

# PINE MOUNTAIN LAKE NEWS

DECEMBER

2023

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

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**2024 ASSESSMENT  
BUDGET PACKET  
SEE PAGE 4**

**HOLIDAY EVENTS AT PML  
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19228 Pine Mountain Dr. Groveland, CA 95321

**Submission Guidelines**

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

The PML News is dedicated to reporting PML Association business and PML Association news to Pine Mountain Lake Property Owners. The PML News receives more than 100 Tuolumne County/Groveland community related submissions each month. All such community related articles and notices will appear in the PML News on a SPACE AVAILABLE basis and at the DISCRETION of the PML News Publishing Editor.

**DEADLINES**

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

**MEDIA ACCEPTED** email

**SOFTWARE (Articles)**

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

**SOFTWARE (Advertisements)**

PSD, JPG, PDF, EPS or TIFF only.

**TEXT/GRAPHICS**

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

**E-MAIL TEXT/GRAPHICS**

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

**AD DESIGN and PROOFS**

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

**SUBMISSION DEADLINES**

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

**NOTICE**

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

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

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

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

**SUBSCRIBE TO THE PML NEWS TODAY!**

NAME \_\_\_\_\_

UNIT \_\_\_\_\_ LOT \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

**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.

**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

**eSNAP**

ELECTRONIC SAFETY, NEWS & ALERT PROGRAM

over to [www.PineMountainLake.com](http://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.

**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.

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!*

**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.

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

## PINE MOUNTAIN LAKE ASSOCIATION



# 1.209.962.8600



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

### ADMINISTRATION OFFICE HOURS

**8:00 AM TO 4:30 PM – MON THRU FRI**

**OPEN AT 8:45 AM SECOND TUESDAY OF EACH MONTH**

**THE OFFICE IS CLOSED BETWEEN 12:00 & 1:00 EACH DAY**

### 2023 ADMINISTRATION OFFICES HOLIDAYS

(ADMIN OFFICE WILL BE CLOSED)

**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)

**NO DECEMBER  
MEETING SCHEDULED**

### PINE MOUNTAIN LAKE NEWS DELIVERY

Although we guarantee that the PML News is mailed from Modesto, CA on the same day (between the 26th-30th of month), most post offices (except Groveland) sort Bulk Mail after First Class mail. So, consider a First Class delivery subscription for just \$20/yr. (\$20 per year for property owners and \$30 per year for non-property owners) Interested? Call the PMLA Office at 209/962-8632 or see form above.

The Pine Mountain Lake News is also available (in PDF format) at: [www.pinemountainlake.com](http://www.pinemountainlake.com). New editions are posted by the 1st of the month.

## PHONE & EMAIL DIRECTORY

### ADMINISTRATION

**General Manager – Joseph Powell**  
*joepowell@pinemountainlake.com*

**Admin Asst. to G.M. – 1.209.962.8627**  
**Janessa Owens**  
*j.owens@pinemountainlake.com*

**Human Resources – 1.209.962.8628**  
**Shannon Abbott**  
*pmlhr@pinemountainlake.com*

**E.C.C. Assistant – 1.209.962.8605**  
Plan Submittal, Compliance Fees  
**Ashley Henderson**  
*ecc@pinemountainlake.com*

**Member Relations – 1.209.962.8632**  
Gate Cards, Address Changes,  
Webmaster, Mergers  
Lake Lodge Scheduling  
**Melody Wisdom**  
*pmlmr@pinemountainlake.com*

**Community Standards Director**  
**1.209.962.1241**

**Suzette Lafranchi**  
*communitystandards@pinemountainlake.com*

**Community Standards Specialist**  
**1.209.962.1242**  
**Carrie Harvey**  
*compliance@pinemountainlake.com*

**Rental Compliance Coordinator**  
**1.209.962.1245**  
*RCC@pinemountainlake.com*

**General Info & Lake Lodge  
Scheduling 1.209.962.8600**  
**Shari Pingree**  
Receptionist  
*admin@pinemountainlake.com*

**Main Gate – 1.209.962.8615**  
General Safety Inquiries, gate  
passes, campground reservations,  
tennis reservations  
*campground@pinemountainlake.com*

**ACCOUNTING**  
**1.209.962.8607**  
**Debbie Green**

Receivable/Collections/  
Assessments  
*pmlar@pinemountainlake.com*

**Accounts Payable – 1.209.962.8626**  
**Tina Parmalee**  
*pmlap@pinemountainlake.com*

**Accounting Supervisor**  
**1.209.962.8618**  
**Stacy Gray**  
*stacy@pinemountainlake.com*

**Controller – 1.209.962.8606**  
**Dan Szathmary**  
Accounting Procedures  
*controller@pinemountainlake.com*

**Recreation and Seasonal  
Operations Manager**  
**1.209.962.8604**  
**Michelle Cathey**  
*m.cathey@pinemountainlake.com*

### DEPARTMENT OF SAFETY

**Director of Safety – 1.209.962.8633**  
**Natalie Trujillo**  
*n.trujillo@pinemountainlake.com*

**Sergeant – 1.209.962.1244**  
**Sgt. Teri Cathrein**  
*t.cathrein@pinemountainlake.com*

**MAINTENANCE DEPT**  
**Maintenance Manager**  
**1.209.962.8611**  
**Rick Lafranchi**  
*rickl@pinemountainlake.com*

**Administrative Assistant**  
**1.209.962.8612**  
**Anita Spencer**  
*maintenance@pinemountainlake.com*

**Fire Safety Coordinator**  
**1.209.990.5260**  
**Joe Milani**  
*j.milani@pinemountainlake.com*

**Fire Safety Inspector**  
**1.209.990.5263**  
**Amanda Darrow**  
*inspector1@pinemountainlake.com*

**Fire Safety Inspector**  
**1.209.990.5261**  
**Jessica Heller**  
*firesafety@pinemountainlake.com*

**GOLF COURSE**  
**Golf Course Superintendent**  
**1.209.962.8610**  
**Rob Abbott**  
*rabbott@pinemountainlake.com*

**Golf Pro Shop – 1.209.962.8620**  
Golf Pro Shop/Golf Reservations  
**Doug Schmielt**  
*dschmielt@pinemountainlake.com*

**Golf Pro – 1.209.962.8622**  
**Mike Cook**  
*golfpro@pinemountainlake.com*

**THE GRILL AT PINE MOUNTAIN LAKE**  
**The Grill Manager – 1.209.962.8639**  
**Heather Parkhurst**  
*clubmgr@pinemountainlake.com*

**Restaurant – 1.209.962.8638**

**OTHER PHONE NUMBERS**  
**Equestrian Center Manager**  
**Kendra Brown – 1.209.962.8667**  
*stables@pinemountainlake.com*

**Marina Manager**  
**1.209.962.8631**  
**Dawn Pretzer**  
*marina@pinemountainlake.com*

**PML NEWS – 1.209.962.0613**  
Ad/Article Submissions  
Sabre Design & Publishing  
*PMLNews@SabreDesign.net*

# GENERAL MANAGER'S MESSAGE

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

## SUMMARY OF THE DEVELOPMENT OF A PMLA SHORT-TERM RENTAL PERMIT POLICY

In recent years as we have seen an increase in Short-Term Rentals (STRs) in PMLA we have also experienced a corresponding increase in violations and member complaints regarding STRs. These complaints are mostly related to excessive noise, disorderly conduct, drug use, vandalism, trespass, overcrowding, traffic violations, illegal parking, loose dogs, barking dogs, dog feces and trash.

In response to complaints about STRs, the Association conducted a member survey in 2020 to gauge their impact on the membership. Based on the results of the survey and continued member complaints, the Board authorized the creation of a rental compliance coordinator position in 2022, and funding to hire a firm and software to monitor online ads to determine which properties are being used for short term rentals in PMLA.

The Board approved hiring a firm that provides a 24-hour rental hotline service to allow members to report problem rentals. The Board also adopted a policy that requires the registration of all rentals and an annual fee that goes to fund these efforts.

While these actions have been useful, there is no policy or mechanism whereby an STR owner who consistently allows their renters to violate the rules, can be suspended from renting short-term. Additionally, the current PMLA schedule of fines does not adequately address chronic STR rules violators. Some STR owners calculate the fines that are levied as a cost of doing business, and some have actually stated that they have no intention of correcting these problems.

The transient nature of STRs does not allow our governing document enforcement procedures to properly address these problem rentals. These procedures call for an on-going stepped enforcement approach where we first issue a courtesy notice, then a notice of non-compliance, and then a final notice before they go to a hearing in front of the Covenants Committee who

can levy a fine.

We are stuck in an infinite loop where one bad renter violates multiple rules, negatively impacting the quality of life of the neighbors of this property, as the renter stays for a weekend and then leaves, and by the time our staff is able to issue a courtesy notice, several other renters have stayed and caused more issues for the neighbors. Our current policies do not allow our staff to adequately address the chronic problem rental owner.

To address this issue, the board directed staff to prepare a draft policy to regulate all of the issues that we experience with STRs in PMLA. We spent several months gathering and reviewing the policies, regulations and ordinance codes of HOAs, agencies, cities and counties in our region. We focused much of our research on South Lake Tahoe as our community has similarities in geography and regional uses and we wanted to model our policy after areas that showed success in dealing with STR issues.

It should be noted that most HOAs do not allow STRs. In fact, the first draft of the governing documents update that we received from our attorney contained a provision that explicitly prohibited STRs. Those of us on the Gov Docs Update Committee had to explain to our attorney that the Association did not wish to ban STRs,

and asked her to amend this provision of the draft CC&Rs to take this into consideration.

After reviewing all of the documents and information from other communities, we chose provisions and policies that we believed would address the same types of issues that we experience here at PMLA.

The Board and management understood that it would take time to develop this policy and it was very important to gather feedback from the membership. Out of the 8,846 Association members, to date, 87 sent an email to the board to provide feedback and suggestions. We were pleased with this response as the board does not normally receive this much feedback from the membership when we send out policies and rules for member review and comment.

Much of the feedback in opposition to the policy is related to the requirement of signage identifying the property as an STR, the amount of the fines for the first and second offence, requiring proof of insurance coverage and County Transient Occupancy Tax (TOT) compliance, substantiating allowable occupancy in the rental by providing photos, responding and resolving violation complaints within 30-60 minutes respectively, designating a local contact to respond

quickly to violation complaints, etc.

Concerns regarding vexatious complainants, squatters, burglary and security of the rental, stigma due to signage, costs and privacy have all been voiced by STR owners providing feedback.

With the member feedback includes support for a stringent policy mostly voiced by members who live next to or near STR's who have been consistently and negatively impacted by them.

The Board members and I all feel that we can develop a policy that is reasonable and effective in protecting the rights and quality of life for all members and this is the process to do so. At the November Board meeting, the Board considered all member feedback before approving the formation of an ad hoc committee to continue work on the development of the STR Permit Policy, as well as the proposed committee charter. The Board is now soliciting applications from those members who wish to serve on this committee. Members who wish to serve on this committee can apply online by visiting the Official PMLA Website at [www.pinemountainlake.com](http://www.pinemountainlake.com).

Look for more updates on this topic on PMLA social media pages, direct email (PML eSNAP) and future issues of the PML News.

*Until next month, wishing everyone Happy Holidays!*

## 2024 BUDGET/ASSESSMENT PACKETS

2024 Packets will be mailed out on December 1, 2023. If you have moved or changed your address in the last year, please check with the Administration Office at (209) 962-8600 now, to verify that we have your correct address on file.

While you are at it, why not give us an email address and join our Email Opt-In members? Less paper, less waste! Email Opt-In members receive the bulk of the budget and assessment information via email. If you are already an Email Opt-In member, please check with Administration to verify that we have your correct email address on file. We want you to receive your 2024 Assessment/Budget Packet in a timely fashion and save you and your Association time and money.

**IF YOU HAVE NOT RECEIVED YOUR 2024 PACKET BY DECEMBER 15, 2023**, please contact the Administration Office at 209-962-8600.

# PRESIDENT'S MESSAGE

CHUCK OBESO-BRADLEY – PMLA BOARD PRESIDENT

**W**elcome to December and some of the coolest events in PML!

Don't miss the Annual Holiday Express and the House Decorating Contest for homes along the golf course. This will take place on Friday and Saturday, Dec. 15th & 16th, with tours of the decorated houses along the golf course in lighted golf carts – the first tour starts at 5:30, and the last tour will be at 7:30 pm. To sign up for the Holiday Express and/or the House decorating Contest, please contact the Golf Shop at 962-8620, or at [golfpro@pinemountainlake.com](mailto:golfpro@pinemountainlake.com).

Another great PML event is Santa at the Stables, on Saturday, Dec. 16th, from 5 – 8 pm. Take a family picture with Santa that evening, and hot cocoa will be served! For more information, please call the Stables at 962-8667.

Lately I've been reflecting upon the nature of our Association and upon the specific purpose of our Board of Directors. Or, as Star Trek would put it, what is our "Prime Directive?" We were incorporated as a not-for-profit, mutual benefit corporation, and none of our departments or amenities were

ever designed to turn a profit.

As stated in our By-Laws, the "specific and primary purpose of this Association shall be to own, repair, maintain, and manage the Common Areas and Common Facilities of Pine Mountain Lake, to enforce the Rules and Regulations adopted by the Board of Directors, from time to time, and to otherwise enhance and promote the use and enjoyment of the Common Areas and Common Facilities by the Association's Members, and subject to the Associations Rules, their tenants, guests, and invitees."

A good organization should remain true to its primary purpose. That is why we spend so much time during the Budget Development Process to hear from the Managers about the needs of their departments, and what they need in order repair, maintain, and manage the PML common areas and common facilities.

A good organization has one foot in the present and one foot in the future, to first maintain the status quo, and then to pave the way for a solid future for our kids and grandkids. That our aging facilities and infrastructure remain well-maintained. That all of

our departments operate fully staffed, in order to ensure that the use and enjoyment of our awesome amenities remain at a high level.

With one foot in the future, a good organization also thinks about Succession Planning, and the process for passing on leadership roles to new potential managers, when the current leaders retire or leave the organization. That is why the Board pushed to have the Assistant General Manager position included in next year's budget.

Finally, a good organization actively seeks input from all stakeholders when considering new rules and regulations. That is why we make the effort every year to involve the volunteer members of the Budget & Finance Committee during the Budget Development Process. That is why we publish draft resolutions in the PML News for 30 days, so that we can receive member input on new proposals. That is also why we sometimes form new PML Committees to make sure that we get feedback from all sides of an issue.

Here's hoping that your Holiday Season will be filled with family and joy, and that 2024 brings hope and prosperity to us all!

## 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  
[PMLBoard@pinemountainlake.com](mailto:PMLBoard@pinemountainlake.com)

### ADMINISTRATION OFFICE

#### HOURS OF OPERATION\*

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

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

#### SUBSCRIPTION RATES:

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

#### SUBMISSION DEADLINE

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

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

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

**DAVID WILKINSON**—Publishing Editor

**SABRE DESIGN & PUBLISHING**

Design/layout

**PINE MOUNTAIN LAKE NEWS**

P.O. Box 605

Groveland, CA 95321

Tel: 1.209.962.0613

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

## ATTENTION NEW PML MEMBERS!

### WELCOME to PML...We're glad you're here!

Once you have received your welcome letter from the Association you will have the information you need to log into the PML website ([www.pinemountainlake.com](http://www.pinemountainlake.com))

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

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

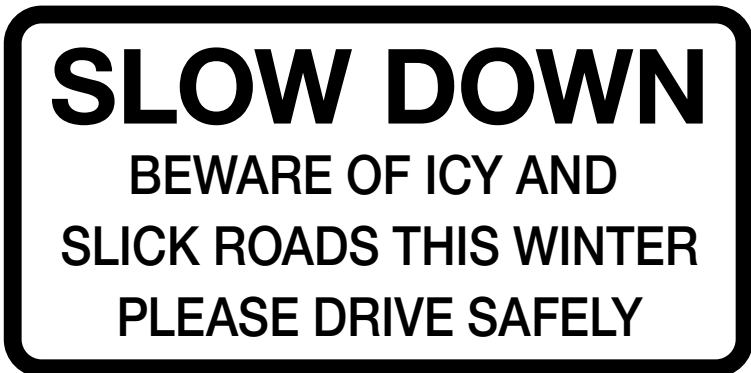
Here you will find:

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



**PINE MOUNTAIN LAKE ASSOCIATION**  
**SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES**  
 For Ten Months Ended October 29, 2023

OPERATION OF AMENITIES	Revenues					Expenses				Budget		
	Members' Assessments Net of Discount	User Fees	Sales, Net of Cost of Sales	Miscellaneous Income	Total Revenues	Total Expenses	(Cost)/Income Before Depreciation	Depreciation Expense	(NET COST) INCOME	(NET COST) INCOME	Variance Bud - Act	Variance %
Golf Course	\$ -0-	758,589	\$ 39,565		\$ 798,154	\$ 1,512,142	\$ (713,988)		\$ (713,988)	\$ (857,634)	143,646	-16.75%
Restaurant & Bar	-0-	2,635	790,966		793,601	1,295,299	(501,698)		(501,698)	(661,341)	159,643	-24.14%
Marina	-0-	485,673	122,581		608,254	930,565	(322,311)		(322,311)	(247,251)	(75,060)	30.36%
Snack Shack	-0-	-0-	55,807		55,807	66,592	(10,785)		(10,785)	(31,577)	20,792	-65.85%
Stables	-0-	118,116		3,715	121,831	374,909	(253,078)		(253,078)	(308,742)	55,664	-18.03%
Recreation	-0-	198,069			198,069	138,259	59,810		59,810	(11,063)	70,873	-640.63%
Roads & Facilities Maintenance	-0-	182,762		660	183,422	2,050,141	(1,866,719)		(1,866,719)	(2,113,659)	246,940	-11.68%
<b>PROPERTY OWNER SERVICES</b>												
Safety	-0-	217,789			217,789	890,110	(672,321)		(672,321)	(844,596)	172,275	-20.40%
Administration	-0-	252,051			252,051	2,222,968	(1,970,917)		(1,970,917)	(1,431,075)	(539,842)	37.72%
<b>ASSESSMENTS</b>												
+	6,820,040			62,475	6,882,515	85,586	6,796,929	382,923	6,414,007	5,360,580	1,053,427	19.65%
<b>Totals</b>	\$ 6,820,040	\$ 2,215,684	\$ 1,008,919	\$ 66,850	\$ 10,111,493	\$ 9,566,571	\$ 544,922	\$ 382,923	\$ 161,999	\$ (1,146,358)	1,308,357	-114.13%



CAPITAL EXPENDITURES Ten Months Ended October 29, 2023			
	TOTAL RESERVE FUNDS	NEW CAPITAL ADDITIONS FUND	TOTAL CONTRIBUTION TO CAPITAL
<b>2023 Beginning Fund Balances</b>	4,403,620	102,395	4,506,017
Interest Income			-
Bank Fees/Discounts Taken			-
Assessments Earned	1,177,500	1,100	1,178,600
Other Income/Expense			-
<b>PURCHASES BY AMENITY</b>			
Golf Course	(136,036)	(28,205)	(164,241)
Country Club	(26,743)		(26,743)
Bar	-		-
Marina	28,993	(2,506)	26,487
Snack Shack	-		-
Swim Center	(850)		(850)
Stables	(24,553)	(1,188)	(25,741)
Recreation			-
Roads & Facilities Maintenance	(291,950)	(19,234)	(311,184)
<b>PROPERTY OWNER SERVICES</b>			
Safety	(59,773)		(59,773)
Administration	(63,861)		(63,861)
Non-Capital Reserve Expenses	(315,305)		(315,305)
<b>Total transfer to Operating Fund for property and equipment additions and reserve expenses</b>	(890,077)	(51,133)	(941,210)
<b>Adjusted Fund Balances</b>	\$ 4,691,043	\$ 53,412	\$ 4,743,407

**24/7 RENTAL COMPLIANCE HOTLINE**

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

**1-209-231-4543**

# PMLA MONEY MATTERS

DAN SZATHMARY – ASSOCIATION CONTROLLER

## 2024 BUDGET AND DISCLOSURE PACKET

**A**t the October board budget meeting, the Board approved the annual budget for 2024. The budget development process takes several months and involves the work of the management team and staff, Budget and Finance Committee and Board of Directors. The first draft of the budget came in at an assessment increase of 21%. The General Manager and I worked with our management team and pared that down to 16%. By the time the Budget and Finance Committee and Board members finished their work on the draft, it was at 12.71% and that was the percentage increase that we had when we started the October Budget meeting.

After a long meeting with a lot of member input, the Board made some discretionary decisions and the final percentage increase came out to 8.47%. With the inclusion of the pending lot mergers that were in the pipeline before the lot merger moratorium, that final percentage of increase came out to 9.09%. This equates to \$264.00 per month per lot or a total annual assessment of \$3,168.

We would like to thank all of the volunteer committee and board members who participated in this process. The 2024 Budget and Disclosure packets were prepared for mailing by our printer and scheduled to be mailed out to the membership by December 1st.

## NEW IT MANAGER

The Board of Directors approved a fulltime IT Manager position for PMLA. Why do we need to spend money on an IT Manager? Can't we just work with member volunteers to take care of IT?

It is the year 2023. We are now almost a quarter of the way through the 21st Century. Pine Mountain Lake Association evolved well into modern times with all of IT being managed by an on-call consultant for emergencies, and by the Association Controller as a secondary duty in addition to his primary function managing the finances of the association.

This didn't happen by design, it happened because Ken Spencer, my predecessor, was not only a really good accountant, he had enough of a knack for

handling IT problems we managed to eke by for many years without having to invest in someone with the qualifications to build and maintain an IT infrastructure for an organization the scale of PMLA. Ken would be the first to tell you, a career IT professional can and will do this considerably important job much more efficiently and effectively than he could. He also did an outstanding job getting things to work, most of the time, under the circumstances.

IT has been held together by Ken doing this outstanding job by teaching himself along the way over almost the last 20 years working with the association. There have been issues along the way, and no one would disagree things would go much better and the productivity of the entire organization would benefit from investing in someone professionally qualified to handle the current scope and scale of the job Ken took on almost 20 years ago.

So why not rely on volunteers? Why not figure out other ways to keep things running on the cheap? I have seen a lot of this member feedback floating around emails and social media.

To that I ask, if you had a \$10 million a year business that has multiple departments at different geographic locations, that employed over 150 people, and the year isn't 1988; would you want the entire information infrastructure of that organization held together by the staffing equivalent of duct tape and bailing wire? We don't want that for PMLA either.

Clearly an investment in a skilled and experienced IT professional will generate a large return on that investment to our association. It is also clear it will only be more so as we continue into the 21st century.

We are fortunate to have found a very skilled IT professional and he has already hit the ground running, improving various systems in our Association. We look forward to the on-going improvement to our IT systems for our team and the Association membership.

## • WHY DOES OUR ASSESSMENT KEEP GOING UP EVERY YEAR?

PMLA along with most other Common Interest Developments are not-for-profit mutual benefit corporations. That means

they are designed to provide for the maintenance of amenities and facilities, enforcement of the governing documents, replacement of vehicles and equipment and providing many benefits and activities to the membership. These activities are funded by assessments every year based on a budget ultimately determined by members and their duly elected representatives. These entities come in all shapes and sizes and serve a wide range of people with an equally wide range of economic backgrounds and preferences of how much money they want to invest in common interests in their communities.

Some of these associations do nothing more than make sure people are cutting their grass and occasionally fill potholes. Assessments in these associations can be under \$100 a month. Other communities cater to extremely wealthy individuals and fund amenities that spare no expense, and they communally pay for it. Most communities, like PMLA land somewhere in between those extremes.

We all get what we pay for, and all have different financial backgrounds and wants for our communities. In this, there is only one constant. Inflation.

It is an economic reality and impacts everyone, in all things, every year.

Knowing this, members and their representatives make a choice with how to manage association finances come budget time every year:

Do they want to reduce the funding and perks that come with being in the association by not increasing the assessment?

Do they reduce the size and scope of what an association can provide in order to decrease what members need to pay IN ADDITION to having to cover the increased cost of everything?

Or, in some cases, do they want to increase the size and quality of what the association provides in addition to covering inflationary pressures? Some communities opt to pay more to get more all things considered.

We are a very large and economically diverse association governed by and for its members. In a world where nothing is free and you get what you pay for, what would you like to see for the future of PMLA?

Would love to hear from all of you. Feel free to contact me anytime at [Controller@PineMountainLake.com](mailto:Controller@PineMountainLake.com) or 209-962-8606.

## PML AUTOMATIC PAYMENT PROGRAM

Taking the time to write a check for your monthly assessment payment can be time consuming and costly. You can avoid this burden and eliminate the potential for late payment charges by enrolling in PMLA's Auto Payment Program. By completing the form, which can be found at [www.PineMountainLake.com](http://www.PineMountainLake.com) under the Resources/Forms, and returning it to the Administration Office, you can have your monthly assessment automatically deducted from your checking account or charged to your credit card. This means you never have to remember to write a check and mail it each month. The peace of mind that comes with knowing your payment will always be made on time is easy to attain. We can also arrange to have any other regular payment you make to the Association (such as golf membership, horse boarding fees, etc.) paid in the same way.

For more information on this simple, effective and time saving plan please contact us at **1 (209) 962-8600**

## PAY YOUR PML PAYMENTS ONLINE

Did you know you can make your payments online?

Online Bill Pay is available on [www.PineMountainLake.com](http://www.PineMountainLake.com).

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

### GOVERNING DOCUMENT ENFORCEMENT ACTIONS OCTOBER 2023

Courtesy Notices	41
Notice of Non-Compliance	17
Final Notice of violation	9
Fines Assessed	8
Member Service	883

### COMPOST & ARCHERY RANGE HOURS OF OPERATION

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

**APRIL THRU OCTOBER - 7 DAYS A WEEK 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**

## COMMUNITY ORGANIZATIONS

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

If you would like your community organization listed please send your group's name, contact person, and phone number to [j.owens@pinemountainlake.com](mailto:j.owens@pinemountainlake.com)

**CAMP TUOLUMNE TRAILS**  
Jerry Baker - 1.209.962.7916

**FRIENDS OF THE GROVELAND LIBRARY**  
Virginia Richmond - 1.209.962.6336

**HELPING HANDS THRIFT STORE & FURNITURE BARN**  
Patti Beaulieu - 1.209.962.7402

**VILLAGE ON THE HILL**  
1.209.962.6906 or [info@villageonthehill.org](mailto:info@villageonthehill.org)

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

## PML SAFETY REPORT

	1st Qtr	2nd Qtr	3rd Qtr	OCT	YTD
Guest Passes Issue	2,063	4,805	5,731	1,054	13,653
Vendor Passes Issued	842	1,531	1,452	465	4,290
Temporary Resident Passes Issued	1,787	5,135	7,555	1,423	15,900
Vehicles Admitted	22,385	49,168	64,461	12,870	148,884
Vehicles Refused Entry	526	905	1,398	358	3,187
Phone Calls Received	7,419	10,368	9,253	2,375	29,415
Residential Alarm	16	10	4	7	37
Animal - Loose	27	34	26	7	94
Animal - Impounded	4	11	6	3	24
Animal - Dead/Injured	29	25	25	7	86
Animal - Disturbance	8	6	4	2	20
Patrol Assist	510	487	366	121	1,484
Member Assistance Request	69	35	10	3	117
Welfare Check	5	6	5	3	19
Transport	14	6	0	1	21
Traffic Hazard	2	2	2	0	6
Traffic Control	0	0	2	0	2
Excessive Speed/Reckless Driving	9	14	6	2	31
Gate - Tamper	6	1	1	0	8
Gate - Follow Through	56	67	43	11	177
Gate - Malfunction	12	10	3	2	27
Gate - Struck by Vehicle	14	16	6	2	38
Control Burn Reported	139	255	0	0	394
Fire Safety - Smoke Complaint	8	2	0	0	10
Hazard - Tree Down	54	4	2	0	60
Residential Disturbance	2	1	4	1	8
Amenity Burglary	0	0	0	0	0
Residential Burglary	0	0	0	0	0
Grand Theft	0	1	0	0	1
Petty Theft	0	1	4	1	6
Trespassing	3	5	4	1	13
Vandalism	3	1	1	0	5
Property Damage - PML	3	0	0	1	4
Property Damage - Resident	5	0	1	0	6
PML Regs Violations Resident	2	3	1	1	7
PML Regs Violations Guest	1	2	0	1	4
Vehicle - Citation Issued	3	0	11	1	15
Vehicle - Accident PML	3	2	1	1	7
Patrolling Unit	2,438	1,956	1,791	1,112	7,297
Amenity Security Check	6,001	5,904	4,610	1,989	18,504
Residence Security Check	724	723	299	122	1,868
Weapon Violation	0	0	0	0	0
Fixed Post	7	6	5	1	19
Courtesy Notice Issued	85	84	60	19	248
All Other Fees Collected	\$96,108	\$265,372	\$393,180	\$68,316	\$822,976



# MAINTENANCE DEPARTMENT YEAR IN PICTURES

PINE MOUNTAIN LAKE MAINTENANCE DEPARTMENT



Jun 28, 2023 9:05:40 AM  
18985 Ferretti Road  
Groveland  
Tuolumne County  
California



Sep 20, 2023 11:14:33 AM  
21245 Larkspur Court  
Groveland  
Tuolumne County  
California



Sep 20, 2023 11:36:46 AM  
20221 Upper Skyridge Drive  
Groveland  
Tuolumne County  
California



Jul 6, 2023 8:22:15 AM



Jun 28, 2023 9:09:46 AM  
12456 Tannahill Drive  
Groveland  
Tuolumne County  
California

# FROM PMLA SAFETY COMMITTEE

BOB ASQUITH – PMLA SAFETY COMMITTEE

The Pine Mountain Lake Safety and Security Committee is a standing committee authorized by the PMLA Board of Directors to inform its decision making and promote its mission. The Committee meets every month.

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

Our next meeting is December 13th at 9am via Zoom. Please email [safetyandsecuritycommittee@pinemountainlake.com](mailto:safetyandsecuritycommittee@pinemountainlake.com) to obtain your invitation.

**Safety Recommendations for STR**—The committee made specific recommendations for safety instructions to be posted inside the front door of Short-Term Rentals (STR).

**Year End Safety Recommendations**—The committee made 5 specific recommendations for the Board of Directors to consider by year end. They represent discussions and conclusions during the year.

**Speeding**—This remains one of the most discussed issues of 2023. Visitors, Contractors, and Members all are guilty of speeding on PML streets. The speed

limit is 25 miles per hour. We are looking for solutions and welcome any member suggestions.

**First Aid/AED/CPR classes** will be offered in the first quarter 2024. Look for Social Media announcements.

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

- You can start a Firewise community and make your area SAFER. It is easy.
- 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](mailto:safetyandsecuritycommittee@pinemountainlake.com)

**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**

*Locally Owned since 1950*

YOUR ONE-STOP SHOP FOR *all your pest control services*

- PEST CONTROL: HOME, BUSINESS AND INDUSTRY
- LAWN FERTILIZATION AND COMPREHENSIVE LAWN CARE
- TERMITE INSPECTIONS, REPAIRS AND FUMIGATIONS
- TREE AND SHRUB CARE, AND BARK BEETLE CONTROL
- TERMITE TREATMENTS AND MONITORING
- WEED CONTROL AND FIRE BREAKS
- BED BUG TREATMENT
- DECK REPAIR/REPLACEMENT (LICENSE #922758)

OUR REPUTATION IS IMPORTANT TO US AND YOUR COMMUNITY. *Call now for a free estimate!*

**CLARK PEST CONTROL**

(209) 770-7733  
[clarkpest.com](http://clarkpest.com)

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



# 24 CARAT Fun




**\$600,000 ENCHANTED GIVEAWAY**

Earn entries Oct 30 – Dec 22  
Swipe kiosk daily for prizes\*  
Drawings Thursdays & Fridays  
at 8, 9 & 10pm

**Grand Finale Friday, Dec 22  
A MERCEDES C300!**

\*After earning 500 & 1,000 base points.  
Actual car make, model & color may vary.



**\$27,000**

**MONDAY NIGHT SHOWDOWN**


ATTENTION ALL TABLE GAMES PLAYERS

**JOIN US AND WIN BIG**

**IN OUR TABLE GAMES DRAWINGS**

**SEPT. 11 - DEC. 25 | KICKOFF**

*Elevate  
Your Celebrations*



**Vintage STEAKHOUSE**  
HANDCRAFTED STEAKS & SEAFOOD

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# NEW YEAR'S EVE AT



## 5 COURSE DINNER

Reservations Required please call 1.209.962.8638

Seatings available at 6:00PM and 7:30PM

Champagne Toast Included

**\$115** per person  
plus tax

Live Music from The Kool Shifters 9PM-1AM

## NEW YEAR'S EVE MENU

### APPETIZER - WRAPPED PRAWNS

Jumbo prawns wrapped with pork caul fat and pineapple. Served with a smokey sauce

### SOUP - SHE CRAB SOUP

Decadent crab bisque with lump crab and caviar

### SALAD - GOAT CHEESE & BEET SALAD

Mixed greens, beet sticks, goat cheese, sliced apple, prosciutto, almonds, & sourdough bread

### ENTRÉE - SURF & TURF

Grilled filet minion and scallop skewers, served with black truffle potatoes & fresh vegetables

### DESSERT - MINI GANACHE CHEESE CAKES

Choice of strawberry or brownie

For more information contact the Grill at

**1.209.962.8638**

# HOT OFF THE GRILL

HEATHER PARKHURST – FOOD & BEVERAGE DIRECTOR

**H**ello friends and neighbors! Here we are at the last transition before we start a brand new year. Here in Pine Mountain Lake, fall has gracefully given way to early winter. Vibrantly colored leaves are mostly gone and we are left with evergreens and earthy tones. Crisp breezes have given way to chilly winds, and gentle showers to full on rainy days. Sweaters are no longer enough; puffer coats and parkas are the way to go.

The new “Comfort” specials that we rolled out last month have been a resounding success, so we are going to keep them going. Chef Raul Melchor and Sous Chef Tony Trevino have really done an incredible job with each of them. I have heard nothing but compliments in regards to flavor, portion, pricing and presentation. The best part for me is going around in the evening and chatting with guests and members about

how happy they are with the new offerings.

There is much about the holiday season to enjoy here at The Grill. We have decorated for the holidays and are here for you, Wednesday through Sunday, including Christmas Eve. Have you considered a holiday get together? A staff appreciation luncheon? Let us be your venue of choice for group gatherings and banquets this December, where good company, exceptional food, and festive ambiance come together for unforgettable moments. Give us a call and we will put together a lunch or dinner banquet for your group. Space goes quickly, so don't wait too long.

Don't forget about making plans for New Years Eve. Our band that night is the Koolshifters, and we still have spots available for dinner and dancing to ring in the New Year. Give us a call at 1-209-962-8658 for more details, or to buy tickets. We look forward to seeing you soon!

## SANTA CLAUS IS COMING TO...



## THE STABLES AT PML

**Saturday 12/16/2023 from 5pm to 8pm**  
Get a photo with Santa and Mrs. Claus!

**Hot Cocoa will be served**

For more information please call  
the Stables Manager at 1.209.962.8667



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

12765 MUELLER DRIVE • GROVELAND, CA. 95321

*Championship Golf Course*



*Beautifully Manicured  
Greens*



*Stunning Vistas & Surroundings*



*Mountain Golf*  *at its Finest!*

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

1-209-962-8620

**ALL ABOARD** **PML'S ANNUAL**



**FRIDAY, DEC. 15 • SATURDAY, DEC. 16**

Board a golf cart as your tour leader takes you on a tour of outdoor home decorations on the golf course. Enjoy **Hot Cocoa & Cookies.**

We will not be featuring the buffet dinner this year. If you would like to make reservations for dinner, please call **The Grill at 209-962-8638.**

Reservations are limited to first come first serve and can be made up 30 days in advance.

Seats are limited so call early to reserve your designated tour time.



Call Mike Cook  
**1-209-962-8620**  
with questions  
regarding  
this event

**FOR HOLIDAY TOUR RESERVATIONS CALL THE GOLF SHOP AT 209-962-8620**

*Adults \$10* | *Kids\* \$5*  
per person | per person

\* 17 years old and younger  
(must be registered in advance and for every child registered there must be an adult to drive the cart)

Price includes:  
Tour, Hand Warmer, Hot Cocoa & Cookies

**TOURS BEGIN AT 5:30PM**  
**LAST TOUR AT 7:30PM**  
Tours go Rain or Shine

For the **PERFECT** evening do the Holiday Express and finish up with a tour of decorated homes and a photo with Santa at the Stables!

For more information on the All Unit Home Decoration Contest call the Stables Manager at 1.209.962.8667

**ONE-OF-A-KIND**

**TICKET TO RIDE**

## RECREATION UPDATE

MICHELLE CATHEY –  
RECREATION AND SEASONAL  
OPERATIONS MANAGER

I wanted to take a moment to say thank you for a great year. My favorite part of this year is that I got to meet a plethora of people and build relationships. Some relationships were single-serving, meaning I met that person once and we made a difference in that small slice of time. Other interactions were continuous and grew over time. The beauty of the extended relationship is that each one gave birth to new ideas and the opportunity to solve problems. I learned so much and look forward to doing even better next year.

The Holiday House contest is on Saturday December 16th. We want to get as many people involved as possible. If you want to decorate, but not be in the contest that is an option too. Please submit your entry form to [holidayhouse@pinemountainlake.com](mailto:holidayhouse@pinemountainlake.com).

The Holiday Express is going this weekend too. Make your reservation with the golf course at 1 (209) 962-8620. You can make a fun filled evening by doing the Holiday Express event, then drive through PML to see the Holiday Houses that decorated, then end your evening at the Stables for hot coco and a picture with Santa. I encourage you to engage and enjoy the events planned. 'Tis the season!

**Reminder:** between now and next season, you can utilize the tennis and pickleball courts. You can also use the shooting and archery range. The annual passes for these amenities make a splendid holiday gift because they are open all year.

The Equestrian Center is also open all year. Feel free to call Kendra at 1 (209) 962-8667 to make a reservation for a lesson.

Happy Holidays! Be safe out there!

For any questions feel free to contact Michell Cathey at 1 (209) 962-8604 or email [m.cathey@pinemountainlake.com](mailto:m.cathey@pinemountainlake.com)

# HAPPY HOLIDAYS

## LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	1	DEFERRED TO NEXT EDITION BY EDITORIAL COMMITTEE	0
DENIED BY EDITORIAL COMMITTEE	0	DENIED BY BOARD OF DIRECTORS	0
Exceeds 250 word maximum	0	DEFERRED TO NEXT EDITION BY BOARD OF DIRECTORS	0
Content	0		
Not a property owner	0		
"THANK YOU" LETTERS RECEIVED*	1	* 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.**

### CONCERNED WITH DUES INCREASE

Never Ending

The New year is going to ring in with another huge increase in our monthly dues.

I'm asking all of us when is enough, enough?

It is a justifiable question I believe as this will truly make decisions do we fill up our gas tank, buy food, have wood to heat our home, pay someone to clear our property or pay our monthly increased assessment? It's a fair and rightly question. PML was once a place where we dreamed of retiring to, now? It is unattainable because of lack of understanding and a lackluster thinking. The dream is out of reach, financially ruining lives, families and way of life. It really is a shame that we have let it come to this.

Merry Christmas! Open up your wallets and see if there is anything left in it.

D Maloney  
 Groveland, Ca

### THANK YOU LETTER

I want to give big a heartfelt "thank you" to Rick Laffranchi and the Roads and Green Belt crew for clearing a massive amount of sediment and debris from the cove at 1st Garrotte Creek in Unit 1. Thanks to you the cove will be accessible to kayakers for more of the summer months. Keep up the great work!

Tyson Tano  
 Groveland, Ca

# PMLA ANNUAL ALL UNIT HOLIDAY CONTEST



**MEMBERS COME OUT AND SEE THE BEAUTIFUL DECORATIONS DRIVE BY USING OUR HOLIDAY HOUSE MAP**

**Saturday, December 16th from 5 pm – 8 pm**

Drive through PML to see the Christmas lights and decorations, then send your vote for your top 3 favorite properties to [holidayhouse@pinemountainlake.com](mailto:holidayhouse@pinemountainlake.com)

**Winners will be announced December 20th!**

For more information contact the Stables Manager at

**1.209.962.8667**

Contest open to PML Members and long-term renters

Don't miss the **Holiday Express** December 15 & 16 at the PML Golf Course. For the PERFECT evening do the Holiday Express and finish up with a tour of decorated homes and a photo with Santa at the Stables! For more information about the Holiday Express Call Mike Cook **1-209-962-8620**

## THE HOOF PRINT

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

I cant believe December is here, which also means the end of the year is upon us.

With shorter days ahead we're changing gears here at the Equestrian Center into winter mode. Shorter days mean we have just as much work with fewer hours in the sun. We're making sure horses are properly blanketed and protected from the cold, water troughs aren't frozen, and the weather isn't taking it's toll on hooves and body condition.



We are finishing up 2023 with one of my favorite events; The Christmas Light Drive Through and Holiday House Contest. Saturday, December 16th Santa will be here at the stables to visit with everyone. We will be serving hot cocoa and I even heard the Grinch might be stopping in and making an appearance. Drive through the neighborhood lights and stop in 5:00 pm-8:00 pm to see Santa.

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

# YOU'RE INVITED



## YOU ARE FORMALLY INVITED TO PARTICIPATE IN THE ANNUAL PMLA HOLIDAY HOUSE CONTEST

You decorate the front of your home and/or yard. We map it. On December 16th, property owners drive by and select their top 3 favorites by vote.

We will announce the winners on December 20th!



- 1st place gets a \$150 Gift Card**
- 2nd place gets a \$100 Gift Card**
- 3rd place gets a \$50 Gift Card**



Entry forms need to be turned in by 12/11 • May be turned in at Admin Office or via email  
Open to PML Members and long-term renters

### ENTRY FORM

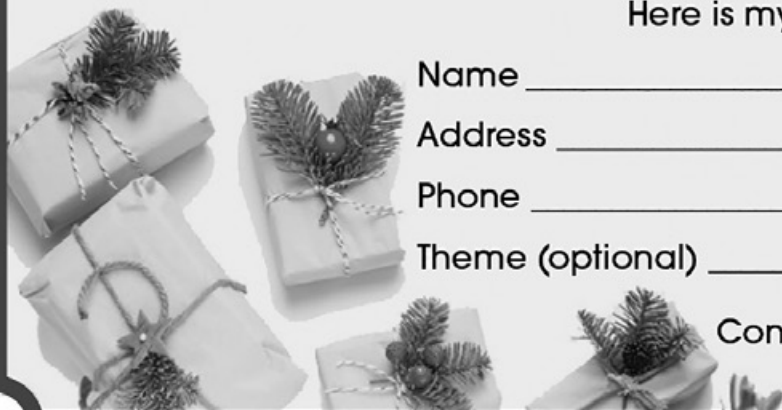
Due by December 11th

Submit via email to [holidayhouse@pinemountainlake.com](mailto:holidayhouse@pinemountainlake.com) or deliver to the Admin Office.

- Yes, I'd like to participate in this contest.*
- I would like to participate, but I do not want to be part of the competition

Here is my information:

Name \_\_\_\_\_  
 Address \_\_\_\_\_ Unit/Lot \_\_\_\_\_  
 Phone \_\_\_\_\_ Email \_\_\_\_\_  
 Theme (optional) \_\_\_\_\_



Contact the Recreation Manager, Michelle Cathey,  
for more information 1.209.962.8604



*Light up*

*the Links*



FRIDAY DECEMBER 15 & SATURDAY DECEMBER 16

*Help us Light up the Links this year!*

On Friday December 15 & Saturday December 16, the golf course staff will conduct tours of homes decorated on the golf course side of the property via golf carts traveling on golf course cart paths. The headlight equipped carts are set to drive by holes 1-5 and 10-18.

There is no stopping or entering of any property, just a slow drive to enjoy the holiday decorations. The tours begin about 5:30 pm and the last tour at 7:30 pm.

**OPTIONAL HOUSE DECORATING CONTEST WITH PRIZES!**

- 1st Prize \$100 Country Club Gift Card • 2nd Prize \$80 Country Club Gift Card
- 3rd Prize \$60 Country Club Gift Card • 4th Prize \$40 Country Club Gift Card

**If you'd like to participate in the contest, fill out the form below and drop it off at the golf shop or email the form to [golfpro@pinemountainlake.com](mailto:golfpro@pinemountainlake.com)**

Lights need to be turned on by 5:00pm on December 15 & 16

**Even if you prefer not to participate in the contest, PLEASE share your holiday spirit and decorate in anyway that you can on side facing the golf course**



*Yes*, we would like to sign up for the House Decoration Contest.

name \_\_\_\_\_

address \_\_\_\_\_ unit/lot # \_\_\_\_\_

phone # \_\_\_\_\_ email \_\_\_\_\_

Return this form to Mike Cook at the Golf Pro Shop or via email at [golfpro@pinemountainlake.com](mailto:golfpro@pinemountainlake.com)

REGISTRATION DEADLINE: 5PM ON DEC. 10TH

## 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](http://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: \_\_\_\_\_

## DRAINAGE CHANNELS AND YARD WASTE

SUZETTE LAFFRANCHI - COMMUNITY STANDARDS DIRECTOR

**D**on't make your yard waste someone else's problem. If leaves or other debris fall onto your property, they are yours to eliminate. You are responsible to clean up everything on your property and dispose of it properly. Meaning not on to someone else's lot, or into the common areas such as our streets or easements. *Article VIII, Section 1 (d)* The vegetation and landscaping on any Lot shall be planted or maintained by the Owner or resident in such a manner as to reduce the risk of fire, prevent or retard shifting or erosion of soils, encourage the growth of indigenous ground cover and *to cause the proper diversion of water into streets and natural drainage channels.*

Blowing, raking, pushing, or dumping your leaves, needles or other yard waste off your property into our street or other members property is rude, and causes a

much bigger issue than just being rude, it clogs up our waterways. Please rake and haul your leaf debris.

It is important that we maintain and keep our waterways clear. No material or debris shall be placed, permitted to remain which may obstruct or retard the flow of water through drainage channels in the easements. *See PMLA CC&R, Article X, Section 7. Owners Responsibility.*

Pine Mountain Lake offers a free compost area for our membership. You can get directions, check out the rules, get operation hours or find out other benefits to the membership by visiting our web-site at <https://www.pinemountainlake.com/pmla-compost-area/>. PMLA Compost area: 13500 Rocky Point Drive – follow the signs. *Hours are subject to change without notice, call the Main Gate 209-962-8615 to check conditions and availability.*

## CHANGES COMING TO THE PML NEWS

DAVID WILKINSON – PUBLISHING EDITOR

**B**eginning in January 2024 you will see some changes to the PML News. The changes will not affect everyone, but you will notice the difference. Due to changes at the print company that prints the newspaper, our physical size will be changing.

The current height of the paper will be reduced by just over an inch. While this will not affect most advertisers, those advertisers with a full height ads will need to redesign their ads to fit the new height.

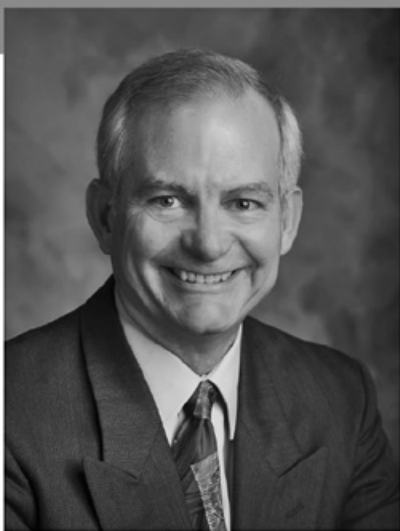
A letter was mailed to advertisers to

let them know of the changes and the new pricing for 2024. (Please note that there was a typo in the rate sheet. Full page ads will be 10.05" x 10.65".) If you have not received your letter you can log onto [www.PineMountainLake.com](http://www.PineMountainLake.com) and click on *Resources* and then *Newspaper* to download the new price sheet for 2024.

If you have any questions about how the new paper size will affect your business please contact the paper at [PMLNews@SabreDesign.net](mailto:PMLNews@SabreDesign.net).

We look forward to continuing to serve our readers and advertisers.

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



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2/047	GAMBLE STREET	PENDING \$1,000
2/287	FERRETTI ROAD	PENDING \$2,500
2/448	WELLS FARGO DRIVE	\$1,000
3/011	FERRETTI ROAD	PENDING \$1,000
6/113	FERRETTI ROAD	\$1,000
6/179	COTTONWOOD STREET	\$1,000
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
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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Contact Marilyn Deardorff-Scott - BRE 00396888  
**209-962-0718**



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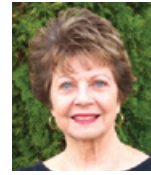
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DRE#01268655



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



### 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 \$925,900 MLS# 20230864



### Tempting Tri Level!

3 Bd/2 Bth, 2 Car Oversized Garage, Great Rm w/FP Stone Surround. Open Beam Vaulted Ceilings, Skylights, Central Air, Propane Heat, Laminate Flooring, Modern Kitchen, Brfst Bar, Open Dining Master Bdrm, Walk-in Closet, Soaking Tub & Separate Shower. Inside Laundry. Whole House Generator Covered Area for Boat/RV Parking. Front & Rear Decking. 20766 Rising Hill 3-345 \$419,900 MLS# 20230890



### Lovely Lake Front Home!

3 Bd/3 1/2 Bth, Living Rm w/FP, Cathedral Ceiling, Granite Countertops thru-out, Stainless Appliances, Island, Dining Area w/Bay-Style Window, Built-in Coffee Bar, Master Suite, Walk-in Closet, Lower Level: Family Rm, 3rd Bdr, Full Bath, Laundry Closet. Full House Generator, Decks, Patio, Covered Porch. Dock! 20236 Lower Skyridge, 15-74 \$929,000 MLS #20231671



### Golf Course Lot - End Unit!

2 Bd/2 Bth, Parking Pad, Great Rm w/ Fireplace, Stone. Open Beam Ceiling, Wall AC/Heat, Ceiling Fan, Brfst Bar, Open Dining. Master Bed/Bath. Inside Laundry, Washer & Dryer Included. Private Deck Over Looking the 5th Green. "Turn-Key" Furniture Included. Close the PML Grill, Pro Shop, Swimming Pool & Pickle Ball Courts. 19154 Dyer Ct, \$245,000 MLS# 20230664



### Comfy & Cozy Mountain Home

2 Bd/2 Bth, Single Level, Great Rm with Fireplace w/White Rock, Window Seat, Open Beam Ceiling, Ceiling Fan, HVAC, Window Coverings, Solid Surface Counter tops, Kitchen has all New Appliances, Brfst Bar, Master Suite, Inside Laundry, w/d Included, Deck, Close to all the Amenities. Clean & Move-in Ready. Most Furnishings Stay. 12406 Tannahill, 1-53, \$299,000 MLS#20231668



### 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, #2 \$379,000 MLS# 20230888



### Enchanting & Comfortable Home!

4 Bd/2 1/2 Bth, 2 Car Attached Garage, Approx 2240sf on 0.52 Acre, Great Rm w/FP, Skylights, Spacious Kitchen w/ Island, Ample Cabinets & Counter Space, Brfst Nook & Open Dining, Mst Bd/Bth, Walk-n Closet, Separate Shower, Inside Laundry w/d Included. Loft, Bonus Rm, Deck, Covered Porch, Fenced Garden, Brick Patio, Shed & Storage. 19390 Ferretti, 2-295, \$419,000 MLS# 20231336



### 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



### Irresistible Chalet - Great Location

4 Bd/2 Bth, Approx 1544sf on .35 Acre, Great Rm w/FP with Stone Surround, Open Beam Ceilings, Newer Seer Lennox High Efficiency A/C w/Digital Thermostat, Propane Heat, Open Beam Ceiling, Brfst Bar, Dining L, Laminate & Wall to Wall Carpet Flooring, Inside Laundry w/d Included. Close to Main Marina! Backs Up to Seasonal Creek 19548 Grizzly Cir. 1-388 \$439,000 MLS#20231332



### Endless Beautiful Panoramic Views!

5 Bd/4 Bth, 2 Finished Garages, Approx 4262sf, 0.81 Acre, Easily Sleeps 16! 3 Levels w/Elevator, 2 Master Suites w/ Private Decks, 1 w/FP, Spacious Living Rm w/FP, Gourmet Kitchen, Garden Window, Pantry, Open Dining, Bonus/ Family Rm, Inside Laundry w/d Included, "Crows Nest" to enjoy Endless Beautiful Views! Many more Features. 11950 Mountain Springs Ct, 13-226, \$849,000 MLS# 20231634



### Spacious Beautiful Mountain Home!

3 Bd/3 1/2 Bth, 2 Car Finished Garage, 3101sf, Great Rm w/FP, Wet Bar, Open Dining, Brfst Bar, Garden Window. Open Beam Ceiling, Skylights, Ceiling Fans, Master Bd w/Gas FP, Walk-in Closet, Bth w/Soaking Tub, Closeted Toilet, Separate Shower, Loft w/Sitting Area & Lrg Bed/Bath. Lower Level Bonus Rm, Wet Bar, Bdrm & Full Bth. Upper & Lower Decks. 20759 Point View 4-218, \$675,000 MLS#20231436



### A Private World - Panoramic View

5 Acres! 3 Bd/3 Bth, 2 Car Attached & 2 Car Detached Garages, Large Living Rm, Open Family Rm w/FP, Central Air, Kitchen, Pantry, Solid Surface Counters, Open Dining, Spacious Master Bdrm/Bth w/FP & Rm for an Office, Separate Shower & Vanity, Inside Laundry w/d Included. Deck w/Hot Tub. No HOA Dues. 11393 Alice Lane, Groveland, \$499,000 MLS# 20230896



### Beautiful Mountain Home!

4 Bd/3 Bth, 2 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, Vanity, Inside Laundry w/d Included. Lower Level In-Law Qtrs, w/ Laundry, Sauna and Garage. Deck with Lovely Views. 20429 Pine Mtn Dr, 3-316 \$485,950 MLS# 20231144



### Lovely Renovated Golf Course Condo

2 Bd/2 Bth, 2 Levels on the #5 Fairway. Living Rm w/Floor to Ceiling Shelving, Carpeted, Slider to Patio. Kitchen with Plenty of Cupboards w/"See Thru" Panels, Unique Lighting & Brfst Bar, Open Dining, Master Bdrm w/Balcony, Inside Laundry. 19032 Dyer Ct, #13, \$215,000 MLS# 20231645



### Idyllic Farmhouse Retreat on 6.28 Acres!

3Bd/2 1/2 Bth, 2-3 Car Finished Garages, Marble Tiled Foyer, Large Living Rm w/ Built-in Hutch- Propane Fireplace, Cathedral Ceiling, Whole House Fan, Spacious Kitchen, Brfst Bar, Island, Granite Countertops, Pantry, Master Suite w/Walk-in Closet, Spa Like Bath, Den/Office, Laundry Rm w/Cabinetry & Utility Sink. Separate 844sf Guest House w/Garage. Barn/ Horse Set-up, Workshop & Much More! \$1,125,000 MLS# 20231470



### Comfort~Beauty~Charm

2 Bd/1 1/2 Bth, 1 Car Finished Garage, Large Corner Lot. Great Rm w/Propane Fire Place, Open Beam Knotty Pine Ceiling, Ceiling Fan, Hardwood Flooring, Kitchen Island, Granite Countertops, Master Bdrm with a Private Deck, Inside Laundry, New wrap-around Trex Deck and Ramp. New Propane Heating & AC Unit. New Roof & Gutters. Level Driveway. 20249 Little Valley, 13-235 \$329,000 MLS# 20231610



### 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



### Privacy With a View on 16 Acres!!

3 Bd/3 1/2 Bth, 2 Car Garage, w/Utility Sink, Separate 1 Car Garage w/Heat & A/C. Approx 2164sf. Living Rm w/FP, Breakfast Bar, Pantry, Master Be./Bth, Walk-in Closet, Family Rm/Den, Mud Room w/1/2 Bath. Lower Level 4th Bdrm/Bonus Rm, Bth & Private Entrance, Newer Deck, Whole House Generac Generator. Partially Fenced, Backs up to BLM Land. 19807 Old Hwy 120 \$649,000 MLS# 20230800



### "No Stairs" Ranch Home!

2 Bd/2 Bth, 1 Level, Great Rm with Circulating Fireplace, Stone, Solid Surface Countertops, Brfst Bar, Open Dining w/Access to Rear Deck. New Flooring thru-out, New Heating/Air System. Master Suite w/Walk-in Closet, Separate Shower. Inside Laundry. Security System, Deck, New Rain Gutters & Guards, Automatic Drip System. 12547 Mount Jefferson, 5-62 \$299,900 MLS# 20231607



### Spectacular Views!! 13.0 Acres !!

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



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- ◆ 2 Water Meters on the 5-Acre Parcel
- ◆ Adjacent 2 Parcels (1.07 Ac) Plus the Easement Road are all included in Sale.
- ◆ This property has a "Subterranean Aquifer"



- ⇒ There is a Total of 6.52 Acres with Over 867 Feet of Continuous (Uninterrupted) State Highway 120 Frontage plus 2 Additional Sewer Connections and 1 More Water Meter.
- ⇒ Multiple Buildings may or may not have any Value and no Value given.
- ⇒ Sold As-Is with no Value Attributed to the Existing Buildings

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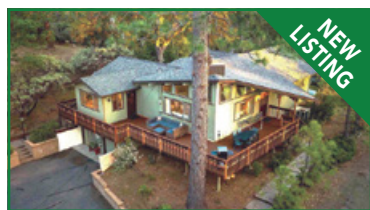
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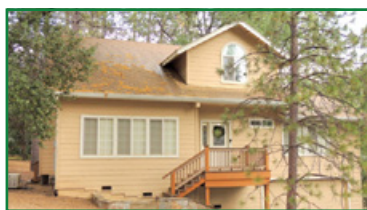
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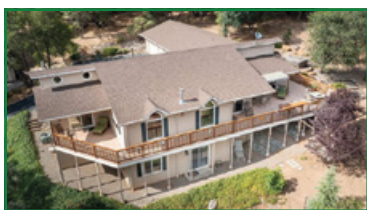
**20725 Point View 3 bedrooms/2 baths 1754 sq ft 1 car garage \$459,000** Beautiful cozy vacation cabin for the entire family you will love, also a successful Airbnb rental. Discover Pine Mountain Lake, the best of nature just a few short hours away from the Bay Area or Central California, & just 35 miles from Yosemite. In the perfect mountain setting for all seasons, make your dream come true in a family getaway. This fully furnished cabin has it all! Cabin style rustic vaulted knotty wood open beam ceiling, tall high picturesque windows, stone hearth with gas fireplace for cozy winter nights, large entertaining areas inside and out with 3 deck/patio areas, new A/C unit, 2 yr new back-up generator, trex style low maintenance wrap around decking, 3 bedrooms including large master bedroom with patio access, 2 bath, large dining area with built-in buffet, recessed lighting open to kitchen with breakfast bar. Oversized 1 car garage/game room w/opportunity for a 2 car garage. Close to both main marina beach and Lake Lodge beach and playground, a short drive to golf, tennis, pickleball, swimming pool, horse equestrian center and airport. Monthly HOA dues are \$242 per month and in a gated community.

**BEAUTIFUL & SPACIOUS MOUNTAIN HOME**



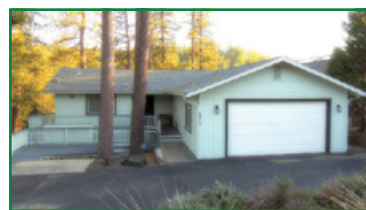
**13201 Wells Fargo Dr. Unit 2 Lot 377 \$559,000** 2536sf 3bd/3ba .28ac. Your chance to own a lovely mountain getaway or full-time home in beautiful Pine Mountain Lake. Built in '94, this home has both interior & exterior lg living areas. 2 bedrooms including oversized master w/large walk-in cedar wardrobe 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 & room for boat or additional vehicle parking.

**ONE OF NICEST HOMES IN PML**



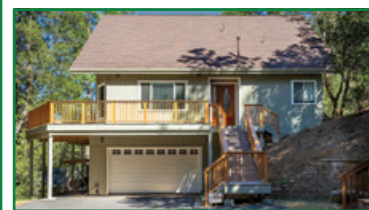
**20966 Hemlock St U12/L250 \$599,000** 2781 sq ft on .86 AC. 3Bd/2 1/2Ba, Patio with HOT TUB. Built in 2002, remodeled in 2018. Move in ready (turnkey negotiable). Lg living rm w/high vaulted ceilings, spacious & bright, beautiful gas f.p. w/mantel, wonderful light & bright updated open kitchen & dining 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.

**INCREDIBLE SCENIC VIEWS**



**20775 Nonpareil \$499,000** 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 \$599,000** 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 /BBQ area. Main flr half ba & 2 spacious bdrms w/walk-in closets, each w/full bath access, glass & tile shower, granite counters, dbl 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.

**STUNNING RANCH HOME**

**18403 Harper Rd 2589 sf 3 beds/4 baths 5 car garage 18403 Harper Rd.** a beautiful updated single level stunning 2589sf ranch home, located in historic Groveland, CA off Hwy 120 not far from Yosemite on 4.69 Acres with both a single garage plus carport, shop/storage and 5 car covered shop area, solar energy, an in-ground spring fed cement pond/pool and also income producing rental studio house, all in a serene peaceful natural setting you must see if the simple life surrounded by beautiful tree views and blue skies is what you desire! This wonderful incredibly spacious home with a freshly painted exterior & interior has 3 bedrooms with brand new carpeting plus a room without closet with laminate flooring, making 4 private sleeping quarters or perhaps an office or craft room, 4 full bathrooms including one ADU accessible. Spacious living room with tall vaulted rustic knotty cedar and rough hewn cedar beams, built in book shelves, and featuring a stunning brick wall/wood burning fireplace and hearth with a wood mantel and sconce lighting plus rustic style cork flooring. The bright spacious updated kitchen has LVP flooring, a large dining area new stylish lighting recessed and pendant light fixtures, a breakfast nook, granite counters with breakfast bar, stainless refrigerator and dishwasher, oiled farmhouse sink, a wall of pantry cabinets in adjacent laundry/mud room and one bathroom. Another large walk-in storage closet is between kitchen and living room area - tons of great storage. 1 year new roof, tankless water heater, newer double pane windows throughout and every room has beautiful views! The entire front porch is covered with one step to entry and beautiful lawn areas with a circular driveway, mature trees and shrubs and a front yard producing apple tree. There is a spring available for irrigation and District water for house use. A wonderful property very close to downtown Groveland great for a large or small family and a venue for large gatherings. Also 7.71 acre adjacent lot is for sale with historic landmarks bordering BLM on one side. Parcel B Harper Rd. See the ranch virtual tour at <https://www.tourfactory.com>



**BEAUTIFUL VIEWS!!!**



**7.71 acres on PAR B Harper Rd Groveland 066-150-020 \$129,000** Electric on site. 7.71 Acres of historic land with a well that used to supply 5 houses in the area at one time long ago, but not currently operating due to a new pump would be needed to utilize and District water is available to service local area properties. There is a pump house structure, there is a historic landmark that must remain - an old stone fireplace remnant, and an older gold mine. The property is on both sides of Harper Rd. There is year round spring. Part of the upper lot borders BLM property. One side is adjacent to the same owner's main ranch house currently for sale address 18403 Harper Rd. Zoning is residential 5 acre and is close to the historic town of Groveland, Hwy 120 35 miles from Yosemite. There is a close by public 18 hole golf course and also a small airport at Pine Mountain Lake in Groveland.

**PRIVATE RETREAT TO TREASURE!**



**PENDING**

**19970 Deerbrush Ct Unit 6 Lot 91 \$495,000** 3Bd/2Ba 1977sf built in 1990. Beautiful single level home w/3 car garage + RV parking on private 1.43ac lot at end of a court in PML, just 35mi from Yosemite. Incredibly spacious flr plan w/vltd ceilings, bright windows throughout, clng fan/lights, skylights, Electrolux central vac system, excess pkgng, 22KW Generac back-up generator, central HVAC. Charming wrap around front porch, lg backyard covered patio & landscaped garden yard areas. Lvrn Great rm concept w/new carpeting, new LVP in both Baths, new light fixtures, granite kitch cntrs, ctr island, breakfast bar, SS appli refrig/gas stove/oven, washer & dryer, laundry rm w/pantry cabinets. Recessed & skylight lighting, dbl SS sink, garden window/view. Sun room off dining, Lg MBdrm w/private deck, lg walk-in closet, spacious MBath w/stone wall, dbl sinks, soaking tub & sep shower. Hallway Bdrm w/3 lg beautiful windows, 3rd Bd w/hallway Bath private access. What a home to treasure - what a retreat, for full or part-time living in PML HOA historic Grovel&, CA just a few hour drive from the Bay area & Ctrl valley. Gate pass required.

**RELAX, RETIRE OR VACATION**



**PENDING**

**12389 Deer Path Ct., Yosemite Vista Estates 1600 sf 3 Bed 2 bath 2 car .32ac \$299,000** 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. Back-up generator. 7mi from Pine Mtn Lake & 25mi from Yosemite.

**BERKSHIRE HATHAWAY**  
HOMESERVICES

DRYSDALE  
PROPERTIES

**MUST SEE!**

MLS# 20231478

19269 Ferretti Road



**REDUCED!**  
**\$364,900** was \$379K  
3 Bedrooms, 2 F/B,  
Cathedral Ceiling,  
Large Kitchen with Great  
Pantry, Covered Porch,  
2 Car Garage, 1,552 SqFt  
Tish Fulton, 209.985.0216

*This Holiday Season  
We Give Thanks To Our Clients,  
Contractors, and Craftsmen Who Made  
2023  
A Successful Year!*

**RANCH STYLE HOME**

MLS# 20231474



13035 Tip Top Court  
**\$488K**  
2 Bd, 2 F/B, + Bonus Rm,  
2170 SqFt, 3 Detached  
Oversized Car Garage,  
Circular Driveway,  
RV Parking, Active Solar,  
0.98 Acre, 3 Merged Lot  
Tish Fulton, 209.985.0216

**CUSTOM DESIGNED**

MLS# 20231494



12932 Green Valley Circle  
**\$579K**  
5 Bedrooms, 2 FB, 1H/B  
Jetted Tub, Hardwood Floors  
Free Standing Fireplace,  
2166 SqFt, 2 Car Garage  
Ron Connick, 209.206.0007



FOR AN  
INSTANT  
HOME VALUE  
ESTIMATE



Ron Connick  
REALTOR DRE #00075867  
209.206.0007



Tish Fulton  
REALTOR DRE #0879078  
209.985.0216



Kristin Simon  
REALTOR DRE #62202543  
817.366.9942



Carmen Taira  
Office Administrator  
209.962.7765

**“We Help People Get  
What They Want.”**

Gretchen Pearson, President/Owner

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- Repairs
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TWO GUYS PIZZA

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PMLN 1223 Offer Expires 01/15/24

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Go to our website for more information and prices.

**www.PineMountainLake.com**

# HOLIDAY SEASON – A TIME FOR JOY • NEW YEAR – A TIME FOR REFLECTION



Penny and I wish you the best the season has to offer. May the New Year bring you Peace and prosperity. Want to sell your home? Not sure what to do? Call and we will remove the mystery from what can be a complicated process. Call, we will make it simple and painless. Two professional agents to guide and assist you are just a call away.

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REALTOR – TAXIWAY EXPERT  
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DRE #01444727

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



## SINGLE LEVEL RANCHER

19273 Salvador Ct. U5 L30  
3bd/2ba, 1656sf, .70 ac  
**\$349,900**



## PILOTS DREAM

Two Large Hangars – Exquisite Home, View of Runway off large shaded deck. Multi-purpose room between hangars.

## HANGAR HAS 23X41 ROOM

20940 Elderberry Way U11 L16  
3bd/3ba, 1860sf, hangars  
50x41, 42x41 **\$999,900**



## TAXIWAY HOME & HANGAR

20992 Iris Ct. U12 L56-A  
3 bdrm, 3.5 ba, 3543sf Hangar  
49.6 X 32 – Bifold door  
**\$949,900**

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

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**(209) 996-2645**  
pmzsteve@gmail.com

sjz.pnz.com  
Agent DRE 01700277  
Broker DRE 00405158

# 11962 MOUNTAIN SPRINGS COURT



3 Beds, 2 Baths, 1,800 sq. ft. A rare opportunity to purchase a modern custom home built in 2018 by the owners themselves. Attention to detail is evident throughout the home. Open living room foyer, gourmet kitchen, Large master bedroom with walk in closet and lots of room in the master bath for a standing tub and is pre-plumbed for it. Outside its easy to enjoy the quality wrap around decking as you take in the fresh air and the sound of the wind blowing through the oaks and pines. This lot was merged legally with the lot behind it to create the .66 acre and provide a good size back yard area for gardening and entertaining. 800 sq. foot 2 wide x 2 deep garage with plenty of room for your vehicles and toys and is shop ready with wiring for an Electric Vehicle Charging Station. 30amp power source, sewer connection to the septic and water connection for your RV. Unfinished sub floor area under the home which has amazing standing room, lighting and enough room to make a workshop! There's something for everyone here. Let me show you. **\$499,900**





# Buying or Selling?

**Personalized Not Franchised**

**209-985-7633**



Born and raised in Groveland and an experienced, local expert. My childhood was spent on the lake and riding my horses at the Pine Mountain Lake stables while my young adult years were spent buying, developing and adventuring in real estate. I LOVE my hometown and it's surrounding areas. It would be my pleasure assisting you with buying or selling. Let's work together!



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- PLANTING
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- HAULING
- AND MORE

**CALL JASON MURRA**

**209-352-3750**

LIABILITY INSURED

## TEE TO GREEN

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

**B**y now we have been in Shotgun season for nearly a month. This means winter is here, but not yet on the calendar, early November brought us some dry and mild temperatures but winter soon will set in.

Our goal throughout the year is for our members to enjoy each and every round of golf played. During the fall and early winter months, there are some challenging conditions for members to deal with, such as leaf and needle cleanup. As we are out trying to clean up leaves and needles in these dry conditions, we are creating a lot of dust, this is slowing us down and keeping us from maintaining our mulch areas. Part of leaf season cleanup is to spread the leaves under oaks and mulch them. Sometimes the piles are there for a short amount of time and the balls can get lost. As soon as we begin to see more rain, we will begin to mulch leaves in these areas. It may seem like we are neglecting certain areas of clean up but we simply start with the priority areas and work our way out. Keep in mind while using our new tractor blower and other implements we must work along with Mother Nature

and her wind directions at that point in time. Other times we have no choice due to home locations and we must blow material into play for cleanup. So, thank you for your patience and understanding during these procedures.

The return of frost. Delays caused by frost being present is a common part of fall and winter for many golfers. Golf course turf is normally resilient to traffic, but when ice crystals form inside the plants, they become brittle and vulnerable to damage. Walking or driving over frost covered grass rupture plant cells causing the plant to die. Or the plant will be weakened without immediately showing the effects. It can take weeks or months for turf to recover from frost damage meaning golfers would have to look at black footprints or tire tracks until the turf can heal.

I would like to thank my staff for all of their efforts providing members with the best product possible and taking great care of this living amenity. Golf Maintenance is looking forward to a positive and successful 2024 and we wish you all Happy Holidays.

## IS YOUR RENTAL READY FOR WINTER?

CARRIE HARVEY – RENTAL COMPLIANCE COORDINATOR

**D**ecember is here, and it's almost time for another new year! While some of you will have family up for the holidays, many will have renters that want to come up and enjoy our cold, frosty weather, and make some holiday memories of their own. Whether it be you, or someone else that will enjoy your PML home, is your home ready for the winter months ahead? Have you switched out those pool towels for warm, fuzzy blankets? Have you made sure your garbage cans are out of view, and put away in a secured location before you leave? Have you updated the information inside of your home for your renters on how to operate the heater or wood stove? For those that are not here a lot in the winter, have you made sure your home is winterized? These are some things to consider when you leave PML for the winter, and head home until Spring.

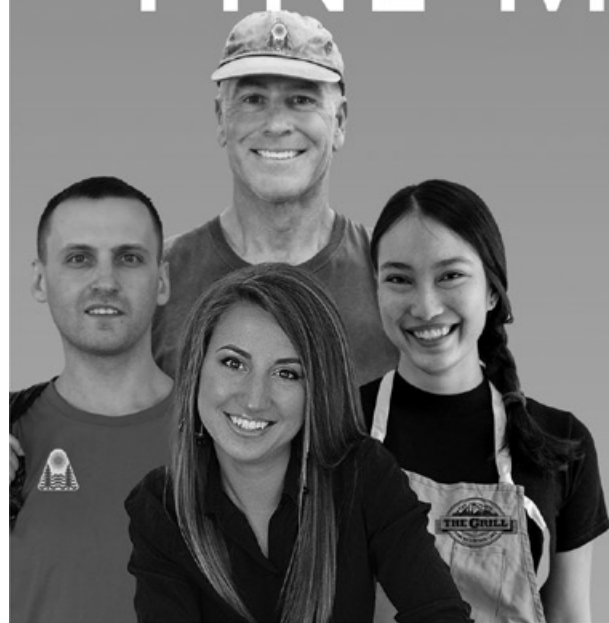
A lot of times as you know, especially in the winter, when the snow arrives to our community, we lose power. Is your home

equipped with flashlights, candles, etc for your renters? A list of local emergency numbers, and resources would also be a great thing to leave in your rental home. We get a lot of people that come visit our community to enjoy the snow, but may not be prepared for winter conditions. Some of these tips would be a big help to them.

Have you updated Admin or the Main gate with your current contact information, and/or Property Manager contact information? Should any issues arise with your home, we need to know how to contact you. One more thing, please make sure your renters are aware there is no street parking here at PML, they must park in the driveway, or designated parking areas at your rental. Winter time brings the snow plows out, keeping the shoulders of the road clear will keep everyone safe.

Thank you to all of you who help streamline the rental world here at PML, we appreciate you! I look forward to working with all of you in 2024! Happy Holidays to you and your families.

# PINE MOUNTAIN LAKE IS NOW HIRING!



- MANY POSITIONS AVAILABLE
- COMPETITIVE SALARIES
- FULL & PART-TIME EMPLOYMENT
- 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](mailto:pmlhr@pinemountainlake.com)

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

\* Benefits vary by position and job status.

Pine Mountain Lake Association is an Equal Employment Opportunity Employer

# FROM THE FRINGE

MIKE COOK – PGA HEAD GOLF PROFESSIONAL

**T**he Golf Shop Staff is here to assist you in every way possible so please call us if you have any questions or need our assistance at 1-209-962-8620. Our December Golf Shop hours are from 8:00am until 5:00pm, 7 days a week.

## UPCOMING EVENTS

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

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

**Holiday Express**  
PML Golf Course Light Tour  
Fri/Sat December 15/16

**Christmas Day**  
Golf Course Closed  
Merry Christmas!

## NEW EZGO GOLF CART FLEET

We have received our new fleet of EZGO Golf Carts. The new Golf Carts feature upgraded bucket seats and a GPS (Global Positioning System) that has many features such as; a view of each hole with the ability to determine yardages to any position on that hole. Another feature is a geofencing system that will restrict the Golf Cart from traveling into certain sensitive areas on the Golf Course. This feature will be a very valuable tool in keeping our Golf Course in great condition.

## WINTER 11:00AM SHOTGUN STARTS

As of Monday November 6, we began our 11:00am Shotgun Start season. The 11:00am Shotgun Starts will continue until Daylight Savings Time begins on Sunday 10, 2024. If you have any questions, please call the Golf Shop. The same reservation policy of 14 days in advance for PML Property Owners will still be in effect during shotgun season.

## HOLIDAY EXPRESS

The Holiday Express is our annual tour of the PML homes that are on the Golf Course who have decorated the Golf Course side of their property.

This year's dates are Friday December 15 and Saturday December 16. **It is our goal this year, to see every home that backs up to the Golf Course decorate their property. If you would like more information, please call Mike Cook 1-209-962-8620.**

## CALLAWAY GOLF CLUB TRIAL SETS

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

## CHRISTMAS SHOPPING

The Golf Shop is fully stocked with merchandise for the golfer on your shopping list. If we do not have an item that you want, we can order it for you. The Golf Shop will be open daily from 8:00am until 5:00pm.

## 2024 ANNUAL GOLF MEMBERSHIPS & GOLF SERVICES

The Golf Shop has the 2024 Annual Golf Membership and Golf Services applications ready. If you would like your application(s) emailed to you, please call the Golf Shop. The applications are also on the ([www.pinemountainlake.com](http://www.pinemountainlake.com)) website.

## 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](http://www.pmlmgc.com)) that you can visit to sign-up online for your membership (see Men's Club eligibility rules) or to print an application. Once you are a Men's Club Member, you can sign-up for tournaments online.

## PROPERTY OWNER ANNUAL GOLF CART RENTAL AGREEMENT

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

## 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

## 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](http://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](mailto: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](mailto:pmlatennis@gmail.com)

### Residents Club

Brad Nelson 1-209-996-0106

### ROOFBB

Audrey Prouse 1-209-962-4196

[roofbborg@yahoo.com](mailto:roofbborg@yahoo.com)

### Southern Valley Srs. Golf Group

Rich Robenseifner 1-707-486-9115

# A SUCCESSFUL YEAR AT THE PML POOL!

KAREN REYES – PML POOL WELLNESS CLUB PRESIDENT/OUTGOING

This year brought many positive changes to our PML pool. Firstly of course, the pool leaks were repaired and the interior of the pool refinished making it nice and smooth. The temperature stayed a constant 82 degrees all summer! It was worth the wait to have a well working pool - though we certainly hope mother nature will cooperate next year so we can open on time in the spring.

New pool management brought a high level of enthusiasm and wonderful customer service to HOA members and guests. It was lovely being greeted at the gate with a big “welcome” and a smile. A BIG thank you to Recreation Manager Michelle Cathey and Pool Manger Dorothy

Landrum, and all the pool staff!

New pool activities included bingo nights-with prizes, potlucks, pumpkin bobbing, and the addition of afternoon water aerobics 3 times a week - totalling 10 opportunities a week for residents to participate in the health benefits that a water exercise program can produce. Several of us who were receiving physical therapy for injuries used the pool and water aerobics as an additional opportunity to advance our rehabilitation.

On Tuesday October 31st the pool closed for the winter. A pool-side potluck with a free drawing was held as PML Pool Wellness Club members and HOA residents both celebrated, and commiserated, the closing of our pool for the winter months. PML Pool Wellness Club officers for the 2023-2024

year were announced at the potluck, they are: Vickie Schultz, President; Tina Miller, Vice President, Secretary, TBD; Social Director/Recreation Department Liaison, Dorthy Landrum; Director-at-Large, Wick Schultz; President Emeritus Karen Reyes.

We will certainly miss the wonderful exercise and social time we had all summer with our friends and neighbors and are already looking forward to being back in the water by next May.

If you are interested in being part of the PML Pool Wellness Club, exercising and socializing with friends and neighbors who are also working to maintain a healthy lifestyle while living and visiting Pine Mountain Lake, please contact the PML Secretary at: [pmlpoolclubsecretary@gmail.com](mailto:pmlpoolclubsecretary@gmail.com).

## AUGUST GARDEN CLIPPINGS

LINDA NEUSCHWANDER – PINE MOUNTAIN GARDEN CLUB

Autumn is with us-what a wonderful season! Just perfect for garden enthusiasts. Not too hot, a little welcome rain, splendid fall color, chubby little spring flowering bulbs waiting to nest in our now damp garden soil! The Pine Mountain (PM) garden club has been busy. Jail Garden clean-ups, scaring up and down Main Street with creative, fun scarecrows in all shapes and sizes, handing out gobs of candy on Halloween to local Trick-or-Treaters, getting together to take care of club business as well as spending time enjoying each other's company. Sweet! We will wrap up official club business during our traditional holiday luncheon at Camp Tuolumne Trails, where their friendly staff are catering a fabulous complete menu for us to enjoy.

By the way, have you heard about “Leave the Leaves?” The idea is to avoid sending bagged-up fallen leaves to landfills. Instead, leave them, allowing them to naturally decompose

over the winter into nutrient-rich organic matter that shelters hibernating pollinators and other beneficial insects. Done thoughtfully, leaving the leaves is one of the best ways to turn yard waste into free fertilizer, good for your plants, good for the environment. Around here we're mostly dealing with oak leaves and pine needles. And frankly, pine needles don't make great compost (but not bad mulch, causing plants to require less water), and no matter where they are, pine needles are slippery to walk on. Needles, you do probably want to send to green waste. Important! Keep all leaves and needles off walkways, where they'll create a slip hazard and around all structures (and off your roof where they can be a serious fire hazard). But oak leaves do make great leaf mold, a fabulous compost made from oak leaves. The leaves break down into a nutritious soil amendment that can be used as mulch or added to planting holes. I rake leaves onto flat or SLIGHTLY

sloped open areas of my yard and spread them to achieve a layer no more than 3 inches deep and let the winter rains do their magic. You can add a little bit of soil conditioner sprinkled over the pile to help the winter rain. There's no need to till; just let it sit. Leaves usually break down considerably by spring and almost entirely by summer. Your garden will love you for it! A light layer of leaves also provides some protection against erosion and dust, as well as keeping our heated summer soil cooler, and allowing for better bioactivity. Easy-peasy! Question? Come talk to us in the New Year. Learn more about sensible foothill gardening. Join us. Let's be friends! (and have fun in the garden...) Questions? contact club president Susan Dwyer at [smdwyer@sbcglobal.net](mailto:smdwyer@sbcglobal.net). We meet most months, the 2nd Monday at 1:00 at the PM Lake Lodge. We can be reached at P.O. Box 167, Groveland, CA 95321

Linda Neuschwander, Pine Mountain Garden Club

# PML MEN'S GOLF CLUB

DAVE FERNANDEZ

## OCTOBER ODYSSEY, HALLOWEEN SPOOKTACULAR

Started off our Winter Classics with two fun filled tournaments. 2023 has been a great year for the PMLMGC with some great tournaments and new innovative formats. Let's continue to build on the strength of the PMLMGC and to finish off strong for 2023. Now for our winners.

### OCTOBER ODYSSEY

**1st place-** Gus Climent, Jon Rivera, Glen Fiance, Larry Torres

**2nd place-** John Romano, Pat Hennigan, Gus Allegri, Paul Purifoy

**3rd place-** Ted Toffey, Joe Parisi, Rod Raines, Joel Pluim

**4th place-** Brian Eshagh, George Ismail, Marc Allyn, Tony Pavlakis

**5th place-** Dave Berthold, Bud Roberts, Jeff Sera, Dave Gibson

### Closest to the pin

#3- Jon Rivera 11'11"

#7- David Gregg 5'10"

#14- Larry Culler 5'2"

#17- Michael Skonovd 6'5"

### HALLOWEEN SPOOKTACULAR

#### Flight 1

**1st place-** Gilbert Gonzalez, Mark Christensen, Jay Fragomeli, Bryan Ireland

**2nd place-** Christian Ingster, Gage Francis, Uriel Vargas, Waylon Marquardt

**3rd place-** Chris Aissa, Levi Fontaine, Tim Jordan, Paul Kuhn

#### Flight 2

**1st place-** John Shehorn, Charlie Shehorn, Dave Bealby, Allen Craig

**2nd place-** Doug Wall, Dennis Perry, Dennis Johnson, Ed Trejo

**3rd place-** Dick Faux, Rich Martinez, John Lloyd, Joe Vautier

### Closest to the pin

#3- Joe Vautier 7'9"

#7- Chris Aissa 7'11"

#14- Colm Conefrey 9'9"

#17- Steve Burke 5'2"

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

### JOIN THE MEN'S GOLF CLUB

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](http://pmlmgc.com) and click on the button, Join the Club, to see the many benefits of club membership, as well as the ability to sign up on line. Applications are also available in the Golf Shop, or you can contact our Handicap/Membership Chair, Ted Toffey. Email Ted at [handicap@pmlmgc.com](mailto:handicap@pmlmgc.com), if you have any questions about club membership, or, if you're a current member, your NCGA handicap index.

# PML TENNIS CLUB

CAROL NAGY

## HAPPY HOLIDAYS EVERYONE!

The Tennis Club is having its Annual Holiday Party at the Grill on December 8th. Happy hour is at 5:00 and dinner will be served at 6:00. We will be voting on the new Board of Directors. The nominees are Ron Bass President, Sue Perry Vice President, Cyndi Schlenker Treasurer, Eileen Lee Secretary, Tom Hernandez Maintenance. We want to wish everyone a wonderful Holiday season with friends and family.

The results of our Davis cup Tournament held on October 13th are as follows Cyndi Schenker first place, Ron Bass second place, and Alex Nagy third place. We celebrated that evening at our potluck social held at the tennis courts. Congrats to our winners pictured here in this article.

We look forward to the 2024 Season of tennis, but we are sad to say goodbye to some of our loyal participants as they



are moving. Laura Stengel and Luis Corominas will be moving to Argentina in 2024. Alex and Carol Nagy moved to Palm Desert, CA in November. When in town visiting, they will look forward to a match occasionally with good friends.



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## PML LADY NINERS

TAMMY TALOVICH



**Quote of the month** – *Do everything with a good heart and expect nothing in return, and you will never be disappointed.*

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

**OCTOBER 5TH: CANCER TOURNAMENT** we had 46 golfers local and off the hill

**1st place team:** Thelma Faux, Patty Pebbles, Helena McMillian, Jodie Awai

**2nd place team:** Linda Vahey, Monica Herendeen, Marci Cress, blind draw

**3rd place team:** Betty Bowley, Linda Johnson, Eileen Lee, blind draw

**Last Place team:** Stacie Brown, Laura Kramer, Patty Nelson, Tammy Talovich

We had a great tournament, thanks to everyone who attended we were able to raise over \$6400.00 for the Adventist Cancer Center in Sonora.

**OCTOBER 12TH:** we had 18 players and played to the green – in the hole

**1st place team:** C. Baines, B. Connelley, K. Lennen, M Alexander

**2nd place team:** S. Dwyer, T. Reid, N. Whitefield, M. Campbell

**Pars:** #13, Deanie Martini, #14 Nancy Johnson, #17 Susan Dwyer

**Low Net:** Nancy Johnson w/34

**Low Gross:** Nancy Johnson w/47

**OCTOBER 19TH:** 17 players, it was putts day and it was our Ace of Aces and Queen of Clubs playoff

**1st place:** Patty Nelson w 13 putts

**2nd place:** Tammy Talovich w/17 putts

**3rd place:** Tari Skelley w/18 putts

**4th place tie:** E. Lee, D. Martini, T. Reid, P. VanGerpen w/19 putts

**Pars:** #11 Deanie Martini, #14 Stacie Brown, Tari Skelley, Linelle Marshall

**OCTOBER 26TH:** we had 19 players and it was our Halloween golf

**1st place team:** Stacie Brown, Marsha Martinez, Nancy Brewster, Pat VanGerpen

**2nd place team:** Chris Balek, Christina Baines, Eileen Lee, Anne Toner

**3rd place team:** Maureen Campbell, Barbara Connelly, Tari Skelley, blind draw

**4th place team:** Claudia Day, KC Lennen, Patty Nelson, Tammy Talovich

**5th place team:** Linda Craig, Deanie Martini, Julie Robinson, Mary Steinkamp

**Best Costumes:** Deanie Martini, Barb Connelly, Nancy Brewster, Chris Balek

**Low Net:** KC Lennen w/32

**Low Gross:** KC Lennen w/49

**Low Net (Ace of Aces) for October:** Marilyn Alexander w/36

**Low Gross (Queen of Clubs) for October:** KC Lennen w/ 57.

## PML PICKLEBALL CLUB

TAMMY TALOVICH

### LOVE WINTER

In an article about 50 reasons to love winter, pickleball is not listed. The list is mainly things to keep you warm like turtle necks and winter boots or make you warm like snowball fights and heated car seats. Pickleball should be on the list because it can be part of both, so wear your long pants and jacket and come join us for some fun and exercise.

We are at the Pickleball Center on Mueller by the Club House, every Monday, Wednesday, Friday, Saturday and

Sunday (weather permitting) beginning at 10:00am. If you would like to learn the sport of pickleball come on down any day that works for you, we always have extra equipment. But beware it could become habit forming!

Beginners, intermediate or advanced players give your self a gift to have some fun or start that New Year's Resolution early!

If you would like to join or learn more about the club, come down or contact Tammy Talovich at 209-605-7904, [tamtally1@gmail.com](mailto:tamtally1@gmail.com).

See ya on the courts!

## GROVELAND ROTARY

MIRIAM MARTIN – ROTARIAN

Rotary summer projects ended in August with our grand finale, the annual Rotary Shrimpfest gala out at the PML Stables. The event included a Louisiana style shrimp boil with all the fixings, live music, both a silent auction and live auction. The surprising and unplanned finale was a rare August downpour that had our guests scrambling to their vehicles in a mad dash!

If you attended the September 49er Festival at Mary Laveroni Park, you may have also visited our Rotary Wine, Beer and Margarita booth, another fundraiser that funds our local and international projects.

Because of community support in our fundraiser events, this year we have been able to fund many local projects. Some of these include the EV Free Food Closet, the Stuff The Bus Project that funds school supplies for our local schools, the downtown Christmas Decoration Project, Camp Tuolumne Trails, ROOFBs Shopping Spree for kids needing school clothes, and Eagle Scout Christian Felt's scout project to build an outdoor canopy at the Tioga High School campus.

Looking for opportunities to make a difference in your community and worldwide? Groveland Rotary is



*Rotarians Scott Follmer and Greg Cramblit welcome the newest Rotarian John Arnebeck*

always looking for people who want to join our local club as either a "Friends of Rotary", helping with occasional events, or full membership, which includes planning and leadership opportunities.

Contact Rotarians Sharon Hunt 209-962-7707 or Greg Cramblit 209-962-0607 for more information about participating in Rotary projects or purchasing tickets for upcoming events.

# PML LADIES 18 HOLE GOLF CLUB

PAULA PARISI

**O**n October 26th, the PMLLGC membership voted in the following board members for 2024: Laura Kramer, Captain; Lisa Brown-Jimenez, Co-Captain; Kathie Wood, Treasurer; and, Paula Parisi, Secretary.

The following chairwomen have been nominated by the Board of Directors: Kitty Edgerton, Tournament Chair; Marcee Cress, Handicap Chair; and, Sally Wrye, Social Sunshine. These are the same board members and chairpersons as last year and the team is hoping to continue their efforts to bring the membership together for fun golf and social events.

On October 26th, we celebrated Halloween on the golf course with a fun "Ghost Ball" tournament. The format was a "best ball" consisting of whatever "ghost ball(s)" were designated to be used out of the foursome. The team didn't know what "ghost balls" would be used out of the four balls until the next tee box was reached and the balls to be used were revealed. All tournament players then met for lunch and "treats" at the Grill afterwards. Thank you Kitty Edgerton and Mike Cook for setting up the format and to Sally Wrye (with assistance from Helena McMillan) for organizing the fun lunch and "treats".

## HERE ARE THE RESULTS OF THE GHOST BALL TOURNAMENT:

**First Place:** Linda Johnson, Pam Neal & Jeanne Pacco – 154

**Second Place:** Laura Kramer, Paula Parisi & Marcee Cress – 154 (tie broken by USGA Rules)

**Third Place:** Kitty Edgerton, Sally Wrye, Sara Hancock & Helena McMillan – 160

**Birdies:** Marcee Cress – Hole #3 and Elisa Hoppner, Hole #9

Here are results from other recent tournaments:

### OCTOBER 12TH – SIX-SIX-SIX

**First Place:** Kitty Edgerton, Priscilla Park & Sally Wrye – 124

**Second Place:** Laura Kramer, Marcee Cress, Helena McMillan & Jodie Awai – 127

**Birdies:** Elisa Hoppner – Hole #14; Priscilla Park – Hole #17 & Linda Sarratt – Hole #14

### OCTOBER 19TH – GROSS/NET/PUTTS

**First Flight: (Handicaps 17-26):**

**Low Gross:** Elisa Hoppner – 90

**Low Net:** Kitty Edgerton – 72



**Second Flight: (Handicaps 27-31):**

**Low Gross:** Marcee Cress – 102

**Low Net:** Helena McMillan – 80

**Third Flight: (Handicaps 39-46):**

**Low Gross:** Linda Wall – 114

**Low Net:** Jeanne Pacco – 75

**Low Putts:** Kitty Edgerton – 27

**Birdies:** Elisa Hoppner – Hole #17

### NOVEMBER 2ND – TWO BEST BALLS

**First Place:** Sara Hancock & Linda Johnson (plus blind draw) – 136

**Second Place:** Kitty Edgerton, Helena

McMillan & Jeanne Pacco – 136 (tie broken by USGA rules)

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.

## PINE NEEDLERS QUILT GUILD

SANDY SMITH

**T**he Pine Needlers Quilt Guild wishes you a joyous Holiday Season.

The Guild does not meet in December, but we will resume meeting on January 16th, 2024. We meet the 3rd Tuesday of each month at 10 a.m. There is a meet and greet at 9:30 so we can share ideas, and get to know one another. We also have some sew time after the meeting til about 3...so bring your lunch, a project and join us.

Wow, it's been a busy year for the Guild....a couple of retreats, trunk shows, Block of the Month projects,

exciting teachers, A Tea, The Quilt Show @ EV Free, Advent Calendar project, and lots of laughter, sharing and caring. We are looking forward to what 2024 will bring. One thing is a celebration of 20 years of being Pine Needlers Quilt Guild.

If you haven't been to the Library lately, check it out.....the walls are adorned with beautiful quilts made by guild members, and it changes seasonally. Thank you Donna Wolf.

If you have any questions please call President Kris Fichou 650 722-0307 or Vice President Leslie Timmons 209 482-1406. See you in January!

## PML LADIES CLUB

JOAN STAUFFACHER

**I**t always amazes me at how fast the year flies by. But this year especially. It has been such fun for the Board to present the different events. We hope that you have enjoyed them as well. To close off the 50th Anniversary Year we are having a fun Christmas Brunch at The Grill on December 6th. We will also be doing a Christmas ornament exchange for those who would like to participate. It wouldn't be a Christmas celebration without a few surprises to be had. If this interests you and would like to attend, please contact me at 650-965-1326.

Our Thanksgiving event was outstanding. Our ladies so kindly brought Christmas gifts for the Toys for Tots drive. Thank you, ladies. I

know there will be a lot of very happy kids this Christmas. There were a few that I would like to have had.

It seems that our first Advent Christmas Gift exchange was well received. Everyone seemed to enjoy it and showed interest in doing it again next year.

Also, at our luncheon we voted in the new Board for 2024. We have Pam King – President, Mae Franco – Vice President, Paula See - Treasurer, Susan Galbraith - Secretary, and Dart Woodruff - Parliamentarian. Congratulations ladies.

Merry Christmas and a Happy New Year! Hope to see you at one of our monthly luncheons.



**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**

**SHORT-TERM RENTAL PERMIT POLICY AD-HOC COMMITTEE**

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

MAIL COMPLETED FORM TO:  
 Pine Mountain Lake Association,  
 Attention: Janessa Owens 19228  
 Pine Mountain Drive  
 Groveland, CA 95321  
 Email to [j.owens@pinemountainlake.com](mailto:j.owens@pinemountainlake.com)  
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## MASTERS OF AVIATION

JANET GREGORY



*Back Row: Tom Martin\*, Steve Martin, Ira Chapman, Joe Sobczak, Bill Thomas, Buck Buchanan, Marle Hewett, Norm Peebles, Ken Orloff, Alan Buchner, Allen Craig, Ed Gregory, Randy Barber\*, and Wayne Handley\**

*Front Row: Larry Roessler\*, Dick Collier, Dennis Smith, and Larry Jobe*

*Not in this photo: Jim Goodrich, Bob Hornauer, and Rich McGlashan\**

*\* Denotes 50 years of flight but no Master Pilot Application ... yet!*

*Masters of their years in the air: Jim Phillips (35), Paul Price (49), and Gene Stone (47)*

Pine Mountain Lake is home to many amazing people. On Friday November 3rd recognition of 17 Master Pilots and Master Mechanics was acknowledged by the FAA and Tuolumne County.

These 17 Master Pilots and 2 Master Mechanics are recipients of the prestigious FAA Wright Brothers Master Pilot Award and Charles Taylor Master Mechanic Award, the highest honors that the FAA bestows. These men have achieved 50 years or more of safe aviation practices in flight or mechanical operations.

The majority of the awards were bestowed during Covid thus no recognition ceremony took place. On Friday November 3rd at a PML Grill, Kevin Sullivan and Andrew Donovan from the FAASafety Team along with Kim MacFarlane, Blossom Scott-Heim, and Traci Williams-O'Neill from Tuolumne Department of Public Works recognized these 17 Master Pilots and Master Mechanics of Pine Mountain Lake.

Allen Craig, our first Master Pilot, and Joe Sobczak, one of our newest award winners, were the Master of Ceremonies. The recognized each

recipient with a review of their aviation background, award, and photo.

The award winners are Buck Buchanan (now on his eternal flight), Alan Buchner (and past CT), Ira Chapman, Dick Collier, Allen Craig, James Goodrich (now on his eternal flight), Ed Gregory, Marle Hewett, Bob Hornauer, Larry Jobe, Steve Martin, Ken Orloff, Norm Peebles, Dennis Smith, Joe Sobczak, Bill Thomas, and Tom Tingley (our newest recipient).

Collectively these 17 Master Pilots and Master Mechanics have served our country for 135+ years (3 Air Force, 4 Army and 5 Navy). They have flown commercially (corporate, American, Continental, and 2 United). They have worked in aircraft maintenance, aircraft restoration, flight operations, accident investigation, aeronautical research and development, and more. They have logged 156,630 hours of flight time, which will take you to the moon 100 times at 160mph or to planet to Mercury at 310mph!

If a picture is worth a thousand words, our PML Master Pilots is worth MORE than a thousand years in aviation! Thank you Leon Liebster, our photographer.

## CAMP TUOLUMNE TRAILS

DORI JONES

### IT'S ALL ABOUT COMMUNITY

As we close out CTT's 15th year, we want to thank EVERYONE who supported camp throughout this past year—whether it was helping at Volunteer Work Days, attending or volunteering at CTT's Concerts for a Cause or Dinners on the Deck, we hope we can count on your continued support in the

coming year and for years to come. It truly takes a community. With your help, we continue on our path to become the most accommodating camp in the country.

We are also thankful for camp's core team—who often work behind-the-scenes to keep camp operating seamlessly and smoothly. Special thanks to CTT's longest-employed Office Manager Linda Hunter; dedicated CTT's Programs Manager Jacqui Montero; maintenance crew Ed Reames, Ted Reedy and Greg Jones; and chef Rob Bannwarth and assistant chef Rosetta Bannwarth. They work tirelessly throughout the year to ensure that camp is always running at 100%.

### LOOKING FORWARD TO 2024

As we look ahead to 2024—we are planning, planning, planning. Everything from fun-filled and action-packed summer programs for our campers with disabilities, to amped-up Concerts for a Cause summer music series next summer, as well as a new Cabaret for a Cause series of winter-time gourmet dinners with top-notch talent as entertainment. Stay tuned

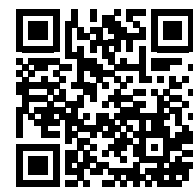


for more details in January.

### YOU CAN MAKE A BIG DIFFERENCE

Please help CTT continue its mission. We hope we can count on you to continue supporting camp either by monetary donations, legacy giving or by volunteering your time at camp. Our camper fees support 53% of the cost of operations, the

balance is covered by the generosity of our donors. Camp Tuolumne Trails is a unique place that fills such a huge demand for our campers with disabilities, as well as provides a small slice of entertainment and dining events for the community. <https://www.tuolumnetrails.org/donate/>



We invite you to become part of the team! We are always happy to answer any questions or give you a tour of the 80-acre facility. If you'd like to participate in upcoming events, volunteer at camp or learn more about donating and legacy giving, please call CTT at (209) 962-7534, email: [info@tuolumnetrails.org](mailto:info@tuolumnetrails.org) or visit: <http://www.tuolumnetrails.org>. Don't forget to follow us on Facebook and on Instagram to stay updated on camp happenings.

**MERRY CHRISTMAS**  
FROM THE PML NEWS

# MEXICAN SHREDDED BEEF FOR TACOS

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

**W**e were treated to a version of this dish at the home of Craig and Audrey Prouse and I loved it! I have added a few Mexican spices to my version of the recipe listed here.

This can be made in a slow cooker, or very quickly in an instant pot, or in a Dutch oven or covered pan as Craig likes to do. It's best served on corn tortillas. Top with your favorite taco toppings: cilantro, diced onion, Pico de Gallo, salsa, guacamole, cheese, sour cream, shredded lettuce, diced tomato, and/or the cilantro lime sauce listed below. If you are leaving it out for a while for serving guests, serve in a slow cooker set on warm.

## INGREDIENTS

4 lbs chuck roast  
 1 Tbsp cooking oil  
 2-1/2 tsp salt  
 1/2 tsp ground black pepper  
 1 tsp ground cumin  
 1 tsp ground coriander  
 2 tsp smoked paprika  
 1 tsp chipotle powder (or sub 1/2 tsp cayenne powder)  
 1 tsp dried Mexican oregano  
 1/2 med white onion quartered, or a couple of shallots  
 4 cloves garlic smashed  
 1 med Jalapeno, diced (optional, for more spice)  
 2 cups beef broth  
 2 bay leaves

## DIRECTIONS

**Prepare the beef:** Cut into large chunks approximately 3 inches in width. Remove any excessive hard pieces of fat. You should end up with 3 to 3.5 lbs of meat after fat removal.

**Sear:** Heat a large skillet with a tablespoon of cooking oil over medium high heat. Working in batches, careful not to overcrowd the pan, sear the meat briefly on all sides. Once seared remove from the skillet and add to a slow cooker. Continue until all meat has been seared. Pour a small amount of the beef broth into the skillet to deglaze the pan, scraping with a wooden spoon, and pour this into the slow cooker to get all the bits for flavoring.

**Season:** Add the seasonings into the slow cooker sprinkling over the meat: salt, black pepper, cumin, coriander, paprika, cayenne, and oregano. If you prefer spicier, add a jalapeno; and for even more spice, include the seeds.

Add in the quartered onion and smashed garlic cloves.

Pour the remaining beef broth into the slow cooker, just enough to cover the meat, pressing down into the broth. Add in bay leaves.

**Slow Cook:** Cook on LOW for 7-8 hours until meat is tender and easily shredded.

Remove the bay leaves. Remove the meat, reserving broth in slow cooker, shred meat and return to the slow cooker. At

this point you can taste and adjust salt or seasonings as desired. More jalapeno can be added if it is not spicy enough for you. Then slow cook for another 30 minutes on LOW.

## OTHER COOKING METHODS:

**Stovetop/Oven:** Sear meat in a large dutch oven pot, then add the remaining ingredients. Add meat and all ingredients to a roasting pan, cover with foil and bake at 350 degrees F for 3.5 hours until meat is tender and easily shreds. After 3.5 hours (and when beef is tender and easily shreds), remove the chuck roast from the oven, shred using two forks mix well with the garlic, onion, and drippings; season to taste and add more beef broth if it is too dry, then put back in the oven at 450F for 12-15 minutes.

**Instant Pot:** sear the meat in the instant pot on a sauté function. Add all ingredients and cook at High Pressure for 35 minutes and allow to release naturally. Shred meat using two forks and mix with the garlic, onion, and drippings; season to taste.

## CILANTRO LIME SAUCE

This sauce recipe, provided by the Prouse's, is a great topping for the shredded beef

## INGREDIENTS

1 large handful of cilantro  
 1 med jalapeño pepper (seeded)



2 Tbsp white vinegar  
 juice of 1 lime,  
 1/4 tsp fresh cracked pepper  
 1/4 tsp salt  
 1/2 cup sour cream

## DIRECTIONS

To make the sauce, in a small food processor add a large handful of cilantro, 1 jalapeño pepper seeded, 2 Tbsp white vinegar, juice of 1 lime, 1/4 tsp fresh cracked pepper, and 1/4 tsp salt. Give it a good pulse, and then stir this mixture into 1/2 cup of sour cream. Give it a taste and adjust seasonings if desired.

# BOF/GROVELAND AND 120 CORRIDOR CHRISTMAS DECORATIONS

DAWN SILVA

**W**e are very appreciative to all those who continue to volunteer every year to bring Groveland and Big Oak Flat alive with Christmas Joy for the season. **We are especially grateful to Terry Michaud for allowing us to use his building for staging.** Also, always a shout out to David Volponi (a.k.a. Stilts), Earl Mawyer, Bill Bolar, and Al Silva for helping with the garland, and big red wreaths. Thank you to GCSD for putting the reindeer heads up in

the park. It is a tradition that requires the community to come together to make our little town look like a Hallmark Christmas card. This year our theme is Candy Land, and you can see all the hard work that went in to making all the extra props to make it resemble a land of candy. We even included a game for the children where they can collect stickers from some of the businesses (look for the gingerbread man in select stores). And don't forget to get your children to write a letter to Santa and put it in the mailbox. The

mailbox will be near the Serendipity store. All letters will be answered if you include a self-addressed stamped envelope.

It takes a great deal of money to purchase all that is needed to make sure ornaments and lights are replaced, supplies are purchased (i.e., wrap for posts, ribbon, tape, etc.). The cost of everything has gone up. Our budget every year is \$1500, and our committee always gives more than just their help. They donate their time and money for items as well. If you would like to donate, please write

a check to BOF/Groveland Christmas, and send it to:

BOF/Groveland Christmas  
 17850 HIGHWAY 120  
 P.O.BOX 201  
 BIG OAK FLAT, CA 95305-9998

We appreciate the wonderful support from Groveland and Big Oak Flat. Thank you from the BOF/Groveland Christmas Committee

## GREETINGS

PASTOR BOB KANDELS

**A**s I begin to think put this article together, it is a few weeks before Thanksgiving with Sonora and Tioga Pass closed because of fresh snow falling. By the time this article lands in your hands and you sit down to read it, we will all have gone through a thankful Thanksgiving and have found ourselves at the beginning of the Advent Season approaching the three plus weeks of December, leading up to Christmas Eve and Christmas Day.

My challenge every December is to realize the real gift of Christmas; the gift of new life and real peace, even in the realities of the challenges we face daily. The truth of our Savior's birth is that we all have been born into a world of free will and sin. Ever since the fall of human kind, as told in the Old Testament book of Genesis about the days of Adam and Eve, we have been victims of choice and of sin. Some of the choices affect us even though we have no control over the situation. The violence we witness daily in our country with riots and crime. The children who become victims of crime and abuse that are left with no way to defend themselves. Those who become victims of robbery through fraud and other scams in life, just to name a few situations. Then, what about the sin we have complete control over only to realize we made a bad choice and now must deal with the consequences of those choices. All

this because of the introduction of free will back in the beginning of time.

The good news of December is Christ was not born as just another human who will bring wisdom and be a good teacher in both the words he speaks and the life he lived on earth. That's not it at all. Christ the Savior has been born to be God with us, "Immanuel." He is both a healer and our redeemer. The one who has real inner peace we can all learn from. The Son of God was willing to humanly and innocently be put to death on a cross to prove to us the gift of unconditional love and then to rise from death so we could have the gift of eternal life. Yes, we face challenges even in December yet nothing is impossible with God. You say you need more proof, just read the Gospel of Luke chapter one and take the gift of God's Son into December and beyond. "For no word from God will ever fail." (Luke 1:37/NIV)

If you would like to know more about this life changing gift, please know you are invited to join an area Church in Groveland. You are also invited to join us at Groveland Evangelical Free Church on any Sunday morning at 10:00 am and on Christmas Eve, Sunday, December 24th, you are welcome to join us for Christmas Eve Worship Services at both 10:00 am and 4:00 pm.

In Christ's Service  
Pastor Bob Kandels

## TOP DOG OF THE MONTH

DORI JONES

**L**ast month, you read about my cousin (from another mother) Mishka. This month, it's all about me, Happy. My breed is called Cavador. My mom was a black lab and my father was a Cavapoo (cross between a Cavador and Poodle). I'll be 2 years old in January, and I came all the way from Pennsylvania. I live up to my name, Happy, because I'm in a good mood every day, and wake up each day giving my mom and dad kisses. They think I am the softest furball and I'm the perfect cuddle buddy. Some of my favorite things to do is stuff as many balls in my mouth at one time, but I'm also a good guard dog because I will bark my "monster bark" when I hear suspicious critters outside our house. I love going to the dog park with Mishka, where we get to play with all the other fun dogs.

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 up one at the dog park (inside the bulletin board) and return it to the email listed on the form.



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 is a great place for dogs (and people) to socialize. To keep all our dogs safe at the dog park, we ask that you keep your dog's vaccinations current.

## HELPING HANDS HAPPENINGS

PATTI BEAULIEU

**A**s we enter December, and close out 2023, aren't we all wondering where the past year has gone? The weeks, months and years seem to fly by, but I imagine it has to do with age. The older we get, the faster the time seems to go. We are fully in the spirit of Christmas and have the Store and Furniture Barn decorated and fully stocked with Christmas EVERYTHING. We'll keep it after the holidays for the final clearance sale of the year, and remove it all after New Year's. Come see us for your wrapping needs, gift bags, ribbons and

bows, serve-ware, decorations, stocking and anything else you might need to complete your holiday festivities.

The Board of Directors has decided to close the Store on Tuesdays after the first of the year. So, starting in January 2024, our days of operation will be Wednesday – Saturday for both shopping and donations – 11-3 for shopping and 11-2 for donations. Of course, we couldn't forget our 10% Senior Discount Day, so that will now be on Wednesdays. The Furniture Barn will still remain open on Friday and Saturday.

We'd like to end the year with a heartfelt THANK YOU to all of our friends and neighbors who so generously donate to us and shop with us. It's a wonderful symbiotic relationship. You donate to us; we sell it to those in and out of the area and our proceeds go back to the community in a myriad of ways. It's a true win-win for everyone.

Of course, we wouldn't be in business for over 40 years without our dedicated volunteers, who tirelessly and faithfully give their time to our organization.

Many are involved in other local activities, but still carve out time to volunteer with Helping Hands. If you'd like to meet new friends, give back to this wonderful community, enjoy the satisfaction of volunteerism, and join our wonderful team of dedicated volunteers, please call the Thrift Store at (209) 962-6830 for details.

We, at Helping Hands, wish you and yours a safe, memorable and wonderful holiday season and a Happy New Year filled with fun, family, friends and gratitude.

# FROM YOUR DISTRICT 4 COUNTY SUPERVISOR

KATHLEEN HAFF

## "MURDER AT THE GRAND GATSBY SPEAKEASY"

**W**owie!! If you were not able to make it to this spectacular fundraising event, held by the Southside Community Connections at the Groveland Community Resilience Center on Friday November 3rd and Saturday November 4th....you really missed out! Here are some of the details that made this evening so noteworthy!

Attendees were encouraged to dress in Prohibition era (1920-33) clothing, which about 90% of them did! Upon arrival, they had to knock at the locked door to be let in, just like back in the day at a speakeasy. There were plenty of volunteer actors on hand to greet event goers, including Tioga High School teens, who definitely helped liven the mood!

This event included appetizers, dinner, dessert and drinks and a themed storyline "Who Done It" with Southside and Northside gangs battling over bootlegging and gambling territory. The audience really got into it with the actors, which created an energy all of its own. At the end, participants were asked to fill out a card to guess who the murderer was. Correct guesses were entered into a raffle with 2 prizes awarded per show.

Although the actors made it look easy, they had a lot to do with the success of this event! They actually took the clues from a murder-mystery kit that was purchased and developed their characters and wrote their own scripts. Rehearsals began mid-August once a week, and then twice a week starting in October. They stayed in character in between acts when food was served, and continued to interact with the crowd.

The local caterer, 2 Little Pigs, offered an amazing array of food. Appetizers: stuffed mushrooms, caprese skewers, and artichoke dip. Dinner buffet: pulled pork, coleslaw, salad and baked beans. Dessert buffet: brownies, lemon pie and ice cream. Beer, wine and Indigeny apple cider was also included.

Britne Gose, Executive Director for the Southside group commented on one of the best aspects of the evening. "The audience was so involved and added to the ambiance and energy of the show.



Which made it even funnier. This is the best fundraiser we have ever done and participants have told us that we have set a new bar!" Britne also noted that the actors spontaneously ad libbed which made the show even better and more interactive with the audience.

Also, Britne wanted to make sure that people realize what a powerful "team effort" this production was. Not one person could have put this event on. There were at least 50 volunteers, 12 Actors, 20 servers, plus volunteer local high school character actors. Linda Sarrat was highly instrumental in getting the audience to show up as the fundraising director. There were 173 attendees on Friday and 117 on Saturday. Emily Hanchett was the source behind the scenes as the Show Director. Many thanks go out to all of these folks and other organizers for volunteering their time and money.

"This was, by far, it is the largest fundraiser event we have ever done in terms of the sheer number of people who came," Britne Gose revealed. Southside Community Connections is already planning for next year's fundraiser, although it will be with a different theme and storyline.

Southside Community Connections has 2 big fundraisers per year: this one and the Charity Golf Tournament in May. If you missed out in 2023, make sure you keep your eyes peeled for these fundraisers in 2024. Proceeds from these fundraisers help pay for The Little House Community Center which offers free events and classes; The Wheels program which provides transportation around

Groveland for errands and to Sonora for medical appointments for individuals who don't have transportation; the Village on the Hill program which helps seniors and people with disabilities with light chores around the home, friendly calls to ensure they feel safe and not alone; and the WAVE bus that provides, by reservation, free rides to Sonora, Modesto, and other locations for shopping, medical appointments, recreation and other errands.

May the merriment continue! Merry Christmas, Happy Holidays and Happy New Year 2024. And if you have the ability to do so, include someone in your festivities who would otherwise be alone during this time. XXOO, Kathleen



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## WHEN ANXIETY ORIGINATES FROM OUR ENVIRONMENT

DR. SIMONETTA SPACCIA PHD

**M**ost of the time we think about anxiety as something that originates from our personal inner problems such as family, work, and our childhood. While these are leading causes, external issues can also cause anxiety.

In our Western society and in history, humans experienced times of stability and security and times of unsteadiness and threat. In our recent past, we encountered several high-impact events: foremost has been the worldwide pandemic that affected our health and took many lives, and furthermore we had to bear the severe financial consequences. In the last few weeks we have been experiencing the impact of the upheaval in Israel, Gaza and surrounding countries. Even though wars are taking place far from us, they can be a potential trigger for a much more extended and dangerous conflict. These events are plenty to cause instability, insecurity and dread.

How can we manage a problem when it is far beyond our reach? Not being in the position of taking decisions can make us feel weak and helpless. This sense of helplessness is a detriment to our well-being, and even when we don't have direct ways to face a problem that doesn't directly involve us, we still can be impacted by the events taking place. But there is still something that we can do: Helpful coping methods include not suppressing our negative feelings, which can lead to stress. Much more fruitful is trying to work on positive thinking, such as favorable outcomes, rather than catastrophic consequences. . Also, it is important to keep informed through the media and our friends and share our opinions with others, making others hear our voice. Even though our voice is just one and little, it is essential for our identity and mental health to convey our thoughts. Doing this is a simple way to participate instead of feeling completely cut off from the problem, and is also a behavior that makes us feel less frail and ineffective.

## DON'T WANT TO DRIVE? TAKE THE WAVE!

BETH MARTIN – TRANSPORTATION COORDINATOR

**L**ori Ropp-Chow, 62, of Groveland doesn't drive anymore, but thanks to the WAVE, she still enjoys shopping in Sonora.

"I'll go to TJ Maxx, Kohl's, the Dollar Store, maybe Price Co," she said. "Sometimes I'll meet friends for lunch. The WAVE gives me freedom."

The WAVE's comfortable three-passenger van and wheelchair-accessible bus take riders to Sonora three times a week, and Modesto for medical appointments, errands and shopping. Riding the WAVE is free, although donations are gratefully accepted.

"The WAVE will take you where you need to go and pick you up when you're done and bring you home," Lori

said. "I'm grateful, and my husband is too, because he doesn't have to wait while I shop."

Rides typically leave Mary Laveroni Park in Groveland at 8:30 am and return between 2-3 pm (later for Modesto rides). You'll need to meet the WAVE at the park (wheelchair riders get picked up at home, and other exceptions can be made for unusual situations). Anyone over 18 living in Groveland/Big Oak Flat can ride.

"With the WAVE I get out, meet people and do my thing," Lori said. "It's really enjoyable."

Want more information? Ready to ride? Call Southside Community Connections at (209) 962-6952 two to seven days in advance. You'll also need to sign a waiver before your first ride.

## SOUTHSIDE COMMUNITY CONNECTIONS

BRITNE GOSE – EXECUTIVE DIRECTOR

THANK YOU TO ALL THE PEOPLE THAT MADE MURDER AT THE GRAND GATSBY SPEAKEASY A REALITY!

**S**CC wants to thank all the volunteers who brought our murder mystery fundraiser to LIFE!

**Directors:** Emily Hanchett, Linda Sarratt, and Britne Gose

**Actors and Writers:** Barbara Klahn (Whyleen Black), Jenny (Mona Crawfish) and Billy Ferraiolo (Beanie O'Dannon), Craig (Tommy Four Guns) and Monica Herendeen (Jazzy Fringe), Laurie Asquith (Haddie Drinx), Linelle Marshal (Zetta Zarbo), Bob Swan (Hal Sapone), Frank Jablonski (Handsome Sam McWarthy), Barbara Broad (Amelia Airhead), Jackie Sample (Kara Low), Greg Jones (Harry Looper), Kelly Sexton (Hershey Bar), Britne Gose (Duchess Prunella Pumpington), and Shirley Brasesco (Tommy Four Guns Stand-in)

**Backstage Support/Supplies/Logistics:** Linda Sarratt, Ron Selvey, Emily Hanchett, Britne Gose, Alexa McGregor, Gini Hunt, Kelly Kandels, Shirley Brasesco, and Tioga High

**Decorating Committee:** Linda Sarratt, Laurie Asquith, Barbara and Paul Klahn, Kelly Sexton, Karen Awe, and Priscilla Parks

**Volunteers on the days of the events (and more!):** Ron and Cindy Selvey, Linda and Greg Sarratt, Alexa McGregor, Gini Hunt, Emily Hanchett, Kelly Kandels, Anne Clark, Priscilla Parks, Willy Boatman, Paul Klahn, Rachel Tejada, Audrey Prouse, Susan Dwyer, Kate Greene, Krystal Johanson, Loretta Fijak, Samantha West, Beth Martin, Karen Awe, and Jennette Chisolm. **Tioga High Schoolers:** Peyton Amos, Ari Diaz, Leilani Jauch, Izzy Cook, Gavin Devine, Jacob Cox, Ellie Carpenter, Dennis Dowell, Thomas Carter, Erin McNair, Morgan Darrow, Dana Brandau, and Allie Johanson

## THE LITTLE HOUSE: A CORNERSTONE OF COMMUNITY

SAMANTHA WEST – TLH SUPERVISOR

**I**n an era where digital connections often take precedence, The Little House provides a physical space where residents of all ages come together. It's more than just a group of buildings; it's a haven of human connection. Here, young and old share stories, swap wisdom, and create lasting bonds, making it a true community gathering place.

Whether you're a fitness enthusiast, a green-thumbed gardener, or a lifelong learner eager to explore new horizons, you're sure to find a program that ignites your passion.

The Little House is poised for a bright future. With plans to expand

class offerings and encourage more community members to visit, it's set to become an even more integral part of Groveland.

In our fast-paced world, The Little House is a testament to the enduring value of face-to-face connections. It's more than a place; it's a feeling, a connection, and a promise of brighter days for those of us "on the hill".

Join us, and together, let's continue to nurture the spirit of community. If you have a skill you would like to share with others, please reach out to our Little House Supervisor, Samantha West at (209) 962-7303 or drop us an email at [tlh@southsidecommunityconnections.org](mailto:tlh@southsidecommunityconnections.org)

## PINE CONE SINGERS WINTER CONCERTS

BOB SWAN



**A**fter three months of rehearsal, it's finally time. We're going to be "Caroling, Caroling" at our Winter Concerts: 7PM Friday 12/08, 2PM Saturday 12/09, and 2PM Sunday 12/10, at the Groveland Evangelical Free Church, 19172 Ferretti Road.

Music Director Dennis Brown has selected pieces that range from Mozart to Steve Allen (and if you remember Stevarino, well, so do I). The emphasis is on light and upbeat, but there will also be beautiful arrangements of traditional favorites. We're having a lot of fun with these tunes, and I'm

sure you will too.

Of course, there will also be solos/duets from our talented singers, and an audience sing-along. Remember to watch the director. :->

Tickets are available at Premier Valley Bank and at Body Beautiful Salon, or from any Pine Cone Singer. The requested donation is \$15. Children 13 and under are welcome for free. As in any large indoor gathering, we encourage mask usage. Any questions, please call Bob Swan at 408-398-4731.

So, please come join us for a couple of hours of holiday musical fun. Hope to see you there.

## TENAYA STUDENT OF THE MONTH

**T**hird grader Nessa Robbins is this month's Student of the Month for Tenaya Elementary.

Nessa, the daughter of Kassandra & Aaron Robbins of Groveland, was nominated because, according to her teacher, "Nessa is a welcome addition back to our class this year! She has a wonderful personality, positive attitude, is very respectful, and works hard. Nessa is a great friend to her classmates and a huge help to her teacher. She makes our classroom a better place when she's in it!"



## LOST CHILD FOUND

JANET GREGORY

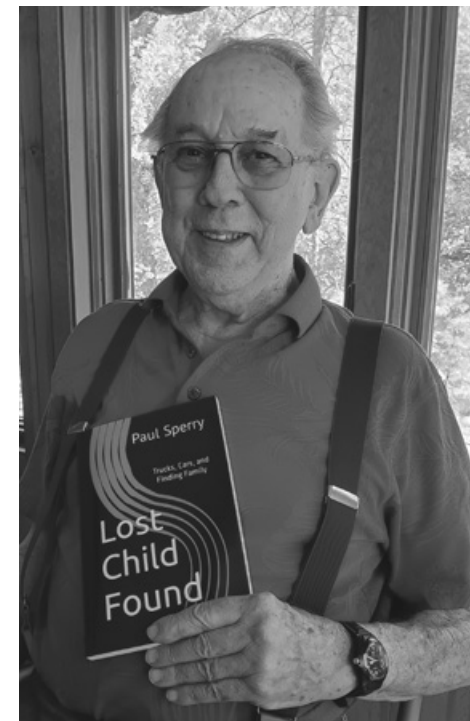
**P**ine Mountain Lake has a new author, Paul Sperry.

Paul and Jane Sperry have been in Pine Mountain Lake for many years. The book, "Lost Child Found" was published in October. Add it to your Amazon.com shopping list.

You will enjoy reading Paul's story. It is filled with interesting adventures, a healthy dose of trucks and cars, along with finding his roots. Paul was put up for adoption at birth, adopted by a wonderful loving family, and didn't think a thing about it until his 70's.

It is a comfortable reading book. Even if you don't know Paul, you will feel like he is sitting there beside you. Men, boys, and the mechanically minded will enjoy the stories of cars and his trucking career. Anyone touched by the power of adoption will connect with the last chapter where Paul discovers a family that he never knew he had. There is something for everyone in this book.

I know you will enjoy the book as much as I have. After the first of the



*Paul Sperry, Author*

year it will be in the Groveland Library and available now on Amazon.com for a perfect Christmas gift.

## MOORE BROS RECYCLING NOTICE

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.

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# HOMEOWNER CHECKLIST

## CHECK OUT YOUR CONTRACTOR

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

## BUILDING PERMITS

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

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

## DOUBLE-CHECK THE CONTRACT

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

## FIREWOOD CUTTING

PML SLASH AND COMPOST SITE

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

WOOD CUTTING PERMITS AVAILABLE AT THE MAINTENANCE FACILITY

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

FOR MORE INFORMATION PLEASE CONTACT ANITA AT

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

## MOORE BROS. SCAVENGER CO., INC.

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



## VACATION RENTAL OPTIONS FOR TRASH SERVICE

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

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

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

### Maximum Occupancy for Rental Property

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

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

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

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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License # 717300  
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**We can help with your grant.  
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Reasonal Rates • Free Estimates**



**COMMERCIAL SPACE FOR LEASE**

**COMMERCIAL SPACE FOR LEASE!**

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

**RENTALS WANTED**

**EXCELLENT TENANTS**

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

**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**.

**HELP WANTED**

**PMLA IS HIRING**

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

**SERVICES**

**RON'S HANDYMAN SERVICE**

Located in Pine Mountain Lake Quality work at affordable prices 35 years experience **209-962-4845**

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Call Joe for all your Roofing and Gutter needs. Licensed, Bonded, and Insured. License # 976739 **209-962-6842**

**HOUSE CLEANING**

We are mature/experienced PML residents. Steve **925-595-3362**  
Carla **925-639-4929**.

**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**



*Merry Christmas!*

**SERVICES**

**HAVE YOU BEEN INJURED?**

Work injuries, auto accidents, wrongful death, and dog bites. No fee unless you win. Contact me now for a free consultation.

Michael Lamb (Attorney at Law)  
phone: **(209) 436-9318**  
e-mail: [MRLAMBLAW@GMAIL.COM](mailto:MRLAMBLAW@GMAIL.COM)

**PERSONAL SHOPPING / CLOSET EDITS / STYLING**

Need help shopping for clothes, thrifting for vintage items, putting outfits together, or organizing your closet? For further information and assistance with all of your fashion needs, contact Amy J. at **(209) 436-9318**.

**GET YOUR AD NOTICED**



Place a photo of your item for sale for just \$10. Call 1-209-962-0613

**SERVICES**

**MASSAGE**

**B BEAUTIFUL SALON & SPA**

Massage \$65.00 hr. W – F every other Saturday. Massages are tailored to your needs with a combination of swedish, deep tissue, trigger point and body work. My goal is to ease your body pain with 13 years of experience as a Certified Massage Therapist. There is a discounted rate available for those that choose to have a massage monthly for maintenance. That rate is \$50.00 per hour. However you must book your discounted massage prior to leaving from your current massage as the discount applies to the next massage.

To book an appointment call Karen Mazzola at **209-768-6290**  
State of California  
License #13763  
13 years of experience



**CHECK OUT YOUR GROVELAND LIBRARY**

**THE GROVELAND LIBRARY IS OPEN**  
**TUESDAY – THURSDAY — NOON–6PM**  
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**YOSEMITE REGION  
Real Estate**

# YOSEMITE REGION REAL ESTATE

18687 Main St, Suite E, Groveland, CA 95321  
209-962-1111 ~ DRE #01964114



2011 Cherokee Trail **OPPORTUNITY KNOCKS!** AE-10 zoning allows for this 40 acres to be subdivided into four 10 acre lots. Open floor plan, vaulted ceilings, kitchen island, new gas cooktop/oven, retractable skylights and wood-burning stove. 2bd, 1ba on the main floor. Master suite in loft. Oversized detached garage w/shop area. 2500 gallon water storage tank. Being sold "as is." \$550,000 #20231298



12000 Trapper Ct **NESTLE YOUR HOME** in the Pines and Cedars on this quiet cul-de-sac lot. Approx. 1.27 acres, with plans available for a dream cabin. The many trees offer cool seclusion on a sloped North & East-facing property. Borders green-belt area inside the gated community. Enjoy all the amenities of Pine Mountain Lake! \$29,900 #20231285



19018 Jimmie Bell **MOUNTAIN LIFE AT ITS BEST.** Attractive, single-level home, built in 2004 and a low-maintenance design. 3bd, 2ba, 1426sf. Recent updates: Gutters & leaf-guards, carpeting, appliances. Central H/A, insulated garage, textured patios for enjoying the outdoors. Exterior stone wainscoting, bay window, great room with wood cathedral ceiling. Resurfaced driveway. \$449,000 20231429



ROB STONE  
OWNER/REALTOR®  
DRE #01025463



BJORN WAHMAN  
BROKER  
DRE #00706559



TARA STONE  
MANAGER/DPG  
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RYAN NIEDENS  
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KATHY NIEDENS  
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DRE #01113243



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CAPRICE KROW  
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CORY STONE  
PHOTOGRAPHER  
VIDEOGRAPHER

## 19723 Butler Way ~ Unit 8 Lot 281



### The Best of Both Worlds!

Near the Pine Mountain Lake Marina and a short distance to town. Almost 1 acre of privacy, with a unique home, set up for your entertaining needs. Three-level home, with a spacious living and dining area that opens up to a large secluded deck, overlooking a park-like setting. 4bd, 2-1/2 baths, den or office. Heat pump heating & a/c plus a wood-burning stove. Tile, laminate and carpeting, double-pane windows. Plenty of parking for multiple vehicles and/or recreational vehicles. This home could make a great investment property or vacation getaway for your family and friends. Some furniture may be included. Contact the Real Estate Agents for details.

\$649,000 • MLS #20231298

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Second Garrotte Ridge **PANORAMIC MOUNTAIN VIEWS.** Very desirable 120-acres, with much of the grading and clearing done. Includes a new 3bd, 2ba, 1670sf mobile home, 4 storage bldgs, 2500 & 1000 gallon water storage tanks plus an above-ground 156x30 pool. Zoned AE-37. Sub-dividable into three 40-acre lots. Power available on the Yosemite Springs border. Possible owner financing. \$799,000 #20231637



19337 Ferretti Rd (7/284) **VERY AFFORDABLE LOT** with easy access. Wooded .35 acre. Amenities include: Multiple beaches, boat marina, Lakeside Café and great fishing spots. Enjoy dining at the Country Club Grill, while looking over the beautiful championship golf course and mountain views. A great location for your dream home! \$4,000 #20230011



12934 First Garrotte 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. \$485,000 #20230833



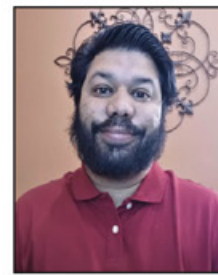
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