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at Mary Laveroni Community Park  
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# PMLA SAFETY COMMITTEE

BOB ASQUITH

**S**afety Training is one of the important tasks for this committee. Here is our current schedule:

- PMLA Safety Committee is partnering with CAL FIRE and Groveland CERT to present a workshop on Wildfire Preparations. Fire "Season" is NOT over. What you can do now and to prepare for the future. It will be scheduled in October. Watch Social Media.

**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 potentially save on your Homeowners Fire Insurance.

**Backup at PML Main Gate** – There was a great deal of discussion about the long lines that back up onto Ferretti Road and cause dangerous traffic problems.

On Sept 2nd, the 60 car backup reached all the way to the MarVal parking lot. That is 4 cars short of Highway 120. It was noted if the backup reached H120, the CHP would take control of the danger and likely direct all traffic away from the entrance to PML.

Many drivers were observed performing unsafe maneuvers to avoid the backup on Ferretti Road, including a U-turn by a pickup truck towing a boat.

Your input is requested. Give us your experiences and suggestions to email address below.

**What Can You Do:** Members may avoid Ferretti Road backups by either accessing the Main Gate via Elder Lane or entering PML from Ferretti Road using the EAST end.

**Pontoon Boat Thefts/Damage** – Thefts & damage have been reported to pontoon boats moored on the beach at the marina. We are developing strategies to stop these activities.

**PML Fuels Reduction** – Work has begun on the fuels reduction projects slated for PML.

**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.

- Also, it has been noted that the double yellow center line is worn off in places.
- We have reached out to similar HOA communities to document what they have found to be successful.

**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 recommend printing of emergency contact info on the back of visitor mirror hangers.

- 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.

- The Tuolumne County Transportation Council 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 via Social Media how to participate.

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

Our next meeting is October 7th at 9am via Zoom. Please email [safetyandsecuritycommittee@pinemountainlake.com](mailto:safetyandsecuritycommittee@pinemountainlake.com) to obtain your invitation.

The 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.

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

## EMERGENCY PREPAREDNESS

There have been significant emergencies in Pine Mountain Lake's

recent past. The Flood of 2018 and the Moc Fire evacuation to name two. During these emergency times, effective and timely communication is paramount to preserving life and property. The PMLA Safety Committee is partnering with local Ham Radio operators, Groveland CERT and the Tuolumne County Office of Emergency Communications (OES) to provide a reliable and comprehensive radio backup system. In the weeks ahead, we will be holding Town Hall type meetings to explain how to participate. Here are some preliminary concepts.

**E M E R G E N C Y COMMUNICATIONS:** Our mission to make recommendations to the PML BOD continues. Here is how a PML/ Groveland Radio Communications will work.

- We will build a LOCAL NETWORK of members who choose to participate. Its communications are low cost, easy to use, and available to anyone.

- We presently have in operation a COUNTY NETWORK to connect our LOCAL NET to Tuolumne County OES using a repeater high atop a ridge.

## LOCAL NETWORK:

- Participants will need to purchase a GMRS radio for about \$35.

- Also, it is necessary to purchase an FCC GMRS license for \$35 which allows all family members to use the radio for ten years.

- The Local Network is tested every Saturday at 7PM. Participants turn on their radios and check in with the leader. This only takes a few minutes and verifies all the radios work on the same frequency.

- There will be a CERT volunteer or other that participates in BOTH the Local Network and the County Network to relay messages between the two networks.

- In the event of an emergency, participants can participate immediately by turning on their radios to get instructions and relay important local information such as an evacuation road blocked or member in need of special assistance.

## COUNTY NETWORK:

- This larger network will be operated by Ham radio operators and CERT volunteers, some of whom are also on the PMLA Safety Committee.
- The County Network uses higher order radios to communicate with Tuolumne County OES. This provides the link with the Local Network to relay vital information.

**OTHER INFORMATION:** This is from the FCC.

The General Mobile Radio Service (GMRS) is a land-mobile FM UHF radio service designed for short-distance two-way communication and authorized under part 95 of 47 USC. It requires a license in the United States, but some GMRS compatible equipment can be used license-free in Canada. The US GMRS license is issued for a period of 10 years by the FCC. The United States permits use by adult individuals who possess a valid GMRS license, as well as their immediate family members.[a] Immediate relatives of the GMRS system licensee are entitled to communicate among themselves for personal or business[1] purposes, but employees of the licensee who are not family members are not covered by the license. Non-family members must be licensed separately.

- The website for these networks and the Ham Radio Operators is <https://tcares.net/>

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

Our next meeting is October 5th at 9am via Zoom. Please email [safetyandsecuritycommittee@pinemountainlake.com](mailto:safetyandsecuritycommittee@pinemountainlake.com) to obtain your invitation.

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LETTERS TO THE EDITOR

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

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

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

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

CONTRACTORS PERFORMING WORK  
IN PML ARE REQUIRED TO FOLLOW  
PMLA RULES & REGULATIONS

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

VEHICLE USE:

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

PERSONAL CONDUCT:

- 1. Allowing loud music
- 2. Uttering abusive language or conduct that would be offensive to a reasonable person
- 3. Using the property Owner's gate card or clicker

WORK RELATED CONDUCT

- 1. Starting work before 7am or continuing after 7pm
- 2. Allowing dogs at construction sites
- 3. Performing work on Sunday
- 4. Cutting down a tree in excess of 5" without PMLA approval
- 5. Trespassing on neighboring property
- 6. Using neighbors water or electricity without written permission
- 7. Leaving construction signs longer than 5 days after work has been completed
- 8. Nailing signs to trees
- 9. Storing building materials on street or easement
- 10. Beginning exterior construction without PMLA approval

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

PML COMMUNITY  
AIRPORT DAY  
OCTOBER 1, 2022

FREE ADMISSION!

PML AIRPORT  
NOON – 3:00 PM



SKY DIVERS • FORMATION FLIGHTS • RC PLANES  
FLYING SKILLS CONTESTS • SPECIAL AERO SURPRISES!  
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REFRESHMENTS AVAILABLE

Bring a chair and enjoy the entertainment!

At the PML Airport – Our Community Resource!

Organized by Pine Mountain Lake Aviation Association

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.

## PML Organized Groups & Clubs

Contact the individuals below if you are interested in joining!

### Aviation Association

Mike Gustafson 1-209-962-6336

### Friends of the Lake

Mike Gustafson 1-209-962-6336

### Garden Club

Susan Dwyer 1-209-962-6265

### Groveland Rotary Club

Rudy Manzo 1-209-962-5219

Greg Cramblit 1-209-962-0607

### Ladies Club

Dart Woodruff 1-209-962-1980

### Men's Golf Club

www.pmlmgc.com

### Needle Crafts

Barbara Klahn 1-209-916-5420

### Pickleball Club

Lee Carstens 1-415-215-5564

### Pine Needlers Quilt Guild

Leslie Timmons 1-209-482-1406

### PML Ladies 18 Hole Golf Club

Marcee Cress 1-209-962-0771

### PML Niners

Stacie Brown 1-209-962-7397

### PML Safe Streets Campaign

Leslie Dudley 1-209-962-4911

### PML Shooting Club

Scott Knupter 1-925-809-2850

### PML Waterski & Wakeboard

Dean Floyd 1-408-915-8848

### Racquet/Tennis Club

Alex Nagy 1-831-588-8469

### Residents Club

Dick Faux 1-209-962-4617

### ROOFBB

Susan Dwyer 1-209-962-6265

### Southern Valley Srs. Golf Group

Rich Robenseifner 1-707-486-9115

### Wednesday Bridge Club

Linelle Marshall 1-209-962-7931

# ROOFBB SUMMER FEST 2022

CLAUDIA D. DAY

**H**ow do you put a price tag on an event like the Groveland Summer Fest that brought resources to our community, raised funds to help neighbors in need and created a community event where there was something for everyone?

A huge THANK YOU to all who made this inaugural ROOFBB fundraiser event a gigantic success! Because of our generous community, support, dedication, and donors we were able to raise over \$7,500 for our community, our neighbors in need. How awesome

is that!?! Just as important, if not more, some of our local families were able to receive support and resources from "Community Corner" right on the spot. We held an event that gathered our community, made great connections for the ROOFBB organization and had fun doing it!

Local entities that supported our efforts we thank personally include: Brightfire Wellness, ECHO Adventures, Trail Less Traveled, Sabre Design, FireFall Coffee, Ranch Revived, MarVal, The Grove, Serendipity, Around the Horn, GCSD,

Breezeway Gifts, Kevin & Randi Meat Market, Groveland Hotel, Yosemite Chamber, Body Beautiful, STCHS, Groveland Fire Department, Tenaya Elementary, and Groveland Rotary Club.

We hope everyone had fun in the sun and we hope to see you next time! Email: [roofbborg@yahoo.com](mailto:roofbborg@yahoo.com); call 962-6265 or message us through Facebook. Make a difference - become a ROOFBB member or donate today!



~ Caring Hearts ~  
Helping Others ~

## GARDEN CLIPPINGS

LINDA NEUSCHWANDER – PINE MOUNTAIN GARDEN CLUB

**“I**t's nice to remember the fire of September that made us mellow--” I don't know about you, but mellow schmellow, I for one have had enough of the fire of September that the Brothers Four sang about! But have faith my friends, cooler days lie ahead. And once again the Pine Mountain Garden Club enjoyed our September meeting in the cool, air-conditioned Lake Lodge enjoying socializing and delicious snacks. We discussed the upcoming club leadership and board elections. Our presentation this month was 'How to build a successful mini garden.' Although this is not a good time to be planting, what with the extreme heat and lack of water. These very small scale, potted delights add a fun little accent for a bright window or shady porch and can hold the eager gardeners among us over until we can get our fingers into cooler autumn soil to plant our fall bulbs. So, take heart! The club will host a jail garden workday (date TB), just as soon as we can pick a date that is reasonably cool. If you would like to join us, welcome! We will be dividing perennials. Give our President Susan Dwyer a call for info. And continue to water, early or late, when it is most pleasant and useful to do so, carefully,



*Wild Sunflowers at the jail*



*A Fairy House*

deeply, and not too often, just enough to keep your garden alive.

Modest pools of important water thrifty plantings here and there. Above all, take

time to rest in the shade of your early morning garden, and Groveland the place we are glad to call home. In the meantime, enjoy your little bit of heaven. Get out for a morning walk. Take along a neighbor or friend. Enjoy the sights, watch the birds and squirrels, dip your toes in the lake.

Don't have a garden yet? If you would like to learn more about Sierra foothill gardening, come join us. We are your neighbors and are here to help. Our garden club usually meets the second Monday of the month at 1:00 pm at the PML lake lodge. Give us a call or come on by.

If you have any questions, please contact club president Susan Dwyer at [smdwyer@sbcglobal.net](mailto:smdwyer@sbcglobal.net). We can also be reached at P.O. Box 167, Groveland, California 95321.



## GROVELAND ROTARY

MIRIAM MARTIN, ROTARIAN

**T**he Rotary Club of Groveland has had a busy month of August on both local and international fronts with projects, and community fundraising events that enable them to give back to the community.

On the local front Rotary collaborated with GCSD to educate the community on water safety through their Movies at The Park summer program. A Josh The Otter video promoting water safety is played at the beginning of each featured movie. The Groveland Rotary Water Safety Project uses Josh The Otter to bring awareness about water safety. This program was developed by the Chatsworth Foundation after the tragic loss of a toddler in a drowning accident.

Other local projects for August included financial contributions to the ROOFB Golf Tournament, the Mariposa Rotary Oak Fire Relief Fund, and Tenaya Elementary School "Stuff The Bus" fundraiser for school supplies. In addition the Groveland Rotary sponsored the Community Flea Market



*Rotarian Rudy Manzo is honored by past presidents Greg Cramblit, Sharon Hunt and Wayne Phillips for his 5th term as President of his local Rotary Chapter*

held on the first Saturday of the month at Yosemite National Bank.

On the international front Groveland Rotary contributed to the Amigos de Guatemala Project in their fundraiser for preschool desks and chairs.

Many thanks to all who attended the 2022 August Shrimpfest, and those that gave their time and or donated raffle items. This annual event is the cornerstone fundraiser that enables Rotary to sponsor projects year round.

If you are looking for a way to service your community or would be interested in joining the local Rotary chapter, please contact Rotarian Greg Cramblit at 209-484-2079 for more information.

## PINE NEEDLERS QUILT GUILD

LYNN SIGAFOOSE

**H**appy Halloween! We are looking forward to fall with cooler weather, and to creating new fall quilts. With the beautiful fall colors and the upcoming holiday season we will all be getting very busy. October and November will be the last months of the year for our General meetings. We do not meet in December.

Last month was the Live Auction at the 49er Festival of a Quilt created

by the ladies in the guild with the processed going to the Groveland Chamber of Commerce. Thank you Catherine Santa Maria for being the fabulous Auctioneer.

The Pine Needlers Quilt Guild meets on the Third Tuesday of the month under the Groveland Library. Doors open and social time is at 9:30, General meeting to begin at 10 am. Guests are welcome.

Questions contact Leslie Timmons, President at 209-482-1406

## ROTARY 2022 ROTARY SHRIMP FEST

JOHN GRAY

**U**nbelievable! The annual Shrimp Fest Event held at the Equestrian Center on August 20, 2022 was a huge success. Funds raised will keep our local programs going throughout the coming year. We want to say "Thank You" for purchasing tickets, liquid refreshments, and auction items. Again this year, Catherine and Larry Santa Maria made the "live auction" happen and receive our gratitude. Finally, we wish to thank the many friends and relatives of Rotary who donated their time and energies to this event and to those individuals and businesses who contributed to our auctions. Your generosity is very much appreciated. We will be spending the funds raised wisely and for good causes. Thank you all!

**Donations to live and silent auctions made by:**

Greg Cramblit and Pam Rafton, Rush Creek, Lowes, George Navarro, Vic Trione, ARTA, PML Association,

The Emporium of Jamestown, David & Sharon Volponi, Barrett & Ellie Giorgis, Bill Tidwell, Chukchansi Resort & Casino, Bonnie Phillips, Two Guys Pizza, Groveland Hotel, Carole & Ron Smith, Bruce Thompson, Hotel Charlotte, Bro & Brownie Brohard, Miller Brothers, John Gray & Eleda Carlson, Tractor Supply Sonora, Precision Optics, Miriam Martin, Dave & Sharon Newell, The Grove Mercantile, Around The Horn, Iron Door Saloon, Sierra Motors, JS West, Greg's Barber Shop-Tim Morgan, Judy Sheridan, Chicken Ranch Rancheria, Mar-Val Market, Groveland Pharmacy, Pete & Sharon Stevenson, Hamm's Carpet Cleaning, Mountain Sage Coffee, Lucky Buck Restaurant, Sharon Smith, Firefall Coffee Roasting Co., Mechanics Bank, The Tire Shop, Joanne Scott-Mary Kay, Jackie Sample, Down to Earth Nursery, Pine Mountain Hardware, Black Oak Casino, Supervisor Kathleen Haff, Sharron Wahman.

## PML LADIES CLUB

PATRICIA GIBSON

**T**he PML Ladies Club has luncheons on the first Wednesday of the month at 12:30pm. We invite any PML resident to join in our fun activities. The September luncheon, held at PML Grill was a Fall Harvest theme; everyone had a wonderful time. Next month dig out your Halloween wear and come for a spooky treat.

**OTHER UPCOMING EVENTS ARE:**

- **October 5th:** PML Grill, theme is Bewitching Good Time, hosted by Chris Balek, guests are asked to wear a witch's hat.
- **November 2nd:** Locality TBD, theme is Thanksgiving, hosted by PML Ladies Club Board
- **December 7th:** PML Grill, holiday theme hosted by the PML Ladies Board. This will be an early evening event and



husband; significant others and other plus ones are included in the invitation!

The PML Ladies Club is a social club, 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.

# PML MEN'S GOLF CLUB

DAVID FERNANDEZ

## AUGUST SWEEPS

As the summer tournaments are coming to an end, don't forget we have some great fall tournaments to finish off the year. 2022 has been a great year for the PMLMGC. While welcoming some great new members to the club, some changes to tournament formats, along with many new winners and prize winners. Let's finish 2022 strong as only the PMLMGC can. Now for our most recent winners.

## AUGUST SWEEPS TOURNAMENT

**1st place-** Ted Toffee, Joe Parisi, Joel Pluim, Rod Raines

**2nd place-** Pail Purifoy, Michael Thobin, Jay Warshauer, Joe Robinson

**3rd place-** Will Hoppner, Larry Torres, Jon Rivera, Stan Bednarski

## Closest to the pins

#3- Dennis Scott 14'2", #7- Mark Mullaney 3'3", #14- Bob Stock 2'1", #17- Ted Toffee 7'7"

## 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 line. Applications are also available in the Golf Shop, or you can contact our Handicap/ Membership Chair, Ted Toffee. 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.

# PML LADY NINERS

TAMMY TALOVICH

**Quote of the month –** *Note to self: When things feel overwhelming, remember... One thought at a time. One task at a time. One day at a time.*

If you would like to learn more about becoming a member of the



*Ladybugs in their victory pose*

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!

## AUGUST 4TH: we started our Ladybugs and Butterfly Tournament

**Pars:** Deanie #13, Deanie, Eileen, Stacie, Susan #14

**Low net:** Tari Skelley 32net, Chris Balek 33net

**Low gross:** Nancy J #3 – 51, Susan and Barb – 52, Deanie and Eileen – 53

**Score for first game –** Ladybugs 5, Butterflies 5

## AUGUST 11TH: second day of tournament

**Pars:** Tari, Nancy #3, Barb #14, KC #17

**Birdies:** Stacie #14

**Low Net:** Patty N. w/35

**Low Gross:** Nancy #3 w/49, Stacie w/50

**Score for second game –** Ladybugs 7, Butterflies 5

**Ladybugs winners** 12 to 10, way to go Ladybugs!!!!

**AUGUST 18TH: we had 12 players and played w/4 clubs plus putts**

**1st place:** Chris Balek, 16 putts

**2nd place:** Deanie Martini, 17 putts

**3rd place:** Nancy Johnson #3, 18 putts

**Pars:** Trudy #3, Deanie #7

**Low Net:** tie – Chris Balek and Deanie Martini w/37

**Low Gross:** Deanie Martini w/51

**AUGUST 25TH: we had 19 players and played low net plus putts**

**1st place:** Deanie Martini w/51

**2nd place:** Nancy Brewster #2 w/52

**3rd place:** Pat VanGerpen w/ 54

**4th place:** Christina Baines w/56

**Low putts:** Nancy Brewster #2 w/14

**Pars:** Deanie #11, Susan #17

**Chip in:** Nancy #3, #16

**Low net:** Deanie w/34

**Low gross:** Deanie w/47

**Ace of Aces for August –** Patty Nelson w/35

**Queen of Clubs for August –** Barbara Connelly w/52

**Putter of the Month –** Nancy Brewster #2 w/14

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Based in Pine Mountain Lake

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

**(408) 391-3447**

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





## AIRPLANE RIDES FOR KIDS

JANET GREGORY

The world from above is a magical sight. If you have a child or grandchild interested in the wonders of aviation, bring them to the Pine Mountain Lake Airport on Saturday October 8th for a Young Eagles Rally.

Don't miss this wonderful opportunity for children, ages 8 to 17 to be introduced to the world of aviation. Walk around airplanes and learn about how they fly. Discover many fascinating aviation careers. Experience flight by taking a Young Eagles airplane ride with one of our volunteer pilots.

SATURDAY, OCTOBER 8TH

9:00 to Noon

At the pine Mountain Lake Airport

Register at [YEday.org](http://YEday.org)

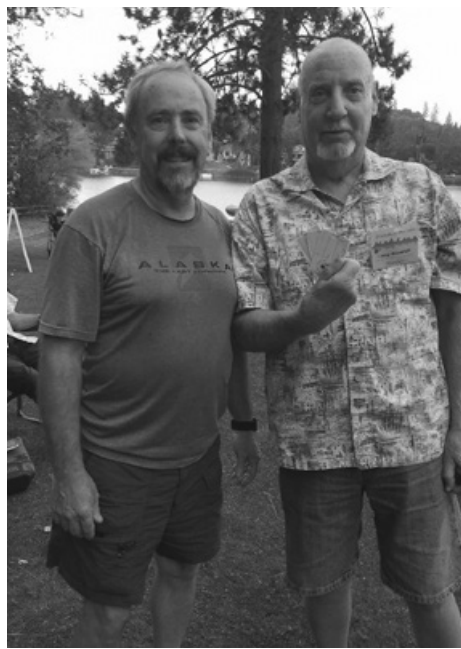
Children 8 to 17 that want to take a flight must bring a parents or guardian to sign the Young Eagles Registration form prior to flight.

Your local EAA Chapter 1337 is sponsoring this Young Eagles Rally. The Pine Mountain Lake Airport is located at 20980 Elderberry Way off Ferretti Road in Groveland.

Young Eagles is a program sponsored by EAA, in concert with the local EAA Chapter and pilots. Our local EAA Chapter 1337 has flown over 1,000 kids in Tuolumne County since 2003. More information and preregister at [www.YEday.org](http://www.YEday.org).

## FRIENDS OF THE LAKE CELEBRATES A GREAT SUMMER!

VIRGINIA RICHMOND



Larry Woodruff congratulates "blackout" winner Dennis Hockett



Mike Gustafson checks Gloria Marler's winning bingo card

## TRICKS AND TREATS

TAMMY TALOVICH

Well its October already, so get out your pickleball costumes and come on out and show everyone your fancy TRICKS or TREAT yourself to some exercise and great company. We are still at the same location, next to the clubhouse on Mueller. The days of play

are Monday, Wednesday, Friday, Saturday and Sunday at 8:30am.

It is getting cooler so play should be awesome!

If you want to learn the game, bring some water and slip into your court shoes and come on out.

See ya on the courts!

The PML Friends of the Lake club ended our 2022 season with "Bingo on the Beach" in September. We enjoyed a catered dinner from Pinocchio's and then played three rousing games of bingo for PML gift certificates. Thanks to Larry and Dart Woodruff for organizing the evening and congrats to Gloria Marler who won two rounds and Dennis Hockett who earned the big "blackout" prize.

This was our last event for the summer, wrapping up a season of lake-oriented fun events. June was our poker run by boat to kick off the season. July is a busy month. We organized the boat parade,

Lake Swim, and a "music at the marina" evening featuring Kerry Tweedy and Rod Harris. August was our team puzzle challenge by boat around the lake and then Bingo in September.

Special thanks to our board members who take turns organizing all these fun events, to our members who participate, and to the marina staff who are always such a great help. See you all next year!

Friends of the Lake is a social club focused on the health, safety and shared enjoyment of our lake. Membership is just \$20/family/year. To join, send your name, check and email address to Friends of the Lake, PO Box 591, Groveland.

## Give the Gift of Family Memories

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## PAINT DISCOUNT PROGRAM

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



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# PML LADIES 18 HOLE GOLF CLUB

PAULA PARISI



*Elisa Hoppner*



*(L-R. Jodie Awai, Kathie Wood, Elisa Hoppner & Marcee Cress)*



*(L-R Sara Hancock, Linda Wall, Helena McMillan)*

## CLUB CHAMPIONSHIP:

September 2nd and 9th PMLLGC held our annual Club Championship tournament. What traditionally is a 3-day tournament was cut to a two-day tournament due to the excessive hot weather. With a two-day total of 183 (88/95) in the Championship Flight, Elisa Hoppner retained her position as Club Champion. The winners of the three other flights are as follows: First Flight: Marcee Cress-196 (98/98); Second Flight: Jodie Awai-207 (103/104); Third Flight: Kathie Wood-220 (111/109). Congratulations to Elisa Hoppner as Club Champion and all the other winners in their flights.

A big thank you to Lisa Brown-Jimenez and Sara Hancock, as Tournament Chairs and our Head Golf Professional, Mike Cook and his team for all their hard work in organizing this event. A special thank you to Linda Sarratt for assisting all the players by providing on course GatorAid, ice and water on the final day of play.

Birds & Butterflies Match Play: On August 11th and 18th, our annual Birds and Butterflies match play tournament, organized by our club Captain, Linda Johnson, took place. The Birds (Jodie Awai, Anne Clark, Thelma Faux, Paula Parisi, Priscilla Park, Marilyn Scott, June Song, Linda Wall and Kathie Wood) defeated the Butterflies (Lisa Brown-Jimenez, Marcee Cress, Kitty Edgerton, Sara Hancock, Linda Johnson, Laura Kramer, Helena McMillan, Jeanne Pacco and Saly Wrye) 9-1/2 points to 6 points.

Following are the winners of the special games played each day of the B&B tournament.

## AUGUST 11TH:

### Closest to the Pin:

**Birds:** Thelma Faux 16'-9"

**Butterflies:** Sally Wrye 19'-3"

### Closest to the Line:

**Birds:** Thelma Faux 1'-2"

**Butterflies:** Marcee Cress 1'-9"

## AUGUST 18TH:

### Closest to the Pin:

**Birds:** Paula Parisi 13'-7"

**Butterflies:** Linda Johnson 42'

### Closest to the Line:

**Birds:** Priscilla Park 11'-5"

**Butterflies:** Kitty Edgerton 3'-11"

## Two Day Highest Team Scorers:

**Birds –** Thelma Faux & Kathie Wood

**Butterflies:** Sara Hancock & Helena McMillan

**Birdies:** Laura Kramer, #4

Thank you to our Club Captain, Linda Johnson, for organizing this fun competition!

## AUGUST 25TH – INDIVIDUAL POINT BOGEY

**First Flight:** 1st Place: Kitty Edgerton – 35 Points; 2nd Place: Thelma Faux – 33 Points; 3rd Place: Linda Johnson-30 Points.

**Second Flight:** 1st Place: Jodie Awai-31 Points; 2nd Place: Jeanne Pacco-19

Points; 3rd Place: Linda Wall-28 Points.

PMLLGC's venture into team play came to a season end at Turlock Country Club on August 25th. Our team ended it's season in 6th place overall out of 10 teams. We consider that a successful competition, since it was our first time competing in team play in many years. It's a fun venue of competition against other WGANC golf clubs in Northern California where each team is invited to compete against other clubs on their home course. It's a great way to play other courses while competing against and socializing with

other clubs in our area. We are hoping with the experience of this season that we will be able to field a team and continue this tradition in 2023. Thank you to Elisa Hoppner, our Team Play Captain, for all her work in organizing this years' team efforts.

The PMLLGC plays every Thursday 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 PML Head Golf Professional, Mike Cook at 209-962-8620.

# PINE CONE SINGERS

BOB SWAN

## PINE CONE SINGERS WILL WISH YOU "MERRY EVERYTHING"

We're chugging along almost like normal. We're rehearsing in the Community Hall once again, and we are (of course) practicing songs about winter while in the worst heat wave in some years. Actually, as I write this, the temperatures have eased (and we may get some of the mini-hurricane), so with luck it will be autumn one of these days.

We've picked up a few new members, but have lost a couple as well, so the choir is still on the smallish size. This

means that the repertoire features "carol-like" songs, rather than big choral production numbers. Several numbers are ones we have done before, although not recently, and they are like old friends to many of us. I think you will find the show to be light and entertaining.

So please save the date(s): Friday, 12/9; Saturday 12/10; and Sunday 12/11. We look forward to wishing you "Merry Everything".

For more information, please view our facebook page at [www.facebook.com/pineconeperformers](http://www.facebook.com/pineconeperformers), or call Bob Swan at 408-398-4731.



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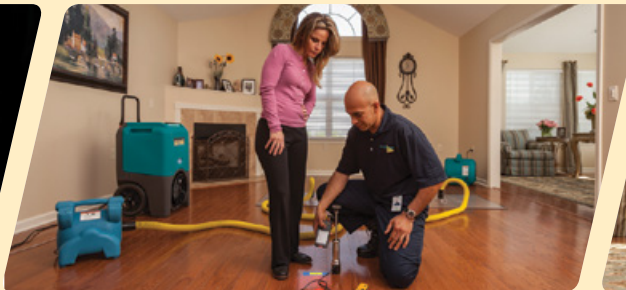
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# CAMP TUOLUMNE TRAILS NEWS

DORI JONES

## ANOTHER SUMMER IN THE BOOKS

**A**s we begin our transition to our off-season activities we are thankful for a successful albeit a bit short summer session. Tuolumne Trails is a year-round business. We will continue to be very busy serving various institutions, fundraising and preparing for next year.

## CONCERTS FOR A CAUSE

CTT's last three concerts were sold out and wrapped up a successful summer season of "Concerts for a Cause," which augmented our fundraising goals through ticket sales. We want to thank a cadre of tremendous volunteers who helped pull off four amazing evenings without a hitch. We couldn't have done it without all your help, and you know who you are. If you attended any or all of the concerts this summer, we'd love to get your feedback. We're already in the planning stages for next summer's concert series, and would like to know what you liked, who you would like us to invite back, or any other ideas on how we can improve.

## DINNER ON THE DECK RETURNS

Our very popular Dinners on the Deck will be returning October 4th. These sell out very quickly, so check



our website for upcoming menus and to make reservations. If you aren't yet on our email list to receive notifications and our newsletter, please visit our website at <https://www.tuolumnetrails.org/get-involved/>

If you have any questions or would like to find out more information about CTT's Dinner on the Deck, Summer Camp programs, options for giving 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>

# TOP DOGS OF THE MONTH

DORI JONES

**T**his month, there are three of us lovable pups to learn about. I'm Sequoia, and my sister Dandelion—one and a half year-old brother and sister are Petit Basset Griffon Vendéen (PBGV) French scent hounds, and our "sister" Mystic—a one year and four month-old Bassett Hound. We're quite the crew! Our mom, Anny Olwin, flew all the way to Texas to pick us up (there aren't many PBGV breeders in the U.S.), but mom got Mystic from a breeder right here in Groveland. Amazingly, we all get along wonderfully. We are loving, devoted and naturally happy as though we three were siblings. We love to chase around, rough house and play hard, but at the end of the day, we share beds, blankets and have made the big bean bag our own. We also love to entertain the neighborhood. When walkers pass by, we beg for attention in our doggy run, and we have become the official street greeters. Three pups are a lot of dogs for Anny to take care of, but we help train each other, keep each other highly entertained and we never have separation anxiety. And best of all, we love living with Anny and



she happily loves us back!

We are sad to report, that we lost one of the two little dachshunds that we featured in the September Top Dog article. Dan and Angela Church had to put down Frankie, a Piebald Dachshund, due to a sudden and unexpected illness. He will be missed by all his buddies at the dog park.

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 for us dog owners and our dogs.

## GROVELAND GAL FRIDAY

**BID SUMMER 2022  
ADIEU AND LOOK  
FORWARD TO FALL AND  
ALL YOUR TO DO ITEMS!**

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## 49ER FESTIVAL

SHIRLEY HORN

**T**he 2022 49er Festival is in the books. Thank you to everyone who worked so hard to make this the wonderful return of our in person festival!

The winners of the 2022 Chili cook-off were:

### PEOPLES CHOICE CHILI:

1. Chili Chili Bang Bang
2. Tioga HS
3. Sheriff's Dept

**BEST BOOTH:**  
**Mountain Mama**

### JUDGES CHOICE:

1. Returning Champs-MWK Masonry
2. Chili Chili Bang Bang
3. Sheriff's Dept

### BEST OF THE PARADE WINNERS

- Best Walking – Dave Valponi  
Best vehicle – the '28 Nash  
Best float – the 4H Groveland Highlanders  
Best equestrian – Sierra Cowgirls  
Best in the parade – the Congressional Gunfighters

A huge thank you again to our wonderful sponsors:

**MAIN STAGE:** Visit Tuolumne County  
**CHILI COOK-OFF:** The Groveland  
**PARADE:** Chicken Ranch Casino  
**PLATINUM:** Kiefer Insurance Agency, Mar-Val Food Stores, Mechanics Bank, Pine Mountain Auto Supply, Sabre Design  
**GOLD:** Pat Leahy Construction, Premier Valley Bank, Rush Creek Lodge/ Evergreen Lodge, Trail Less Traveled Bike & Gear  
**SILVER:** Iron Door Saloon, Turnkey Construction Management Institute Inc., Yonder Yosemite, Yosemite Lakes RV Resort, Yosemite Region Real Estate  
**BRONZE:** Accounting Plus, Blue Zones Project Tuolumne County, JD Tattoo Studios, Pine Mountain Lake Association



## HELPING HANDS GIVEAWAY THIS MONTH

PATTI BEAULIEU

**N**ow that the last summer holiday is over, we're looking forward to, and planning for fall. Hopefully some cool, crisp, and comfortable fall weather will prevail and bring some badly needed rain.

This month we have several noteworthy changes at Helping Hands. Right after Labor Day, we changed to our winter hours of closing at 3 p.m. each day of operation and ending donations at each store at 2. The Furniture Barn will continue to be open on Fridays and Saturdays only.

We'll be purging the summer inventory and doing our 'turn-over' to fall and winter clothing mid-month. With those purged items, we'll have our **ANNUAL FALL GIVEAWAY** on Friday and Saturday, October 14-15 from 11 – 3 in the Groveland Community Hall. We're finally back at the Community Hall after the County closed for use a couple of years ago. We'll have all the summer clothing that was purged from the store, many winter items, as well as linens, shoes, purses, housewares, videos, home décor and anything else we're overstocked

with. We'll also have some items from the Furniture Barn brought down and given away. This is your opportunity to score big, with tons of stuff to choose from, and it's all **FREE** – that's right **FREE** – as much as you want and it's yours for the taking.

After the **GEVEAWAY**, winter and fall clothing will dominate the racks. We also have our extensive inventory of Halloween costumes and accessories and fall décor out now. Come visit us to outfit or complete that costume for the kids, or even yourself, we have them in all sizes. During the coming holiday seasons, with our limited space, the Store seems extra crowded to make room for the holiday displays, in addition to our regular inventory. But that's the reality of the holidays, isn't it – making room for all the extra stuff to display, even at home?

Enjoy the fall, after our long and extremely hot and dry summer. Unfortunately, we're still suffering with, and exposed to COVID variants and need to be diligent and cautious in public. Masks are optional in our facilities.

Stay safe and healthy.

## BOF/GROVELAND CHRISTMAS 2022

DAWN SILVA

**T**his year we will begin getting all the decorations to the downtown area the second week in November. Therefore, we will be asking for volunteers to help go through all the business garlands to replace broken ornaments and lights on November 9th at 9:00 am at the Community Hall and on November 12th to start decorating the 120 corridor and downtown. On November 12th meet at 9:00 am as Mary Brown will be giving a brief training on wrapping the posts. Bring a step ladder and your friends to help and make this a fun day.

This would not be possible without our community coming together to decorate the town and make it look like a Hallmark Christmas card. Thank you to all the businesses that allow us to put up decorations in front of their stores and along the roof tops. We live in one of the best communities around.

You will be able to find any one of the Christmas Committee Members this year as they will be wearing Safety vests. These

vests were purchased personally by each member to bring visibility to volunteers needing help.

Santa's mailbox will be on a post next to Community Hall. Get your children's letters to Santa as soon as possible. He is very busy but would like to respond before Christmas.

Donations from the community is the only way we can purchase supplies needed to decorate the 120 corridor. If you would like to donate, please write a check to BOF/Groveland Christmas, and send it to:

**BOF/Groveland Christmas**  
17850 HIGHWAY 120  
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BIG OAK FLAT, CALIFORNIA 95305-9998

Thank you to all who continue supporting this tradition every year through donations and volunteering their time to decorate.

*The BOF/Groveland Christmas Committee*

## EGGS BENEDICT CASSEROLE

RECIPE PROVIDED BY PAULA MARTELL AND TOM KNOTH

**T**his dish is very rich and guaranteed to please. For a crowd, it's much easier to make eggs benedict this way, and you will probably like it better than the traditional dish. Its perfect for a holiday or special occasion brunch!

### INGREDIENTS

8 tablespoons (1 stick) salted butter, cut into 1/2-inch pieces, plus softened butter for the pan  
12 English muffins, preferably Thomas' original, torn or cut into 1 1/2-inch pieces  
10 ounces Canadian bacon, cut into 1 1/2-inch pieces  
18 large eggs

1 1/2 cups milk  
1 1/2 cups heavy cream  
1 1/2 teaspoons garlic powder  
1 1/2 teaspoons kosher salt  
1 1/2 teaspoons freshly ground black pepper  
1/2 teaspoon sweet paprika

### Hollandaise Sauce

3/4 pound (3 sticks) salted butter  
8 large egg yolks  
3 tablespoons fresh lemon juice, plus more if needed  
Pinch of cayenne pepper  
Pinch of ground white pepper

### Garnish

Sweet paprika

2 tablespoons chopped fresh parsley

### DIRECTIONS

Preheat the oven to 375°F. Generously butter a 9 x 13 x 3-inch (deep) baking dish.

Scatter the English muffin pieces across the prepared baking dish. Scatter the cubed butter on top, followed by the Canadian bacon.

In a large bowl, whisk together the eggs, milk, cream, garlic powder, salt, and pepper. Pour the egg mixture over the bread and bacon, completely covering it.

Cover with foil and bake for 30 minutes. Uncover and sprinkle the paprika on top. Bake until set and lightly browned, about 30 minutes.

While casserole is in oven, make Hollandaise Sauce: Melt the butter in a small sauce pan. Place the egg yolks, lemon juice, pepper and cayenne in the jar of a blender. Blend for 15 seconds. With



the blender running, slowly pour the hot butter into the blender and blend for 30 seconds, until the sauce is thick. Taste and add more lemon juice if needed.

Remove the casserole from the oven and pour over some warm hollandaise. Dust with some paprika and the parsley. Serve at once, passing the rest of the hollandaise at the table. The casserole is best served warm.



# GROVELAND AREA CERT TEAM

BOB ASQUITH

In 2019, The Groveland Community Services District (GCSD) authorized sponsorship of a chapter of CERT – the National Community Emergency Response Team – for the Greater Groveland area. Groveland Area CERT (GCERT) operates in an area from Moccasin to the Yosemite National Park boundary. Further, GCERT may be deployed wherever it is called in the Central Sierra or Motherlode. Presently, GCERT has more than a dozen volunteers. We partner with the Pine Mountain Lake Safety Committee, CAL FIRE, and Tuolumne County Office of Emergency Services to present emergency preparation seminars. We operate a repurposed ambulance for Firefighter Rehab work and a trailer outfitted with supplies. Email us at [GrovelandCERT@gmail.com](mailto:GrovelandCERT@gmail.com) or Visit us on Social Media

Facebook – CERT – Groveland Area Community Emergency Response Team  
Nextdoor – CERT – Groveland Area Community Emergency Response Team

## INTRODUCTION

Following a major disaster, first responders who provide fire and medical services will not be able to meet the demand for these services. Factors such as number of victims, communication failures and road blockages will prevent people from accessing emergency services they have come to expect at a moment's notice through 911. People will have to rely on each other for help to meet their immediate life saving and life sustaining needs.

One also expects that under these kinds of conditions, family members, fellow employees and neighbors will spontaneously try to help each other. This was the case following the Mexico City earthquake where untrained, spontaneous volunteers saved 800 people. However, more than 100 people lost their lives while attempting to save others. This is a high price to pay and is preventable through training.

If we can predict that emergency services will not meet immediate needs following a major disaster, especially if there is no warning as in an earthquake and people will spontaneously volunteer, what can government do to prepare citizens for this eventuality?

As of 2022, there are more than 600,000 CERT volunteers nationally and over 2,900

chapters of CERT trained volunteers. CERT in California is supported through the Office of Emergency Services and CERT in Tuolumne County is supported by local OES. The Twain Harte chapter has trained more than 200.

First, present citizens the facts about what to expect following a major disaster in terms of immediate services. Second, give the message about their responsibility for mitigation and preparedness. Third, train them in needed life saving skills with emphasis on decision making skills, rescuer safety and doing the greatest good for the greatest number. Fourth, organize teams so that they are an extension of first responder services offering immediate help to victims until professional services arrive.

## BACKGROUND

The Community Emergency Response Team (CERT) concept was developed and implemented by the Los Angeles City Fire Department (LAFD) in 1985. The Whittier Narrows earthquake in 1987 underscored the area-wide threat of a major disaster in California. Further, it confirmed the need for training civilians to meet their immediate needs. As a result, the LAFD created the Disaster Preparedness Division with the purpose of training citizens and private and government employees.

The training program that LAFD initiated makes good sense and furthers the process of citizens understanding their responsibility in preparing for disaster. It also increases their ability to safely help themselves, their family, and their neighbors. The Federal Emergency Management Agency (FEMA) recognizes the importance of preparing citizens. The Emergency Management Institute (EMI) and the National Fire Academy adopted and expanded the CERT materials believing them applicable to all hazards.

The CERT course will benefit any citizen who takes it. This individual will be better prepared to respond to and cope with the aftermath of a disaster. These groups can provide immediate assistance to victims in their area, organize spontaneous volunteers who have not had the training and collect disaster intelligence that will assist professional responders with prioritization and allocation of resources following a disaster. Since 1993 when this training was made available nationally by FEMA,

communities in 28 states and Puerto Rico have conducted CERT training.

## DELIVERY

The CERT course is delivered in the community by a team of first responders who have the requisite knowledge and skills to instruct the sessions. The CERT courseware was developed through and is supported by FEMA (Federal Emergency Management Agency). The following sessions are all be covered in a basic CERT class taught by qualified instructors.

- **Session I, DISASTER PREPAREDNESS:** Addresses hazards to which people are vulnerable in their community. Materials cover actions that participants and their families take before, during and after a disaster. The CERT concept and organization are discussed as well as applicable laws governing volunteers in that jurisdiction.
- **Session II, DISASTER FIRE SUPPRESSION:** Briefly covers fire chemistry, hazardous materials, fire hazards and fire suppression strategies. However, the thrust of this session is the safe use of fire extinguishers, sizing up the situation, controlling utilities and extinguishing a small fire.
- **Session III, DISASTER MEDICAL OPERATIONS PART I:** Participants practice diagnosing and treating airway obstruction, bleeding, and shock by using simple triage and rapid treatment techniques.
- **Session IV, DISASTER MEDICAL OPERATIONS, PART II:** Covers evaluating patients by doing a head-to-

toe assessment, establishing a medical treatment area, performing basic first aid and practicing in a safe and sanitary manner.

- **Session V, LIGHT SEARCH AND RESCUE OPERATIONS:** Participants learn about search and rescue planning, size-up, search techniques, rescue techniques and, most important, rescuer safety.
- **Session VI, DISASTER PSYCHOLOGY AND TEAM ORGANIZATION:** Covers signs and symptoms that might be experienced by the disaster victim and worker. It addresses CERT organization and management principles and the need for documentation.
- **Session VII, COURSE REVIEW AND DISASTER SIMULATION:** Participants review their answers from a take home examination. Finally, they practice the skills that they have learned during the previous six sessions in disaster activity.

## CONCLUSION

CERT is about readiness, people helping people, rescuer safety and doing the greatest good for the greatest number. CERT is a positive and realistic approach to emergency and disaster situations where citizens will be initially on their own and their actions can make a difference. Through training, citizens can manage utilities and put out small fires; treat the three killers by opening airways, controlling bleeding, and treating for shock; provide basic medical aid; search for and rescue victims safely and organize themselves and spontaneous volunteers to be effective.

For more information visit this National Website

<https://community.fema.gov/PreparednessCommunity/shwelcome-to-cert>

# IT IS ME

JUDY HEWETT

Wrinkles, wrinkles everywhere.	Is now a gentle parody.
Who is she that I see	
in mirror's surprising fare?	In truth, indeed, I can't complain.
Oh! It's me.	It's me. It's true.
	Giggling a kind refrain,
Alas! Alack! How can it be?	I start each day anew.
And yet it's clear –	
It is surely me!	Year eighty-two is up ahead!
	I am happy and snappy,
Once lithe and smiling,	and quite contented.
Sweet to see ...	



## GCS D NEWS

RONI LYNN RUDY – COMMUNITY RELATIONS CONSULTANT

**U**nder the direction of General Manager, Pete Kampa, the current Groveland Community Services District (GCS D) staff and Board of Directors have worked hard to earn the Transparency Certificate of Excellence Award from the Special District Leadership Foundation (SDLF). Accepting the award on behalf of the District were - Pete Kampa (GM), Rachel Pearlman (Board Secretary), and Luis Melchor (Operations Manager) at the recent California Special Districts Association Conference in Palm Desert, on September 2, 2022.

The award is in recognition of the District's outstanding efforts to promote transparency and good governance. "This award is a testament to Groveland Community Services District's commitment to open government," said, Pete Kampa, General Manager. "Our staff is to be commended for their contributions that empower the public with information and facilitate engagement and oversight."

To receive the award, GCS D demonstrated the completion of essential governance transparency requirements, including conducting ethics training for all board members, properly conducting open and public meetings, and filing financial transactions and compensation reports to the State Controller in a timely manner. The GCS D Team far exceeded the necessary requirements to earn the distinction by meeting all twelve Basic Requirements, all sixteen Website Requirements, ten out

of the eleven Additional Items; in which only four were required, and five out of six Outreach/Best Practices; in which only two were required.

The Special District Leadership Foundation (SDLF) is an independent, non-profit organization formed to promote good governance and best practices among California's special districts through certification, accreditation and other recognition programs.

Learn more at [www.sdlf.org](http://www.sdlf.org)

The California Special Districts Association (CSDA) is a 501c(6), not-

for-profit association that was formed in 1969 to promote good governance and improved core local services through professional development, advocacy, and other services for all types of independent special districts.

Since 1969, CSDA has been offering its members cost-efficient programs and representation at the State Capitol and boasts a membership of over 1,300 organizations throughout California. CSDA is the only statewide association representing all types of independent special districts including irrigation, water, park and recreation,

cemetery, fire, police protection, library, utility, harbor, healthcare, and community services districts...just to name a few.

CSDA provides education and training, insurance programs, legal advice, industry-wide litigation and public relations support, legislative advocacy, capital improvement and equipment funding, collateral design services, and, most importantly, current information that is crucial to a special district's management and operational effectiveness.

Learn more at [www.csda.net](http://www.csda.net)

Special Districts are independent public agencies that deliver core local services to communities, such as Water Utility, Wastewater Treatment, Fire Protection, Parks and Recreation, Healthcare, Sanitation, Mosquito Abatement, Ports, Libraries, Public Cemeteries and more. Districts are established by voters and their funding is approved by voters to meet specific needs through focused service. They can be specially molded to serve large regions or small neighborhoods depending on the need.

The GCS D Team is proud of their accomplishments and committed to serving its constituents with the highest level of professionalism, transparency and community involvement.

Groveland Community Services District 18966 Ferretti Road, Groveland CA 95321

(209) 962-7161  
[info@gcsd.org](mailto:info@gcsd.org)



## LABOR DAY BBQ – STCHS FUNDRAISER

PATRICIA GIBSON

**S**outhern Tuolumne County Historical Society's (STCHS) wants to thank everyone who attended our Annual Fundraiser, held September 4th, 2022, at PML Stables. Many people braved the heat and purchased meals to go, bake sale goods and items from the silent auction. Our local 4-H presented a whole host of games and activity for the kids. Our Groveland Librarian, Barbara Connelly, lead kid activities that included, tug-o-war and

a watermelon eating contest. The event was a huge success, everyone had a great time at this family friendly event.

Special thanks to the Stable team lead by Kendra and Kiersten; PML Admin. Joe Powell and Janessa Owens; our chefs Leon Liebster, Dave Brown and Larry Santa Maria; volunteers Craig and Audrey Prouse, Don & Kathy Brown; Peggy & John Andrews, Ed & Marianne Quinn, Ron Selvy, Ed Sullivan, Barbara Connelly, Carol Willmon, Michele Roberts, Karen

Hopkins, Karen Davis, Linda Wall, Paul Gibson, Tom Gardiner, Sandy Smith, JoAnn Prieto, Catherine Santa Maria, Jim Phillips, Harriet Codeglia, and Scott Belser. Please forgive me if I've left your name off and please know that your valuable contribution of time is greatly appreciated.

If you missed this wonderful event, please plan to join us next year! Your support goes to funding the Groveland Gateway Museum and other STCHS activities. Cheers!





## WHAT'S NEW IN THE BOOK NOOK?

VIRGINIA RICHMOND



*Lots of books to choose from*



*Book Nook customers*

If you haven't visited the Friends of the Groveland Library (FOGL) Book Nook lately, you're in for a treat! The Book Nook is located downstairs at the Library and it's open every Saturday from 10am-1pm.

We offer slightly used books for adults and kids at bargain prices. Most children's books are only 25 cents! Adult books include many new fiction (paperback and hard cover) as well as a great selection of nonfiction – including travel, crafts, history, and self-help.

In addition, we have lots of audio books and movies on DVD. Our "Free" table is always popular too, along with beautiful bargain "coffee table" books and puzzles.

The volunteers from Friends of the Groveland Library staff the Book Nook

each week. Our volunteer managers, Karen Hopkins and Michele Roberts, do a great job keeping everything organized.

The Book Nook is an important community service, but in addition is a valuable source of funds to support the Groveland Library. Did you know that FOGL is committed to donating \$10,000 a year to the County to keep our library open for you five days a week? The County only budgets for four days. We raise those funds in our Book Nook. So, in addition to a great deal on books for you, it really helps your library.

We accept donations of books in good condition anytime at our donation box behind the library. We always appreciate memorial gifts, which are used to purchase library books in the person's name.

## FREE BUS RIDES TO SONORA AND MODESTO

BRITNE GOSE

From Mary Laveroni Park, you're shopping at Walmart. Presto!

Five days a week, you can ride the WAVE; of course, that is, if you behave ;). Mondays, Tuesdays, Wednesdays and Fridays, from Groveland to Sonora we take the highway.

Thursdays are reserved for Modesto; we will spare you the manifesto.

We appreciate the donations you give

us; they are what help maintain the bus.

Reservations are required at least two days in advance.

Don't leave your schedule up to chance! Sometimes we are flexible, so please don't assume, that we can't take you anytime, even at noon!

Southside Community Connections is here for you.

Call us at (209) 962-6952.

## THE WISDOM OF GOD'S WORD

PASTOR BOB KANDELS, GROVELAND EFC

As we move into the full colors of fall in Tuolumne County, I have enjoyed the artistic hue and landscape filling my windshield and the shores of Pine Mountain Lake reminding of God's beauty and adoration. Like the greenness of spring in late February or early March, the full colors of fall can be a time of worship reminding us God is at work in our lives as much as God is at work in creation and environment, we live, work and breath-in daily.

During October on Sunday mornings, I will be focusing on the New Testament Book of James. I started this sermon series on the first Sunday in September. As we move deeper in this New Testament book in October, we will look at daily life challenges such as, "What is real Faith", "The power of my mouth", and "What is Godly Wisdom," just to name a few topics. Each of these topics are part of our growing edge in our everyday life.

I pray God's Church does not become so blind to the wonderful wisdom of God's Divine Word that we lose

interest in learning from it. The religious leaders of Jesus' day had become blind to the possibilities of God's amazing unconditional power of love and restoration to our lives.

It could be illustrated as one driving through the hardwood pine forest of Yosemite National Park surrounded by the many different colors of fall and yet too busy in life accomplishments and to-do lists to notice the beauty of the seasons. Sometimes we the community of God's Church become so caught up in wanting to get through the different seasons of ministry we forget to notice the adoration and grace filled Holy Spirit moments of the actual ministry. Yet even worse we get so caught up in wanting to be morally correct we fail to see the potential of God's amazing grace in those around us. "But the wisdom that comes from heaven is first of all pure; then peace-loving, considerate, submissive, full of mercy and good fruit, impartial and sincere. (James 3:17/NIV)

In Christ's Service

Pastor Bob Kandels

# MOVIES IN THE PARK

2022 Summer Movie Series Presented by GCSD!

August 19th	September 23rd	October 21st



## EXCITING CHANGES AT SOUTHSIDE COMMUNITY CONNECTIONS!

SYD ROBENSEIFNER

**T**he SCC Board of Directors is excited to announce that Britne Gose has been promoted to SCC Executive Director. We are confident that Britne will help us expand the services we provide and help us reach more people that can benefit from the programs we offer.

In her short tenure at SCC, Britne has already had a significant impact. She works closely with our members, staff, volunteers, and our board of directors to bring new ideas, new technology, and new opportunities to the organization. She is involved with county organizations to ensure that services provided in other areas of the county are also provided here. She is the person who decided to open The Little House to the community as a cooling location during the heatwave in early September. Please know, our facility is open Monday through

Friday from 10 am to 2 pm and you are always welcome to stop by, whether you're hot, cold, need help, or just want some company.

To continue offering our programs and to expand our services, SCC must continually bring in donations and grants. Britne will work with the board on identifying funding channels to help meet our financial needs. If you are interested in donating to SCC, please contact us at (209) 962-7303.

Britne lives in Sonora with her husband, Michael Layton, one of the Adventist Health's Groveland Medical Clinic providers – and their dog, Chief. She is at The Little House most days, so please stop by to say hello.

And of course, she was the mastermind of Donut Day, which has been a huge success. So, if you stop in to see her on a Thursday morning, you can also buy some fresh donuts.

## THE LITTLE HOUSE: SENIORS OPERATING SINGLE (SOS) SUPPORT GROUP

DR. ETTY GARBER AND SAMANTHA WEST

**E**ach stage of life presents us with changes and challenges. All stages in life can be difficult, but they can be eased by strong support systems, positive attitudes, and self esteem. Life can become more or less challenging depending on personal health issues, death of a loved one, or financial hardships. Our major challenge may be accepting the changes we face in our health, family connections, and social interactions.

Dr. ETTY Garber has graciously offered to provide a support group for those facing these life challenges. SOS will meet at The Little House at 11699 Merrell Road in Groveland on the first and third

Thursday of each month starting October 6th for one hour following the communal luncheon. Lunch is served from 11:30 to 1pm with SOS meeting after.

If you would like to participate and join others in learning and sharing your experiences and wisdom, exploring strategies to overcome challenges, and discovering the happiness you deserve, contact Dr. ETTY Garber, professional counselor, at (209) 768-5200 or [ettygarber@yahoo.com](mailto:ettygarber@yahoo.com) to sign up for this free support group.

Follow us on Facebook (Southside Community Connections), Instagram (southside11699) and NextDoor (SCC G.) for updates.

YOSEMITE | HWY 120 CHAMBER OF COMMERCE

## WHEN TO DECLARE VICTORY

SHIRLEY HORN

**A**lthough history has shown that some are comfortable with declaring victory before an actual event has occurred, we prefer not to wing it just to make an editorial deadline. Rather, if victory can be measured by sheer determination, volunteerism, passion, and hope, then we can declare the 2022 49er Festival and Chili Cook-Off a huge success.

The value of partnership and volunteerism (whether it's two or twenty-two hours a week) is immeasurable when applied to a major community event like the 49er Festival. For example, GCSD, with whom the Chamber is partnering on the Clean CA grant/Downtown Beautification project, is a stellar example of working together for the greater good. Thanks to GCSD, we were all hydrated on the day with the same fresh, clean water that we drink at home and that makes our local craft beer so delicious. Of course, the Festival wouldn't be possible without Mary Laveroni Park, our historic venue that is being improved due to the Clean CA and other county and state grants.

Everyone is stretched for time and energy these days. We were thrilled when ROOFBB agreed to partner with the Chamber on the 49er Festival Raffle and Trail Less Traveled Bike & Gear agreed to provide—at cost—an awesome EBike for the Grand Prize. Thanks to these two local organizations, 100% of the raffle tickets were sold before the event and ROOFBB did a brilliant job managing the raffle drawings and prize distributions. The good news? ROOFBB and the Yosemite Chamber will each receive close to \$1000 to fund ongoing programs. Somebody will be the proud owner of a new EBike, and seventeen other folks will have won raffle prizes worth at least \$50 each. That's like, 20 wins.

Those raffle prizes plus more than 35 Silent Auction items, and five spectacular Live Auction prizes were donated by Festival sponsors, chamber members, local artists and

crafters, and individuals to make up some spectacular pre-holiday gift opportunities. Speaking of volunteerism, a new-to-Groveland resident/49er Festival vendor, Katy Fitzgerald (Affordable Wildlife Photography), volunteered to contact Jamestown and Sonora businesses for donations. Katy brought in more than \$1000 in gift cards and merchandise to support this annual event.

Thank you and Welcome to Groveland, Katy!

Those are just a few examples of what it takes to make each 49er Festival Better than Ever. Check out the website for a partial list of folks, from parade entrants to CERT traffic controllers, to the over seventy exhibitors/vendors/non-profits/services, the chili competitors, beer-pourers, ticket-sellers, and so many more who Bring It on Festival Day. It's been happening for more than 30 years and it couldn't happen any other way. Thank you from the bottom of our peapickin' hearts to everyone who brings the 49er Festival to life each year.

Victory for the 49er Festival? We're calling it early. You be the judge. But since total victory can never truly be declared, we can't rest on our laurels.

October 19 is the Chamber's Member Strategic Planning Meeting. The future of the 49er Festival (and how to make it more beneficial to Hwy 120 merchants and available to more vendors, entertainers, and activities). Resurrecting the Hwy 120 Adventure as a tourism-focused program. Developing a B2B (Business-to-Business) program. Implementing a Community Plan. Focusing on Phase II of our Groveland Downtown Beautification project. Can we form a shared vision to make it happen? Who can conquer small tasks that lead to big victories?

Don't miss this meeting at the Groveland Community Hall on Wednesday, October 19 from 5:30 pm - 8:00 pm. Watch for details in the Weekly (contact [info@yosemitechamber.org](mailto:info@yosemitechamber.org) to subscribe) and on [www.yosemitechamber.org](http://www.yosemitechamber.org).



ADHD

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

What is ADHD?—Attention Deficit/Hyperactivity Disorder is a treatable neurodevelopmental disorder that occurs in kids, teens, and adults. It’s symptoms of inattention are: impulsivity/hyperactivity and having difficulties with poor planning.

Symptoms of inattention occurs when careless mistakes are made due to and lack of attention to details, not listening when spoken to directly, failure to follow through on instructions, difficulty organizing tasks and activities, reluctant to participate in tasks requiring sustained mental effort, loses materials, easily distracted or forgetful.

Symptoms of Impulsivity and hyperactivity in children are: fidgeting, tapping hands and or feet, squirming in seat, gets up and down, talks excessively, interrupts others, has trouble waiting in line and acts as if on the or driven by a motor.


ADHD symptoms may affect adults at home: forgetting daily activities, losing things, difficulty completing tasks, keeping appointments, organizing chores, poor time management skills, misses deadlines, trouble sitting still, fails to pay attention to details, makes careless

mistakes, interrupts or intrudes on others and may having rambling speech.

All these symptoms in both children and adults can be very disconcerting. Other children tend to stay away from children that show these unusual behaviors. They tend to stay away from them and make fun of them. This can be very painful to a child that doesn’t know why he does what he does and can’t change it. Teachers have difficulty with students who show and can’t control these behaviors and learning is disrupted often for the whole class.

Adults also suffer from uncontrolled behavior, (calling them tics or idiosyncrasies), They may have difficulties in the work place or even being a parent.

It is important to find an MD and a mental health professional who are familiar with this behavioral disorder. There are medications that can be helpful to control the physical behavior. Mental health professionals can work with the md to help the child or adult to manage their lives and their self esteem. The person who suffers from the effects of ADHD needs to understand it is not their fault and they can get help to make the changes they need to improve their lives.



**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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GUESS WHO I AM

TOMAS HERNANDEZ, JR.

At 14years of age, I was sent to a foreign country, at 19 I returned to the states. My career centered on energy-power plants hydro petro and nuclear power plants.The medical field became my next venture-worked in surgical services as an anesthesia tech for a couple of years,met my wife sold my house in the city, moved to Pine Mountain Lake,

where I can hike and enjoy nature with my family. Speed is my passion- motorcycles, jetskis,cars, love the water and mountain world,decided to be an entrepreneur and start my own business.

Who am I?

Last month’s Myster Member: Mike Cannizzaro

OBITUARY

GERALD “JERRY” LESTER LYNN

MARCH 2, 1938 – AUGUST 21, 2022

Gerald “Jerry” Lester Lynn, age 84, peacefully passed away in his home in Groveland, CA on August 21, 2022 after a long battle with Lewis bodies Dementia.

Jerry was born on March 2, 1938 to Lester and Margaret Lynn in Downers Grove, Illinois where he grew up with his older brother Ray and his mom and dad.

Later he moved with his family to Covina, CA where he attended high school and decided to serve in the US Navy. After the Navy he came back home and met his soon to be wife, Diane Weber, at a college party and wed in 1963. Together they first moved to Eureka, CA where he landed a fun job with Pacific Airlines. From there, they moved to Santa Barbara for a brief stint and later settled in San Jose, CA to raise their four children. Jerry worked most of his life as a Purchasing Manager for the City of Palo Alto - traveling up to Pine Mountain Lake on the weekends “to work on the house”. He and Diane retired in 2000 and moved to Pine Mountain Lake full-time.

Over the years, Jerry was involved in Rotary, the Catholic church and PMLAA to name a few. He enjoyed sitting on his



Gerald “Jerry” Lester Lynn

deck and feeding the squirrels, traveling, flying, dancing, and most of all making memories with his friends at Pine Mountain Lake. He was a kind, generous man, always willing to lend a helping hand or do his part and always on the move and making plans. He had a great sense of humor and loved to join in on a laugh or make light of a situation.

He is survived by his girlfriend Nancy

Jones, his four children Jeff Lynn, Sharon Posada, Karen Lynn and Janet Johnson as well as his eight grandchildren, Izabella and Benjamin Lynn, Kayla and Ryan Posada, Vincent and Lily Vesce and Britton and Emeri Johnson. He is preceded in death by his wife Diane Lynn, his brother Ray Lynn and his mom and dad, Lester and Margaret Lynn.

On behalf of the family we would like to extend a special thank you and unending gratitude to his caregiver, Leann Engle, who provided him with compassion, strength, care and dignity throughout his battle. We were all lucky to have you!

A celebration of Jerry’s life will be held Oct 21st at 11:00 at Lady of Mt Carmel in Big Oak Flat. A reception will follow at The Grill.

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BRITNE GOSE

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If you are interested in any of these, please contact Samantha West at (209) 962-7303.

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## PAINTING

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# HOMEOWNER CHECKLIST

### CHECK OUT YOUR CONTRACTOR

- ☐ Did you contact the Contractors State License Board (CSLB) to check the status of the contractor’s license? Connect with CSLB at 800.321.CSLB (2752), [www.cslb.ca.gov](http://www.cslb.ca.gov) or [www.CheckTheLicenseFirst.com](http://www.CheckTheLicenseFirst.com).
- ☐ Did you get at least three local references from the contractors you are considering?
- ☐ Did you call the references and personally view the contractor’s completed work?
- ☐ Does the contractor carry general liability insurance?

### BUILDING PERMITS

- ☐ Does your contract state whether you or your contractor will pull necessary building permits before the work starts?
- ☐ Are the permit fees included in the contract price?

[www.cslb.ca.gov](http://www.cslb.ca.gov)

### DOUBLE-CHECK THE CONTRACT

- ☐ Did you read and understand your contract?
- ☐ Does the three-day right to cancel a contract apply to you?
- ☐ Does the contract identify when work will begin and end?
- ☐ Does the contract include a detailed description of the work to be done, the materials to be used, and/or equipment to be installed?
- ☐ Are you required to make a down payment? (The down payment should never be more than 10 percent of the contract price of \$1,000, whichever is less, unless there is a valid blanket performance and payment bond on file with CSLB.)
- ☐ Is there a schedule of payments? (Only pay as work is completed, not before).
- ☐ Did your contractor give you a “Notice to Owner” warning notice that describes mechanics liens and how to prevent them?
- ☐ Do you have changes or additions to your contract? (Remember that all changes must be in writing and signed by both parties to avoid disagreements.)



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in beautiful Groveland. Completely updated with a two car garage. Close to shopping and restaurants and the true country living. Call **650-346-4150** for details.

## BEFORE YOU BEGIN CONSTRUCTION ON YOUR LOT

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

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

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

## COMMERCIAL SPACE FOR LEASE

**OFFICE/RETAIL SPACE AVAILABLE  
ON MAIN STREET**

Office/Retail space available at 18634 Main Street Suite 2 next to Groveland Pharmacy. Previously a Salon but can remodel as needed for new renter. Current space has lobby, reception, storage, restroom, two offices (hair stations) and break room - approximately 672 square feet. Location has excellent signage available and parking. Call Robert for details **559-305-3172**.

**COMMERCIAL SPACE FOR LEASE!**

18717 Hwy 120, Groveland. Approximately 1600 square feet of building space, located downtown with propane heat, one ADA bathroom perfect for retail, food service, professional office, medical etc. Rent \$1,650.00 Deposit \$1700.00. Contact agent **650-520-1022**

## RENTALS WANTED

**EXCELLENT TENANTS**

w/excellent credit and rental history looking for homes to rent. Owner approves tenant before placement. Call *Yosemite Region Resorts* **209-962-1111**

## FOR SALE

**ESTATE SALE**

20606 Longview call **209-962-6524** for appointment. Misc. Household items, dining room table. 10am - 3pm October 8th & 9th

## HELP WANTED

**PMLA IS HIRING**

PMLA is looking for qualified candidates for several job openings. Apply online at **www.PineMountainLake.com**

**OFFICE MANAGER**

OFFICE MANAGER – Part Time  
Groveland Evangelical Free Church is seeking a qualified person to serve in the position of office manager, 20 hours per week. Works in small office setting with frequent contact with the public. General office and computer skills necessary. Familiarity with QuickBooks accounting software strongly encouraged. Please contact **grovelandefc@gmail.com** for application or further information.

## GET YOUR AD NOTICED



Place a photo of your item for sale for just \$10. Call 962-0613 today.



**MICHAEL HAHN**  
Owner/Qualified Manager

P.O. Box 588  
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## SERVICES

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Residential and Businees Cleaning  
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**NEED A HANDYMAN?**  
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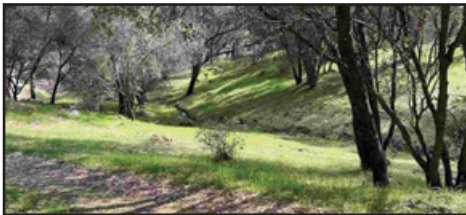
# YOSEMITE REGION REAL ESTATE

18687 Main Street, Suite E, Groveland CA 95321

209-962-1111 DRE #01964114



12874 Green Valley Circle **WESTERN RANCH-STYLE** single level, with detached 2-car garage/workshop-studio on a .44-acre lot. Open floor plan and large kitchen. Roof & rear deck less than 5 years old. Renovations (in the works) include: a new EPA-regulated wood stove, evaporative cooler, drywall, paint, some flooring, lighting and whole house water filtration system. Custom barn doors and drywall in garage, plus ext. lighting. RV and boat parking. Seasonal creek. \$260,000 #20221020



Unit 7 Lot 284 Ferretti Rd **WOODED LOT** with easy access. Over 1/3 acre, located between the town of Groveland and Yosemite Park. Pine Mountain Lake amenities include: Multiple beaches, boat marina, Lakeside Café and great fishing spots. Enjoy dining at the Country Club while looking over the beautiful championship golf course and mountain views in the distance. A great place to build your dream home! \$5,000 #20210368



13011 Jackson Mill **LOOK NO FARTHER!** Great room concept, oversized bedrooms and many extra-nice touches, such as a built-in vacuum, dual-pane windows, with upgraded treatments, and hardwood flooring. Other features: French doors, upgraded appliances, fiber-cement siding, level R/V/Boat parking, a spacious and an unfinished basement area for storage. Extra-large master bedroom suite, with a private deck, upstairs. \$389,900 #20221387



ROB STONE  
OWNER/REALTOR\*  
DRE #01025463



BJORN WAHMAN  
BROKER  
DRE #00706559



TARA STONE  
MANAGER/DPG  
DRE# 01106544



LIZ MATTINGLY  
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TED BIANCHI  
REALTOR\*  
DRE #01318805



PAULA BIANCHI  
REALTOR\*  
DRE #01316556



ROY NAVARRO  
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MIRIAM MARTIN  
REALTOR\*, RSP, ASP  
DRE #01400779



ANDREW RIETVELD  
REALTOR\*  
DRE #01994156



RYAN NIEDENS  
BROKER ASSOCIATE  
DRE #01940007



KATHY NIEDENS  
REALTOR\*  
DRE #01113243



CAPRICE KROW  
PROP. MGR/LDP  
DRE# 01179023



CORY STONE  
PHOTOGRAPHER  
VIDEOGRAPHER

## CUSTOM • LUXURY • LAKEFRONT 20155 Pine Mountain Drive ~ Unit 4 Lot 129

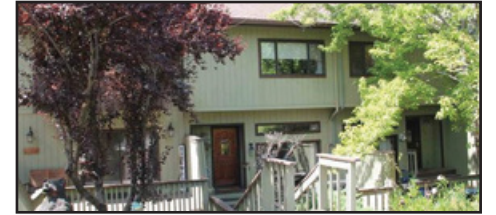


Custom-built log home, located in the cove area of Pine Mountain Lake. Constructed in 1996, it features: 3 master suites, 2 soaking tubs, and a propane fireplace in one of the bedrooms. Entry doors were hand-carved by a local artisan. The beautiful Burl Maple staircase was cut and hand-lathed on site. Wide-plank Ash hardwood flooring, a spacious gourmet kitchen and an oversized 2-car garage, with unfinished room above. 190-feet of deep water lake frontage, with the potential to build a deck and boat dock at the lake side. Being sold with furniture included.

\$999,000 • MLS #20220093

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12707 Junipero Serra, #7 **GOLF COURSE TOWNHOUSE**, right next to the tennis courts, community swimming pool and Country Club. The home enters from the front deck and into the dining and kitchen area. Just a couple of steps down into the nice-sized living room. Wood-burning fireplace with surrounding stone. Large windows, looking onto the back deck, which has a shade awning for hot summer days. A great place to live and entertain. \$359,000 #20221389



19061 Crocker Station **TRIPLE-MERGED LOT** equalling .87 acre. Park-like setting, with fenced garden and fruit trees. Multi-zone drip system. Single-level home has 2bd, 2-1/2 baths, 2-car garage, with attached workshop. Vaulted open-beam ceilings, 2 wood-burning stoves, office/den attached to master bdrm. Composite deck and slate patio. Improvements include: Roof, exterior paint, remodeled laundry room and gutter guards. \$450,000 #20221055



20240 Pleasant View **RECENTLY UPDATED CABIN**, with a "peek-a-boo" view of the lake and an excellent location for 4th of July fireworks! Two oversized bedrooms plus a 3rd guest bedroom. Luxurious bathroom, with deep soaking tub. Sunken living room, with wood-burning stove. The great room encompasses the kitchen and dining areas and has an additional wood-burning stove. Level parking in the rear, with a carport, storage area and 2-car garage. \$425,000 #20221459



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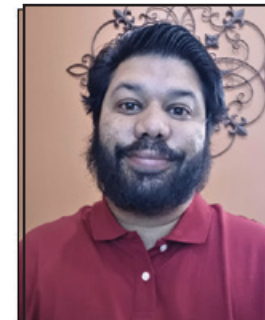


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(209) 962-1111 • yosemiteregionresorts.com



Ryan Niedens  
General Manager



Josh Regalado  
Property Manager



Sharron Wahman  
Guest Services