

PINE MOUNTAIN LAKE NEWS

MARCH

2023

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

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HAPPY
St. Patrick's Day
FROM PINE MOUNTAIN LAKE

PRSR STD
U.S. POSTAGE
PAID
ABS DIRECT

Change Service Requested

19228 Pine Mountain Dr. Groveland, CA 95321

ADOPTED RESOLUTIONS
SEE PAGES 16-18

PMLA JOB FAIR
SATURDAY, MARCH 11
SEE PAGE 26

DAYLIGHT SAVINGS TIME
SUNDAY, MARCH 12
SPRING FORWARD!

Photo Courtesy of Barbara Broad

Submission Guidelines

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

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

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

DEADLINES

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

MEDIA ACCEPTED

email

SOFTWARE (Articles)

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

SOFTWARE

(Advertisements)

PSD, JPG, PDF, EPS or TIFF only.

TEXT/GRAPHICS

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

E-MAIL TEXT/GRAPHICS

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

AD DESIGN and PROOFS

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

SUBMISSION DEADLINES

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

NOTICE

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

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

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

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

SUBSCRIBE TO THE PML NEWS TODAY!

NAME _____

UNIT _____ LOT _____

MAILING ADDRESS _____

NO CHARGE FOR PROPERTY OWNERS (BULK)
\$6/YR FOR CO-OWNERS (BULK);
\$10/YR FOR NON-PROPERTY OWNERS (BULK)
\$20/YR FOR PROPERTY OWNERS (1ST CLASS)
\$30/YR FOR NON-PROPERTY OWNERS (1ST CLASS)

ENCLOSED IS MY CHECK IN THE AMOUNT OF
\$ _____ (PAYMENT DUE IN FULL)

SEND THIS SUBSCRIPTION TO:
PINE MOUNTAIN LAKE ASSOCIATION
19228 PINE MTN. DR. GROVELAND, CA 95321
ATTN: MELODY

2023 BUDGET/ASSESSMENT PACKETS

2023 Packets were mailed out on December 1, 2022. If you have not received your package, moved or changed your address in the last year, please check with the Administration Office at **(209) 962-8600** now, to verify that we have your correct address on file.

While you are at it, why not give us an email address and join our Email Opt-In members? Less paper, less waste! Email Opt-In members receive the bulk of the budget and assessment information via email. If you are already an Email Opt-In member, please check with Administration to verify that we have your correct email address on file. We want you to receive your 2023 Assessment/Budget Packet in a timely fashion and save you and your Association time and money.

IF YOU HAVE NOT RECEIVED YOUR 2023 PACKET please contact the Administration Office at **1-209-962-8600**.

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

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.

VISIT US ONLINE
www.pinemountainlake.com

PINE MOUNTAIN LAKE ASSOCIATION



1.209.962.8600

www.pinemountainlake.com

ADMINISTRATION OFFICE HOURS
8:00 AM TO 4:30 PM – MON THRU FRI
OPEN AT 8:45 AM SECOND TUESDAY OF EACH MONTH
THE OFFICE IS CLOSED BETWEEN 12:00 & 1:00 EACH DAY

2023 ADMINISTRATION OFFICES HOLIDAYS (ADMIN OFFICE WILL BE CLOSED)

MON. 5/29/23 MEMORIAL DAY	FRI 11/24/23 DAY AFTER THANKSGIVING
TUE. 7/4/23 INDEPENDENCE DAY	MON 12/25/23 CHRISTMAS EVE (OBS)
MON. 9/4/23 LABOR DAY	TUE 12/26/23 CHRISTMAS DAY (OBS)
FRI. 11/10/23 VETERANS DAY (OBS)	MON 1/1/24 NEW YEARS EVE (OBS)
THUR 11/23/2023 THANKSGIVING	TUE 1/2/24 NEW YEARS DAY (OBS)

PMLA BOARD MEETINGS SCHEDULE (THIRD SATURDAY - UNLESS OTHERWISE NOTED)

MARCH 18, 2023	AUGUST 19, 2023 (Annual Member Meeting/Election)
APRIL 15, 2023	SEPTEMBER 23, 2023
MAY 20, 2023	OCTOBER 21, 2023 (Board Budget Meeting)
JUNE 17, 2023 (Father's Day Weekend)	NOVEMBER 18, 2023 (Saturday before Thanksgiving)
JULY 15, 2023	

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. New editions are posted by the 1st of the month.

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PMLNews@SabreDesign.net

GENERAL MANAGER'S MESSAGE

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

NEW FOOD AND BEVERAGE DIRECTOR AND MARINA MANAGER HIRED

Over the past few months, we have worked with an executive search firm to fill the Food and Beverage Director position to oversee our Grill and Golf Snack Bar operations. I am pleased to announce that we have hired a new Food and Beverage Director to take over operations at the Grill and Golf Snack Bar. We have also filled the Marina Manager position. We look forward to them joining our team.

We will formally introduce these new managers to the Board and membership at the March board meeting.

CANADA GEESE MANAGEMENT UPDATE

Back in December 2022, we initiated our first Canada geese take on the golf course. We brought in a professional hunting guide and 4 hunters who culled 50 geese. We tried to schedule two other culling dates, but did not see enough geese in the hunting areas in order to conduct the cull. Now that hunting season for Canada geese is closed, we will continue with our non-lethal hazing methods to encourage the geese to congregate in areas outside of PML.

We have submitted an application to Fish and Wildlife for a depredation permit so that we can reduce the Canada geese population during the entire year and not just hunting season. The application has been accepted and we expect to receive a response within the next two months.

ISSUES WITH SQUATTERS TAKING OVER VACANT HOUSES IN PML

There are currently 2,832 lots in PML with houses. Out of those lots we have only received complaints about squatters at three of these homes in PML in the last 6 months. Of those three, one home has been cleared of the squatters and the property has been sold to a new owner with plans to renovate and fix up the home and property. We have also recovered all of our legal and enforcements costs in this enforcement matter, totaling over \$89K.

We have been focusing a lot of time and attention on a house on Pine

Mountain Drive in Unit 13. The home was foreclosed on by the mortgage company after the owner died and was overrun with squatters. Additionally, a neighbor reported criminal activity taking place on this property.

PML has done everything within the law to assist law enforcement in addressing this issue and applying pressure on the property owner to get the situation resolved. I spoke directly with Tuolumne County Sheriff Bill Pooley and he informed me that two of the times that a complaint was called into his department, they arrested two suspects, one male suspect and one female suspect on two separate occasions. When it came to our attention that the one remaining squatter living in the home left for a period of time, we called the realtor who is representing the property owner and demanded that he secure the home immediately. He came in with a locksmith and secured the house.

Given the property owner has still not removed the dilapidated vehicle and cleaned up the garbage on the lot, the Board authorized Association Counsel to take legal action and he has been directly in touch with the property owner and their law firm. It is our position that the property owner is taking too long to resolve this matter and clean up the property. We will continue to pursue the matter legally until it is resolved.

Some folks have made comments that the Association should do more or be more proactive in dealing with these types of issues. We have a multi-department group of staff members that meet regularly to monitor potential properties that could fall into situations where

they are taken over by squatters and/or criminals, and do everything we can within our power to keep this from happening. When we receive a report or see issues, we act immediately. We also coordinate and provide real-time information to law enforcement.

Unfortunately, most of these types of situations take longer than we want to gain resolution. We would like to gain compliance quickly, but when there is no legal owner and the property is in legal limbo it can present some challenges. These situations are the responsibility of the individual property owners, mortgage holders, rental managers, and law enforcement. Regardless, we relentlessly pursue these cases until they are resolved and will continue to do so.

CURRENT PMLA COMMITTEE OPENINGS

We currently have openings on several PML committees and they are accepting member applications now. The Budget and

Finance Committee has 2 openings, the Covenants Committee, Editorial Committee, Equine Committee and Long-Range Planning Committee all have one opening. When we receive applications, we provide these to the chairpersons of each committee so that they can schedule applicant interviews with the committees.

Any member in good standing who is interested in serving on a PML committee is encouraged to apply. A PDF copy of the application and online version of the application can be submitted by visiting the PMLA Committees page on the Official PML Website at www.pinemountainlake.com.

Until next month, wishing everyone a Happy St. Patrick's Day!

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

**SPEED
LIMIT**

25

**SLOW DOWN
BE PREPARED FOR WET
AND SLICK ROADS
PLEASE DRIVE SAFELY**

PRESIDENT'S MESSAGE

NICK STAUFFACHER – PMLA BOARD PRESIDENT

March is not only the month that is bringing us Spring this year, but also some great changes for our community in the form of Dan Szathmary our new Association Controller and Heather Parkhurst for The Grill as the Food and Beverage Director. Looking forward to having them as part of our PML Team and seeing what Dan and Heather will bring to the community.

To Ken Spencer for all the years of commitment to PML and your diligence as our Controller, especially in staying with us through an extensive process, and then staying on longer to help with the training of your predecessor. A big warm heartfelt thank you.

Once again, I would like to encourage all members who are having guests and or renters to utilize the online system for getting them registered. This process makes the check in at the front gate to go smoother and faster. Which is extremely important on our busy holiday times. Memorial Day, Fourth of July, Labor Day holidays sees a large influx of vehicles at the main gate, which can cause back up on Pine Mountain Drive to Ferretti Road.

As we are all aware squatters are becoming a real problem in some of our vacant houses. Most of the times the owner has passed away and the Bank has

to foreclose and take over the mortgage. Which sadly takes a lot of time for the Banks to get accomplished.

Please be assured that PML is using every legal action that is allowed by law to remove the squatters. But again, this takes time. With the way California laws are, it makes getting squatters removed extremely difficult, but again, we are doing everything we can to do this.

Maintenance has a new Facebook page, www.facebook.com/PMLmaintenancedept. You will be able to get information on a variety of project around PML that Maintenance

is working on. For example: You can find particulars of road information and road closures.

There are several Committee openings here in PML. If you would like to join one of them you can find a complete listing on the PML Facebook page.

The Stable has phenomenal news, they have brought back Spring Riding Lessons. If you have never been on a horse and have wanted to give it ago, well here is an outstanding opportunity to learn.

Hopefully you were able to take advantage of The Grills Valentine special menu. Looking forward to see what they will do for St. Patrick's Day.

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

PINE MOUNTAIN LAKE ASSOCIATION

1.209.962.8600

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
PMLBoard@pinemountainlake.com

ADMINISTRATION OFFICE

HOURS OF OPERATION*

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

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 for ad rates and submission guidelines or email:

PMLNews@SabreDesign.net.

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

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

PINE MOUNTAIN LAKE NEWS

P.O. Box 605
Groveland, CA 95321
Tel: 1.209.962.0613

E-mail: PMLNews@SabreDesign.net

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)

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

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

Here you will find:

- Member Orientation Packet
 - o Information on the Official PML Facebook page
 - o Gate Access Guest Pass internet program information
 - o Fire Safety contact and information
 - o Board Meeting Dates and information
 - o Rules, Regulations and Procedural information
 - o Information on PML Committees and Clubs
 - Assessment Information
 - PML Fact Sheet
 - Getting Connected in Groveland
- And **MUCH MORE!**



PINE MOUNTAIN LAKE ASSOCIATION
SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES
For The One Month Ended January 29, 2023

OPERATION OF AMENITIES	Revenues					Expenses				Budget (NET COST) INCOME	Variance Bud - Act
	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		
Golf Course	\$ -0-	\$ 42,139	\$ 530		\$ 42,669	\$ 117,267	\$ (74,598)		\$ (74,598)	\$ (94,010)	19,412
Restaurant & Bar	-0-	248	53,694		53,942	120,252	(66,310)		(66,310)	(87,217)	20,907
Marina	-0-	41,091			41,091	17,401	23,690		23,690	(8,849)	32,539
Snack Shack	-0-	-0-	(124)		(124)	2,824	(2,948)		(2,948)	(4,062)	1,114
Stables	-0-	7,755		368	8,123	32,269	(24,146)		(24,146)	(27,788)	3,642
Recreation	-0-	8,449			8,449	2,860	5,589		5,589	8,793	(3,204)
Roads & Facilities Maintenance	-0-	5,933		20	5,953	174,547	(168,594)		(168,594)	(203,733)	35,139
PROPERTY OWNER SERVICES											
Safety	-0-	6,713		5,711	12,424	84,755	(72,331)		(72,331)	(97,666)	25,335
Administration	-0-	52,836		27	52,863	96,085	(43,222)		(43,222)	(135,842)	92,620
ASSESSMENTS											
+	565,228			5	565,233	13,441	551,792	54,557	497,235	490,158	7,077
Totals	\$ 565,228	\$ 165,164	\$ 54,100	\$ 6,131	\$ 790,623	\$ 661,701	\$ 128,922	\$ 54,557	\$ 74,365	\$ (160,216)	234,581

CAPITAL EXPENDITURES 1 Month Ended Jan. 29, 2023

	TOTAL RESERVE FUNDS	NEW CAPITAL ADDITIONS FUND	TOTAL CONTRIBUTION TO CAPITAL
2023 Beginning Fund Balances	4,403,620	102,395	4,506,015
Interest Income	84		84
Bank Fees/Discounts Taken			-
Assessments Earned	196,250 ⁽¹⁾	1,100 ⁽²⁾	197,350
Other Income/Expense			
PURCHASES BY AMENITY			
Golf Course			-
Country Club			-
Bar			-
Marina			-
Snack Shack			-
Swim Center			-
Stables	(5,005)		(5,005)
Recreation			-
Roads & Facilities Maintenance		(11,192)	(11,192)
PROPERTY OWNER SERVICES			
Safety			-
Administration			-
Non-Capital Reserve Expenses	(6,826)		(6,826)
Total transfer to Operating Fund for property and equipment additions and reserve expenses	(11,831)	(11,192)	(23,023)
Adjusted Fund Balances	\$ 4,588,123	\$ 92,303	\$ 4,680,426

Notes to the Financial Statements

(1) The Budgeted Reserve Fund assessment for 2023 is \$2,355,000

(2) The Budgeted New Capital Additions Fund assessment for 2023 is \$1,100

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 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.

PAY YOUR PML PAYMENTS ONLINE

Did you know you can make your payments online?

Online Bill Pay is available on www.PineMountainLake.com.

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

PMLA MONEY MATTERS

DAN SZATHMARY – ASSOCIATION CONTROLLER

Happy Retirement Ken, the day has finally come. As I mentioned in my first PMLA Board meeting in January, “I will never replace Ken, and look forward to following in his footsteps.” Or words to that effect.

Ken has been a part of the PMLA family for many years and has left a wonderful and lasting impression on the place. So, the first order of business? Thank you, Ken. It is a wonderful honor to carry the torch and allow you to finally retire after about two years of looking for the right person to succeed you.

Have thoroughly enjoyed working with Ken during his transition from Controller at PMLA for 16 years, to part time IT Manager and full-time golfer. During that time, I have been remarkably impressed with how well run and effective this operation is that he and Joe have built over many years. Also equally looking forward to continuing our mission for at least as many years to come.

I fell in love with the area and community decades ago, visiting family occasionally for holidays or long weekends. Never knew fate would land me here, and am overjoyed to be a part of such a beautiful and wonderful community. The highest honor one can have is service to country and our community, and this community is a wonderful one to serve.

As of the writing of this article, have been a member of the PMLA family for only 25 days. In that time have learned a lot about the lay of the land, how the money in our association works, have met some of the brightest and most dedicated teammates I have had the pleasure of working with, and have encountered a wealth of ideas and perspectives on how to continuously improve our service to the community.

The only improvement is continuous improvement. No matter how well things are run or how efficient we are, we can always do better. How do we manage our resources, mainly time and money, to maximize the benefit and return on investment to our members? Even more so year over year? That is the magic question we

ask ourselves every year to which there is never only one correct answer upon which everyone will agree.

Have noted the ongoing debate over the tradeoff between assessments and amenity fees. The paradox in our community of wanting to increase our level of service, yet wanting to trim costs to be more efficient with how the association spends its money. The desire to supplement what the membership invests in the community in the “zero sum game” of balancing assessments and fees, and how much money from outside the association we want to bring into it. Who wants a much of “off the hillers” clogging up the golf course? Who wants a bunch of short-term renters in here? How much is it worth sharing our space with visitors so we can fund and maintain all that we enjoy without paying too much for it?

There is no one correct and absolute answer. It is about balance and maximizing the benefit to all members and return on investment of what we collectively contribute to our community. We may never be able to please all of the people all of the time, but that is the one thing upon which everyone in our community undoubtedly agrees.

If we stay focused on that mission collectively, we will only make things better and please most of the people, most of the time. A worthy goal we will enjoy achieving together.

So? As expected, in the first 25 days, we are only scratching the surface, and there is always a lot of good work to do. I am incredibly excited and overjoyed to explore ways to continuously improve our community and hear your perspectives and suggestions on how we can make that happen together, even better than the year before, year over year.

Would love those perspectives and suggestions. As with my predecessor Ken, you have my e-mail and number. Controller@PineMountainLake.Com or give me a call at 962-8606. Thank you again for a warm welcome to the community and look forward to serving with all of you.

FROM PMLA SAFETY COMMITTEE

BOB ASQUITH – SAFETY COMMITTEE

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.

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

Our next meeting is March 1st at 9am via Zoom. Please email safetyandsecuritycommittee@pinemountainlake.com to obtain your invitation.

Safety Training—S&SC will be partnering with CERT for another Fire Preparedness Workshop. Presenters will include GCSDF Fire Department and Tuolumne County Office of Emergency Services. We will repeat this at least once during the first quarter, 2023. More than 100 people have attended these workshops in 2022.

Firewise Communities—Congratulations to the PointViewers as they are our newest FW community. Presently there is 2 Firewise (FW) community in PML. Contact the Safety Committee (email address below) for details how you can start a FW community and potential save on your Homeowners Fire Insurance.

Emergency Evacuation—S&SC, working with Tuolumne County Maps has finalized evacuation maps. TC Sheriff and TC OES have approved the maps. Maps show the routes out of PML and the major evacuation routes away from Groveland. Email the Safety Committee

and we will send you a printable copy.

Evac Maps will be on PMLA website soon. Download & print your copy.

Traffic Backup at PML Main Gate—Much more discussion about the long lines that back up onto Ferretti Road and cause traffic problems.

We have a clear picture of traffic control responsibility now. CHP is responsible for traffic control both on Highway 120 and Ferretti Road. Our meetings with CHP have highlighted the enforcement actions they will use going forward. One is to divert ALL traffic backed up at Pine Mountain Dr & Ferretti Rd on down Ferretti Road (no turns into PML). Or, two is to write citations to cars stopped on Ferretti Rd for blocking traffic. Either way, CHP’s job is to clear traffic and make the roads safe.

We discussed PMLA providing a strong Social Media marketing push ahead of holiday weekends to encourage members to NOT use the Main Gate unless via Elder Lane.

Safety Department Phone Lines Down—The continuing problem of the phone line to the Safety Department needs attention. The S&SC is available to design and present solutions.

Speeding—As the committee continues its study of speeding on PML roads, it was pointed out that association can be sued for an accident caused by speeding if the association has done, or nothing to prevent it.

Please email comments to: safetyandsecuritycommittee@pinemountainlake.com

PAINT DISCOUNT PROGRAM

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

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

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

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

SOUTHERN TUOLUMNE COUNTY HISTORICAL SOCIETY (STCHS)
Harriet Codeglia - 1.209.962.6270

PML SAFETY REPORT

	JANUARY	1st Quarter	YTD
Guest Passes Issued	662	662	662
Vendor Passes Issued	259	259	259
Temporary Resident Passes Issued	557	557	557
Vehicles Admitted	6,473	6,473	6,473
Vehicles Refused Entry	195	195	195
Phone Calls Received	2,473	2,473	2,473
Residential Alarm	5	5	5
Animal - Loose	11	11	11
Animal - Impounded	2	2	2
Animal - Dead/Injured	12	12	12
Animal - Disturbance	4	4	4
Patrol Assist	199	199	199
Public Assist	20	20	20
Welfare Check	2	2	2
Transport	7	7	7
Traffic Hazard	0	0	0
Traffic Control	0	0	0
Excessive Speed/Reckless Driving	3	3	3
Gate - Tamper	3	3	3
Gate - Follow Through	16	16	16
Gate - Malfunction	5	5	5
Gate - Struck by Vehicle	6	6	6
Control Burn Reported	33	33	33
Fire Safety - Smoke Complaint	8	8	8
Hazard - Tree Down	11	11	11
Residential Disturbance	2	2	2
Amenity Burglary	0	0	0
Residential Burglary	0	0	0
Grand Theft	0	0	0
Petty Theft	0	0	0
Trespassing	0	0	0
Vandalism	2	2	2
Property Damage - PML	1	1	1
Property Damage - Resident	1	1	1
PML Regs Violations Resident	0	0	0
PML Regs Violations Guest	0	0	0
Vehicle - Citation Issued	2	2	2
Vehicle - Accident PML	2	2	2
Patrolling Unit	797	797	797
Amenity Security Check	1,958	1,958	1,958
Residence Security Check	202	202	202
Monitoring Tennis Courts	0	0	0
Weapon Violation	0	0	0
Fixed Post	1	1	1
Courtesy Notice Issued	39	39	39
All Other Fees Collected	\$30,027	\$30,027	\$30,027

GOVERNING DOCUMENT ENFORCEMENT ACTIONS JANUARY 2023

Courtesy Notices	44
Notice of Non-Compliance	4
Final Notice of violation	7
Fines Assessed	5
Member Service	364

COMPOST & ARCHERY RANGE HOURS OF OPERATION

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

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

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

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

HOURS SUBJECT TO CHANGE WITHOUT NOTICE
Call Main Gate at 1-209-962-8615

FROM THE FRINGE

MIKE COOK – PGA HEAD GOLF PROFESSIONAL

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

UPCOMING EVENTS

Ladies 9-Hole Golf Club

Weekly Play Day – Thursdays

Ladies 18-Hole Golf Club

Weekly Play Day – Thursdays

Men's Golf Club

St. Patrick's Day Invitational
Saturday March 11

Putting Clinic

Short Game Practice Green
Saturday March 18

Men's Golf Club

March Madness – 4 Man Team
Wednesday March 29

WINTER SHOTGUNS

During the winter we start all play using a shotgun start at 11:00am due to daily frost conditions and winter conditions. The 11:00am shotguns will continue until Daylight Savings Time begins on March 12, 2022. On March 13 the first tee time of the day will be 9:00am.

PUTTING CLINIC

On Saturday March 18, Mike Cook will hold a putting clinic at 1:00pm at the short game practice green. The cost of the clinic will be \$10.00 per person and open to the first 20 individuals who sign-up. Sign-ups will be taken at the Golf Shop, in person or by phone.

CALLAWAY GOLF CLUB TRIAL SETS

The NEW Callaway PARADYM golf clubs are available in the Golf Shop for you to try out. We have trial sets that you can take to the range or out on the Golf Course. For more information, call or come in to the Golf Shop.

2023 ANNUAL GOLF MEMBERSHIPS & GOLF SERVICES

Golf Memberships: If you are interested in an Annual Golf Membership for

2023, it is not too late. Call the Golf Shop and we will be happy to assist you. The applications are also on the (www.pinemountainlake.com) website.

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

NEW 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) and fill it out and sign online or you will be asked to sign the form when you register in the Golf Shop. Click on amenities, then click on golf and you will see the agreement with other forms available. If you have any questions, please call the Golf Shop 209-962-8620.

WINTER RE-GRIPPING SPECIAL

Wintertime is a good time to have your worn grips replaced. If you replace 10 or more grips, we will take \$.50 off the price of each grip. This special will be in effect through the month of March. Call the Golf Shop to schedule an appointment.

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 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.**

Men's & Ladies Golf Clubs

If you are interested in joining the Men's or Ladies Golf Clubs, you can call the Golf Shop 962-8620 and we will give you the information you need. Applications are available in the Golf Shop. The Men's Club has a website (www.pmlmgc.com) 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

**MAKE PML YOUR
ONE-STOP-SHOP
FOR ALL YOUR GIFT GIVING!**

**PICK UP A GIFT CARD FOR:
GOLF • GOLF SHOP APPAREL
& ACCESSORIES • THE GRILL
HUNTING & FISHING LICENSE VOUCHERS**

**GIFT CARDS ARE AVAILABLE AT THE
ADMINISTRATION OFFICE, THE GRILL,
AND AT THE PRO SHOP**

CHOOSING THE RIGHT CONTRACTOR FOR YOU

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

When it comes to construction projects around my home, I am the type of person who has big ideas...beautiful, crazy, amazing ideas—but, unfortunately, I often cannot achieve those ideas on my own. It is much easier to dream of castles than build them...or in my case, a patio for my poor inside cat. Fortunately, there are people out there who are quite adept at bringing dreams into reality. The trick is finding the right one.

When choosing a contractor, it is important that you are taking your time and doing your due diligence. Reaching out to your community and getting references is a fantastic place to start, but it is equally important to vet any contractor that you are looking to hire. One of the first steps you should take is to make sure that they are licensed. This is something

you can easily check online at: <https://www.cslb.ca.gov/onlineservices/checklicenseIII/checklicense.aspx>

Get multiple bids, examples of past work, and always get a contract. Make sure that anyone doing work for you is knowledgeable with County, State, Federal, and Pine Mountain Lake building codes, rules, and regulations.

Please note that while handymen can perform a wide range of services without a license, they may only do so for small jobs whose total cost is less than \$500.

Overall, it is essential to find the contractor or handyman that is the perfect fit for you—collaborative, knowledgeable, reliable, and honest. After all, your big ideas deserve the very best execution.

You can contact me any time at: ecc@pinemountainlake.com or 1 (209) 962-8605. I would be happy to assist you with any questions you may have.

IMPROVEMENTS

KARA POWERS – COMMUNITY STANDARDS SPECIALIST

Just a friendly reminder to submit any plans for improvements to the exterior of your home to the Environmental Control Committee for review and approval before performing the work. Are you building, placing, upgrading, planting, painting, repairing, adding, expanding, modifying, or adjusting? Are you changing, clearing, excavating or removing? If you answered yes to any of those, make sure to submit your plans to the ECC. You may be asking yourselves, Why? “Why do I need permission for improvements from Pine Mountain Lake Association for my own property?” We do this to protect every homeowner in the community. Since we require plot plans to be submitted, with the property lines and setbacks marked, it eliminates the possibility of someone building into the setbacks, or worse, encroaching onto a neighbor’s property. Just imagine spending all this money on a project,

just to have to tear it all out because, without realizing, you are actually 5 feet into your neighbor’s property (Trust me, it happens). We also have certain specifications on different things, from paint color, to the height of a garbage can holder, to the location of your shed. If you submit your plans to the ECC for approval you can most definitely avoid the pain of having to pay more money for something, just to remove or change it.

Submitting your plans is a pretty easy process, you can either come in to pick up a packet or you can submit online at <https://www.pinemountainlake.com/ecc-project-submittal-process/>. If you do not already have a plot plan, you can contact me at 1 (209) 962-1242 or compliance@pinemountainlake.com and we can see if there is one on file. We are happy to help with any questions you may have as well. You can also find our CC&R’s and ECC Guidelines by visiting our webpage online, under the Governance tab.

BUILDING OUR COMMUNITY

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

It’s hard to believe but, this last year nearly 260 homes and properties have changed hands in Pine Mountain Lake.

California, like many states, requires its residential property sellers to disclose, in writing, details about the property they have on the market. These disclosure obligations apply to nearly all California home owners selling their property, whether it's a standalone home, a high-rise condo unit, or a manufactured or mobile home. (See, California Civil Code § 1102.)

This includes knowing about any potential repairs or upgrades needed to areas of the home or improvements done without proper permitting. The disclosure obligations also remind California home sellers that they have a legal responsibility to be open about a property's condition and can be sued for hiding problems or defects.

Often times when a property is in the process of being transferred from one owner to another, certain aspects of the home and property are scrutinized and it is necessary to repair or replace them, prior to sale. Roofing, decks and paint are three of the most common repairs.

Because there is often a push to get a house ready for closing, people are tempted to circumvent the process of having these repairs, replacements or improvements approved by the ECC and sometimes even the County. In the long-run, this can end up costing you more time and money than having your project approved in the first place.

If it comes to the attention of the ECC that an unapproved project is being completed on a property, the ECC is obligated to issue a Stop Work Order and no work can be done until all necessary paperwork is submitted

and approved by the Committee. **PMLA, CC&R, Article V, Section 1: Environmental Control Committee Approval of Improvements:** In the event that it comes to the knowledge and attention of the Association, the Committee, or the agents or employees of either that a work of Improvement, or any modification thereof, is proceeding without proper approval, the Association shall be entitled to exercise the enforcement remedies specified in Section 12 of this article V, including, without limitation, ordering an immediate cessation and abatement of all aspects of the work of Improvement until such time as proper Committee review and approval is obtained.

PMLA, CC&R, article V Section 12: Enforcement of Environmental Control Matters. No work of Improvement for which approval is required shall be deemed to be approved simply because it has been completed without a complaint, notice of violation, or commencement of a suit to enjoin such work.

Take the time to submit your exterior project prior to starting those repairs or improvements. In the long-run, this can save you money and time. The Committee will work with property owners to expedite the process in any way possible, to the extent allowed in the Governing Documents.

If you have questions, you may call our office any time, Monday through Friday, 8:00 – 4:30 at 1-209-962-8605 or email us at ecc@pinemountainlake.com. There are several resources available on-line, visit the PMLA web page at <https://www.pinemountainlake.com> where you will find the PMLA ECC, Rules, Guidelines and Construction Standards, project submittal process and other helpful links.

MAINTENANCE MATTERS

RICK LAFFRANCHI – MAINTENANCE MANAGER

“March is the best time to start again, because if the spring can do it why can’t you?”

March, is always a transitional month for the PMLA Maintenance dept. with improved weather comes the application of herbicide to the road edges to keep the grass and weeds from coming back with a vengeance. Along with the road work comes more Lake work to start preparing for the summer to come.

Currently the Buildings and grounds crew are in the middle of two projects, finishing up a remodel of the upper restrooms at the camp ground while transitioning to the lower restrooms for a minor face lift there. Planning is taking place for an outside contractor to come in and do some repair work on the dock area at the country club, which will improve drainage and make the removal

of our garbage dumpsters a much safer proposition for us and Moore Brother’s trash truck.

The Facilities Maintenance crew, are putting the final touches on the green belt area known as TA-3 which is an 85-acre area bordering the Southern edge of the association giving us a 300 ft shaded fuel break bordering Butler, Breckenridge and Hillhurst. When this work is completed, the team will move into TA-5 which is a 75 acre green belt in the heart of the association providing a large fuel break for unit 6 and unit 2. Also at this time clearing of debris in the lake and repairs to our dock system at the Marina will take place. We are looking forward to the warmer weather and the change of seasons.

And finally, as always slow for the cone zone let’s keep everyone safe.

LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	0	DEFERRED TO NEXT EDITION BY	0
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	0
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.**

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.

— 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

TEE TO GREEN

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

The rain, snow and cold temperatures of January has made the playing conditions extremely wet to say the least. As you can imagine it was difficult to finalize fall cleanup due to all the weather and along with carts restricted so is most of our equipment. As the course has begun to dry out we are finishing up detailed cleanup in some areas and in other areas it could be months before it is dry enough to support equipment. We also saw the demise of several trees on the course during the wind events that came with all the moisture. While we have removed and disposed of all the brush, we will likely have the tree trunks on the course for a bit longer due to conditions.

As of end of January, we have had above average rain fall and are currently above our end of season average at this point. Only Mother Nature knows what is in store for the rest of winter and spring, but if the wet weather continues there will be many days of cart restrictions. There are many areas around the course that you can’t leave the path for any reason let alone cross a fairway to get to a tee during Shot Gun season. Please be aware of your surroundings and stay on the paths and

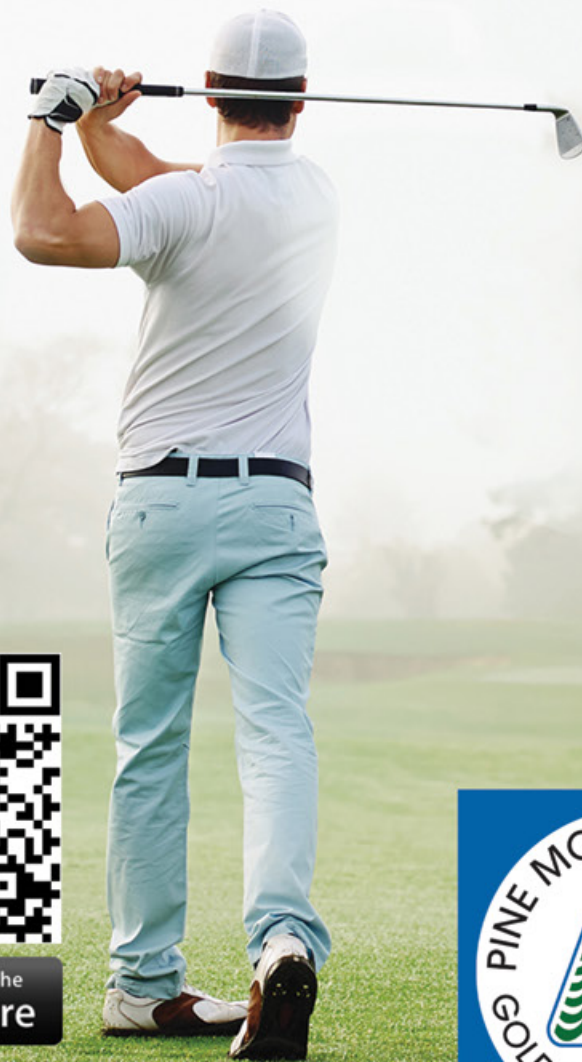
follow all signage for restrictions. Find a wider area of a path to turn around or in some areas under trees where the turf can handle the load. Spring water has popped up and is marked with signage on holes 6,7,10,11,12, and 16, please avoid the marked areas as they will most likely be very wet for months. All of these areas have French drains and are designed to drain to creeks and drains leaving the course, the volume at this point is overwhelming those drains.

Spring greens aeration is scheduled for April 3rd and 4th 2023. Prior to and after these dates we will be aerating, roughs, and tees to allow the turf to breathe and reduce thatch. Thatch is the layer of dead and decaying organic matter between soil and turf grass plants. Too much thatch interferes with water infiltration and can host pests and diseases. For our greens aeration we will once again be utilizing a solid tine approach, meaning we will not be pulling plugs. This is part of a USGA study looking into the advantages of solid tine only. For the golfers this means a quicker recovery for the putting surface. We will have limited access to the Golf Shop on greens aeration day due to asphalt repair and seal coat from the golf parking lot to the cart shed.

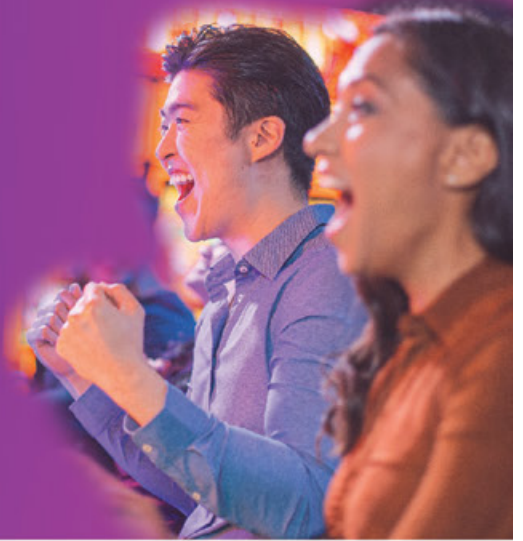
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PLAY WITH THE BEST



\$650,000 RIO CARNIVAL of Riches

Samba to Big Time Winning
and Fabulous Fun

January 2 - February 24

\$80,000!

Grand Finale Drawing Feb. 24

Win your share of \$51,000 weekly at
Drawings every Thursday & Friday

Kiosk swipe every day
to win prizes

Welcome to the Best

*Sign up now
and
Get up to*

\$2,000*

For Becoming a New Member!

*Awarded as free play

Make it Steak Tonight

Black Angus
Prime Aged Beef

Vintage
STEAKHOUSE
HANDCRAFTED STEAKS & SEAFOOD

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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

Sesame Chicken Bites

tender chunks of tempura chicken tossed with a orange sesame sauce, roasted peanuts, and green onions **15**

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**

Grilled Wasabi Salmon

8 oz grilled salmon filet topped with a orange wasabi cream sauce, served rice pilaf **30**

Shrimp Santa Barbara

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

Kobe Burger

snake river farms wagyu beef, topped with smoked gouda, bacon, caramelized onions, heirloom tomato, arugula, and a pepper bacon jam served on a Bavarian pretzel bun **24**

Tuscan Chicken

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

BURGERS AND BRICK OVEN PIZZA

Also available on our Dinner Menu

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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

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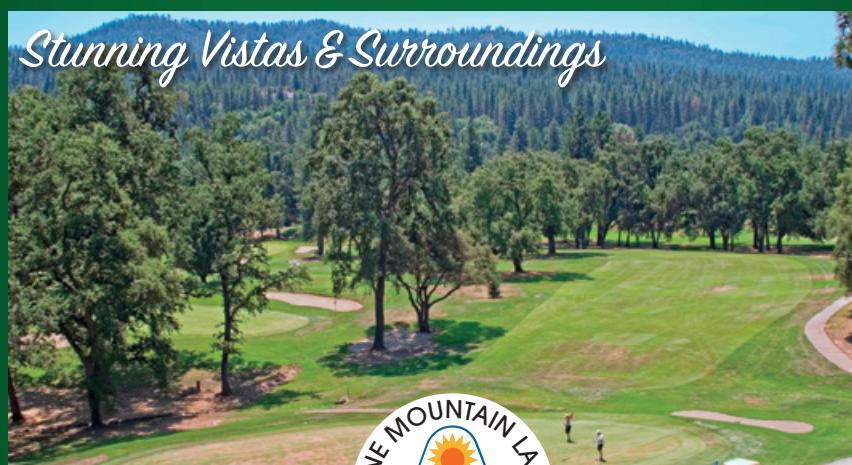
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RECREATION UPDATE

MICHELLE CATHEY - RECREATION & SEASONAL OPERATIONS MANAGER -
 CCAM, CPO



Dawn Pretzer – New Marina Manager

I am pleased to introduce Dawn Pretzer as the new Marina Manager. Dawn has worked for PML for several years now. She spent 3 years working for the Swim Center and 3 years working at the Marina...specifically she has successfully led the Lakeside Café over the past 2 years. Dawn has done an excellent job and I look

forward to seeing her continued growth.

The seasonal jobs have been posted on the Pine Mountain Lake website. Here is a quick list of the position titles:

- Pool Manager
- Pool Attendant
- Lakeside Café Lead
- Café Attendant
- Marina Attendant

Please visit www.pinemountainlake.com and then click on Employment Opportunities to see a description of the available positions.

Visit the Lake Lodge on March 11th for the PML job fair. It starts at 10 AM. For maximum efficiency, please submit your application in advance of this date and we may interview you during the job fair. If the online process is daunting, no worries, come down to the job fair and we will help you do your online application at that time. It's up to you. Either way, we look forward to seeing you there.

Feel free to contact me with any questions at 1 (209) 962-8604 or email me at m.cathey@pinemountainlake.com

REGISTER, RENEW, IT IS ALL UP TO YOU!

CARRIE HARVEY-RENTAL COMPLIANCE COORDINATOR

March is here, and if you are one of the lucky ones that has a rental property, or looking to have a rental property in the future, then this is for you! Many of you have already done so, but as an owner of a rental property in Pine Mountain Lake, you must have the home registered with the Association. Per Pine Mountain Lake Resolution #95.14, All short-term and long-term tenants must currently register with the Association in accordance with the CC&Rs. Registration/renewal is all done online, and it comes with an annual fee of \$150. This is for long-term and short-term rentals. If you registered your home last year, and you are not sure when your renewal date is, please feel free to reach out to me and I can get that information for you. If you are

a new homeowner of a rental property, and have not registered your home, please reach out to me so that I can assist you. Have your email, and street address on hand, and I can send you the link to register, the process is simple! If you have any questions, or need more info you can reach me at 1-209-962-1425 or by email at rcc@pinemountainlake.com I look forward to getting you all set up, with the busy season of Summer coming, you'll want to be prepared.

As a reminder, if you have any issues, concerns, or questions about a nearby rental property please use our Rental Hotline at 1-209-231-4543, it is available 24 hours a day, 7 days a week. We appreciate those of you who are already utilizing the hotline, it really helps us stay on top of issues that arise. Be safe, and have a Happy St. Patrick's Day!

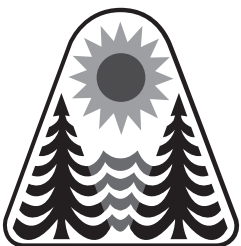
**RESOLUTION #10.04
PINE MOUNTAIN LAKE
ASSOCIATION BOARD
OF DIRECTORS POLICY
RELATING TO WORKPLACE
ABUSE**

In accordance with Pine Mountain Lake Association's CC&R's, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved an amendment to Resolution 10.04 Pine Mountain Lake Association Board of Directors Policy Relating to Workplace Abuse.

The purpose of this revision is intended ensure that Association employees are not subjected to inappropriate or abusive conduct from others at Pine Mountain Lake during the course of their employment.

This amendment was published in the February edition of the PML News and posted on the PML website for member review and comment.

This amendment to Resolution 10.04 was approved and adopted by the Board of Directors at a duly noticed meeting on February 18, 2023.



Resolution # 10.04
Adopted: March 20, 2010
Amended: February 18, 2023

**PINE MOUNTAINLAKE ASSOCIATION BOARD OF DIRECTORS
POLICY RELATING TO WORKPLACE ABUSE**

Zero Tolerance for Workplace Abuse

WHEREAS, THE Association desires to establish a policy to ensure that Association employees are not subjected to inappropriate or abusive conduct from others at Pine Mountain Lake during the course and scope of their employment and to ensure that the Association maintains a professional and respectful work environment conducive to retaining personnel.

THEREFORE, BE IT RESOLVED that the Board of Directors for Pine Mountain Lake Association adopts the following policy.

The Board acknowledges and understands that the Association is a legal employer and as such, has a duty under state and federal employment laws protect its employees from: i) discrimination and harassment because of their protected class; and ii) retaliation because of their protected activity. Also, the Association has a standards of conduct policy and a policy to protect employees from being subjected to, abusive conduct in the workplace. The Board understands and accepts the Association's obligations under the law and Association policies, and expects that all Association employees will be treated fairly, and with courtesy and respect.

The Board acknowledges and understands that allowing any discriminatory, harassing, retaliatory, or other abusive and or offensive conduct toward employees to take place without taking appropriate remedial action to stop it, may place the Association at risk of potential legal liability.

Therefore, the Board adopts this zero tolerance policy to clearly communicate that it will not tolerate discriminatory, harassing, retaliatory, or other inappropriate or abusive conduct of an employee by any homeowners, tenants, or guests, or Board member. If any homeowner, tenant, guest, or Board member has a dispute with an employee, or a concern over an employee's work performance or conduct, they should promptly report it to the Association's General Manager who will address the issue and take appropriate action.

The Association's Rules and Regulations prohibit homeowners, tenants, guests, or Board members from taking any actions directly against an employees. The Board will enforce the Rules and impose fines for Violations.

Respectfully submitted,

Chuck Obeso-Bradley, Secretary

RESOLUTION 89.20 UNIT & LOT IDENTIFICATION

In accordance with Pine Mountain Lake Association's CC&R's, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved an amendment to Resolution 89.20 Unit & Lot Identification.

The purpose of this revision is intended to maintain compliance with Tuolumne County Chapter 12.12 - Uniform Property Numbering System requirements which states that any number not attached to a building shall be no higher than four feet (48 inches) from ground level.

This amendment was published in the February edition of the PML News and posted on the PML website for member review and comment.

This amendment to Resolution 89.20 was approved and adopted by the Board of Directors at a duly noticed meeting on February 18, 2023.



RESOLUTION 89.20
Adopted: 11/20/89
Amended: 7/1/91
Amended: 6/19/04
Amended: 2/18/23

Unit & Lot Identification

RESOLVED by the Board of Directors that in keeping with requests made by the Fire Department and Emergency Medical Units, that all lots shall have a unit and lot and street address sign effective January 1, 2005. Lots without an assigned street address will only be required to post the unit and lot number until the lot has an assigned street address.

FURTHER RESOLVED, that the maximum size of this sign shall not exceed 720 square inches and be constructed of permanent type material.

FURTHER RESOLVED, that no signs of any type shall be affixed to trees.

FURTHER RESOLVED, that total height of completed sign shall be a maximum of 48 inches and that the sign must be placed to be visible from the street.

FURTHER RESOLVED, that this resolution rescinds Resolution 87.04

Respectfully submitted,

Chuck Obeso-Bradley, Secretary

**RESOLUTION 00.06
DESIGNATED OPEN WATER
SWIM AREA POLICY AND
PROCEDURES**

In accordance with Pine Mountain Lake Association's CC&R's, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved an amendment to Resolution 00.06 Open Water Swim Area Policy and Procedures.

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.

This amendment was published in the October and November edition of the PML News and posted on the PML website for member review and comment.

This amendment to Resolution 00.06 was approved and adopted by the Board of Directors at a duly noticed meeting on February 18, 2023.



Resolution #00.06
Adopted: April 24, 2000
Amended: June 22, 2001
Amended: September 9, 2006
Amended: February 18, 2023

**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 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) 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 VESSELS:

- 1) Boat must be at least 14' in length for stability.
- 2) Boats must have an 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) Only two boats are allowed to be attached to one mooring buoy at a time.
- 5) The boat must be moored within 10 feet of mooring buoy.
- 6) Open water swimmers must stay within 20 feet of their boat while secured to the designated open water swimming 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) Open water swimmers assume all risk and PMLA assumes no liability for this activity.

Respectfully submitted,

Chuck Obeso-Bradley, Board Secretary

PINE MOUNTAIN LAKE ASSOCIATION

JOB FAIR



20 23

SATURDAY, MARCH 11

10:00^{AM} - 2:00^{PM}

**PMLA LAKE LODGE
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for quicker interview process
www.pinemountainlake.com/Employment**

**For more information, please call
Human Resources at 1 (209) 962-8628**

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

PineMountainLake.com

Facebook.com/PineMountainLakeCA

Facebook.com/PMLARecreation

Facebook.com/PMLMaintenanceDept

**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: _____

**THE COMMITTEE
MEMBER SELECTION
PROCESS**

STEVE ENGSTROM – CHAIRMAN, BUDGET AND FINANCE COMMITTEE

The PMLA Budget and Finance Committee has open positions and is looking for members to serve on this volunteer committee. The Budget and Finance Committee meets once a month and reviews the monthly financial results for the previous month and reports to the Board of Directors at the monthly Board meeting. During the annual PMLA budget development process, the Budget and Finance Committee plays an integral part in reviewing the draft budget before it is sent to the Board of Directors for consideration.

The following is some detail about the process and timing the committees and Board of Directors goes through to appoint new members to PMLA committees. First, an article is run in the PMLA News advertising positions on committees that have openings. This is normally done as expeditiously as possible after a position becomes vacant, but given the timing, it may not make the very next edition of the PMLA News.

Interested property owners can contact Administration or visit the official PML Website and fill out an application which, when returned, will be sent to the committee with

the vacancy. Once some time has passed since the publication of the vacancy (approximately 2 – 4 weeks), the committee, assuming there are candidates, will setup telephone or in-person interviews with each candidate (normally at the next scheduled committee meeting).

Each candidate will be asked about why they are interested in the position and about their background in the area of focus of the particular committee. Each candidate will be asked the same or very similar set of questions.

Once all the interviews are completed, the committee will vote on which candidate(s) they believe should be offered the position(s) at the same or next scheduled committee meeting. Their recommendation(s) will go to the Board of Directors for their approval (normally at the next scheduled board meeting). The candidate(s) will then be notified about the decision, and, if elected will be informed of the next committee meeting and other relevant information.

As you can see, this process can take some time, but the outcome is the appointment of the best applicant to each committee and we appreciate the patience of all member applicants as we navigate the process.

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VACATION RENTAL OPTIONS FOR TRASH SERVICE

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

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

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

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

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

Maximum Occupancy for Rental Property

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

If you have questions please feel free to contact our office at (209) 962-7224 or email us at: info@moorebrosscavenger.com and 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	PENDING \$1,000
2/287	FERRETTI ROAD	\$2,500
2/448	WELLS FARGO DRIVE	\$1,000
3/011	FERRETTI ROAD	\$1,000
3/057	PINE MOUNTAIN DRIVE	\$1,500
6/113	FERRETTI ROAD	\$1,000
6/179	COTTONWOOD STREET	\$1,000
6/211	FERRETTI ROAD	\$2,000
6/252	FERRETTI ROAD	\$1,000

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

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COZY CABIN

Waiting for you to enjoy this summer. Walk to fisherman's cove & tennis. 20571 Rock Canyon Way, Groveland.



3bed, 1bath 0.25 acres solid surface countertops, dining room breakfast area, free standing wood burning fireplace private sewer septic — **\$339,000**

Contact Marilyn Deardorff, agent.

Contact Marilyn Deardorff-Scott - BRE 00396888
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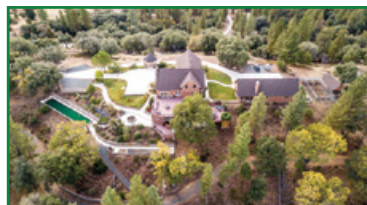
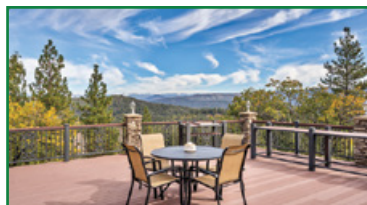
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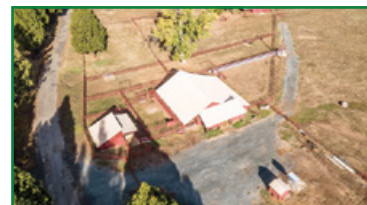
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ABSOLUTELY STUNNING HOME & VIEWS—HILLTOP ESTATE RANCH NEAR YOSEMITE



10403 FISKE HILL RD. \$1,200,000 3120sf, 3 Bdrms 2 1/2 Ba, 5 car garage sitting on 40+/- acres, w/360 degree views including AWESOME views of Yosemite, snow capped mountains, the Clark Range & Greeley Hill areas. If you like nature, treasure privacy, estate style living at its stunning best, + beautiful landscaped grounds that can accommodate large gatherings, then this amazing place is for you! Large (34'10"X29') finished, 2 car attached garage w/storage cabinets. There is also a large work shop/garage (25'X50') w/3 garage doors, storage, & 220 outlets, a car collector's dream. Living rm, dining area & kitchen are great rm style, beautiful hardwood floors, open w/tall cedar ceilings & lg cross beams w/directional lighting, floor to ceiling windows & a rustic, magnificent floor to ceiling stone wood burning f.p. w/log mantel. Stainless appliances, walk-in pantry, bar that seats 7, French doors lead to expansive decks w/custom metal railing throughout the grounds, astonishing tree & panoramic views. Mstr bdrm upstairs is very lg w/views, lg bthrm, spa tub, walk-in shower & lg walk-in closet. Bonus/game rm upstairs w/pool table & built in storage. The ext. huge deck leads to another terraced deck below, waterfall/pond, then to a wine tasting patio w/an oak burl bar, huge fire pit, bocce court & horseshoe pit. Lovely gazebo overlooks the valley; storage area/carport for firewood, a fenced vegetable garden, garden shed, chicken house w/fenced area & a dog kennel. Parking for around 40 vehicles. Concrete driveway entrance leads to beautiful stately custom iron solar powered gate & entry alarm system. 20,000 gallon water tank w/2 fire hydrants plumbed to it. 2 heat/air units, fireplace can heat entire home, propane gas and Generac generator that starts automatically. Located 27 miles from Yosemite. For added privacy, another 10+ acres may be purchased & for more room yet another 64.6 +/- acres are available for purchase. These parcels are connected to the 40ac that the house is on, making a total of 117+/- acres.

HOME ON THE RANGE – RANCHES FOR SALE



ABSOLUTELY BEAUTIFUL 343+/- acres!!! \$2,200,000 Prime meadow ranch land for sale, fully equipped for livestock. Highest quality new fencing & cross fencing, pipe & cable & barbed wire. There are 2 ranches (Converse Ranch & Caldwell Ranch) that are run & sold together for they are contracted together in the Williamson Act. There are 2 historic houses on the ranches w/their own well & septic. One built in 1906 has been newly renovated. Also there are 2 solar wells & 1 electrical well for livestock that supply plenty of water. 1 house well can also water livestock. Cattle equipment includes, pipe corrals & pens, squeeze chute, loading chute, new Rice Lake Scale, all in great shape & ready to use. 3 historic barns have been renovated. They all have cement floors, great for storing hay. The ranches are located in a beautiful valley along Converse Road in Greeley Hill, CA. Smith Creek runs through the valley providing water for the abundance of deer, wildlife & cattle. The hillsides of the valley are nicely forested w/pines that have all been brushed & masticated. The ranches have been recently surveyed by Freeman & Seaman Land Surveyors. It is 27 miles from Yosemite National Park.

RESORT STYLE LIVING



12721 Junipero Serra Way #14 - \$375,000 2161sf townhome next to golf course & pool. Updated/turnkey - Beautifully renovated. Formal entry, beautiful wd flrmg 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 area for den or guest & indoor laundry. Enormous media rm, bdrm overflow area. Half bath, kitchenette & perfect entertainment area! Near amenities.

REMODELED AND MARVELOUS!!!



12306 Tower Peak Unit 13 Lot 371 \$579,000 3bd/2 1/2ba 2054sf 3 car gar. .31ac. 2020 Tesla Solar System, 2 power walls provide instant backup power, includes charger plug, fully monitored & supported by Tesla, no PGE power bills & no backup generator maintenance or fuel costs. New roof & Lennox HVAC system 2020 also w/new duct distribution system. Tankless Hot water heater 2021, NEW in-ground propane tank, Trex Decks, granite counters, Upgraded appliances and fixtures. Main level master w/ double sinks, private jetted tub/shower & commode, lg walk-in closet + 2nd storage closet, open grt rm. Tandem 3 car garage w/access to back deck for easy storage convenience. Short drive to main marina & golf course.

ADORABLE FRESHLY RENOVATED INSIDE AND OUT



20058 Pine Mountain Dr. U15 L57 \$399,000 1192sf 2Bdrm/2Ba/2 Car Garage. .32 acre. New & fresh - top to bottom, adorable & spacious home w/2 car garage - you will absolutely love it, located in beautiful Pine Mountain Lake. Featuring 2 master bedrooms, an open great rm w/new wd burning fp stove, new beautiful grey tone laminate flooring, new windows, new doors, new bathrooms, new HVAC, new kitchen w/stainless appliances, new cabinets, lg laundry rm w/pantry storage, new gutters, new exterior & interior paint, & new decking. What's not to love! Move right in & enjoy.

TRUE RUSTIC CABIN



19940 Pine Mountain Dr. Unit 13 Lot 347 \$449,000 2295sf on .27ac, built in '89, 2bdrm 2 bonus rooms, 2ba, 2 car garage. True rustic style cabin w/room for entire family and more! Exterior has rustic look that says cabin sweet cabin. Great location not far from main marina w/easy approach mostly level driveway that leads to 2 car garage w/convenient access to kitchen. Enormous GREAT rm w/vaulted ceilings, wd burning stove on a lg brick hearth f.p. & back covered deck access. Open dining area as well as a breakfast area in kitchen & breakfast bar can seat 5. Indoor laundry area. Lg master, 2nd bdrm, hall bath & 2 bonus rooms for additional sleeping areas. Downstairs is unfinished but spacious.

SPACIOUS AND UNIQUE FIXER UPPER



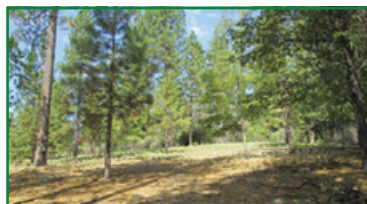
19208 Ferretti Rd., U5L217 .58 acre \$249,999 One of a kind dome architectural design home in beautiful PML. Originally built in 1975, on a beautiful deep lot, features 1184sf, 1bdrm/1 full bath & an upstairs open loft, great rm open living rm floor plan, and is in need of some general repairs & updating. Plus an oversized detached 2 car garage w/half bath, bonus storage rm & additional loft storage. If simple & unique and putting your own touches are what you are after, this is the one for you. Centrally located w/short drive to downtown & to golf course and country club restaurant, swimming pool & main marina.

ADORABLE CHALET STYLE CABIN



20723 Forestwood Way Unit 4 Lot 400 \$525,000 Absolutely cute, clean, turnkey, and near Lake Lodge Beach too! 2 car garage, flat parking, double merged private lot, Great rm w/knotty wd open beam vaulted ceilings, cozy newer & efficient propane f.p., newer ductless heat & cooling unit, luxury vinyl plank water proof flooring, stainless appliances, newer washer & dryer also, w/2bd 2ba on main level, breakfast bar & wet bar, 2 storage closets. Upper level has open loft w/partition wall making 2 areas for bedroom/sleeping areas. Interior staircase, master bath & main baths have been upgraded. Exterior has wonderful wd deck area & addtl concrete patio areas. Fully furnished & ready.

GREELEY HILL PROPERTY



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

AMAZING VIEWS



10 acres off Fiske Hill Rd \$50,000 Amazing vista views. Several great building sites. Room for horses. Well maintained property. Gentle rolling terrain. Mix of mature pine and oak trees. Property has been surveyed. Paved road. Location is a low traffic area. Property is close to some local retail facilities including a cafe, hair salon, feed store and hardware/grocery and gas station. Possible owner financing. Just 25 miles to Yosemite National Park.

CLOSE TO LAKE AIRBNB



12415 Mills Unit 8 Lot 33 \$385,000 3bd/1 1/2 ba 1072sf .23ac. Adorable updated A-Frame cabin near lake in PML has been an extremely successful Airbnb for several years & turnkey. Beautiful 20ft tall knotty pine ceiling grt rm w/A-frame high, tree top view windows front & back, highly insulated & sustainable Metal Roof is PG&E 5 Star energy program certified since 2014 w/updated windows. New Trex Decking 2016, updated kitchen Hickory Cabinets, granite countertops, glass top range 2014, LG refrigerator & Microwave 2022, new laminate flooring in kitchen & family room 2019, lg storage & workshop in sub area, upgraded gutter screen & large level paved driveway w/space for RV parking 2014.

DREAM HOME LOCATION



10387 Fiske Hill Rd \$75,000 1.6 acres Existing well on the property. Power close by. Gentle rolling and level terrain. Mountain and tree views. Mixture of pine and oak trees. On paved a road and with paved access. Quiet neighborhood with limited traffic. Property is just 25 miles from Yosemite National Park. Possible owner financing.

SAINT PADDY'S DAY AND LONGER DAYS – TIME TO LIST WITH US




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


PENNY CHRISTENSEN
BROKER ASSOCIATE – CRS
925.200.7149 Cell
penny@askpenny.com
DRE #00785760

Penny and I want to wish everyone a Happy Saint Paddy's Day. As we welcome daylight savings and warmer weather, buyers tend to emerge from their winter cocoon – time to list is now. Let us help you get your Home ready to place on the market.

LOTS & ACREAGE



551182 MUELLER DR.
Zoned R3-MX
\$75,000



19118 DYER CT.
Zoned R3-MX
\$69,500



NO GATES – GOOD LOCATION
19526 Ferretti Rd.
3 bdrm, 3 ba, 2745sf
\$499,900



MTN. CABIN – AIRBnB
13141 Mueller Dr.
4 bdrm, 2 ba, 2098sf
\$449,900



LOOP TAXIWAY LOT
21065 Hemlock St.
1.03 Acres - Easy Build
\$249,900



20680 Ferretti Rd
.22 Acre
Easy build
\$9,900

Elder Lane
in PML U1
Each
\$9,900

Lot 4 .27ac – Lot 5 .26ac
.53 acres merged

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Lynn Bonander, GRI
Owner/Realtor®
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DRE#00683485



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DRE#00578336



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Owner/Realtor®
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Ann Powell
GRI, ABR, RSPS
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DRE#01268655



Eleda Carlson
Owner/Realtor®
209-814-4123
DRE#00632516



12662 Eagle Ct
4-491
\$515,000
MLS# 20221627

Panoramic Views & Beautiful Landscaping!

3 Bd/2 Bth, 1 Car Finished Garage, 2 Levels, Approx 1768sf on 0.42 Acre. Great Rm, Open Beam Ceilings, Remodeled Kitchen w/Brfst Bar, Pantry, Granite Countertops, Stainless Appliances, Large Master Suite w/Walk-in Closet, Separate Shower, Vanity, Lower Level: 2 Bdrms & Bath, French Door Leading to Stamped Colored Patio, Storage & Shelves, Inside Laundry, Garden w/Outdoor Sink, RV Parking w/220 Hook-up & Metal Shed. New Pad For Boat Storage.



20267 Little Valley
13-236
\$289,900
MLS# 20222032

Escape to the Mountains!!

2 Bd/2 Bth, Approx 1708sf on 0.53 Acre, Great Rm, Central Heat/Air, Open Kitchen & Dining Rm, Plenty of Counter & Cupboard Space. Off Kitchen Laundry Rm, Washer & Dryer Included, Large Patry & Extra Refrigerator. Extra Large Master Bd/Bth, Mirrored Closets & an Alcove w/Add'l Large Closet Soace w/Rm for an Office/Hobby Rm, Bth w/ Corner Garden Tub, Double Sinks & Separate Shower. Outside Patio, Circular Driveway and Level Lot.



20470 Ferretti Rd
3-34
\$289,000
MLS# 20221324

Pretty Ranch Style

3 Bed/2 Bath, Bonus Room, Single Level, 2 Car Attached Finished Garage, Approx 1344sf, 0.65 Acre! Living Room with Wood Burning Fireplace with Stone Accent, Cathedral Ceiling, Crown Molding, Central Heat/Air. Skylights, Ceiling Fans, Breakfast Bar, Open Dining. Master Bed & Bath w/Separate Shower. Inside Laundry, French Doors Leading to the Covered Deck. Home Sits back from Road & Traffic.



11993 Valenta Way
8-256
\$499,000
MLS# 20221959

Quality, Convenience & Comfort!

3 Bed/2 1/2 Bath, Approx 1.05 Acre, 1716sf, 2 Car Detached, Finished Oversized Garage, Bonus Rm w/outside access to the 8 Person Cal Spas Hot Tub. Open Floor Plan, Living Rm w/Freestanding Fireplace, Cathedral Open Beam Ceiling, Solid Surface Countertops, Open Dining, Dual-Zone Trans HVAC System, Dual-Fuel Furnace, Solar. Wired for Internal & External Speakers. Patio, Deck with Awnings, Solar, and Outside Shed. Inside Laundry.



20225 Upper
Skyridge Dr
15-39
\$435,000
MLS# 20221950

Retreat to the Mountains!

3 Bd/2 1/2 Bth, 2 Level, Approx 1640sf, 0.48 Acre. Great Room, Free Standing Wood Burning Fireplace, Ceiling Fans, Double Pane Windows, Central Air, Propane Heat. Brfst Bar, Open Dining, Master Bd/Bth on Entry Level, Lower Level Bonus/Game Rm, Plus 3rd Bdrm & Full Bath & Laundry Area. Deck/ Balcony, Level Driveway, Plenty of Indoor Storage. Most Furnishings will stay for New Owner!



19080 Dyer Court
#8
\$195,000
MLS# 20230121

Lovely Renovated Condo on the Golf Course

2 Bed/2 Full Bath, 2 Levels, Living Room with access to Patio and View of the Golf Course/5th Hole, Electric Fireplace/Heater, Ceiling Fans. Kitchen w/Breakfast Bar, Granite Countertops, Open Dining Area, Wall AC Unit and Base-board Heaters. Master Bed/Bath, Balcony. Inside Laundry. Walking distance to the Pro Shop, Restaurant, Pool and Pickle Ball Courts. The HOA is planning on re-siding the wooden shingles on the front of the units.

Lots & Acreage for Sale

- \$ 9,900 - 7-217 0.41 ace Nice Buildable Lot Seasonal Creek
- \$ 15,000 - 1-39 0.25 acre Location ~ Location
- \$ 18,000 - 6-219 0.29 acre Great Buildable Lot
- \$ 19,000 - 7-055A 0.52 acre Easy Build
- \$ 19,000 - 4-21 1.03 acres Double Merged Lot near Fisherman's Cove and Tennis Courts
- \$ 29,900 - 15-50 0.87 acre Green Belt Merged Lot w/Filtered Views of the Lake
- \$ 39,900 - 3-154 0.29 acre Beautiful Lot with Panoramic Mountain & Filtered Lake Views
- \$ 49,900 - 5E-17 0.33 ace Prime Golf Course Lot

- \$ 65,000 - 5-23A 0.98 ace Close to Most Amenities, Zoned R-5
- \$ 69,000 - 5-8 0.21 acre Wonderful Views and Great Location, Bldg Plans for a Home Included
- \$ 89,900 - 4-128 0.78 acre Lake Front Lot
- \$129,500 - Merrell Rd 3.0 acres Open Spaces & Beautiful Views
- \$299,000 - Hwy 120 Townsite Location w/ General Commercial District (C-1) Zoning
- \$300,000 - Hwy 120 29.0 acres Multitude of Uses
- \$359,000 - Big Oak Flat 9.32 acres Beautiful Location w/Multitue Uses
- \$450,000 - Jamestown 42.39 acres Opportunity of a Lifetime! Near the Historic Gold Rush Town of Jamestown

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

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Carole Smith
Enrolled Agent

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E-mail: carolesmith@carrontax.com

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eSNAP

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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!*

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.

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VETERAN AND SENIOR DISCOUNT



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.

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FIRE SAFETY

JOE MILANI – FIRE SAFETY COORDINATOR

Spring is on the way! The first day of spring will be on March 20th, 2023 and with it we will begin to see some changes around our beautiful community. During early spring, the axis of the Earth is increasing its tilt relative to the Sun, and the length of daylight rapidly increases for the relevant hemisphere. The hemisphere begins to warm significantly, causing new plant growth to “spring forth,” giving the season its name. Although this is a stunning time of year, it is imperative to stay vigilant and remember that we live in the Wildland Urban Interface and with it comes the responsibility to maintain your defensible space and prepare for the fire season ahead of us.

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

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

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

IMMEDIATE ZONE (ZONE 0): 0’ – 5’

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

- Remove any combustible outdoor furniture. Replace jute or fiber doormats with fire resistant materials.
- Remove or relocate all combustible materials, including garbage and

recycling containers, lumber, trash, and patio accessories.

- Clean all fallen leaves and needles regularly. Repeat often during fire season.
- No vegetation is recommended within 5' of structures.
- Remove tree limbs that extend into this zone. Fire-prone tree varieties should be removed if they extend within 5' of structures.
- Do not store firewood, lumber, or combustibles here, especially under decks or overhangs.
- Move stored combustibles inside, or at least 30' away from structures.
- Use only inorganic, non-combustible mulches such as stone or gravel.

INTERMEDIATE ZONE (ZONE 1): 5'- 30'

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

- Remove all dead plants, grass and weeds (vegetation).
- Rake and haul debris 30 ft around structures (needles, leaves, and dead vegetation).
- Clear your roof and gutters of all debris regularly. Roof and gutters often need to be inspected and cleaned multiple times a year, once a year is typically insufficient.
- Trim trees regularly to keep branches a minimum of 10 feet from structures.
- Remove branches within 10 ft of your chimney.
- Limb dead branches 15ft up and live branches 6ft up.
- Remove vegetation and items that

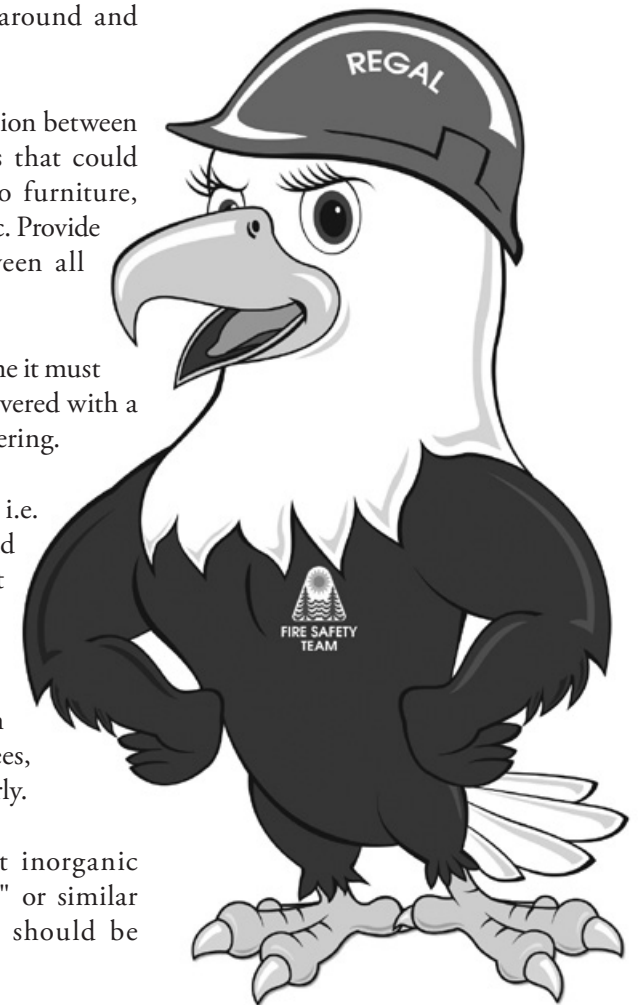
could catch fire from around and under decks.

- Create additional separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc. Provide adequate spacing between all plants.
- Firewood piles in this zone it must be stacked neatly and covered with a fire-resistant tarp or covering.
- Remove fire-prone plants i.e. rosemary and juniper, and choose only fire-resistant varieties. Irrigate regularly.
- Remove dead vegetation from shrubs, bushes, trees, and ornamentals regularly.
- Use only fire resistant inorganic mulches. “Gorilla Hair” or similar shredded bark mulch should be removed in this zone.
- Clear 10ft in all directions around propane tank down to bare mineral soil. (Including live vegetation).

EXTENDED ZONE (ZONE 2): 30’ – 100’

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

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



a depth of 3 inches if erosion control is an issue.

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

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

Lastly, fire safety inspections will continue in Pine Mountain Lake. Remember a fire safe community begins with you! The fire safety team is here to help with inspections of your property, and questions or concerns regarding fire safety or defensible space zones. Please contact Amanda Darrow at 1 (209) 990-5263 or email Inspector1@pinemountainlake.com or Joe Milani at 1 (209) 990-5260 or Email J.milani@pinemountainlake.com.

EMPLOYEE RECOGNITION



At Pine Mountain Lake, employees are one of the greatest assets to the operations of our Association. On February 18, 2023 at the Board of Directors meeting, two employees, Suzette Laffranchi, Community Standards Director (pictured on left) and Ashley Henderson, Architectural Control Specialist (pictured in middle), received recognition for their outstanding dedication and service to Pine Mountain Lake Association. The success of the Community Standards Department is a direct result of their collective efforts and commitment to our community. Please join us in congratulating them on a job well done.



ECHO45
ADVISORS

If you're working with a financial advisor and you can't answer YES to all 10 of these questions, it might be time for a change.

IN PERSON MEETINGS
AVAILABLE IN PML!

- 1) Is your financial advisor **independent** and working as a **fiduciary**, aka, someone that is required to place your needs above their own?
- 2) Has your financial advisor **created a bespoke financial plan** for you, based on your specific resources and goals, that covers your Investments, Taxation, Insurance, Employee Benefits, Education and Estate Planning?
- 3) Is your financial advisor a **CERTIFIED FINANCIAL PLANNER™** ?
- 4) Has your financial advisor provided you with **customized tax planning** based on your most recent tax return?
- 5) Has your financial advisor **created a personal stock index** for you defined by your specific tax situation and Environmental, Social and Governance (ESG) preferences?
- 6) Are you able to securely **text** your financial advisor when you have a question?
- 7) Does your financial advisor **actively tax-loss harvest** in your taxable investment accounts during market downturns?
- 8) Is your financial advisor **fee-based**, avoiding commission-based trading?
- 9) Are you supported by a **team of financial professionals** that you are comfortable working with directly?
- 10) Is your financial professional certified in **Blockchain** and **Digital Assets** and have they offered advice on whether **cryptocurrencies** are appropriate for you?

Call us at **877-4-Echo45** (877-432-4645) or **info@echo45advisors.com**

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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 Pool Wellness Club

Karen Reyes

pmlpoolclubpresident@gmail.com

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

Ron Bass pmlatennis@gmail.com

Residents Club

Dick Faux 1-209-962-4617

ROOFBB

Audrey Prouse 1-209-962-4196

roofbborg@yahoo.com

Southern Valley Srs. Golf Group

Rich Robenseifner 1-707-486-9115

Wednesday Bridge Club

Linelle Marshall 1-209-962-7931

ROOFBB

AUDREY PROUSE

"ROOFBB is an amazing, hard-working, tight-knit group of fundraisers, and I am proud to be a part of it. Without ROOFBB, people in this community would go hungry, miss work, and lose their homes. Sometimes a small payment is all that's needed to keep someone off the streets. ROOFBB is so much more than this, so become a member and learn how you can help this community!" -Britne

"I've known of the ROOFBB organization and of all the good work they do, for the 25+ years that I've been a part-timer here; and now that I'm a full-timer, I'm so proud to be a member!" -Katy

What's In A Name? How did ROOFBB get its name?

Many, many years ago back in 1994, friends were engrossed in a conversation (yes, at The Grill) that consisted mainly of a lot of complaining about everyday

matters. One of the ladies in the group made the comment, "All we ever do is b...., b...., b....! We should start our own club..." And the rest, as they say, is history.

Since ROOFBB made its debut, the sole purpose has been to raise funds to help our community. Had we known then what we know now, we might have considered a different name. However, what started out as a joke has transformed into one of the largest philanthropic organizations in Pine Mountain Lake and the greater Motherlode area. We are now a 501c3 with over 70 members strong. We hold several FUNdraisers throughout the year to raise funds so please look for them on social media and attend, have fun, and contribute to a worthy cause. Since 1994, we have raised over \$300,000 for our community, our schools, and most importantly, our neighbors in need. Isn't that incredible? And we're not slowing down...

To those of you who are offended by our name, we apologize. To those of you who are amused, we applaud your sense

of humor. Each and every member is extremely proud of who we are and all that we have accomplished. After all, what is in a name?

We accept new members throughout the year. Please contact us if you're interested in joining or donating...or both! We also would like to hear about anyone who may need a helping hand—we are here to help! Email: roofbborg@yahoo.com

Donate here using Venmo!
Introducing our 2023 Board Members:

Audrey Prouse - President

Linda Bratcher - Vice President

Suzy Reinhold - Secretary

Anne Peterson - Treasurer

Johanna Richter - Event Planner

Melissa Stewart - Marketing & Communications



MARCH GARDEN CLIPPINGS

LINDA NEUSCHWANDER – PINE MOUNTAIN GARDEN CLUB

The Pine Mountain Garden club is looking forward to a season of friendship, fun events, sharing what we've learned from Mother Nature and educating ourselves about being better gardeners. To get the ball rolling, our March meeting covers mulching and composting tips as well as irrigation dos and don'ts. There will also be hummingbird help with a great informational video. Next, we kick off April with Martha Cover of Cover's Apple Ranch. The topic will be houseplants varieties and care. Martha will be bringing a wide selection of lovely, locally grown houseplants for sale. She offers great advice and answers questions. And if you haven't been to Covers Ranch yet, you are missing a real treat! They offer a great picnic style, healthy, homemade lunch out on their lawn

with garden tables and chairs under the maple trees or inside at their comfortable indoor gathering space. In addition, they make the best apple pies and dumplings on the planet (with ice cream if you like!). They have a fun farm animal petting zoo, and an open-air train ride through the farm. I can't think of a better friends or family outing! But do save some time in April (22-23) for the Sonora Garden Show, to be held at the Sonora County Fair Grounds. Inspiration galore! The Master Gardeners will have an informational booth there too. Make a day of it! But don't forget our PM garden club May 6th plant and baked treats sale at our community Jail Garden located on Ponderosa Drive. All proceeds support the jail garden. If you would like to learn more about Sierra foothill gardening, come join us. There are many awesome



and easy-care plants that survive and thrive in our area. We'd be glad to show them to you. Let's be friends! We usually meet the second Monday of the month at 1:00 pm at the PM lake lodge. Questions? contact club president Susan Dwyer at smdwyer@sbcglobal.net. We can be reached at P.O. Box 167, Groveland, California 95321

PML TENNIS CLUB

CAROL NAGY

HAPPY ST. PATRICK'S DAY!

The Tennis Club Drop-in play has been changed to Sundays at 10:00 am to 12:00pm. Laura Stengel sends out an email to current members each week as a reminder. We encourage any PML residents to stop by on Sundays and try it out. The club has a ball machine that we can set up and extra rackets for anyone who would like to join us. You do not have to be member to Drop-In. We welcome all levels of play and all ages. Looking forward to seeing some new faces out on the courts.

We have set up our Tournament schedule for 2023 as follows:

Cinco de Mayo – May 5, 2023

Wimbledon – July 7, 2023

Davis Cup – October 6, 2023

Our tournaments are held in the morning and have a Round Robin format. Prizes are given out for 1st, 2nd, and 3rd place.

Each tournament is followed that

evening with a Social Potluck at 5:00 pm. The main dish is provided by a member chef for the evening. Members can invite friends and family to enjoy event.

The Socials will begin in May. The tournament Social Dates are listed above. All other socials this year will be held on the second Friday evening of each month. They are a potluck of side dishes and desserts to accompany the special chef of the evening. A fee is collected that night \$5.00 for members and \$10.00 for guests. Water, sodas, and beer are provided. It is BYOB for wine or other spirits. Come out and have a great evening!

The Tennis Club dues are \$15.00 per person and new member forms are available. An annual pass is required or monthly purchased at the Association office. The daily passes can be purchased at the front gate. If you have any questions regarding the Tennis Club please email us at Pmlatennis@gmail.com This is our new email and we look forward to meeting you. Hope to see you out on the courts!

PML LADY NINER'S GOLF

TAMMY TALOVICH

Quote of the month: Joy is that kind of happiness that does not depend on what happens. – David Steindl-Rast

happygem529@gmail.com for information on joining.

There are lots of fun things being planned for this year!

We haven't been playing organized golf as a group because of the weather. Look for February stats in the next paper! Some of us are coming back with renewed vigor and others forgot how to play, but we all have fun.

In January we had our kick-off breakfast at the Iron Door, the food was great! We appreciate the management and staff for welcoming us. The last awards for 2022 were handed out, Chris Balek received the Ace of Aces and Stacie Brown was our Queen of Clubs! Congratulations to both of them! Happy St. Patrick's Day!

If you would like to come out and play with a bunch of fabulous ladies we would love to have you! We play nine holes on Thursday mornings. If you want to try it out first, come as a guest.

Contact Stacie Brown at



PML LADIES CLUB

JOAN STAUFFACHER

Our Ladies Club Tea was enjoyed by all that attended. The Tea Menu provided by The Grill was amazing with the abundance of fresh scones, ham and turkey cocktail sandwiches, cucumber salad, along with a nice variety of teas. So different from what we had done in the past.

March's event is "Jewelry and Purse Swap". If you want to participate in the Swap, you need to bring either a gently used new piece of jewelry or purse to swap for something new to you.

If you don't want to be apart of the Swap, you can still join us for the luncheon and watch all the fun. March's menu will be Lasagna, Caesar Salad, French bread, and Tiramisu. For our members it is \$25.00 and our guests \$30.00. There is sure to be a surprise or two and a lot of laughs with this event. If you are interested in attending you can reach Joan Stauffacher, Vice President of Ladies Club, at 209-559-7028.

Also remember we are looking for committee ladies to help with our



upcoming events. Do you have any ideas on events or games for a large group that you think would be fun for our group. Please let us know. We have had a couple of great suggestions given to us that might be doable for future luncheons.

Remember, why Shop when you can Swap, so come and join us on March 1, 2023. Look forward to seeing you there.

PINE NEEDLERS QUILT GUILD

LYNN SIGAFOOSE

The Pine Needlers Quilt Guild will be meeting on Tuesday, March 21 at 9:30 am for Social time and the General meeting to begin at 10am. We meet the third Tuesday of the month under the Groveland Library.

Last month we had a Tea Party at the general meeting, we each made Mug Rugs, which is a 4" x 6" place mat for your tea or coffee mug, exchanging what we made so we went home with a new Mug Rug. We had a wonderful luncheon having Tea Sandwiches, Tea Cookies and Tea with lots of talk about quilting. Several of the ladies made the Block of the Month which had to do with Valentine's Day, with a lucky winner taking home all the blocks.

This month's Block of the Month

will be a 12 inch square quilt block representing St. Patrick's Day, so it can have a Shamrock or Leprechaun or anything green and white. Each person who brings a block will be in the drawing to win all the blocks, and then you will have enough to make a wall hanging, table runner or small quilt. It is so much fun.

We always have Show and Tell at the end of our meeting, there are so many talented ladies showing their newly made quilts at every meeting. Guests are always welcome.

There will be sewing after the meeting, if you wish to stay bring a lunch and your sewing or just stay for social time.

Questions please contact our President Leslie Timmons at 209-482-1406

HAPPY ST PATRICK'S DAY!

POT O' GOLD

TAMMY TALOVICH

Follow the rainbow to the Pickleball Courts maybe there's a pot o' gold, if not maybe just some Irish Luck to help our games get better.

The weather has been great for Pickleball, so come on out! If you are a newbie, experienced or somewhere in between; we have courts available for all levels. Just bring your water, wear comfy clothes and court shoes we've got the equipment, if you don't.

The Pickleball Center is on Mueller (by the golf course) there is usually someone out playing every Monday, Wednesday, Friday, Saturday & Sunday at 10:00 AM.

During this time of year – it is weather permitting – if it's cold that's fine but wet courts are dangerous.

We are using playtimescheduler.com, this is a nationwide site. If you are traveling to another state you can look up where the pickleball courts are, play time and if there are people going there. If you want to know if we will be out playing just create an account. There is no cost to you. It is fairly new to us, so we are getting used to putting our names down when we are playing. Habits take practice!

Come on out and have some fun with us!

PML MEN'S GOLF CLUB

DAVE FERNANDEZ

SPRING SWING 2023

We kick off our Spring Swing with two great March Events. The St. Patrick's Invitational scheduled for March 11th and our March Madness Tournament scheduled for March 29th. This year we have a total of 21 events scheduled for the year. Round up your teams and let's make 2023 a great year for PMLMGC.

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 Toffey. Email Ted at handicap@pmlmgc.com, if you have any questions about club membership, or, if you're a current member, your NCGA handicap index.

PML LADIES 18 HOLE GOLF CLUB

PAULA PARISI

Pine Mountain Lake Ladies 18 Hole Golf Club has had weather challenges preventing some normal Thursday play. The recent rain, snow, sleet and fallen trees have made play challenging, but Rob Abbott and his maintenance crew have done their best to make the golf course as playable as possible. We are looking forward to some better weather in the forecast.

Here are the results of recent tournament play:

JANUARY 26, 2023 – SIX-SIX-SIX

1ST Place: Kitty Edgerton, Sue Perry and Linda Sarratt – 131 Points
2ND Place: Thelma Faux, Helena McMillan and Paula Parisi – 132 Points
Birdies: Paula Parisi - #14

FEBRUARY 2, 2023 – TWO BEST BALLS

1ST Place: Kitty Edgerton, Thelma Faux and Sara Hancock (+blind draw) – 128

2ND Place: Laura Kramer, Jodie Rodriguez, Linda Sarratt and Linda Wall - 130
Birdies: Kitty Edgerton, #7, Linda Sarratt, #10, Laura Kramer, #13 and Unchu Butera, #14

FEBRUARY 10, 2023 – TWO BEST BALLS

1ST Place: Lisa Brown-Jimenez, Marcee Cress, Laura Kramer & Paula Parisi - 130
2ND Place: Helena McMillan, Patty Peebles and Sue Perry (+blind draw) - 134

The PMLLGC plays every Thursday and is open to all women residents and owners of property in the Pine Mountain Lake community. Our club is looking for new members and we have recently modified our bylaws to allow female family members of property owners (and those with property rights) to apply for membership. If you're interested in joining our club, please contact our PML Head Golf Professional, Mike Cook at 209-962-8620.



GROVELAND ROTARY

ROTARIAN MIRIAM MARTIN

Rotary Events and Fundraisers always promise to bring entertainment and value to those who attend.

The profits from these events provide the funding for our many local and worldwide projects that change lives. There are more than 46,000 Rotary Clubs world-wide with a membership of 1.4 million individuals known as Rotarians.

Friday, March 17th will be our 2nd Annual St Patty's Day Drive Thru Dinner. It was so popular last year that we ran out in the first hour! Plan ahead and get in line promptly at the entrance of Mary Laveroni Park so that you don't miss out. This is not your ordinary "Corned Beef Dinner". This famous recipe was awarded 5 "ribbits" by the International Cuisine Association. The cost of a complete dinner with all the "fixins" is \$20 (cash or credit).

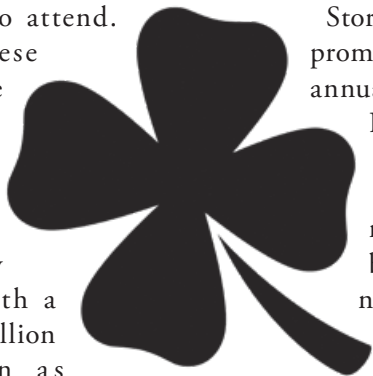
Saturday August 19th will be our

annual Shrimpfest Extravaganza at the PML Stables. More info to follow. Be sure to mark your calendar!

Stormy weather in January prompted us to postpone our annual Red, White and Blue Ball that benefits local veterans. This formal evening gala not only recognizes our veterans, but supports veterans in need. We hope to reschedule this event for later in the year.

Looking for opportunities to make a difference in your community and worldwide? Groveland Rotary is always on the lookout for people who want to join our local club as either a "Friends of Rotary", helping with occasional events, or full membership to be a part of the club leadership in planning the many events and direction for the community services that the club provides.

Contact Rotarians Sharon Hunt 209-962-7707 or Rudy Manzo 209-962-5219 for more information.



HELPING HANDS HAPPENINGS

PATTI BEAULIEU

It's hard to believe we are entering the spring season. After this brutal winter we welcome spring, but still hope for some spring showers to keep our water levels up. The rain is always good to have - just no more deluges, please. None of us want to hear the D word (drought) again this summer, do we?

We still have plenty of coats and skiwear for that spring chill in the air or for those that are able to take advantage of the best spring ski season in many years. Come take a look and maybe even pick up some coats to keep handy for those houseguests that never seem to know what our weather is like and don't pack the right things. They're priced right to keep a supply on hand. We'll be depleting our winter clothing by having super sales and in a few short weeks, we'll be putting out our spring and summer inventory. That will precede our SPRING CLOTHING GIVEAWAY, where we fill the Community Hall with, literally, TONS of clothing to be given away for FREE. This is the only way we can make room for the next season - by giving it all away!! The SPRING GIVEAWAY will be on Friday and Saturday, April 14 and 15. Mark your calendars!!

This month we'll be crowding the Store with lots of Easter décor, baskets, bunnies

and everything else you need for those kiddos and to celebrate Easter on Sunday, April 9. There may even be some items at the Furniture Barn. Look for it around mid-March. Our Facebook page (Helping Hands Thrift Store) and web page (www.helpinghandsofgroveland.com) always let you know what's on sale that week and when we bring out seasonal items.

We've been getting some really nice donations at the Furniture Barn. Lots of folks moving in and/or moving out or just deciding to redecorate. We always have such an extensive selection of artwork, lamps, suitcases, sporting goods, and of course, furniture. Please call the Barn at 209-962-7014 before donating since our space is at a premium. We'll let you know if we have room for any large items. Check us out before you shop elsewhere

We're happy to be able to have a supply of the local newspaper, Yosemite Express (formerly the Yosemite Highway Herald) each month, since they are no longer being mailed to your home. Drop in and grab a copy. It has lots of good local info, happenings and ads for services you might need to get your house ready for spring.

Stay safe, healthy and enjoy the onset of spring.

MARCH 4TH AGAINST TRAFFICKING!

CLAUDIA D. DAY

- We need to learn how to keep our children safe.
- Education & awareness are key to eradicating this horrific epidemic.
- Isn't saving just one child worth the effort?
- It shouldn't hurt to be a child.

We are honored to host a guest speaker from Operation Underground Railroad, an international non-profit organization, on the very real threat

to the safety and well being of our children. Sometimes people say, "It can't happen here" OR "I would know if my child was in harm's way" OR "I never knew THAT was what trafficking was all about". Sometimes people are wrong.

ALL are invited to come and learn and ask questions about this global issue happening EVERYWHERE (yes even here). If we can stop even one person from being trafficked all the effort is worthwhile.

FREE

SATURDAY—MARCH 4TH—3:30PM

PINE MOUNTAIN LAKE RESIDENTS CLUB

The Residents Club is open to all PML property owners and long term renters.

We are a social dinner club. This year we are planning to have six dinners at the "Grill" and two barbeques at the "Stables". The events are on the second Wednesdays

of the month.

The annual cost to join the club is \$7.50 per person. The dinner cost is separate.

To join, please email the club at pmlresclub@gmail.com

Thanks,

Brad Nelson, President

Happy St. Patrick's Day

FROM SUPERVISOR HAFF

KATHLEEN HAFF – TUOLUMNE COUNTY BOARD OF SUPERVISORS, DISTRICT 4

LATEST SURVEY RESULTS AND MORE ON PML AIRPORT

Do you remember the “What’s in a Name?” survey you took in January? Many of you will, because there was considerable participation to see if the Groveland-Big Oak Flat community wanted to personalize the name of the new Resilience Center.

In December, citizens were invited to send me their suggestions for names for the Groveland Community Resilience Center. Those names were reflected in the survey taken in the month of January. That survey closed at the end of January.

175 surveys were collected. However, some surveys were submitted by those outside of the Groveland-Big Oak Flat area, some were submitted by duplicate email or non-existent email addresses, so those entries were not included in the final count. The final local non-duplicated surveys amounted to 163.

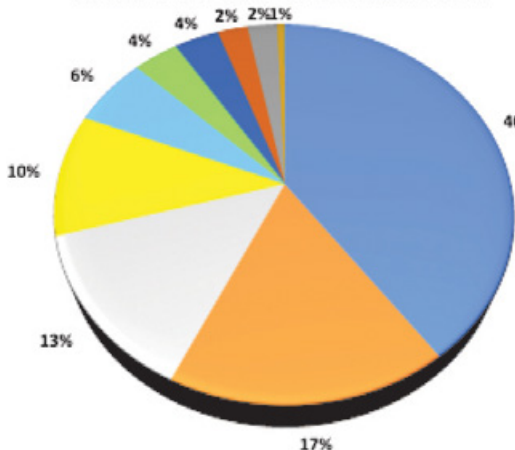
Here are the results. Overwhelmingly, survey-takers voted not to change the name, but keep it just as it is, the “Groveland Community Resilience Center” by a vote of 65 or 40% of the survey participants! The very next highest vote-getter was “The Gathering Place” by a vote of 28 (17%). “Neighbors Helping Neighbors” was 3rd at 17 votes (10%). Please see the graph included in this article for more details. By the way, there were various write-in nominations, many different ones, 22 entries in all, but very few of them matched one another.

Follow-up work is still being done on this center. With the January storms, slides resulted requiring landscaping work to be reconfigured. A new patio is being added at the end of the parking lot, near the restrooms with more picnic tables. The progress inside the building continues at a slow pace due to supply chain issues for the AV equipment. At the time this article was written, we have been told that those necessary parts have been shipped. Also, the internet service is close to being activated. Once the building is certified for public occupancy, there will be a press release notifying everyone. Reservations will be handled through our County Recreation Department. I will be sure to tell you more about this in a future article!

Now for a word or two about the PML Airport. In my February article, I must apologize, as I was working from information that had changed. The quote that the County got back to do the airport study, from Coffman & Associates, an airport consultancy firm that does these types of projects was well over the \$100,000 limit the Board of Supervisors had authorized. So, we are working with this firm to tighten up the scope of work and will go back to the Board of Supervisors at a future meeting to gain approval for this work to be done at a higher dollar amount. We absolutely need this study done for many reasons! Education is key to making the “right” decision. On the top of my list are these two primary objectives (which will be included in the scope of work):

- 1) What is the economic impact the airports (both of them) provide for the County?; and
 - 2) How can we make both airports more sustainable for the long-term?
- As always, I invite you to call (209) 533.5526 or write khaff@co.tuolumne.ca.us so I may answer any questions you may have. I am also in Groveland on most Mondays from 11 am to 1 pm by appointment only.

What's in a Name? - Percentage of Votes for a Personalized Name for the Groveland CRC



- No Name Change
- The Gathering Place
- Other: various suggestions mostly all different
- Neighbors Helping Neighbors
- The Resource Center
- The Village Square
- Groveland Strong
- Miguel's Place
- Community Strong
- Heart of Groveland
- The Invincibility Center
- Groveland Restart Resource Center

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

Pine Mountain Lake Association has openings on the following committees:

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COVENANTS COMMITTEE

EDITORIAL COMMITTEE

EQUINE ADVISORY COMMITTEE

LONG-RANGE PLANNING 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 or from the Administration Office.

MAIL COMPLETED FORM TO:
 Pine Mountain Lake Association,
 Attention: Janessa Owens 19228
 Pine Mountain Drive
 Groveland, CA 95321
 Email to j.owens@pinemountainlake.com
 or drop it by
 the Administration Office

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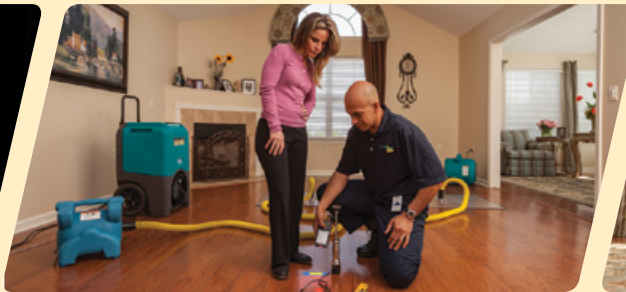
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TORTELLINI SOUP

RECIPE SUBMITTED BY TOM KNOTH AND PAULA MARTELL

Cold weather is a great excuse for making soup! And this is one of our favorites.

INGREDIENTS

- 1 lb. ground Italian Sausage (Pork or Turkey)
- 1 medium onion finely chopped
- 3 cloves garlic minced
- 1 teaspoon dried basil
- 1 teaspoon dried oregano
- 1 teaspoon dried parsley
- ½ teaspoon dried thyme
- 2 pinches red pepper flakes (more for spicier)
- 2 cups chicken broth (can sub beef broth)
- 1 1/2 tablespoons tomato paste
- 1 (14.5 ounce) can fire roasted tomatoes
- 4 cups vegetable broth or low sodium chicken broth
- 10 ounces refrigerated tortellini (can sub frozen or dried)
- 3 cups arugula (or spinach)
- Grated Parmesan Cheese
- Fresh thyme (optional)
- Fresh basil (optional)

DIRECTIONS

Brown the Italian Sausage in a Dutch Oven or stockpot over medium heat. When it is almost entirely browned, add the onion and cook until the sausage



is done browning and the onion has softened. Turn the heat to low and add the garlic, basil, oregano, parsley, thyme, and red pepper flakes; cook for 1 minute, stirring constantly.

In a small bowl, whisk the tomato paste with about 1/2 cup of chicken broth. Add the vegetable broth, remaining chicken broth, fire-roasted tomatoes, and thinned-out tomato paste. Increase the heat to medium and bring it to a low boil. Reduce the heat to a simmer.

Add the cheese tortellini and simmer for 10-15 minutes or until the tortellini are cooked to your desired tenderness. Remove the pan from the heat and stir in the arugula. Add salt and pepper to taste. Sprinkle each bowl with 1-2 tablespoons of freshly grated Parmesan cheese. If desired, garnish with fresh thyme or fresh basil.



FRIENDS OF THE LIBRARY IN ACTION

VIRGINIA RICHMOND

While Covid derailed some of our usual activities, the Friends of the Groveland Library is still contributing to our community in many ways. Please join us. Membership is only \$25/year and all proceeds benefit our Groveland library and literacy programs at Tenaya Elementary. Please mail your check, name and email address to PO Box 43, Groveland.



FOGL president Virginia Richmond hands new Dr. Seuss books to Tenaya principal, Wynette Hilton.

Read across America: March 2 is Dr. Seuss' birthday and all across the country volunteers are reading to children on honor of Dr. Seuss and celebrating children's literature. FOGL volunteers are at Tenaya to read wonderful Dr. Seuss books to the students. We know that the more our children enjoy reading, the better their futures will be.

Jewelry Sale: Thanks to all the ladies (and a few men) who came to our fundraising jewelry sale. It was fun for all and raised funds for the library and the Groveland museum.

Free books for children birth to age 5! This program is thanks to a partnership between First5Tuolumne and Dolly Parton's Imagination Library to promote early childhood literacy. Children must reside in Tuolumne County; each month they will receive a book appropriate to age. By the time they are five, they will have received 60 free books. It's easy to register online. Go to ImaginationLibrary.com or First5tuolumne.org to sign up. Or pick up a registration form at the library.

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



Happy jewelry shoppers.

one or take one and enjoy hours of family fun.

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

School Visits: We're looking forward to welcoming the elementary school children to the library for a field trip in April. Getting to know the library and its resources early is a great idea.

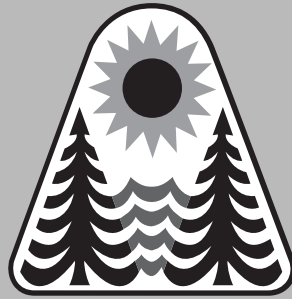
GROVELAND GAL FRIDAY

IT'S YOUR LUCKY MONTH!

In March (10th-31st) I am offering \$5 off any service including: pet care, senior care, organizing, filing, shopping, rides, house-checks and more!

CALL ME FOR ANY HELP YOU NEED!

SHARON VOLPONI
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our Rental Compliance Coordinator at

1-209-962-1245

or via email at

RCC@pinemountainlake.com

CAMP TUOLUMNE TRAILS NEWS

DORI JONES

DONOR IMPACT

After a lengthy grant proposal process, completed by CTT's volunteer grant writer Pamela Hawkins and CTT Program Director Jacqui, CTT was awarded \$38,000 by the Christopher and Dana Reeve Foundation. CTT received one of the 34 2022 Priority Impact Quality of Life grants (totaling \$1,029,90) as part of the Christopher and Dana Reeve Foundation National Paralysis Resource Center, which supports nonprofit organizations that empower individuals living with paralysis. These funds went toward purchasing and installing two ceiling-mounted lift systems in camp's infirmary and one of the bath houses. This will be a huge aid in transferring campers in and out of the showers and toilets, which can be physically challenging for our staff. Until now, this type of investment wasn't feasible. This is a big step toward our goal of making CTT the most accommodating camp in the country.



in serving others: this team comes from states such as Philadelphia and Illinois, and many have finished their four-year college degrees, yet wanted to serve in a community capacity, either before starting a master's degree or beginning their careers. Being an NCCC team member is a 10-month commitment.

Will, who earned his Bachelor of Science degree in Business Administration, knew from his sophomore year in college that he wanted to be part of an organization. NCCC had everything he was seeking—doing meaningful work in the communities. “The most rewarding part of my service has been seeing the relief on the faces of our partner organizations when we complete projects that they hadn't had the time or money to do themselves. Camp Tuolumne Trails employs incredible people and has a meaningful mission, so it's been rewarding to give them a hand and lighten their load,” stated Will. “I encourage everybody to find their own form of service. There are so many valuable ways in which we can all serve our neighbors. I think if everyone could have a service mindset, we'd find happier and friendlier communities,” Will added.

According to Kathryn, another college grad, “After my experience with NCCC, I definitely plan on doing something that takes me outdoors—maybe working in the

MAYDAY! MAY DAY! PLAYDAY!

SAVE THE DATE: CHARITY GOLF TOURNAMENT,
MAY 6, 2023

BRITNE GOSE – EXECUTIVE DIRECTOR

Southside Community Connections (SCC) is hosting a Charity Golf Tournament to raise funds for our 501(c)(3) nonprofit on May 6, 2023, at the Pine Mountain Lake golf course. There will be a live auction, raffle, and lunch served by The Grill. Some of our auction items include cakes made by the finest bakers in our community, fine wines, a George Navarro Knife, and a chef-made Korean-style cuisine dinner with transportation to and from the dinner. There will be more items added, so keep your eyes peeled on the Southside Community Connections Facebook page. The fee is \$60 per person which includes your \$25 lunch and a \$35 donation. Please make checks payable to Southside Community Connections. In addition, there will be a 4-person scramble for men, women, or mixed teams for an additional \$45 resident golf fee or a \$59 golf guest fee paid to the Pro Shop. Registration will be between 7:30 AM and 8:30 AM in the cart lobby with a 9:00 AM

shotgun on May 6. If you are only interested in the lunch and auction/raffle items, you are welcome to join us for the event price of \$60. Pick up your registration forms at The Little House or the Pro Shop and return them with your \$60 checks to Linda Sarrat or The Little House at 11699 Merrell Rd.

SCC has four programs that serve community residents: The Little House, the local community center where we offer classes and other activities; Wheels, an all-volunteer program that provides rides for residents unable to drive themselves; Village on the Hill which provides in-home services to residents who want to continue living on the hill but are unable to take care of simple household tasks; and the latest program, WAVE, the daily bus that takes residents to Sonora and Modesto at no charge.

Please give Linda Sarrat a call if you have questions about the tournament at (831) 915-9879. If you have questions about our programs, please call (209) 962-7303.

NCCC UPDATE

In January, CTT was fortunate enough to have a new team of NCCC volunteers come to camp for 12 weeks. Thanks to Tuolumne River Trust, which arranged for the team to spend their first week getting S212-certified chainsaw operators by the Groveland U.S. Forest Service. They spent the next few weeks at camp working on camp's new greenhouse. In mid-February, the NCCC team, through a collaboration between CTT and Southside Community Connections (SCC), began work to create defensible space on local residents' properties for those who have mobility issues or who qualify as low income. SCC identified the property owners in need of service, and CTT managed the NCCC team who cleared defensible spaces at 10 properties. They will finish their time in Groveland by working for Tuolumne River Trust on the Rim Fire Restoration project. The various projects these NCCC volunteers provide our community is invaluable.

INSIGHT INTO NCCC

A little background on where the AmeriCorps team of NCCC volunteers come from and how they became interested

Park Service in some capacity. NCCC has helped me realize just how much the outdoors and nature means to me, and how much I want to have a job that's hands-on and in the field.” However, she wants people to know that it's not always easy work and to make sure you can handle the physical and psychological toll—it is very hands-on work. It can often be physically taxing, and you are in very close proximity with your teammates for the whole 10 months. Team dynamics are everything—how well people mesh can make or break a team.

CONCERTS FOR A CAUSE

To kick off our third “Concerts for a Cause” summer music series, Renaissance returns on June 3 for another unforgettable and lively evening with a new take on popular music through the decades.

Rebecca Jade returns to the stage on Sept 9, after her career has skyrocketed this past year. Stay tuned as we confirm two more concerts for this summer. We're sure you won't be disappointed with our line-up!

CAMP NEWS

Program Director Jacqui participated in Columbia College's Career Fair, the Sonora Volunteer Fair, and continues to attend various career days and events to spread the word about camp and to solicit summer counselors and campers.

If you have any questions or would like to find out more information about upcoming events, Summer Camp programs, Family Camp, volunteering and options for giving, please call CTT at 962-7534, email us at: info@tuolumnetrails.org or visit: <http://www.tuolumnetrails.org>

NEED A RIDE? SCC TRANSPORTATION OPTIONS

BETH MARTIN – TRANSPORTATION COORDINATOR

If you need a ride to a medical appointment, the bank, the market, the post office, or other locations in Groveland or Big Oak Flat, or if you need to get to Sonora or Modesto, Southside Community Connection's two transportation options - WAVE and Wheels - can help you get where you need to go.

WAVE (Wheels And Village Express) picks up passengers Monday-Friday at Mary Laveroni Park in Groveland and takes them to locations in Sonora and Modesto. WAVE features a small, comfortable wheelchair-accessible bus that seats eight, and a three-passenger van, both made possible by grants and generous donations. Anyone can ride, but you must register at least two days and not more than seven days before your trip. Visit our website (www.southsidecommunityconnections.com) and select Transportation Options for the current schedule to register. We're pretty flexible, so while we prioritize medical appointments, let us know what you need and we'll see what we can do! Although there's no

fare for this service, we gratefully accept donations to help defray our expenses and ensure we can continue this service long into the future.

Wheels helps qualified individuals 55 and over who are unable to drive because of age, surgery, illness, or access to a vehicle and who don't have friends or family to assist. Our volunteer drivers generously donate their time, gas, and vehicles to provide door-to-door transportation for shopping, medical appointments, and errands throughout Groveland/Big Oak Flat and to medical appointments in Sonora. Drivers are available Tuesday - Friday from 9 am to 5 pm. A membership of \$30 quarterly or \$120 annually is required for this program. The Wheels program relies on the generosity of our volunteers and without them this program would not exist. We are always looking for drivers, so if you are interested in volunteering, please give us a call.

For questions, membership or additional information, call (209) 962-6952 or email wheels@southsidecommunityconnections.org.

A FEW DO'S OF RETIREMENT: START NOW!

BRITNE GOSE – EXECUTIVE DIRECTOR

Ideally, you saved for retirement, or currently are saving, and have (or will have) a nest egg you can fall back on. There are a few things you should know to ensure the transition to retirement is smooth and you can weather the road ahead.

1. DO protect your assets in a trust: There are many advantages to protecting your assets in a trust, but one major benefit is that a trust protects you from state reimbursements. If you qualify for Medi-Cal, the state can lien your assets after your death. To avoid this, you can create a trust to protect your assets from probate.
2. DO create a plan before you retire: How much money do you have and therefore how much can you spend each year? Every year, review your plan and spending to ensure you are on track. As you know, expenses change from year to year, depending on the economy, medical expenses, home repairs, and other unexpected expenses. A plan will help prevent disaster and help you

maintain a comfortable retirement.

3. DO have a plan for long-term care: Approximately 70% of people over the age of 65 will require some amount of long-term care. If your current savings won't provide for long-term care, which could cost from \$6000 to \$15,000 each month, you may want to consider long-term care insurance. AARP has a long-term care calculator here: <https://www.aarp.org/caregiving/financial-legal/long-term-care-cost-calculator.html> with information on long-term care insurance. The risk with long-term care insurance is you could pass before you use it and all those hard-earned payments are pocketed by the insurance company. You also need to start early, in your 40s or 50s, otherwise, the payments could be astronomical.

I am not a financial advisor and am learning this information on the fly. If you have questions, particularly about creating a trust, I advise you to contact Paul Bunt, a local attorney, and previous SCC board member for additional information.

IT TAKES A VILLAGE ON THE HILL

BRITNE GOSE, EXECUTIVE DIRECTOR

Southside Community Connections (SCC) is blessed every day by the requests for help from our neighbors in this community. Rarely does SCC share these stories of partnership, love, and companionship, but we need to do better. There are so many incredible stories and people who deserve to be mentioned and revered.

Bobby Bechthold is a long-time resident of Groveland and a Wheels member with SCC. SCC received a phone call Thursday that Bobby had locked himself out of his house with his phone inside. Bobby was found patiently waiting on his porch,

contemplating his options. Bobby is visually impaired, hence why he uses our service with Wheels. Wheels drives him to medical appointments, grocery shopping, haircuts, and anything else he needs to live a normal life. Do not be deceived, however; Bobby is far from helpless. He climbs ladders (to the chagrin of his friends), fixes air conditioning units and refrigerators, and maintains an impeccably clean house. He even donates for donuts to share with his friends, and he has a lot of friends.

SCC called Trail Less Traveled, our local bike shop. JR Rollins, one of the owners, is also a locksmith. Johnny

on the spot, JR drove right over to Bobby's house. Bobby's locks were new and didn't budge, but there was a small window in the back about 6 feet off the ground that drops into the bathroom above the sink. Rick Whybra, another friend of Bobby's and SCC's bus driver, showed up and we all stood around while JR's son discovered his new talent as a contortionist. He wiggled his way through the window, around the fern on Bobby's bathroom sink, and was inside!

I can't thank Trail Less Traveled enough for their part in this. Bobby was so thankful to be back in his

house. Rick stayed with Bobby to strategize how to prevent lock-outs in the future, and we all departed feeling stronger and more connected than before.

If you or someone you love has lost the ability to drive, or perform small tasks around their home, SCC has programs that could help. Please don't suffer in silence. Give us a call at (209) 962-7303 Monday-Friday between 10 am and 2 pm.

Note: This article was printed with the permission of all names mentioned.

CONFIDENCE

DR SIMONETTA SPACCIA PHD

Confidence is a personality trait. It is "a feeling of trust in one's abilities, qualities, and judgment" (Definition from Oxford Languages). It's an ability that can be acquired and improved over time. We can have high confidence in some areas and low confidence in others.

Confidence is a trait of our personality that we need whenever we have a purpose to turn into reality. It is a great resource that provides the necessary positive energy to achieve goals.

Most importantly, confidence allows us to recognize our capacities and make use of them. In fact, very often a lack of confidence doesn't necessarily mean that someone doesn't have the ability to reach goals. Instead, confidence is needed to enable the capabilities that are there, ready to be applied efficiently. In other words, even though someone may be perfectly able to turn a purpose into action, the awareness of having the ability to do it is the key to enabling the confidence and take action. The lower recognition of one's abilities, the smaller the belief in a good result will be.

Having an optimistic attitude is very important to overcome a lack of confidence. Reflecting on ourselves and emphasizing the good results of our past experiences rather than failures is very useful. We can make the choice to be positive and overlook the negative. If we look at the glass half full, we enable an optimistic

perspective that leads to produce positive results. We need to believe that our goals are possible to achieve. When our expectations and goals are realistic, and we believe they are possible and achievable, we strengthen our confidence in making our wishes come true.

Another way, even more important to improve confidence, is to force ourselves to accept sometimes little challenges. After carefully evaluating the pros and cons of a situation, it is beneficial to face a slight risk (which may not be a real risk after all) which gives us a chance to allow ourselves to experience success. A favorable outcome, even little, is an excellent encouragement to keep engaging ourselves in new trials. On the contrary, avoiding problems is a way to keep confidence low. Fear of failure is why people could abstain from challenging circumstances but facing our mistakes and weaknesses is necessary to pursue our goals. When we act in an area that is even a little beyond our comfort zone, we improve our confidence.

Confidence is the fuel of our purposes and the foundation of our success.

Dr Simonetta Spaccia PhD

I welcome suggestions on specific topics for my column from readers

You can email me at :
simonettaspaccia@gmail.com

Simonetta Spaccia, PhD

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

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DOG PARK NEWS

DORI JONES

My name is Lucky Starr Warr, but I'm also known as Luckster, Puppies and Joe Cool. I was "lucky" to be rescued from the Oakdale shelter by Dot Brown and Chuck Warr. But everyone knows who really got lucky! I'm an adorable black and white beagle mix (I'm sure I'm related to Snoopy), and I'm about 12 years old. When I go outside and come back in, I always get a treat. So I just make a U-turn and go right back inside. I'm handsome, calm and cuddly. I've been called the George Clooney of the dog park. When I'm at home chilling with mom and dad, my favorite toys are a chipmunk, monkey and hedgehog (love those squeakers). I love to travel, too. Even if it's just to the dog park, I love going every afternoon because that's where all my dog buddies are. Actually, I may like the people more than the dogs, and hey, my parents like to socialize there, too.

We still need additional dogs to feature in this monthly article. If you're new to the dog park or haven't previously filled out a Top Dog form, please pick one up at the dog park (inside the bulletin board) and return it to the email listed on the form.

If you're new to PML and want to



learn more about our amazing dog park, please stop by the GCSD administration office on Ferretti Road to register. Bring current Rabies and Bordetella vaccination certificates, pay a \$25 annual fee for up to two dogs (\$10 for each additional dog), and get the gate code. It's a great place for dogs (and people) to socialize.

PINE CONE SINGERS BRINGING BROADWAY TO GROVELAND

BOB SWAN

Pine Cone Singers are back at rehearsal, preparing for our Spring Concerts, which are planned for the weekend of May 19-21. We don't have an official name for the show yet, but that name will definitely include the word "Broadway", because all of the pieces will be from musicals.

We're trying something a little different in that eight numbers will be full-length arrangements, which will be supplemented by selections from a medley called "100 Years of Broadway". Some of you may remember seeing that

entire medley performed, a few years ago, by the Sierra Sounds. It gives you the flavor of a lot of songs in a fairly short time. We think it will be fun to do it with a full chorus.

We currently plan for the concerts to be held at the Groveland Evangelical Free Church, as in years past, but if the Community Resilience Center becomes available, we'd love to give it an inaugural performance. Stay tuned.

Please do plan to join us on May 19, 20 or 21. Let us entertain you. (We'll have a real good time).

LENT AT MOUNTAIN LUTHERAN CHURCH

RETIRED PASTOR GINGER DUMARS

Lent begins with Ash Wed. on Feb. 22 this year & continues for 40 days until Palm Sunday on April 2. Many Christians throughout the world pay extra attention to following Jesus to the Cross at Calvary during these 40 days and then through Holy Week. We, at Mountain Lutheran, will honor this tradition & ask ourselves how we can follow Jesus & His words from Luke 9:23 when He says: "If any want to become my followers, let them deny themselves and take up their cross daily and follow me." Perhaps this verse is the motivation for many Christians to ask what can they give up for Lent in order to follow Jesus and pay better attention to Him & His journey to the Cross at Calvary. Giving up something reminds us to pay better attention to Jesus and Scripture and God's plans for our lives. For me, it means giving up more of my time for prayer, devotion, Bible study & helping with a new TEEM program at our church.

The members of Mountain Lutheran Church are excited about pursuing the possibility of having a TEEM Intern Pastoral Candidate (Vicar) serve our congregation along with Mt. Calvary Lutheran Church in Sugar Pine. Our 2 Congregational Councils met on January 30 & received information & an invitation to pursue this possibility from our Sierra Pacific (N. CA. & N. NV.) Synod. Both congregations have given our consent to proceed with the process of informing the candidate, interviewing & meeting with him & later discussing details with him. He will complete his formal, academic studies & work at Pacific Lutheran Theological Seminary in Berkeley in May and be ready for internship shortly after that. Pastor

Jim Bliss of Sonora & I would be his "On Site Pastoral Supervisors" along with Lay Leaders forming an Intern Support Committee. TEEM stands for Theological Education for Emerging Ministries. Our 2 congregations quality for this program because we are small in numbers and are located in rural settings. Lent gives us time and motivation to pray for God's guidance with this possibility & our future as we follow Jesus.

Mountain Lutheran will again host a Lenten Soup Supper on Thursday, March 16 at 6:00 p.m. with the Holden Village Evening Prayer Service at 7:00 p.m. This is a fairly short prayer service based on John 1:4-5 & Luke 1:26-55 & Psalm 141, etc. – set to music by Marty Haugen. ALL are WELCOME on Thurs., March 16 at 6:00 & every SUNDAY afternoon for Worship at 4:00 p.m. – with refreshments served after Worship. Call our Church Office for more info. (209-962-4064) & leave a message for a call back.

We started our preparations for Lent with a presentation on various Crosses by Pastor Bob Nicholus on Sun. afternoon, Feb. 19. He'll be back at Mountain Lutheran on March 19. On Sunday afternoon during Holy Communion on Feb. 26, we marked a cross with ashes on one another's foreheads reminding ourselves of our mortality & need for Jesus to forgive our sins & for Jesus to give us eternal life with Him. Pastor (Father) John Van Dyck is our Preacher & Presider for Worship on Feb. 26. I will preach & preside on March 5. Come & Worship with us at 13000 Down to Earth Ct. (off Ferretti Rd.) as you FOLLOW JESUS to His Cross at Calvary. God Bless Your Lenten Journey with Jesus!

ARE WE EASTER PEOPLE?

PASTOR BOB KANDELS – GROVELAND EVANGELICAL FREE CHURCH

As we all enjoy the beginnings of spring and the experience of Holy Week in the Groveland church communities, we celebrate hope and rebirth. Christ's death and resurrection is the event that changed everything. This means the gift of eternal life is granted to all those who believe in Him and accept Him as their Savior.

As we move closer to Easter Sunday, are we people looking for life? What does that look like? For the disciples, it was a season of doubt and disappointment. For the religious leaders of the day, it was a season of questions based on fear and doubt. For the women, it was a season of truth and life during a season of skepticism and questions. In this season leading to Easter Sunday, can we honestly pull from the emotions listed above and say, "I am there also." The very fact that we are Easter people moves us to the truth of a life that is eternal. Whether we are in a season of doubt, skepticism or truth and life, we are Easter people if we choose the saving grace of our Lord and Savior on a personal level. Jesus was on his way to Jerusalem to

be sentenced to death on a cross. He would prove the world wrong with resurrection, joy and truth. On His way, the emotions of Martha's grief for the loss of her brother caught up with Him. As Martha, a friend of Jesus, struggled with the hope of a risen Lord, Jesus reminded her we are Easter people. Jesus said to her, "I am the resurrection and the life. Those who believe in me, even though they die, will live, and everyone who lives and believes in me will never die. Do you believe this?" (John 11:25-26) NRSV

Do YOU believe this? If you choose to prayerfully listen, you too can find hope that will not disappoint. Truth in the middle of the storms will guide you to the light of eternity. I want to challenge you and me to look for the resurrection in our everyday lives. One way to find this truth is to attend worship at one of the Groveland area churches. Talk with a friend who you know as a real believer. Find comfort in small group discussions. Take advantage of life with our risen Lord and Savior. You are invited to join us at Groveland Evangelical Free Church Easter Sunday or any Sunday morning at 10:00 am. We welcome YOU!

GUESS WHO I AM

TOMAS HERNANDEZ, JR.

I was born in Ogbomoso, Nigeria, and raised in Oakland, California.

At the age of 10 I was demonstrating Tae Kwon Do along with the UC Berkeley college team in China and Korea. Walked along the Great Wall.

I was first chair clarinet for the Bay Area Wind Symphony and toured Australia with them in High School.

For over 20 years I provided speech therapy services for hundreds of toddlers in their Bay Area homes and my clinic.

We have owned our PML home for less than a year.

Guess who I am

Last month's Mystery Member:
Tom Gardner

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KINDERGARTEN REGISTRATION

TK/KINDERGARTEN REGISTRATION AT TENAYA ELEMENTARY

It's that time again, TK/Kindergarten Registration at Tenaya Elementary School. If you have a child that was born on or before September 1, 2018, we would love to have them start their educational journey at Tenaya. We will also be offering Transitional Kindergarten for those children that are born after

September 2, 2018 and 5th birthday falls before April 2, 2024.

Registration will be Friday, April 14th, 2023 starting at 8:30am. We will need copies of your child's birth certificate and immunization records. Please contact the school office to set up an appointment and pick up a registration packet. Please contact Michele Hessler or Debra Elliot at #962-7846 to schedule your appointment today.



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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 or 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

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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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.

ADVERTISE IN THE PML NEWS GO TO PINEMOUNTAINLAKE.COM FOR RATES AND DETAILS

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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**

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



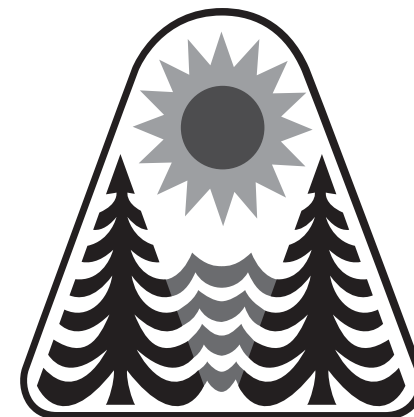
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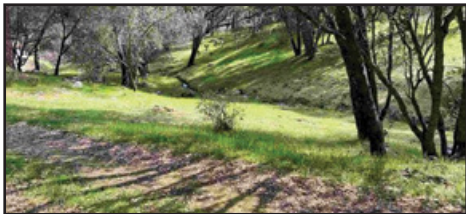
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19223-C Salvador Ct **LOVELY RENOVATED CONDO** with all furniture included. Skylights, double-pane windows, new kitchen, bathrooms and flooring. A spacious deck, overlooking a seasonal creek. Near Pine Mountain Lake's Golf Course, Country Club, Tennis Courts and Community Swimming Pool. Minutes from the historic town of Groveland. \$279,000 #20230037



12707 Junipero Serra, #7 **GOLF COURSE TOWNHOUSE** near the tennis courts, swimming pool and Country Club. Entry is from the front deck into the dining/kitchen area, with a couple of steps down to a nice-sized living room. The cozy wood-burning fireplace is surrounded with stone. Large windows look out onto the back deck, which has an awning for hot summer days. \$359,000 #20221389



19337 Ferretti Rd **GREAT MEMBERSHIP LOT!** Wooded setting with easy access. Enjoy using all PML amenities: Lake, beaches, boat rentals and great fishing spots. The Lake Lodge is a perfect place for weddings or private parties. Enjoy dining at the Country Club Grill, overlooking the 18-hole championship golf course and view the beautiful mountains beyond. \$5,000 #20230011

20445 Pine Mountain Drive • Unit 3 Lot 321



AN ORIGINAL COZY CHALET IN A VERY UNQUE SETTING!

Large boulders with grinding stones and a seasonal creek adorn this oversized .62 acre lot. Mature oak trees provide a private setting. Recent updates include: Renovated kitchen, granite counters, a tile backsplash, a renovated bathroom, vinyl windows and a free-standing gas fireplace. Mini-split ductless H/A, hardwood floors. 2bd on lower level, plus open loft on the upper level. \$325,000 • MLS #20221961



20254 Pine Mtn Drive **FULLY-FURNISHED LAKEFRONT** home, with about 159 feet of lake-frontage and very near the Lake Lodge and beach. 3bd, 2ba, updated kitchen, with quartz counters. Two guest bdms and bath on the main level. Master bdrm & bath upstairs. A great view of the lake from the spacious deck, accessible from the living room. Private boat dock, along with the sail boats, paddleboards and pontoon boat, with trailer, included in the sale. Almost 3/4 acre. \$999,500 #20220093



19011 Carter St **RANCH-STYLE HOME** located near Black Oak Casino. 2bd, 1.5ba. Situated facing away from the road for privacy. Large, covered porch and detached garage, with a pass-through door for additional parking/storage of vehicles or boat. Solar installation allows for more affordable electricity year-round. Build some sweat equity! \$249,900 #20221808



19432 Grizzly Circle **SINGLE-LEVEL HOME** with 2bd, 2ba, 2-car garage and 1600sf wrap-around TimberTech® deck. Acacia wood flooring, wood-beam ceiling, granite counters, stainless appl., apron sink and a 6-burner gas stove. Wood-burning stove in living area. The 3rd sleeping area can double as a bonus room or office. Pella® windows. Generac® whole-house generator and a new HVAC system. \$569,000 #20221995

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