

# PINE MOUNTAIN LAKE NEWS

NOVEMBER

2023

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

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# Happy THANKSGIVING 2023

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**2024 ASSESSMENT  
BUDGET PACKET**  
SEE PAGE 4

**PROPOSED RESOLUTION**  
SEE PAGES 9-11

**HAPPY VETERANS DAY**  
TO ALL WHO SERVED

**DAYLIGHT SAVINGS  
ENDS NOVEMBER 5<sup>TH</sup>**  
SET CLOCKS BACK 1 HOUR

**THANKSGIVING DINNER AT THE GRILL**  
SEE PAGE 14

**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)  
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\$30/YR FOR NON-PROPERTY OWNERS (1<sup>ST</sup> CLASS)

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**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)****FRI. 11/10/23 VETERANS DAY (OBS)****THUR 11/23/2023 THANKSGIVING****FRI 11/24/23 DAY AFTER THANKSGIVING**

MON 12/25/23 CHRISTMAS EVE (OBS)

TUE 12/26/23 CHRISTMAS DAY (OBS)

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

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

**PMLA BOARD MEETINGS SCHEDULE****(THIRD SATURDAY - UNLESS OTHERWISE NOTED)****NOVEMBER 18, 2023**

(Saturday before Thanksgiving)

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.

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# GENERAL MANAGER'S MESSAGE

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

## 2024 ANNUAL BUDGET MEETING

Well, another annual October budget meeting has come and gone, and your Board of Directors, management team and Budget and Finance Committee diligently reviewed every line item in development of the annual budget for the coming year.

The Board and management team work hard to prepare a budget that allows for the proper maintenance of the facilities and common areas, operation of the Association, and continuation of the excellent level of service our members have come to expect.

As in years past, we posted a copy of the 2024 Budget DRAFT on the Official PML Website prior to the Budget meeting so that Association members had an opportunity to review it before the meeting.

Many factors contribute to overall increases in costs to the Association, such as lot mergers, refurbishment and repair needs of common areas and facilities, legal bills and the rising cost of labor, materials and supplies. Inflation continues to impact everything we buy. Nevertheless, we continue to find savings where we can and implement new methods of efficiency so that we can provide the same level of service to our members going forward.

Some key factors that had an affect on the 2024 budget assessment increase were:

The California minimum wage increases to \$16.00 per hour starting January 1, 2024 and \$20.00 per hour for fast food workers. These increases have a corresponding impact on all positions within the Association workforce.

We lost an additional 19 assessable lots due to lot mergers that were in the process before the Board adopted the lot merger moratorium this year.

Our legal fees line item in Administration more than tripled what was budgeted this year from \$200K to \$600K, and we expect the trend to continue into 2024. The large majority of these legal cases are related to the enforcement of our CC&R's.

The Board approved moving from a part-time IT Manager to a full-time IT Manager position to accommodate

the various technology requirements of our Association. In most corporations of our size the ratio to determine the number of staff to one IT technician is 40:1. If we were to use this for staffing an IT department, we should have at least 3 employees handling these IT responsibilities. Regardless, we are starting to move in the right direction.

The Board decided to re-establish the Assistant General Manager position that was eliminated several years ago, given the current work load in PML Administration. This is to ensure that we can continue to provide excellent service to our members, handle all of the myriad of legal matters and challenges, and ensure continuity of executive management when the need arises.

This year, the first draft of the proposed 2024 budget started out with an increase of 21%, after review by myself and the Controller, this was lowered to 16%. By the time the Board, management team and the Budget and Finance Committee scrubbed the 2024 budget draft, we had it down to 12.7% in time for the Annual Budget Meeting held on October 21st.

I would like to thank our Budget and Finance Committee members for the thorough, multiple reviews, feedback and assistance during this process. Having multiple reviews of the proposed budget, only serves to improve it with each iteration.

The managers made their individual

presentations at the Annual October Budget meeting, with input and feedback from the membership and Budget and Finance Committee. The Board deliberated and debated many items in the budget and ultimately, the final percentage of increase ended up at 9.09% and the Board adopted the budget and assessment for 2024.

The assessment and budget package will be finalized and mailed out to the membership at the end of November.

## FEEDING DEER AND OTHER WILDLIFE IS ILLEGAL

We continue to receive complaints that PML members and guests are feeding the deer and other wildlife. Feeding any wildlife is illegal and dangerous as well as harmful to the animals. We also continue to see members and guests leaving trash cans outside overnight. Feeding wildlife intentionally or unintentionally by leaving out trash cans or pet food bowls attract dangerous predators into our area around our homes, children and pets. Increasing numbers of deer come into contact with vehicles and aircraft and this can cause major damage and injuries.

Mountain lions are attracted to areas where deer herds travel. Increasing the likelihood of a dangerous interaction between mountain lions and humans is not wise. Additionally, while the deer

might appear docile and friendly, they are wild animals that can harm you or your pets. I cringe every time I see a social media posting of a photo or video of someone's grandkid feeding a large doe by hand.

We are also seeing an increase in the number of photos or videos of water buckets that members put out for wildlife. They then install a game camera to capture video or pictures of deer and bears drinking from the water bowl. While it may seem like great fun to capture up-close video of these wild animals, it is a dangerous and unsafe activity. Attracting any wildlife to your property increases the chances of a dangerous interaction with a wild animal. A 300-pound bear can easily kill property owners or their pets. The bear could also harm your family, friends and unsuspecting neighbors.

Information is posted to our website to help inform members and encourage compliance with the laws and our rules. If you witness someone illegally feeding the wildlife especially within PML please ask them to stop and/or notify the California Department of Fish and Wildlife. Help keep the PML wildlife "Wild". The contact number for the California Department of Fish and Wildlife, Central Region (Tuolumne County is in region 4) is 1 (559) 243-4005.

*Until next month, wishing everyone a happy and safe Thanksgiving!*

## 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

**H**ello, everyone – Happy Start of the November and December Holiday Season!

We hope that you and your families will enjoy the peace and quiet of late Fall and Winter in PML, and that your Winter Holidays are joyous ones!

The 2024 Budget Meeting took place at the October 21st Board Meeting, and your Directors discussed long and hard the many issues facing all of our amenities and departments for next year's finances.

There was some great teamwork at work in the development of the 2024 Budget, by the volunteer Budget and Finance Committee, the managers of our departments and amenities, PML Administration, and the individual Board Members. The volunteer Budget and Finance Committee met with managers and Board Members to review each budget proposal and to get the details about each department's operation.

We found our department and amenity managers to be knowledgeable, resourceful, and equipped with a clear picture of the past, present, and future of their areas of responsibility. The budget decisions we made at the Oct. 21st meeting were made while keeping an eye on our expenses, the rising costs of our supplies and utilities, and trying to maximize the services for our property owners and their guests.

Along those lines, here is some background information about the PML 2024 Budget:

\*The "Big Four" (Capital & Reserve, Maintenance, Administration, and Safety) account for about 80% of our monthly assessments.

\*All of our Amenities (the Marina, Golf Course, Grill, Stables, Pickleball, Tennis, etc.) account for about 20% of our monthly assessments.

\*With our aging buildings and infrastructure, the percentages above seem about right for our Association.

We love to hear from you, and remember that the best way to reach the members

of the Board is to send an email to [PMLABoard@pinemountainlake.com](mailto:PMLABoard@pinemountainlake.com). Using this address will ensure that all of the Board Members receive your comments in their original form. We may respond to your comments, or we may elect to have our General Mgr. Joe Powell respond, but rest assured that your opinions will be seen by the Board.

Like me, many of you feel like your favorite time of the year in PML is the Summer, but Fall is absolutely gorgeous up here. We hope that you and your families can make some beautiful memories in November and December during these special months.

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

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

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

## ATTENTION NEW PML MEMBERS!

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

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

**1.209.962.8600**

### BOARD OF DIRECTORS

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

### GENERAL MANAGER

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

### CORRESPONDENCE TO DIRECTORS

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

### ADMINISTRATION OFFICE

#### HOURS OF OPERATION\*

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

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

#### SUBSCRIPTION RATES:

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

#### SUBMISSION DEADLINE

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

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

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**DAVID WILKINSON**—Publishing Editor

**SABRE DESIGN & PUBLISHING**

Design/layout

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**PINE MOUNTAIN LAKE ASSOCIATION**  
**SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES**  
For Nine Months Ended October 1, 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			Budget (NET COST) INCOME	Variance Bud - Act	Variance %
							Before Depreciation	Depreciation Expense	(NET COST) INCOME			
Golf Course	\$ -0-	691,849	\$ 34,820		\$ 726,669	\$ 1,361,269	\$ (634,600)		\$ (634,600)	\$ (775,223)	140,623	-18.14%
Restaurant & Bar	-0-	2,526	737,836		740,362	1,201,302	(460,941)		\$ (460,941)	(601,153)	140,212	-23.32%
Marina	-0-	463,860	126,294		590,154	867,691	(277,537)		\$ (277,537)	(182,442)	(95,095)	52.12%
Snack Shack	-0-	-0-	49,289		49,289	61,279	(11,990)		\$ (11,990)	(26,008)	14,017	-53.90%
Stables	-0-	109,066		3,712	112,777	346,662	(233,884)		\$ (233,884)	(272,294)	38,409	-14.11%
Recreation	-0-	181,822			181,822	119,853	61,969		\$ 61,969	(11,899)	73,867	-620.80%
Roads & Facilities Maintenance	-0-	167,724		580	168,304	1,871,072	(1,702,768)		\$ (1,702,768)	(1,923,024)	220,257	-11.45%
<b>PROPERTY OWNER SERVICES</b>												
Safety	-0-	203,951		1,761	205,712	813,697	(607,985)		(607,985)	(762,788)	154,803	-20.29%
Administration	-0-	254,227		635	254,861	2,034,096	(1,779,235)		(1,779,235)	(1,296,337)	(482,897)	37.25%
<b>ASSESSMENTS</b>												
+	6,015,482			62,443	6,077,925	82,688	5,995,238	382,923	5,612,315	4,819,422	792,893	16.45%
<b>Totals</b>	\$ 6,015,482	\$ 2,075,025	\$ 948,238	\$ 69,131	\$ 9,107,875	\$ 8,759,609	\$ 348,267	\$ 382,923	\$ (34,656)	\$ (1,031,745)	997,089	-96.64%

## PMLA MONEY MATTERS

DAN SZATHMARY – ASSOCIATION CONTROLLER

Welcome to November. By the time this article is published, the process of forming our budget for the following year will be complete and will soon be off to the printers for distribution to the masses.

We have over 8000 members representing over 3300 properties from all walks of life that have no less than 4000 different opinions of how much they want to pay to support the association every year, and how that money should be spent.

Golfers want more money for the golf course. Pickleball players want as least as much money spent on pickleball courts and facilities as is being spent on tennis or other like activities. Marina people want lower fees and more money spent on lake and lake-like activities. And then there is the Pool, Shooting Range, and Stables.

So how does all this work when we have over 3300 votes representing over 8000 people who represent the very wealthy, the just-getting-by, and everything in between? Some want at least a 10% increase in assessments because that will give us over a Million more dollars to improve our community. Some would rather spend their money elsewhere and would rather not pay one more cent to the association then they already have to every month.

It's a long, detailed, and collaborative process with board oversight, committee oversight, and an extremely high level of member visibility before the budget is formed and distributed every November.

The process begins in August once the hustle and bustle of the peak season starts showing relief for the management team, and we have a useful amount of trend data from the current year's budget to work with. There are preliminary suggestions from the department managers on fees, pricing, and a drill down in great detail of every cost and revenue line item on the budget and year-to-date financials.

Then that all gets reviewed and put together with projections on global line items like insurance costs and utilities determined by yours truly under the oversight of the GM and each of the board and committee members. There is also a Board member assigned to do a deep dive on each department budget individually where each projection, assumption, and cost line item is scrutinized in even greater detail. The same is done with a list of items maintained and replaced out of the reserve fund, and any new items (aka "New Cap") requested as additions to assets of our association.

In addition to the oversight by the management team and the Board of

CAPITAL EXPENDITURES Nine Months Ended October 1, 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	1,550,286	1,014	1,551,300
Other Income/Expense			-
<b>PURCHASES BY AMENITY</b>			
Golf Course	(171,795)	(28,205)	(200,000)
Country Club	(5,363)		(5,363)
Bar	-		-
Marina	(29,016)	(2,506)	(31,522)
Snack Shack	-		-
Swim Center	(104,436)		(104,436)
Stables	(61,781)	(51)	(61,832)
Recreation	(9,529)		(9,529)
Roads & Facilities Maintenance	(386,144)	(19,235)	(405,379)
<b>PROPERTY OWNER SERVICES</b>			
Safety	(69,917)		(69,917)
Administration	(63,861)		(63,861)
Non-Capital Reserve Expenses	(312,762)		(312,762)
<b>Total transfer to Operating Fund for property and equipment additions and reserve expenses</b>	(1,214,604)	(49,997)	(1,264,601)
<b>Adjusted Fund Balances</b>	\$ 4,739,302	\$ 53,412	\$ 4,792,716

Directors every step of the way, there is a Budget and Finance Committee. They are volunteers that also represent the membership to be a second set of eyes in addition to the elected Board. They work in lock step with management and the Board of Directors every step of the way throughout the budget process.

After all of that preparation and review over the course of about two months, everything is compiled into a consolidated budget and reviewed again before being presented in an open meeting. The Board and any and all of the over 8000 members

that care to participate can review a final presentation of those months of work, make comments and suggest changes, and finally we have a budget dialed in for the new year.

Not an easy or simple task, and a very rewarding one we perform diligently year over year.

What would you like to learn more about next month? Any comments or suggestions on what you have read today? 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.

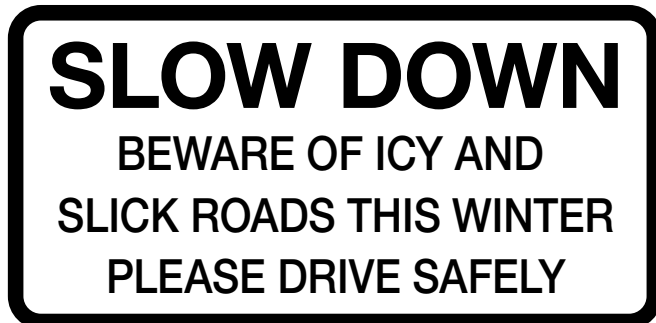
For more information on this simple, effective and time saving plan please contact us at **1 (209) 962-8600**

**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!*



**LETTERS TO THE EDITOR**

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

Submit Letters to the Editor by sending to "Editor, PML News"  
 Mail: 19228 Pine Mountain Drive, Groveland, CA 95321  
 Email: [PMLNews@sabredesign.net](mailto: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.**

**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

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**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](http://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.

### GOVERNING DOCUMENT ENFORCEMENT ACTIONS SEPTEMBER 2023

Courtesy Notices	55
Notice of Non-Compliance	11
Final Notice of violation	10
Fines Assessed	7
Member Service	429

### 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	SEPT	3rd Qtr	YTD
Guest Passes Issued	2,063	4,805	1,509	5,731	12,599
Vendor Passes Issued	842	1,531	440	1,452	3,825
Temporary Resident Passes Issued	1,787	5,135	1,852	7,555	14,477
Vehicles Admitted	22,385	49,168	15,455	64,461	136,014
Vehicles Refused Entry	526	905	397	1,398	2,829
Phone Calls Received	7,419	10,368	2,622	9,253	27,040
Residential Alarm	16	10	3	4	30
Animal - Loose	27	34	12	26	87
Animal - Impounded	4	11	3	6	21
Animal - Dead/Injured	29	25	6	25	79
Animal - Disturbance	8	6	-	4	18
Patrol Assist	510	487	105	366	1,363
Member Assistance Request	69	35	3	10	114
Welfare Check	5	6	1	5	16
Transport	14	6	0	0	20
Traffic Hazard	2	2	1	2	6
Traffic Control	0	0-	0	2	2
Excessive Speed/Reckless Driving	9	14	2	6	29
Gate - Tamper	6	1	0	1	8
Gate - Follow Through	56	67	13	43	166
Gate - Malfunction	12	10	0	3	25
Gate - Struck by Vehicle	14	16	0	6	36
Control Burn Reported	139	255	0	0	394
Fire Safety - Smoke Complaint	8	2	0	0	10
Hazard - Tree Down	54	4	1	2	60
Residential Disturbance	2	1	0	4	7
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	3	4	5
Trespassing	3	5	1	4	12
Vandalism	3	1	0	1	5
Property Damage - PML	3	0	0	0	3
Property Damage - Resident	5	0	0	1	6
PML Regs Violations Resident	2	3	0	1	6
PML Regs Violations Guest	1	2	0	0	3
Vehicle - Citation Issued	3	0	2	11	14
Vehicle - Accident PML	3	2	1	1	6
Patrolling Unit	2,438	1,956	875	1,791	6,185
Amenity Security Check	6,001	5,904	1,922	4,610	16,515
Residence Security Check	724	723	122	299	1,746
Weapon Violation	0	0	0	0	0
Fixed Post	7	6	1	5	18
Courtesy Notice Issued	85	84	17	60	229
All Other Fees Collected	\$96,108	\$265,372	\$94,179	\$393,180	\$754,660

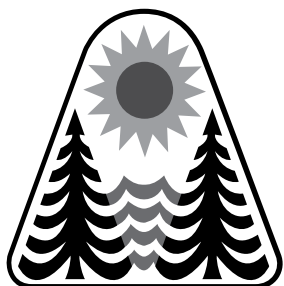


**PROPOSED ADOPTION  
OF NEW RESOLUTION –  
PINE MOUNTAIN LAKE  
ASSOCIATION  
RESOLUTION  
ADOPTING SHORT-TERM  
RENTAL PERMIT POLICY**

In accordance with Pine Mountain Lake’s CC&Rs, Article III, Section 7 (a) (ii) - Association Policies & Association Rules, the Board of Directors has approved a first reading for the proposed new resolution as shown below:

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

The purpose of this resolution is to establish a policy governing the occupancy and use of dwellings for a period less than 30 consecutive days in Pine Mountain Lake Association.



Resolution \_\_\_\_\_  
Adopted: \_\_\_\_\_ 2023

**PINE MOUNTAIN LAKE ASSOCIATION  
RESOLUTION ADOPTING SHORT-TERM  
RENTAL PERMIT POLICY**

SUBJECT: Adoption of a Short-Term Rental Permit Policy.

PURPOSE: To establish a policy governing the occupancy and use of dwellings for a period of less than 30 consecutive days in Pine Mountain Lake Association.

AUTHORITY: The Declaration, Bylaws, and Articles of Incorporation of the Association, California Law and Tuolumne County Ordinance Code.

EFFECTIVE DATE: \_\_\_\_\_ 2023

WHEREAS, a Short-Term Rental (STR) means one dwelling unit, including either a single-family residence, individual condominium unit or individual townhouse unit, rented for the purpose of overnight lodging for a period of not less than 1 day and not more than 30 days other than an ongoing month-to-month tenancy granted to the same renter for the same unit;

WHEREAS, Short-term rentals provide the community benefit by expanding the number and type of lodging facilities available and assists property owners of STRs by providing a source of revenue which may be used for maintenance upgrades and deferred costs;

WHEREAS, Pine Mountain Lake Association CC&R compliance staff have responded to numerous complaints at STRs involving excessive noise, disorderly conduct, vandalism, trespass, overcrowding, traffic, congestion, illegal parking and the accumulation, and scattering of trash, which require response from our Department of Safety Patrol, PMLA CC&R compliance, and other PMLA staff;

WHEREAS, the transitory nature of occupants of STRs makes continued enforcement against the occupants difficult. The provisions of this policy are necessary to prevent the continued burden on Association services and impacts on residential neighborhoods and homeowners adjacent to a STR home, who ultimately bear the burden of these STRs and need to file complaints against the STR homeowner;

WHEREAS, the Board of Directors anticipates the continued rise in the number of STR’s in PMLA will increase the financial requirement from the membership due to an increase in operational needs and governing document enforcement activity to maintain current standards and the quality of life for residents in the community;

WHEREAS, the Association can generally be more restrictive than the State or County in adopting certain policies and rules unless otherwise specifically prohibited by law;

WHEREAS, the Board of Directors has determined that a Short-Term Rental Permit Policy is necessary to protect the assets of the Association and its ability to repair, maintain and operate the facilities and common area and enforce the governing documents for the benefit of the membership;

NOW, THEREFORE BE IT RESOLVED, The Board of Directors adopts the following Short-Term Rental Permit Policy and operational rules:

1. An owner of a short-term rental may not rent a dwelling unit for 30 consecutive days or less without a valid PMLA STR Rental Permit. A permit must be issued by PMLA before the property can be used as a STR. No STR may be rented for a period of less than 1 day.

*(Continued on next page)*

*(Continued from page 9)*

2. Each STR must be a permanent habitable dwelling unit.
3. STR owners are required to provide adequate parking for the number of vehicles for the number of occupants renting the dwelling unit. No parking is allowed on PMLA streets. STR owners must list the number of parking spaces located on the property with their permit application.
4. STR owners are required to have adequate trash removal service.
5. The STR owner will be required to post a sign at the front of their property with the following STR information: PMLA STR permit number, maximum number of vehicles permitted to park onsite, PMLA Rental Hotline number, property street address, unit and lot number, PMLA Dept. of Safety telephone number and PMLA enforcement email address.
6. The STR rental owner is required to post detailed information inside the dwelling for renters, including the rentals vehicle parking limit, trash disposal requirements, quiet hours, community emergency egress maps and other basic PMLA rules.
7. STR quiet hours are required between 10 pm and 7 am. Regardless, any noise or sound that causes an unreasonable annoyance to the neighbors will be considered a violation any time of day or night.
8. STR rental owners will be required to designate a contact person to respond to complaints regarding their property. The designated contact person must respond to the complaint within 30 minutes and resolve the violation within 60 minutes, or the STR owner will be subject to a fine or revocation if their STR permit.
9. At a minimum, all permit applications must contain the following information:
  - a. The address, Unit and Lot number and assessor's parcel number for the proposed STR home rental.
  - b. The name, address, telephone number and email address of the owner of the STR home rental.
  - c. The name, address, telephone number and email address of the local contact person for the owner of the STR home rental. The local contact person must be available for contact regarding any complaint, 24-hours a day.
  - d. State the number of bedrooms for the STR dwelling unit to be rented and availability of the number of onsite parking spaces.
  - e. A diagram and photograph of the premises showing bedrooms, on-site assigned parking spaces in garages, driveways, or other parking areas and the interior spaces.
  - f. Acknowledgement by the STR owner that they have checked to determine that their sewer or septic system can accommodate the number of occupants and intended rental use so that it does not fail and cause harm or a nuisance to the renters or neighboring property owners or an environmental hazard.
  - g. Evidence of a valid transient occupancy tax remittance form issued by Tuolumne County for the STR.
  - h. Proof of insurance coverage for the STR.
  - i. Acknowledgement that the owner, agent, and local contact person have each read the policy and all rules pertaining to the operation of a STR home rental and they will comply with all requirements of same.
10. Owners are required to provide proof of insurance issued by a company regulated by the California Department of insurance. The insurance coverage must be at least five hundred thousand dollars (\$500,000) in general liability to cover anyone injured due to the property owner's negligence. The insurance policy must cover the use of the property as a STR home rental or an appropriate rider or addendum must be included to cover the use of the property as a STR.

Specific proof of insurance must be submitted with any STR application or renewal including a copy of the insurance policy showing the coverage amounts, covered property location, and which clearly states that short term rental activities are covered/insured activity (i.e., not excluded from coverage).

*(Continued on next page)*

*(Continued from page 10)*

11. If an applicant for a new STR permit or renewal unintentionally provides information that is found to be inaccurate, the applicant will be provided a reasonable opportunity to correct any errors. However, if PMLA staff believes any application includes intentionally false information, staff may issue a notice of violation in accordance with PMLA Governing Document Enforcement Procedures.
12. An application for a STR permit must be accompanied by an initial fee established by resolution of the board. A permit is valid for one calendar year after it is issued and may be renewed by filling out a renewal application and the payment of an annual renewal fee, established by resolution of the board, only if there have been no changes which would affect the conditions of the permit as required in this policy.
13. If there have been significant changes to the unit or property that would affect the conditions of the permit, the owner must submit a new permit application with the accompanying new permit fee. If the annual renewal fee is not paid when due, the permit will be revoked.
14. If a PMLA property owner is found to be renting out their dwelling unit without an approved PMLA STR Rental Permit, the owner may not rent their dwelling unit for less than 30 consecutive days for a period of twelve months and must apply for and receive an approved permit before doing so.
15. The mandatory fine for the first violation of this policy is \$1,000.
16. The mandatory fine for the second violation of this policy is \$2,000.
17. The penalty for a third violation is a revocation of the STR permit for a period of 12 months. The property owner may apply for a STR permit after the 12-month period. The property owner may still rent out the property in the long term for a period of more than 30 consecutive days after properly registering their dwelling unit as a long-term rental.
18. All PMLA property owners who apply for and receive an approved PMLA STR permit agree to abide by all rules and provisions in this policy as a condition of receiving the approved permit.
19. All PMLA property owners who receive an approved STR permit agree to allow the Association to post and/or publish their STR permit number and Unit and Lot number along with a list of any complaints of violations under investigation by the Association.

With the adoption of this resolution, the Board of Directors hereby rescinds or nullifies any portion or provision in any previous resolution, policy or rule until such time that the resolution, policy or rule can be updated to reflect the adoption of this resolution.

The Association Board of Directors reserves the right to update, amend or rescind this resolution as appropriate in the future.

Respectfully submitted,

---

Karen Hopkins, Board Secretary

# TEE TO GREEN

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

We have just completed our golf course aeration, including tees, fairways, collars, approaches, roughs, and most importantly the greens. I have touched on the importance of the aeration process but will give a brief description for those that may have missed it. Aerification achieves three important objectives. It relieves soil compaction; it provides a method to improve the soil mixture around the highest part of a green's roots and it reduces or prevents the accumulation of excess thatch. Aerification is a mechanical process that creates more air space in the soil and promotes deeper rooting, thus helping the plants stay healthy. We achieve this by removing half-inch cores, or plugs from the soil, allowing for air and water to penetrate the greens surface. The spaces are then filled with sand "topdressing" that helps the soil retain air space and makes it easier for roots to grow downward.

I had the pleasure over the summer to tour the golf course with our USGA (United States Golf Association) representative Brian Whitlark. Brian is a certified professional soil scientist and is a wealth of knowledge, evaluating 80 plus courses a year in the western states. He will make recommendations to us regarding playability, and more importantly sustained health of the course. Comments from the report stated that it was great to see the

greens in excellent condition and the Bentgrass in good health for mid-July. Rootzone samples revealed roots extending to 5-6 inches in the greens with ball roll quite good on the day of visit with adequate greens speed. The trend over the last three years has been for a slight reduction in organic matter in the top 2 cm of the green. This is an excellent trend and can be attributed to the routine vertical mowing and sand topdressing practices. Overall assessment was that the course was in great shape following a remarkable winter keeping up with routine cultural practices continued projects and daily duties.

With cool fall temperatures here we have done some late season fertilizing. Greens are on a monthly program and finished up in October, as well as tees, fairways, and primary rough in late October. The best results from late season fertilization will be achieved by applying fertilizer early enough in the season that the plants are still photosynthesizing and absorbing nutrients. Doing this will give the plant a boost of nutrients going into winter and give the necessary nitrogen boost to get it started in the spring. Other projects included for late summer and fall will be the completion of a block wall at the pond on hole nine, completion of our new chemical shed, nursery green construction and the infamous fall leaf drop which will keep us busy through the first of the year.

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# Thanksgiving at The Grill

Thursday, November 23 • Hours: 12PM-7PM

RESERVATIONS RECOMMENDED.

For Questions please call 1.209.962.8638



## APPETIZERS

### **Baked Spinach Maria - \$15.00**

Wilted spinach, cheddar, and jack cheese baked until golden brown.  
Served with crisp crostini's.

### **Maryland Style Crab Deviled Eggs - \$18.00**

6 egg halves with a classic deviled egg mixture  
with added decadent crab meat and green onion.

### **Brick Oven Brussel Sprouts - \$15.00**

Tender sprouts baked in our brick oven, topped with bechamel sauce and crisp bacon.

### **Swedish Meatballs - \$16.00**

Meatballs smothered in a classic sauce with cream, mushrooms, and parsley.

## ENTREES

### **Classic Turkey Dinner - \$26.00**

Sliced turkey breast served with mashed potatoes, gravy, green bean casserole,  
Italian sausage stuffing, candied yams, cranberry sauce, and a dinner roll.

### **Ham Dinner - \$26.00**

Snake river glazed ham served with mashed potatoes, green bean casserole,  
Italian sausage stuffing, candied yams, rum raisin sauce, and a dinner roll.

### **English Cut Prime Rib - \$38.00**

(while supplies last) Thin sliced prime rib, served au jus, creamy horseradish,  
mashed potatoes, roasted brussel sprouts, and a dinner roll.

### **Holiday Salmon - \$38.00**

8oz salmon filet poached in white wine and topped with spinach and hollandaise sauce.  
Served with rice pilaf and roasted Brussel sprouts.

### **Strawberry Spinach Salad - \$17.00**

(vegetarian) Mixed spinach, red onion, fresh strawberries, feta cheese,  
and candied walnuts, tossed in raspberry vinegarette.

### **BLT Wedge Salad - \$16.00**

Crisp butter lettuce, topped with bacon, tomato, and blue cheese dressing.

## DESSERT

### **Slice of Fresh Baked Pie - \$7.00**

Choice of pumpkin, pecan, peach, cherry, or strawberry rhubarb.

## HOT OFF THE GRILL

HEATHER PARKHURST – FOOD & BEVERAGE DIRECTOR

**G**reetings to all our Pine Mountain Lake neighbors! Here we are in the final month of autumn, bundling up in the crisp air and watching the last leaves fall. It's a graceful transition out on the golf course, and The Grill is the perfect setting to savor the changing seasons in style. You can still have lunch out on the terrace, with hot drinks and toasty heaters! You can take in the seasonal view from inside as well, with the beautiful vista stretching all the way to Yosemite on a clear day.

Another fantastic thing about autumn is that it brings us football. Step into the lively 19th Hole Lounge where we have 5 screens to immerse you in the heart pounding action of the latest NFL game, or other sporting event. Plus, you won't have to worry about going hungry as we serve the full Grill menu in the lounge, so you can savor delicious dishes while catching all the action. We are the ultimate sports watching destination!

Have you made Thanksgiving plans yet? We warmly invite you and your family to partake in a memorable holiday feast with us. We are going to be open from 12 to 7pm, serving a wonderful menu with a curated

selection of appetizers, entrees, and pies to choose from. Are you a traditionalist? Order perfectly roasted turkey breast with mashed potatoes, gravy, green bean casserole, Italian sausage stuffing and candied yams. Or, indulge in the timeless comfort of Snake River glazed ham and all of the fixings that I just mentioned. Not looking for traditional fare? Order our holiday salmon, poached in white wine and topped with spinach and hollandaise sauce. Looking for a refreshing vegetarian option? We are offering a vibrant strawberry spinach salad entrée with peppery red onion, succulent-sweet strawberries, crunchy candied walnuts, tossed in raspberry vinaigrette and sprinkled with the creamy and tangy richness of feta cheese.

There is more, and I could certainly go on and on with my descriptions, but I think I have piqued your interest. You can view the full menu on the previous page, on our website at [thegrillatpml.com](http://thegrillatpml.com), or type in **The Grill at PML** on [facebook.com](http://facebook.com). If you are signed up with our eSNAP through the PML website then you have already received our menu in your inbox. Give us a call at 209-962-8638 to make your reservation soon, as space is limited.

ADVERTISE IN THE PML NEWS  
GO TO  
[PINEMOUNTAINLAKE.COM](http://PINEMOUNTAINLAKE.COM)  
FOR RATES  
AND DETAILS

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

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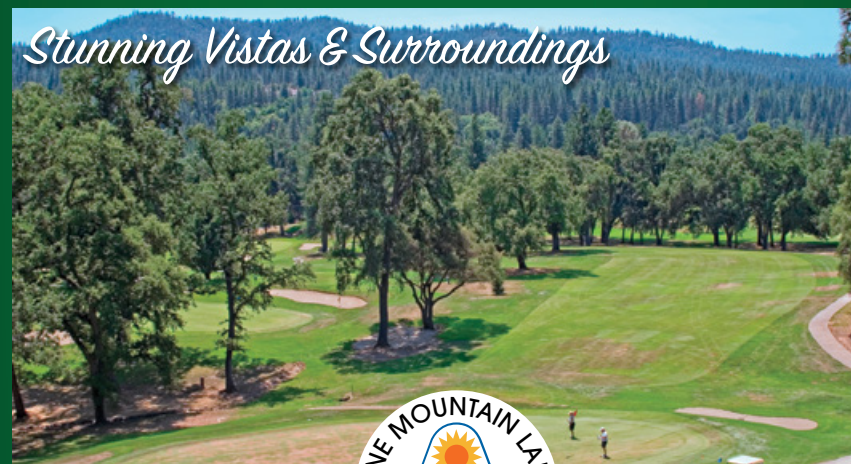
*Championship Golf Course*



*Beautifully Manicured  
Greens*



*Stunning Vistas & Surroundings*



*Mountain Golf*  *at its Finest!*

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

1-209-962-8620

## FALLING TO PIECES

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

November has always held a sort of bittersweet nostalgia for me growing up here in our slice of California—it's the time of year when summer suddenly docks its boat, and waves goodbye along with our friends who were just visiting for the season. This somewhat abrupt shift always reminds me of the Oscar Wilde quote, "And all at once, summer collapsed into fall." But that sadness at the loss of summer is always quickly soothed by fall's chilly embrace—a physical reminder that the holidays are fast approaching. And the holidays mean family, friends, football, and food. A gathering together to celebrate the end of one season, and the beginning of another.

But its hard to host this year's (insert celebration here) when your deck is

following summer's lead by threatening to collapse. Fortunately, the weather often cooperates enough to give you (and a licensed contractor) time to remedy that. Like all exterior projects, you can submit your deck to the Environmental Control Committee online at: <https://www.pinemountainlake.com/ecc-project-submittal-process/> The Committee meets every two weeks, and will need: a plot plan, deck plans including elevation drawings, material and finish color, and all applicable Tuolumne County permits.

As always, if you have any questions about the submittal process, or need someone to remind your deck that it should leave falling to pieces to Patsy Cline, please do not hesitate to reach out. [ecc@pinemountainlake.com](mailto:ecc@pinemountainlake.com) or 1-209-962-8605.

## MAINTENANCE MATTERS

RICK LAFFRANCHI – MAINTENANCE AND OPERATIONS MANAGER

*"Autumn is a second spring when every leaf is a flower"*-Albert Camus

November is here, and your PMLA Maintenance Teams have fully transitioned from summer work and upkeep, to our fall and winter projects, your streets/facilities crew is busy finishing up the cutting and piling in TA-5 in preparation for burning and log removal. Upon completion of the TA-5 work, the team will transition and start work in our TA-1 green belt, the work in this area will provide PMLA with an additional 81 acres of fire safety on our southeastern border.

Our Buildings and grounds crew have been busy with multiple projects and tasks, Our Technicians have as always been busy with preventative and predictive work orders utilizing our Fiix Maintenance program, to date we have performed over 2700 work orders with nearly 75 more in the que. In addition to daily tasks our

team spent a week with finishing our facelift at Gate 1, to include a new gate controller, fresh paint and a rock face on the monolith and a bulletin board. This rebuild is the first in the last 20 years and it was more than ready for an upgrade. In addition to these tasks this group is saddled with the responsibility of putting all our amenities to bed for the winter, to include, Marina, Marina Café, Upper Campground restrooms and the Swimming Pool to name a few.

The construction side of the staff have been carrying out building repairs outside our Pro Shop where a face lift has been needed for a while now, the area will get a new façade faced with Hardi Plank to add to our fire hardness of the building. Upon completion of this task, we will move to the Firehouse and begin repairs to exterior of that building again increasing the fire hardening of the building.

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

## BUILDING OUR COMMUNITY

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

### KNOW YOUR BOUNDARIES!

This year has seen a lot of activity with many homes in one phase or another of construction. Since the beginning of the year over 476 projects have been submitted to the ECC for approval.

We are excited to see all of this activity. However, with all of these changes in ownership and the desire to spruce up their lots we have received a number of calls regarding property line disputes.

According to the Environmental Control Committee Rules, Guidelines and Construction Standards: At the time of Plan Submittal, all property pins must be located, flagged, and property lines strung. The proposed structure outline must also be staked and strung. If necessary, underbrush can be cleared, however, no trees are to be cut prior to approval. **In NO case shall it be the responsibility of Pine Mountain Lake Association or the Environmental Control Committee to locate or certify**

**location of property pins.** The stringing of the property to establish the acceptable location of the Improvement will be verified as part of the first inspection.

If you have a question or dispute regarding property lines, it is considered a civil matter and must be resolved between property owners.

The ECC recommends you hire a licensed surveyor to mark the property pins so you are assured they are correct. The Committee has found that there are individuals who will "find your property lines" for you, but may not be licensed surveyors. Unless you use a licensed surveyor, the information you are given could be erroneous.

So, in order to avoid conflicts with your neighbors and your own peace of mind, it is best to have your property surveyed and corners clearly marked to avoid the possibility of disputes in the future.

Once you have taken the steps to confirm your property pins, take the effort to keep your property well maintained pin to pin keeping your property boundaries clearly identified.

## THE HOOF PRINT

KENDRA BROWN

Our busy season here at the barn has come and gone! I would like to take this time to thank each and every one of you that came out and joined us for a horseback riding lesson or trail ride this season. Our trail horses have left for the season, but don't worry they will be back!! Although our trail horses are gone, we still have lesson horses onsite for everyone's lesson needs. We will be offering 30-minute lead line lessons for the kiddos 4 years old and younger. 5 years old and older have the option to do a 1-hour lesson with any of our certified instructors. To reserve a lesson spot please call our barn office 1 (209) 962-8667.

Fall is upon us which brings cooler weather in the evenings and warmer weather in the afternoons. Make sure your horses are still drinking plenty of water;

our vets tell us that these conditions are prime for bringing on colic. Soon the blankets will be coming out to help keep our horses warm through those dropping temperatures. If you haven't thought about it already, now is a good time to wash those blankets before the cold really sets in.

Mark your calendars, December 16th for our 4th Annual Christmas Light Drive through. We encourage you to start planning your decorations and Christmas lights for the event. Look in the December PML news for more information for this event. We even heard that Santa might be making an appearance here at the barn!!!

### EQUESTRIAN CENTER

Open Monday-Sunday 7:00am-5:00pm  
13309 Clifton Way

Office: 1-209-962-8667

[stables@pinemountainlake.com](mailto:stables@pinemountainlake.com)



# 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 November 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

### PML Veteran's Day Golf Tournament

Saturday November 11

### Men's Golf Club

Turkey Shoot; 4-Man Team

Saturday November 18

### Holiday Express

PML Golf Course Light Tour

Fri/Sat December 15/16

### 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 SHOTGUN STARTS

Beginning on Monday November 6, we will start all play each day with an 11:00am Shotgun Start. 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.

### PML VETERAN'S DAY GOLF TOURNAMENT

On Saturday November 11, we will hold our annual Veteran's Day Golf

Tournament. Proceeds again will be donated to The Fisher House Palo Alto. Tournament information is available in the Golf Shop. If you do not plan on playing in the event, we can use volunteers to assist in the running of the event, call the Golf Shop for more information.

### 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. We would like to see every home that backs up to the Golf Course decorate their property this year. If you would like more information, please call Mike Cook 1-209-962-8620. Watch for more information.

### CALLAWAY GOLF CLUB TRIAL SETS

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

### 2023 ANNUAL GOLF SERVICES

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

### SOUTHERN VALLEY SENIORS

If you are a PML Property Owner, a Member of the PML Men's Golf Club and are 50 years of age and above, you qualify to join the PML Southern Valley Seniors (SVS). The SVS play home & away events with other Golf Courses in the Southern Valley, such as Turlock CC, Oakdale CC & Spring Creek CC, to name a few. If you are interested call the Golf Shop and we will put you in touch with the SVS PML Captain.

### PUNCH CARDS

Pine Mountain Lake Association Property Owners can save up to \$6.00 per round by purchasing a Punch Card in the Golf Shop. There are; 9-Hole & 18-Hole Punch Cards available. For more information call or come into the Golf Shop.

### NEW PINE MOUNTAIN LAKE PROPERTY OWNERS

If you are a new Pine Mountain Lake Property Owner and you are interested in getting acquainted with other Property Owners who play golf, call the Golf Shop 1-209-962-8620 and we will let you know what golfing groups you may be able to join or what golf activities are planned for the year.

### MEN'S & LADIES GOLF CLUBS

If you are interested in joining the Men's or Ladies Golf Clubs, you can call the Golf Shop 1-209-962-8620 and we will give you the information you need. Applications are available in the Golf Shop. The Men's Club has a website ([www.pmlmgc.com](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. Reminder – Driving golf carts behind any of our greens is **NOT ALLOWED.**

### PINE MOUNTAIN LAKE GOLF APP

Pine Mountain Lake Golf & CC has an app that you can download **FREE** from the app store. There are many fun and useful features on the app such as:

- Golf course GPS
- Players can measure their shots
- Golf course hole by hole flyover
- Interactive scorecard
- Score posting
- Player profile and automatic stats tracker
- Special offers
- Food & beverage menus and ordering
- Receive notifications concerning special events
- Weather information
- PMLA Member information & online payments

## FIRE SAFETY

JOE MILANI - FIRE SAFETY COORDINATOR

As fire season winds down, the holiday season is right around the corner. November brings colder temperatures, day light savings time, and Thanksgiving. We often spend the holidays surrounded by the savory smells coming from the kitchen. For many families, the kitchen is the heart of the home, especially during Thanksgiving. Kids love to be involved in holiday preparations. Please be mindful of fire safety this holiday season. Here are some interesting facts and some tips for preventing house fires, from the National Fire Prevention Association. (NFPA)

- Thanksgiving is the peak day for home cooking fires, followed by Christmas Day, Christmas Eve, and the day before Thanksgiving.
- For each year from 2017 to 2019, an estimated average of 2,300 residential building fires were reported to fire departments in the U.S. on Thanksgiving Day. These fires caused an estimated annual average of 5 deaths, 25 injuries and \$26 million in property loss.
- Unattended cooking was by far the leading contributing factor in cooking fires and fire deaths.
- Cooking equipment was involved in almost half of all reported home fires and home fire injuries, and it is the second leading cause of home fire deaths.

### Below are a few fire safety tips;

- Have activities that keep kids out of the kitchen during this busy time. Games, puzzles or books can keep them busy. Kids can get involved in Thanksgiving preparation with recipes that can be done outside the kitchen.
- Stay in the kitchen when you are cooking on the stovetop so you can keep an eye on the food.
- Stay in the home when cooking

your turkey and check on it frequently.

- Keep matches and utility lighters out of reach of children, preferably up high in a locked cabinet.
- Stay in the kitchen when you are cooking on the stovetop so you can keep an eye on the food.
- The NFPA also strongly discourages the use of turkey fryers. For more information on cooking safe at home visit [www.nfpa.org](http://www.nfpa.org).

I would also strongly encourage all PMLA members, who use wood burning stoves for heat during the winter months, to have their fireplaces inspected, cleaned, and chimneys swept professionally by a qualified expert in the field. Please keep in mind the following tips from the California Air Resources Board when performing your fireplace inspection:

- **Chimney caps** should always be inspected they can get plugged up with debris, which will reduce draft. Also consider replacing or cleaning your spark reducing screen surrounding your chimney cap.
- **Chimneys** should be cleaned professionally at least once a year to remove creosote buildup. Remember - creosote can fuel a chimney fire!
- **Stovepipe** angles and bolts are particularly subject to corrosion and require regular inspection.

- **Gaskets** on airtight stove doors need replacement every few years.
- **Seams** on stoves sealed with furnace cement may leak. Eventually the cement dries out, becomes brittle, and may fall out.
- **Firebricks** may be broken or missing. Always replace when damaged.
- **Grates** or stove bottoms can crack or break. Always repair or replace when damaged.

## 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 November 8th at 9am via Zoom. Please email [safetyandsecuritycommittee@pinemountainlake.com](mailto:safetyandsecuritycommittee@pinemountainlake.com) to obtain your invitation.

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

**Safety Training**—S&SC partnered with CERT for our first 2023 Emergency Preparedness Workshop during National Emergency Preparedness Month. Presenters included GCSD Fire Department, Tuolumne County Animal Control, Tuolumne County Sheriff's Community Service Unit, and Tuolumne County Office of Emergency Services. Special thanks to Fire Department engines E781 and

E631 for their participation. Look for more workshops in the Spring 2024.

**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)

By following these steps and hiring a professional to do the work you will enjoy a safer and more efficient wood burning experience.

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

Lastly, fire safety inspections will continue in Pine Mountain Lake. Remember a fire safe community begins with you! If you would like an inspection of your property, or

you are looking to educate yourself more, our fire safety team would love to help. If you have questions or concerns regarding fire safety, you can contact Amanda Darrow at 1 (209) 990-5263 or email her at [Inspector1@pinemountainlake.com](mailto:Inspector1@pinemountainlake.com). I can be reached at 1 (209) 990-5260 or Email [J.milani@pinemountainlake.com](mailto:J.milani@pinemountainlake.com).

**HAVE A SAFE AND HAPPY THANKSGIVING!**

# COMMUNITY WINTER PREPAREDNESS

TUOLUMNE COUNTY OFFICE OF EMERGENCY SERVICES

## TUOLUMNE COUNTY WINTER PREPAREDNESS

*Imperative that every resident is personally responsible in their preparedness.*

- Have a "go bag" and a plan for your family, your pets.
- Be prepared for a potential power outage by gathering flashlights and charging devices early. Stock up on food, batteries and essential items before the storm arrives.
- Have a full tank of gas or your car fully charged and carry an emergency pack that includes a blanket, water, and food.

- If using a generator, keep it outside of your home and make sure the fuel source (gas or diesel) is full.
- Work with your family, neighbors to address elderly or those with access and functional needs to support them during winter weather.
- Pay attention to official web pages or official social media. Watch weather reports and notices of incoming weather. Visit <https://www.weather.gov> to look up weather information for our area.
- Tune into local radio stations or check out [mymotherlode.com](http://mymotherlode.com)



### Winter Storm Safety Tips

**ON THE ROAD**  
Do not drive unless absolutely necessary. If you must drive:

- › Slow down
- › Don't stop on a hill
- › Avoid abrupt steering maneuvers
- › Don't use cruise control

**AT HOME**

- › Allow faucets to drip to avoid freezing
- › Open cabinet doors to allow heat to get to uninsulated pipes
- › Use flashlights instead of candles to prevent the risk of fire
- › Never use an oven to heat your home
- › Use portable generators, camp stoves and grills outdoors - at least 20 feet away from windows, doors and vents to prevent deadly carbon monoxide poisoning

### After the Winter Storm: POWER OUTAGE

**Be careful with heat sources**  
Candles and space heaters are a fire risk. Also stay warm by bundling up and keeping doors closed, placing towels in cracks.

**Practice portable generator safety**  
Use outdoors, at least 20 feet away from doors/windows/garages to avoid carbon monoxide poisoning. Follow instructions on proper use.

**Check on neighbors**  
Once your family is safe, check on your neighbors and the vulnerable to make sure they are OK.

weather.gov

### BUILDING AN EMERGENCY SUPPLY KIT FOR YOUR CAR

**WHY?**  
Because You never know you will encounter winter weather or an emergency road closure

AMERICA'S PrepareAthon!

### A Guide To NWS Winter Headlines

**WINTER STORM WATCH**

- Potential for significant winter weather
- Some uncertainty in track and timing
- Good time to prepare and be alert for possible impacts

**WINTER WEATHER ADVISORY**

- 3 -6" snow typically or a mix of winter precipitation types
- Nuisance snow and should not become life-threatening if caution is used

**WINTER STORM WARNING**

- 6" or more snow, or less with strong winds
- Significant mixed precipitation (ice/sleet)
- Dangerous and life threatening winter weather
- Avoid unnecessary travel!

**BLIZZARD WARNING**

- Most dangerous winter weather situation
- Snow or blowing snow causing ¼ mile visibilities
- Strong winds 35 mph or greater
- Life threatening conditions - avoid all travel

**ICE STORM WARNING**

- Glazing ¼" thick or more
- Travel nearly impossible
- Power outages, downed trees possible

### DRESSING FOR COLD WEATHER

Adding layers will help keep you warm as the temperature drops

**CHILLY**

1-2 layers  
long layer  
outer layer to keep out wind, rain  
warm shoes water proof

**COLD**

2-3 layers  
gloves  
warm hat  
outer layer to keep out wind, wet snow  
boots water proof

**EXTREME COLD**

3+ layers  
1 insulating  
gloves  
warm hat  
face mask  
outer layer to keep out wind  
boots water proof

weather.gov/cold



## 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: \_\_\_\_\_

## MANAGE YOUR RENTAL

CARRIE HARVEY – RENTAL COMPLIANCE COORDINATOR

**D**o you have a rental that you're trying to manage from afar? Are you getting phone calls, or emails regarding your renters that are arriving at Pine Mountain Lake? Are you having garbage issues, and do not live in the area? Maybe it is time to find a reliable person who can help you with these things, a local Property Manager. Someone who can be available to take care of your rental, when you are not in the area, someone who is reliable and can be there to address an issue in a timely manner. There are many Property Managers in the area, maybe you know someone you can trust with your rental home. This person will need to be available to your renters, their contact person who can answer any questions they may have,

or any issues they have with the home. Whatever it may be, having someone to help is always a good idea.

Many times we receive calls or concerns from a neighbor of a rental, and the Property Owner is the only person that manages the rental, it could take days to have the issue dealt with. Having a Property Manager will help alleviate some of this, and get things taken care of faster! Calling the Rental Hotline will help too, that brings attention to the Property Owner, which in turn could reach out to their Property Manager. The Rental Hotline can be reached at 1-209-231-4543. With the holidays approaching and all the hustle and bustle they bring, let's work together to keep away the stress! Happy November!

## KEEPING IT COPACETIC

NATALIE TRUJILLO – DIRECTOR OF SAFETY, DEPARTMENT OF SAFETY

**O**ver the busy summer season this year, we tested out a new procedure aimed at alleviating some of the congestion at the Main Gate. Our goal was that members would hopefully find this adaptation of our current services beneficial. During events, weekends and/or holidays that we encounter higher than average traffic inundating the Main Gate, Safety Officers will begin issuing green guest gate cards, also known as "loaner cards," to the personal guests of members. While we technically already employ this process for Pine Mountain Lake members that live in Units 6 and 12, we decided this year that broadening this service to include personal guests for any unit may prove advantageous for all parties.

The green guest gate cards (try saying that 5 times fast!) can be used at any gate and allow personal guests to bypass the Main Gate guest lane, and the line, in favor of using entrance gates closer to their destination location. Since personal guests account for approximately 50% of the incoming traffic at the Main Gate, this process

and some other minor changes, has made a pretty big impact on the line of traffic that clogs the entrance to Pine Mountain Lake. The biggest caveat to this process change however, is that unfortunately personal guests do have to enter through the Main Gate first before being processed and issued a gate card.

While this was not meant to be a perfect or long term solution, it has worked considerably well and we have received some positive feedback on the overall use of these gate cards. As a reminder, these gate cards are for the sole use of the personal guest to whom they were issued. We encountered very minimal issues in regards to guests using their loaner card improperly, which is great! When your guest is done with their stay, the gate cards can be returned either via the drive up window at the Main Gate or placed in the drop box in the exit lane near the pedestrian walk-up window. If you have any questions regarding this process or would like to provide your input, please do not hesitate to reach out to me via my direct line, (209) 962-8633, or by email at [n.trujillo@pinemountainlake.com](mailto:n.trujillo@pinemountainlake.com).



# HOMES ON THE HILL



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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  
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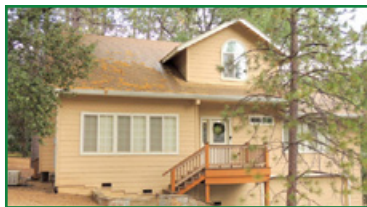
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**PRIVATE RETREAT TO TREASURE!**



**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, chng fan/lights, skylights, Electrolux central vac system, excess plng, 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 refig/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 Groveland, CA just a few hour drive from the Bay area & Ctr valley. Gate pass required.

**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**



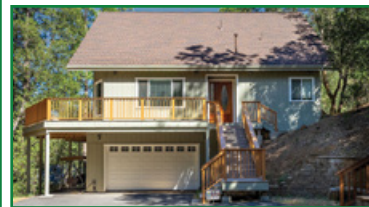
**20966 Hemlock St U12/L250 \$599,000** 2781 sq ft on .86 AC. 3Bd/2 1/2Ba. Patio with HOT TUB. Built in 2002, remodeled in 2018. Move in ready (turnkey negotiable). Lg living rm w/high vaulted ceilings, spacious & bright, beautiful gas f.p. w/mantel, wonderful light & bright updated open kitchen & dining 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 bdms, 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 \$524,999** A lovely home w/wonderful scenic views by Big Creek in Pine Mtn Lake. Beautiful 3bd, 2ba, 2 car garage w/extra storage areas. Light & bright windows throughout, great rm concept, hardwood floors, rustic stone hearth, wd burn fp stove, white quartz countertops in kitchen & laundry, newer stainless appliances, pendant lighting, garden window, coffee bar area, pantry storage, pull out drawer cabinets, induction cooktop, new stainless accent light fixtures, lg matching island, laundry w/add'l storage & sink. Lg Lvrn sliding door to spacious back entertaining. 2bd & bath on main flr. Lower level has enormous Mstr Bdrm ste w/balcony deck access. Lg walkthrough closet + 2 add'l closets, Upgraded bath w/marble tiled flooring, 2 sep. stylish glass vanity sink areas, private w.c., tiled doorless shower w/decorative tile, stand alone clawfoot bathtub. RV parking & elect, 2021 whole house generator.

**BEAUTIFUL MOUNTAIN HOME**



**20019 Pine Mt Dr \$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 bdms 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.

**COMMERCIAL ZONING**



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

**RELAX, RETIRE OR VACATION**



**12389 Deer Path Ct., Yosemite Vista Estates** 1600 sf 3 Bed 2 bath 2 car .32ac \$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.

**YOSEMITE VISTA ESTATES HOME**



**22622 Whispering Springs Dr., Yosemite Vista Estates** 1600 sf 3 bed 2 bath 1 car \$299,000 Relax, Retire or Vacation in comfort in this 2015 yr new - beautiful single level manufactured home near Yosemite in Yosemite Vista Estates. You will love this beautiful designed floor plan home w/high 9ft ceilings throughout, bright windows, great rm concept, lovely large spacious kitchen w/ granite counters, lrg breakfast bar, breakfast nook & dining room eating areas also. Enormous cabinet storage, pendant & recessed lighting, ceiling fan lights throughout, master bedroom suite w/lrg walk-through closet, separate soaking tub & shower, private water closet, dbl sinks & the master situated opposite end of 2 guest bdms. This move-in ready home has warm tone paint color schemes, window treatments, lrg laundry w/ sink & storage, level parking, add'l storage shed & back-up generator. Located off Ferretti Rd just 7mi from Pine Mtn Lake & 25 mi from Yosemite.

**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>



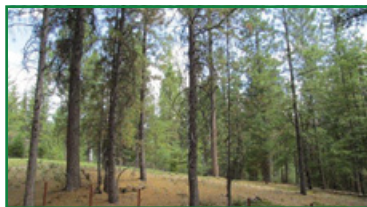
**18403 Harper Rd** 2589 sf 3 beds/4 baths 5 car garage 18403 Harper Rd. a beautiful updated single level stunning 2589sf ranch home, located in historic Groveland, CA off Hwy 120 not far from Yosemite on 4.69 Acres with both a single garage plus carport, shop/storage and 5 car covered shop area, solar 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 \$150,000** 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.

**ACREAGE IN GREELEY HILL**



**Fiske Hill Rd, Greeley Hill \$134,900** 2 separate parcels make up this 19.53ac. Located within the community of Greeley Hill yet enjoys the seclusion afforded by this acreage. Mature pines and oaks cover this woody retreat. Gentle rolling terrain with an open meadow. Power close to property. Septic and well will be required. Access has been developed. Close to elementary school Village of Greeley Hill offers a cafe, laundromat, beauty salon, feed store, gas station, hardware/convenient store 25 miles to Yosemite National Park

**AMAZING ONE OF A KIND GOLF COURSE HOME**



**12695 Mueller Dr. Unit 5 Lot 261 \$568,000** 2754sf 3bd/3.5ba 65ac. Wow! Be amazed as you enter into this wonderful home built in '96, w/a stunning SUPER OPEN living area w/vaulted ceilings, huge GREAT Room like you've never seen before, featuring a full-fledged beautiful custom wood bar that can seat up to 15! And the most amazing 70x20ft plus additional 10ft x 40ft fully covered deck balcony overlooking the 5th fairway of PML golf course. Imagine the entertaining of it all, and year-round outdoor living space! Your very own CHEERS in the mountains! This very spacious home has 3 bedrooms, 3 and 1/2 baths, partial hardwood flooring, propane stove fireplace, 3 sliding doors to deck on main living level. The 3rd bedroom is on a lower level w/ext. access - a master suite studio, also w/fairway view. Plus add'l ext. access bonus room/storage w/a 1/2 bath. Kitchen has upgraded stainless appliances, garden window & breakfast bar area. Parking is a massive circular driveway on corner double lot w/ lg extended side paved parking able to accommodate numerous RV's or vehicles or garage. A great full-time or 2nd home in beautiful Pine Mountain Lake just a short drive from Yosemite.

**ADORABLE MOUNTAIN HOME**



**18996 Digger Pine Unit 7 Lot 238 \$299,000** In beautiful Pine Mountain Lake! Close to Yosemite in Groveland, you too can have your getaway or full-time retreat. One story, 2 bedroom 2 bath with open great room concept living room, dining and kitchen, bright and cheery with covered front porch for outdoor dining and relaxation. Snuggle up in the winter with the cozy wood burning fireplace stove. Indoor laundry room with extra storage, hardwood flooring in the entry and dining areas. New light fixtures in entry, bathrooms and dining area. And a new roof and gutters are in the works, plus a new evaporative cooler, all pest work to be completed. Pine Mountain Lake HOA dues are \$242 per month and amenities include a lake with 3 beaches, boat doc, concession, you can fish the lake. 18 hole public golf course, tennis and pickleball courts, airport and equestrian center, hiking trails and playgrounds. The golf course w/pro shop, restaurant and bar. A beautiful serene community to enjoy year round for the whole family.



**2131 Hemlock St Buyer Controlled Sale 5bd/3.5ba**, meticulously crafted by a contractor owner in 2008. Spanning 3,045sf on the bottom floor, this residence offers an array of impressive features & recent additions. A dream come true for those who love the great outdoors, w/convenient proximity to the majestic Yosemite National Park. PML features tennis courts, pickleball courts, an 18 hole championship golf course along w/many other features. Bottom floor encompasses 3 bedrooms, an office, and 2.5 baths, providing ample space for comfortable living. The oversized 3-car garage, with cabinets and a workbench, offers plenty of room for storage & projects. The top floor, previously semi-finished by the prior seller, has been completed and provides additional square footage. It includes a studio/bonus room, 2 additional bedrooms along w/a sitting room & full bathroom. The irrigation well and upgraded storage tank make it a breeze to maintain the lush landscaping and gardens. The stamped concrete, covered porch, and RV parking area make it the ideal place for hosting outdoor events, with ample space for your guests.



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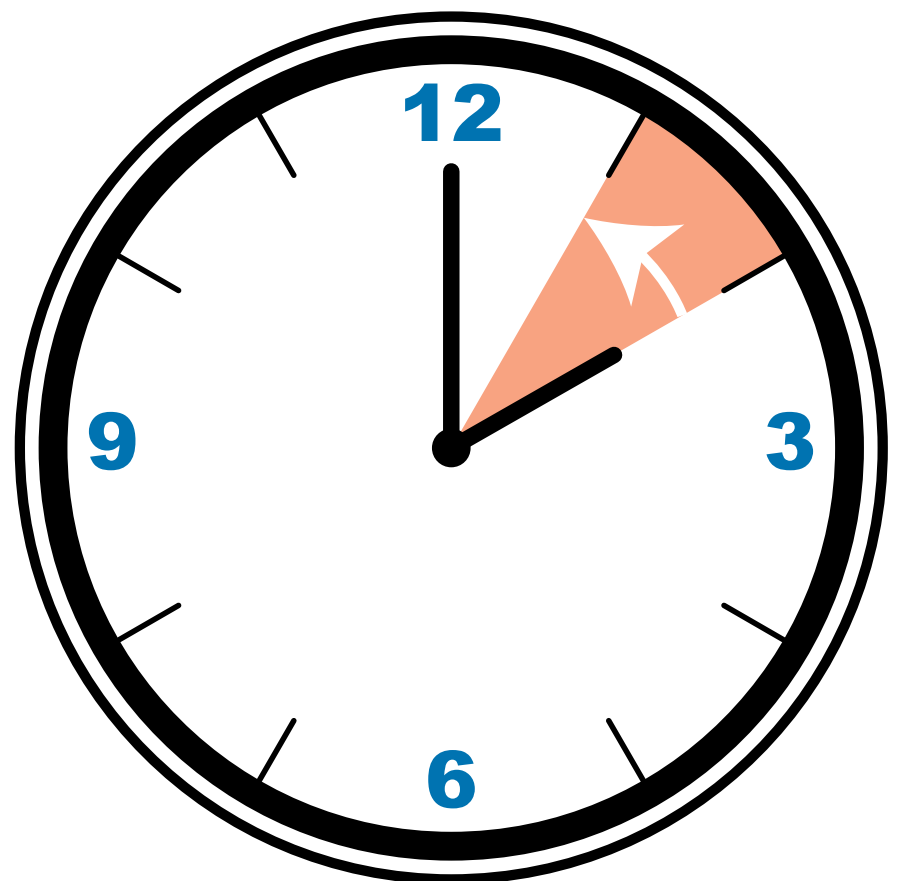
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pmzsteve@gmail.com

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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. **\$599,900**

## THANKSGIVING – FAMILY TIME GOOD FOOD – GOOD COMPANY – GOOD PLACE



**LARRY JOBE**  
REALTOR – TAXIWAY EXPERT  
**209.768.5508** Cell  
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**PENNY CHRISTENSEN**  
BROKER ASSOCIATE – CRS  
**925.200.7149** Cell  
penny@askpenny.com  
DRE #00785760

Penny and I hope you are able to join with your family and celebrate with joy and happiness this Thanksgiving holiday. Pine Mountain Lake is the perfect place to get together with family anytime, but it is especially nice over the holiday season. Crispness in the air signals a change in the season and Christmas may see a blanket of white.

**HAPPY HOLIDAYS.**



**MTN. CABIN**  
13141 Mueller Dr.  
4 bdrm, 2 ba, 2098sf Air-BnB  
Lower LvL **\$389,900**



### LOTS & ACREAGE

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

4 car garage plus large hangar is ideal for other uses: car collector, hobbyist, workshop, home builder, etc.



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





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*D.J. Kraft*  
REALTOR



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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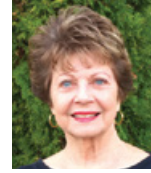
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DRE#0133568



**Linda Willhite**  
Broker Assoc./Realtor®  
209.985.2363  
DRE#01063378



**Ann Powell**  
GRI, ABR, RSPS  
209-200-1692  
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



### REDUCED! 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



### Quality, Convenience & Comfort!

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



### 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



### 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# 20231136



### Extraordinary Views!

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



### 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-in 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



### REDUCED! 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 Lenox 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



### REDUCED! Enjoy the Views!

2 Bd/2 Bth/2 Car Garage "Over 55" Community. MH Home w/Step-saver Floor Plan. Living Rm w/FP, Central Air, Skylights, Brkfst Bar, Pantry, Built-in China Cabinet. Primary Bdrm & Guest Bdrm are situated on opposite ends. Den/Office, Inside Laundry, This home is conveniently located just around the bend from the Clubhouse and Pool. 22690 Prospect Heights Lot 20, \$229,900, MLS# 20230495



### New Listing! Spacious Beautiful Mountain Home!

3 Bd/3 1/2 Bth, 2 Car Finished Garage, 3101sq Ft! Large Great Rm w/Slate Surround Fireplace, Wet Bar, Open Dining, Brfst Bar, Garden Window. Open Beam Ceiling, Skylights, Ceiling Fans, Master Bdrm w/Gas Fireplace, Walk-in Closet, Bth w/Soaking Tub, Closeted Toilet, Separate Shower, Loft w/Sitting Area, Lrg Bed/Bath. Lower Level Bonus/Game Rm, Wet bar, Bdrm & Full Bth. Upper & Lower Decks. 20759 Point View Dr. 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, Laminate Flooring, 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



### REDUCED! Beautiful Mountain Home!

4 Bd/3 Bth, 2 Car Attached & 2 Car Detached Garages, Approx 2385sf, 0.5 Acre, Great Rm w/FP, Brfst Bar, Granite Countertops, Laminate Floors, Open Dining, Open Beam Ceiling, Central Air, Ceiling Fans, Master Bdrm/Bth, Walk-in Closet, Jetted Tub, Separate Shower, Dbl Sink Vanity, Inside Laundry W/D Included. Lower Level In-Law Quarters, w/Laundry, Sauna and Garage. Deck w/Lovely Views. 20429 Pine Mtn Dr., 3-316 \$485,950 MLS# 20231144



### New Listing! Idyllic Farmhouse Retreat on 6.28 Acres!

3Bd/2 1/2 Bth, Two 3 Car Finished Garages, Marble Tiled Foyer, Large Living Rm w/Built-in Hutch-Propane Fireplace, Central Air, Cathedral Ceiling, Whole House Fan, Ceiling Fans, 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. Full Barn/Horse Set-up, Workshop and So Much More!! \$1,125,000 MLS# 20231470



### Creekside Home

3 Bd/3 Bth, 2 Car Garage 2 Levels, Approx 2048sf, Great Rm w/FP, Open Beam Ceilings, Skylights, Central Vacuum, Large Kitchen, Granite Countertops, Brfst Bar, Garden Window, Pantry, Open Dining, Master Suite, Walk-in Closet, Private Deck, Jetted Tub, Separate Shower, Lower Level Bonus Rm, Full Bth, Separate Entrance & Storage Area. Decks. Front Stone Siding Enhancements. Much More! 20810 Big Foot 4-340 \$465,000 MLS# 20230892



### Reduced! Neat & Tidy Ranch Home!

3 Bd/2 Bth, 2 Car Garage, Approx 1754sf, Living Rm w/FP Raised Cultured Stone Hearth, Spacious Family/Bonus Rm w/FP, Cathedral Open Beam Ceiling, Laminate & Tile Flooring, New Carpet in Bdrms, Ceiling Fans, Step Saver Kitchen, Open Dining, Master Suite, Inside Laundry. Inside Freshly Painted. Patio, Lawn Areas, Covered Parking for RV, Boat or Cars. Fenced Dog Run. 10165 Shady Dawn Lane, Jamestown \$399,900 MLS# 20231046



### 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# 20230880



### Turnkey Golf Course Condo!

2 Bd/2 Bth, 2 Levels, Conventional Living Rm, Crown Molding, Stone/Tile Flooring, Window Coverings, Brfst Bar, Granite Countertops, Refrigerator Included, Master Bd Overlooking 5th Fairway, Master Bth with Tub/Shower. Inside Laundry, w/d Included. Most Furnishings, Appliances, Kitchen & Table Ware, Linens Included . 19032 Dyer Court, 5, Unit 11, \$249,000 MLS# 20231266



### 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 & Slidder 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

**BERKSHIRE HATHAWAY**  
HOMESERVICES

**DRYSDALE**  
PROPERTIES

**NEW LISTING!**

13035 Tip Top Court



MLS# 20231474

**\$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

**NEW LISTING!**

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



**NEW LISTING!**

19269 Ferretti Road



MLS# 20231478

**\$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

**NEWER BUILT HOME**

MLS# 20230100

20839 McKinley Way

**\$499K REDUCED** was \$727K

2 Bedrooms with 2 Full Baths  
Plus Guests Quarter with  
Full Bath, Wet Bar  
and Murphy Bed

2 Car Garage  
2010 Sqft in nearly 1 acre Lot  
Seasonal Creek & Greenbelt

Ron Connick, 209.206.0007



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Ron Connick  
REALTOR DRE #00025867  
209.206.0007



Tish Fulton  
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Kristin Simon  
REALTOR DRE #62202543  
817.366.9942



Carmen Taira  
Office Administrator  
209.962.7765

18727 Main Street, PO Box 792, Groveland, CA 95321 | 209.962.7765

**CELEBRATING VETERANS DAY!**

Ron Connick

DUTY, HONOR, COUNTRY.

Those three hallowed words  
reverently dictate what you ought to be,  
what you can be, what you will be.

- Douglas MacArthur



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# 2023 VETERANS DAY GOLF TOURNAMENT

In Memory of Tuolumne County's Fallen Heroes  
All Donations will go to "The Fisher House", Palo Alto, CA

## SCHEDULE OF EVENTS

- 9:00 Tournament Check-In Begins & Contests  
(Contests: Chipping - Putting - Long Drive)
- 10:00 First Tee Ceremony Begins
- 10:15 21 Gun Salute
- 10:30 "Missing Man" Formation
- 10:35 Grand Salute to Military Services
- 10:50 "National Anthem"
- 11:00 Taps
- 11:30 "Trumpet the Charge" Shotgun Start



# VETERANS DAY MEMORIAL GOLF TOURNAMENT



At Pine Mountain Lake Golf & CC  
In Memory of Tuolumne County's Fallen Heroes  
**November 11, 2023, 11:30 am Shotgun Start**  
Maximum of 30 teams • No Dinner This Year



The First Tee Ceremony begins at 10am  
10:30 am (Missing Man) Fly-over (PML's own Air Force)

**ARMY • NAVY • AIR FORCE • MARINES • COAST GUARD**  
And those unable to serve

4 PERSON SCRAMBLE  
Open to Men and Ladies - Gross & Net Prizes  
Prizes for On Course Contests

### ENTRY FEES:

PML Property Owners (\$40 Golf & \$25 Donation).....	\$65.00
PML Annual Golf Members (Donation) .....	\$25.00
Non-Property Owners (\$50 Golf & \$25 Donation).....	\$75.00
(Includes Golf Fees, Prizes & donation to the Fisher House, Palo Alto, CA)	

For Questions or More Info Contact:  
Mike Cook - PML Golf Pro 1 (209) 962-8620 - [golfpro@pinemountainlake.com](mailto:golfpro@pinemountainlake.com)

(Keep The Above Portion for your Information)

### ENTRY FORM

NAME: \_\_\_\_\_ HANDICAP \_\_\_\_\_ PHONE: \_\_\_\_\_ \$ \_\_\_\_\_

NAME: \_\_\_\_\_ HANDICAP \_\_\_\_\_ PHONE: \_\_\_\_\_ \$ \_\_\_\_\_

NAME: \_\_\_\_\_ HANDICAP \_\_\_\_\_ PHONE: \_\_\_\_\_ \$ \_\_\_\_\_

NAME: \_\_\_\_\_ HANDICAP \_\_\_\_\_ PHONE: \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL PAID \$ \_\_\_\_\_

Mail entry form & fees to:  
Pine Mountain Lake Golf Shop  
19228 Pine Mountain Drive  
Groveland, Ca. 95321  
Make Checks Payable to: PMLA  
Or sign-up online at [PMLMGC.com](http://PMLMGC.com)  
Or pay at the Golf Shop with a credit card

Benefiting the Fisher House of Palo Alto (Helping the families of our military veterans')

## GARDEN CLIPPINGS

LINDA NEUSCHWANDER – PINE MOUNTAIN GARDEN CLUB

### 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

Dick Faux 1-209-962-4617

#### 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

Awesome Autumn is upon us! -enjoy! The times and seasons are a-changin.... Our PM Garden celebrated this welcome change with a friendly Pot-Luck luncheon at the PM lake marina. The day was fine, conversation lively, and the finger food was exceptional. We discussed club business and revised our by-laws, as well as upcoming events such as our traditional Halloween candy hand-out at our spooky old jail garden. Our November club meeting at the lake lodge will feature Rob Hirsch of Watershed Progressive and his topic will be attracting beneficial friends: bats and owls to your garden. We will also have a demonstration by our own VP, Vicki Smith on how to construct self-watering planters. Very useful in our dry gardens.

So it is indeed time for the fall garden

roll-out. You might start with bulb planting. Wilco, Lowes, Costco and usually carry bulbs of good quality at a reasonable cost. K. van Bourgondein at: [blooms@dutchbulbs.com](mailto:blooms@dutchbulbs.com) is one of many mail order bulb sources of good reputation. I have found that daffodils and narcissus to be the most reliable bet for our area. There are so many to choose from. Different varieties bloom at different times, come in various heights, different colors, some are scented, and several carry multiple blooms on the same stem! Check them out! Planting time is NOW through the end of December. They naturalize and multiply with very little care. The deer really do seem to ignore them as do gophers (although they are known to move them around in many gardens). I would advise against tulips though, except for container planting where deer,

gophers or squirrels can't get at them. They are gopher candy! And don't forget iris! We grow a lot of bearded iris around here which do well and take quite a bit of drought. Divide them from time to time and fertilize them to get the best show possible. There is also plenty of Dutch iris varieties that are too lovely for words. Cooler days mean fine days in the garden, planting new shrubs, trees and perennials. Give them a good start with a bit of starter fertilizer and compost. Always use gopher wire baskets too. Questions? We have answers! 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, 2nd Monday, 1:00 at the PM Lake Lodge. We can be reached at P.O. Box 167, Groveland, CA 95321

## PML LADIES CLUB

JOAN STAUFFACHER



Can you believe it is November already! As the fall leaves show their colors, it brings warm thoughts of Thanksgiving and all that it really means. This year for November the Ladies Club is going to have a bountiful Thanksgiving Feast on November 1st. at The Grill. They will have turkey, mashed potatoes and gravy, stuffing, green beans and of course pumpkin pie. Our social will begin at 11:30 with lunch following. If you would like to be a part of this you can contact me

at 650-965-1326 for cost and more information on this event.

Our 50th Anniversary Luncheon in October was a beautiful event enjoyed by all that attended. Andrea Wilson of The Grill had decorated the banquet room so elegantly with warm and inviting table decorations. Andrea, we cannot thank you enough. Along with Andrea, we would like to thank Jamie for the ever so tasty cocktails (loved your specialty drink that you did for us.), Maria our beautiful waitress and everyone else at The Grill including

our caring cart drivers Ron Selvey and Nick Stauffacher. Everyone of you made our event that much more special and beautiful.

We have also elected a new board for 2024! We will have along with fresh faces, also some new ideas coming up for our 2024 events. Congratulations to and introducing the new board: Pam King President, Mae Franco Vice President, Paula See Treasurer, Susan Galbraith Secretary, and Dart Woodruff Parliamentarian. Can't wait to see what you bring to the club.

# PML LADIES 18 HOLE GOLF CLUB

PAULA PARISI

**O**n September 7th, 12th and 14th, our club conducted its Club Championship and the new Club Champion for the Pine Mountain Lake Ladies 18 Hole Golf Club is Kim Romano, with a 3 day total of 256. The First Flight Champion is Linda Johnson, with a 3 day total of 301; and, the Second Flight Champion is Sarah Hancock with a 3 day total of 308. Congratulations to our new Club Champion and all 3 winners!

On September 21st, 22nd & 23rd, our club hosted its annual Pine Tree Invitational, where our club invites guest golfers to participate in a two-day tournament here at Pine Mountain Lake. Sixty players participated in the event with a theme this year of "Around the World in 18 Holes". It was a very successful event with everyone having a lot of fun and enjoying some beautiful days of golf. The tournament committee of Lisa Brown-Jimenez (Chair), Marcee Cress, Kitty Edgerton, Kathie Wood and Marlene Drew did a wonderful job

organizing the event and deserve all the credit for its success. Our club pro, Mike Cook, and his team did a wonderful job setting up the course and assisting all the golfers. Thanks also to Andrea Wilson and her banquet team at the Grill for their hard work providing the food and refreshments. Here is a list of the winners:

## NELLY BLY FLIGHT:

**First Place:** (251): Kitty Edgerton, Sara Hancock, Pat Glattke, Susan Schultz  
**Second Place:** (254): Laura Kramer, Deanie Martini, Eileen Lee, Debra Torres  
**Third Place:** (255): Linda O'Hearn, Denise Russell, June Von Rotz, Jane Reynolds  
**Fourth Place:** (258): Lisa Brown-Jimenez, Dana Arnold-Ebster, Mary Kelly, Catherine Harty

## LIZZIE BISLAND FLIGHT:

**First Place** (254): Linda Sarratt, Nancy Brewster, Nancy Johnson, Susan Dwyer  
**Second Place** (255): Kathy McEvoy,

Jan O'Sullivan, Lily Hagan, Joyce Toothman

**Third Place** (259): Kathie Wood, Virginia Whitworth, Yvonne Miller, Kay Frigard

**Fourth Place** (261): Linda Johnson, Jeanne Pacco, Dianne Legasa, Connie Bieth

**Closest to the Holes** (Member-M, Guest-G):

**Friday, 9/22/23:** Hole #3: Laura Kramer 7'5" (G); Luz Vera 27'-4" (G)

Hole #7: Catherine Harty & Carole Pillow – 13'-9" (G)

Hole #14: Connie Bieth 1-3/8" (G)

Hole #17: Lisa Brown-Jimenez 21'3" (M); Dianne Legasa 4'-10" (G)

**Saturday, 9/23/23:** Hole #3: Thelma Faux 50'-9" (M); Dianne Legasa 11'-5" (G)

Hole #7: Paula Parisi 12' (M); Luz Vera – 55'-1" (G)

Hole #14: Carole Pillow 19'-3" (G)

Hole #17: Debbie Torres 19'-4" (G)

**Thursday 9/21/23 Par Three Horse Race:**

**Nelly Bly Flight:** Kitty Edgerton, Pat Glattkey, Sara Hancock, Susan Schutz (17)



*Kim Romano, Sara Hancock and Linda Johnson*

**Lizzie Bisland Flight:** Marcee Cress, Linda O'Hearn, Dense Russell, June Von Rotz (21)

The Pine Mountain Lake Ladies Golf Club plays every Thursday and is open to all women residents, owners of property in the Pine Mountain Lake community and their female relatives. Our club would love to add some new members. If you're interested in joining our club, please contact our PML Head Golf Professional, Mike Cook at 209-962-8620.

# PML MEN'S GOLF CLUB

DAVE FERNANDEZ

## ITALIAN OPEN/FALL CLASSIC

**F**inished off our Fall Swing with two classic tournaments. Our annual Italian Open and the Fall Classic. 2023 has been another great year for our PMLMGC with a lot of new faces joining the club along with some great new events. We will finish the year off with our last two events, The Veterans Day Tournament and our Turkey Shoot. Let's finish strong PMLMGC.

## ITALIAN OPEN

### Flight 1

**1st place-** Greg Sarratt, Dave Gregg, Cary Brown, Jess Shelley

**2nd place-** Jon Rivera, Chris Aisa, Levi Fontaine, Tim Jordan

**3rd place-** Bryan Eshagh, Manny Youkhaneh, Ramsin Essapour, Tony Pavlakis

**4th place-** Ralph Jimenez, Michael Skonovd, Leroy Gregory, Bill Walker

### Flight 2

**1st place-** Colm Conefry, Bernard Duffy, Brendon Frost, Paddy Daly

**2nd place-** Rick Liszewski, Edvard Eshagh, Craig Herendeen, Steve Burke

**3rd place-** Pat Hennigan, Jason Herd, Hank Wrigley, Mark Harrison

**4th place-** Doug Wall, Dennis Johnson, Ed Trejo, Larry Culler

### Closest to the pin

#3- Andrew Hughan 5'1"

#7- Bill Walker 12'2"

#14- Paul Funston 6'2"

#17- Ed Trejo 6'5"

## FALL CLASSIC

### Flight 1

**1st place-** Doug Schmielt, Dave Bealby

**2nd place-** Colm Conefry, Vince McEvoy

**3rd place-** Dave Villaroman, David Gregg

**4th place-** Gus Climent, Tim King

### Flight 2

**1st place-** Andrew Hughan, Tim Hughan

**2nd place-** Levi Fontaine, Paul Kuhn

**3rd place-** Joe Robinson, Steve Espinoza

**4th place-** Joel Plum, Mark Lofstrand

### Closest to the pin

#3- Steve Espinoza 16'3"

#7- Brian McDermott 5'11"

#14- Joe Robinson 9'9"

#17- Tim King 18'4"

## TOURNAMENT TEE SELECTION

Many of our tournaments allow players to select what tees they will play from. It is important that players sign up for the correct tees. Any player can play from the Gold tees, regardless of their age or index, if they so choose. But only players that qualify may play from the Purple/Green tees. To qualify a player must be 70, or older, or have an index of 18.7, or higher. It is very difficult for the Golf Shop to make tee changes at the last minute. Any player that plays from incorrect tees risks disqualification. Typically, one team member will sign up a 4-man or 2-man team, so it is imperative that that team member sign up their team from the correct

## WEBSITE TOURNAMENT SIGN UP

Please continue to use the website, pmlmgc.com, to sign up and pay for tournaments. Using the website for tournament sign up and payment makes it easier for the club and the Golf Shop to manage tournaments. Go to [pmlmgc.com](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 LADY NINERS

TAMMY TALOVICH

**Quote of the month** – Great difficulties may be surmounted by patience and perseverance. – *Abigail Adams*

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!

**SEPTEMBER 7TH: we had 24 players and played RED, WHITE, AND BLUE**

**1st place team:** Stacie Brown, Christina Baines, Pat VanGerpen, Claudia Day

**2nd place team:** Kathy Egan, Nancy Brewster, Tammy Talovich, Chris Balek

**3rd place team:** Trudy Reid, Lnelle Marshall, Nancy Whitefield, Marilyn Alexander

**Pars:** #13 Christina Baines, #14 Stacie Brown, Deanie Martini, Barb Connelly, #17 Stacie Brown, KC Lennen

**Chip in:** #10 Trudy Reid, #12 Deanie Martini

**Low Net:** Stacie Brown w/33

**Low Gross:** Stacie Brown w/47

**SEPTEMBER 14TH: PUTT'S DAY**

**1st place:** Nancy Johnson – 13 putts

**2nd place:** Nancy Brewster – 15 putts

**3rd place:** Pat VanGerpen – 16 putts

**Low Net:** KC Lennen and Pat VanGerpen w/32

**Low Gross:** Nancy Johnson w/46

**SEPTEMBER 21ST: we had 13 players and played TIC-TAC-TOE**

**1st place:** black out cards – Marilyn Alexander, Jackie Sample, Pat VanGerpen

**2nd place:** all x's but one – Tammy Talovich, Eileen Lee, Deanie Martini

**Pars:** #14 Jackie Sample, Barbara Lenorak, Marilyn Alexander, Eileen Lee #17 Deanie Martini

**Low Net:** Jackie Sample w/32

**Low Gross tie:** Deanie Martini and Eileen Lee w/51

**SEPTEMBER 28TH: we had 17 players and played CRY BABY**

**1st place:** Stacie Brown

**2nd place tie:** Susan Dwyer, Christina Baines, Nancy Johnson, KC Lennen

**3rd place tie:** Marilyn Alexander, Monica Herendeen, Tammy Talovich

**Pars:** #1, 3 Christina Baines, #6 Barb Connelly, #7 Susan Dwyer, Nancy Johnson, Deanie Martini

**Low Net:** Trudy Reid w/35

**Low Gross:** Trudy Reid w/52

**Low Net tie:** Nancy Brewster, KC Lennen, Christina Baines, Marilyn Alexander w/38

**Low Gross:** Nancy Johnson w/ 53

## PML TENNIS CLUB

CAROL NAGY

HAPPY THANKSGIVING EVERYONE!

The tennis Club had their Davis Cup Tournament on October 13th. It was a Round Robin format held from 9:00am until 12:00pm. In the evening we held our last BBQ potluck social of the year at the tennis courts. Unfortunately, we will have the results of the tennis tournament in the December PML Newspaper edition as this write up was due October 10th.

The Holiday Season is upon us. We want to wish everyone a great Thanksgiving with family and friends. Our annual Holiday party will be on Friday December

8 at the Grill. No Host Happy Hour will start at 5:00 and dinner will be served at 6:00. We will be voting for the new Board of Directors. For information on our Holiday party and reservations please email us at [Pmlatennis@gmail.com](mailto:Pmlatennis@gmail.com)

The tennis yearly memberships of \$15.00 per person and applications will be available in December. We look forward to adding new members to the club for 2024. You can get your annual passes at the Administration office or monthly passes there also. Daily passes are available at the front gate. The weather is great for tennis, and we hope to see you out on the courts.

## PINE NEEDLERS QUILT GUILD

SANDY SMITH

Wow, this year has flown by and the busy season is here already. The Pine Needlers Quilt Guild wishes you and

your family a wonderful Thanksgiving holiday.

The month of October was very busy for our Guild...helping E.V. Church with their fabulous Quilt Show.

## PML PICKLEBALL CLUB

TAMMY TALOVICH

JOIN THE PICKLEBALL FUN!

The end of the year is just around the corner, join a great club now and you will be part of the fun through December 2024. This includes our Christmas party for this year!

Pickleball Club, membership is only \$15.00 per person for the entire year. You can contact Tammy Talovich if you would like to join. [Tamtally1@gmail.com](mailto:Tamtally1@gmail.com)

We play Monday, Wednesday, Friday, Saturday and Sunday at 10:00am. These are our winter hours and will stay at 10:00am until Spring. The time could change slightly depending on the weather. The courts are located on Mueller by the Country Club.

Grab your paddle, court shoes (non-marking soles), water, and comfortable clothes and come on out. If you are new we have equipment for you to use.

See ya on the courts!

**PMLA WEBSITE:**

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

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# ROOFBB "CARING HEARTS-HELPING OTHERS"

MELISSA STEWART

As the fall leaves turn, ROOFBB turned its attention to some of the final activities of the year, while reflecting on what it means to be a ROOFBB member and why volunteerism is so fulfilling (and important)!

ROOFBB wrapped up summer 2023 with our annual Fall Luncheon & All Member Meeting on Saturday, October 28. The Fall Luncheon is always an event we look forward to. It gives us an opportunity to meet and receive new members, to enjoy the company of our current ROOFBB Sisters, and to look back on all of the fulfilling events and activities that ROOFBB held during the year. And most importantly, it

gives an opportunity to reflect on how much our fundraising has helped those in our community: Individuals, Local Organizations & our Schools.

Also in October ROOFBB hosted the annual Halloween Bake Sale at this year's Trunk or Treat at lower Mary Laveroni Park! As always it is such a great way to connect directly with our community and of course to see all of the kids dressed up in their Halloween costumes. It is always a favorite activity!

We talk a lot about the activities we're involved in and the opportunities we have to help others, but we would like to talk about volunteerism and why being a volunteer is so rewarding. Not only does volunteering give something to others,

but it's actually something that you receive as well.

Volunteering just feels good! Specifically it enhances one's self-esteem, builds confidence and gives us an overall sense of satisfaction. As humans, we need to connect with others and volunteering is a wonderful way to make new connections. And if that wasn't enough, it's an opportunity to learn new skills and expand your horizons.

If you want to find a volunteer opportunity that is fun and fulfilling, look no further than ROOFBB!

To learn more about ROOFBB organization, you can find us on Instagram, Facebook, and Nextdoor. And as always, you can apply to join at

our website: [roofbb.org](http://roofbb.org).

If you want to donate to a worthy cause, we gladly accept all donations!

## DONATE



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## CONTACT US!

[charity@roofbb.org](mailto:charity@roofbb.org)

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# The PML Grill will be CLOSED

**For Lunch Service  
Sunday, November 5th  
for a private event**

**The Grill will be open for  
regular dinner service  
from 5PM-8PM**



**We apologize for any  
inconvenience.  
For more information  
please call  
1.209.962.8638**

# The PML Grill will be CLOSED

**For Dinner Service Wednesday,  
November 15th  
for a PML Residents Club event**

**The Grill will be open for lunch  
service from 11AM-3PM**



**We apologize for any  
inconvenience.  
For more information  
please call  
1.209.962.8638**



# VETERANS DAY

We invite our veterans  
to join us for  
10% off an entrée  
at The Grill at Pine Mountain Lake  
all day Veterans Day,  
Saturday, November 11, 2023

For more information or reservations please call 1.209.962.8638



**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**

**LAKE AND MARINA 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)  
or drop it by  
the Administration Office



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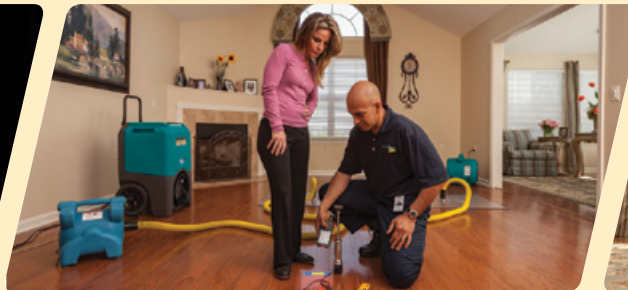
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# THE ATTITUDE OF GRADITUDE!

PASTOR BOB KANDELS

**A**s we now begin the month of November, we give thanks for all October has brought us. We are thankful for a wonderful celebration at the Groveland city park and the "Trunk or Treat" event. Soon we will gather with friends and family around our dinner tables to enjoy the food and togetherness which Thanksgiving Day brings to us.

Yes, we will move from the colors of Fall to the bright colors of Christmas. This is the month we began to transition from the harvest season to the Christmas season. Yet we still stop and take time to be thankful both at worship and for a day of Thanksgiving.

I realize that at times I find myself fighting through reasons to be thankful. I know in the middle of all the downs, both small and deep, that every morning I wake up and, no matter how I feel, choose to get out of bed knowing that God is and still will be on the throne. I know Salvation is right there for the asking if I just choose to believe. Paul reminds us of this in his New Testament Letter to the Colossian. *"And let the peace of Christ rule in your hearts, to which indeed you were called in the one body. And be thankful. Let the word of Christ dwell in you richly; teach and admonish one another in all wisdom; and with gratitude in your hearts sing psalms, hymns, and spiritual songs to God. And whatever you do, in word or deed, do everything in the name of the Lord Jesus, giving thanks to God the Father through him."* (Colossians 3:15-17)

Therefore, I am and always will be thankful for the ministry and presence of Groveland Evangelical Free Church and our Mountain community. We provide Sunday morning worship services that help us grow deeper in our belief with God any given Sunday morning. We help couples join into a lifelong relationship together through the covenant of marriage. We help believers celebrate the outward sign of an inward belief with the celebration of a Holy Spirit filled Baptism. We help people discover and ask deeper questions about what it means to have a real relationship with Jesus as Savior. We launch mission experiences to places for adults and young people. This and more give us many reasons to be thankful. These always give me a reason to be thankful for the main mission, the "Great Commission!" You are invited to join any of our area Churches for worship. At Groveland Evangelical Free Church, we worship Sundays at 10:00 am and would love to have you join us.

In Christ Service  
Pastor Bob Kandels

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# FROM YOUR COUNTY DISTRICT 4 SUPERVISOR

KATHLEEN HAFF – TC DISTRICT 4 SUPERVISOR

## NEW SERVICES AVAILABLE AT THE GROVELAND COMMUNITY RESILIENCE CENTER (CRC) HOUSING COLLABORATIVE INVITATION, NOV 9TH

**A**s we enter into the last couple of months of 2023, it is with great relief and gratitude that I report we are finally able to start offering some services out of the Groveland Community Resilience Center for the South County. The CRC will be open for appointments for specific services or walk-ins as described below.

### PUBLIC ASSISTANCE

The mission of the Tuolumne County Department of Social Services is to provide appropriate services to individuals and families to enhance self-sufficiency. Public Assistance programs include CalFresh (Food Stamps), the County Medical Service Program, CalWORKs, Medi-Cal, and Tuolumne Me-Wuk Tribal TANF. To learn more about these services, please click on this link: <https://www.tuolumnecounty.ca.gov/292/Public-Assistance>

Tuolumne County Social Services staff will be available for Public Assistance program appointments or walk-ins at the Groveland CRC every Wednesday from 10:00 – 2:00 for walk-ins and appointments. The first Wednesday for

services will be October 11th, 2023. Individuals may call in advance to schedule an appointment at (209) 533-5711. Walk-ins are also welcomed.

### WOMEN INFANT AND CHILDREN'S SERVICES (WIC)

WIC will be onsite in Groveland the 3rd Thursday of October, December, February, April, June, and August from 9 am -12:00 noon for appointments. To schedule an appointment in advance, please call (209) 533-7461. Walk-ins will also be welcomed. The first day we will be onsite is October 19, 2023.

Behavioral Health plans to begin offering services in January 2024. More details to come on specific services in the New Year.

The Public Health Van will eventually be onsite at the Groveland CRC once a month to provide a wide range of services. Due to customization and technical requirements this new service may not become available until early in 2024.

As Tuolumne County Health and Human Services builds programming for Groveland, more services may be offered in the future.

### TUOLUMNE COUNTY SHERIFF'S COMMUNITY SERVICES UNIT (CSU)

The mission of the CSU is to work with the Sheriff's Office to help make Tuolumne County a safer and more enjoyable place to live, work and visit.

CSU Volunteers receive special training and perform multiple duties, such as: community assistance patrol, vacation checks, serving subpoenas, handicap parking enforcement, motorist assists, participation in annual events, house numbering signs, neighborhood watch, and manning the CSU/Sheriff substations.

CSU Volunteers are planning to man the desk in the Groveland CRC beginning November 1, 2023 from 10 am – 3pm Monday through Friday, unless they are called away to provide other services in the surrounding area.

### HOUSING COLLABORATIVE

Tuolumne County is at a crossroads. Years of inattention and looking the other way has led to a severe housing shortage that won't get any better unless action is taken. The Housing Collaborative- I am one of its organizers- is a group of for-profit, non-profit, tribal, city and county folks with a passion for seeing more housing of all types offered everywhere in this county. We invite you to participate in this special event:

**"Tuolumne County: Building for the Future", Thursday November 9th, 2023 from 9:30 am to 12 noon at the Board of Supervisors Chambers, 2 South Green Street, Sonora (4th floor).**

Tuolumne County Business Council and the Tuolumne County Board of Realtors (part of this collaborative

effort) are hosting this event.

Whether you have a financial interest or are simply concerned about the future of Tuolumne County please plan to attend! This will be an interactive event and your thoughts and opinions will be sought. Your input will help to shape the next 5 years' Housing Element, plans and policies, moving forward.

The challenge to affordable and plentiful housing is getting greater by the year. Young families who would otherwise stay, have limited options. Businesses that bring critical jobs to the county simply can't because their newly hired staff cannot locate housing here. The Tuolumne County Housing Collaborative seeks to change all that, and provide opportunities for families and property owners to develop solutions that work best for them. The goal is a thriving Tuolumne County that remains recognizable yet offers more people the chance to experience why Tuolumne County is a great place to live, work, play, and retire.

This is not a South County event, but an All-County event. I am hoping to see a good representation and turn out from South County residents. Join me for coffee and pastries from 9:30 – 10 am and then we will get started!

*Happy Gratitude Month, Everyone.  
I am blessed to serve you....Happy Thanksgiving!*

## TOP DOG OF THE MONTH

DORI JONES

**M**y name is Mishka, which means "little bear." My mom and Dad, Lilia and Joel, got me from a breeder in Stockton. I'm 18 months old and used to be a little chubby at 110 pounds, but after working with my coach for three weeks, I'm now down to a svelte 98 pounds. My favorite things to do are playing tug of war, chasing around a big ball and catching sunbeams on walls (like cats do). I might look intimidating, but I just love being

with my parents, who say I'm their "little baby." I love to kiss everyone I meet and I have a huge heart. I'm fairly new to the dog park, but I've made friends quickly and it is my favorite place to be. I have a great time there and I'm happy because it gives my mom a chance for a little break, too.

We are still seeking additional dogs to feature each month. If you are new to the dog park or have not previously filled out a Top Dog form, PLEASE pick 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.



Mishka

# Groveland Holiday Christmas CRAFT FAIR!

November 24-25, 2023

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## OBITUARY

# RAYMOND "BUCK" BUCHANAN

NOVEMBER 9, 1934 - SEPTEMBER 6, 2023

**R**aymond "Buck" Buchanan, 88, of Groveland, CA, passed away on September 6, 2023. Born in Strawn, Texas on November 9, 1934, Buck carried with him the spirit of the Lone Star State throughout his life. He was known not



just for his infectious laughter and spirited discussions about widescreen formats and Disney's cinematic choices, but also for his undeniable passion for flying.

Buck is survived by his loving wife, Joreen Buchanan, and his granddaughter Shelly Colbert. Throughout his life, he took to the skies, piloting aircrafts and skydiving and sharing tales of his adventures. Buck's presence was larger than

life, with a laugh that could fill any room. Professionally, Buck dedicated years to Northrop Grumman, as a technical illustrator, contributing to the company's legacy and further fueling his love for aviation.

A memorial service will be held on Saturday, October 21st at 2pm at Tristan Duplan's Hanger, 20919 Woodside Way, Groveland CA.

The family wishes to extend their heartfelt gratitude to everyone who was a part of Buck's remarkable journey. They hope that next when you look up at the sky, you'll remember Buck's laughter and imagine him flying somewhere to gain another great story.

## CHRISTMAS DECORATING

DAWN SILVA

### BOF/GROVELAND CHRISTMAS DECORATING CRUNCH TIME

**I**t is time to gather volunteers to help get the Christmas decorations up. We will be starting the week of November 7th thru 11th wrapping posts and putting out our Candy Land themed decorations. The week of the 13th thru 17th we will begin preparing the garland for the buildings which takes many hands to complete. We will begin hanging the building garland on November 18th in Big Oak Flat and Groveland.

We are so grateful for those who have helped in the past to bring Groveland and Big Oak Flat alive with Beauty and Joy for the season. It has become an iconic

tradition that has even brought tourists and regulars back to see the hard work put forth to create such a festive picture for the children and adults alike.

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 all support. Thank you.

We will need plenty of hands to make this year a Great one! If you would like to help, please contact Dawn Silva (408) 568-6969 or Cavan Rose (209) 768-8490.

## ITALIAN ALMOND TART

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

**W**e were gifted with this tart by our neighbor Jill Angle after letting her raid our garden a few times. We usually avoid desserts but we tried a little... and then a little more... and then I devoured the rest the next day. It was so good. It's a pretty easy recipe and perfect for a holiday dessert.



### INGREDIENTS

- 3/4 Cup Unsalted Butter
- 1-1/2 Cups Sugar
- 2 Eggs
- 1-1/2 Cups Flour
- 1-1/2 tsp Almond Extract
- 1 tsp Vanilla
- 1/2 tsp Salt
- 3/4 Cup Sliced Almonds
- 1 Tbsp Sugar

### DIRECTIONS

Preheat oven to 350F.

Melt butter and incorporate with sugar in a bowl, using a whisk. Add eggs and stir until creamy. Mix in flour, almond and vanilla extracts, and salt; then spread the mixture into a greased tart pan.

Cover cake with the almonds and sprinkle sugar over them.

Bake for 40 minutes. If the almonds start to brown too much you can cover with foil and continue cooking.

Cool on wire rack completely before serving.

## UNLOCK A WORLD OF LEARNING:

### THE LITTLE HOUSE LIFELONG LEARNING RESOURCES

SAMANTHA WEST – TLH SUPERVISOR

**A**re you eager to embark on a journey of continuous learning? Look no further than our Lifelong Learning Resource Library at The Little House on Merrell, where the doors to knowledge are wide open! As a member of Village on the Hill, Wheels, or a donor/sponsor, including our Friends of SCC, you'll gain access to our expansive course catalog, comprising an array of video courses and comprehensive workbooks, all provided free of charge.

Imagine the possibilities! You can dive into the world of language acquisition, mastering a second language, or honing your existing language skills. Or, if the avian world fascinates you, why not refine your birdwatching prowess?

Our diverse course offerings cater to a multitude of interests and passions.

But what if you're not yet part of our SCC family? Don't worry; you can still benefit from our invaluable resources. For a modest fee of just \$5, you can rent our courses and materials for a generous two-week period. That's a small investment for a wealth of knowledge at your fingertips.

For your convenience, our office is open from 10 AM to 2 PM, Monday through Friday. So, whether you're already a member or considering joining our community, the Lifelong Learning Resource Library is here to empower you on your lifelong education journey. The door to enlightenment is ajar, and we're excited to help you step through it.



# FUNDING THE FIRE DEPARTMENT

RONI LYNN RUDY – GCSD

The Groveland CSD Fire Department in downtown Groveland is entirely funded by GCSD under a “CAL FIRE Schedule A – Cooperative Fire Protection Agreement.” Under this agreement, there will always be a minimum crew of two professional firefighters 24x7x365 on the district fire engine. In order to continue operating the fire department at the current level of service past June 30, 2025, the District will need to have an increase in fire department revenue by the end of the 2024/2025 fiscal year.

In 2019, the district began down the road of preparing a special fire tax measure to be voted on by registered voters within our district boundaries, and then chose to combine efforts with Tuolumne County to submit a countywide ballot measure that would provide the additional funding needed for the fire departments countywide. Unfortunately, the countywide Measure V failed, and no additional funding has been made available to GCSD for its fire department and the expense of operating the department has continued to increase, surpassing the operational revenue.

Planning is crucial, as General Manager, Pete Kampa explained that operating the Groveland Fire Department to its “last dime” is an extremely risky proposition and we must plan our financial future

now. In 2019 a new fully stocked fire engine cost was

\$750,000 and cost estimates today for the same engine are over \$1.3 million.

During a lengthy discussion at the September 12, 2023 Regular Board Meeting, Kampa gave the following options to the Board to increase fire department revenue:

1. Implementing Cost Recovery Fees – Charging non-residents of the district who are treated or evaluated by GCSD Firefighters for non-fire response emergency services or are in vehicle accidents.

2. Implementing a Benefit Assessment or a Parcel (Special) Tax - A Benefit Assessment is a fee that assesses a parcel annually, based upon the specific benefit to the fee payers exclusively to fund local GCSD Emergency Response and Fire operations. A parcel assessment requires a simple majority plus one vote and is voted on by the property owners within the district boundaries.

A Parcel (Special) Tax is a tax that assesses a parcel annually and would be used exclusively to fund local GCSD Emergency Response and Fire operations and equipment replacement. This tax requires 2/3 majority vote of registered voters within the district.

3. Revisit and Revise Impact Fees -

Impact fees are a way to mitigate impacts on existing fire and emergency medical services caused by new development. Note that development impact fees are normally used to fund equipment, infrastructure and to build new fire stations when needed.

These fees are charged to development or building projects to offset the cost of providing fire services to that new development, including purchasing additional engines and building new fire stations or expanding existing services. The district has completed an impact fee study and adopted this type of fee. These fees were to be collected by the county on new development, and paid to the GCSD. However, within months after the Board approved the Impact Fee, the law changed and the district now needs to revise the fee calculation method; a process that is nearing completion.

4. Continue the process of requiring Community Facilities Districts (CFDs) - CFDs are a mechanism to allow GCSD to levy a special tax on new development projects to fund the operating cost of expanding the fire department to serve new development. CFDs fund the staff, fuel, insurance, and all other non-capital costs of the fire department. The policy of the GCSD Board is for new land subdivision projects and large commercial development projects to form CFDs to offset the future cost of expanding

the fire department. The GCSD staff has recommended to the Board that it continue with the process of requiring the large new land development projects to form CFDs and to pay development impact fees, thereby ensuring that new development does not negatively impact and strain our current level of services.

At the conclusion of the discussion, the Board took GCSD staff’s recommendation to seek proposals from qualified municipal finance firms for the evaluation, recommendation, and assistance with implementation of the optimal long term funding mechanism for the Groveland CSD Fire Department.

At the October 10, 2023 meeting the board approved a resolution that will allow staff to find the best firm to assist in securing the financial stability of the Groveland CSD Fire Department.

You can stay informed of District matters by following their social media accounts on Facebook, NextDoor Neighbors and Instagram, and by reviewing Board meeting information on the District website.

Click on District Business to find Board Meeting information.

See the link to learn more: <https://www.gcsd.org/bo-ard-meetings>

GCSD STAFF WILL BE HAPPY TO ANSWER QUESTIONS DIRECTLY. PHONE: 209.962.7161

EMAIL: [INFO@GCSD.ORG](mailto:INFO@GCSD.ORG)

## ALL ABOARD THE FRIDAY FUN BUS!

BETH MARTIN

It’s 8:15 a.m. on a Friday in August, and the WAVE bus pulls into Mary Laveroni Park in Groveland to pick up five riders. They’re heading to Sonora for medical appointments, shopping and lunch, on what they call the “Friday Fun Bus.” Because who wouldn’t be happy to let someone else deal with traffic and Priest Grade while laughing and enjoying each other’s company?

The bus leaves the park at 8:30 sharp. The first stop is Jamestown, where

two riders disembark for medical appointments. Next is a specialty clinic in Sonora, where another rider has an appointment. Rick, WAVE’s Fleet Manager and today’s driver, turns to the last two riders. “Where to now, folks?” he asks. Shopping! They head to The Junction.

After some retail therapy at CVS and Kohls, it’s lunchtime. The bus drops off one rider at the Mandarin House, and then Rick and the last rider opt for fast-food burgers. When they’re done, it’s

time to pick up the rider from the Sonora clinic. She’s hungry, so they drop her off at another eatery. They collect the rider from the Mandarin House, and then head to WalMart. After a brief stop, the third rider has finished lunch, so they swing by to pick her up. At 1:15 they’re back in Jamestown to collect the last two riders from their medical appointments. Then they head toward Groveland, arriving at Mary Laveroni Park by 2:30.

“This is a typical ride,” says Rick. “After prioritizing medical appointments, we fit

in as many other stops as possible. We’re flexible. When people call to schedule a ride, they tell us where they need to go. The day of the ride, we start with essential appointments and then ask riders where else they want to go. If the timing fits, we go!”

WAVE provides transportation for those 18 years and over from Groveland to Sonora and Modesto. While rides are free, donations are gratefully accepted. Call (209) 962-6952 for more information or to schedule a ride!

## WELCOME, MECHANICS BANK, OUR NEWEST GOLD PHILANTHROPIST!

BRITNE GOSE

SCC wants to thank Mechanics Bank for their generous donation of \$2,500. This donation adds them to the rank of Gold Philanthropists! With this donation, SCC will continue our mission to provide health, recreation, social interaction, and lifelong learning experiences in a multi-generational setting to benefit active adults living in Groveland and surrounding communities. This donation will support our programs, Village on The Hill, The Little House,

WAVE, and Wheels. Mechanics Bank will receive two complimentary tickets to a fundraiser of their choice, sponsorship of our next fundraiser, use of one room at The Little House free of charge, a T-shirt indicating their sponsorship level, an invitation to a donor/volunteer appreciation event, mention in our monthly newsletter, and their very own news article. Their generosity mirrors how our community operates and supports each other.

*Thank you, Mechanics Bank!*

## HELPING HANDS HAPPENINGS

PATTI BEAULIEU

As expected, the season is flying by and we're officially entering the 2023 holiday season. We'll still have our fall décor throughout the month, but, as soon as we rid the store of Halloween costumes and such, we'll also have our Christmas decorations, clothing, lights, trees and everything else holiday out this month. The larger items such as trees, large wreaths, lights and outdoor décor are at the Furniture Barn. We've fully stocked our clothing racks with coats, winter wear and shoes for kids and adults. You'll be sure to find something snuggly to keep you warm this winter.

We'd like to thank those that have remarked about the reorganization and cleanliness of the Furniture Barn. It's difficult to keep it orderly, since we get such a vast array of inventory, but we try to keep it clean and organized.

In October, we hosted a wonderful retirement luncheon for one of our organization's founders, Dale Elliott at the Pine Mountain Lake Grill. She was honored for her years of unwavering dedication and loyalty to Helping



*Hanna Bodle & Dale Elliott*

Hands as well as to the Groveland community. She was greeted by many current and past volunteers and in addition, we acknowledged Hanna Bodle, another founder who retired a few years ago. They were both accompanied by their families, who shared this journey with them for the past 41 years. We are all indebted to them, as well as the other founders, for creating and helping to sustain this vital organization that is such a major contributor and supporter to the community and its residents.

## HOW SOCIAL MEDIA INFLUENCES HUMAN RELATIONSHIPS

DR. SIMONETTA SPACCIA PHD

Nowadays, social media is a customary part of most people's lives. Many people are addicted to it but many others use it wisely, not letting it invade their lives. But what are the benefits and the downsides of social media?

Indeed, there are benefits to social media that we do appreciate.

One of its most important advantages is easily communicating with our family and friends, especially with those who live far from us. This allows us to be better informed about their well being or challenges, and this connection can also give us more opportunity to help each other.

Also, the possibility to connect with people whom otherwise we would have never had the chance to acknowledge allows to widen our web of contacts. Being acquainted with more people can enhance our resources in terms of information and entertainment.

Another interesting aspect of social media is the possibility of easing the communication whenever it feels more complicated for someone to explain their ideas directly in person. For example, texting or emailing may be a good filter to our immediate thoughts, which we can deliver more thoughtfully.

On the other side, social media could affect human behavior.

Research found that excessive use of social media is related to a decrease

in-person interactions, especially among those people who are already prone to avoiding relationships. Also, an increase in Instagram usage led to decreased relationship satisfaction and increased conflict and negative outcomes. For example, Facebook and Instagram mainly provide images of happiness and satisfaction that promote unrealistic expectations and induce some people, especially youths, to believe in an unrealistic and idealized version of the world.

Information is another sensitive aspect of social media. Much information comes from sources that are not reputable and that people often take for granted without further validation. Topics as health and environment commonly intrude into a person's life, affecting their choices in an unsafe direction.

But the worst risk that could occur in social media is the manipulation of young people. Young people, especially teenagers, are not fully developed and very vulnerable regarding identity and moral values. Cyberbullying and emphasizing bad role models are serious issues that can lead to dysfunctional behavior.

We cannot control the content that social media delivers to the audience; still, we can manage the approach to it. Schools and families are the most important institutions that should enhance awareness of the importance of this phenomenon and act to protect all users, especially the most vulnerable.

## STCHS

PATRICIA GIBSON

STCHS congratulates Nancy Jones for winning the raffle at the Labor Day BBQ. It was a wonderful event, with full at-

tendance. Thank you all for attending and if you missed it, we hope that you'll join us next year.

# CAMP TUOLUMNE TRAILS

DORI JONES

DO YOU REALIZE...  
...WHAT YOUR CONTINUED SUPPORT  
MEANS TO CAMP TUOLUMNE TRAILS?

**P**aula and I are so thankful for the support of this community. We truly believe that CTT could not have happened anywhere else. Over the years, your support has made all the difference in making our camp for youth and adults with disabilities what it is today.

This is the time of year when we take a hard look at our funding and decide which programs can be continued, which new programs we can offer and which will, unfortunately, need to wait. Knowing how much staff we can afford determines how many campers with profound disabilities we can accept and how many we will have to turn away each year.

## THIS PAST SUMMER, CTT:

- Hosted 185 campers—more than ever before.
- Hosted 12 families (with a child with a disability) who participated in Family Camp.
- Welcomed new campers with disabilities, who could not have attended prior to this year due to our previous lack of necessary accommodating equipment and trained staff.
- Installed a sophisticated and expensive ceiling-lift system in the infirmary and bathhouses (thanks to a grant from the Christopher & Dana Reeve Foundation), which allowed us to host new campers with very profound disabilities.
- Added an LVN to assist the staff RN to better manage the complex care of those who needed more extensive medical care.
- Hired dedicated program leads for performing arts, crafts and sports, dramatically increasing the engagement of our campers in all of our programs.

CTT campers pay for less than 50% of the cost for us to operate our programs; the rest is up to the generosity of people like you. Every year, our ability to just maintain the caliber of programs is on the table. Of course, we will never be satisfied with the status quo. We know how to do so much more. We know how to truly become the most accommodating camp on the planet for our campers with disabilities. We have the inclination, the skills and the ideas. We just need the funding. We hope we can count on you to continue supporting camp either from monetary donations, legacy giving or by volunteering your time at camp. There really is no other place like Camp Tuolumne Trails, which fills such a huge demand for disabled communities! <https://www.tuolumnetrails.org/donate/>

Again, we sincerely appreciate your support,  
Jerry & Paula Baker

## CELEBRATING THE HOLIDAYS AT CAMP

The holidays are here and CTT is happy to be welcoming several local community organizations to camp for their annual holiday gathering. These include the PML Aviation Association, PML Residents' Club, Friends of the Groveland Library, Garden Club and ROOFBBs. If your organization would like to hold its holiday celebration in CTT's Great Hall, please call (209) 962-7534.

If you would like to get more involved in camp, we'd be glad to answer any questions you have or give you a tour of the 80-acre facility. And 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.

# TENAYA STUDENT OF THE MONTH

LYLA ANDERSON

**S**econd grader Lyla Anderson is Tenaya Elementary School's Student of the Month. Lyla is the daughter of J.J. and Kaytie Anderson of Groveland.

According to her teacher, Jennifer Smith, "Lyla represents Tenaya is a true Warrior Sprit. She is respectful to adults and her peers. You will always find her listening, learning, and doing her work with a good heart. She's kind and a helpful friend to all. When a classmate doesn't understand something she leans in to show them how. Lyla is artistic and goes above and beyond what is asked of her. I'm proud of her for being such a wonderful example to her peers."

Congratulations Lyla!



*Lyla Anderson, Tenaya Student of the Month*

## 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.

**PLEASE DO NOT THROW PLASTIC BAGS  
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# HOMEOWNER CHECKLIST

## CHECK OUT YOUR CONTRACTOR

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

## BUILDING PERMITS

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

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

## DOUBLE-CHECK THE CONTRACT

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

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

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Call or email for any questions: **209-536-5386** or [hr@dodgridge.com](mailto:hr@dodgridge.com)

**PMLA IS HIRING**

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

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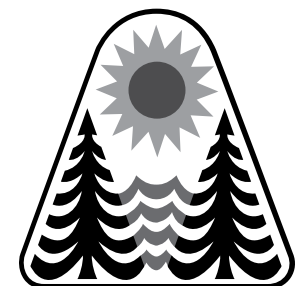
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# YOSEMITE REGION REAL ESTATE

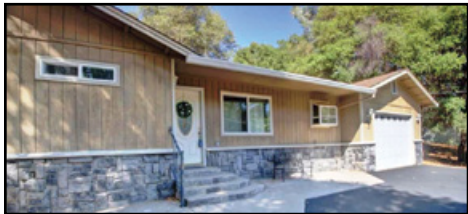
18687 Main St, Suite E, Groveland, CA 95321  
209-962-1111 ~ DRE #01964114



19723 Butler Way **THE BEST OF BOTH WORLDS!** Nearly 1 acre with a unique home, set up for all your entertaining needs. 4bd, 2-1/2ba, 2576sf. Spacious living room with a wood-burning stove and a dining room with access to a large, secluded deck, overlooking a park-like setting. Den or office, parking for multiple vehicles. A great investment or vacation property near the main Marina beach and not far from town! \$649,000 #20231298



19337 Ferretti Rd **A LOT OF PRIVACY.** Over 1/3 acre with easy access. A great opportunity to own a Pine Mountain Lake property for a low price! Bring your plans and build your dream cabin or vacation home here and take advantage of the many amenities: Golf, boating, fishing, dining at the Country Club, Pickle Ball, tennis, swimming pool and, of course, the beautiful lake! \$4,000 #20230011



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

## 20679 Rock Court • Unit 4 Lot 271



### CUSTOM-BUILT LUXURY LAKE VIEW HOME!

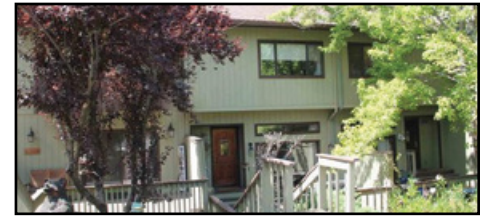
This spectacular home features beautiful lake and mountain views. 4bd, 3-1/2ba, including two master suites, a bonus room and oversized 2-car garage. Recent updates include wood-trimmed windows, sliding doors and Alder doors throughout. Custom floor-to-ceiling stone fireplace, with a wood-burning stove. Alder kitchen cabinets, leathered granite, GE Monogram appliances and walk-in pantry. Hickory hardwood flooring in the LR & Kitchen. Bathrooms have knotty Alder cabinetry, granite counters and stone flooring. Overhead lighting in all bedrooms and circulating hot water system. Stamped concrete patio on lower level, electric awnings and Trex decking. Whole-house Generac generator. An established vacation rental with a great rental history. Most furniture negotiable in the sale. View the 3-D Virtual Tour and purchase this home in beautiful turn-key condition!

1,000,000 • MLS #20231511

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12707 Junipero Serra, #7 **GOLF COURSE TOWNHOUSE** near the tennis courts, swimming pool and Country Club. Entry is from the front deck into the dining/kitchen area, with a couple of steps down to a nice-sized living room. Cozy wood-burning fireplace, surrounded with stone. Large windows look out onto the back deck, which has an awning for hot summer days. \$339,000 #20221389



Unit 5 Lot 207 Ferretti Rd **A DOUBLE LOT** in beautiful Pine Mountain Lake! Nearly level and easy to build .57 acre, with utilities available, including power and water. Over 1/2 acre, with access from Ferretti Rd and Jones Hill Ct. Build your dream home under the large mature oak trees. A great location near the golf course, country club, pool and pickle ball courts. \$25,500 #20230449



Unit 6 Lot 234 Ferretti Rd **EASY-TO-BUILD LOT.** Almost 1/2 acre, with utilities available. Build near the back of the property for privacy. Access from an easement road off Rocky Point Drive. Owning this lot will allow you to enjoy all Pine Mountain Lake amenities. Upsloping property with lovely Oak trees. \$7,500 #20230450



ROB STONE  
OWNER/REALTOR®  
DRE #01025463



BJORN WAHMAN  
BROKER  
DRE #00706559



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MANAGER/DPG  
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DRE# 01179023



CORY STONE  
PHOTOGRAPHER  
VIDEOGRAPHER



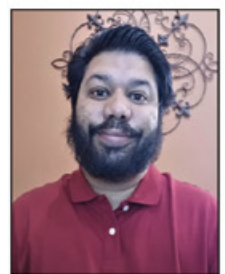
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