

# PINE MOUNTAIN LAKE NEWS

JANUARY

2024

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

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19228 Pine Mountain Dr. Groveland, CA 95321



**2024 BUDGET/ASSESSMENT  
PACKAGES  
SEE PAGE 14**

*Photo by Uriel Vargas*



# GET IMPORTANT NEWS VIA EMAIL

## eSNAP

ELECTRONIC SAFETY, NEWS & ALERT PROGRAM

Signing up for the new eSNAP program is quick and easy and gives you the ability to sign up for the information that you want to receive. Just head over to [www.PineMountainLake.com](http://www.PineMountainLake.com) and sign up today.

### ABOUT EACH OF THE PROGRAMS

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

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

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

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

## 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.

## NOTICE

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

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

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

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

## SUBSCRIBE TO THE PML NEWS TODAY!

NAME \_\_\_\_\_

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

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

\_\_\_\_\_

\_\_\_\_\_

NO CHARGE FOR PROPERTY OWNERS (BULK)

\$6/YR FOR CO-OWNERS (BULK);

\$10/YR FOR NON-PROPERTY OWNERS (BULK)

\$20/YR FOR PROPERTY OWNERS (1<sup>ST</sup> CLASS)

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

CLASS)

ENCLOSED IS MY CHECK IN THE AMOUNT OF

\$\_\_\_\_\_ (PAYMENT DUE IN FULL)

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

## 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.

All 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

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

**PHONE & EMAIL DIRECTORY****ADMINISTRATION****General Manager****Joseph Powell***joepowell@pinemountainlake.com***Admin Asst. to G.M.****Janessa Owens - 1.209.962.8627***j.owens@pinemountainlake.com***Human Resources****Shannon Abbott - 1.209.962.8628***pmlhr@pinemountainlake.com***E.C.C. Assistant - Ashley Henderson****1.209.962.8605**

Plan Submittal, Compliance Fees

*ecc@pinemountainlake.com***Member Relations****Melody Wisdom - 1.209.962.8632**

Gate Cards, Address Changes,

Webmaster, Mergers

Lake Lodge Scheduling

*pmlmr@pinemountainlake.com***Community Standards Director****Suzette Laffranchi - 1.209.962.1241***communitystandards@pinemountainlake.com***Community Standards Specialist****Carrie Harvey - 1.209.962.1242***compliance@pinemountainlake.com***Rental Compliance Coordinator****1.209.962.1245***RCC@pinemountainlake.com***General Info &****Lake Lodge Scheduling****Shari Pingree - 1.209.962.8600**

Receptionist

*admin@pinemountainlake.com***Main Gate - 1.209.962.8615**General Safety Inquiries, gate  
passes, campground

reservations, tennis reservations

*campground@pinemountainlake.com***ACCOUNTING****Controller - Dan Szathmary****1.209.962.8606**

Accounting Procedures

*controller@pinemountainlake.com***Accounting Supervisor****Stacy Gray - 1.209.962.8618***stacy@pinemountainlake.com***Receivable/Collections/****Assessments - Debbie Green****1.209.962.8607***pmlar@pinemountainlake.com***Accounts Payable - Tina Parmalee****1.209.962.8626***pmlap@pinemountainlake.com***Recreation and Seasonal  
Operations Manager****Michelle Cathey****1.209.962.8604***m.cathey@pinemountainlake.com***DEPARTMENT OF SAFETY****Director of Safety - Natalie Trujillo****1.209.962.8633***n.trujillo@pinemountainlake.com***Sergeant - Sgt. Teri Cathrein****1.209.962.1244***t.cathrein@pinemountainlake.com***MAINTENANCE DEPT****Maintenance Manager****Rick Laffranchi - 1.209.962.8611***rickl@pinemountainlake.com***Administrative Assistant****Anita Spencer - 1.209.962.8612***maintenance@pinemountainlake.com***Fire Safety Coordinator****Joe Milani - 1.209.990.5260***j.milani@pinemountainlake.com***Fire Safety Inspector****Amanda Darrow - 1.209.990.5263***inspector1@pinemountainlake.com***Fire Safety Inspector****Jessica Heller - 1.209.990.5261***firesafety@pinemountainlake.com***GOLF COURSE****Golf Course Superintendent****Rob Abbott - 1.209.962.8610***rabbott@pinemountainlake.com***Golf Pro Shop****Doug Schmielt - 1.209.962.8620**

Golf Pro Shop/Golf Reservations

*dschmielt@pinemountainlake.com***Golf Pro****Mike Cook - 1.209.962.8622***golfpro@pinemountainlake.com***THE GRILL AT PINE MOUNTAIN LAKE****The Grill Manager****Heather Parkhurst - 1.209.962.8639***clubmgr@pinemountainlake.com***Restaurant - 1.209.962.8638****OTHER PHONE NUMBERS****Equestrian Center Manager****Kendra Brown - 1.209.962.8667***stables@pinemountainlake.com***Marina Manager****Dawn Pretzer - 1.209.962.8631***marina@pinemountainlake.com***PML NEWS****David Wilkinson - 1.209.962.0613**

Ad/Article Submissions

Sabre Design &amp; Publishing

*PMLNews@SabreDesign.net***PINE MOUNTAIN LAKE ASSOCIATION****1.209.962.8600**[www.pinemountainlake.com](http://www.pinemountainlake.com)**ADMINISTRATION OFFICE HOURS****8:00 AM TO 4:30 PM - MON THRU FRI****OPEN AT 8:45 AM SECOND TUESDAY OF EACH MONTH****THE OFFICE IS CLOSED BETWEEN 12:00 & 1:00 EACH DAY****2023 ADMINISTRATION OFFICES HOLIDAYS****(ADMIN OFFICE WILL BE CLOSED)****MON 1/1/24 NEW YEARS EVE (OBS)**

THUR 11/28/24 THANKSGIVING

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

FRI 11/29/24

MON 2/19/24 PRESIDENTS' DAY

DAY AFTER THANKSGIVING

MON 5/27/24 MEMORIAL DAY

TUE 12/24/24 CHRISTMAS EVE

THUR 7/4/24 INDEPENDENCE DAY

WED 12/25/24 CHRISTMAS DAY

MON 9/2/24 LABOR DAY

TUE 12/31/24 NEW YEARS EVE

MON 11/11/24 VETERANS DAY

WED 1/1/25 NEW YEARS DAY

**PMLA BOARD MEETINGS SCHEDULE****(THIRD SATURDAY - UNLESS OTHERWISE NOTED)****JANUARY 20, 2024**

JULY 20, 2024

FEBRUARY 17, 2024  
(PRESIDENT'S DAY WEEKEND)AUGUST 17, 2024  
(ANNUAL MEMBER MEETING/ELECTION)

MARCH 16, 2024

SEPTEMBER 28, 2024

APRIL 20, 2024

OCTOBER 19, 2024  
(BOARD BUDGET MEETING)

MAY 18, 2024

JUNE 15, 2024  
(FATHER'S DAY WEEKEND)

NOVEMBER 16, 2024

**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.

# GENERAL MANAGER'S MESSAGE

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

## HAPPY NEW YEAR!

**W**ell, another year has gone by here at PML and as we reflect on all of the challenges faced and resolved, and accomplishments, I am reminded of how important it is to appreciate the beautiful community where we have all chosen to live and spend time. We welcomed several hundred new property owners and saw others move on to new phases in their lives and new adventures. I continue to appreciate my friends, neighbors and all of the members who continue to be positive and supportive, as we all work together for the benefit of our community.

## WELCOMING OUR NEW IT MANAGER

We will be introducing our new IT Manager, Yuris Daudish at the January 20th Board meeting. Yuris hit the ground running and has already made significant improvements to our IT systems.

## NEW RENTAL COMPLIANCE COORDINATOR

Our Rental Compliance Coordinator has moved over to our CC&R enforcement position and we have just hired a new RCC to fill this position and she will be starting this month.

## PML ACCESSORY DWELLING UNIT (ADU) POLICY UPDATE

With the new year, comes changes to California law. The lawmakers have been busy with many new laws that will affect our community. This includes changes for ADUs. As a result, the Board will be reviewing a draft amendment by Association General Counsel that reflects an update to changes in the civil code. We anticipate that a draft amendment to the policy will be ready for Board review at the February, 17, 2024 Board meeting. As a reminder, members will have an opportunity to

provide feedback on the draft policy amendment prior to Board adoption. Keep an eye out for the PML News for the upcoming draft amendment.

## SHORT-TERM RENTAL PERMIT POLICY AD HOC COMMITTEE

After receiving a lot of member feedback regarding the DRAFT Short-Term Rental Permit Policy, the Board decided to form an ad hoc committee to work on further development and finalization of a policy. The Board adopted the ad hoc committee charter at the November 18, 2023 Board meeting and directed staff to solicit member applications for the committee. To date, the Board has received over 38 member applications. The Board has been reviewing and considering all applications and is scheduled to appoint committee members at the January 20, 2024 Board meeting.

## CANADA GEESE MANAGEMENT PLAN

As part of the PML Canada Geese Management Plan, the Association has partnered with a professional hunting guide and hunters to conduct multiple Canada Geese takes during the hunting season. Two of these takes were conducted in the last few months and this resulted in a reduction of the population by 55. We are still working on a federal depredation permit that will allow the Association to conduct these takes during the year in addition to hunting season. We will continue to work on the overpopulation problem until we can get the numbers to a more manageable level.

## BOARD TOWN HALL MEETING SCHEDULED FOR JANUARY 6TH

The Board has scheduled a town hall meeting for January 6, 2024 at the Lake Lodge from 10 a.m. to Noon. Some topics include the STR Permit Policy draft, ADU's, Governing Documents Update and general topics of member interest. We encourage all members to attend.

## WHERE ARE YOU GETTING YOUR PINE MOUNTAIN LAKE INFORMATION?

If you want the facts directly from the source, look for the Official PML Logo  
\*\*Official PML Social Media Sources and Communication\*\*

Nextdoor and Facebook group pages that are maintained and administered by individual members, are NOT official PML social media resources. A lot of members are confused by the number of unofficial PML Facebook pages that are out there. Just because the page or group is labeled "Pine Mountain Lake", does not mean it is an official source of information from our Association.

Every day, I see members posting questions on non-official PML social media pages or groups, rather than going to the source. More often than not, the answers they get are incorrect and this causes further confusion and frustration.

If you are unsure who is running the page or group, just look for the PML Logo. If the Pine Mountain Lake Association logo is at the top of the page, then it is the official PML page. PMLA maintains and Official main page and pages for our Maintenance, Grill, Equestrian Center, and Recreation departments.

If we find other pages using our logo, we immediately take action to have it removed. The reason for this is to ensure that our membership knows that they can trust the information coming from an official source and

not confuse it with a non-official page.

As for responding online, we do not like to get into a protracted dialogue or debate with members online for legal reasons.

Members who have questions regarding PMLA operations, governance and enforcement, should contact me or my staff or the PMLA Board directly at our official email addresses, by letter, or telephone and we will be happy to respond. Contact information for PML department managers and the Board can be found in every issue of the PML News and online at the Official PML Website.

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

Official website of the association

<https://www.facebook.com/PineMountainLakeCA/>

Official Facebook page of the association

## eSnap

Sign up for official emails from our direct email program at [www.pinemountainlake.com](http://www.pinemountainlake.com)

Our staff and the Board are here for you. Contact us directly and we will be happy to assist with your questions and concerns.

*Until next month, wishing everyone a Happy New Year!*

## 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



# PINE MOUNTAIN LAKE ASSOCIATION

## 1.209.962.8600

### BOARD OF DIRECTORS

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

### GENERAL MANAGER

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

### CORRESPONDENCE TO DIRECTORS

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

### ADMINISTRATION OFFICE HOURS OF OPERATION\*

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

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

### SUBSCRIPTION RATES:

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

### SUBMISSION DEADLINE

10th of the month by 4:30 PM  
LATE SUBMISSIONS MAY NOT BE ACCEPTED  
Visit [www.pinemountainlake.com](http://www.pinemountainlake.com) for ad rates and submission guidelines or email: [PMLNews@SabreDesign.net](mailto:PMLNews@SabreDesign.net).

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

**DAVID WILKINSON**—Publishing Editor

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Design/layout

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# PRESIDENT'S MESSAGE

CHUCK OBESO-BRADLEY – PMLA BOARD PRESIDENT

## GOODBYE, 2023 – WELCOME 2024!

I thought that it would be a good idea to review some of the successes that we have had at PML this past year, upon which we hope to build in the coming year.

First, let's thank all of our outstanding volunteers for another great year of service at PML. As an example of their work, volunteers from the Safety Committee worked at the front gate over the Summer Holidays to keep the line of cars from getting too long, while we work for a permanent solution for the guest and renter entry into our property. And speaking of a permanent entry solution, we have finalized plans for a phased implementation with our contractor, to start with the front gate first, and then moving to the other entry gates.

I was fortunate enough to be a volunteer for the awesome Veteran's Day Golf Tournament and Celebration, as well as the wonderful Holiday Express tour of the home decorations along the golf course. I hope you were able to attend both events, because both of these events were outstanding, and were fine examples of our PML

volunteers in action.

And what about our aging infrastructure in PML – how is it holding up? 2023 saw a return visit from the folks who inspect the PML dam, which was constructed in the late 1960's and early 1970's. Even with its advanced age, we received a glowing report from the inspectors about the safety and stability of the most important structure supporting our beautiful lake and marina.

The US Golf Association (USGA) conducts a yearly evaluation of our golf course, and this year's review was especially glowing. This is a quote from the USGA Executive Summary:

"Thank you for your kind hospitality and the invitation to return to Pine Mountain Lake Golf Course to conduct a Course Consulting Service Visit on behalf of the USGA Green Section. It's been a while since I was at PML in the Spring, and, as far as I can remember, the golf course is in the best condition of all my visits to PML. Compliments are extended to Mr. Abbott and his entire agronomic team for their continued efforts and dedication to improving golf course aesthetics and playing conditions!"

The PML swimming pool is another important amenity getting on in years, and it required some maintenance work at the beginning of the swim season in 2023. You'll be glad to know that the PML Long Range Planning Committee has taken on the task of evaluating whether we should keep maintaining the pool at its present location, or explore building another pool at a new site.

Another 2023 success has been the addition of the new "Comfort" specials at the Grill on Wednesdays, Thursdays, and Sundays. Kudos to Grill Manager Heather Parkhurst, Chef Raul Melchor, and Sous Chef Tony Trevino for listening to owner suggestions and coming up with such great specials – I am hoping that they bring back the Meat Loaf special soon...

There were many successes in 2023, and here's to a healthy and prosperous PML year in 2024!

**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**

**SPEED  
LIMIT  
25**

**SLOW DOWN**  
BEWARE OF ICY AND  
SLICK ROADS THIS WINTER  
PLEASE DRIVE SAFELY

PINE MOUNTAIN LAKE ASSOCIATION												
SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES												
For Eleven Months Ended November 26, 2023												
OPERATION OF AMENITIES	Revenues					Expenses				Budget		
	Members' Assessments Net of Discount	User Fees	Sales, Net of Cost of Sales	Miscellaneous Income	Total Revenues	Total Expenses	(Cost)/Income Before Depreciation	Depreciation Expense	(NET COST) INCOME	(NET COST) INCOME	Variance Bud - Act	Variance %
Golf Course	\$ -0-	812,894	\$ 35,933		\$ 848,827	\$ 1,651,994	\$ (803,167)		\$ (803,167)	\$ (943,745)	140,578	-14.90%
Restaurant & Bar	-0-	8,842	858,720		867,562	1,410,613	(543,051)		(543,051)	(730,684)	187,633	-25.68%
Marina	-0-	499,653	122,951		622,604	972,419	(349,815)		(349,815)	(275,637)	(74,178)	26.91%
Snack Shack	-0-	-0-	60,922		60,922	73,155	(12,233)		(12,233)	(35,686)	23,453	-65.72%
Stables	-0-	124,357		3,851	128,208	407,364	(279,156)		(279,156)	(330,948)	51,792	-15.65%
Recreation	-0-	210,817			210,817	144,890	65,927		65,927	(3,103)	69,030	-2224.62%
Roads & Facilities Maintenance	-0-	195,324		800	196,124	2,245,393	(2,049,269)		(2,049,269)	(2,407,294)	358,025	-14.87%
<b>PROPERTY OWNER SERVICES</b>												
Safety	-0-	237,142			237,142	970,092	(732,950)		(732,950)	(935,103)	202,153	-21.62%
Administration	-0-	263,575			263,575	2,454,674	(2,191,099)		(2,191,099)	(1,567,232)	(623,867)	39.81%
<b>ASSESSMENTS</b>												
+	7,624,598			62,446	7,687,044	94,791	7,592,253	382,923	7,209,331	5,901,737	1,307,594	22.16%
<b>Totals</b>	\$ 7,624,598	\$ 2,352,604	\$ 1,078,526	\$ 67,097	\$ 11,122,825	\$ 10,425,385	\$ 697,440	\$ 382,923	\$ 314,518	\$ (1,327,695)	1,642,213	-123.69%

## MONEY MATTERS

DAN SZATHMARY, CAFM – ASSOCIATION CONTROLLER

**I**nflation. It is a term used regularly in the media and has been a buzzword floating around our community, especially around budget time and as we go into the new year.

There has been a lot of rumor and debate about how costs and associated assessments in our community have been continually outpacing “inflation” when there is not a universally clear understanding of what inflation is in the first place. We hear numbers like “5%” being applied to everything compared to PML raising rates of assessment by 9-10% over the last couple of years.

“Inflation is at 4-5%, why are assessments going up by twice that much?” This is a very valid concern.

There is a common misperception that “inflation” can be summed up with one comparable number and universally applied to all things involving money. When we refer to inflation, it is typically a comparative number based on the Consumer Price

Index (or CPI.) This index is based on aggregated costs of consumer goods sold in a given period, but it is just one measurement and often an overly generalized number that does not encompass real-estate, the costs of insurance, and a lot of other things that impact how much it costs to live, or operate as a business or association.

There is an air of confusion in our community between a general rate of inflation based on CPI and cost inflation in specific areas that affect PML. The rate of cost inflation in the areas PML spends the most money have generally well exceeded a CPI-based measurement of inflation over the last few years.

In PML, insurance for example, has gone up over 15% from just last year. Legal fees have gone up well over 30% a year for the last few years. Minimum wage, the driving force behind all of our labor costs, has more than doubled in the last 20 years. Lot mergers, as another example, have accounted for an average increase to the assessment

### CAPITAL EXPENDITURES Eleven Months Ended November 26, 2023

	TOTAL RESERVE FUNDS	NEW CAPITAL ADDITIONS FUND	TOTAL CONTRIBUTION TO CAPITAL
<b>2023 Beginning Fund Balances</b>	4,403,620	102,395	4,506,017
Interest Income			-
Bank Fees/Discounts Taken			-
Assessments Earned	1,177,500	1,100	1,178,600
Other Income/Expense			-
<b>PURCHASES BY AMENITY</b>			
Golf Course	(136,376)	(30,370)	(166,746)
Country Club	(26,743)		(26,743)
Bar	-		-
Marina	28,993	(2,506)	26,487
Snack Shack	-		-
Swim Center	(850)		(850)
Stables	(24,553)	(1,188)	(25,741)
Recreation			-
Roads & Facilities Maintenance	(291,950)	(19,235)	(311,185)
<b>PROPERTY OWNER SERVICES</b>			
Safety	(59,773)		(59,773)
Administration	(70,084)		(70,084)
Non-Capital Reserve Expenses	(343,768)		(343,768)
<b>Total transfer to Operating Fund for property and equipment additions and reserve expenses</b>	(925,103)	(53,299)	(978,402)
<b>Adjusted Fund Balances</b>	\$ 4,656,017	\$ 51,246	\$ 4,706,215

of half a percentage point each year, going back 20 years lost assessments on merged lots account for almost \$28 Million in lost income for PMLA. The board implemented a moratorium on lot mergers this year so hopefully that trend will not continue.

Most of the costs involved with our association have been outpacing the

increasing cost of a loaf of bread and carton of milk for many years and this trend is likely to continue.

To put this all into perspective, our assessment increase for 2024 is 9%. There has been an increase of 9% or more seven of the last twenty years.

*(Continued on next page)*



## 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!*

*(Money Matters continued from previous page)*

Only two times has this happened in the last ten. If you look at our history of increases over the last 20 years, assessments have increased an average of 5.55% one year to the next, pretty close to what is generally accepted as a standard rate of the CPI-based inflation measurement in the same period. This is in spite of many of PMLA's most significant costs inflating at a much higher rate.

And then there is what is commonly referred to as "Stagflation." In addition to the ever-present specter of inflation, what has happened to earnings for just about everyone in the last 20 years? Depends on the time period and individual, but in general a lot of people are making less, and very few are comparatively making more than the increasing costs for fuel, rent, a loaf of bread, or the cost of their annual assessment.

The biggest impact cost inflation has had on everyone, not just within

PML but nationally, is not as much the increase in what everything costs; but the narrowing gap between what people generally earn, which also experiences inflation, and the rate inflation of how much "everything" costs.

At the end of the day, the Board, management, and all the dedicated employees at PMLA are doing our best to manage your HOA money and manage inflationary pressures, while trying to continuously improve the level of service we provide for the community. That ultimately does include increases every year in the assessments it takes to support that mission. Some years that is 9%, others it may be less, occasionally it may be more.

Inflation is here to stay, and understanding it helps us all manage it more effectively.

Have gotten some great questions over the past month and would love to hear from all of you. Feel free to contact me anytime at [Controller@PineMountainLake.com](mailto:Controller@PineMountainLake.com) or 1-209-962-8606.

## THE HOOF PRINT

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

With the New Year here, it is important to look back and reflect on the good things that have happened in 2023. The moments of kindness and good should not be overlooked!

Here at the Equestrian Center, we are grateful to our community both near and far for the assistance over the last year.

We are also grateful to our boarders, guests and staff, who have put in the work to keep the horses secure and well cared for throughout the year. Our barn wouldn't be the same without them. Because of all their hard work, this next year is going to be a good one.

Thank you to everyone that came out

and visited Santa at the barn. It was fun to see the lights up and the joy it brought families looking at them throughout the association this year. We look forward to making next Christmas bigger and better.

The year of 2024 has lots in store for us here at the barn and we are all looking forward to every bit of it. Here's to more good news in the future and a happy New Year! Wishing everyone a safe and happy wintertime.

Kendra Brown  
Equestrian Center Manager  
13309 Clifton Way  
Office: 1-209-962-8667  
[stables@pinemountainlake.com](mailto:stables@pinemountainlake.com)

## RECREATION UPDATE

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

HAPPY NEW YEAR! I HOPE 2024 BRINGS YOU LOVE, LAUGHTER, AND JOY.

PML embraces as many opportunities as possible to share joy. The Stables participated in the Sonora Christmas Parade. Golf put on the Holiday Express program, which was awesome! Then we had the Holiday House Contest and Santa at the Stables. Thank you to everyone who participated in the Holiday House Contest. It was so fun and the holiday spirit was abundant. PML looks forward to doing this contest again in 2024.

If you're looking for something to do between now and May, take advantage of the opportunities at the tennis and pickleball courts. The shooting range is open. We have two beautiful playgrounds.

The Stables is open now too. It is a great place to learn to ride a horse. Call to make your reservation today at 1 (209) 962-8667.

Here are a couple of highlights of 2024:

- Starting January 2nd, you can start to register your vessel(s): go to [www.](http://www.pinemountainlake.com)

[pinemountainlake.com](http://pinemountainlake.com), click on Amenities, click on Marina...click the Boat Registration Link

- Seasonal jobs are scheduled to be posted early March for application
  - Job Fair in mid-March
  - Trail rides start the end of April (weather permitting)
  - Starting May 1st, you can launch your boat
  - Fish plant in mid-May
  - Seasonal amenities open Memorial Weekend (May 24th). This includes the Marina Store, Lakeside Café, and Swim Center.
  - May 25th – 27th is the PML Roping in the Pines event
  - Concert at the Stables in June
  - The Independence Day Celebration is Saturday July 6th
  - Seasonal Amenities close October 31st
  - Holiday House Contest and Santa at the Stables in December
- We are looking forward to a great year.

For any questions, please feel free to call me at 1 (209) 962-8604 or send an email to [m.cathey@pinemountainlake.com](mailto:m.cathey@pinemountainlake.com).

# BUILDING OUR COMMUNITY

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

## LOCATION, LOCATION, LOCATION

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

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

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

“No rubbish, trash, or garbage shall be allowed to accumulate on Lots. Any trash that is accumulated by an Owner outside the interior walls of a Residence shall be stored entirely within appropriate covered disposal containers and facilities which shall be screened from view from any street, neighboring Lot or the Common Area. Any extraordinary accumulation of rubbish, trash, garbage or debris (such as debris generated upon vacating of premises or during the construction of modifications and improvements) shall be removed from the Properties to a public dump or trash collection area by the Owner or tenant at his or her expense. The Association shall be entitled to impose reasonable fines and penalties for the collection of garbage and refuse disposed in a manner inconsistent with this section.”

It is also important to review the ECC Rules, Guidelines and Construction standards. Specifically, there are two sections in there that refer to specifics

about garbage can holders and garbage can receptacles. The definitions are as follows:

### GARBAGE CAN HOLDERS

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

### GARBAGE CAN RECEPTACLES

(also see Storage Buildings and Sheds)

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

This is where the ECC would like to address some of the questions and comments from the community. The difference between a holder for the day of

## LETTERS TO THE EDITOR

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

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

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

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

## GOVERNING DOCUMENT ENFORCEMENT ACTIONS NOVEMBER 2023

Courtesy Notices	25
Notice of Non-Compliance	10
Final Notice of violation	3
Fines Assessed	10
Member Service	685

pick up and a Receptacle (bear box) that meets the PMLA, CC&R, Article VIII, Section 9. Garbage

### 1. Garbage Can Holders

- This is referring to the cans that are placed in the 3-sided holder near the edge of the road. This is for DAY OF PICKUP ONLY. Any garbage cans left in the holders outside of garbage day pickup are subject to ECC enforcement and associated fines.

### 2. Garbage Can Receptacles

- These are the receptacles where the garbage cans can be stored during the week prior to and after garbage pickup. In general, these need to be immediately adjacent to the side of the primary home and large enough to

only hold the garbage cans. It is highly recommended that these are wildlife proof. **A bear box is preferred.**

- These must follow similar construction standards as storage buildings and sheds.

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

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



# 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 (1-209-962-8600) 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: \_\_\_\_\_

## 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.

## PML SAFETY REPORT

	1st Qtr	2nd Qtr	3rd Qtr	NOV	4th Qtr	YTD
Guest Passes Issued	2,063	4,805	5,731	1,469	2,523	15,122
Vendor Passes Issued	842	1,531	1,452	391	856	4,681
Temp. Resident Passes Issued	1,787	5,135	7,555	1,156	2,579	17,056
Vehicles Admitted	22,385	49,168	64,461	11,507	24,377	160,391
Vehicles Refused Entry	526	905	1,398	274	632	3,461
Phone Calls Received	7,419	10,368	9,253	2,157	4,532	31,572
Residential Alarm	16	10	4	1	8	38
Animal - Loose	27	34	26	14	21	108
Animal - Impounded	4	11	6	3	6	27
Animal - Dead/Injured	29	25	25	6	13	92
Animal - Disturbance	8	6	4	2	4	22
Patrol Assist	510	487	366	108	229	1,592
Member Assistance Request	69	35	10	18	21	135
Welfare Check	5	6	5	1	4	20
Transport	14	6	0	0	1	21
Traffic Hazard	2	2	2	0	0	6
Traffic Control	0	0	2	2	2	4
Excessive Speed/Reckless Driving	9	14	6	3	5	34
Gate - Tamper	6	1	1	2	2	10
Gate - Follow Through	56	67	43	14	25	191
Gate - Malfunction	12	10	3	3	5	30
Gate - Struck by Vehicle	14	16	6	1	3	39
Control Burn Reported	139	255	0	92	92	486
Fire Safety - Smoke Complaint	8	2	0	1	1	11
Hazard - Tree Down	54	4	2	0	0	60
Residential Disturbance	2	1	4	1	2	9
Amenity Burglary	0	0	0	0	0	0
Residential Burglary	0	0	0	0	0	0
Grand Theft	0	1	0	0	0	1
Petty Theft	0	1	4	0	1	6
Trespassing	3	5	4	0	1	13
Vandalism	3	1	1	0	0	5
Property Damage - PML	3	0	0	0	1	4
Property Damage - Resident	5	0	1	1	1	7
PML Regs Violations Resident	2	3	1	1	2	8
PML Regs Violations Guest	1	2	0	0	1	4
Vehicle - Citation Issued	3	0	11	0	1	15
Vehicle - Accident PML	3	2	1	0	1	7
Patrolling Unit	2,438	1,956	1,791	1,016	2,128	8,313
Amenity Security Check	6,001	5,904	4,610	1,852	3,841	20,356
Residence Security Check	724	723	299	76	198	1,944
Weapon Violation	0	0	0	0	0	0
Fixed Post	7	6	5	1	2	20
Courtesy Notice Issued	85	84	60	5	24	253
All Other Fees Collected	\$96,108	\$265,372	\$393,180	\$57,839	\$126,154	\$880,814

# FROM THE FRINGE

MIKE COOK – PGA HEAD GOLF PROFESSIONAL

## HAPPY NEW YEAR JANUARY 2024

The Golf Shop staff and I would like to thank you for your support in 2023. We are committed to making your golfing experience in 2024 an excellent one. I hope that you had a great Christmas and that your New Year is off to a great start. As always, we are here to assist you so please call us if you have any questions or need our assistance at 1-209-962-8620.

### UPCOMING EVENTS

#### Ladies 18-Hole Golf Club

Weekly Play Day – Thursdays

#### Ladies 9-Hole Golf Club

Weekly Play Day – Thursdays

### NEW EZGO GOLF CART FLEET

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

### WINTER 11:00AM SHOTGUN STARTS

As of Monday November 6, we began our 11:00am Shotgun Start season. The 11:00am Shotgun Starts will continue until Daylight Savings Time begins on Sunday March 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.

### REGRIPPING SPECIAL

For the months of January and February, we will be offering a regripping

special; if you replace your grips on 10 or more clubs, we will take \$.50 off the price of each grip. We can usually have the job done within 24 hours. Come into the Golf Shop and pick out your new grips.

### CALLAWAY GOLF CLUB TRIAL SETS

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

### 2024 ANNUAL GOLF MEMBERSHIPS & GOLF SERVICES

If you have not received your 2024 Annual Golf Membership and Golf Services applications, they are available in the Golf Shop. If you would like your application(s) emailed to you, please call the Golf Shop. The applications are also on the ([www.pinemountainlake.com](http://www.pinemountainlake.com)) website.

### SOUTHERN VALLEY SENIORS

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

### PUNCH CARDS

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

### NEW PINE MOUNTAIN LAKE PROPERTY OWNERS

If you are a new Pine Mountain

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

### MEN'S & LADIES GOLF CLUBS

If you are interested in joining the Men's or Ladies Golf Clubs, you can call the Golf Shop 1-209-962-8620 and we will give you the information you need. Applications are available in the Golf Shop. The Men's Club has a website ([www.pmlmgc.com](http://www.pmlmgc.com)) that you can visit to sign-up online for your membership (see Men's Club eligibility rules) or to print an application. Once you are a Men's Club Member, you can sign-up for tournaments online.

### PROPERTY OWNER ANNUAL GOLF CART RENTAL AGREEMENT

Every person who drives a golf cart on the course, is required to sign a golf cart rental agreement at the time of registration, before they can drive a golf cart. **PML Property Owners sign the agreement one-time and that covers the entire year.** If you have not signed your agreement you can go to the PML website ([www.pinemountainlake.com](http://www.pinemountainlake.com)) and fill it out and sign online or you will be asked to sign the form when you register in the Golf Shop. Click on amenities, then click on golf and you will see the agreement with other forms available. If you have any questions, please call the Golf Shop 1-209-962-8620.

### CARE OF THE GOLF COURSE

**TAKING CARE OF THE GOLF COURSE IS EVERYONE'S RESPONSIBILITY; PLEASE DO YOUR PART!**

**Replacing Divots** – PML is a DIVOT FIRST facility; that means that if the divot is intact or even a portion of the divot is intact, we want you to replace the divot first and press the divot down firmly with your foot. When an intact divot is replaced, it will begin to root right away but a mulch

filled divot will take weeks to fill in. If the divot hole is not totally filled in by the divot that you replaced then fill the rest of the hole with mulch and press down the divot firmly with your foot. If the divot is not intact, then fill the divot hole with mulch and smooth the mulch with your foot so it is level with the ground.

**Repairing Ball Marks** – This is one of the major negatives in our great game; players either do not know how to repair ball marks correctly or don't even attempt to repair them. Here is the correct way to repair a ball mark:

Insert the divot tool just outside the edge of the ball mark, use the divot tool to mend in the outside portion if the ball mark towards the middle. Then use your putter to tap down the repaired turf. If a ball mark is repaired properly, you will not even be able to tell that there was a ball mark. **NEVER PULL UP THE MIDDLE OF THE BALL MARK.**

**Raking Bunkers** – We are back to normal procedures concerning bunkers; PLEASE make sure that you rake the bunker after you have hit your shot.

**Golf Carts** – Driving golf carts on the fairways has a negative effect on turf conditions over time. PLEASE use the 90-degree rule posted in each golf cart in order to minimize the cart traffic on the fairways.

### PINE MOUNTAIN LAKE GOLF APP

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

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



# MAINTENANCE MATTERS

RICK LAFFRANCHI – MAINTENANCE MANAGER

*“New month, new intentions, new goal, new love, new light, and new beginnings”*  
– April Mae Monterrosa

**B**urn season is in full swing in the Sierras and PMLA is no exception. The maintenance team has personnel staffing its air burner at our compost site 7 days a week. On average our staff burns 150 yards per day in the unit, slightly under our 156 yard daily maximum limit placed on us by the Tuolumne County Air Resources Board. In addition to the work going on at compost we have a crew busy completing burning related to previous fire abatement in TA-1 from Big Creek to McKinley way.

**\*PMLA requires homeowners to apply for a burn permit and notify safety before burning.\***

Permits can be obtained through the PMLA Fire safety Department 1-209-990-5260.

Our buildings crew continues work on multiple projects throughout the association, currently we are working on remodels at the lower restrooms at the camp grounds, as well as installation of new epoxy flooring in our snack shack. In addition, we are currently working on gate 3 at Mueller near the pool, performing a much-needed face lift with the addition of an updated gate mechanism, new spike box, paint and a rock faced monolith to match the main gate rock work.

Just a reminder to close out this month's article, during all times of the year but especially during the winter with poor weather, road conditions or visibility, slow down and stay aware the life you save may be your own.

# TEE TO GREEN

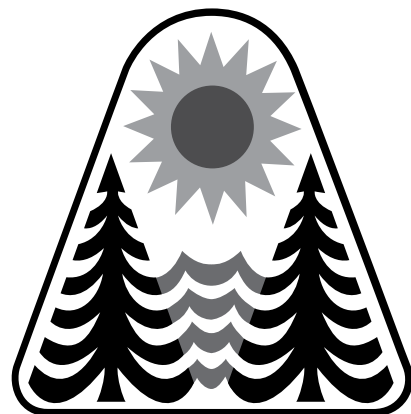
ROB ABBOTT – GOLF COURSE SUPERINTENDENT

**W**ith 2023 now in the history books, at Golf Maintenance are looking forward to a successful 2024 season.

With winter finally setting in I would like to go over some reminders regarding driving habits on the golf course during winter months. With the course being wet through the winter months and the onset of storms, it can take several days for the course to dry out enough to let carts off of the cart paths. Even with several days of drain time, we will still have multiple holes that are not drivable until we receive longer periods of dry weather. We will evaluate the course on a daily basis for cart traffic and will do our best to accommodate members and guests. In addition, I would like to mention the frost. When the turf is frosted, the grass blades are literally frozen. Any activity on the lawn while it is frosty, like walking on it or mowing it will break the grass blade and damage the turf. It will recover eventually, but it may not fully bounce back until spring. This is why we have our 11:00 shotgun season, but even at

that time of the day we see frosty spots that should be avoided. Another issue we see with freezing dry conditions is the “spongy phenomenon”. Even without rain the consistent freezing and thawing of the turf can create a surface that is water saturated, very slow and bumpy. I have seen long stretches of very dry cold weather where the course would freeze and thaw so much, we had to restrict golf carts to paths even without rainfall. When this occurs and greens appear ready for a mowing but actually, we would cause more damage to the saturated puffy turf.

Through the winter months the Golf crew stays very busy with off season projects. This season our leaf drop got off to a slow start but we are in the thick of it now and will be through the end of January. Tree trimming will be one of the big projects we tackle after and during the leaf drop. In the early fall I had a Certified Arborist come out and trim several of our mother White Oaks. The Arborist is used on these key trees to ensure their longevity and continued good health. We will see this crew back in early spring, weather permitting.



HAPPY  
NEW YEAR  
2024

## 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!**



# DINNER MENU

WED, THURS & SUNDAY 5PM – 8PM

FRIDAY & SATURDAY 5PM – 9PM



**CLOSED MONDAY & TUESDAY  
RESERVATIONS ARE  
REQUIRED FOR DINNER  
CALL 209.962.8638**

Please note: prices and items subject to change

## APPETIZERS

### Sesame Chicken Bites

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

### House Made Crab Cakes (4)

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

### Crispy Calamari

lightly battered served with cocktail sauce **23**

### Caprese Garlic Bread

Ciabatta bread topped with garlic, fresh mozzarella cheese, sliced tomatoes and fresh basil with a drizzle of balsamic syrup **10**

### Marsala Mushrooms

Sautéed in garlic, onions and Marsala wine then finished with parmesan cheese and fresh basil **14**

### Avocado Toast

lightly grilled sourdough, creamy avocado, tomatoes and arugula with green goddess dressing **14**  
add grilled shrimp **7** • add grilled chicken **6**

## SALADS

### Shrimp Louie

bay shrimp and prawns over a bed of crisp greens with avocado, egg, tomato, cucumber and thousand island dressing **20**

### Poke Bowl

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

### Traditional Spinach Salad

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

### Sierra Salad

crisp romaine lettuce, tomato, artichoke hearts, marinated red onion and feta cheese with caesar dressing **14**  
• add grilled shrimp **7** • add grilled chicken **6**

## ENTREES

### 8oz Prime Sirloin

Topped with garlic mushrooms served with baked potato **35**

### Seared Ahi Tuna

seared medium rare with crispy sushi rice cake, seaweed salad, wasabi aioli & soy ginger vinaigrette **32**

### Smokey Mountain Macaroni & Cheese

A mountain of smoked pork burnt ends on our white cheddar and fontina Mac-n-cheese served with cole slaw **25**

### Grilled Apple Honey Chipotle Pork Chop

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

### Grilled Wasabi Salmon

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

### Shrimp Santa Barbara

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

### Kobe Burger

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

### Tuscan Chicken

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

## BURGERS AND BRICK OVEN PIZZA

**Also available on our Dinner Menu**

We accept visa, MasterCard, American express & discover, no personal checks please.  
WARNING: This facility processes nuts, dairy, flour, seafood, etc. which may be considered allergens. Eating raw or undercooked meat, seafood, poultry and eggs may cause serious food-borne illness



## HOT OFF THE GRILL

HEATHER PARKHURST – FOOD & BEVERAGE DIRECTOR

**H**ello friends and neighbors, greetings from all of us at The Grill! We have finally reached January, the start of a brand-new year. While still deep in the middle of winter, we are past the darkest days and gaining daylight now, though it may not yet be that noticeable. Hoping for just the right amount of rain, and snow pack up in the mountains, to keep us well out of drought for the coming year.

This is the time of year that I make soups and stews at home. From a can is okay, but I like to make a big pot of homemade chicken noodle soup sometimes, or beef stew, and winter is the time of year that I crave it. Beans, peas and other legumes count too. Nothing like a pot of lentils with carrots, onions and kielbasa or smoked sausage like my mother used to make us. Now that's comfort food!

The foods that bring us comfort are many, and can be regional, generational or cultural, but they are called "comfort food" because they can hold a place in people's hearts and minds providing solace, nostalgia and joy. Restaurants can play a crucial role in providing this experience by crafting familiar, hearty dishes that

evoke a sense of home. After all, not everyone cooks or can whip up their favorite dish in their own kitchen! From classic pot roast to heaping bowls of pasta Bolognese and soul-warming soups, restaurants can become a source of comfort, connecting people to cherished memories and creating a haven of warm feelings and full bellies in the midst of life's challenges.

We are trying for some of that here at The Grill with our monthly specials. Every Wednesday, Thursday and Sunday has a different option that counts as comfort food at a very reasonable price. Many of you have already joined us more than once for Novembers "Meatloaf Thursdays" or Decembers "Chicken Fried Steak Sundays" and left wonderful compliments. The specials for each day run all month long so that you will have more than one chance to sample an old favorite or try something new.

As always, please call if you have any questions, and visit The Grill at PML on Facebook to see our current offerings. Signing up for our eSNAP on the main PMLA website will get you all of our specials delivered straight to your email inbox. We look forward to seeing you soon!

## NEW YEAR, NEW POSITION!

CARRIE HARVEY – COMMUNITY STANDARDS SPECIALIST

**H**appy New Year everyone, hope your holidays were fun and festive! Along with my new year, comes a new position here at Pine Mountain Lake. Some of you may know me from my days at the Department of Safety, some of you may know me as the Rental Compliance Coordinator, which is where I have been for the past year. Well, 2024 brings me

into a new position as the Community Standards Specialist, where I will assist you with all things Compliance! I look forward to this new adventure, as it is already keeping me busy.

If there is anything I can assist you with, or if you have any questions or concerns, you can reach me at 1-209-962-1242 or [compliance@pinemountainlake.com](mailto:compliance@pinemountainlake.com) Have a safe winter!

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**1-209-962-8620**



## 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

### PMLA WEBSITE:

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

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## 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.**

# LIVING TRUST SEMINAR

PLAN **NOW** INSTEAD OF THE COURT INVADING LATER  
TAKE ACTION TODAY TO **PROTECT YOUR FAMILY** AND LOVED ONES  
LEARN HOW A TRUST CAN PREVENT YOUR ESTATE FROM  
BEING **WIPE OUT** BY NURSING HOME EXPENSES

**AVOID PROBATE... EVERY HOMEOWNER SHOULD ATTEND THIS SEMINAR**

- How a properly funded trust can avoid Medi-Cal Recovery
- Create new or replace old, outdated documents
- Keep your affairs private and out of the courts
- What happens without a Living Trust
- Provisions for your loved ones
- Danger of Joint Tenancy



**PLAN TO ATTEND ONE OF THESE FREE SEMINARS**

## GROVELAND

Community Resilience Center  
18986 Ferretti Road  
THUR, JANUARY 18<sup>th</sup>  
10 to 11 am

## SONORA

Elks Lodge 1587  
100 Elk Drive  
THUR, JANUARY 18<sup>th</sup>  
12:30 to 1:30 pm

FREE

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

Married couples encouraged to attend together

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SWIPE KIOSKS DAILY FOR PRIZES  
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*Gift of the Month!*

**Play and Earn  
this Journeyman  
Quilted Snap  
Pullover**



**SLOT  
FRENZY**

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TOURNAMENT**

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JAN 4 - DEC 20

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**FIRST ROUND IS FREE  
AND OPEN TO ALL PLAYERS!**





## 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 January 10th at 9am via Zoom. Please email [safetyandsecuritycommittee@pinemountainlake.com](mailto:safetyandsecuritycommittee@pinemountainlake.com) to obtain your invitation.

Winter is upon us bringing special conditions that may affect your safety. Your Safety Committee and the CERT Team send out this friendly reminder to full time owners, part time owners and those who have STRs (short term rentals) to be prepared this winter.

The suggestions below do not cover all aspects of winter preparedness but will address some of the main concerns to support a healthy Community.

- ✓ Have enough food and water should power go down for at least 3 days.
- ✓ Fuel for generators (propane, gas depending on what you are running; keep in mind propane deliveries can be difficult when the snow and Ice hit; order when down to 25% to ensure you have enough propane until they arrive; gas stations may not be able to pump gas — know which gas stations have generators. Carry cash as power outages impact credit card machines.
- ✓ Keep your vehicle with enough gas to drive to Sonora or Oakdale.
- ✓ Keep a spare battery for your cell phones, charged and ready to go

(ensure your vehicle has a cable to charge as well).

- ✓ Establish a single point of contact for family and friends to check on you, use text messages to avoid tying up phone lines. Print a list of your key phone numbers, should yours go down; you may borrow a phone and reach out as needed.
- ✓ Sign up for emergency alerts from Tuolumne County Office of Emergency Services and PG&E. Also, sign up all family cell phones including someone “off the hill.”
- ✓ Keep a jacket and blanket in your vehicle along with a weatherproof pair of shoes and a flashlight.
- ✓ Electric vehicle owners ensure your vehicles are charged enough to make it down the grade and at least as far as charging is available.
- ✓ Check on your neighbors.
- ✓ Wood or Pellet Stoves, ensure you have access to your wood/pellets and have an ample supply.
- ✓ Electric stove – Have an alternate method to cook during the power outage.
- ✓ Check your flashlights; have spare batteries on hand.
- ✓ Ensure you have at least 5 days of your medications on hand; you may not be able to refill if the roads are not drivable or snow/ice prevents you from driving.

For more information, check out the Tuolumne County Office of Emergency Services website at <https://www.tuolumnecounty.ca.gov/1524/Office-of-Emergency-Services>

## FIRE SAFETY

JOE MILANI – FIRE SAFETY COORDINATOR

On behalf of The Fire Safety Team, we would like to wish all Pine Mountain Lake residents a Happy New Year! While we all make New Year’s resolutions to eat healthier and go to the gym, we should also include protecting our home’s value by preventing fire hazards and damage caused by debris, often found on roof tops and gutters. While maintaining your property this winter, don’t forget fire prevention is a year-round effort. I think we can all agree that PML is a wonderful place to live, so let’s make it a safer place too.

The winter months are the best time to reduce the fuel load on your property. The Fire Safety Team has been hard at work and we want to thank the Pine Mountain Lake Maintenance Team and the community for stepping up and supporting the effort in fire prevention. Get started today, take the first steps in becoming fire safe. Please give us a call to schedule a courtesy fire safety inspection.

Please remember to test your smoke and carbon monoxide detectors once a month and replace any faulty alarms or low batteries immediately. Every year home owners make “home improvements,” this year I would encourage you to consider strategically placing some fire extinguishers in the home, garage, or other out buildings. When installing fire extinguishers it’s important to consider placement. Fire extinguishers that are placed correctly can

be accessed more quickly to help control a fire until the fire department arrives. Two key factors for locating fire extinguishers are accessibility and visibility. Below is a quick tip from the NFPA on how to use a fire extinguisher.

Use a portable fire extinguisher when the fire is confined to a small area, such as a wastebasket and is not growing. Be sure that everyone has exited the building and that someone has called the fire department. According to the NFPA the best way to learn how to operate a fire extinguisher is to remember the word **PASS**:

- o Pull the pin. Hold the extinguisher with the nozzle pointing away from you, and release the locking mechanism.
- o Aim low. Point the extinguisher at the base of the fire.
- o Squeeze the lever slowly and evenly.
- o Sweep the nozzle from side-to-side.

Lastly, let’s all hope for more rain this year and remember that fire safety inspection and re-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 any questions or concerns regarding fire safety or PMLA burn permits, 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).

### 24/7 RENTAL COMPLIANCE HOTLINE

IT JUST GOT EASIER TO REPORT, PROVE,  
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# YOUR DISTRICT 4 SUPERVISOR

KATHLEEN K HAFF – TUOLUMNE COUNTY DISTRICT 4 SUPERVISOR

**M**y time as your Board Chair for this past year has now come to a close. I thought you might be interested in reading some of what we were able to accomplish in 2023. To see my full report, please go online to: <https://www.mymotherlode.com/community/blogs>

Here are some of the most important happenings... This is in no way a complete list but it highlights some of our biggest accomplishments, along with a couple of projects I worked on during 2023.

**Legislative 2 Year Platform:** We started off the year with a workshop in January to develop the first legislative platform in many years. This is a 2-year platform that will remain our focus between January 2023 until January 2025. The full platform can be accessed here: <https://www.tuolumnecounty.ca.gov/DocumentCenter/View/24762/2023-Legislative-Platform-Final>

## BOARD ACTIONS AND "OTHER" PROJECTS IN 2023:

**1. Housing for Tuolumne County-** There has been a big push to do everything we can to remove the obstacles that block our progress in building new housing units, from apartments, to workforce housing, to first time homes, to higher end homes. It has reached a critical point where our citizens are being priced out of a place to live in either purchases or rentals. This is serious, folks! Here are some of the things that have been done to change the dynamics of this situation.

• **Housing Collaborative:** In 2022 and continuing in 2023, a group of concerned people formed the Housing Collaborative to address our county's critical housing needs. This group was not "county-centric" but was composed of City, County, Tribal, non-profit groups (like Habitat for Humanity), for-profit businesses like contractors and private mortgage lenders, community service districts, regional and state housing and the like. I was one of the founders of this group and we have made great headway this year!

Most notable was the hiring a Housing Specialist by our Board to help with the internal Community Development Department's streamlining and processes while also keeping an eye on the external/contractor/developer viewpoint to help guide them toward successful outcomes as far as housing is concerned.

• **Workforce Housing:** We definitely need housing for those who are gainfully employed but just can't afford the high rental amounts or homeownership costs. These are oftentimes families who work as grocery store cashiers, teacher's assistants, and sometimes even teachers who need less expensive housing. With the help of Senator Marie Alvarado-Gil, I was able to get funding from the State to pay for a 20+ acre parcel of land, just off of Hwy 108 across the highway from Papa's New Roost for Workforce Housing. We still have a long way to go, with many more hoops to jump through before this vision can be realized, but we have started the process in 2023!

• **Online Permitting:** Also in 2023, our Community Development Department (building department) went "live" with online permitting. This will greatly streamline our permit process. A contractor can now submit his or her plans for building homes (or other projects) online and watch the approval process as it happens. This was one of our Board Goals from our last goal-setting session and it is really fantastic to see this service come online.

**2. Food Security-** As we saw through the pandemic, our US food supply chain, was in jeopardy. This was especially acute for the meat industry! We have a solid number of ranchers locally dedicated to raising livestock for meat. However, they have to go to great lengths to find a USDA meat processing facility if they want to use one. Sometimes this means traveling long distances (like to Sonoma County!) or they need to place their names on a 2-year waiting list for some valley facilities. This is before their animal is even born!! Earlier this year, as representative

for Tuolumne County, I joined forces with Calaveras County Supervisor Amanda Folendorf and UC Extension/Farm Advisor Livestock Coordinator Flavie Audoin to embark on the USDA Motherlode Meat Processing Facility Project. An online survey was completed in November to ascertain whether we have enough interested ranchers to embark upon such a venture. The results came in and the answer was a resounding YES! Early in 2024, we will seek input from those ranchers on what model to use and what type of partnership we will employ to make the next set of decisions.

**3. Law Enforcement and Fire-** Our Board approved increased recruitments for the Sheriff's Dept and so far that has netted 17 additional deputies (jail and patrol) compared to 8 that were hired in 2022. There are 2 more in background checks that could potentially be hired by the end of December. Our Board also made a very large investment in Fire Apparatus: \$2.87M for (4) Type 1 engines, (1) Type 2 engine, and various equipment and furnishings for fire stations. Additionally, the County landed a \$9M SAFER Grant to allow for better fire coverage for a 3-year period. This has increased coverage for the Groveland and Columbia areas.

**4. Broadband Accomplishments-** First of all, our Board was able to hire a Broadband Specialist. This was a huge and necessary investment due to the sheer number of grant and other funding opportunities from the State and the federal government to plan for and build broadband infrastructure. Most of the project work so far has been the "unseen" type such as planning.

• An environmental review for the entire county, specifically for Broadband projects. This will actually streamline the process for Internet Service Providers (ISP) who want to build projects in our County.

• A County Broadband Strategic Plan. The draft was just received.

• Broadband middle-mile mapping has been completed for the County. Basically, this is a State funded project in conjunction with Caltrans and the CA Department of Technology to bring open-access (any ISP can plug into this fiber line) up the Hwy 120 corridor all the way to Buck

Meadows and up the Hwy 108 corridor to Strawberry.

• Last-mile broadband projects are the ones that go into our local neighborhoods. It is hoped that many ISPs will submit applications to build out these projects in locations all throughout the County. Our Board approved a plan to go to the California Public Utilities Commission (CPUC) that will pay for broadband infrastructure in areas that ISPs aren't likely to (ever) build and that are almost entirely unserved. Those project areas are in Chinese Camp, Big Oak Flat, Jamestown, and Columbia. It is up to the CPUC to make the final decision, which should be forthcoming, possibly as early Spring, 2024.

**5. Holding PGE accountable** for providing reliable service! As the result of my holding PGE accountable, as the Board Chair and representing District 4 (the most widely affected area affected by continuous EPSS events), PGE has introduced a new technology called Gridscope that is being installed on powerlines that will allow PGE to more quickly identify the location of an issue and restore power faster, thereby increasing reliability on the grid in the Groveland and Big Oak Flat areas and other affected areas of Tuolumne County as well. It is a limited pilot project.

I am expecting more reliability work specifics from PGE to be released to me in writing before the end of this year. I hear PGE's legal team is pouring over it before releasing the material. Stay tuned!

**Our Board makes decisions primarily on "policy and budget" matters.** When we are successful in GSD (getting stuff done), it is due to our dedicated and talented staff, who actually do the work to make it all happen. Yes, the Board makes the high-level decisions, but the thanks and tribute goes to our devoted County staff who have worked tirelessly to serve all of you.

I am grateful to have been your Board Chair this year. From all of us on the Tuolumne County Board of Supervisors, and from our staff, we wish you a prosperous and effervescent New Year! More to come in 2024...my last year as your District 4 Supervisor. I plan to make the most of it!



DRE# 01113243

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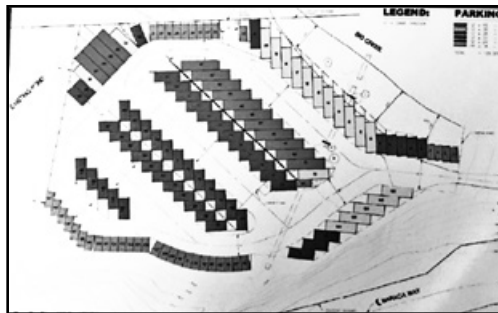
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Contact Marilyn Deardorff-Scott - BRE 00396888

**209-962-0718**

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## PMLA OWNED LOTS FOR SALE

2/047	GAMBLE STREET	PENDING \$1,000
2/287	FERRETTI ROAD	PENDING \$2,500
2/448	WELLS FARGO DRIVE	\$1,000
3/011	FERRETTI ROAD	PENDING \$1,000
6/113	FERRETTI ROAD	\$1,000
6/179	COTTONWOOD STREET	\$1,000
6/252	FERRETTI ROAD	\$1,000
7/062A	FERRETTI ROAD	\$1,000
7/239	DIGGER PINE STREET	\$1,000
13/264	PINE MOUNTAIN DRIVE	PENDING \$1,000

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



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# NEW YEAR, NEW PROJECT

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

It's that "new year, new me" time again. And maybe this year, in addition to turning your mind and body into a temple, you wish to turn your home into one as well. A new coat of paint to start your year out with a clean slate... A new roof that will provide 30 more years of peace of mind... Or maybe even a new garage

to fit all that newly procured gym equipment. Whatever plans the "new" you have in mind, we are here to help make it a possibility.

The first step to getting your project off the ground, is understanding that all exterior improvements, modifications, repairs, etc. must be submitted to the Environmental Control Committee for approval. Don't

know how to submit "insert project here"? Just reach out and ask! We would be happy to assist you. Additionally, for your convenience, homeowners can access our ECC Rules, Guidelines and Construction Standards at [pinemountainlake.com](http://pinemountainlake.com) under the governance tab.

I can be reached at: 1-209-962-8605 or [ECC@pinemountainlake.com](mailto:ECC@pinemountainlake.com)

**BERKSHIRE HATHAWAY**  
HOMESERVICES

DRYSDALE  
PROPERTIES

**NEW LISTING!**



11 - 41 Elderberry

**\$75,000**

1.5 acre Parcel 11-41 near airport. Save at least \$25,000 on County and GCSD fees.

Use existing concrete slab-see Engineer's report on usability. Corner lot with two driveways in.

Tish Fulton, 209.985.0216

**MUST SEE!**

MLS# 20231478

19269 Ferretti Road



**REDUCED!**

**\$355,000** was \$379K

3 Bedrooms, 2 F/B, Cathedral Ceiling, Large Kitchen with Great Pantry, Covered Porch, 2 Car Garage, 1,552 SqFt

Tish Fulton, 209.985.0216

**RANCH STYLE HOME**

MLS# 20231474



13035 Tip Top Court

**\$488K**

2 Bd, 2 F/B, + Bonus Rm, 2170 SqFt, 3 Detached Oversized Car Garage, Circular Driveway, RV Parking, Active Solar, 0.98 Acre, 3 Merged Lot

Tish Fulton, 209.985.0216

**CUSTOM DESIGNED**

MLS# 20231494



12932 Green Valley Circle

**\$579K**

5 Bedrooms, 2 FB, 1H/B Jetted Tub, Hardwood Floors Free Standing Fireplace, 2166 SqFt, 2 Car Garage

Ron Connick, 209.206.0007



FOR AN INSTANT HOME VALUE ESTIMATE



Ron Connick  
REALTOR® DRE #00075867  
209.206.0007



Tish Fulton  
REALTOR® DRE #00280018  
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**HAPPY NEW YEAR  
2024!**

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**PAUL S. BUNT REAL ESTATE BROKER DRE 01221266**

**GOLF COURSE CABIN HOME**



**12670 Mount Jefferson St. Groveland, CA 95321 \$495,000** 3 Bdrm 3 Bath 1992 sf 2 Car Garage .23 acre Enjoy the best of all worlds in beautiful Pine Mountain Lake! Sweet, spacious cabin home on the 13th fairway, 2 blocks distance to Dunn Ct. Beach, perfect for full or part-time living. Beautiful hardwood floors, open beam knotty pine ceilings, brick hearth with wood burning fireplace, plantation shutters, 3 bedrooms and 3 bathrooms - Main bedroom and guest bedroom with bath on upper level with tall vaulted open beam knotty pine ceilings. Main bedroom has a huge walk around closet, bath w/stylish double bowl sinks, jetted tub, separate shower, private toilet closet, built-in storage cabinets and drawers. Main level has Great rm concept kitchen/dining breakfast bar, large walk-in pantry, open living room, hall full bath, guest bedroom & large family room/den with wet bar, both have doors to back golf course view & spacious wrap around deck. Central HVAC, large cement driveway with guest parking. One step up garage to house entry access plus electric chair stair lift to upper level.

**ABSOLUTELY STUNNING**



**18570 Harper Rd \$399,000** Cabin style exterior, beautifully upgraded and refurbished new, 3 bedrooms 2 baths 1430 sf home on .29 Acres. Absolutely stunning and in move-in condition!!! Renovated from top to bottom, inside and out, like new condition, cabin home to enjoy full or part-time, or perhaps a vacation rental, and not lived in since the upgrades. Lots of parking too! Quartz slab countertops in kitchen & upstairs bathroom (quartz is found to be more durable than granite against chipping & cracking) New cabinets in kitchen. New stainless LG kitchen appliances. Waterproof Pergo durable laminate flooring throughout living room & kitchen. New double pane vinyl windows, sliding door and raised profile baseboards throughout. New Ductless HVAC system on main floor and brand new electric fireplace/heater on lower level. Entry door with beautiful beveled glass and both entry and lower exterior doors are low maintenance fiberglass doors that resist dings and dents like metal doors. New cement step at lower door entry. Open and spacious bright living room with surround windows with gorgeous views, recessed lighting. Plenty of room for RV Parking and a 4 minute drive to downtown Groveland.

**STUNNING RANCH HOME 4.69 ACRES**

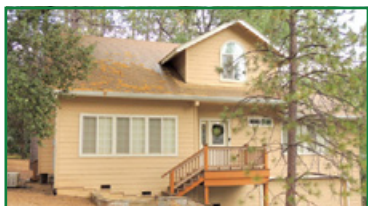
**18403 Harper Rd \$899,000** 2589 sf 3 beds/4 baths 5 car garage 18403 Harper Rd. a beautiful updated single level stunning 2589sf ranch home, located in historic Groveland, CA off Hwy 120 not far from Yosemite on 4.69 Acres with both a single garage plus carport, shop/storage and 5 car covered shop 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>

*Happy New Year!*

**BEAUTIFUL & SPACIOUS MOUNTAIN HOME**



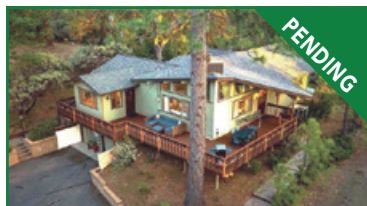
**13201 Wells Fargo Dr. Unit 2 Lot 377 \$559,000** 2536sf 3bd/3ba .28ac. Your chance to own a lovely mountain getaway or full-time home in beautiful Pine Mountain Lake. Built in '94, this home has both interior & exterior lg living areas. 2 bedrooms including oversized master w/large walk-in cedar wardrobe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

**BEAUTIFUL COZY VACATION CABIN**



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

**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/vtd ceilings, bright windows throughout, cing fan/lights, skylights, Electrolux central vac system, excess pkgng, 22KW Generac back-up generator, central HVAC. Charming wrap around front porch, lg backyard covered patio & landscaped garden yard areas. Lvrn Great rm concept w/new carpeting, new LVP in both Baths, new light fixtures, granite kitch cntrs, ctr island, breakfast bar, SS appli 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 & Ctrl valley. Gate pass required.

**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.



# PML LADY NINERS

TAMMY TALOVICH

**Quote of the month** – *If grass can grow through cement, love can find you at every time in your life.* Cher

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!

**NOVEMBER 2ND:** we had 19 golfers, and played even holes  
**1st place:** KC Lennen  
**2nd place:** Jackie Sample  
**3rd place tie:** Trudy Alt, Chris Balek,

Nancy Johnson, Pat VanGerpen  
**Pars:** #13 KC Lennen, Trudy Alt; #14 Nancy Johnson, Maureen Campbell; #17 Tari Skelley, KC Lennen

**Chip-ins:** #10 Pat VanGerpen, #13 Trudy Alt

**Birdies:** #10 Tari Skelley, #17 Claudia Day

**Low Net:** KC Lennen  
**Low Gross:** KC Lennen

**NOVEMBER 9TH:** we had 17 players and it was putts day

**1st place:** Pat VanGerpen  
**2nd place:** Tari Skelley  
**3rd place:** Linelle Marshall  
**4th place:** Monica Herendeen

**Pars:** #13 Eileen Lee, #14 Chris Balek, KC Lennen, Tari Skelley

**Low Net:** Nancy Brewster and KC Lennen w/38

**Low Gross:** Tari Skelley w/51

**NOVEMBER 16TH:** we had 15 players, Turkey Tic-Tac-Toe

**1st place tie:** Nancy Brewster, Claudia Day, KC Lennen w/blackout cards

**2nd place tie:** Linelle Marshall, Patty Nelson, Tari Skelley w/all but one tic-tac-toe

**Pars:** #10 KC Lennen, #14 Linelle Marshall, KC Lennen, Patty Nelson, #17 Eileen Lee

**Chip-ins:** #18 Chris Balek

**Low Net:** Claudia Day w/32

**Low Gross:** Tari Skelley w/51

**NOVEMBER 23RD: HAPPY THANKSGIVING!**

**NOVEMBER 30TH:** we had 14 players and played low net

**1st place:** KC Lennen

**2nd place:** Maureen Campbell

**3rd place tie:** Susan Dwyer, Anne Toner

**Pars:** #10, 11 & 16 KC Lennen, #13 Mary Steinkamp, #14 Eileen Lee,

Anne Toner, Susan Dwyer

**Low Net:** KC Lennen w/31

**Low Gross:** KC Lennen w/48



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

## Buying or Selling?

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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!







# PINE MOUNTAIN LAKE REALTY

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**Ann Powell**  
GRI, ABR, RSPS  
209-200-1692  
DRE#01268655



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



19596 Pine Mtn Dr  
1-427  
\$925,900  
MLS# 20230864

### 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.



20766 Rising Hill  
3-345  
\$419,900  
MLS# 20230890

### 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, Whole House Generator, Area for Boat/RV Parking, Front & Rear Decking.



20236 Lower Skyridge  
15-74  
\$929,000  
MLS #20231671

### Lovely Lake Front Home!

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



19154 Dyer Ct,  
#4  
\$245,000  
MLS# 20230664

### Golf Course Lot - End Unit!

2 Bd/2 Bth, ParkingPad, 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, Great Location!



20249 Little Valley  
13-235  
\$329,000  
MLS# 20231610

### Comfort~Beauty~Charm

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



19390 Ferretti  
2-295  
\$419,000  
MLS# 20231336

### Enchanting & Comfortable Home!

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



19303 Ferretti Rd  
7-58 A  
\$369,000  
MLS#20231733

### Rare Find ~ Park Like Setting!

3 Bd/2 Bth, 2 Car Attached Finished Garage, Single Level, Approx 1349sf on 0.81 Acre, Great Rm w/FP, Cathedral Ceiling, Solid Surface Counter Tops, Brfst Bar, Pantry, Open Dining L, Master Bdrm w/Walk-in Closet, New: Flooring, Window Coverings, Outlets, Light Fixtures, Ceiling Fans, Dishwasher, Large Coat & Linen Closets, Central Air, Deck to Enjoy the Outdoors.



11950 Mtn Springs  
13-226  
\$849,000  
MLS# 20231634

### Endless Beautiful Panoramic Views!

5 Bd/4 Bth, 2 Finished Garages, Approx 4262sf, 0.81 Acre, Easily Sleeps 16! 3 Levels w/Elevator, 2 Master Suites w/Private Decks, 1 w/FP, Spacious Living Rm w/FP, Gourmet Kitchen, Garden Window, Pantry, Open Dining, Bonus/Family Rm, Inside Laundry W/D Included, "Crows Nest" to enjoy Endless Beautiful Views! Many Many More Features!



20759 Point View  
4-218  
\$675,000  
MLS#20231436

### Spacious Beautiful Mountain Home!

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



Idyllic Farmhouse  
Retreat  
\$1,125,000  
MLS# 20231470

3 Bd/2 1/2 Bth, 2-3 on 6.28 ACRES! Car Finished Garages, Marble Tiled Foyer, Large Living Rm w/Built-in Hutch- Propane Fireplace, Cathedral Ceiling, Whole House Fan, Spacious Kitchen, Brfst Bar, Island, Granite Countertops, Pantry, Master Suite w/Walk-in Closet, Spa Like Bath, Den/Office, Laundry Rm w/Cabinetry & Utility Sink, Separate 844sf Guest House w/Garage, Barn/Horse Set-up, Workshop & Much Much More!



20429 Pine Mtn Dr,  
3-31N6  
\$485,950  
MLS# 20231144

### Beautiful Mountain Home!

4 Bd/3 Bth, 2 Garages, Approx 2385sf, 0.5 Acre, Great Rm w/FP, Brfst Bar, Granite Countertops, Laminate Floors, Open Dining, Open Beam Ceiling, Central Air, Ceiling Fans, Master Bdrm/Bth, Walk-in Closet, Jetted Tub, Separate Shower, Vanity, Inside Laundry w/d Included, Lower Level In-Law Qtrs, w/Laundry, Sauna and Garage, Deck with Lovely Views.



19032 Dyer Ct  
#13,  
\$215,000  
MLS# 20231645

### Lovely Renovated Golf Course Condo

2 Bd/2 Bth, 2 Levels on the #5 Fairway, Living Rm w/Floor to Ceiling Shelving, Carpeted, Slider to SPatio, Kitchen with Plenty of Cupboards w/"See Thru" Panels, Unique Lighting & Brfst Bar, Open Dining, Master Bdrm w/Balcony, Inside Laundry.



22665 Prospect Hts,  
Yosemite Vista #2  
\$379,000  
MLS# 20230888

### 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 Room, Backs up to Private Ranch Land.



10464 Fiske Rd,  
Greely Hill,  
\$399,000  
MLS# 2031136

### Fine Customized Mfg Home 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.



12547 Mount Jefferson  
5-62  
\$275,000  
MLS# 20231607

### "No Stairs" Ranch Home!

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



12406 Tannahill  
1-53  
\$299,000  
MLS#20231668

### Comfy & Cozy Mountain Home

2 Bd/2 Bth, Single Level, Great Rm w/White Rock FP, Window Seat, Open Beam Ceiling, Ceiling Fan, HVAC, Window Coverings, Solid Surface Counter tops, Kitchen has all New Appliances, Brfst Bar, Master Suite, Inside Laundry, w/d Included, Deck, Close to all the Amenities, Clean & Move-in Ready, Most Furnishings Stay.



# LADIES CLUB

JOAN STAUFFACHER

The Ladies Club came to a close for this year with a fun Christmas brunch at The Grill. It was a nice change to have Quiche, fruit, potatoes O'Brien with a variety of Danish pastries. It was quite the turnout. We topped the event off with an Ornament Exchange in a game of right/left passing.

I would like to thank Barbara and Agnes for all their years of service being our door greeters. Your beautiful smiles and warm greetings have always made everyone feel so welcomed and well informed on what they needed to know for that event.

Also, taking this time to thank our drivers for the past year, Ron Selvey, Larry Woodruff, and Nick Stauffacher. You are truly appreciated for all your time donated to driving us in rain or shine.

The 2024 board was asking for suggestions for next year's events and for committee sign ups. There looks to be some fun ideas for different events. Our next event will be February 7, 2024. Watch for the details of that upcoming event.

If you would like to become a member of the PML Ladies Club, you can contact me at 650-965-1326 for information on signing up.

Happy New Year!



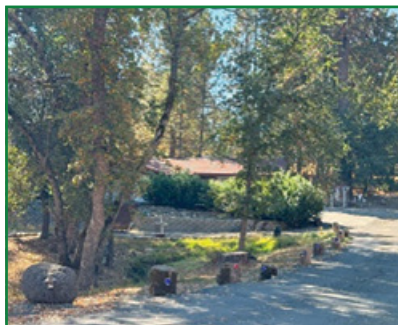
## 2024 – WE HOPE YOUR NEW YEAR'S RESOLUTIONS ARE FULFILLED



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

As we enter the new year Penny and I look forward to greeting and satisfying your real estate needs with enthusiasm, integrity, and utmost in professional care. It is our goal to provide the highest service when handling one of your most precious assets, your home.



### SINGLE LEVEL RANCHER

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



### HANGAR HAS 23X41 ROOM

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

### PILOTS OR AUTO COLLECTORS DREAM

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



### TAXIWAY HOME & HANGAR

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

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

### Southern Valley Srs. Golf Group

Rich Robenseifner 1-707-486-9115

# PML MEN'S GOLF CLUB

DAVE FERNANDEZ

## TURKEY SHOOT

**W**ell PMLMGC, we have come to the end of another great year. A year filled with new tournament formats, new members added to the Club, new faces reaching the winners circle and strong competition for Player of the Year honors. Congratulations to Marc Allyn for winning Player of the Year and to all our winners in 2023. I would like to thank all our members for their support and congratulate you all for the accomplishments in our 2023 season. CHEERS to you all and to making PMLMGC 2024 even better and stronger.

## TURKEY SHOOT

**1st place** - Dick Faux, Dan O'Connor, Rich Martinez, Joe Vautier

**2nd place** - Ted Toffey, Joel Pluim, Marc Allyn, Rod Raine

**3rd place** - Larry Torres, Dave Villaroman, Gus Climent, Glen Fiance

**4th place** - Steve Grant, Jim Grant, Dan Bradlee, Don Hopkins

## Closest to the pin

#3- Dick Faux 9'4"

#7- Steve Vahey 10'5"

#14- Dan Bradlee 7"

#17- Marc Allyn 5"

## TOURNAMENT TEE SELECTION

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

that team member sign up their team from the correct

## WEBSITE TOURNAMENT SIGN UP

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

## JOIN THE MEN'S GOLF CLUB

Any male persons who are current property owners, their siblings, sons, nephews, sons-in-law, and PMLA employees are eligible to join the men's golf club. Go to [pmlmgc.com](http://pmlmgc.com) and click on the button, Join the Club, to see the many benefits of club membership, as well as the ability to sign up on line. Applications are also available in the Golf Shop, or you can contact our Handicap/Membership Chair, Ted Toffey. Email Ted at [handicap@pmlmgc.com](mailto:handicap@pmlmgc.com), if you have any questions about club membership, or, if you're a current member, your NCGA handicap index.

# GARDEN CLIPPINGS

LINDA NEUSCHWANDER – PINE MOUNTAIN GARDEN CLUB

**T**he Pine Mountain Garden Club finished up a very successful year in fine style!

Loads of great speakers, fun events, including a picnic at the PM marina, a Jail Garden that did us proud with the Tesla crowd, and so much wonderful time spent with friendly neighbors.

Our Holiday luncheon was very well attended, and a great time had by all. It may be tough to top this year in 2024, but we aim to give it our best. Come join us in the New Year and be a part of our horticulturally related exceptional events.

It snuck up on us, but winter is here! So, of course all our garden tools have



*Could this be your garden in 2024?*

been rounded up, cleaned, sharpened, if need be, and safely stored out of the elements-haven't they? Are all your spring flowering daffodils bulbs and the like planted? If not, better late than never, right? Have all irrigation systems and garden hoses been turned off and drained? Don't forget to turn off the

outside water supply. Put away garden hand watering nozzles, especially gun type which can be damaged by frost. (I've lost two expensive ones this way.) Have all garden paths and hillside areas occasionally walked on been cleared of leaves and pine needles? Oh, Oh! add a dusting of snow or frost on top of them and you might end up with your own personal slip-n-slide! So, please go out and find something to do in the garden. Fresh air and the bit of exercise is just the ticket! Get off the couch. Think about

it. Learn more about sensible foothill gardening. Join us. Let's be friends! (and have fun in the garden...) Questions? Contact club president Susan Dwyer at [smdwyer@sbcglobal.net](mailto:smdwyer@sbcglobal.net). We meet most months, the 2nd Monday at 1:00 at the PM Lake Lodge. We can be reached at P.O. Box 167, Groveland, CA 95321



# PML LADIES 18 HOLE GOLF CLUB

PAULA PARISI

**P**ine Mountain Lake has been blessed with a mild November/early December, which has allowed for some great golfing opportunities. Rob Abbott and his maintenance crew have done their usual great job keeping the course in excellent condition, while trying to stay on top of the overwhelming amount of leaves.

Here are the results of our recent Thursday tournament play:

## NOVEMBER 9TH – NOPE (Net Score Odd Holes/Putts On Even Holes):

**First Place:** Kitty Edgerton – 75 Net

**Second Place:** (Tie): Sara Hancock & Linda Johnson – 88 Net

**Birdie:** Sara Hancock – Hole No. 1

## NOVEMBER 16TH – TURKEY SHOOT (3 Clubs + Putter) Net Par:

**First Place:** Marcee Cress – 72

**Second Place:** Linda Sarratt – 72

**Third Place:** Linda Johnson – 76

**Fourth Place:** Jodie Awai – 76

**Fifth Place:** Jane Reynolds – 76

**Sixth Place:** Thelma Faux – 77

**Seventh Place:** Kitty Edgerton – 79

(Note: All ties broken according to USGA rules)

**Birdies:** Linda Johnson – Hole #10

Helena McMillan – Hole #14

Priscilla Park – Hole #10

## NOVEMBER 30TH – TWO BEST BALLS – ONE BEST PUTT

**First Place:** Jodie Awai, Thelma Faux, Laura Kramer & Helena McMillan – 156

**Second Place:** Anne Clark, Marlene Drew, Elisa Hoppner & Linda Sarratt – 158

**Birdies:** Laura Kramer – Hole #11

## DECEMBER 7TH – JINGLE BALLS

**First Place:** Laura Kramer, Marlene Drew, Priscilla Park & Linda Sarratt – 102

**Birdies:** Kitty Edgerton – Hole #1

Congratulations to all the winners!

The Pine Mountain Lake Ladies Golf Club plays every Thursday and is open to all women residents and owners of property in the Pine Mountain Lake community. Our club would love to add some new members and we have recently modified our bylaws to allow female family members of property owners to apply for membership. If you're interested in joining our club, please contact our PML Head Golf Professional, Mike Cook at 1-209-962-8620.

# PML PICKLEBALL

TAMMY TALOVICH

## RESOLUTIONS...

**W**ell the New Year is here and with that usually comes resolutions. If your resolutions include: get in better shape, meet new people, or simply just have fun and enjoy life – you can accomplish them all by playing pickleball.

Come on out to the Pickleball Center every Monday, Wednesday, Friday, Saturday and Sunday at 10:00am. We are located on Mueller by the country

club. Don't worry if you don't have the experience or equipment yet, there are plenty who can help and have extra paddles. All you need are shoes that won't leave marks on the court, comfy clothes and some water. Come have some fun with us!

Pickleball passes can be purchased for the day or week, at the guard entrance, if you want a month pass or go for the gusto and purchase a pass for the year you will need to go to the administration office.

See ya on the courts!

# ROOFBB

AUDREY PROUSE

*"I joined the ROOFBB organization because it is full of awesome ladies who love the Groveland community. In the past, I volunteered with the Back to School shopping day. I am thrilled that ROOFBB has taken the project over! I look forward to a fun and productive 2024."* Janice Killion

*"I joined ROOFBB because it sounds like a good group to work with and to also work with the people in the community. I enjoy volunteering my time when needed. It's nice to know we provide for our community to help out the needs of our community and schools. And so far, I've enjoyed it...immensely enjoyed working at the Santa Workshop at school!"* Lola Gonzales

**T**hank you to two of our newest members for sharing their thoughts why they joined ROOFBB! They said it best. As we reflect on all we accomplished last year, the only question left is "In 2024, how can we meet or beat all that we did in 2023?" We are only as strong and productive as we are because of our extraordinary ROOFBB Board. Thanks so much Linda, Anne, Melissa, Suzy, and Johanna for going the extra mile to help our organization run efficiently and always with incredible dedication and positive intent to do good for Groveland and our surrounding area! We are very excited to welcome Sharon Newell to the ROOFBB board as Fundraising

Coordinator. Sharon will be such an asset to our team! As important as our leadership is our fabulous membership of over 70 women with extraordinary hearts who donate time, energy, and passion so that children have what they need to thrive, folks get support during times of need, and our community gets a little extra sparkle in some way!

We move forward with a single mission: raise funds to help our local schools, donate to community projects, and give to our neighbors in need. 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. You can easily apply to become a member using our website application: <https://charity.roofbb.org/join>

CHEERS to 2024 – may it be filled with good health and joy for everyone. Together, let's make a difference and let's make our world a little better and brighter!

If you know someone who is in need or are in need yourself, please contact us immediately and we'll see what we can do!!

CONTACT US! [charity@roofbb.org](mailto:charity@roofbb.org)

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venmo

HAPPY  
*New Year*  
2024

# PML RACQUET CLUB

EILEEN LEE

## GAME, SET, MATCH – PML RACQUET CLUB READIES FOR NEW SEASON

Whether you're feeling inspired by a New Year's fitness resolution, just looking for a fun activity, or a way to interact with other tennis enthusiasts, the PML Racquet Club is the perfect place to accomplish your goals.

Tennis is a great way to have fun with friends and family, and it's a terrific way to meet new people. The PML Racquet Club welcomes new players of all skill levels and members are looking forward to the 2024 season.

Club President Ron Bass says the club has loaner equipment available for anyone who would like to give the game a try or hone their skills. "We have a great group of folks, and we are always looking to add to our roster," Bass said. "Whether you are a full or part-time resident, we welcome you to come out and join in the fun. If you

need a racquet, we have plenty to share."

Bass was re-elected president of the club during the 2023 holiday party held at the PML Grill. Other 2024 board members include: Vice President - Sue Perry; Treasurer – Jean Marie Baca; Secretary – Eileen Lee; Social Director – Cindy Schlenker Soltys; and Maintenance Director – Tom Hernandez.

The club would like to wish a fond farewell to Alex and Carol Nagy, as they venture to their new home in Palm Desert. The Nagy's are both long-time members of the club and have held board positions over the years - Alex as president and Carol as secretary.

If you would like to play, club members gather at the tennis courts on Pine Mountain Lake Drive Tuesday and Friday mornings each week. During the winter month's start times will change according to the weather. For further information email the club at [PMLAtennis@gmail.com](mailto:PMLAtennis@gmail.com) for more information.



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**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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## 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

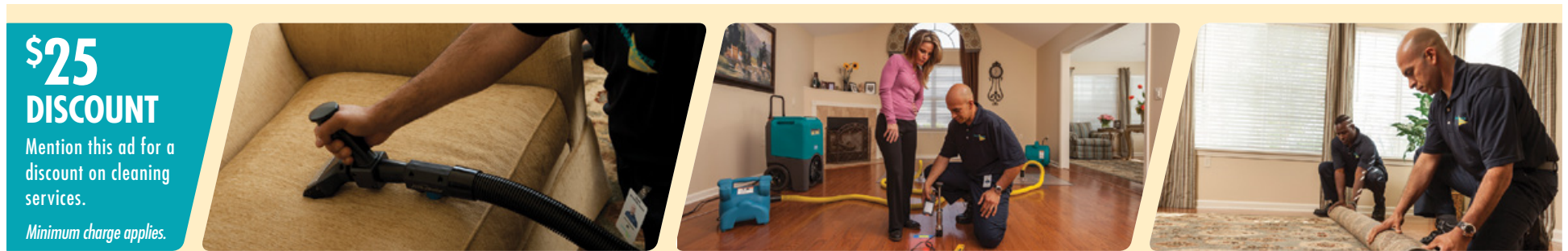
**VILLAGE ON THE HILL**

1.209.962.6906 or [info@villageonthehill.org](mailto:info@villageonthehill.org)

**SOUTHERN TUOLUMNE COUNTY HISTORICAL SOCIETY (STCHS)**

Harriet Codeglia – 1.209.962.6270





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## PINE NEEDLERS QUILT GUILD

SANDY SMITH

HAPPY NEW YEAR EVERYONE!

**M**ay the year 2024 be filled with wonderful and good things for you and yours.

December closed for us with a Christmas Brunch in our “jammies” at Catherine Santa Maria’s. Lots of giggles and good food!

Pine Needlers Quilt Guild meets on the 3rd Tuesday of the month under the library at 10 a.m. January’s meeting is on the 16th. However, the

doors open at 9:30 for a little giggle and gather before the meeting. One always fun and informative aspect of the meeting is SHOW & TELL. So, Come and See for yourself. We also offer after the meeting, a time to eat and sew with friends. Bring a lunch, a project, and sew til 3.

Lots of fun and exciting things are on tap for the new year. You are most welcome to join us.

Any questions, you can call President Kris 650 722-0307 or Vice Pres Leslie 209 482-1406

## FOGL IN 2023

VIRGINIA RICHMOND – PRESIDENT

**F**riends of the Groveland Library celebrated their key accomplishments and contributions to the community during this past year. Among other activities:

- FOGL volunteers read to preschoolers at the library every Friday morning.
- We organized “Groveland Authors’ Day” with ten local authors presenting their books and describing their writing.
- We began donating books to the Sonora jail and juvenile detention center and to Skyline Assisted Living.
- Donated \$2,000 to Tenaya elementary to purchase additional books for classroom libraries as well as contributing \$400 to Stuff the Bus to help purchase school supplies at the elementary school.
- Volunteers manage the Book Nook to raise money for the library and to

supply our community with gently used books for all ages.

- Once again we donated \$10,000 to the County to pay for our 5th day staff and to buy books for the library.
- In March we provided books and volunteer readers for Read across America - Dr. Seuss Day at Tenaya elementary.
- Bookleggers also returned to school, with our volunteers reading to grades K-2.
- And, in the most fun and unusual activity, we conducted a series of jewelry sales of the bequeathed jewelry which netted over \$12,000 for FOGL and STCHS and was great fun for all!

We invite you to join us in supporting literacy in our community and the Groveland Library. Just send your name and email address with a check for \$25 to FOGL, PO Box 43, Groveland, 95321.

## CAMP TUOLUMNE TRAILS

DORI JONES

WE’RE NOT HIBERNATING THIS WINTER

**A**s we head into 2024, CTT is hard at work getting ready for the summer season and everything else in between. Programs Director Jacqui is already booking campers for the summer sessions, Family Camp and partnering organizations, and the maintenance crew is working hard to do the necessary maintenance around camp to keep things running smoothly. We are keenly focused to ensure CTT provides fun-filled, action-packed and memorable summer programs for our campers with disabilities.



FAREWELL AND THANK YOU  
LINDA HUNTER

At the end of January, long-time office manager at Camp, Linda Hunter, has decided to head south to the warmer climate of Palm Desert and really retire this time. She’s been a loyal and dedicated employee for the past 15 years, and we are forever thankful for all that she has done for camp, beyond crunching numbers. We will miss you Linda!

We invite you to become part of the team! We are always happy to answer any questions or give you a tour of the 80-acre facility. If you’d like to participate in upcoming events, volunteer at camp or learn more about donating and legacy giving, please call CTT at (209) 962-7534, email: [info@tuolumnetrails.org](mailto:info@tuolumnetrails.org) or visit: <http://www.tuolumnetrails.org>. Follow us on Facebook and on Instagram to stay updated on camp happenings.

NEW YEAR, NEW EVENT



As mentioned in last month’s article, CTT is launching a new “Cabaret for a Cause” gourmet dinner series this winter. Drew Harrison, who performs around the country with his “Spirit of Lennon” show —an intimate acoustic tribute to the life and music of John Lennon. Drew will kick off the Cabaret series on Friday, February 9. Coincidentally, February 9 is exactly 60 years ago, to the day, when the Beatles first appeared in the U.S. on the Ed Sullivan Show. This show will sell out quickly. Check our website for tickets. It’s going to be a fun evening and guaranteed that Drew will deliver a night to remember!

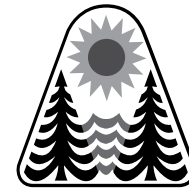


[www.PineMountainLake.com](http://www.PineMountainLake.com)



# WHERE ARE YOU GETTING YOUR PINE MOUNTAIN LAKE INFORMATION?

If you want the facts directly from the source, look for the Official PML Logo



## **\*\*Official PML Social Media Sources and Communication\*\***

Nextdoor and Facebook group pages that are maintained and administered by individual members, are **NOT** official PML social media resources. A lot of members are confused by the number of unofficial PML Facebook pages that are out there. Just because the page or group is labeled "Pine Mountain Lake", does not mean it is an official source of information from our Association. Every day, I see members posting questions on non-official PML social media pages or groups, rather than going to the source. More often than not, the answers they get are incorrect and this causes further confusion and frustration.

If you are unsure who is running the page or group, just look for the PML Logo. If the Pine Mountain Lake Association logo is at the top of the page, then it is the official PML page. PMLA maintains an Official main page and pages for our Maintenance, Grill, Equestrian Center, and Recreation departments.

If we find other pages using our logo, we immediately take action to have it removed. The reason for this is to ensure that our membership knows that they can trust the information coming from an official source and not confuse it with a non-official page.

As for responding online, we do not like to get into a protracted dialogue or debate with members online for legal reasons. Members who have questions regarding PMLA operations, governance and enforcement, should contact the General Manager or their staff or the PMLA Board directly at our official email addresses, by letter, or telephone and we will be happy to respond. Contact information for PML department managers and the Board can be found in every issue of the PML News and online at the Official PML Website.

## **\*\*What is PML Doing to Communicate with the Membership?\***

So, what **ARE** we doing to communicate with our members on social media? Well, we put out information on social media, in the PML News, through our direct email opt-in program (eSNAP), on flyers that go out on our bulletin boards around the community, and direct mail. Additionally, the Board and management provide information at board meetings and we also hold town hall meetings from time to time to allow members to discuss issues and concerns with the Board members directly in a more conversational way.

When time permits, we monitor the main social media pages used by the membership and post out-going information from time to time that we think is useful, based on what our members are discussing. We also respond through private messaging and email to members when appropriate to address their individual concerns.

Again, to get the facts about PML-related topics, I encourage all members to use official PML resources to address their questions and concerns.

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

Official website of the association

**<https://www.facebook.com/PineMountainLakeCA/>**

Official Facebook page of the association

**eSnap**

Sign up for official emails from our direct email program at [www.pinemountainlake.com](http://www.pinemountainlake.com)



Our staff and the Board are here for you. Contact us directly and we will be happy to assist with your questions and concerns.

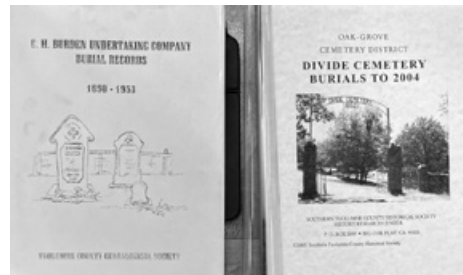
# HISTORY RESOURCE CENTER

PATRICIA GIBSON

## GENEALOGY RESEARCH ASSISTANCE

In 2024 the History Resource Center, a division of Southern Tuolumne County Historical Society (STCHS) will focus on genealogy. We invite people to contact via email at [patg.stchs@gmail.com](mailto:patg.stchs@gmail.com) or call the museum at: 209-962-0300, to express your interest. We would like to present classes in how to get started on your family tree, using ancestry.com and doing DNA research. This article is to gauge community interest.

Another project in 2024 will be bringing the burials at the Divide Cemetery up to date. In 2004 STCHS published a book with the burials through that date. We are reaching out to the Oak Grove Cemetery District Board with a request for the burial information. (It is presently in storage after the devastating fire at the



Community Hall.) Projects will include:

- work to update that book to carry the burials into the present.
- creating Find-A-Grave entries for burial of the past 20 years.
- a project to photograph all the headstones.
- make an up to date map of the cemetery.

If anyone is interested in helping with any of these projects, please contact Patricia through the contact information given above. Many hands make for light work.

# BOF/GROVELAND AND 120 CORRIDOR CHRISTMAS STORY

DAWN SILVA

In 1969 the Skelton and Owings family moved to Groveland and in 1970 decorating downtown for Christmas began. Beverly Skelton and Thyera Owings (Cavan Roses Mother and Grandmother) loved Christmas so much that they decided to decorate downtown for Christmas. At that time their choice of decorations was using what nature supplied. They gathered Sugar Pinecones and put red ribbon on them and attached them to the posts throughout town. After a few years the Lyons club took it over and Kay Glaves (also known as the purple lady) started wrapping the posts in aluminum foil and red ribbon. Kay took over this job to help her through the grief of losing her son who loved Christmas.

The Lyons Club supported Kay for 25 – 30 years. Kay brought such a festive touch to downtown throughout the time that she was committed to decorating town that many people still remember the tin foil. Prior to Kay passing, she asked Cavan Rose to take over the responsibility and with friends, family and the communities help she continued the tradition. Today, with a Christmas Committee in place the tradition has been continued.

The Christmas Committee would like to thank all those who helped bring the 120 corridor and town into the Christmas spirit. It takes a village to get it all done and ready to enjoy. This year we spent over 100 hours preparing the garland, wrapping poles, putting up trees and all the small details that

# TOP DOG OF THE MONTH

DORI JONES

My name is Trinity, mainly because I only have three legs, and my nickname is Trini. I'm a mixed breed and I think I'll be about two years old in January. I had a rough start in life. My previous owner beat me and I ended up losing one leg. But now, I'm one very lucky girl and living the good life. My mom and dad, Victoria and Mark, rescued me in July from the Calaveras Humane Society. I'm so happy to have my new home and I know my mom and dad love having me. I love cuddling with them, going different places with them and getting pup cups at Starbuck's. I love to chase balls, but must have one ball in my mouth while chasing (I am amazingly fast for only having three legs), and I love playing with any toy that squeaks. The highlight of my day is going to the dog park to play with all my fur baby friends. Life can't get any better for me.

The Dog Park lost another beautiful dog this past month. Ron Connick and Carmen Taira had to put their beloved Sheltie Boyzie (AKA Conner) to sleep. They had adopted Boyzie from the NorCal Sheltie Rescue in January 2010, and he was a big part of their lives for many years. They know he is now at peace. RIP Boyzie.

It's time to renew your dog park registrations and get the gate code for 2024.

bring the town to life. The time and effort increase each year as we get fewer and fewer volunteers. The cost to decorate has increased as well and our budget every year is \$1500, and the committee always provides more than just help. This year all the candy props were handmade by the committee.

Our thanks to Terry Michaud for allowing us to use his building. He has been an unbelievable host allowing us to store everything until January when we take it down. We also must thank all the volunteers that came out and helped put everything up. The task of organizing and scheduling all that needs to be done is tremendous, but



Trinity



Boyzie

Please stop by the GCSD administration office on Ferretti Road to register (or go use the Merchant Transact system on the GCSD website: [www.gcsd.org](http://www.gcsd.org)). 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.

in the end it is worth it.

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, CALIFORNIA  
95305-9998

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



# BISCUITS AND GRAVY

RECIPE BY TOM KNOTH AND PAULA MARTELL



## BISCUITS (24 SERVINGS)

### Ingredients

2 cups AP flour  
1 TBS sugar  
1 1/2 tsp salt  
1 1/2 tsp baking powder  
1/2 tsp baking soda  
1/2 cup butter; COLD  
1/2 cup buttermilk  
1/4 cup milk  
2 TBS butter; melted, to brush on top

### Directions

Preheat oven to 400 degrees F.

In a medium-sized bowl, whisk together all dry ingredients; flour, sugar, salt, baking powder, and baking soda.

Slice butter into small chunks and add into the dry ingredients. Use a knife to mix as you cut the butter into small pieces or use a pastry blender.

Stir in buttermilk and milk until dough forms.

On a lightly floured surface, roll out the dough into 1/2 inch. Using a biscuit cutter or glass, cut biscuits and place on a lightly greased baking sheet.

Bake for 22 to 24 minutes or until light brown. Top with melted butter and serve.

## BOB EVANS SAUSAGE GRAVY

### (8 GENEROUS SERVINGS)

### Ingredients

1 pound bulk roll of pork sausage (can sub seasoned turkey sausage)  
2 Tbsp all-purpose flour  
2 cups whole milk  
1 Tbsp freshly ground black pepper  
1/2 tsp white pepper  
1/2 tsp paprika  
1/2 tsp cayenne pepper  
1/2 cup heavy cream

### Directions

Add the sausage in a large skillet over medium high heat. Stir it to break up the meat and cook until browned, about 7-10 minutes.

Turn heat down to medium and stir in the flour until dissolved in sausage grease, about 3-4 minutes. Gradually pour in the milk and seasonings and cook, stirring constantly, for about 15 minutes. Turn heat to low, add cream and simmer for another 20 minutes, until thickened. Season to taste with salt and more pepper (if needed). Serve it hot over biscuits and enjoy!

# FROM PASTOR KANDELS

PASTOR BOB KANDELS

## GREETINGS,

**A**s we began the new year of 2024, I would like us to look at the word "Prepare." How have you prepared for the new year, if at all? What have you done to make sure those ever so important New Year resolutions are ready to be put into place in your daily lives?

I remember one Fourth of July at my parent's cabin, my middle school friend and I were able to purchase fireworks from the local store. We spent the early evening twisting and putting them all together so that we thought we would have one spectacular firework show later that night. After we had thought each design of fireworks was properly set and in place to put off a perfect light show into the star lit mid-summer night sky, we were ready. We were excited to show off the display in all it's glory to those staying with us that week as well as all those around the lake shore. After the sun had set and the stars had come out in the darkness, everyone came out and gathered around the beach and, with great anticipation, we began to set off our display. At first the sky lit up and we all looked at the colors of the glow with splendor. Then, not more than two minutes into the display, the fireworks we thought we were lighting up fizzled out with no show of anything! Something went wrong and none of us knew what to do. Therefore, with such disappointment, the only thing we could do

is all go back to the cabin and think, what if they had worked?

I realize the Fourth of July is halfway through the new year and a long time beyond January. Yet how many times do we start the new year with intentional prepared plans to put our New Year resolutions to action only to realize halfway through the year, the New Year resolution has fizzled out to a forgotten memory? You know the ones I am thinking of; less eating and more exercising, less work and more days off, and my personal favorite, stop drinking your morning coffee AFTER you brush your teeth. Needless to say, those resolutions just fade away unless we become intentional.

The love and new life of our Lord's great plan and forgiveness for us never fades. Simply put, God's love is and will always be eternal. Paul reminds us of this as he begins his letter in the New Testament Book of Philippians letting them and us know. "Being confident of this, that he who began a good work in you will carry it on to completion until the day of Christ Jesus." (Philippians 1:6/NIV) The simple fact is every day of our new life, Jesus Gets Us. If you would like to know more, you are invited to join us at one of the Groveland area Christian Churches. At Groveland Evangelical Free Church, we worship every Sunday at 10:00 am and we would love to have you join us.

In Christ Service,  
Pastor Bob Kandels

## TENAYA STUDENT OF THE MONTH

**F**ourth grade student Audrey Gaestel is Tenaya Elementary School's Student of the Month. Audrey is the daughter of Jennifer and Dave Donabedian of Groveland.

According to Audrey's teacher, Alberta Janitz, Audrey is a great student and role model in class. She is always very respectful and a hard worker. Audrey goes the extra mile in her schoolwork and is a great friend. Audrey is always helping out at recess picking up trash; in the classroom whenever needed; and offering to help students who need it without being asked too. She has a very kind heart and is a joy to have in class.



*Audrey Gaestel, Tenaya Student of the Month*

## PREMIER VALLEY BANK ANNOUNCES LEADERSHIP TRANSITION

**P**remier Valley Bank (PVB), a division of HTLF Bank (Heartland Financial USA, Inc., NASDAQ: HTLF), announced that Lo B. Nestman, President and CEO, has accepted a position with HTLF as Head of Retail, Marketing, Wealth Management and Private Banking.

“Lo has delivered significant growth and provided leadership on numerous successful initiatives across the organization since joining the bank in April 2019,” said Bruce K. Lee, President and CEO of HTLF. “We’re thankful for his years of dedication and leadership and congratulate him on this exciting new step in his career.”

PVB’s Head of Commercial, David Triplitt, has been named the bank’s new President and CEO. He’s successfully led the Commercial Banking team at PVB for more than two years and brings over 30 years of banking experience



*Lo B. Nestman (left) and David Triplitt (right)*

and relationships in the Central Valley to the role.

“David is a great asset to the bank, our customers and the community,” said Nestman. “We are excited about the local knowledge, passion and dedication he brings to the role. Under David’s leadership, Premier Valley Bank will continue to deliver Strength, Insight and Growth to our customers across California.

## STCHS LABOR DAY BBQ FOOD FOR THOUGHT

PATRICIA GIBSON

**S**outhern Tuolumne County Historical Society (STCHS) hosted our Annual Fundraising Event last September at PML Stables. Two final notes of interest...

This year, as in past years, we were unable to take credit cards at the gate. Well, we welcomed a father and his two young sons who came unprepared for that. He was perplexed and had cash to pay for one meal, but not the other two. His name was Mr. Jeff Wolf. I asked him “Are you an honest man?” He replied “yes”. I told him that if he signed an IOU and agreed to either mail a check for the \$60 owed or stop by the museum on an upcoming weekend and paid in person that I’d give him the tickets. I handed him our brochure with the amount owed next to the museum mailing address. I didn’t take down any of his contact details... it was a straight up honesty test. I cannot tell you much I worried about this. I thought the Treasurer was going to make me pay the \$60 myself! Well, it took a couple of weeks, but then guess what the librarian found in the drop box? It has restored our faith in humanity, Thank you Mr. Wolf.

Also, Nancy Jones won \$500 in the raffle. Remember to congratulate her and hint that maybe she should be buying



lunch. Just kidding Nancy!

STCHS is a 501c3 Charity that provides great services for our community. It is dedicated to preserving the history of Southern Tuolumne County and several buildings in the Big Oak Flat/Groveland Area. We house the local museum that is open to free to visitors. We are an all-volunteer staff and subsist uniquely on donations and two annual fund-raising events. We invite you to stop in and fill out a membership application. It’s \$25 to join and all donations are greatly appreciated and funds are spent locally. Cheers everyone!

## ENRICH OUR COMMUNITY BY SHARING YOUR SKILLS (PAID!)

BRITNE GOSE – EXECUTIVE DIRECTOR

Southside Community Connections is looking to hire teachers! We need people from the community with skills that can be taught over a series of classes. We have multiple availabilities at our Little House Community Center and are open to various classes. Here are a few examples, but we are, by no means, limited to woodworking, quilting, knitting, art,

exercise, digital literacy, safety, survival, home repair, whatever! We want people with experience, and some classes (like the exercise classes) will need certification. Call us at (209) 962-7303, email [info@southsidecommunityconnections.org](mailto:info@southsidecommunityconnections.org), or stop by for more information. Ask for Samantha West, our Little House Supervisor.

### Give the Gift of Family Memories

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## SOUTHSIDE COMMUNITY CONNECTIONS

SAMANTHA WEST – THE LITTLE HOUSE SUPERVISOR

### SOUTHSIDE COMMUNITY CONNECTIONS CELEBRATES GRANT ACQUISITIONS: BOOSTING DIGITAL LITERACY AND BROADBAND ACCESS PROGRAMS

**S**outhside Community Connections, a dedicated non-profit organization serving the community of Groveland, California, proudly announces the successful acquisition of two grants totaling \$81,982 from the Public Utilities Commission of the State of California. These grants are set to fuel innovative programs focused on Digital Literacy and Broadband Access at The Little House.

The first grant will be instrumental in launching Digital Literacy classes and providing computers at The Little House. This initiative empowers community members with essential digital skills, ensuring they can navigate the digital landscape confidently.

In a significant move towards enhancing connectivity, the organization secured a second grant, earmarked for implementing

a Broadband Access program at The Little House. This initiative aims to provide community members with uninterrupted internet access, fostering connection and engagement within the community.

Samantha West, The Little House Supervisor who wrote these grants, expressed enthusiasm about the positive impact these grants will have on the community. “The acquisition of these grants marks a pivotal moment for us. With a focus on digital literacy and the introduction of broadband access, we are better equipped to address the evolving needs of our community, ensuring they remain connected and engaged.”

With the grants now secured, Southside Community Connections is gearing up to implement these transformative programs, reinforcing its commitment to enhancing the well-being and connectivity of the aging community in Groveland.

For more information about Southside Community Connections and its programs, visit us online at [southsidecommunityconnections.org](https://southsidecommunityconnections.org) or call (209) 962-7303.

## JACKIE SAMPLE FINDS FULFILLMENT THROUGH VOLUNTEERING

BETH MARTIN – TRANSPORTATION COORDINATOR

**I**f you’ve lived in Groveland for any length of time, chances are you know Jackie Sample. Jackie, who has lived in Pine Mountain Lake with her husband Jim since 1991, is a transportation coordinator for Southside Community Connections. But her number one passion is volunteering with SCC as a Wheels driver.

Jackie spends several hours a week taking seniors to medical appointments, shopping and errands in Groveland and Sonora. The opportunity to make a positive impact in the lives of others as a volunteer is a source of deep fulfillment for her.

“It took me many years to find what I really wanted to do in life, and this is it,” she says. “It makes me feel really good.”

It all started five years ago, when Jackie came down with an unexpected illness and needed frequent rides to medical appointments in Sonora. “My husband drove me, and my friends Rich and Syd [Robenseifner] did as well,” she explains. “I was so

appreciative, it made me wonder what people in similar situations did if they didn’t have friends or family to help.”

Jackie’s friend Syd, a retired SCC Board member, told her about Wheels. Since 2012, Wheels volunteers have provided door-to-door transportation for seniors, and people of all ages who can’t drive because of a disability, who live in Groveland or Big Oak Flat\* As soon as she could, Jackie signed up as a volunteer.

One of the most rewarding aspects of being a Wheels volunteer is the sense of camaraderie and connection Jackie has with the people she assists. She’s not only meeting their practical need for transportation, but contributing to their overall well-being through social interaction.

“It’s almost more rewarding to me than for the people I drive,” she says. “I’m so happy to be able to help.”

\*For full details about Wheels, call us at (209) 962-6952 or email [wheels@southsidecommunityconnections.org](mailto:wheels@southsidecommunityconnections.org).

## HELPING HANDS HAPPENINGS

PATTI BEAULIEU

**H**APPY NEW YEAR from Helping Hands, your local Thrift Store and Furniture Barn. We had a wonderful year in 2023, with a few little glitches. We were closed a few days because of snow and several other days because of power outages. This year let’s hope we continue with the snow but end the unpredicted, unexplained and inconvenience power outages. We look forward to serving your shopping needs again this year. We have just about anything you can imagine, and it changes daily so if we

don’t have an item, chances are we’ll be getting it in soon. The donations we get from this generous community are astounding. It’s like Christmas every day for us. We never know what will be donated. Please be aware of the items we cannot take at each location. The list is on our web page [www.helpinghandsofgroveland.com](http://www.helpinghandsofgroveland.com) or a call to the either store will give you the answer you need.

We’re proud to announce, that as of November 2023, we will be sponsoring the Groveland Community Thanksgiving Dinner among the many other events

and organizations we assist financially each year. Thank you for your continued visits to us, either by shopping, donating or both. The entire community benefits from it by what we are able to fund and who we are able to support because of your donations and purchases.

This year we begin closing on Tuesdays as well as Mondays. The days and hours will now be:

- Thrift Store days of operation are Wed-Sat from 11-3
- Thrift Store donations are Wed-Sat from 11-2.

- The Furniture Barn days of operation are Friday and Saturday from 11-3
- Furniture Barn donations are Friday and Saturday from 11-2.

Senior Discount Day (10% off for 60+) will now be on Wednesdays!

We’ll change to our extended summer hours, with a 4 p.m. closing at both locations just before Memorial Day.

We’re now, or soon will be, ringing in 2024. There is always uncertainty for the future, but we wish everyone a new year filled with good health, peace, love, joy and happiness.

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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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## MOORE BROS RECYCLING NOTICE

**WE HAVE DROP-OFF RECYCLING!!**

All residents and visitors are asked to source separate their recyclable materials. There are designated bins located at our office located at 11300 Wards Ferry Rd. in Big Oak Flat where you may drop off your recyclable materials anytime **Monday through Saturday 8am to 5pm** (weather permitting). CLOSED SUNDAYS and major holidays.

**Acceptable materials include:**

- Aluminum beverage containers, tin cans, glass bottles and jars (all colors)
- #1 Plastic (bottle form only) \*\*\*\*#1 clear fruit/veggie, sandwich or salad clam shell type containers are NOT allowed\*\*\*\*
- #2 Plastic (bottle form only) \*\*\*\*#2 colored plastic coffee containers are NOT allowed\*\*\*\*
- ALL CONTAINERS MUST BE RINSED AND FREE OF LIDS AND CAPS

We also accept Mixed Paper, newspaper, magazines, catalogs, junk mail, paperback books & shredded paper which can all be put in the same bin. NO WRAPPING PAPER ALLOWED

**CARDBOARD BIN ACCEPTABLE MATERIALS INCLUDE:**

Cardboard, Carton Board such as cereal and cracker and soda/beer boxes, etc. are also accepted and can be placed in the cardboard bin with the cardboard. THESE ITEMS NEED TO BE FLATTENED OR BROKEN DOWN AND ANY PACKAGING MATERIALS OR TAPE REMOVED.

IF THE CARDBOARD BIN IS FULL OR YOU HAVE A LARGE LOAD OF CARDBOARD TO RECYCLE, we ask you to take it to our shop location at 17641 Yates St. in Big Oak Flat where we still maintain a 50 yard cardboard recycle box.

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**LOREN SNIDER'S TREE SERVICE**

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

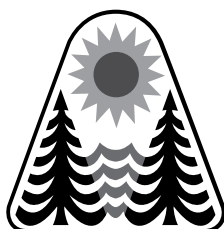
**HAVE YOU BEEN INJURED?**

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

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

**PERSONAL SHOPPING / CLOSET EDITS / STYLING**

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

**SERVICES****MASSAGE****B BEAUTIFUL SALON & SPA**

Massage \$65.00 hr. W – F every other Saturday. Massages are tailored to your needs with a combination of swedish, deep tissue, trigger point and body work. My goal is to ease your body pain with 13 years of experience as a Certified Massage Therapist. There is a discounted rate available for those that choose to have a massage monthly for maintenance. That rate is \$50.00 per hour. However you must book your discounted massage prior to leaving from your current massage as the discount applies to the next massage. To book an appointment call Karen Mazzola at **209-768-6290**  
State of California  
License #13763  
13 years of experience

**BIG JOHN HANDYMAN SERVICES**

Yard Maintenance, House Maintenance and moving households Call John **962-6163**

**LAND FOR SALE****LOT FOR SALE**

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

**HELP WANTED****PMLA IS HIRING**

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

**GET YOUR AD NOTICED**

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

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# YOSEMITE REGION REAL ESTATE

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



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



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



20111 Cherokee Trail **OPPORTUNITY KNOCKS**. AE-10 zoning allows for this 40 acres to be subdivided into four 10 acre lots. Enjoy 180 degree views from the front deck. Open floor plan, vaulted ceilings, kitchen island, new gas cooktop & oven, re-tractable skylights and built-in bar. Wood-burning stove, 2bd and 1ba on main floor. Loft master suite. Large detached garage, with shop area. 2500 gallon water storage tank. Being sold "as is." \$550,000 #20231298

## 23370 Rusty Spur Road



Nestled in the Sierras, this modern home is light and bright throughout, with expansive views of the forest and beyond. Over 6.5 acres, behind a private gate, on a level-to-gentle slope. Warmed by a cozy wood-burning stove, the great room is an open concept that flows into the kitchen area. Adjacent to the great room is the high vaulted sun room, currently being used as a dining area. It is designed to offer amazing views and passive solar heating. Two upper level bedrooms feature vaulted ceilings with skylights. The main suite has a large walk-in closet and private bathroom. The lower level offers both a separate bed/bath, second sunroom, and bonus living space. The spacious deck and hard-scaped area is perfect for entertaining. There is plenty of space for your multiple vehicles and "toys", as well as an RV electrical hook-up just up off the concrete driveway. Make this beautiful property your own mountain retreat!

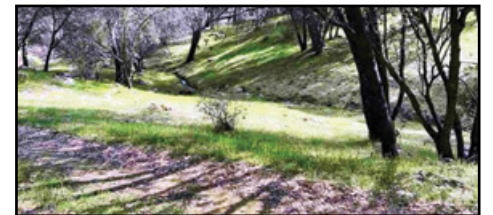
\$725,000 • MLS #20231704

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- ◆ Local, State & Federal Tax Requirements



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



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



ROB STONE  
OWNER/REALTOR®  
DRE #01025463



BJORN WAHMAN  
BROKER  
DRE #00706559



TARA STONE  
MANAGER/DPG  
DRE# 01106544



LIZ MATTINGLY  
BROKER ASSOC.  
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MIRIAM MARTIN  
REALTOR®, RSPS, ASP  
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ANDREW RIETVELD  
REALTOR®  
DRE #01994156



RYAN NIEDENS  
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KATHY NIEDENS  
REALTOR®  
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BRENDA ZUNIGA  
REALTOR  
DRE #00997621



CAPRICE KROW  
PROP. MGR/LDP  
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CORY STONE  
PHOTOGRAPHER  
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Ryan Niedens  
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Josh Regalado  
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