

PINE MOUNTAIN LAKE NEWS

SEPTEMBER

2023

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

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Photo by Cameron Thompson

HAPPY LABOR DAY
FROM PMLA

COMMUNITY AIRPORT DAY
OCTOBER 7 • NOON - 3PM

YOUR NEW PMLA BOARD OF DIRECTORS

PRESIDENT

VICE-PRESIDENT

SECRETARY

TREASURER

DIRECTOR-AT-LARGE



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OBESO-BRADLEY



MIKE
GUSTAFSON



KAREN
HOPKINS



CRAIG
PROUSE



BRIAN
WATSON

19228 Pine Mountain Dr. Groveland, CA 95321

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Change Service Requested

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

GET IMPORTANT NEWS VIA EMAIL

Signing up for the new eSNAP program is quick and easy and gives you the ability to sign up for the information that you want to receive. Just head



ELECTRONIC SAFETY, NEWS & ALERT PROGRAM

over to www.PineMountainLake.com and sign up today.

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.

NOTARY SERVICE

ANITA SPENCER, – PMLA NOTARY PUBLIC

PML Property Owners – \$10

Non-Property Owners – \$15

Witness Fee – \$5 (Prices listed are per Signature Rate)

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

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.

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. 9/4/23 LABOR DAY

FRI. 11/10/23 VETERANS DAY (OBS)

THUR 11/23/2023 THANKSGIVING

FRI 11/24/23 DAY AFTER THANKSGIVING

MON 12/25/23 CHRISTMAS EVE (OBS)

TUE 12/26/23 CHRISTMAS DAY (OBS)

MON 1/1/24 NEW YEARS EVE (OBS)

TUE 1/2/24 NEW YEARS DAY (OBS)

PMLA BOARD MEETINGS SCHEDULE

(THIRD SATURDAY - UNLESS OTHERWISE NOTED)

SEPTEMBER 23, 2023

OCTOBER 21, 2023
(Board Budget Meeting)

NOVEMBER 18, 2023
(Saturday before Thanksgiving)

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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joepowell@pinemountainlake.com

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Webmaster, Mergers
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Main Gate - 1.209.962.8615
General Safety Inquiries, gate passes, campground reservations, tennis reservations
campground@pinemountainlake.com

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PMLNews@SabreDesign.net

GENERAL MANAGER'S MESSAGE

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

2023 ANNUAL MEETING OF THE MEMBERSHIP - BOARD OF DIRECTORS OFFICIAL ELECTION RESULTS

The Inspectors of Election determined that a quorum of 34% = 1,121 was obtained as defined by the Bylaws: A total of 1,148 ballots were counted.

Totals:

Brian Watson - 728

Michael Fisher - 261

Peter Natale - 139

Brian Watson was elected to serve on the Board until August 2026.

SELECTION OF BOARD OFFICERS FOR THE COMING YEAR

The Board of Directors voted and selected the following officer positions:

President - Chuck Obeso-Bradley

Vice President - Mike Gustafson

Secretary - Karen Hopkins

Treasurer - Craig Prouse

Director - Brian Watson

Congratulations to our 2023/2024 Board of Directors!

We would like to thank our out-going Board member Nick Stauffacher for his many years of volunteer service to our Association. Serving on the PML Board of Directors is often a thankless job, for no pay, and we appreciate the time an effort devoted to service to the entire membership. Thanks Nick!

ASSOCIATION RESPONSE TO CONTINUING PG&E OUTAGES

At the end of July, we sent a letter to the Vice President of Pacific Gas and Electric, the person responsible for our region, in an effort to get support in reducing the number and frequency of power outages in Tuolumne County. We specifically focused on Groveland and Pine Mountain Lake. We also sent copies to the California Public Utilities Commission and our State and Federal representatives. The following are portions of the letter:

“Over the Independence Day Holiday weekend from July 1st through July 3rd, our community members experienced multiple, extended power outages, during triple-digit heat. This resulted in the loss of thousands of dollars in food spoilage and income for revenue-generating facilities. It also put hundreds of our elderly and physically challenged community members

at risk of heat-related illness or death.

During the 55 hours of continuous outages, the PG&E outage website information was not updated in a timely manner. When it was updated, the messaging stated that the cause of the outage was due to the weather, which was erroneous. We have since received information that the cause was a faulty regulator that set off the “hair-trigger” Enhanced Powerline Safety Setting Program, multiple times.

In response to the Independence Day Weekend power outages, PG&E company representatives have met with the Groveland Community Services District Board of Directors, Pine Mountain Lake Association Board of Directors and the Tuolumne County Board of Supervisors, in an effort to mitigate the overwhelming backlash that you are receiving from PG&E customers in the Motherlode communities.

While they did their best to explain what happened and apologize, most community members who attended these meetings were left with more questions than answers.

The lack of any real plan to resolve the power outages going forward, or commitment from PG&E, left all of us very skeptical that PG&E will do anything to resolve future power outages. What we all took away from these multiple meetings, is that PG&E business and residential customers in Tuolumne County cannot rely on your company and that we should buy our own generators, and expect more outages in the future.

It is important that all Tuolumne County residents and businesses receive reimbursement for the loss of food due to the power outages caused by PG&E faulty equipment and your EPSS “hair-trigger” program. All of your representatives punted the reimbursement question to other staff in PG&E who handle loss claims. PG&E representatives did make it clear that PG&E does not cover the loss of product or revenue for any businesses, just residential claims.

It has been my personal experience in the past that most if not all claims for loss of food due to extended power outages will be denied, regardless of any evidence submitted to PG&E to substantiate the food loss claim. If anyone does receive a reimbursement after going through

the PG&E claims gauntlet, it will be a paltry sum like \$25 and will not cover the actual hundreds of dollars lost. In fact, the reports that we are currently receiving from our community members is that PG&E is already denying their loss claims for the July 1st through July 3rd outages.

Our PMLA Lakeside Marina Café lost \$7,656.66 in spoiled food product and thousands of dollars in lost revenue. We had more than 2,800 folks attending our fireworks event on July 1st and we could not provide proper food service to them.

When we asked PG&E representatives about your plan to underground over 10,000 miles of powerlines in wildfire risk areas like Pine Mountain Lake, we received very little in the way of commitment. Groveland and Pine Mountain Lake are not listed on your official website undergrounding project map. In fact, only three miles are listed on the map in the Sonora area. This is the map for our entire county. Three miles.

When we asked why PG&E does not simply start replacing exposed powerlines with insulated lines, we received no straight answers. Basically, PG&E representatives stated that the decisions lie with the upper leadership of PG&E. That is why we are writing you directly.

WE REQUEST THE FOLLOWING:

Reimburse ALL Tuolumne County PG&E customers for food loss due to spoilage, due to the July 1st -July 3rd extended power outages. This includes businesses.

Reimburse ALL Tuolumne County PG&E customers for monetary loss incurred to fuel portable and emergency standby generators, due to the July 1st -July 3rd extended power outages. This includes businesses.

Reimburse ALL Tuolumne County businesses for the loss of revenue during this important holiday weekend. due to the July 1st – July 3rd extended power outages.

Prepare, implement, and communicate a plan to replace all exposed PG&E power lines in Tuolumne County, with insulated lines, starting with Groveland and Pine Mountain Lake.

Install and maintain in place, a commercial generator big enough to power the Groveland Mary Laveroni Park PG&E Microgrid, to service the Groveland

downtown area during power outages.

Prepare, implement and communicate a plan to immediately start undergrounding all PG&E powerlines in Tuolumne County prioritized based on fire threat in each area.

Immediately eliminate the Enhanced Powerline Safety Setting Program. This program is worse than your Public Safety Power Shutoff (PSPS) program.”

PG&E representatives responded to some of the questions brought up during their meetings with the PMLA Board of Directors, GCSO Board of Directors, Tuolumne County Board of Supervisors and many of our citizens. Their responses were basically the same public relations excuses given at all of these meetings, with no real resolution to the real problem.

PMLA through its Board of Directors and management team will continue to work with Tuolumne County and our local agencies to apply pressure on PG&E and our State representatives until they take action to immediately fix these problems. Rural areas such as ours do not deserve to be treated like some third-world country and we will continue to work on this situation until such time as it is resolved.

We encourage all members to contact PG&E, the CPUC and all of our State and Federal representatives and keep applying pressure until they take action to eliminate these unnecessary power outages.

Look for more information in the future regarding this topic on social media, the PML News and all Association communication sources.

GET PML ASSOCIATION INFORMATION FROM THE RIGHT SOURCE

For information regarding PML, please the official contact numbers and resources below:

- PML Administration Office: (209) 962-8600
 - PML Main Gate, Department of Safety: (209) 962-8615
 - PML Official Website: www.pinemountainlake.com
 - PML Official Facebook page: <https://www.facebook.com/PineMountainLakeCA/>
- Look for the Official PML Logo!

Wishing everyone a safe and Happy Labor Day!

PRESIDENT'S MESSAGE

NICK STAUFFACHER – PMLA BOARD PRESIDENT

As this is my last newsletter as the PML President and Board member, I would like to take a moment to thank all the past and present Board Members I have had the privilege to work with and have gotten to know.

When first elected on to our Board, I didn't realize how much of my personal time would be needed to keep everything going. I am sure this is true of every board member who has ever served, and that they will agree that we do this because we truly care and enjoy what we do. Despite what many believe, there is no special perks

or benefits to serving on the board. Speaking for myself I did this because I care about where I live and wanted to participate in our community. Along the way I have learned so much of how an HOA works and what it takes to run.

For me, one of my most enjoyable experiences was getting to know PML employees/staff and what their jobs entail to keep our HOA running and helping our members. Also, how our committees play an important role in this.

If you feel like you would like to be apart of our HOA and help in some

way, join one of our committees or serve on the board. I guarantee it will be an experience, along with that you will learn a good deal of what it takes to govern a community like ours.

Looking forward to see you out there on the golf course, lake, stable, shooting club, or any of the other amenities having as much fun as we are.

Who ever is the next elected board member, I hope you find serving on the board as satisfying and pleasurable as I did.

Thank you again for the honor of serving our Pine Mountain Lake community.

PINE MOUNTAIN LAKE ASSOCIATION

1.209.962.8600

BOARD OF DIRECTORS

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

GENERAL MANAGER

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

CORRESPONDENCE TO DIRECTORS

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

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
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PINE MOUNTAIN LAKE NEWS

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**SPEED
LIMIT
25**

SLOW DOWN

WATCH FOR CHILDREN
GOING BACK TO SCHOOL
PLEASE DRIVE SAFELY

**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**

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!**



MEET YOUR 2023 PMLA BOARD OF DIRECTORS



The 2023 Board of Directors. Pictured left to right, Vice President - Mike Gustafson, President - Chuck Obeso-Bradley, Secretary - Karen Hopkins, and newly elected Director - Brian Watson. Not pictured is Treasurer - Craig Prouse.

WWW.PINEMOUNTAINLAKE.COM

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**

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!



Pine Mountain Lake
Association

24/7 Rental Compliance Hotline

It just got easier for neighbors to report, prove, and resolve non-emergency short-term rental related problems in real-time, any day, at any hour.

(209) 231-4543



<https://secure.hostcompliance.com/tips/type>

MONEY MATTERS

DAN SZATHMARY – ASSOCIATION CONTROLLER

August 2023 marked a momentous occasion for the accounting and finance department at PMLA.

After 14 years of running with a very good accounting system, it was time to move to a new system that is more current and sustainable. Much like Ken my predecessor, our accounting software reached the point of being well past retirement. It was a good tool for many years, but alas as of recently, the parent company retired it and no longer offered support. It was time for an upgrade.

For everyone that has been through the process of moving from a legacy system to the latest and greatest technology, you understand the necessary pain of a such a highly disruptive process. This program was the tool at the core of everything we do, but like that trusty old truck that endured decades of hard work and hundreds of thousands of miles, at some point it is time for something new and better to take its place.

The accounting team here at PMLA is one of the best I've work with in many years, and did a fantastic job of training on the new system, learning and adjusting to new processes to accommodate the change, and dealing with being a month behind on transactions and reporting as we flipped the switch over to our new software. There were very few surprises, although there were a couple, and we anticipated a reasonable level of disruption. Even under the best circumstances, changing the tool at the core of everything we do is never smooth and easy.

So, first and foremost, hats off to the accounting team for a fantastic job of working with a new tool that in many ways changed how we have gotten our job done for over a decade. They did this

while we were temporarily short staffed and we were able to get the new system up and fully functional while only skipping a beat.

Secondly, kudos to my predecessor Ken. He anticipated the death of the old program and got us positioned with a really great alternative in enough time we didn't experience any issues or disruptions with an unsupported legacy system. I came in at the final hour of a long process that involved a lot of research and planning, and he did a magnificent job of positioning the team and the project for success.

As of the writing of this letter we are 95% done with the implementation. There are a couple kinks to iron out, and that's it. Bills are getting paid, money is being collected, and it is business as usual. We are also starting to see some benefits to the new system. It is cloud-based, like everything is nowadays, but not so much back in 2009. This enables us to avoid the many issues involved with hosting it on our own server. It also allows us more flexibility with multiple users and the ability to work with the system more simply and effectively offsite when needed.

There is a very long list of other benefits and expanded functionality with the new system that make it much more exciting to work with than write about, and after a few weeks of operational pain can say I am extremely happy with our new tool. Am also looking forward to at least another decade before we even think about changing it again.

What would you like to learn more about next month? Any comments or suggestions on what you have read today? Would love to hear from you anytime.
Controller@PineMountainLake.com or 209-962-8606.

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.**

DIRECTOR'S CORNER

MIKE GUSTAFSON – CHAIR, LONG RANGE PLANNING COMMITTEE

PML SWIMMING POOL OPTIONS

For the last several years, members have been asking the Association to investigate the feasibility of improving or replacing the current PML swimming pool. This research project plan will be submitted to the Board of Directors for assignment to our committee at the monthly Board meeting in September. Once this happens, the Long-Range Planning Committee will begin studying options.

The board has received numerous comments on different aspects of our pool amenity, including complaints regarding the size of the pool, and wait times to get in on a busy day. There are also people who wish to be able to use the pool year round. As you know, the LRPC conducts an Association member survey every three years; in the 2022 PML member survey, the pool ranked third in the list of amenities needing improvement.

The LRPC will be researching many different pool ideas and funding options. All of which will take time, but we're getting started.

We want you to know what the committee is looking into and to solicit your input. One of the first things we will do is create a short survey to find out the wishes/priorities of as many folks as possible.

Currently, we are considering three different approaches:

- 1) Enlarge the existing pool area with a cover for year-round use
- 2) Build a year-round pool with an associated activities center on the upper hill of the greenbelt near Rock Canyon Way
- 3) Keep the existing pool and maintain as-is

So, what can you do to be involved in this process? First, I encourage you to drop the Long-Range Planning Committee an email note with your thoughts and considerations at *LRPC@pinemountainlake.com*. Next, when the Pool survey is launched later in the year, please fill it out so we can get a good representation of opinions. Lastly, come to the Board of Directors meetings to express your thoughts.

BE SURE TO LIKE OUR PMLA FACEBOOK PAGES:
Facebook.com/PineMountainLakeCA
Facebook.com/PMLARecreation
Facebook.com/PMLMaintenanceDept
Facebook.com/PMLGrill

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

	1st Qtr	2nd Qtr	July	YTD
Guest Passes Issued	2,063	4,805	2,430	9,298
Vendor Passes Issued	842	1,531	440	2,813
Temporary Resident Passes Issued	1,787	5,135	3,529	10,451
Vehicles Admitted	22,385	49,168	28,649	100,202
Vehicles Refused Entry	526	905	567	1,998
Phone Calls Received	7,419	10,368	3,507	21,294
Residential Alarm	16	10	1	27
Animal - Loose	27	34	7	68
Animal - Impounded	4	11	0	15
Animal - Dead/Injured	29	25	10	64
Animal - Disturbance	8	6	4	18
Patrol Assist	510	487	107	1,104
Member Assistance Request	69	35	2	106
Welfare Check	5	6	1	12
Transport	14	6	0	20
Traffic Hazard	2	2	0	4
Traffic Control	0	0	1	1
Excessive Speed/Reckless Driving	9	14	2	25
Gate - Tamper	6	1	0	7
Gate - Follow Through	56	67	17	140
Gate - Malfunction	12	10	1	23
Gate - Struck by Vehicle	14	16	2	32
Control Burn Reported	139	255	0	394
Fire Safety - Smoke Complaint	8	2	0	10
Hazard - Tree Down	54	4	0	58
Residential Disturbance	2	1	1	4
Amenity Burglary	0	0	0	0
Residential Burglary	0	0	0	0
Grand Theft	0	1	0	1
Petty Theft	0	1	0	1
Trespassing	3	5	2	10
Vandalism	3	1	1	5
Property Damage - PML	3	0	0	3
Property Damage - Resident	5	0	0	5
PML Regs Violations Resident	2	3	0	5
PML Regs Violations Guest	1	2	0	3
Vehicle - Citation Issued	3	0	5	8
Vehicle- Accident PML	3	2	0	5
Patrolling Unit	2,438	1,956	279	4,673
Amenity Security Check	6,001	5,904	1,060	12,965
Residence Security Check	724	723	69	1,516
Weapon Violation	0	0	0	0
Fixed Post	7	6	1	14
Courtesy Notice Issued	85	84	10	179
All Other Fees Collected	\$96,108	\$265,372	\$176,892	\$538,372

GOVERNING DOCUMENT ENFORCEMENT ACTIONS JULY 2023

Courtesy Notices	47
Notice of Non-Compliance	6
Final Notice of violation	55
Fines Assessed	7
Member Service	484

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

HOW TO CHOOSE THE RIGHT CONTRACTOR

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.

FROM THE LAKE AND MARINA COMMITTEE

DAVID BEALBY – CHAIRPERSON

REPORT ON THE INDEPENDENCE DAY CELEBRATION ON JULY 1

“It was an awesome day that even a power outage could not stop”

At the last Lake and Marina committee meeting, we discussed the results of the Independence Day celebrations at Pine Mountain Lake.

We had heard from members that many of the marina beach spots were taken up by non-members, such that there was no room for members to have a place at the beach. This year, the staff did a visual check of wrist bands, which were color coded. They found that there

was a total of 27 short term rental wrist bands on the beach.

We had heard from members that there was a lot of “bad behavior” at the Lake Lodge in previous years. Administration hired extra security this year and the result was zero incidents.

We had a power outage, which took out the marina bathrooms, (they need power to pump effluent). Administration rustled up extra porta-potties in short order.

Overall, despite the power outage issues, this appears to have been the most orderly, well behaved Independence Day celebration in many years. Congratulations to the staff who made all this happen.

TEE TO GREEN

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

For the golfers out there, I am certain you have noticed the removal of two large Ponderosa Pine trees from the course. Hole five saw a 125-foot tree fail and require removal last month. At the end of July, we had another 125 foot plus tree on hole Seventeen fail that also required removal. Both of these trees died extremely slow and had been in decline for some time fighting both the bark beetle and drought. I had hoped with the extremely wet winter we would see improvement but that was not the case. Maintenance Forman Toby Granger and his crew did an amazing job taking these trees out with minimal damage to the course and no interruption to play. We have seen several other trees in decline lately that we will be removing soon.

Golf course ponds at our facility serve as an aesthetic landmark and obstacle and in the case of the pond on hole eight and nine water storage for our irrigation needs. I will say that we have had more than our fair share of aquatic growth on our ponds this season. This does not indicate that the pond is stagnant nor is it mosquito infested or in decline. With last year’s rain and the large events in February and March, there has been an influx of nutrients washed into the pond that the plants are feeding on. This pond on hole one is quite small, less than a half-acre in size, with a maximum depth of seven feet. With such a shallow pond, water temperatures can become an issue this time of year causing algae blooms.

Filamentous algae is most often seen as a slimy green mat on the surface of the pond, this mat is made up of tiny hair like algae. These grow and attach to the

bottom of the pond and can often be seen early in the year and throughout the warm season. When filamentous algae produce oxygen, it is trapped in their filaments. When enough oxygen is trapped the algae will detach from the bottom and floats to the surface. The mat then remains there until we see significant weather, manual removal, or until the algae dies.

Duckweed and watermeal are some of the smallest flowering aquatic plants in the world. Both plants can cause big problems in ponds. Duckweed generally has one to three oval leaves that seldom measure more than a quarter of an inch in size. These leaves may have one or two hair like roots hanging down into the water from the underside of the leaf. Watermeal looks like very small green grains floating on the surface of the water. It is often mistaken for seeds. No roots are visible. This makes them extremely difficult to control because it is next to impossible to get good herbicide coverage over all the plants.

The most commonly used method of controlling vegetation is the application of chemical herbicides. Herbicides often provide quick and effective vegetation control, are easily obtained and applied, and safe when used properly. We have also been placing Dye in the pond to control the algae, blocking sunlight and preventing photosynthesis.

My staff and I will continue to do our best to keep the pond surface clear of material throughout the year and respond quickly to any algae and or Duckweed blooms. I appreciate member concern with this issue and I am always available to discuss any concerns you may have.

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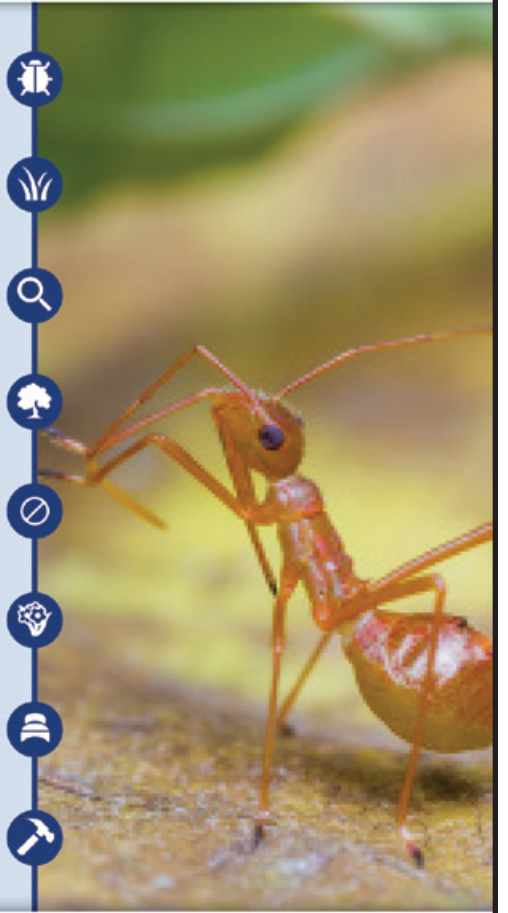
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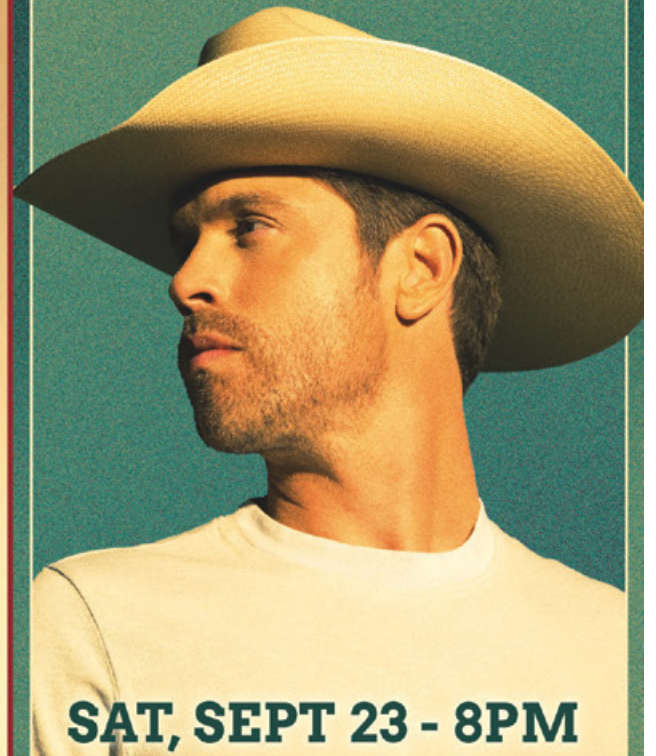
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UPCOMING ENTERTAINMENT AT THE GRILL

Friday, September 1
Karaoke

Saturday, September 2
Happy Times Posse

Saturday, September 9
Jokers & Jesters Comedy Show

Saturday, September 16
The Koolshifters

Saturday, September 23
Leilani & The Distractions

Saturday, September 30
DJ Larry



HOT OFF THE GRILL

HEATHER PARKHURST – FOOD & BEVERAGE DIRECTOR

Greating from all of us here at The Grill! Its September now, the month that's all about transition. For many of us here in Tuolumne County, Labor Day weekend marks the unofficial end of the summer tourist season, which kicked off back on Memorial weekend in May. This weekend is often treated like the last hurrah, though we are truly an all-seasons destination with endless options and fun things to do all year long. I do hope that you will be able to join us for something like a last hurrah here at The Grill. Our final holiday Monday of being open for this season will be on September 4th. Once again, we will do lunch starting at 11am and going until 4pm. The bar will stay open until 6pm. Come on over and show your support for being open on Monday holidays!

This month's entertainment schedule starts with Karaoke on Friday, September 1st and Happy Times Posse

on Saturday, September 2nd. Just to spice up everyone's life we are doing something different for Saturday, September 9th with The Jokers & Jesters Comedy Show! The Koolshifters will play on Saturday, September 16th and Leilani & The Distractions join us again on Saturday, September 23rd. DJ Larry gets the honor of closing out the month with us on Saturday, September 30th.

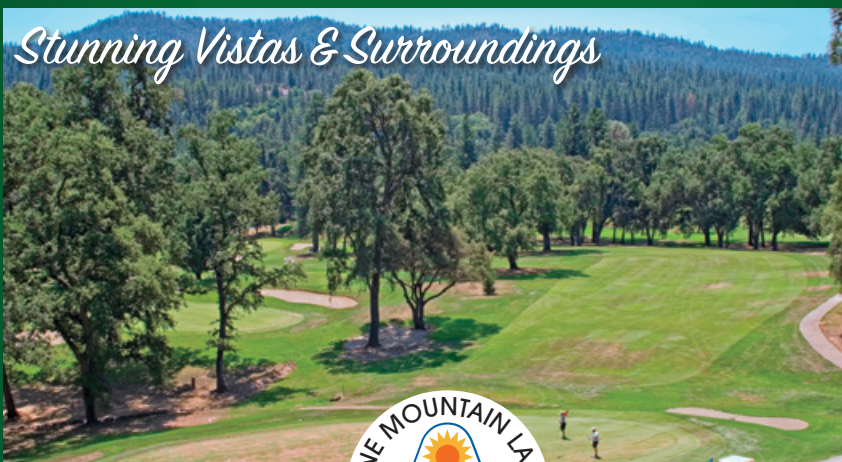
Transitioning from the busy, busy summer season into the slightly slower pace of fall, I am reminded of who helped carry us through. I would like to take these last lines to extend my heartfelt gratitude for the incredible job that The Grill staff has done this summer. Their dedication, hard work and positive attitude have shone through and our customers have repeatedly praised the outstanding service and incredible food that they were provided. I am immensely proud to have such an amazing team. Here's to a job well done!



THE GRILL WILL BE OPEN FOR LUNCH ON THE MONDAY OF LABOR DAY. COME OUT AND ENJOY LUNCH WITH US! CALL THE GRILL FOR RESERVATIONS OR WITH ANY QUESTIONS AT 1-209-962-8638

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BUILDING OUR COMMUNITY

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

LOCATION, LOCATION, LOCATION

PMLA ECC recommends having a Bear box to store your garbage in between scheduled pick up. Bear boxes must be submitted for approval through the ECC and Yes, location is important when placing a bear box. Bear boxes are considered a storage shed for garbage and must meet the PMLA ECC Rules, Guidelines and Construction standards.

There are many solutions available for approved bear boxes that will help prevent any garbage being strewn across lots within Pine Mountain Lake. There are other mountain communities in the region that have already required and recommended bear boxes.

It is important to review **PMLA, CC&R, Article VIII, Section 9**, which is specific to garbage.

“No rubbish, trash, or garbage shall be allowed to accumulate on Lots. Any trash that is accumulated by an Owner outside the interior walls of a Residence **shall be stored entirely within appropriate covered disposal containers and facilities which shall be screened from view** from any street, neighboring Lot or the Common Area. Any extraordinary accumulation of rubbish, trash, garbage or debris (such as debris generated upon vacating of

premises or during the construction of modifications and improvements) shall be removed from the Properties to a public dump or trash collection area by the Owner or tenant at his or her expense. The Association shall be entitled to impose reasonable fines and penalties for the collection of garbage and refuse disposed in a manner inconsistent with this section.”

It is also important to review the ECC Rules, Guidelines and Construction standards. Specifically, there are two sections in there that refer to specifics about garbage can holders and garbage can receptacles. The definitions are as follows:

GARBAGE CAN HOLDERS

Garbage Can Holders are intended to secure the 32 gallon garbage can(s) on the day of scheduled pick-up ONLY. A holder shall be an open design with no more than 3 sides and a chain or board to secure the cans in place. Garbage Can Holders cannot exceed 30 inches in height from the lowest grade. Each Garbage Can Holder plan will be reviewed on a case- by-case basis, with consideration of slope, access, view obstruction, and service provider input. If proposed holder is in the 20-foot front setback or maintenance easement, the holder shall be a minimum of 5

feet from the road edge and are subject to removal for easement or nuisance. Holders are approved on a revocable encroachment permit. Residences on County roads will also need a Tuolumne County encroachment permit.

GARBAGE CAN RECEPTACLES (also see Storage Buildings and Sheds)

Plans submitted to the ECC should include; Plot Plan with setbacks, easements, property lines, dimensions, material, and location of receptacle. Base platform must be of solid materials such as concrete, gravel, wood or asphalt. Construction of receptacle should be of materials sturdy enough to prevent wildlife from accessing the garbage inside the unit. All storage containers must be secured. Access opening shall have a latch for secured closure. See **CC&R, Article VIII, Section 9** and **Tuolumne County Ordinances 17.52.130 & 17.50.180 (c) (2)** for placement requirements.

This is where the ECC would like to address some of the questions and comments from the community. The difference between a holder for the day of pick up and a Receptacle (bear box) that meets the **PMLA, CC&R, Article VIII, Section 9. Garbage**

1. Garbage Can Holders

- This is referring to the cans that are placed in the 3-sided

holder near the edge of the road. This is for DAY OF PICKUP ONLY. Any garbage cans left in the holders outside of garbage day pickup are subject to ECC enforcement and associated fines.

2. Garbage Can Receptacles

- These are the receptacles where the garbage cans can be stored during the week prior to and after garbage pickup. In general, these need to be immediately adjacent to the side of the primary home and large enough to only hold the garbage cans. It is highly recommended that these are wildlife proof. A bear box is preferred.
- These must follow similar construction standards as storage buildings and sheds.

If you are having issues with wildlife and garbage being strewn across your lot and you want to avoid enforcement, please submit an ECC application for a garbage can receptacle / bear box so that we can get your project moving forward.

Submit to the ECC on-line at <https://www.pinemountainlake.com/ecc-project-submittal-process/>. Any questions or comments should be directed to Suzette Laffranchi communitystandards@pinemountainlake.com or 1 (209) 962-1241.

MAINTENANCE MATTERS

RICK LAFFRANCHI – MAINTENANCE AND OPERATIONS MANAGER

“By all these lovely tokens September days are here. With summers best of weather and autumns best of cheer.”
Helen Hunt Jackson

September is here and with it comes a slow down in visitor activity, with the foot print of visitors lessened, our teams are allowed more time for projects. That being said the Building and Grounds crew have three projects they will be

undertaking starting in September. The first will be a replacement of the frequency drive watering pump at the Marina this is our primary watering pump for the Marina. The amazing part of this pump is we can increase or decrease water volume with the turn of a dial which in turn either increases or decreases voltage to the pump allowing us flow control without valves. The second project will be the residing of the historic Firehouse

building, this residing will improve the fire hardening of this building and when finished it will be covered in a Wise Owl paint trimmed in Redwood and Twisted Vine. Finally, the pre-entry Island will receive an updated landscape treatment which will include rock and Bark to better blend with the already completed pre-entry sign area

The Facilities crew as always is incredibly busy, September brings multiple projects for the crew starting

with the replacement of the old 18-inch culvert at the Lower Skyridge entry, this culvert was found to be 95% plugged and required replacement as it was not able to be cleared. Second on their list is clearing the standing dead in TA-5 which had ground treatment performed in July, finally we have more curb work taking place throughout the association, all in all it will be a very productive month. As always slow for the cone zone and to all a terrific September.

“WHY DOES PMLA HAVE TO APPROVE MY CONSTRUCTION PLANS?”

KARA POWERS – COMMUNITY STANDARDS SPECIALIST

Happy September!! I hope everyone has enjoyed their Summer so far! However, I'm sure most would agree with me on this, but I sure am happy Fall is just around the corner, cause this Summer was a scorcher! But hey, at least we all got a great tan out of it, right? Anywho, the world of compliance is certainly buzzing this time of year. One of the most common violations that have been resurfacing, as of late, are exterior improvements done without approval from the Environmental Control Committee, and sometimes without necessary permits from Tuolumne County. A very common question I get from homeowners when contacting them for their potential violations is “Why does PMLA have to approve my construction plans?”

Picture this: You bought your home last year, and had plans to spruce up the outside area of your property. You finally

find the perfect contractor; you spend so much time and money to make sure it's everything you've dreamed of since first seeing your property. It's finally done, you sit back and just admire how beautiful it looks, all while trying to forget the amount of money you had to spend. It was worth it. A few months pass... someone notices that some work was done, they want to do this type of work on their property, or they are not happy with it, so they contact Community Standards. Community Standards does some digging, they don't see any recent projects for your property, so they do an inspection. While there, they notice that the brick walkway installed is located in the 6-foot side setback, and might even be a few feet onto your neighbor's property. Then they notice the picturesque deck and gazebo created for your family to gather is right over the sewer easement, and lastly, the pier installed has permanent pilings in the lake

from the highwater mark. All that, and so much more could potentially violate not only PMLA's CC&R's & Guideline's, but Tuolumne County, GCSD, and/or California Fish & Wildlife. There is a meeting held, decision from all parties is the walkway will need to be altered to be out of setbacks and neighbor's property, the gazebo and deck will need to be removed, and the pier removed or moved back. Now you have to spend even more money, and have to watch your dream get torn out, and oander if you should fork out more to rebuild to everyone's standards. Our mission is to prevent situations like this from happening. We don't want to crush your dreams; we want to guide you through them! By submitting your plans to the ECC, you will be guided on what is acceptable, any necessary permits you will need to have in order to move forward, and any other information you are curious about.

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, then you my friend, have an improvement that is in need of approval from the Environmental Control Committee.

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 online, under the Governance tab.

RECREATION UPDATE

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

The summer has been a blast! Seasonal staff had a fun time working with PML to bring you the following experiences and more:

- Clean beaches
- Fish plant
- Peddle boat, SUP, and kayak rentals
- Fully stocked Marina Store
- Lakeside Café deliciousness from Memorial weekend until Labor Day
- Breakfast on Saturday and Sundays at the Lakeside Café in June and July
- Rock It Tacos at the Lake Lodge beach over major holiday weekends
- Zumba Tuesday's and Thursday's
- Tioga BBQ, Car show & Flea Market at the Stables
- Posting of the Colors at the Stables
- Independence Day Celebration with Fireworks

- Bingo at the Pool
- Country Line Dancing every other Tuesday
- Shrimp Fest at the Stables
- Labor Day BBQ at the Stables
- Horse riding lessons
- Trail rides

CHANGES IN SEPTEMBER

- The water taxi will run on Saturday and Sunday only
- The pool hours are from 8 am until 6 pm
- Marina store and boat rentals continue to be open 7 am until 7 pm
- Lakeside Café is closed for the season as of 9/5

For any questions, please feel free to call Michelle Cathey at 1 (209) 962-8604 or email at m.cathey@pinemountainlake.com

BIG THANKS TO ALL!

CARRIE HARVEY – RENTAL COMPLIANCE COORDINATOR

With Summer coming to a close, and Fall getting ready to make it's grand entrance, I want to take the time to give a big THANK YOU! Thank you to those homeowners that have taken the time to register your rentals, you all rock! Whether they be long-term, or short-term rentals, they all need to be registered with Pine Mountain Lake. Along with the rental registration, comes a \$160 annual fee. Some of you are on top of it, you renew your rental permits like clock-work, some need a little reminding, that's ok too, it all makes things easier for all of us once it is done.

If you are a new homeowner here in PML, have a home here in PML that you may want to start renting, or maybe did not even know that you needed to register your rental home,

you can still do so! Just log on to <https://secure.hostcompliance.com/pine-mountain-lake-association-ca/permit-registration/welcome>, you will register and pay the \$160 annual fee through the link. Once you do that, you are good for the year. Your rental permit renewal will be due on the same date every year. If you are planning on taking care of that, thank you. By registering your rental, it helps us get more resources to you, such as our rental pamphlets, our rental handbook, and better communication for all. Better communication, makes for a better community. If you have any questions, please do not hesitate to reach out, I will gladly assist you. You can reach me at 1-209-962-1245 or rcc@pinemountainlake.com. Let's keep those rental registrations coming, and up to date. THANK YOU again!

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 1-209-962-8620. Our September Golf Shop hours are from 7:00am until 6:00pm, 7 days a week.

UPCOMING EVENTS

Ladies 18-Hole Golf Club

Weekly Play Day – Thursdays

Ladies 9-Hole Golf Club

Weekly Play Day –Thursdays

Men's Golf Club

Italian Open – Saturday September 9

18 Hole Ladies Golf Club

Pine Tree Invitational
September 21-23; Thurs-Sat

Golf Course Maintenance

Greens Aeration (Golf Course Closed)
September 25/26; Mon/Tues

Men's Golf Club

Fall Classis; 2-Man Chapman Scotch (5 Clubs) – Saturday September 30

GOLF COURSE FIRST TEE TIME

Beginning September 4, the first tee time of the day will be 8:00am. Property Owners can make a reservation up to 14 days in advance by calling the Golf Shop 1-209-962-8620 or in person at the Golf Shop. It is always a good idea to book your tee time 14 days in advance, if at all possible.

CALLAWAY GOLF CLUB TRIAL SETS

The NEW Callaway PARADYDYM 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 SERVICES

If you are interested in signing up for Golf Club Storage, Push Cart Storage or a Locker, please call the Golf Shop.

SOUTHERN VALLEY SENIORS

If you are a PML Property Owner, a Member of the PML Men's Golf Club and are 50 years of age and above, you qualify to join the PML Southern Valley Seniors

(SVS). The SVS play home & away events with other Golf Courses in the Southern Valley, such as Turlock CC, Oakdale CC & Spring Creek CC, to name a few. If you are interested call the Golf Shop and we will put you in touch with the SVS PML Captain

PUNCH CARDS

Pine Mountain Lake Association Property Owners can save up to \$6.00 per round by purchasing a Punch Card in the Golf Shop. There are; 9-Hole & 18-Hole Punch Cards available. For more information call or come into 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 1-209-962-8620 and we will let you know what golfing groups you may be able to join or what golf activities are planned for the year.

MEN'S & LADIES GOLF CLUBS

If you are interested in joining the Men's or Ladies Golf Clubs, you can call the Golf Shop 1-209-962-8620 and we will give you the information you need. Applications are available in the Golf Shop. The Men's Club has a website (www.pmlmgc.com) 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.

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 1-209-962-8620.

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.

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

THE HOOF PRINT

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

Boy its been a hot one, but here at the Equestrian Center we are turning 2023 into a sizzling year across the board!!

We would like to thank everyone that came out and joined us for our posting of the colors event in July on 4th of July weekend. We hope to continue this event into the future and make it a memorable tradition for all ages. No matter when or where it always gives me the chills to see our countries flag whipping in the wind and hear the

sound of horses running, we hope you enjoyed it as much as we did!!!

Riding Lessons and trail rides here at the Equestrian Center will continue to run 7 days a week from 9:00 A.M. - 2:00 P.M. A few ground rules are long pants, closed toed shoes, and helmets will be required (we will supply helmets). Prices for a 1-hour lesson or trail ride for property owners is \$60, non-property owners is \$65. Anyone 5 years old and older are welcome to join us. Call to schedule a riding time today 1 (209) 962-8667.

PINE MOUNTAIN LAKE IS NOW HIRING!



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- BENEFIT PACKAGES*
- WORK CLOSE TO HOME



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

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

Apply at: www.pinemountainlake.com/job-opportunities/

** Benefits vary by position and job status.*

Pine Mountain Lake Association is an Equal Employment Opportunity Employer

GUEST & RENTERS HANDBOOK IS AVAILABLE ONLINE!

You can now view or print the Guest and Renters Handbook from the PML Website. Go to our website at: **WWW.PINEMOUNTAINLAKE.COM**

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

ALL PMLA HOMEOWNERS EMAIL OPT-IN PROGRAM

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

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

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

REDUCED CLUTTER – By receiving documents via email there is less paper for you

to deal with. All documents can be saved on your computer and viewed at your discretion.

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


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

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

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

Mail form below to:

Pine Mountain Lake Association
 19228 Pine Mountain Drive • Groveland, CA 95321



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

PMLA Account Number: _____ Unit/Lot #: _____

Name: _____ Phone #: _____

Address: _____

Email Address: _____

Signature: _____

FROM PMLA SAFETY COMMITTEE

BOB ASQUITH – PMLA SAFETY COMMITTEE

FIRE SEASON IS HERE – ARE YOU READY??

Pine Mountain Lake, Groveland, Tuolumne County, Yosemite National Park are all into the summer rush. Get your fishing gear ready, boat/kayak in the water, beach wear out of the closet, and summer reads from Amazon. Now you are ready, right? Not quite.

In late summer 2020, the Moc Fire caused the Pine Mountain Lake community to be evacuated. Were you ready? We can help. We strongly recommend that you cut out this article and post it in a prominent location.

Tuolumne County Office of Emergency Services (OES) has prepared an informative video to help prepare you for wildfire emergencies. <https://youtu.be/lam15Vr8e9Ec>

IMPORTANT TELEPHONE NUMBERS

- Emergencies ALWAYS CALL 9-1-1
- Tuolumne County Sheriff FOR NON-EMERGENCIES (209) 533-5815
- CHP (California Highway Patrol) (209) 984-3944
- CALFIRE Tuolumne Calaveras Unit (209) 754-3831 or emergencies call 911
- PML Safety (209) 984-8615 or during outages (209) 768-8616
- Tuolumne County Office of Emergency Services Public Information Line (209) 533-5151

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

- <https://www.tuolumnecounty.ca.gov/1170/Emergency-Alerts>
Office of Emergency Services — 209-533-6395
- pge.com/mywildfirealerts
For PG&E alerts for power failures & power shutoffs

- <http://calalerts.org/>

Pine Mountain Lake Safety Department backup number (in the event normal lines are down).

- PMLA Main Gate Backup number is (209) 768-8600

SOCIAL MEDIA

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

- Facebook – Tuolumne County Sheriff <https://www.facebook.com/tuolumnecountysheriff>
- Facebook – Tuolumne County Office of Emergency Services (OES) <https://www.facebook.com/TuolumneCountyOES/>
- Facebook – Tuolumne County Fire Department <https://www.facebook.com/Tuolumne-County-Fire-Department-2180612105600021>
- Facebook – CAL FIRE Tuolumne Calaveras Unit <https://www.facebook.com/CALFIRETCU>
- Facebook – Caltrans highway info for Tuolumne County <https://www.facebook.com/CaltransDistrict10>
- Twitter – Tuolumne County Sheriff — @TuolumneSheriff
- Twitter – Cal fire for Tuolumne County — @CALFIRETCU
- Twitter – Caltrans for Tuolumne County — @CaltransDist10

The PML Member Survey indicated a substantial interest in TEXT Messaging as a means of communication. This is on the agenda for the Safety Committee. Your comments are welcome.

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.

Please email comments to: safetyandsecuritycommittee@pinemountainlake.com

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 September 13th at 9am via Zoom. Please email safetyandsecuritycommittee@pinemountainlake.com to obtain your invitation.

First Aid/AED/CPR classes offering these in Fall.

Safety Training— S&SC is partnering with CERT for several WildFire Preparedness Workshops. Presenters will include GCSO Fire Department and Tuolumne County Office of Emergency Services during the Fall 2023. We will also be offering Personal Preparedness Workshops in association with SouthSide Community Connections Sept 8th and 20th. Look

for announcements in Social Media and via eSnap.

Firewise Communities—Contact the Safety Committee (email address below) for details.

- You can start a Firewise community and make your area SAFER.
- SAVE on your Homeowners Fire Insurance.

Emergency Evacuation—S&SC, Tuolumne County 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.

Evac Maps are on the PMLA website. Download & print your copy. <https://www.pinemountainlake.com/.../PML-Evacuation-Maps.pdf>

Traffic Backup at PML Main Gate—Traffic always backs up Friday afternoons.

- Do NOT use the Main Gate on Friday afternoons
- Use Elder Lane to avoid the backups.

Please email comments to: safetyandsecuritycommittee@pinemountainlake.com

EMERGENCY COMMUNICATIONS UPDATE

Normal communications in Groveland/Big Oak Flat all are supported by a fiber optic cable that runs from Groveland to Sonora. That carries all land lines, cell lines, and Internet services.

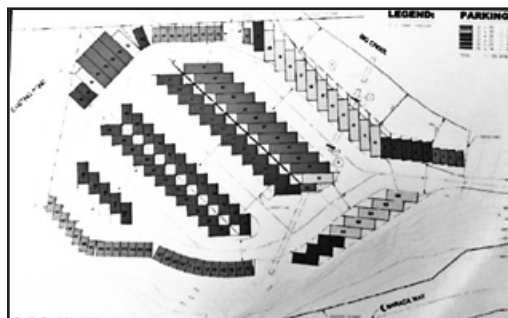
- When that single cable goes out – YOU have NO communications.
- It has gone out during the Moc Fire, Washington Fire (Sonora).
- The ONLY other communication channel is via RADIO.
- Groveland GMRS is designed to be the Emergency Radio.
- All you need is the Radio and the FCC radio license.
- Join the GROVELAND GMRS Radio network.

Please email comments to: safetyandsecuritycommittee@pinemountainlake.com



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Contact Marilyn Deardorff-Scott - BRE 00396888

209-962-0718

PMLA OWNED LOTS FOR SALE


2/047	GAMBLE STREET	PENDING \$1,000
2/283	FERRETTI ROAD	\$1,000
2/287	FERRETTI ROAD	PENDING \$2,500
2/448	WELLS FARGO DRIVE	\$1,000
3/011	FERRETTI ROAD	PENDING \$1,000
3/056	ECHO COURT	\$1,000
6/113	FERRETTI ROAD	\$1,000
6/179	COTTONWOOD STREET	\$1,000
6/211	FERRETTI ROAD	PENDING \$2,000
6/235	FERRETTI ROAD	\$1,000
6/252	FERRETTI ROAD	\$1,000
7/062A	FERRETTI ROAD	\$1,000
7/239	DIGGER PINE STREET	\$1,000
10/008	McKINLEY WAY	\$1,000
13/264	PINE MOUNTAIN DRIVE	PENDING \$1,000

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





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

As summer winds down and we celebrate Labor Day Penny and I hope you have had an enjoyable, fun filled summer with family and friends. If your plans include buying or selling your property, we can help you with that. We also look forward to sharing our little secret of this unique community with you friends so please refer them to us and make them you neighbors too.



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Vanessa Renkel is a reputable real estate professional focusing on Groveland and Tuolumne County. With local expertise and industry acumen, Vanessa assists clients in achieving their property dreams. Specializing in cabins, waterfront properties, and family homes, she adeptly navigates the local market for buyers and sellers. Her insights extend to various Tuolumne County towns, offering valuable market perspectives. Vanessa serves diverse needs, catering to first-time buyers, investors, and sellers alike. Supported by Modern Broker, she employs innovative marketing and technology for optimal outcomes. Known for her integrity, Vanessa remains a dependable resource well beyond transactions. For a reliable realtor in Groveland and surrounding areas, connect with Vanessa Renkel now to elevate your real estate journey.

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DRE# 00959395

Janis Killion, BROKER ASSOC.
209.459.0098
DRE# 01737445

Vanessa Renkel, REALTOR®
650.704.9973
DRE# 02138062

Modern Broker, DRE# 01898142
18634 Main St, #1
Groveland CA 95321





PENDING

\$610,000

12073 BRECKENRIDGE RD GROVELAND, CA 95321

Experience the extraordinary at 12073 Breckenridge Road, a stunning mountain retreat in Groveland, California's Pine Mountain Lake community. This .59-acre property blends natural beauty, modern comforts, and exclusive amenities seamlessly. The open-concept interior boasts a chef's kitchen, 3 bedrooms including a main master suite with a private balcony, while outdoors, a spacious deck and expansive yard invite relaxation. Pine Mountain Lake offers a private lake, golf, tennis, and more, with proximity to Yosemite National Park. Don't miss this chance to own a remarkable retreat—schedule a showing today!



SOLD

320,000

30835 HARDIN FLAT GROVELAND, CA 95321

3 Bedroom
2 Bath
Manufactured Home Special Features:
5 minutes to the gates of Yosemite National Park, 8.9 acres with a private pond, Spring provided water, Power, and Septic. NOTE: Do Not Disturb Tenants. AS-IS Sale, Manufactured home does not qualify for loan, Cash only.



PRICE REDUCED

\$789,999

9935 JACKASS CREEK GROVELAND, CA 95321

20.89 Acres
Built in 2020, this custom straw bale home is the ideal off-grid mountain homestead only 35 minutes to the gates of Yosemite National Park. In addition to this 1900 SqFt, 1 bedroom, 2 bath main house there are 4 additional sleeping quarters, each equipped with their own full bathroom. Owned Solar Power, a private well, and 20,000 gallons of water storage tanks provide the property with utilities.



\$110,000

9759 JACKASS CREEK GROVELAND, CA 95321

10 Acre parcel with mountain views and jackass creek running through it. Land has been developed with a gravel driveway and level areas that were used a Hipcamp Campsites. 1500 Gal Septic dump tank has been installed, no leach field. The land has been cleared of overgrowth. Only minutes from the town of Groveland. Ask the listing agent about the adjacent 20 acres for sale.



SOLD

\$17,000

PINE MOUNTAIN LAKE UNIT 12 LOT 222 GROVELAND, CA 95321

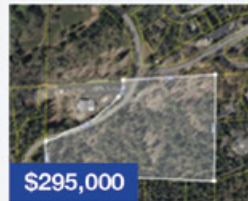
Rare opportunity to own just over 2 acres in Pine Mountain Lake's Unit 12 near the airport and equestrian center. Gently sloped lot, mature trees, and views of the Tuolumne Canyon mountain tops. The lot borders Greenbelt and ranch lands. Enjoy all of Pine Mountain Lake's amenities with the quiet country lifestyle. Just 30 minutes to the gates of Yosemite, this lot is perfect to build your getaway or retirement home.



\$20,000

PINE MOUNTAIN LAKE UNIT 13 LOT 102. GROVELAND, CA 95321

This .36 acre property is situated within the prestigious gated community of Pine Mountain Lake, known for its exceptional location. Embrace the beauty of the surrounding mountains and the convenience of being just 30 miles away from the entrance to Yosemite National Park. The Pine Mountain Lake Homeowners Association offers a range of amenities, including an 18-hole championship golf course, clubhouse, three swimming beaches, Fisherman's Cove, tennis and pickle-ball courts, a pool, an equestrian center, and even an airport. It's recommended that all potential buyers verify the septic permit status with the county and confirm the buildable area of the lot.



\$295,000

18985 FERRETTI ROAD GROVELAND, CA 95321

Forested 17 acres in prime location near Pine Mountain Lake and downtown Groveland. Zoned RE-1 one-acre minimum for possible subdivision. Groveland Community Services District water and sewer, plus power lines on north and west sides. Bordered by Ferretti Rd, Pine Mtn Drive, and Elder Lane. Across the street from the new Resiliency Center; 5 minute walk to market, library, Youth center, Park. Close to PML golf course and dog park.

VANESSA RENKEL



REALTOR
DRE #02138062
650.704.9973
VCRENKEL@GMAIL.COM

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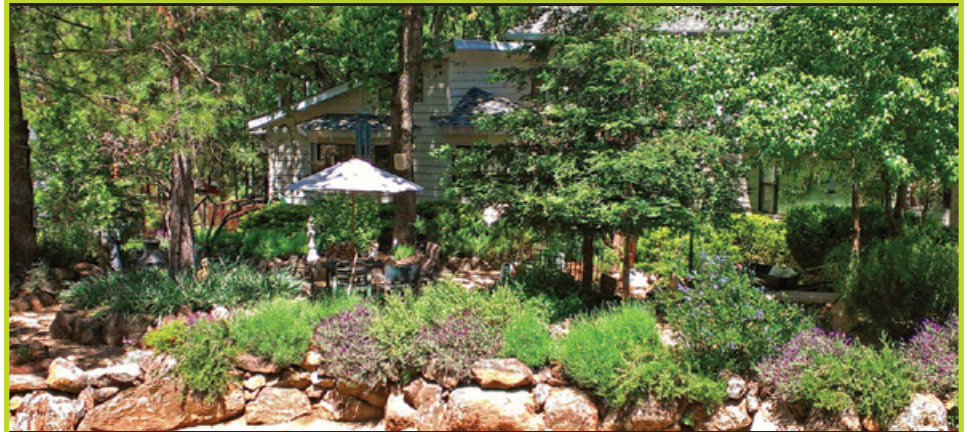
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Kristin Simon 817.366.9942 Alex & Linda Ron Connick 209.206.0007

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Carmen Taira
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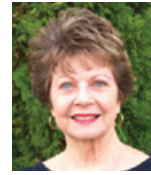
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Newly Remodeled Lake Front!

4 Bd/4 Bth, Approx 3290sf, Approx 0.34 Acre. Great Rm, FP w/Rock Surround, Crown Molding, Skylights, New Flooring & Countertops, Newer Lighting, 2 Master Suites, Spacious Lower Level Bonus/Family Rm, Large Wet Bar, Bath, Sleeping Area Inside Laundry, W/D Included. Newer Decks. RV Parking. 19596 Pine Mtn Dr, 1-427 \$989,900 MLS# 20230864



Retreat to the Mountains!

3 Bd/2 1/2 Bth, 2 Level, Approx 1640sf, 0.48 Acre. Great Rm w/FP, Ceiling Fans, Central Air, Propane Heat. Brfst Bar, Open Dining, Master Bd/Bth, Lower Level Bonus/Game Rm, Plus 3rd Bdrm & Full Bth & Laundry Area. Deck/Balcony. Plenty of Indoor Storage. Most Furnishings will stay for New Owner! 20225 Upper Skyridge, 15-39 \$399,999 MLS# 20221950



Quality, Convenience & Comfort!

3 Bd/2 1/2 Bth, Approx 1.05 Acre, 1716sf, 2 Car Oversized Garage, Bonus Rm w/Outside access to the 8 Person Cal Spas Hot Tub. Living Rm w/FP, Cathedral Open Beam Ceiling, Solid Surface Countertops, Open Dining, Dual-Zone Trans HVAC System, Dual-Fuel Furnace, Deck w/Awnings, Inside Laundry. 11993 Valenta Way, 8-256 \$475,000 MLS# 20221959



Charming Cabin!

2 Bd/1 Bth, 1 Car Garage, 3 Levels, Approx 1544sf, on 0.71 Acre. Spacious Loft, Living Rm Seamlessly flows into Kitchen. Basement adjacent to Garage Presents a Fantastic Opportunity for Add'l Living Space. W/D Hookups. New Mini Splitters for Heat & Air, Updated Floors, Fresh Paint. Backs Up to Greenbelt. 18487 Wawona Yosemite Highlands \$399,000 MLS# 20230869



New Listing! Fine Customized MH on 2.5 Acres!

Adjacent 2.5 Acre w/Well Included in Price, 2 Bd/2 Bth, 1 Car Garage, Approx 1188sf. Living Rm w/FP, Cathedral Ceiling, Brfst Bar, Island, Corian Countertops, Open Dining, Master Suite, Den/Office, Inside Laundry, Deck, 18'x22' Shop, A Well, Underground Power, RV Parking Close By, Pleasantly Groomed Grounds. 10464 Fiske Rd, Greely Hill, \$399,000, MLS# 2031136



Extraordinary Views!

2 Bd/2 Bth, 2 Car Garage, Approx 2045sf. Living Rm, Wet Bar, Family Rm w/Fireplace, Bonus Rm, Breakfast Bar, Pantry, Open Dining. Many Built-in Cabinets, Master Bd/Bth, Inside Laundry, W/D Included. Generous Decking, Right of Property is the Community Pool & Recreation Rm. Backs up to Private Ranch Land. 22665 Prospect Hts, Yosemite Vista, Lot 2 \$379,000 MLS# 20230888



Reduced! 2.44 Acres of Country Living!

4 Bd/2 1/2 Bth Spanish Style Home, 2 Car Garage, Approx 2462sf, Living Rm w/FP, Cathedral Ceiling, Spacious Kitchen, Garden Window, Dining L, Mstr Bdrm w/FP, Family Rm w/FP, Inside Laundry, Fenced Property, Deck Covered Patio, Barn, Horse Set-up, Well, Shed, Fenced Pens, Dog Run, RV & Large Equipment Parking. 21171 Hemlock 12-105A \$399,000 MLS# 20230482



Great Location!

4 Bd/2 Bth, 2 Levels, Approx 1468sf. Great Rm w/FP Open Beam Ceilings, Granite Countertops, Pantry, Open Dining, Window/Wall AC, Central Propane Heat, Inside Laundry, W/D Included. Deck and Upper Level Balcony, Circular Driveway. Most Furnishings to Remain. Close to the Main Marina! 19689 Pine Mtn Dr. 1-475 \$450,000 MLS# 20230889



New Listing! Desirable Setting w/Seasonal Creek

2 Bd/2 Bth, 1 Car Attached, Oversized Finished Garage, Approx 1392sf, Spacious Living Rm w/FP, Solid Surface Countertops, Open Dining, Cathedral Ceilings, Skylights, Ceiling Fans, Master Suite, Soaking Tub, Separate Shower, Office/Den, Inside Laundry W/D Included. Outside Shed, Natural Landscape. Sold "As-Is" 13144 Jackson Mill Dr. 7-262 \$220,000 MLS# 20231002



Enjoy the Views!

2 Bd/2 Bth/2 Car Garage "Over 55" Community. MH Home w/Step-saver Floor Plan. Living Rm w/FP, Central Air, Skylights, Brkfst Bar, Pantry, Built-in China Cabinet. Primary Bdrm & Guest Bdrm are situated on opposite ends. Den/Office, Inside Laundry. This home is conveniently located just around the bend from the Clubhouse and Pool. 22690 Prospect Heights Lot 20, \$239,900, MLS# 20230495



Tempting Tri Level!

3 Bd/2 Bth, 2 Car Oversized Garage Spacious Great Rm w/FP Stone Surround. Open Beam Vaulted Ceilings, Skylights, Central Air, Propane Heat, Laminate Flooring, Modern Kitchen, Brfst Bar, Corian Countertops, Open Dining w/Sliding Glass Doors to Deck. Master Bdrm, Walk-in Closet, Bth w/Soaking Tub & Separate Shower. Inside Laundry. Whole House Generator w/Automatic Switching. Covered Area for Boat or RV Parking. Front and Rear Decking. 20766 Rising Hill 3-345 \$429,900 MLS# 20230890



New Listing! Upgraded Comfortable Mountain Home!

3 Bd/3 Bth, 1 Car Garage, Living Rm w/FP, Open Beam Ceilings, Hardwood/Laminate Flooring, Central HVAC, Brfst Bar, Open Dining, Master Bd/Bth, Inside Laundry W/D Included, New Windows & Sliders, Newer Propane Stove and Water Heater. Covered Porch, Deck & Patio, RV Parking, Garden, Dog Run. View of Main Marina and Close to Fisherman's Cove. 20623 Nob Hill Cir, 3-108, \$449,000, MLS# 20231081



Reduced! Spectacular Views!! 13.0 Acres !!

3 Bd/3 Bth, 2 Car Oversized, 2 Levels Approx 3142sf. Great Rm w/an Indoor Pool! Living Rm w/FP, Open Beamed Ceilings. Kitchen w/Brfst Bar, Island, Pantry, Open Dining. Master Bd/Bth w/Walk-in Closet & Slider to Huge Deck. Lower Level Bdrm, Bath & Bonus Room-Could be a 4th Bdrm/Den/Office. Inside Laundry w/Wash Tub. Huge Deck Wraps Around to a Covered Deck. Court Yard & Plenty of Parking. 2 Car Carport with RV Connection. Sold "As Is" 19701 Old Hwy 120 \$645,000 MLS# 20230834



New Listing! A Private World-Panoramic View-on 5 Acres!

3 Bd/3 Bth, 2 Car Attached and 2 Car Detached Garages, 2 Levels, Large Living Rm, Open Family Rm w/FP, Laminate Flooring, Central Air, Kitchen, Pantry, Solid Surface Countertops, Open Dining, Spacious Master Bdrm w/FP and Room for an Office, Bth w/Separate Shower & Vanity, Inside Laundry, W/D Included. Deck w/Hot Tub to Enjoy Nature at It's Best. No HOA Dues. 11393 Alice Lane, Groveland, \$538,500 MLS# 20230896



Creekside Home

3 Bd/3 Bth, 2 Car Garage 2 Levels, Approx 2048sf, Approx 0.35 Acre, Great Rm w/FP, Open Beam Ceilings, Skylights, Central Vacuum, Generous Size Kitchen, Granite Countertops, Brfst Bar, Garden Window, Pantry, Open Dining, Master Suite, Walk-in Closet, Private Deck, Jetted tub, Separate Shower, Lower Level Bonus Room, w/ Full Bath, Separate Entrance & Large Storage Area. Decks. Front Stone Siding Enhancements. Much More! 20810 Big Foot 4-340 \$495,000 MLS# 20230892



New Listing! Neat & Tidy Ranch Home!

3 Bd/2 Bth, 2 Car Garage, Approx 1754sf, 1 Level. Living Rm w/FP on Raised Cultured Stone Hearth, Spacious Family/Bonus Rm w/FP, Cathedral Open Beam Ceiling, Laminate & Tile Flooring, New Carpet in Bdrms, Ceiling Fans, Step Saver Kitchen, Open Dining, Master Suite, Inside Laundry. Inside Freshly Painted. Patio, Lawn Areas, Covered Parking for RV, Boat or Cars. Fenced Dog Run. Located near Many Attractions. 10165 Shady Dawn Lane, Jamestown \$429,000 MLS# 20231046



Privacy With a View on 16 Acres!!

3 Bd/3 1/2 Bth, 2 Car Attached Garage, w/Utility Sink, + a Separate 1 Car Garage w/Heat & A/C. 2 Levels, Approx 2164sf. Living Rm w/FP, HVAC, Kitchen, Pantry, Breakfast Bar. Master Bdrm, Walk-in Closet, Master Bth. Mud Room with 1/2 Bath. Family Rm/Den, Lower Level 4th Bdrm or Bonus Rm w/Bath & Private Entrance & Access to Single Garage. Deck is about 1 year old. Whole House Generac Generator. Partially Fenced & Backs up to BLM Land. Most Furniture Negotiable 19807 Old Hwy 120 \$649,000 MLS# 20230800



New Listing! Beautiful Mountain Home!

4 Bd/3 Bth, 2 Car Attached & 2 Car Detached Garages, Approx 2385sf, 0.5 Acre, Great Rm w/FP, Brfst Bar, Granite Countertops, Laminate Floors, Open Dining, Open Beam Ceiling, Central Air, Ceiling Fans, Master Bdrm/Bth, Walk-in Closet, Jetted Tub, Separate Shower, Dbl Sink Vanity, Inside Laundry W/D Included. Lower Level In-Law Quarters, w/Laundry, Sauna and Garage. Deck w/Lovely Views. 20429 Pine Mtn Dr., 3-316 \$539,999 MLS# 20231144



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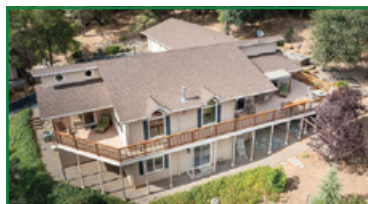
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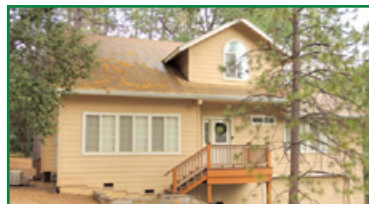
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ONE OF NICEST HOMES IN PML



20966 Hemlock St U12/L250 \$599,000 2781 sq ft on .86 AC. 3Bd/2 1/2Ba, Patio with HOT TUB. Built in 2002, remodeled in 2018. Move in ready (turnkey negotiable). Lg living rm w/high vaulted ceilings, spacious & bright, beautiful gas f.p. w/mantel, wonderful light & bright updated open kitchen & dining areas w/gorgeous wd style laminate floors, granite counters & backsplash, formal foyer, half guest bath, two sliding doors to wonderful covered patio/deck area. Lg wrap around deck, w/a built in bar, gas fire pit, concrete patio area by hot tub & an outdoor shower. Main level mstr bdrm has 2 sky windows, private patio balcony, lg bay window, walk-in closet. Bright & cheery downstairs are two high ceiling guest bdrms, family rm area w/slider to outside, full bath w/tub/shower, laundry rm w/sink, bonus rm for office, hobbies or storage.

BEAUTIFUL & SPACIOUS MOUNTAIN HOME



13201 Wells Fargo Dr. Unit 2 Lot 377 \$599,000 2536sf 3bd/3ba .28ac. Your chance to own a lovely mountain getaway or full-time home in beautiful Pine Mountain Lake. Built in '94, this home has both interior & exterior lg living areas. 2 bedrooms including oversized master w/large walk-in cedar wardrobe closet, hall bath & guest bedroom w/built-in desk & cabinetry on the main living area, over 15 feet high ceiling in living room area w/grt rm concept, gas freestanding f.p., vast open spacious kitchen w/tons of storage, tall breakfast bar, 2 sink areas, gas range/oven, a sliding door from dining area to the expansive entertaining size deck patio made of trex decking material. Upstairs is an open loft family room w/pool table, 3rd bedroom w/built in beds and/or seating & shelving, full bath & a lg office w/built-ins that can be a 4th bedroom or den. Garage is 3 car size w/one side tandem & built-in storage. The house is equipped w/whole house backup generator, central heat and a/c, lovely stone entrance w/level parking area for boat or additional vehicle parking.

AMAZING ONE OF A KIND GOLF COURSE HOME



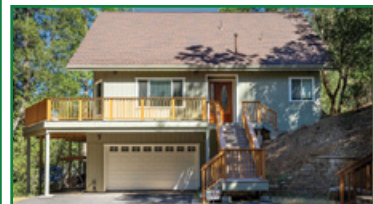
12695 Mueller Dr. Unit 5 Lot 261 \$568,000 2754sf 3bd/3.5ba .65ac. Wow! Be amazed as you enter into this wonderful home built in '96, w/a stunning SUPER OPEN living area w/vaulted ceilings, huge GREAT Room like you've never seen before, featuring a full-fledged beautiful custom wood bar that can seat up to 15! And the most amazing 70ftx20ft plus additional 10ft x 40ft fully covered deck balcony patio overlooking the 5th fairway of PML golf course. Imagine the entertaining of it all, and year-round outdoor living space! Your very own CHEERS in the mountains! This very spacious home has 3 bedrooms, 3 and 1/2 baths, partial hardwood flooring, propane stove fireplace, 3 sliding doors to deck on main living level. The 3rd bedroom is on a lower level w/ext. access - a master suite studio, also w/fairway view. Plus add'l ext. access bonus room/storage w/a 1/2 bath. Kitchen has upgraded stainless appliances, garden window & breakfast bar area. Parking is a massive circular driveway on corner double lot w/ lg extended side paved parking able to accommodate numerous RV's & or vehicles or garage. A great full-time or 2nd home in beautiful Pine Mountain Lake just a short drive from Yosemite.

INCREDIBLE SCENIC VIEWS



20775 Nonpareil \$549,999 A lovely home w/wonderful scenic views by Big Creek in Pine Mtn Lake. Beautiful 3bd, 2ba, 2 car garage w/extra storage areas. Light & bright windows throughout, great rm concept, hardwood floors, rustic stone hearth, wd burn fp stove, white quartz countertops in kitchen & laundry, newer stainless appliances, pendant lighting, garden window, coffee bar area, pantry storage, pull out drawer cabinets, induction cooktop, new stainless accent light fixtures, lg matching island, laundry w/add'l storage & sink. Lg Lvrn sliding door to spacious back entertaining. 2bd & bath on main flr. Lower level has enormous Mstr Bdrm ste w/balcony deck access. Lg walkthrough closet + 2 add'l closets, Upgraded bath w/marble tiled flooring, 2 sep. stylish glass vanity sink areas, private w.c., tiled doorless shower w/decorative tile, stand alone clawfoot bathtub. RV parking & elect, 2021 whole house generator.

BEAUTIFUL MOUNTAIN HOME



20019 Pine Mt Dr \$629,000 Beautiful Mtn Home in serene Pine Mtn Lake, 3Bd/2 1/2Ba/2 Car gar, 35mi from Yosemite. Over 2083sf of living space w/wonderful outdoor wrap around entertaining deck area. The home features 30ft tall ceilings in the main living area, beautiful hardwood flooring, a grt rm w/tall bright windows, lg open tall kitchen cabinetry, granite counters & backsplash, 2 stainless sinks & ss appliances, garden window, lrg center island w/high circular breakfast bar seats 6, pantry cabinet, French doors w/slate stone access to deck w/BBQ area. Main flr half ba & 2 spacious bdrms w/walk-in closets, each w/full bath access, glass & tile shower, granite counters, dble sinks. Upstairs open loft & master bdrm w/ dbl doors, jetted soaking tub, dbl sinks and vanity with granite counters & sep shower area, large walk-in closet. Lg bonus rm downstairs entry level near laundry area.

COMMERCIAL ZONING



17870 Hwy 120 \$495,000 3.74 acres on Hwy 120 just 25 miles west of Yosemite National Park. The Property has 2 metal warehouse style buildings w/a total 3000sf. Presently being utilized as auto repair shop & auto salvage. Tenants would like to stay if possible but not required. Rent is month to month at this time. Property is on both sides of Hwy 120. The section on the south side of the Hwy is 1.88 acres and is a dedicated drainage easement. The south side of the highway currently receives income for PML signage. The property has public water and sewer and has been recently surveyed.

RELAX, RETIRE OR VACATION



12389 Deer Path Ct., Yosemite Vista Estates 1600 sf 3 Bed 2 bath 2 car .32ac \$349,000 Relax, Retire or Vacation in comfort! 2015 year new - beautiful single level manufactured home near Yosemite in Yosemite Vista Estates. Take in the breathtaking views as you relax on the lg deck porch overlooking the mountains & countryside. Beautifully designed floor plan home has high ceilings throughout, bright windows, great rm concept, lovely lg spacious kitchen, granite counters, lg breakfast bar, breakfast nook & dining rm eating areas also. Enormous cabinet storage, pendant & recessed lighting, ceiling fan lights throughout, mstr ste w/shower, 3 closet sections, private water closet, dbl sinks, situated opposite end of 2 guest bedrooms. This delightful clean & move-in ready home has crown molding accents, 9 ft ceilings, neutral color scheme, window treatments, lrg laundry w/ sink & storage. Finished oversized 2 car garage w/ workbench. Whole house back-up generator. 7mi from Pine Mtn Lake & 25mi from Yosemite.

YOSEMITE VISTA ESTATES HOME



22622 Whispering Springs Dr., Yosemite Vista Estates 1600 sf 3 bed 2 bath 1 car \$329,000 Relax, Retire or Vacation in comfort in this 2015 yr new - beautiful single level manufactured home near Yosemite in Yosemite Vista Estates. You will love this beautiful designed floor plan home w/high ft ceilings throughout, bright windows, great rm concept, lovely large spacious kitchen w/ granite counters, lrg breakfast bar, breakfast nook & dining room eating areas also. Enormous cabinet storage, pendant & recessed lighting, ceiling fan lights throughout, master bedroom suite w/lrg walk-through closet, separate soaking tub & shower, private water closet, dble sinks & the master situated opposite end of 2 guest bdrms. This move-in ready home has warm tone paint color schemes, window treatments, lrg laundry w/ sink & storage, level parking, add'l storage shed & whole house back-up generator. Located off Ferretti Rd just 7mi from Pine Mtn Lake & 25 mi from Yosemite.

EXTRADORDINARY RANCHETTE



6420 Cerro Sierra \$395,000 3Bd/2Ba 2 20'20' Car gar plus 30'x40' huge Shop w/ 1/2 ba & HVAC, 22'x26' carport on 4.49ac. Your forever home in mint condition from start to finish! Beautifully upgraded property throughout. A 1993 yr 1248sf single level remodeled manufactured home you will absolutely fall in love with. Beautiful meadow views surround this wonderful property centrally located access & just 14 miles from Groveland & 25 miles to Yosemite. Just gorgeous inside & out, stainless appliances, corian solid countertops, huge pantry, plantation shutters, lg master w/extra lg soaking tub & nickel framed glass shower door, earth tone tile, front sitting porch & whole house length steel framed outdoor back patio partially enclosed fully covered unbelievable!! Tankless water heater, and so much more! Please Call for an appointment for a tour. A must see!

ADORABLE RUSTIC CABIN



10600 Converse Rd, Greeley Hill \$399,000 private setting near Yosemite on 3+ acres. 3Bd/2Ba/2 Car gar, Your very own quaint cabin to enjoy nature & privacy is waiting! This is truly a rustic cabin featuring stone hearth w/wd burning stove/f.p., knotty wood walls & kitchen cabinets w/open beams, old fashioned hrwd flooring, upgraded stainless appls, gas stove/oven, garden window, custom bar & bar stools, newly remodeled full upstairs bath along w/3-4 sleeping rooms w/enormous upper level lg sun room w/potential for a variety of uses. Plus small office or storage room on the upper level. Living Rm w/bright windows overlooking beautiful lawn area & surrounding tree views. Attached is an oversized 1 garage with work benches. Fall in love alone w/exterior lg covered deck porch/patio area to enjoy year round sunshine or snow days.

BEAUTIFUL VIEWS!!!



12853 Mueller \$545,000 2032sf, 3bd/3ba, .60ac. Full-time, part-time vacation or vacation rental, must see this move-in ready, turnkey amazing home w/vaulted open beam knotty wd ceilings, clean & lovely, w/hard to find level entry, huge level parking, level access, multiple RV parking space in driveway. Truly the best buy in Pine Mountain Lake close to beach and golf country club, this home has been immaculately maintained and was built in 2001, has 2032 sf of wonderful living space, 3 full bath, 4 bedrooms, 2 on main level including Large Master, downstairs 2 bedrooms w/armoire for closet space, full bath, and an enormous Family Room/Game room with wet bar and large outdoor covered deck patio. The views are tremendous! Cozy wood burning fireplace, central HVAC with Nest control, 2 car finished garage plus additional large storage area, has security alarm, surround sound speakers, covered front door access through beautiful breezeway.

THE PERFECT CABIN GETAWAY



12308 Tower Peak Ct. U13/L370 \$459,000 4Bd/2Ba A wonderfully updated A frame style cabin in beautiful Pine Mountain Lake just a few blocks from the Lake marina. Updated throughout in 2019/2020 with granite kitchen counters, new cabinets and pantry, stainless appliances, new light fixtures, new LPV flooring, new windows & treatments, beautiful new updated bathrooms, new roof with Tesla solar, new gutters and guards, wrap around Trex decking with metal railing, new HVAC system, gas stove fireplace, open beam and knotty pine vaulted bedroom ceilings, recently painted inside and out, large cement under house storage, circular paved driveway with extra parking, situated towards the end of the court with lovely tree views.

SUPER CUTE AND CURB APPEAL!



19285 Pleasantview Dr U1/L339 \$369,000 1302sf 2Bd/2Bath A darling mountain home with golf course views in Pine Mountain Lake. This 2 bedroom 2 bath home with 2 car spacious garage was built in 1988 and is situated across the street with a beautiful view of green golf course fairways. It has a double lot of .73 acres and additionally backs up to the seasonal creek. Towards the front entrance door is wonderful covered front porch deck to relax on and take in the majestic natural views. It has a propane heat stove fireplace in the living room, nice size kitchen and separate laundry room. Both bedrooms have access to the back deck area, and there is extra storage available and well. A great vacation getaway for full time home.

BREATHTAKING VIEWS



22684 Prospect Heights \$319,000 Stunning Views from this updated/ remodeled single level manufactured home near Yosemite in Yosemite Vista Estates. Situated in a lovely senior living development, across from the clubhouse & swimming pool, this lovely home is the place to be for comfort and ease. Wide open spacious floor plan, move in ready!! Super views from lg beautiful deck, great rm living rm, & kitchen. Updated windows & flooring, countertops, cabinets, appliances, newer roof & gutters, beautiful concrete paths w/retaining walls, flower landscape, handicap sloped concrete ramp, lrg laundry rm with tons of storage also w/deck access, updated bathrooms, lrg mstr ste w/vaulted ceiling, walk-in closet, beautiful window treatments throughout. Whole house back-up generator, 2 car garage & long driveway w/level parking. Located off Ferretti Rd just 7mi from Pine Mountain Lake & 25 miles from Yosemite.

A MUST SEE-SUPER SPACIOUS & GREAT LOCATION



19940 Pine Mountain Dr. Unit 13 Lot 347 \$439,000 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 in 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.



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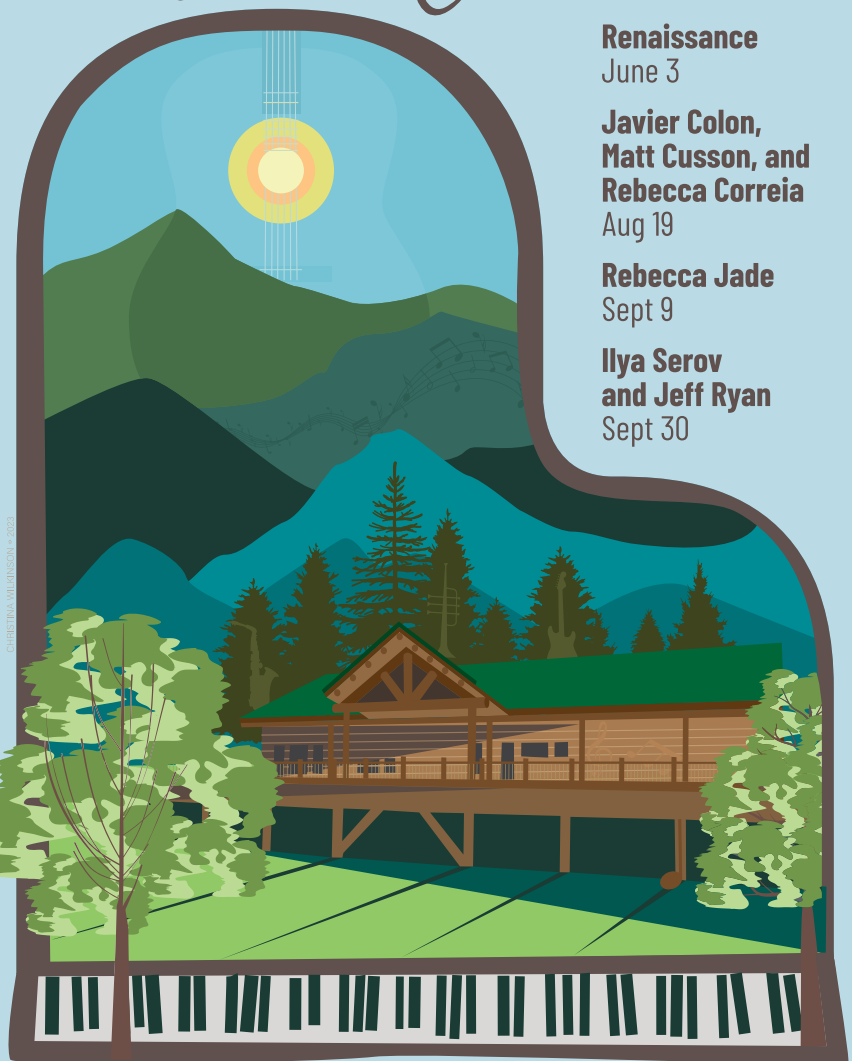
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Groveland, California

FIRE SAFETY

JOE MILANI – FIRE SAFETY COORDINATOR

Just a reminder, Pine Mountain Lake requires all properties to comply with fire safety standards year-round. All member properties shall be fire safe compliant, to the boundaries of each property (i.e. from property pin to property pin). For more information on members' responsibilities regarding Pine Mountain Lakes fire safety standards, please contact the fire safety department at (209) 990-5260 or drop me an email at j.milani@pinemountainlake.com

The fire safety team has observed some properties in the Association that have not yet cut their grasses or corrected other fire safety violations. Cutting your dead dry grasses and weeds annually is one of the most critical steps in achieving defensible

space. Flash Fuels such as grass can ignite easily and spread very fast igniting ladder fuels and other dense vegetation. This allows a fire to get out of control faster making firefighting efforts more difficult. It's not too late to make your property fire safe. Below you will find some helpful tips for starting your defensible space project.

- Guidelines for defensible space:
 - o Keep vegetation from around windows (heat will break glass).
 - o Keep all vegetation at least 5 feet from exterior walls and structures; this is bare dirt no-grow zone.
 - o Keep trees and shrubs thinned within 30 feet of the structure consider removing flammable plants. (I.e. ornamental juniper,

- Leyland cypress, and rosemary).
- o Remove leaf litter, needles, and all debris 30ft around structures.
- o Keep vegetation thinned within 100 feet of the structure.
- o Cut all seasonal grasses and weeds (pin to pin).
- o Prune tree limbs back 10 feet from roof and structure.
- o Clear fallen debris from roof, gutters, window wells, and under decks.
- o Prune green tree branches 6 feet up from the ground.
- o Prune dead branches 15 ft up from ground.
- o Remove dead and downed branches, trees, logs, shrubs, and brush (pin to pin).

- o Remove dead standing trees (pin to pin).

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

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



ZUMBA®

CLASSES

**CLASSES WILL BE HELD AT THE LAKE LODGE
ON TUESDAYS AND THURSDAY
FROM 9 AM UNTIL 10 AM**

Participants use this link to register for a class
www.pinemountainlake.com/zumba-gold-registration-form/



WITH YOUR ZUMBA
INSTRUCTOR
BETSY MOLINA



FOR MORE INFORMATION CALL THE
RECREATION MANAGER AT
1 (209) 962-8604

COUNTRY LINE DANCING

At the
PML Lake Lodge



**Tuesdays 7 PM – 8:30 PM
September 12th & 26th**

Instructor: Joann Prieto

Southside
COMMUNITY CONNECTIONS

**Classes are FREE to property owners
and their guests**

For more information, contact the Recreation Manager at

1 (209) 962-8604



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 Groveland Library

Virginia Richmond 1-209-962-6144

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

OCTOBER 7 FUN AT YOUR AIRPORT

VIRGINIA RICHMOND

The Pine Mountain Lake Aviation Association invites everyone to our annual Community Airport Day on October 7 from Noon – 3:00pm at the Pine Mountain Lake County Airport. This is a great fun and free way to visit your airport and see interesting aircraft and exciting flying exhibitions.

Planned special events include cool flying demonstrations, unusual aircraft, stunning formation flying, and some special aerial surprises! There will also be precision flying skills contests among PML pilots and the traditional car vs. plane demonstrations. In between special events, visitors can visit current and vintage planes up close.

This is a great opportunity to check out your county airport, see aircraft up close and meet local pilots. Refreshments will be available for your convenience.



Aerial excitement over PML Airport. Photo by Frank Leung

Admission is free. Bring a folding chair. Parking on Elderberry Way.

We're fortunate to have a local airport that provides not only a home for PML pilots, including those who

commute by air to their jobs, but also provides a safe and secure location for medical evacuation services and a base for fire fighters and firefighting aircraft during emergencies.

SEPTEMBER GARDEN CLIPPINGS

LINDA NEUSCHWANDER – PINE MOUNTAIN GARDEN CLUB

Why yes, we've had some real summer heat here in Groveland! But nothing we can't deal with, right? Actually, the average temps this year have been cooler than last summer so far (fingers crossed). All in all, it has been a beautiful, busy summer. Personally, I have been enjoying relaxing in the shady spots in my garden. There is nothing I like better on a hot day than enjoying the cool (relatively speaking) shelter of a leafy green tree while admiring the tough and tidy shade garden I've planted there. What's that you say? You have no shade? So, you could plant where and what you choose, just like I did! A black oak, silk tree, redbud, crape myrtle or purple leafed plum are a few of the waterwise choices. Yes, I know it is an investment in the future, say eight to ten or more. But talk about great dividends. Late fall is the perfect time to plant, and five- or

fifteen-gallon trees are optimal sizes for planting. So worth the effort! Go for it!

Our August Pine Mountain Garden Club meeting was great. As our first guest speaker, it was our pleasure to host Regina Hirsch of Mountain Sage. She shared with us a bit of the story of her family's property and her family's history as one of Groveland's original pioneer families. She shared not only the past, but also some hopeful and rich plans for future expansion of this original homestead (which we all hope will include a return of the beloved outdoor concerts!). Next, Regina, as a trained environmentalist and horticulturist, gave an informative talk on effective water conservation for homeowners, along with her thoughts on appropriate landscaping practices here in our Foothills heaven. We loved it! Then, Vicki Smith talked about some plans for downtown Groveland, which has been awarded a grant to fund

many attractive touches on our main street, such as custom flower planters (check out the lovely prototype planter in front of the Charlotte Hotel that our garden club was invited to plant), along with replacement of the public restroom at Lavaroni Park and some new trash receptacles in town. In addition, the club talked over some fun plans to build lively scarecrows for the downtown and a contest with awards for the most outstanding ones. So much to do! Such fun to get involved with friends and neighbors in making our wonderful little town shine just a bit more. So, learn more with us about foothill gardening. Join us. Let's be friends! (And have fun in the garden...) Questions? contact club president Susan Dwyer at smdwyer@sbcglobal.net. We meet every month (except for January and July), the 2nd Monday at 1:00 at the PM Lake Lodge. We can be reached at P.O. Box 167, Groveland, CA 95321.

PML LADY NINERS

TAMMY TALOVICH

QUOTE OF THE MONTH – *The gratification comes in the doing, not in the results.* James Dean

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

JULY 6TH: WE HAD 16 PLAYERS AND PLAYED ODD HOLES

1st place tie: Marilyn Alexander and Christina Baines

2nd place: Chris Balek

3rd place tie: Tari Skelley, Mary Steinkamp, Pat VanGerpen

Pars: #14 Stacie Brown, Deanie Martini, #17 Christina Baines

Stacie Brown/Pat VanGerpen

Low Net: Christina Baines w/35

Low Gross: Stacie Brown w/50

We had three new players with us this week – Brenda Wielen, Barbara Lenorak, Monica Herendeen welcome ladies!

JULY 13TH: WE JOINED THE FORCES WITH THE 18 HOLERS AND PLAYED A CHARITY DAY IN SUPPORT OF THE EV

FREE FOOD CLOSET!

Lots of fun and a huge success, we had three huge boxes of donated items and a check for \$1200.00 that we were able to present to them! The volunteers were so happy!

JULY 20TH: WE HAD 14 PLAYERS AND IT WAS PUTTS DAY

1st place: Jackie Sample w/16 putts

2nd place: Nancy Johnson w/17 putts

3rd place tie: Deanie Martini, Julie Robinson, Trudy Reid w/18 putts KC Lennon

Pars: #11 Nancy Johnson, #14 Nancy Johnson, Julie Robinson, #17 Deanie Martini, KC Lennon

Low Net: Jackie Sample w/35

Low Gross: Nancy Johnson w/49

JULY 27TH: WE HAD 16 PLAYERS AND PLAYED CRY BABY

1st place: Trudy Reid

2nd place tie: Nancy Brewster, KC Lennon, Deanie Martini, Tari Skelley

3rd place: Nancy Johnson

Pars: #3 Nancy Brewster, Nancy Johnson, #5 Trudy Reid, #7 Tari Skelley

Low Net: Trudy Reid w/35

Low Gross: Trudy Reid w/52

Low Net: Syd Robenseifner w/35

Low Gross: Susan Dwyer w/ 52

PML LADIES CLUB

JOAN STAUFFACHER

For our September luncheon, the PML Ladies Club will be honoring our Veterans and the Palo Alto Fisher House.

Fisher House Foundation builds comfort homes where military & veteran families can stay free of charge, while a loved one is in the hospital. These homes are located at military and VA medical centers around the world.

They also have other programs to help our vets and families of veterans. For example, there is the Heros Miles and Hotels for Heros. You can learn about these and a couple of other programs they offer at their website fisherhouse.org or google Palo Alto Fisher House.

The luncheon will be held at The Grill on September 6th starting at 11:30 am Social and lunch following that. The menu is Pulled Pork Sandwiches, Baked Beans, Garden Salad and Ice Cream Sundae.

You are welcome to come and join us, members are \$25.00 and guests are \$30.00. If you would like to join us and



are not a member, please call us at 209-559-7028.

In September we will be selecting a Nomination Committee of three members to look for ladies that would like to be on the 2024 PML Ladies Club Board. If you are interested in joining our club or would like to be on our board, call the previously mentioned number.

Our August luncheon of Country and Western with a lesson on line dancing was a real kick. Thank you, Joann Prieto, for sharing your time and instruction. I for one look forward to attending one of your classes at the PML Lake Lodge on alternating Tuesday evenings.

PINE NEEDLERS QUILT GUILD

TAMMY TALOVICH

As summer comes to a close and we get ready to begin fall activities I just wanted to share with you one way Pine Needlers Quilt Guild share their craft with our community...

STORY TIME @ the library. Check out these quilts and more on your next visit.

Another community event coming up Friday October 6th, and Saturday October 7th at E.V. Free Church...SAVE THE DATES for the QUILT SHOW. Always wonderful!!

Tuesday September 19th under the library, will be the next Guild meeting, at 10 a.m. if you come at 9:30 we have time to meet together and get to know one another better.

On Wednesday the 20th of September Susan Flores from Quails Nest, will be teaching a fall Quilt class from 9 to



2. Active members will receive a 50% discount for the class, for non members the class will be \$50.

We have some fun and exciting things coming up this fall. Come on by and check us out. So you can see we do lots of things besides cutting up fabric and sewing it back together.

If you have any questions you can give Kris a call (650 722-0307) or Leslie (209 482-1406). See you on the 19th.

A HUGE SUCCESS ! PML KIDS WATER SKI DAY

BRUCE THOMPSON

The PML Kids Water Ski Day returned once again, for the 4th year, on July 7. The annual event was sponsored by the PML Water Ski Club. This year 20 kids between 6 and 17 participated, and ALL successfully got up on top of the water!

The purpose of the event was to introduce youth 6 to 17 to the sport

of water skiing. No skiing experience was necessary, yet all were required to be comfortable in the water and be swimmers.

The club members volunteering with their boats and / or coaching included Cameron Thompson, Pastor Bob Kandles, Pam Rodgers, Don Felts, Drew Aparicio, and Ray Mosukla.

PML MEN'S GOLF CLUB

DAVE FERNANDEZ

JULY MASTERS, BLIND DRAW, HAMBURGER

Started out the PMLMGC Summer Swing with 3 great tournaments. Some great summer competition in all 3 tournaments. Thanks to all our participants and congratulations to all our winners. Let's finish off our summer season strong.

JULY MASTERS

FLIGHT 1

1st place- Paul Purifoy, Gus Allegri, John Romano, Greg Sarratt
2nd place- Will Hopner, Gus Climent, Tim King, George Ismail
3rd place- Ted Toffee, Rod Raine, Glen Fiance, Marc Allyn

FLIGHT 2

1st place- Rich Martinez, Dan O'Connor, Dick Faux, Doug Wall
2nd place- Dennis Johnson, Bob Stock, Ed Trejo, David Bealby
3rd place- Paul Funston, Steve Espinoza, Joe Robinson, Frank Jablonski

Closest to the Pin

#3- Marc Allyn 7'1"
#7- Joe Parisi 5'3"
#14- Michael Thoben 13"
#17- Gus Allegri 10'8"

BLIND DRAW

Tied 1st place- David Bealby, Dennis Johnson
Tied 1st place- Dennis Perry, Bud Roberts

3rd place- Jeff Sera, Dave Inouye
Tied 4th place- Andrew Hughan, Tim Wrye

Tied 4th place- Marc Allyn, Rick Rabello
Tied 6th place- Gus Climent, Hank Wrigley

Tied 6th place- Larry Culler, Frank Jablonski

Closest to the Pin

#3- Andrew Hughan 9'3"
#7- Tony Pavlakis 15'11"
#14- Bud Roberts 10'7"
#17- Pat Hennigan 7'9"

HAMBURGER

FLIGHT 1

1st place- Ted Toffee, Rod Raine
2nd place- Brian McDermott, Rick Rabello

3rd place- David Bealby, Marc Allyn
4th place- Joe Robinson, Joel Robinson
5th place- Greg Sarratt, Gus Climent

FLIGHT 2

1st place- Joe Vautier, Rich Martinez
2nd place- Paul Kuhn, Levi Fontaine
3rd place- Tim King, Steve Espinoza
4th place- John Lloyd, Gus Allegri
5th place- Pat Hennigan, Rich Robenseifner

Closest to the Pin

#3- Tim King 4'4"
#7- Levi Fontaine 5'8"
#14- Pat Hennigan 4'9"
#17- Greg Sarratt 5'0"

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

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 PICKLEBALL CLUB

TAMMY TALOVICH

HOT AND MORE HOT

The month of August was a hot one, lots of humidity. But we kept playing! If you would like to learn more about pickleball and give it a try, come on out to the Pickleball Courts on Mueller next to the Country Club. We play Monday, Wednesday, Friday,

Saturday and Sunday at 8:30am.

Bring plenty of water and grab your court shoes and come on out!

If you would like to join the club, contact Tammy Talovich at tamtally1@gmail.com to get signed up. The club tries to have, once a month gathering for good food and good people!

See ya on the courts!

**COMMUNITY
AIRPORT DAY
OCTOBER 7, 2023
FREE ADMISSION!**

**PML AIRPORT
NOON - 3:00 PM**

**FORMATION FLIGHTS • RG PLANES • HELICOPTERS
FLYING SKILLS CONTESTS • SPECIAL AERO SURPRISES!
AIRPLANE/CAR DEMONSTRATIONS
AIRPLANES & CARS DISPLAY • REFRESHMENTS AVAILABLE**

Bring a chair and enjoy the entertainment!

At the PML Airport - Our Community Resource!

Organized by Pine Mountain Lake Aviation Association

PML LADIES 18 HOLE GOLF CLUB

PAULA PARISI

On July 13th, our club and the PML Lady Niners hosted our Charity Day tournament. This fun social event successfully raised over \$1,200 and over 6 large boxes of personal care items for the EV Free Food Closet. This organization serves the community here in Groveland. A big thank you to the club captains, Laura Kramer for the 18 Hole Ladies and Stacie Brown, the Lady Niners Captain, for all their hard work and efforts in organizing this annual event. The format was an 18-hole, par 3 course, set up by Mike Cook and his team and here is a list of the winners:



Helena McMillan, Susan Dwyer, Linda Craig & KC Lennon



Captains Stacie Brown & Laura Kramer

First Place: Helena McMillan, KC Lennon, Linda Craig & Susan Dwyer – Team Score – 100

Second Place: Linda Sarratt, Nancy Brewster, Linelle Marshall & Monica

Herendeen – 100

Third Place: Nancy Johnson, Sara Hancock, Marilyn Scott & Patty Nelson – 102

Closest to the Hole #2 for 18 Hole Ladies: Paula Parisi

Closest to the Hole #2 for Lady Niners: Trudy Reid

Closest to the Hole #12 for the 18 Hole Ladies: Paula Parisi

Closest to the Hole #12 for the Lady Niners: Rosmary Wilson

We want to thank everyone that participated, as well as Mike Cook and his team for their efforts, and Andrea Wilson and the Grill staff for theirs.

Here are the results of our regular Thursday tournament play:

JULY 27TH – GROSS-NET-PUTTS:

Ace of Aces (Tie): Kathy McEvoy & Linda Sarratt – 72 Net

First Flight (18-26 handicap):

Low Gross: Kit Edgerton – 95

Low Net: Priscilla Park - 79

Second Flight (23-30 handicap):

Low Gross: Marcee Cress – 102; **Low Net:** Sally Wrye – 80

Third Flight (27-38 handicap):

Low Gross: Linda Sarratt - 99

Low Net: Kathy McEvoy – 72

LOW PUTTS – Kit Edgerton – 30

AUGUST 3RD – TWO BETTER BALLS

First Place: Kitty Edgerton, Sara Hancock, Linda Sarratt – 129

Second Place: Marcee Cress, Lisa Brown-Jimenez, Priscilla Park, Linda Wall - 132

The Pine Mountain Lake Ladies Golf Club plays every Thursday and is open to all women residents and owners of property in the Pine Mountain Lake community. Our club would love to add some new members and we have recently modified our bylaws to allow female family members of property owners 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.

HELPING HANDS HAPPENINGS

PATTI BEAULIEU

I'm not sure how we got to September already, but here we are. Personally, I'm glad we're here. We had a brutal summer with record heatwaves, an historic, unpredicted power outage and unprecedented holiday traffic, not to mention the continued closure of Old Priest Grade and treks off the hill using New Priest Grade. They say it's not that much longer, but it sure seems like it. It makes one think twice before heading off the hill. Maybe that's why we've been so busy – folks are hesitant to leave the hill unless it's absolutely necessary.

At the Thrift Store and the Furniture Barn we had a super summer and welcomed so many folks that each day was an adventure. We continue to get wonderful donations at both stores from our generous neighbors so we're usually fully stocked at both locations. This month, we'll be displaying our fall merchandise and have our extensive inventory of Halloween costumes out near the end of the month- YES, it'll be here before we know it.

With the change of seasons and the end of summer comes the change in our business and donation hours. Starting **TUESDAY, SEPTEMBER 5th**, we'll begin our fall/winter hours and close daily at 3 at both stores and the donations will end at 2. Please note the new hours, beginning September 5.

THRIFT STORE: TUES- SAT 11 – 3; DONATIONS ACCEPTED WED-SAT 11-2

FURNITURE BARN: FRI & SAT 11-3 (NO PURCHASES AFTER 2:30); DONATIONS FRI & SAT 11-2

Sadly, we lost one of our longest and most dedicated volunteers. Wanda Day passed away in early August. We'll all miss her dearly. She was a sweet, kind lady with a very generous heart who had given her time to Helping Hands for over 20 years!

With the fire closure of the Groveland Community Hall, we've decided to not have our Annual Fall Clothing Giveaway. Logistically it doesn't work having it at other locations. If the hall is re-opened by April (fingers crossed) we'll have our Spring Giveaway.

MEDICAL EQUIPMENT: Don't forget, we now LOAN medical equipment such as crutches, wheelchairs, walkers, shower seats, commodes, canes, etc. It's an easy process of calling us to be sure we have what you need, filling out a brief form and taking it with you for as long as you need it. In the 2 months that we've offered this, we've been able to loan much needed items to many local folks.

Enjoy the beginning of fall, and just think, Christmas will be here before we know it!

PMLA WEBSITE:

www.PineMountainLake.com

BE SURE TO LIKE OUR PMLA FACEBOOK PAGES:

Facebook.com/PineMountainLakeCA

Facebook.com/PMLARecreation

Facebook.com/PMLMaintenanceDept

Facebook.com/PMLGrill

GROVELAND HIGHLANDERS 4-H CLUB

CAROL WILLMON – COMMUNITY LEADER

As the 2022-2023 4-H year comes to a close, and we prepare for another year, we would like to thank the volunteer leaders and parents who helped so many 4-H members “learn by doing” – 4-H motto. A big THANK YOU goes to Shannon Abbott, leader – Rabbits,

Sheep, and Photography; Rob Abbott, leader – Swine and Golf; Cathy Broome and Tammy Kohn, leaders -- Cooking; Carol Willmon, leader – Sewing and Quilting, with helpers Maria Tortorelli, Lynn Sigafosse, sandy Smith, Leslie Timmons, and Donna Wolf.

Our club participated in many community service projects this year – donating food and clothing to Tenaya School at Christmas, donating socks for Food Closet, color guard at Aviation Day, and providing children’s games at

the STCHS BBQ. At the Calaveras Fair, the members exhibited items they had made in Cooking, Photography, Sewing and Quilts. At the Mother Lode Fair, they exhibited Rabbits, Sheep, Swine, Photography, Sewing and Quilts.

We are getting ready for our new year to begin in September, with our first meeting on Tuesday, September 19th, when we will introduce our leaders and projects available. For more information, please call Carol Willmon, 209-962-7528. All girls and boys are welcome; we are always looking for more adults who are interested in sharing a hobby or a special talent with our youth in this educational program. 4-H is organized by the Tuolumne County Cooperative Extension Office through the guidelines of the University of California, with the assistance of local volunteers and community organizations.

TOP DOG OF THE MONTH

DORI JONES

My name is Rusty (the color of my fur) and I am an 11-month-old Australian Labradoodle—a unique combo of Australian Shepherd, Labrador Retriever and Poodle. My mom, Beverly Hall, brought me home all the way from Spring Creek Labradoodles in Oregon. Her nicknames for me are Sweetie, Baby Boy and Buddy. I’m just a big lovable and funny pup and highly entertaining I am told. I love to chew on everything, but especially my lamb chop and teddy bear stuffies, and I have this goofy habit of rolling around in pillows. Like all my friends at the dog park, I love playing and romping with all the other dogs and love all the people, too.

We are still seeking additional dogs to feature each month. If you are new to the dog park or have not 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 are 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.

FOGL HELPS “STUFF THE BUS”

VIRGINIA RICHMOND

Friends of the Groveland Library treasurer, Harriet Codeglia, presented a check to Tenaya principal Wynette Hilton to help purchase back-to-school supplies for Tenaya students.

FOGL earns funds to support our local library and children’s literacy programs and through membership dues and our book sales every Saturday in the Book Nook, downstairs at the Groveland Library.

Please join us! Membership forms are available in the library or send \$25 and your name and email address to FOGL, PO Box 43, Groveland 95321.



Harriet Codeglia, presents a check to Tenaya principal Wynette Hilton

LABOR DAY BBQ – STCHS FUNDRAISER

PATRICIA GIBSON

You are invited to the Southern Tuolumne County Historical Society’s (STCHS) Annual Fundraising Event, which is happening on Sunday, September 3rd, 2023, at PML Stables. The event is from 4-7pm and has fun events planned for kids and parents alike.

Come enjoy a delicious country BBQ of Tri-Tip or Hot Dogs, with sides of green salad, potato salad and dessert. We will have live music from Sequoia Tree-O. There will be fun times with family and friends along to our kid friendly event. We will have a bake sale, silent auction, bar, and lots of new friends to meet and mingle with.

Our local 4-H presents a whole host

of games for the kids. Our Groveland Librarian, Barbara Connelly, will lead kid activities that include, tug-o-war and a watermelon eating contest. Joanne Prieto will give line dancing instruction.

STCHS is a 501c3 Charity that provides great service to our community. It is dedicated to preserving the history of Southern Tuolumne County and several buildings in the Big Oak Flat/Groveland Area. We house the local museum that is open to free to visitors. We are an all-volunteer staff and subsist uniquely on donations and two annual fund-raising events.

Our STCHS members, please return the raffle tickets to the Museum office or via mail in the envelope provided.

THAI CHICKEN LETTUCE WRAPS

RECIPE PROVIDED BY TOM KNOTH AND PAULA MARTELL OF TWO LITTLE PIGS CATERING



INGREDIENTS

2 tablespoons canola, avocado, or olive oil
 2 tablespoons sesame oil
 1 pound ground chicken or turkey
 1 sweet Vidalia or yellow onion, diced small
 3 cloves garlic, finely minced or pressed
 2 teaspoons freshly grated ginger
 1/3 cup hoisin sauce, plus more if necessary
 2 to 3 tablespoons low-sodium soy sauce
 2 tablespoons Thai red curry paste, or to taste
 1 tablespoon rice vinegar or lime juice
 1 tablespoon Asian chili garlic sauce, or to taste
 1/2 teaspoon freshly ground black pepper, or to taste
 1 cup shredded carrots
 3 green onions, sliced into thin rounds; reserve 1 tablespoon for garnishing
 1/4 cup finely minced fresh cilantro; reserve 1 tablespoon for garnishing
 butter lettuce leaves, for serving
 Other desired toppings (bean sprouts, water chestnuts, toasted nuts, etc.)

DIRECTIONS

To a large skillet, add the oils, chicken, and cook over medium-high heat until chicken is almost cooked through; stir intermittently to crumble while cooking.

Add the onion and cook for about 5 minutes, or until onion is soft and translucent; stir intermittently. Add the garlic, ginger, stir to combine, and cook for about 1 minute, or until fragrant. Add the hoisin sauce, soy sauce, Thai

curry paste, rice wine vinegar or lime juice, chili garlic sauce, pepper, and stir to combine.

Add the carrots, green onions, and cook for about 2 minutes, or until carrots are crisp-tender. Taste filling and make any necessary flavor adjustments. Add 1/4 cup

cilantro and stir to combine.

Spoon about 1/4 cup of the mixture into each of the lettuce leaves, evenly garnish with reserved green onions and cilantro, as well as other desired toppings (I like toasted almonds and bean sprouts); serve immediately.

PML residence, NO more waiting a week for service, usually same day, when you call before 1 pm.



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- ✓ HVAC System Repair & Maintenance.
- ✓ complete diagnostics of your system.
- ✓ 2023 winter power outages/brown outs/surges could of effected your electrical components. Get your system checked out before the summer.
- ✓ If you have an older system that uses R22 freon, I can help.
- ✓ One year parts & labor warranty.

📞 209.732.4622

20231 Pine Mountain Dr
Groveland

Free service call for PML residence, with repair. Not good with any other offer



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

Pine Mountain Lake Association has openings on the following committees:

- 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,
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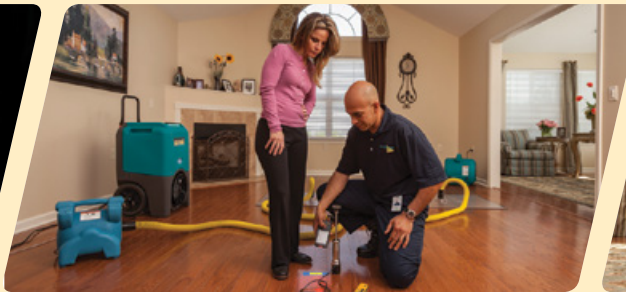
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FROM YOUR DISTRICT 4 SUPERVISOR

KATHLEEN HAFF – DISTRICT 4 SUPERVISOR

VANS AND ROADS FOR THE SOUTH COUNTY

We have 2 new “vans” coming to the South end of the County and an innovative repaving project also in the works. Let’s get started!

MOBILE HEALTH OUTREACH

Van: First of all, let me introduce you to Public Health’s new Family Nurse Practitioner, Kerry Rogers (pictured to the left of our Health Officer, Dr Kim Freeman). She is newly transplanted from Contra Costa County where she served for years as a primary care provider and also helped to develop a medical outreach program there.

Dr. Freeman explains that she has tapped Ms. Rogers to help Tuolumne County develop a new outreach program utilizing a mobile van to “meet people where they are and provide telehealth appointments, coordinate ongoing care in the community, and to educate.” This is a mission, Ms. Rogers explains, “to empower people to improve their health.” Ms. Rogers has worked in all three aspects of the development of this program: public health, primary care and mobile health on a van.

The new mobile van unit will come to locations in the Lake Don Pedro area as well as the Groveland-Big Oak Flat area, and hopefully, Chinese Camp as well. Plans are currently being developed and put into place to provide the following services to the uninsured or underinsured populations:

- Blood pressure and blood glucose
- Substance use assessment - initiation of services when appropriate
- Mental health screenings and appointments (telehealth)
- Coordination of healthcare/facilitating appointments
- Health education – support for a healthy lifestyle

This new service is for anyone who does not currently have healthcare. Just be aware that our healthcare outreach program is still under development. We will notify you as to the locations, dates and times the mobile healthcare van will be available in your area. Please look for



social media posts from Public Health and from me, hopefully in September.

BOOKMOBILE: Have you heard about another “van” venturing to your neck of the woods? It’s the Public Library’s new Bookmobile! Although they are still working on the schedule for the South County (as I write to you in mid-August), they are currently making stops at the Don Pedro Market every Tuesday from 3-4 pm. More stops are in the planning phase. Hopefully, there will be one in Chinese Camp, too! The intention for this Bookmobile is to visit areas within Tuolumne County where there is not currently a branch library.

MERCED RIVER FALLS ROAD: Last but not least, our Board of Supervisors just awarded a contract to American Paving Systems to complete a “rubberized” chip seal project, inclusive of traffic striping for Merced River Falls Road. You may have noticed the Mariposa County side of this road being repaved? Tuolumne County received one-time funds to repave one major collector road in each district and this is the one planned for District 4. A chip seal treatment uses California waste tires for the binder material, which diverts thousands of tires from the landfills. This innovative type of paving may even offer a smoother ride for commuters while traveling on this road. It is hoped that the contractor can start work on this project quickly. Be on the lookout for this project!

DONUTS, DEDICATION, AND DONNA SUMMER: HOW RON SELVEY DIVED INTO VOLUNTEERING AT SCC

BRITNE GOSE – EXECUTIVE DIRECTOR

Southside Community Connections (SCC) has been experiencing a surge of support from an outstanding new volunteer. Retired from Law Enforcement in 2004 after an impressive 31-year career, Ron Selvey decided long ago that he wanted to make a difference by dedicating his time and skills to various causes. He has set his sights on SCC, and we will never let him go.

Ron’s contributions to SCC have been nothing short of inspiring. From wielding a weed eater to clearing the property of garbage, he has shown his dedication by keeping The Little House grounds clean and well-maintained.

SCC has been procrastinating on one major job, cleaning our storage container. When SCC cracked open our storage container, we were greeted by an explosion of mouse poop, ants, and rodent nests. Ron tackled the mess, moving heavy shelving, wrangling file cabinets, and unleashing his vacuum’s might. SCC owes an immense debt of gratitude to Ron because this daunting task would have been impossible without him. As he worked tirelessly, we couldn’t help but playfully hum Donna Summer’s “She Works Hard for the Money” in the background. However, Ron’s motivation comes from his big heart, not a paycheck, so we better treat him right!

Before joining SCC, Ron volunteered at the Leon Rose Ball Field for Tioga High School, maintaining and preparing the baseball field for home games. Additionally, he volunteered for Brainy Groveland Math, aiding fourth graders in their mathematical endeavors. As a volunteer at Helping Hands, he started as a barn worker and was promoted to barn manager. Eventually, he served on the board as President and Vice President, evidence of his amazing desire to help our community.

His dedication was recognized in 2018 when he first received the Pine Mountain Lake Association Presidents’ annual community volunteer service award, honoring his outstanding and dedicated service to the community.

Despite retiring from Law Enforcement, he has kept a lighthearted tradition alive by being a regular Thursday customer for donuts. When asked about the age-old stereotype of cops and donuts, he jokingly affirms, “Yes, it is true about cops and donuts.”

Southside Community Connections is fortunate to have such an exceptional individual. With his unwavering dedication, boundless energy, and genuine kindness, he continues to make a significant difference in the lives of countless people, enriching our community in ways that will be remembered for years.



Dr. Etty Garber Ph.D.

in Clinical Psychology and a Marriage Family & Child Therapist, with 40 years experience in mental health, lives in Groveland and

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THE LITTLE HOUSE: A GATHERING PLACE

SAMANTHA WEST – THE LITTLE HOUSE SUPERVISOR

Since its incorporation in 1984, Southside Community Connections has fostered unity and support among Groveland residents. At the heart of our efforts lies The Little House, a cherished program synonymous with community empowerment.

The origins of the Little House as a gathering place can be traced back to the early 1990s when a group of passionate locals recognized the need for a centralized space where neighbors could gather, learn, and grow together. The program's humble beginnings saw the transformation of a small, vacant house into a vibrant community hub.

Since then, the Little House has flourished, offering an array of activities and services. From educational workshops to fitness classes to support groups, the program has become a lifeline for Groveland's residents.

What sets Southside Community Connections apart is our unwavering dedication to inclusivity. We have created a safe space that welcomes

people from all walks of life, fostering a sense of belonging and togetherness.

The success of The Little House can be attributed to the passion and commitment of the Southside Community Connections team and the unwavering support of the Groveland community. Together, we have created a remarkable legacy of empowerment and community spirit.

As Southside Community Connections continues to evolve, our focus remains firmly fixed on building bridges, forging connections, and nurturing a stronger, more resilient Groveland. The Little House stands as a shining example of what can be achieved when a community comes together with a shared vision.

The Little House and Southside Community Connections remind us that even in small towns, the power of unity can create a profound impact. To support our mission, consider contributing or stopping by for a class. We are located at 11699 Merrell Road, just off Highway 120.

A VOLUNTEER'S STORY OF GRATITUDE & GIVING BACK

BETH MARTIN – TRANSPORTATION COORDINATOR

Todd Cox, who lives in Moccasin with his family, had been looking for ways to give back to the community when he attended the Tuolumne County Volunteer Fair last March. He visited the Southside Community Connections (SCC) booth and immediately signed up as a volunteer.

"My family and I wouldn't be where we are today without people supporting us through the toughest of times," Todd said. "Now that I can, I want to help others."

Todd, who is in his early 40s, grew up in Oakdale. While living in the Midwest, he met his wife and they eventually moved back to California. Now a local water and power electronics technician, Todd is a volunteer driver with SCC's Wheels program and a "Handy Helper" with the Village on the Hill program, which assists members with simple home chores and maintenance.

"It's fun meeting new people and it feels good to help," Todd said. Driving

someone to a medical appointment in Sonora through the Wheels program is easy for him and makes a huge difference to Wheels members who can't drive themselves and don't have anyone else to help.

SCC is looking for more dedicated individuals, like Todd, to drive our members to medical appointments in Sonora and shopping, medical appointments, and errands in Groveland/Big Oak Flat. These rides go a long way towards helping them stay in their homes "on the hill" with all that's familiar and comfortable to them. Mileage reimbursement is available!

"As the world gets crazier, we need more people helping each other," Todd said. "My family has been incredibly blessed and I just think that when you're enabled that way, you should give back."

To learn more about volunteering for Wheels, call SCC at (209) 962-6952, email wheels@southsidecommunityconnections.org, or stop by The Little House between 10 am and 2 pm (11699 Merrill Road).

FROM DR. SPACCIA PHD

DR SIMONETTA SPACCIA PHD

GRANDPARENTS: A VALUABLE RESOURCE.

National Grandparents Day holiday was conceived by a 9-year-old boy. His name was Russel Capper, and in 1969, he wrote a letter to former President Nixon, suggesting that a day should be added to America's calendar to celebrate Grandparents. Subsequently, Marian McQuade, a mother of 15 and grandmother of 43 became the advocate of this cause. She aimed to educate the youth in the community about the significant contributions seniors have made throughout history. McQuade set out to contact governors of all 50 states of America, to convince them of the

importance of honoring Grandparents. Nowadays, thanks to little Russel and Mrs. McQuade, we can celebrate this state holiday, which was proclaimed in 1978, that we celebrate on the first Sunday of September after Labor Day.

The proclamation claims that this special day's purposes is "...to honor Grandparents, to give Grandparents an opportunity to show love for their children's children, and to help children become aware of strength, information, and guidance older people can offer.

In the past, Grandparents often served an integral role in families. Within extended families, Grandparents had considerable authority and were entitled to receiving more respect from the family and the society. Unfortunately, too often

now our elderly are seen as a "dated" resource. Modern society goes fast and watches forward, which is understandable, but on the other hand, there is a tendency to forget we learn from the past. We learn through new information but also through our past experience. Grandparents can be interesting historians, who can help us learn about our heritage. At times they can be a support to the whole family. But moreover and foremost, they can be a great emotional support to their grandchildren. Their role is very specific. They don't have the responsibility of teaching the rules, which children have to learn from their parents; therefore Grandparents are exempt from a role of authority and can be good companions for their grandchildren. Since parents

are in charge of discipline, Grandparents can benefit from a relationship with their grandchildren free from the typical contrasts between parents and children, especially during their turbulent teen years. Grandparents role can be more of comfort and relieve. Afar from authority and judgment, grandchildren can be more inclined to share their concerns and feel more understood and accepted.

In our modern society we are encouraged to live in the present, which is a great way to savor the best of our lives. Nevertheless, being able to appreciate the teaching from the past is a great way to invest in our future.

I welcome suggestions on specific topics for my column from readers

You can email me at: simonettaspaccia@gmail.com

SEASONS CHANGE GOD'S LOVE IS CONSTANT!

PASTOR BOB KANDELS – GROVELAND EV FREE CHURCH

GREETINGS

As we move into the month of September, we all know it is a season of transition from summer to the colors of fall then on to the snow of winter. Living in the foothills and mountains of the Sierras, we all understand the change of the four seasons. We all have seasons of change in our own individual lives. Going from being single into a relationship and eventually on into marriage or, perhaps out of a relationship. Going from not being parents to being parents. Going from preteens to teens to adulthood just to name a few seasons of change.

Some seasons of change are a natural part of our human life. Yet some seasons are not natural and they slam into our lives uninvited and unwanted. The season of cancer. The season of learning to walk again because of an accident. The season of bankruptcy. The season of divorce, loneliness and withdrawal, just to name some. These unwanted seasons bring isolation and failure that can empty out our confidence and self-esteem. We can feel at times that if we were to be wiped off the face of the earth, no one would even notice. Yet one of many things I have learned about God through the Salvation of Jesus Christ and the wisdom of the Holy Spirit is that God's love is constant.

The truth of God's Word is simple and clear, there is nothing on earth we can do to keep God from loving us.

That is the Good News of God's Love! "7 Dear friends, let us love one another, for love comes from God. Everyone who loves has been born of God and knows God. 8 Whoever does not love does not know God, because God is love. 9 This is how God showed his love among us: He sent his one and only Son into the world that we might live through him. 10 This is love: not that we loved God, but that he loved us and sent his Son as an atoning sacrifice for our sins." (1 John 4:7-10/NIV)

I have spent many years running from God's love because I did not believe that type of love was even possible. Yet I have learned through God's Word that God has and always will love us. So much so that God sent his only Son to die for us and be resurrected so we could not only be forgiven but we could live eternally with God in God's Kingdom! "16 For God so loved the world that he gave his one and only Son, that whoever believes in him shall not perish but have eternal life. 17 For God did not send his Son into the world to condemn the world, but to save the world through him." (John 3:16-17/NIV)

We begin another season of change as we move into fall yet God's love never ends and never changes. If you would like to seek more understanding of this love, I would encourage you to attend one of the Groveland Christian Churches. At Groveland Evangelical Free Church, we invite you always to join us for worship at 10:00 am on Sunday mornings. All are welcome.

BRAINY GROVELAND GOES BACK TO SCHOOL

VIRGINIA RICHMOND



Virginia Richmond delivers a check from Brainy Groveland to Tenaya principal Wynette Hilton



Volunteer Bonnie Phillips helps a student pick out a "just right" book

The Brainy Groveland reading and math programs are returning to Tenaya Elementary school in September.

Brainy Groveland is a volunteer program that helps Tenaya elementary students work on their reading and math skills. We meet once a week to help fourth graders develop a strong foundation in basic math facts and to encourage the third graders to enjoy reading by choosing "just right" books and discussing them with a caring volunteer.

The math program meets on Monday afternoons and the reading program is on Thursday afternoons.

The program is staffed by a wonderful team of 40 volunteers who each meet with students on a one-to-one basis. We so appreciate their service to our young students. The Tenaya teachers are big supporters of the program, as they see its positive results. We have



Volunteer Bob Mackey works on a math problem with 4th graders.

volunteers who have enjoyed being with the program for over ten years and others who are brand new.

If you are interested in learning more about the Brainy Groveland program, please contact Virginia Richmond at 962-6336. We provide training and all program materials.

In August, the Brainy Groveland organization made a special donation to Tenaya's Stuff the Bus project to purchase school supplies for all elementary students.

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CAMP TUOLUMNE TRAILS NEWS

DORI JONES

IT'S A WRAP...

Camp Tuolumne Trails just wrapped up its 15th season of providing summer camp to the disabled community, which for many of CTT's campers, is the highlight of their year. Thanks to everyone who contributed their blood, sweat and tears to pull off another amazing summer camp for our disabled campers! We're already in the planning stages for next summer.

Family Camp also happened in August. Family Camp provides a unique opportunity for an entire family unit to spend a weekend at camp. While the disabled camper enjoys all the fun activities around camp, the parents and siblings are provided some rare respite time for themselves, as well as mingling with other families.

CONCERTS FOR A CAUSE

There are only two concerts left for this summer's music series. We hope you can join us to experience the phenomenal talent of Rebecca Jade on Sept 9 and Ilya Serov on Sept 30.



REBECCA JADE ~ September 9: Rebecca returns to CTT's stage for her third time. She has toured with Dave Koz, Sheila E and was back-up singer for Elton John at the 2020 Academy Awards. Her career has skyrocketed in the past two years, and last year released her newest album, "Shade of Jade." Be ready for an unforgettable evening when Rebecca will be accompanied on stage by super-talented keyboardist Carnell Harrell.



ILYA SEROV ~ September 30: Ilya returns with his cool, smooth crooner-style singing and playing his unique self-designed, one-of-a-kind "jazzhorn." Ilya has been touring around the U.S. and playing with some big names such as David Benoit, Eric Marienthal, and Dave Koz, who stated, "Ilya really is a talented trumpeter and a great singer. This guy has got the goods. Ilya Serov—remember that name." Joining Ilya on CTT's stage will be Walnut Creek native, contemporary jazz sax player Jeff Ryan. This duo will be sure to

provide an extraordinary evening of music.

For tickets and dinner reservations, visit: <https://www.tuolumnetrails.org/concerts-for-a-cause-2/>.

A reminder that all proceeds from this year's concerts benefit Tuolumne Trails' creative arts program, Arts Accessible for All. These funds have helped to expand the opportunities for our campers to express, create and make memories during their time at camp.

We're still looking for volunteers to help around camp when they have spare time. If you have a little extra time on Tuesdays, Thursdays and Saturdays, we would greatly appreciate your commitment to help us. Call the office (209) 962-7534 or email us at volunteer@tuolumnetrails.org to schedule the days/times you can commit to helping at camp.

If you have any questions or would like to find out more information about upcoming events, Summer Camp programs, Concerts for a Cause, Family Camp, volunteering, and options for donating and legacy giving, please call CTT at (209) 962-7534, email: info@tuolumnetrails.org or visit: <http://www.tuolumnetrails.org>

Don't forget to follow us on Facebook and on Instagram to stay updated on happenings at camp.

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
@ 1 (209) 962-8605 with questions.

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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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

If you happen accumulate excess garbage and need to dispose of it, you may purchase a prepaid Moore Bros garbage bag at the Pine Mountain Lake Administration Office between 8am - 4:30 pm (closed for lunch from 12pm - 1pm), the Pine Mountain Lake Main Gate, or at the Moore Bros Office which is located at 11300 Wards Ferry Rd in Big Oak Flat. Pine Mountain Lake Association is limiting the amount of Moore Bros trash bags you can purchase at one time to 5 bags, and will only sell the bags to PMLA Property Owners. Prepaid Moore Bros Bags can be purchased by anyone and in any quantity at the Moore Bros Office. For service related questions, please contact Moore Bros Scavenger Co at 1(209)962-7224.

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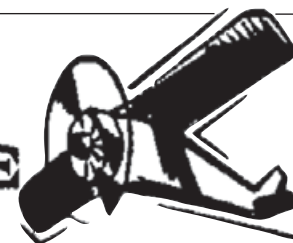
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Sunday: CLOSED

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

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.

HELP WANTED**DODGE RIDGE MOUNTAIN RESORT
WINTER SEASON JOBS!**

Join our team this winter season at Dodge Ridge Mountain Resort and experience the thrill of working on a picturesque mountain alongside a group of passionate individuals. Embrace the winter wonderland while enjoying a free season pass and numerous other fantastic employee perks. Whether you're an avid skier /snowboarder or simply love the mountain atmosphere, this is an opportunity you don't want to miss. Come be a part of our dynamic team and create unforgettable memories at Dodge Ridge Mountain Resort. Apply at <https://summer.dodgeridge.com/join-our-team/>
Call or email for any questions: **209-536-5386** or hr@dodgridge.com

PMLA IS HIRING

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

HOMES FOR SALE**RETIRE IN PEACE. REMODELED HOME
IN GORGEOUS GROVELAND NEAR
YOSEMITE!**

Welcome Home! This beautiful remodeled home is a terrific opportunity. It has a serene neighborhood with a nice community pool and a lovely greenspace backyard. It has been completely remodeled — with new roof; new interiors, new floors, 2 gorgeous bathrooms; skylight; recessed lights; granite countertops; new stainless steel appliances, and a lovely deck area, It is close to downtown Groveland and a chance to live in a lovely and relaxing countryside environment... but close to town. Only 25 minutes from Yosemite. 22493 Prospect Heights Groveland, CA 95321 Come and view this wonderful home. \$249,950. Call Chuck at **650-346-4150** for more details and to see the house!

LAND FOR SALE**LOT FOR SALE**

Unit 4-425 on pine mountain Road at pine mountain Lake. Ready to build your dream house, Beach is right across the street. Please call Don at **408-417-3032**.

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Carla **925-639-4929**.

SERVICES**LOREN SNIDER'S TREE SERVICE**

General pruning, weight reduction, satellite/internet clearing, mistletoe removal, tree removal, dump truck, stump grinder, local references, Non Licensed, 30 + years experience. General liability insurance **209-878-3828 or 209-402-9797**

HAVE YOU BEEN INJURED?

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Michael Lamb (Attorney at Law)

phone: **(209) 436-9318**

e-mail: MRLAMBLAW@GMAIL.COM

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/ CLOSET EDITS / STYLING**

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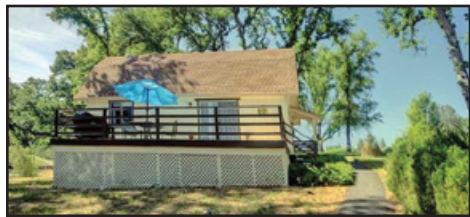
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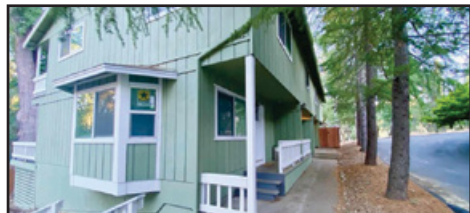


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209-962-1111 ~ DRE #01964114



19220 Pleasant View **GOLF COURSE CABIN**. This 1152sf Dutch-Colonial style cabin is located at the first hole of PML's championship golf course. 3bd, 1ba, open-beam cathedral ceiling, evaporative cooler and baseboard heating. Across the street from a seasonal creek, picnic area and horse shoe pit. Original summer home, built in 1975. \$269,000 #20230575



19223-D Salvador Ct **UPDATED TOWNHOUSE**. 2bd, 1-1/2ba, gourmet kitchen, stainless appliances, quartz counters and new cabinetry. Tile and laminate flooring. Ductless mini-split heating system. Master bedroom on upper level, separate shower. This end unit allows privacy and comfort as you relax on your lower or upper decks, overlooking a picturesque seasonal creek. \$349,900 #20230887



12934 First Garotte Circle **LARGE MOUNTAIN CHALET** at Pine Mountain Lake's championship golf course and nestled under oak trees, on a .46 acre lot. 4bd, 4ba, 3000+sf, bonus room and loft. Enjoy your own Spa, with a sauna and jetted-tub. Improvements over the past few years include low maintenance composite decks. Most furnishings included. Beautiful golf course and mountain views. \$550,000 #20230833

20750 Big Foot Circle • Unit 4 Lot 355



WELCOME TO YOUR DREAM HOME!

Fully furnished 3bd, 2ba, home offers the perfect blend of comfort and style. Remodeled kitchen 5 years ago, with custom cabinets, soft-closing drawers, modern appliances, can lighting, new flooring, granite counters and custom backsplash. Wainscoting in the living room and faux wood blinds. Central Heat & A/C, plus a wood-burning stove, ceiling fans with remote controls. A cedar framed gazebo, with a double-tier steel roof, provides the perfect spot for outdoor relaxation and entertainment.

\$375,000 • MLS #20230922

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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. Cozy wood-burning fireplace, surrounded with stone. Large windows look out onto the back deck, which has an awning for hot summer days. \$339,000 #20221389



13145 Jackson Mill **CHARMING & UNIQUE**. This cedar-clad cottage offers 3bd, 2ba, central H/A plus a propane fireplace. Slate and carpeted floors, stainless appliances, tank-less water heater. Large shed set up as a workshop/hobby space. Fenced area in the back. Situated on .64 acre, with natural rock formations and a seasonal creek. \$429,000 #20230677



13199 Wells Fargo Dr **COZY MOUNTAIN RETREAT** with rooftop entertainment. Recent improvements: 3-zone ductless mini-split H/A, new garage roof with Trex deck and railings, interior light fixtures, bathroom faucets, stainless refrigerator, surround sound in-wall stereo, LED color changing feature wall and exterior security system. Gazebo, LED lighting, 3-person swing, fire pit and BBQ. \$325,000 #20230548



ROB STONE
OWNER/REALTOR®
DRE #01025463



BJORN WAHMAN
BROKER
DRE #00706559



TARA STONE
MANAGER/DPG
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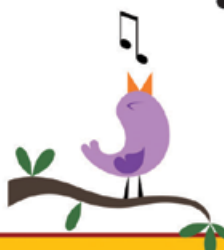
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