

PINE MOUNTAIN LAKE NEWS

SEPTEMBER

2024

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

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HAPPY LABOR DAY

FROM PINE MOUNTAIN LAKE ASSOCIATION

COMMUNITY AIRPORT DAY

OCTOBER 5, 2024

MEET THE CANDIDATES FOR BOARD OF DIRECTORS

SEE PAGE 14

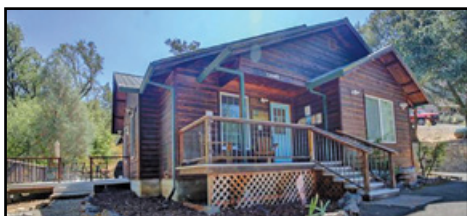




YOSEMITE REGION REAL ESTATE

18687 Main St, Suite E, Groveland, CA 95321

209-962-1111 ~ DRE #01964114



13145 Jackson Mill **PICTURESQUE COTTAGE** on .64 acre lot, with a seasonal creek, natural rock formations and a decorative wooden bridge. Covered porch, 3bd, 2ba, central H/A, security system, wood-framed dual-paned windows. Slate tile and new carpeting in 2023. Fenced & gated area for pets or garden. RV or boat parking, with electrical hookup and EV level-2 charging port. Workshop/hobby out-building. \$449,000 #20241142



13141 Mueller Dr **SHADY PARK LIKE SETTING** Vaulted ceiling, rake-style windows and natural wood paneling. A native stone hearth with pedestal wood stove. 2bd, 1ba on the main level. The loft 3rd bedroom has a balcony overlooking the living room and views across the property. Separate entrance to lower level bonus room w/full bath and additional area currently being used as a 4th bdrm. \$385,000 #20240825



19329 Ferretti Rd **SPLIT-LEVEL HOME** with soaring ceilings and a modern design greets you as you enter. Spacious kitchen with granite counters and newer appliances. Step-down living area with a cozy fireplace. Newly installed laminate flooring, plus freshly painted interior & exterior. Finished 2-car garage and detached shed for extra storage. Plenty of parking for your RV or boats. Almost 1/2 acre. \$389,500 #20240917



ROB STONE
OWNER/REALTOR®
DRE #01025463



BJORN WAHMAN
BROKER
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CORY STONE
PHOTOGRAPHER
VIDEOGRAPHER

20464 Rock Canyon Way — Unit 3 Lot 180



MORE THAN FABULOUS LAKEFRONT HOME!

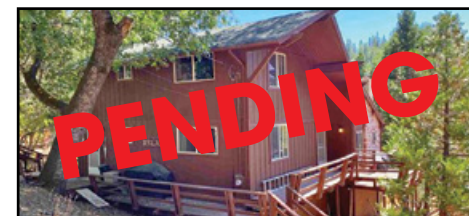
This is a rare opportunity to own your dream home, with absolutely stunning views of Pine Mountain Lake and over 90-feet of lake frontage! A gradually sloping yard gives easy access to the private dock. Originally built in 1985, this home has been lovingly maintained and renovated over the years: New French doors, deck, roof, gutters and driveway. Kitchen & baths painted in 2018. LVP flooring & 2 water heaters in 2024. 4bd, 4 full bathrooms, upper-level master suite, with a balcony overlooking the lake. The entry level has the living room, kitchen, 2bd and a bathroom. The lower level has a junior master suite, bonus room and bathroom. The large deck & lower patio provide extended outdoor living space. Most furniture, exercise equipment & boats can be included in the sale. You can enjoy a front row view of all water sports and the Fourth of July celebration events at the lake.

\$1,365,000

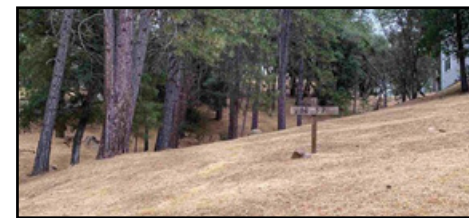
MLS #20241217

100% Local Long-Term Rental Services • Now Accepting Long-Term Rentals!

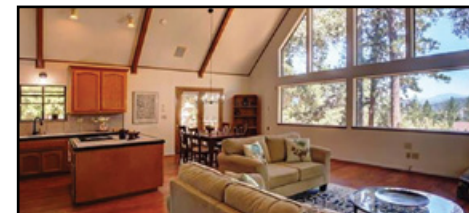
- Monthly Rentals & Tenant Placement
- Tenant-Screening & Credit Reports
- Move-in / Move-out Inspections
- Monthly Statements & Owner Payments
- Scheduled Maintenance & Repairs
- Local, State & Federal Tax Requirements



20749 Non Pareil Wy **TWO HOMES ON 1 ACRE** Main chalet-style home overlooks Big Creek Greenbelt. Wrap-around deck, vaulted knotty-pine ceilings, sunken living room, central H/A & wood-burning stove. Bedroom & bath on the main level and spacious loft with two sleeping areas and bathroom. Second unit is a 546sf guest house, with knotty-pine ceilings, studio bedroom, bathroom, craft/laundry room and bonus room. 2-car finished garage with oversized door. \$395,000 #20241108



Unit 10 Lot 57 McKinley Wy **OVER 1/2 ACRE** Build your getaway cabin or dream home here! This lot is among the lowest priced sewer properties in Pine Mountain Lake. Upsloping terrain already cut for a driveway. Enjoy all Pine Mountain Lake amenities: Lake, Country Club, Swimming Pool, Tennis, Pickle Ball, Equestrian Center, Airport and more! \$7,900 #20241172



12856 Mueller Dr **LOVELY VIEWS!** Double lot, almost 1/2 acre! Oaks, Pines and mountain views. 3bd, 2ba, quality hardwood flooring, wood-framed windows and doors. Master bedroom and 2nd bdrm on the main level. Spacious loft 3rd bdrm above with the same beautiful views. Enjoy all the amenities that Pine Mountain Lake has to offer, as well as close proximity to Yosemite Park. Plenty of potential for expansion via the merged adjacent lot. \$349,000 #20240913



Vacation Rentals



Ryan Niedens
General Manager

FEATURED HOME



"Dos Pinos" is a 3-level LAKEFRONT home about 50ft from the waters edge. 5 bedrooms and 3 bathrooms give you plenty of space to accommodate your group and the amenities keep guests of any age entertained. Includes Apple TV, YouTube, Netflix, Hulu, Amazon Prime and Disney Plus, as well as three blue-ray DVD players. The large game room on the lower level has a pool table, ping pong, Foosball and board games. You will want to prepare your food on the gas BBQ and then relax on the new deck in either the hammock or the rocking chairs. You can also spend hours on the lake, using the private canoe or kayak. All of this is located only minutes from Pine Mountain Lake's main Marina Beach, boat rentals and Lakeside Café. So, come to the lake and make this lovely home your next vacation experience. You will love it!



Trisha Richardson
Guest Services



Sharron Wahman
Guest Services

- LOCAL VACATION RENTAL SERVICES
- OWNER-APPROVED RATES
- ACCIDENTAL DAMAGE PROTECTION

18687 Main Street, Suite E, Groveland, CA 95321
(209) 962-4396 • realfun@yosemiteregionresorts.com

- PRE-ARRIVAL INSPECTIONS FOR GUESTS
- PROFESSIONAL DEPARTURE CLEANINGS
- 24-HR ANSWERING SERVICE FOR EMERGENCIES

PHONE/EMAIL DIRECTORY**ADMINISTRATION**

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Pool Manager
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PINE MOUNTAIN LAKE ASSOCIATION**1.209.962.8600**www.pinemountainlake.com**ADMINISTRATION OFFICE HOURS****8:00 AM TO 4:30 PM – MON THRU FRI****OPEN AT 8:45 AM SECOND TUESDAY OF EACH MONTH
THE OFFICE IS CLOSED BETWEEN 12:00 & 1:00 EACH DAY****2024 ADMINISTRATION OFFICES HOLIDAYS****(ADMIN OFFICE WILL BE CLOSED)****MON 9/2/24 LABOR DAY**

TUE 12/24/24 CHRISTMAS EVE

MON 11/11/24 VETERANS DAY

WED 12/25/24 CHRISTMAS DAY

THUR 11/28/24 THANKSGIVING

TUE 12/31/24 NEW YEARS EVE

FRI 11/29/24
DAY AFTER THANKSGIVING

WED 1/1/25 NEW YEARS DAY

PMLA BOARD MEETINGS SCHEDULE**(THIRD SATURDAY – UNLESS OTHERWISE NOTED)****SEPTEMBER 28, 2024**OCTOBER 19, 2024
(BOARD BUDGET MEETING)NOVEMBER 16, 2024
(ANNUAL MEMBER MEETING/ELECTION)

DECEMBER 14, 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 1 (209) 962-8632 or see form on page 2.

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

GENERAL MANAGER’S MESSAGE

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

PMLA ANNUAL ELECTION WILL BE HELD ON NOVEMBER 16TH

After the recall vote was determined at the July 20th Special Meeting, we immediately proceeded with the process to hold the postponed regular Annual Meeting of the Membership and election of directors, scheduled to be held on November 16, 2024.

There will be two director positions to fill in this election. A call for candidates was mailed out to the membership on July 23rd and the deadline for the submittal of candidate nomination/applications to The Inspectors of Election was Thursday, August 22, 2024 by 5 pm. As of the date of printing of this publication, there are two candidates for the November 16, 2024 election.

Candidate information can be found on page 14 of this edition of the PML News.

ASSOCIATION FINANCIAL PERFORMANCE AND CONTROLLERS REPORT

The Association team continues to outperform financial expectations. As of the end of July the Association remains better-than-budget by \$157K. I would like to thank our team for their diligent efforts in managing the finances of our operations.

Our Controller, Dan Szathmary is scheduled to give his Association quarterly financial report at the September 28th Board meeting. He plans to provide the Board and membership with the details regarding operational financial performance and the status of our reserve fund at that time. All members are welcome and encouraged to attend the monthly board meetings.

Just a reminder that while the Board normally schedules their monthly board meetings on the third Saturday

of the month, the September meeting is scheduled a week before or after so that it does not conflict with the annual 49er festival and parade. This is why the board meeting is scheduled for September 28th this year.

BOARD SCHEDULES MEETING FOR DECEMBER

Normally, no Board meeting is scheduled in December due to the holidays and the fact that many members and board members are out of town visiting family or vacationing. Given that there is no regular monthly Board meeting in November due to the scheduling of the Annual Election, we have scheduled a Board meeting for December 14th at the Lake Lodge. If the Board finds in November that they do not have enough business to warrant a meeting in December, they will make a determination at that time to cancel the meeting.

PML COMMUNITY STANDARDS DEPARTMENT WORKS TO RESOLVE TRASH ISSUES

Our Community Standards Director, Suzette Laffranchi provided a very informative presentation regarding their work to assist our members with trash issues in our community at the August 17th Board meeting. For years, our team has been coordinating with Moore Brothers, our local trash company and Tuolumne County to address conflicts in the County ordinance code and PML rules and standards.

We have finally seen movement at the County and they have changed a portion of their ordinance code to allow our members to place their trash receptacles closer to the roadway for more convenient pickup by Moore Brothers. Additionally, given that we are seeing more and more bear activity in our community, Suzette has been working directly with the companies that manufacture fully secure, bear-

resistant trash containers or “bear boxes” so that the Association can secure a discount rate for our membership.

The Environmental Control Committee and Community Standards Department have been working on an update to the ECC Rules, Guidelines and Construction Standards and this policy will include the updated section on bear boxes. The ECC and our staff have been working diligently for many weeks and they plan to have a final draft completed for Board review in time for the September Board meeting.

Once the Board reviews the draft document and accepts the changes, it will be published in the PML News for member review and comment prior to any adoption by the Board of Directors. Members will also be given a chance to voice their opinion on this draft policy in an open board meeting so that the Board can take this feedback into consideration prior to any adoption of any changes to the rules and policy.

It should be common knowledge that any time a member plans to

construct or install an improvement on their property (like trash holders, storage facilities or bear boxes), they are required to get approval from the Association Environmental Control Committee.

Any member who has a question regarding ECC rules and construction of improvements in PML should contact our staff directly at 1-209-962-8605. While Facebook, Nextdoor and other social media is useful if you are interested in reading someone’s opinion, if you want factual information regarding PML policy and procedures, it is important to get it from an official source. Just give us a call at the PML Administration Office and we will be happy to assist you with your PML improvement project.

If you are looking for a job, we have an employment opportunity page and that link can be found on our Official PML Website homepage at www.pinemountainlake.com.

Until Next Month, wishing everyone a Happy Labor Day!

KEEP YOUR INFORMATION UP TO DATE

If you have moved or changed your contact information, please contact the Administration Office at 1 (209) 962-8600 to update your records. You can also update your information online by scanning the QR code.

Staying connected helps us keep you informed about important updates, news, and events in our community. <https://www.pinemountainlake.com/address-change-2/>



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,
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Groveland, California 95321.

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

SUBMISSION DEADLINE

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

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the Pine Mountain Lake News reserves
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publication. The Pine Mountain Lake News is
a private enterprise, not a public entity, and
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DAVID WILKINSON–Publishing Editor

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PINE MOUNTAIN LAKE NEWS

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PRESIDENT'S MESSAGE

CHUCK OBESO-BRADLEY – PMLA BOARD PRESIDENT

Welcome to September,
one of my favorite
months in PML! The
lake is still warm enough
in which to swim; our beaches are much
less crowded after Labor Day; and we
get a break from the heat of July and
August. Here are some important things
to remember this month:

AMENDED PML POLICIES ARE PUBLISHED FOR YOUR INPUT

There are three amended PML
policies published in this month's
edition of the PML News: Accessory
Dwelling Unit (ADU), Short-Term
Rental Permit, and the Lot Merger
Moratorium Policy. We publish
these draft amendments to get your
feedback and suggestions before the
Board votes on them in the future.
These drafts can be amended even
further depending upon your input,
so be sure and send the Board your
suggestions!

SEPTEMBER BOARD MEETING IS ON SATURDAY, 9/28

Again this year, the 3rd Saturday in
September is also when the 49er Festival
takes place, and we heard from a lot of
you last year that we should move the
Board meeting to another date. Please
mark your calendars that this month's
Board meeting will be on September 28th

A number of important items will be
on the agenda in September, including
the following:

*The Budget Development process will
be in full swing this month, and we want
to hear your suggestions about the Budget
Priorities for 2025.

*A discussion about approving a policy
on Bear Boxes and Trash Containers.

UPDATE ON PML'S MAJOR ROADS

*At the August Meeting, the Board
voted to approve the purchase of two new
Radar Units to bolster our efforts to slow
cars down on our major roads.

*At the same meeting, the Board approved

a contract to provide roadway line striping
of Pine Mtn. Dr, Pleasantview, and Mueller
Roads. The lines have faded over time,
and we authorized the addition of a
Thermoplastic process which will double
the life of the striping applied to the roads.

*We will soon be testing the new
software and hardware for Guest and
Rental Entry at the Main Gate and the
other gates. We anticipate that the new
program will streamline the entry process
and make it a lot easier for our members
and their guests and renters.

1ST AID/CPR/AED CLASS ON SEPT. 7TH

The PML Safety Committee and
Groveland CERT are again sponsoring
this important class to everyone. The class
will take place on Saturday, Sept. 7th at
the Lake Lodge, from 9 am to 1 pm, and
certificates are issued upon completion.
The cost is \$75.00 per person, and the
maximum number of attendees is 30, so
register early at bobasquith@gmail.com.
The life you save may be your own!

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

**SPEED
LIMIT
25**

SLOW DOWN

**WATCH FOR WILDLIFE,
BIKES, AND PEDESTRIANS
PLEASE DRIVE SAFELY**

PINE MOUNTAIN LAKE ASSOCIATION												
SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES												
For Seven Months Ended July 28, 2024												
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-	509,444	23,126		\$ 532,570	\$ 1,149,524	\$ (616,954)		\$ (616,954)	\$ (647,967)	31,013	-4.79%
Restaurant & Bar	-0-	2,484	489,620		492,104	975,786	(483,683)		\$ (483,683)	(420,634)	(63,049)	14.99%
Marina	-0-	365,810	139,083		504,892	627,455	(122,563)		\$ (122,563)	(130,309)	7,746	-5.94%
Snack Shack	-0-		33,983		33,983	45,690	(11,707)		\$ (11,707)	(24,343)	12,636	-51.91%
Stables	-0-	65,721		18,251	83,972	289,475	(205,503)		\$ (205,503)	(246,872)	41,369	-16.76%
Recreation	-0-	139,768			139,768	100,469	39,299		\$ 39,299	48,088	(8,789)	-18.28%
Roads & Facilities Maintenance	-0-	123,657		320	123,977	1,497,315	(1,373,339)		\$ (1,373,339)	(1,583,627)	210,288	-13.28%
PROPERTY OWNER SERVICES												
Safety	-0-	156,740		7,208	163,948	661,635	(497,688)		(497,688)	(658,655)	160,967	-24.44%
Administration	-0-	220,122		629	220,751	1,798,267	(1,577,517)		(1,577,517)	(1,342,414)	(235,103)	17.51%
ASSESSMENTS												
+	4,909,272				4,909,272	115,395	4,793,877	\$ 440,592	4,353,285	4,366,955	(13,670)	-0.31%
Totals	\$ 4,909,272	\$ 1,583,745	\$ 685,812	\$ 26,408	\$ 7,205,236	\$ 7,261,013	\$ (55,776)	\$ 440,592	\$ (496,369)	\$ (639,778)	143,409	-22.42%

CAPITAL EXPENDITURES Seven Months Ended July 28, 2024			
	TOTAL RESERVE FUNDS	NEW CAPITAL ADDITIONS FUND	TOTAL CONTRIBUTION TO CAPITAL
2024 Beginning Fund Balances	2,270,763	42,703	4,506,017
Interest Income			-
Bank Fees/Discounts Taken			-
Assessments Earned	1,600,000	54,491	1,654,491
Other Income/Expense			-
PURCHASES BY AMENITY			
Golf Course	(47,011)	(8,075)	(55,085)
Country Club			-
Bar			-
Marina	(31,114)		(31,114)
Snack Shack	(8,255)		(8,255)
Swim Center			-
Stables	(91,016)		(91,016)
Recreation			-
Roads & Facilities Maintenance	(12,485)		(12,485)
PROPERTY OWNER SERVICES	-		
Safety			-
Administration	(1,800)	(3,225)	(5,025)
Non-Capital Reserve Expenses	(759,824)	(2,591)	(762,415)
Total expense for property and equipment additions and reserve expenses	(951,504)	(13,891.01)	(965,395)
Adjusted Fund Balances	\$ 2,919,259	\$ 84,353	\$ 5,195,113

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.

MONEY MATTERS

DAN SZATHMARY, CAFM – ASSOCIATION CONTROLLER

IT'S THAT TIME OF YEAR ONCE AGAIN. BUDGET TIME

Last year about now, if you have been following PML News for a while, I went into detail about how the process works. How it involves department managers, Budget and Finance committee members, and a deep dive by each Board Member into each department budget, line by line. Most importantly, it goes under final review in a public meeting where key decisions and adjustments are made. This is based on a discussion of any pertinent issues, and feedback from membership. Much like several other important issues, the annual budget can be a source of controversy, as we determine how to collectively manage the money of all of the members, over 8000 of them, spread out between over 3000 properties. It is an exercise with several layers of oversight and deliberation, all with the end goal of finding what is collectively wanted and best for over 8000 members with at least a couple hundred different wants and opinions. Though we know there is no such thing as making everyone happy all of the time, we endeavor to represent the desires of most of the people, most of the time. The only real tool we have to gauge this consensus is what we hear from members, before the budget process is finalized. After the budget is in place? Your opinion is still considered, but not much we can do about considering it until budget time the following year. We would also love to hear

input and opinions from more members in general, so we don't have to rely on what could just be a vocal minority. We review and consider amenity fees, reserve funding, expected revenue from various sources; and ultimately need to determine how much assessment income is needed to carry the association through the year. No one wants to pay higher HOA fees, just as everyone wants to enjoy what they provide. There is the tradeoff between assessments and amenity fees to consider. Want fees for access to your amenities to be lower, or to perhaps not exist at all? This can happen, but the money has to come from somewhere. Each dollar not collected in a fee, will ultimately put upward pressure on how much of an assessment increase will be needed. Also consider that between fees paid by members at amenities, and dollars levied in assessments, it is a zero sum game. Member money is member money. It will always have to come from somewhere. How aggressively should we fund our reserves? Some want us to fund more aggressively, while at the same time having issue with an increase in assessments. As I noted in my last article, there is a direct tradeoff there, we who serve your interests as community managers need as much information from as many members as possible. That equips us as well as possible to make a good determination of, at best, what most of the people want most of the time. Have also heard a lot of wants for

upgrades and expansions. Things such as a new Pool/Fitness center. Expanding the footprint and capacity of the Marina. Further development of the Campgrounds and surrounding amenities. The list is long. The money is here to make that happen, we just need to get a good idea of how many people want what, and decide where that money will come from. If you are a paying member, you probably agree the best place to get that money is not from fees and assessments paid by members; but fees, merchandise, and services paid for by people that come to enjoy our community but don't actually own property here. That is where the zero sum game ends, and the money to supplement maintenance and growth from outside the community begins. As with everything else, there is a tradeoff there as well. Want a similar level of service and money to improve our community, but hate STR's? Then fees and assessments will have to be higher to achieve the same result. Guests and renters, both long and short term dump a lot of money here. Want shorter lines at the Marina, or less traffic on the golf

course? Same thing. There is no right answer to these questions, nor are two people in this large and diverse community likely to be in 100% agreement on where we should land on the various tradeoffs when making budget decisions. There is a wrong answer, however. Silence. At least until budget time is passed and the decisions have been made already. Every want, need, and opinion is heard and considered. Your money management people are here to serve, and don't have a personal opinion of how your money should be spent. The more information we have from more members, the better we can be at serving this wonderful community, and the more equipped we are to make decisions in line with what makes most of the people happy, most of the time. Looking forward to hearing more of your wants and needs as we form your budget for 2025 over the next couple of months. Standing by! Contact me anytime. Controller@PineMountainLake.com or 209-962-8606.

PAY YOUR PML PAYMENTS ONLINE

Did you know you can make your payments online?

Online Bill Pay is available on
www.PineMountainLake.com.
*Pay via your credit card,
it is quick and easy!*

PML AUTOMATIC PAYMENT PROGRAM

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

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

LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	1	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

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.**

SUPPORT FOR THE PMLA BOARD

I would like to express my support for this PMLA Board. I purchased my house in PML in 2017. As a newcomer, I wanted to get to know people and become an active member of this community. I did that by joining clubs. Some of the clubs I joined include: Residents Club, Ladies Club, Friends of the Lake, Friends of Groveland Library, Aviation Association, noodling at the lake, Quilting Club, Pinochle Club, and Mahjong at the Little House.

I've met many people at these gatherings and made friends and acquaintances. These groupings offer a chance for the newcomer to meet and incorporate into the local culture.

I've worked at and attended many fundraisers for great causes in Groveland, including: Memorial Day BBQ, Labor Day BBQ, Tuolumne

Trails, Southside Community Connections –often referred to as the Little House, Airport Day, Stuff the Bus, and STCHS Wine Cruise.

These activities help provide our local schools with books, clothing, scholarship, as well as bringing enrichment to our entire community. I have met many of our present board members at these activities. They have often been board members of these programs and many times founding members. Their spouses/ partners are also generally very active in these wonderful parts of what creates a cohesive Society. I thank them and their significant others, too, for their perseverance in the face of this crowd of inelegant opposition which is often hostile and combative and sometimes frightening. Bless you for your service in the face of all that.

Patricia Gibson
Groveland, CA



PML Website



PML Facebook Page

BE SURE TO LIKE OUR PMLA FACEBOOK PAGES:

Facebook.com/PineMountainLakeCA

Facebook.com/PMLARecreation

Facebook.com/PMLMaintenanceDept

Facebook.com/PMLGrill

Facebook.com/PMLAEquestrianCenter

MAINTENANCE MATTERS

RICK LAFFRANCHI – MAINTENANCE MANAGER

"September days have the warmth of summer in their brief hours, but in their lengthening evenings a prophetic breath of autumn" – Rowland E. Robinson

September is here; the crowds are thinning, the temp is cooling, but the work continues to build. The Buildings and Grounds crew continue to have their work come in. This month we have planned an LED light retrofit for the Cart Barn, this will provide us dramatic cost savings utilizing only about 15% of the current fluorescent tubes and drivers power consumption. Repainting of the handrails at the country club as well as the Lake Lodge will also take place. This will be done with a white paint to lower the temperature on the handrails. Additionally, at the Lake Lodge the existing walkway will get overhead solar lighting to help make the path more manageable at night. The Barn at the stables continues to be updated and fire hardened with new Hardy plank siding and a new barn door with hardware to

adorn the front of the building.

The Facilities crew continues to be extremely busy. This month the crew will be performing extensive work within the spillway of the dam in preparation for our November visit from DSOD. This work will include vegetation removal and manhole cover removal in preparation for Borescope work. Additionally concrete repairs will be performed to prevent further cracking or flaking of walls or floors. In addition to the work at the dam the team will be repairing/ replacing a 24" culvert on Wells Fargo, replacing fencing on the Big Creek trail, all while continuing to perform crack sealing and curb work throughout the association. As you can see, we are staying busy, so remember enjoy each day and embrace the beauty of this wonderful association. Have a great month!

Additional information:
Work orders performed; preventative, predictive and emergency. 3635
Year to date budget: PMLA Maintenance UNDER BUDGET ***\$210,490.16***

GET IMPORTANT NEWS VIA EMAIL



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

— NOTICE —

Listed below are ALTERNATE phone numbers for
EMERGENCY use during power/phone/internet outages:

DEPARTMENT OF SAFETY – MAIN GATE
1-209-768-8600

PMLA ADMINISTRATION OFFICE
1-209-768-3998

THE GRILL AT PINE MOUNTAIN LAKE
1-209-962-8658

NOTICE

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

The PML News is mailed to approximately 3500 PML property owner households each month. Up to 500 copies are rack-sold in the local Groveland area. Our circulation reaches approximately 1200 full-time, resident, PML property owners and approximately 2300 “weekender,” non-resident, property owners who maintain primary residence in Northern California, in Southern California, or in other states. For more information regarding the PML News, please call the PML Administration Office at 1 (209) 962-8600. We greatly appreciate your contributions but please note that the PML News fills up very quickly – often by the 7th or 8th of the month (long before the 10th deadline). To ensure that your submission is reviewed for publication please submit in full and as early as possible. Please remember that the PML News is limited in capacity and your submissions are reviewed on a first-come-first-served, space-available basis.

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

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

SUBSCRIBE TO THE
PML NEWS
TODAY!

NAME _____

UNIT _____ LOT _____

MAILING ADDRESS _____

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

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

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

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*.

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

PML SAFETY REPORT

	1st Qtr	2nd Qtr	JULY	YTD
Guest Passes Issued	2,246	4,192	2,620	9,058
Vendor Passes Issued	989	1,520	583	3,092
Temporary Resident Passes Issued	2,123	5,593	3,224	10,940
Vehicles Admitted	27,669	48,415	22,448	98,532
Vehicles Refused Entry	689	1,307	647	2,643
Phone Calls Received	6,079	8,185	3,270	17,534
Residential Alarm	13	10	3	26
Animal - Loose	24	28	8	60
Animal - Impounded	8	12	2	22
Animal - Dead/Injured	6	27	13	46
Animal - Disturbance	1	4	5	10
Patrol Assist	308	465	221	994
Public Assist	22	31	9	62
Welfare Check	6	6	0	12
Transport	8	6	0	14
Traffic Hazard	3	1	3	7
Traffic Control	3	2	0	5
Excessive Speed/Reckless Driving	1	9	1	11
Gate - Tamper	0	0	3	3
Gate - Follow Through	23	41	29	93
Gate - Malfunction	18	23	3	44
Gate - Struck by Vehicle	12	21	5	38
Control Burn Reported	164	77	0	241
Fire Safety - Smoke Complaint	4	4	1	9
Hazard - Tree Down	6	1	0	7
Residential Disturbance	6	5	3	14
Amenity Burglary*	1	0	0	1
Residential Burglary	1	1	0	2
Grand Theft	1	0	0	1
Petty Theft	0	2	1	3
Trespassing	2	7	5	14
Vandalism	2	1	1	4
Property Damage - PML	1	4	1	6
Property Damage - Resident	3	0	0	3
PML Regs Violations Resident	1	3	3	7
PML Regs Violations Guest	0	0	2	2
Vehicle - Citation Issued	4	4	8	16
Vehicle - Accident PML	1	1	1	3
Patrolling Unit	3,749	2,922	905	7,576
Amenity Security Check	6,211	6,1701	1,923	14,304
Residence Security Check	543	398	162	1,103
Monitoring Tennis Courts	0	0	0	0
Weapon Violation	0	0	0	0
Fixed Post	7	3	2	12
Courtesy Notice Issued	37	39	20	96
All Other Fees Collected	\$119,104	\$300,257	\$170,965	\$590,325.30

FEEDING OUR WILDLIFE

CARRIE HARVEY-COMMUNITY STANDARDS SPECIALIST

It's September, which means Fall is right around the corner! Along with Fall, comes the time where all of our wonderful wildlife start to get ready for the winter months ahead. They start collecting their nuts, making their dens, and get ready to hunker down. With that being said, please let them do what's natural to them, do not add to their diets by feeding them human food. Our food can be dangerous and unhealthy for them.

Per California Department of Fish and Wildlife, feeding the wildlife is illegal in the State of California. Section 251.1 of the California Fish and Game code states that feeding a wild animal can be considered animal harassment. People can be fined up to \$1,000 for feeding a squirrel in California. Animals that feed on human food can lose their ability to forage naturally. So, when you see these cute creatures around your property, please just admire them from afar. They can also become aggressive towards humans if they are feeding on your garbage, birdseed or are fed by hand. The wildlife sees it as a buffet, and they will come back for it. This is not safe for you or them.

Please remember, if you are out and about on our roadways in Pine Mountain Lake, slow down and go the 25 mph posted speed limit. We have fawns, bear cubs, baby raccoons, etc., that roam our neighborhood. Let's all keep them safe. They bring beauty to PML, that so many of us enjoy!

GOVERNING DOCUMENT ENFORCEMENT ACTIONS JULY 2024

Courtesy Notices	92
Notice of Non-Compliance	23
Final Notice of violation	10
Fines Assessed	11
Member Service	966

24/7 RENTAL COMPLIANCE HOTLINE

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

1-209-231-4543

FROM THE FRINGE

MIKE COOK – PGA HEAD GOLF PROFESSIONAL

The Golf Shop is open 7 days a week from 7:30am until 6:00pm and our staff and I are here to assist you so please call us if you have any questions at 1-209-962-8620.

UPCOMING EVENTS

Ladies 9-Hole Golf Club
Weekly Play Day – Thursdays

Ladies 18-Hole Golf Club
Weekly Play Day – Thursdays

Ladies 18-Hole Golf Club
Club Championship
Thurs/Tues/Thurs Sept. 5/10/12

Men’s Golf Club
Italian Open – 4 Man Team; Scramble
– Saturday September 14

Men’s Golf Club
Fall Classic – 2 Man Team; Chap.
Scotch Wednesday September 18

Ladies 18-Hole Golf Club
Pine Tree Invitational
Thurs/Fri/Sat Sept 26/27/28

Greens Aeration
Fall Greens Aeration (Course Closed)
Mon/Tues Sept 30/Oct 1

GOLF COURSE FIRST TEE TIME

In September, the first tee time of the day will be 8:00am. If you would like to make a reservation or have any questions, please call the Golf Shop. PML Property Owners can make a reservation up to 14 days in advance.

DRIVING RANGE

As of September 1, the Driving Range will be open from 7:30am until 4:30pm. Last ball hit at 4:30pm.

NEW PINE MOUNTAIN LAKE GOLF WEBCAM

On the pinemountainlake.com website we now have a live webcam

that looks down the 10th hole. Click on the Amenities tab, then go to and click on the 18 Hole Championship Golf Course tab, then scroll down to and click on the Golf Course Webcam. You will be able to see the live conditions at the Golf Course.

HOLE-IN-ONE’S

Congratulations!!! To the following Pine Mountain Lake Golf Club Members who made a Hole-In-One at Pine Mountain Lake in 2024:

Paul Purifoy – May 1 – Hole #17 – 158 Yards

Matt Alvarez – July 5 – Hole #14 – 143 Yards

CALLAWAY GOLF CLUB TRIAL SETS

The NEW Callaway PARA\DYM AI Smoke 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.

SOUTHERN VALLEY SENIORS

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

PUNCH CARDS

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

NEW PINE MOUNTAIN LAKE PROPERTY

OWNERS

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

MEN’S & LADIES GOLF CLUBS

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

PROPERTY OWNER ANNUAL GOLF CART RENTAL AGREEMENT

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

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

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

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

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

Insert the divot tool just outside the edge of the ball mark, use the divot tool to mend in the outside portion if the ball mark towards the middle. Then use you 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
- Food & beverage menus and ordering
- Receive notifications concerning special events
- Weather information

KEEP FURRY FRIENDS OUT!

SALLY OWENS – RENTAL COMPLIANCE COORDINATOR

Securing your trash cans is essential to prevent wildlife from getting into them and causing problems. Animals such as raccoons, deer, and bears are attracted to the scent of food leading to overturned cans and scattered trash. To reduce these occurrences, use tight-fitting lids and consider securing them with a bungee cord or other fastener. Clean out your garbage cans regularly to remove smells that could attract animals and consider spraying ammonia in your cans as a deterrent. Consider the placement of your cans and store them in a garage or shed if possible. Avoid placing them in your holder, driveway or roadside until the morning of your scheduled pickup day to minimize the time they are accessible. Bear boxes are approvable to have on your property and you may contact the Environmental Control Committee for additional information. Taking these precautions help maintain cleanliness, protects local wildlife from ingesting harmful materials and reduces the likelihood of unwanted animal encounters in our community.

If you are considering making compliant changes to the exterior of your home and would like to review the ECC Guidelines, scan the QR code to



access [pinemountainlake.com](https://www.pinemountainlake.com), select the “Members” tab then “Governance” and sign in to review our Governing Documents. Remember to submit your plans to the Environmental Control Committee for prior approval online at <https://www.pinemountainlake.com/ecc-project-submittal-process/>. While you are checking out our website, be sure to check out the Community Standards page. There you will find other resources such as the Guest & Renters Handbook, a resource for renters to learn about the PML community standards and provide them with information about our fun amenities. You will also find the link to the Rental Compliance Hotline to report non-emergency short-term rental problems and our FAQs for answers to those commonly asked questions.

Tuolumne County Fire Department now requires all short-term rentals to have a Fire and Life Safety inspection. In order to schedule an inspection, please start with verifying that your rental property is registered with Tuolumne County’s Tax Collectors Office. If you need to register, please call 1-209-533-5544. After you have completed your registration, you may proceed with scheduling your fire inspection.

As always, please do not hesitate to reach out to me with any questions or concerns by calling 1-209-962-1245 or sending an e-mail to rcc@pinemountainlake.com.

Happy Renting!

LESSONS ON COLLABORATION

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

Like many children, I grew up basked in the glow of the pixilated worlds just beyond the television screen. Worlds where a purple dinosaur helped me clean my room, and a puppet vampire helped me learn to count. From more grounded worlds where Mr. Rogers opened his door and welcomed me to the neighborhood, to more fantastic worlds where turtles were ninjas that ate pizza, and fought crime. But, in all these worlds, there was always an overarching theme of working together—of being better because so many different parts came together to make a whole. And, as maudlin as it sounds, I am proud that I, as well as so many others, have carried the spirit of those messages into adulthood.

So, in the spirit of collaboration, and working together to make many parts become a whole, we have implemented a process which ensures that Pine Mountain Lake, Groveland Community Service District (GCSD), and Tuolumne County are all on the same page when it comes to various construction projects.

Step one: Submit your conceptual plans for your new home, addition, garage, deck, patio, etc. to the Environmental Control Committee (ECC). You can do so online at: <https://www.pinemountainlake.com/ecc-project-submittal-process/> or use the QR Code.

Step two: Once you have been granted conceptual approval from the ECC, you will need a GCSD Special District Authorization for Construction. For information on this form, and their portion of the process, you can reach out to GCSD at 1-209-962-7161.

Step three: Once GCSD grants their Special District authorization, Tuolumne County can approve a building permit. For information on Tuolumne County permits, you can reach out to them at: 1-209-533-5633.

Step four: Provide the ECC copies of the Special District Authorization, Tuolumne County permit, and County stamped plans, and the Committee will grant full approval, and schedule all necessary inspections.

This process helps ensure that projects don’t get approved that may interfere with any easements, property setbacks, or rules and regulations for each of the involved entities. It is designed to guarantee that your time and money are not wasted, and that we continue to build a neighborhood that Mr. Rogers would be proud of.

As always, please do not hesitate to reach out with any questions. 1-209-962-8605 or ecc@pinemountainlake.com



FIRE SAFETY

JOE MILANI – FIRE SAFETY COORDINATOR

Just a reminder, Pine Mountain Lake requires all properties to comply with fire safety standards year-round. All member properties shall be fire safe compliant, to the boundaries of each property (i.e., from property pin to property pin). For more information on members’ responsibilities regarding Pine Mountain Lakes fire safety standards, please contact the Fire Safety department

at 1 (209) 990-5260 or drop me an email at fsc@pinemountainlake.com

The fire safety team has observed some properties in the Association that have not yet cut their grasses or corrected other fire safety violations. Cutting your dead dry grasses and weeds annually is one of the most critical steps in achieving defensible space. Flash fuels such as grass can ignite easily and spread very fast, igniting ladder

fuels and other dense vegetation. This allows a fire to get out of control faster, making firefighting efforts more difficult. It’s not too late to make your property fire safe. Below you will find some helpful tips for starting your defensible space project.

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

- consider removing flammable plants. (i.e., ornamental juniper, leyland cypress, and rosemary).
- o Remove leaf litter, needles, and all debris 30ft around structures.
- o Keep vegetation thinned within 100 feet of the structure.
- o Cut all seasonal grasses and weeds (pin to pin).
- o Prune tree limbs back 10 feet from roof and structure.
- o Clear fallen debris from roof, gutters, window wells, and under decks.

(Continued at right)

TEE TO GREEN

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

On July 2nd we hosted a visit from USGA Agronomist Brian Whitlark for an onsite course consultation. Brian is the regional director of the West region for the USGA Green Sections Consulting Service.

Brian Whitlark graduated with a Masters in soil science with an emphasis in Turfgrass. He worked in the turfgrass industry for ten years prior to joining USGA Green Section in 2008 as an Agronomist for the West region. Brian is a certified professional soil scientist and visits over eighty golf courses per year while conducting Course Consulting Services.

Here are some of the highlights from Brians report:

EXECUTIVE SUMMARY

BRIAN WHITLARK

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 was another wet winter at Pine Mountain Lake. This is great for the reservoirs but creates additional work on the golf course. There are still a few springs running, and they have created saturated conditions on a few

areas within fairways. The agronomy team continue to impress me with the projects they are able to complete each year in addition to maintaining a good-quality playing experience for members and guests. A brief summary of the topics discussed in this report is included below:

- Putting greens. The putting greens are in excellent condition with full turf coverage and excellent surface strength. The focus will be to survive the upcoming high heat and to resume sand topdressing to dilute surface organic matter.
- Irrigation. The team continue to work toward supplying secondary power to the entire irrigation system should you lose power for more than a few days. It will also be recommended to raise and level sprinklers around putting greens.
- Nursery green and fairway. An excellent improvement project will be to build a new nursery putting green and a nursery with hybrid bermudagrass to facilitate sodding on tees and localized areas in fairways and approaches.
- Course improvement projects. I continue to be impressed with the course improvement projects this team can complete each year despite having such a small labor force. Most

recent projects include a lake project on No. 9, new infrastructure at the turf care facility including a new chemical storage bin and fertilizer storage, and the bunker project on No. 11. We will discuss a few additional projects to consider for the next few years.

- Trees. It appears the cypress trees are nearing the end of their useful life, and some are in serious states of decline. Strategic tree removal will be necessary on an ongoing basis. Strategic tree planting may also be considered; however, any tree plantings should be made in areas that do not impact turf health and playability.

PUTTING GREENS OBSERVATIONS

1. Turf Density

It was great to see the bent grass/annual bluegrass putting greens in great condition with excellent turfgrass density and coverage on July 2nd. The greens are in good health headed into the most stressful months of the year.

2. Shear Strength

Shear strength was measured in late July during my visit last year and again during this visit.

- Last year, No. 5 green had an average value of 16 Newton meters (Nm). The value this year was 21 Nm.
- Last year, No. 11 green had an average value of 21 Nm. The values this year ranged from 17 to 25 Nm. These measurements indicate the greens have excellent surface strength and are in good shape to hold up to ball marks and the upcoming heat.

3. Firmness

I utilized the USGA GS3 device to measure putting green firmness. A value of 0.500 indicates a very soft green prone to deep pitch marks. A very firm surface will have firmness values ranging from 0.300 to 0.330 inches.

- Number 5 green had a firmness value of 0.420 inches.

- Number 11 green was softer with a value of 0.463 inches. The greens can be classified as very receptive. The high values also indicate elevated surface and organic matter.

4. Thatch and Organic Matter

We collected organic matter samples last year and again this year on green Nos. 5 and 11. I recently received the test results from 2024.

- Number 5 green had a value of 6.1% in 2023, which is consistent with the national average. This year, the value was 7.73%, just slightly higher than the national average. I am confident that this increase is a good development for these greens and has resulted in greater surface strength.
- Number 11 green had a higher surface organic matter value at 8% in 2023. This year, the value was 8.53%.
- We also tested No. 1 green this year. The value is 7.72%. We tested No. 1 green in 2020 and the surface value was 7.35%.

CLOSING COMMENTS:

Thank you for the opportunity to spend the morning with Mr. Abbott and Mr. Groothuyzen to tour the golf course and discuss both short-term and longer-range agronomic planning and course improvement projects. I was happy to see that, on the 2nd of July, the golf course is healthy and in good condition heading into the most stressful months. Unfortunately, the team has not been able to hire the normal seasonal labor and therefore it will be more difficult than ever to complete any course improvement projects beyond the typical daily tasks of mowing, golf course setup and water management. I wish you the best over the hot summer months and look forward to working with you to build a new nursery green. Thank you for your continued support of the USGA Green Section.

The entire report is up on the Pine Mountain Lake website for your reading pleasure.

(Fire Safety Continued)

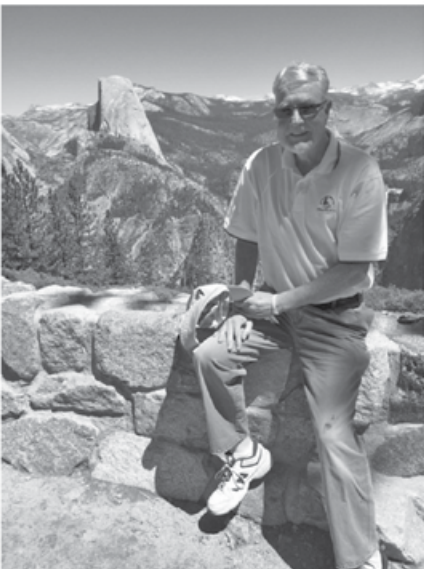
- o Prune green tree branches 6 feet up from the ground.
- o Prune dead branches 15 ft up from ground.
- o Remove dead and downed branches, trees, logs, shrubs, and brush (pin to pin).
- o Remove dead standing trees (pin to pin).

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

low batteries immediately.

Lastly, fire safety inspections will continue in Pine Mountain Lake. Remember a fire safe community begins with you! If you would like an inspection of your property, or you are looking to educate yourself more, our fire safety team would love to help. If you have questions or concerns regarding fire safety, you can contact Amanda Birmingham at 1 (209) 990-5263 or email her at inspector@pinemountainlake.com. I can be reached at 1 (209) 990-5260 or Email fsc@pinemountainlake.com.

Meet Chuck Obeso-Bradley, Incumbent
Leadership, Experience, Stability



For the second time in 5 years, the same group that pushed the failed Recall of the PML Board in 2019, recently forced another Recall Election, which failed again with a similar voting margin of 40% to 60%. I want to thank all those who showed their support of the PML Board by voting against the Recall, and I am again asking for your vote in the November election.

Since there will be two openings on the Board in the November election, I am also asking you to vote for my friend and colleague **Craig Prouse**, who is currently the Board Treasurer. You can learn more about my candidacy by visiting my FaceBook page, **Chuck OB for PML Board**.

A little about me... My name is Chuck Obeso-Bradley, and I am currently the President of the PML Board of Directors. My wife and I bought our little slice of heaven here in 2001, and over the years our entire family has enjoyed all that PML has to offer. We are “Off the Hillers” - we split our time between PML and our other home in the greater Bay Area, so we know well the joys and the challenges of maintaining two residences.

I was fortunate to have two rewarding careers in both the public and the private sectors before I retired. For 24 years, I served as a school teacher and administrator, including my last assignment as a Small School District Superintendent. In 2000, I jumped at the chance to work with one of the largest (at the time) educational publishers in the world, where I served in a variety of roles, including Interim District Manager for the California Sales Team.

Before being elected to the PML Board in 2021, I was active in PML Clubs and Committees. I served as Vice-President and President of the Men’s Golf Club, and I was also active on the Waterfowl Committee and Goose Patrol, as well as the Lake & Marina Committee. Currently, I am also a member of the Safety Committee and the Equine Advisory Committee.

All of our wonderful PML amenities are important reasons why we and so many others purchased here, and I want to do everything I can to maintain and improve them, while keeping the costs reasonable.

PLEASE VOTE IN THIS IMPORTANT ELECTION

CRAIG PROUSE – INCUMBENT
BALANCE, RESPECT, AND CONTINUITY FOR THE FUTURE OF PML



Neighbors, I remain committed to serving you on the Pine Mountain Lake Board of Directors.

Audrey and I first came to PML as fly-in visitors in 2001. We purchased our weekend property and future retirement home in 2010, then a second property in 2017. After 24 years as an engineer at Apple, I retired in 2013, to pursue personal interests. I have strong ties to the greater Groveland community, volunteering with Brainy Groveland to tutor at Tenaya Elementary and supporting Audrey’s philanthropic work. Since 2021, we make PML our full-time residence. I have experience, respect, and empathy for full-timers, part-timers, vacationers, and rental property owners. I am committed to pursue policies that strike an equitable balance for all these constituencies within PML.

I came prepared with 17 years of experience as the treasurer of a homeowners’ association in Mountain View, where I was responsible for all aspects of budget planning, accounts payable and receivable, insurance, state and federal tax filings, and real estate transactions. I have been well-equipped to work for you in preparing PML’s annual budget, reviewing monthly transactions and financial results. Whereas PML is a much larger organization, I deeply appreciate the talent and dedication of our employees who keep all our great amenities and member services running day to day.

During my three years on this Board, I have worked extensively on the Governing Documents Committee as we develop revisions to adjust to changing law on matters from STRs to ADUs and lot mergers. More recently, I have chaired the STR Permit Policy Committee in which we have developed standards mutually acceptable to residents and rental property owners, in coordination with new county ordinances. In a second term, I would expect to see these efforts come to fruition.

Your incumbent Board of Directors, including Chuck Obeso-Bradley, Karen Hopkins, Mike Gustafson, and Brian Watson, are a diligent and experienced team with a wealth of personal and professional experience and institutional knowledge. I humbly ask for your votes to re-elect Chuck Obeso-Bradley and myself so that we can continue our works in progress and leave the recent unpleasantries behind us.

DINNER MENU

WED. & THURS. 5PM – 8PM

FRI. & SAT. 5PM – 9PM

SUNDAY 5PM – 8PM



APPETIZERS

Sesame Chicken Bites

tender chunks of tempura chicken tossed with an orange sesame sauce, roasted peanuts, and green onions **16**

Asian Lettuce Wraps

Ground pork, shredded carrots, water chestnuts, and hoisin sauce
Served with crisp butter lettuce **15**

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 **14**

Marsala Mushrooms

Sautéed in garlic, onions and Marsala wine then finished with parmesan cheese & fresh basil **15**

Avocado Toast

lightly grilled sourdough, creamy avocado, tomatoes and arugula with green goddess dressing **15**
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 & 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**

Goat Cheese and Beet Salad

Fresh tossed greens with goat cheese, beets, fuji apples, red onion, prosciutto, cashews, and a blood orange vinegarette **24**

CLOSED MON & TUES
RESERVATIONS ARE
REQUIRED FOR DINNER
CALL **1.209.962.8638**

Please note: prices and items subject to change

ENTREES

8oz Prime Sirloin

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

T-Bone Steak

20oz choice certified angus beef topped with a house made chimichurri sauce, served with baked potato **55**

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 Wasabi Salmon

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

Grilled Chicken Terriyaki

Thinly pounded 8oz chicken breast marinated in teriyaki sauce, served with rice pilaf, fresh vegetables, and teriyaki dipping sauce **25**

Chicken Curry

Tender chunks of chicken with braised onions and pineapple, tossed in coconut milk and curry spices. Served with white rice and tzatziki sauce **26**

Corriander Pork Chop

White Marble Farms bone-in pork chop with a coriander and cumin rub, topped with caramelized onions and roasted Fuji apples **32**

Build Your Own Pasta 16

Pasta Options: Penne, Linguini, or Fettuccini

Sauce Options: Marinara, Alfredo, or Pesto

Add Vegetables - **6** | Add Chicken - **6**

Add Italian Sausage - **6** | Add Shrimp - **8**

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.

REVISED. 05.20.24

COME WATCH FOOTBALL ON
MONDAY
NIGHT

AT THE GRILL AT PINE MOUNTAIN LAKE

Starting Monday, September 9.

\$6.00 NY Style Slice of Pizza
Cheese or Pepperoni
(No Substitutions)



\$5.00 draft beers
\$5.00 well cocktails



For more information please call
1.209.962.8638

ANDREA WILSON – INTERIM FOOD & BEVERAGE DIRECTOR

Happy September Pine Mountain Lake! We have many new and exciting things happening at The Grill and 19th Hole Lounge. The 19th Hole Lounge is now open 7 days a week, come down for a cold beer and slice of pizza on September 9th for the kickoff of Monday Night Football. Wine down Fridays were such a success in August that we will be featuring this promotion on Fridays in September all month long.

Happy Hour at the 19th Hole Lounge is Monday – Friday from 3PM-5PM featuring draft beer and well cocktail specials.

Also, starting in September, the 19th

Hole Lounge will be hosting a themed trivia night the first Wednesday of every month. Join us September 4th for a fun filled night with a Sports & Booze theme hosted by our new Bar Lead, Amanda Leal.

Hours of operation for The Grill have also changed, join us Wednesday, Thursday, and Sunday from 11AM – 8PM or Friday and Saturday from 11AM – 9PM. Come in and say Hi to our new Floor Manager, Sarah McDowell.

Please give us a call at 1(209)962-8638 to make a reservation or with any questions you may have regarding the fun events we have taking place in September!

Upcoming Entertainment at The Grill

September 1st Doug Earley

September 6th..... Karaoke

September 14th.....*Leilani and The Distractions*

September 21st DJ Jordan with Sounds and Entertainment

September 28th..... Kickstart Band

***Be sure to “LIKE”
the Grill Facebook page at
www.facebook.com/PMLGrill***

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

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more information and prices.
www.PineMountainLake.com

A graphic for Nick Chase Pest Control. On the left, there is a logo with 'NICK CHASE' in small vertical text, a large 'NC' where the 'C' is a spider silhouette, and 'PEST CONTROL' below. Below this is a square logo with a green bug and 'ACE Associate Certified Entomologist'. To the right, an orange banner reads 'OUTSTANDING PEST CONTROL SERVICES'. Below that, in large white text on a black background, is 'RESIDENTIAL & COMMERCIAL', followed by the phone number '209-591-0184'. At the bottom is the website 'www.NickChasePestControl.com'. A small image of a mouse is on the right side.

**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**

**COMMUNITY
AIRPORT DAY
OCTOBER 5, 2024
FREE ADMISSION!**

**PML AIRPORT
NOON – 3:00 PM**

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

Bring a chair and enjoy the entertainment!

At the PML Airport – Our Community Resource!

Organized by Pine Mountain Lake Aviation Association

For more information, call 1 (925) 989-5186



Happy Labor Day!

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 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: _____

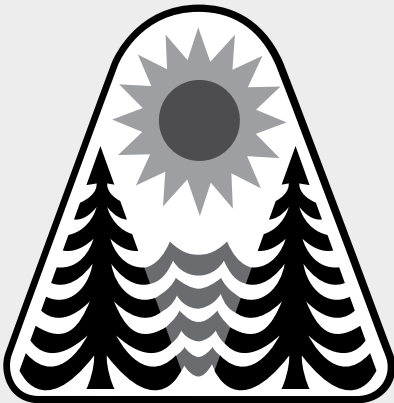
Signature: _____

**PROPOSED CHANGES TO
RESOLUTION #23.03
Pine Mountain Lake
Association Resolution
Accessory Dwelling Unit
(ADU) Policy**

In accordance with Pine Mountain Lakes’ CC&Rs, Article III, Section 7 (a) (ii)-Association Policies & Association Rules, the Board of Directors has approved a member review of the proposed amendment as shown below. This revision is being published in this issue of the PML News to give members the opportunity to review the proposed changes and provide feedback to the Board prior to adoption.

Legend:
Bold/Italic = **new text**
Strikethrough = ~~removed text~~

The purpose of this revision is to update the policy regarding the use and occupancy of accessory dwelling and junior accessory dwelling units in Pine Mountain Lake Association, in accordance with current state law.



Resolution 23.03
Adopted: 05/20/2023
Amended: ~~**/**/****~~

**PINE MOUNTAIN LAKE ASSOCIATION
RESOLUTION ADOPTING ACCESSORY DWELLING UNIT POLICY**

SUBJECT: Adoption of an Accessory Dwelling Unit Policy.

PURPOSE: To establish a policy governing the planning, permitting, approval, construction, use and occupancy of accessory dwelling and junior accessory dwelling units in Pine Mountain Lake Association.

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

EFFECTIVE DATE: _____ , 2024

WHEREAS, an Accessory Dwelling Unit (“ADU”) means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. AN ADU must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling (“SFD”) or multi-family dwelling (“MFD”).

WHEREAS, a Junior Accessory Dwelling Unit (“JADU”) means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

WHEREAS, a Guesthouse means a detached building occupied by guests without compensation of any kind as a condition of occupancy and used as sleeping quarters only, without cooking or housekeeping facilities.

WHEREAS, the Board of Directors has determined that the construction and occupancy of ADUs and JADUs in PMLA will impact the financial, operational, enforcement and maintenance needs of the Association;

WHEREAS, the State of California has enacted laws to allow the construction of an ADU or JADU on properties with an existing SFD or MFD;

WHEREAS, the stated purpose and intent of allowing ADUs and JADUs to be constructed on properties with existing SFDs and MFDs is to increase the amount of available, affordable long-term housing in California;

WHEREAS, the new ADU and JADU laws do not address the conflicts and negative impacts of adding additional housing to parcels in existing planned unit developments;

WHEREAS, the Board of Directors anticipates the influx of ADUs and JADUs in PMLA will increase the financial requirement from the membership due to an increase in operational needs and governing document enforcement activity to maintain current standards and the quality of life for residents in the community;

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

WHEREAS, the Board of Directors has determined that an ADU policy is necessary to protect the assets of the Association and its ability to repair, maintain and operate the facilities and common area and enforce the governing documents for the benefit of the membership;

NOW, THEREFORE BE IT RESOLVED, The Board of Directors adopts the following ADU policy and operational rules:

- 1. No ADU or JADU may be rented or leased for a period of less than 30 days.
- ~~2. No single-family dwelling may be rented or leased for a period of less than 30 days if the property also has an ADU, JADU or both.~~

2. Owner-occupancy is required in a SFD in which a JADU is constructed.

- 3. An ADU or JADU may not be rented or leased if an existing SFD or MFD on the property is being rented or leased.
- 4. No ADU or JADU may be rented or leased unless the property owner maintains and occupies the adjoining single-family dwelling or multi family dwelling as their fulltime, primary residence.
Alternatively, the property owner may maintain and occupy an ADU located on their Lot and rent or lease the single-family dwelling or multi family dwelling.
- 5. A Guesthouse is not an ADU or JADU. A Guesthouse may not be rented or leased.
- 6. No Guesthouse may be fully converted into an ADU.
- 7. No single-family dwelling may be fully converted into an ADU.
- 8. No multi family dwelling may be fully converted into an ADU.
- 9. Property owners who rent or lease their ADU or JADU must comply with all Association rental rules and policies.
- 10. The total floor area of an attached ADU shall not exceed 50% of the existing primary dwelling.
- 11. The total floor area for a detached ADU shall not exceed 1,200 square feet.
- 12. The required setback for an ADU shall be at least four (4) feet from side and rear lot lines.
- 13. All ADUs and JADUs shall also be constructed in compliance with applicable California law and Tuolumne County Ordinance Codes including, without limitation, Tuolumne County Ordinance Section 17.52.200.

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

Nothing in this Resolution is intended to unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct, an ADU or JADU consistent with the provisions of the California Government Code.

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

Respectfully submitted,

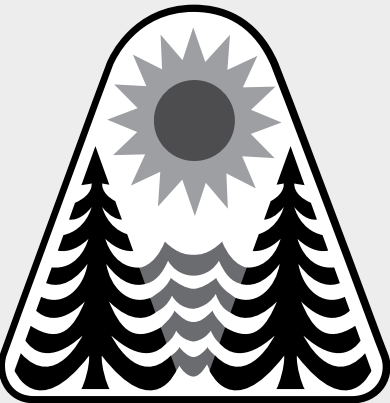
Chuck Obeso-Bradley **Karen Hopkins**, Secretary, **Board of Directors**

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

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

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

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



Resolution
Adopted: 2024

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

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

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

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

EFFECTIVE DATE: 2024

WHEREAS, a Short-Term Rental (STR) means one dwelling unit, including either a single-family residence, individual condominium unit or individual townhouse unit, rented for the purpose of overnight lodging for a period of not less than 1 day and not more than 30 days other than an ongoing month-to-month tenancy granted to the same renter for the same unit; *[TC Ord. 8.70.010K]*

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

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

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

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

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

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

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

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

- 2. Each STR must be an entire permanent habitable single-family dwelling unit. Individual rooms or guest houses (q.v.) are not permitted for STR. *[PMLA CC&R Art. VIII §1]*
- 3. STR owners are required to provide adequate parking for the number of vehicles of the occupants renting the dwelling unit. No parking is allowed on PMLA streets. Permit applicants must list the maximum number and location(s) of parking spaces located on the property with the application. Renters must be advised of the maximum number of vehicles allowable and approved parking locations on the property.
- 4. STR owners are required to preregister arriving renters by name for gate access, noting for the Safety Department that renters are arriving at a STR property.
- 5. STR owners are required to have adequate trash removal service, in accordance with Tuolumne County ordinance and PMLA CC&Rs, sufficient in quantity and adequately stored and scheduled to prevent trash being scattered by scavengers. *[TC Ord. 8.05.030B] [PMLA CC&R Art. VIII §9]*
- 6. STR owners are required to post county-mandated signage at the front of their property with the following information: unit and lot number and property street address. *[TC Ord. 8.70.050F]*
- 7. STR owners are required to provide detailed information inside the dwelling for renters, including vehicle parking limitations, trash disposal requirements, quiet hours, advise against trespassing, community emergency egress maps and other basic PMLA rules. *[TC Ord. 8.70.050B]*
- 8. STR quiet hours are required between 10 pm and 7 am. Regardless, any noise or sound that causes an unreasonable annoyance to the neighbors will be considered a violation any time of day or night.
- 9. STR owners are required to designate a contact person to respond to complaints regarding their property. The designated contact person must resolve a violation within 60 minutes, or the STR owner may be subject to a fine or action against their STR permit. *[TC Ord. 8.70.050A]*
- 10. At a minimum, all permit applications must contain the following information:
 - a. The address, Unit and Lot number, and assessor’s parcel number for the proposed STR home rental.
 - b. The name, address, telephone number, and email address of the owner of the STR home rental.
 - c. The name, address, telephone number, and email address of the local contact person for the owner of the STR home rental. The local contact person must be available for contact regarding any complaint, 24-hours a day.
 - d. State the number of bedrooms for the STR dwelling unit along with the proposed advertised maximum occupancy limit.
 - e. State the number of onsite parking spaces. Provide a diagram or photograph of the premises showing on-site assigned parking spaces in garages, driveways, or other parking areas.
 - f. Acknowledgement by the STR owner that residential sewage and septic systems are typically designed and sized for an assumed maximum residential occupancy, e.g. two persons per bedroom plus one person. State the date of last septic system inspection, if applicable.
 - g. Evidence of a valid transient occupancy tax registration certificate issued by Tuolumne County for the STR. *[TC Ord. 3.32.060]*
 - h. An executed waiver of liability holding harmless PMLA for any occurrence caused by a renter, whether on the rental premises or within the PMLA common area. State whether the property is covered by a policy of insurance including premises liability and the amount of coverage, if any.
 - i. Acknowledgement that the owner, agent, and local contact person have each read the policy and all rules pertaining to the operation of a STR home rental and they will comply with all requirements of same, to include by reference pertinent county ordinances. *[TC Ord. 8.70]*
 - j. State whether the property is exclusively used for rental operations, or whether the owner also at times occupies the property for personal use.

11. If an applicant for a new STR permit or renewal unintentionally provides information that is found to be inaccurate, the applicant will be provided a reasonable opportunity to correct any errors. However, if PMLA staff believes any application includes intentionally false information, staff may issue a notice of violation in accordance with PMLA Governing Document Enforcement Procedures.

12. An application for a STR permit must be accompanied by an initial fee established by resolution of the board. A permit is valid for one calendar year after it is issued and may be renewed by filling out a renewal application and the payment of an annual renewal fee, established by resolution of the board, only if there have been no significant changes which would affect the conditions of the permit as required in this policy.

13. If there have been significant changes to the unit or property that would affect the conditions of the permit, the owner must submit a new permit application with the accompanying new permit fee. If the annual renewal fee is not paid when due, the permit will be revoked.

14. If a PMLA property owner is found to be renting out their dwelling unit as a STR without an approved PMLA STR Rental Permit, this is a major violation of this permit policy. The penalty for operating an unpermitted STR may include a monetary fine, suspension of STR permit privileges before a new application may be submitted, or both, in accordance with PMLA Governing Document Enforcement Procedures.

15. Violations of PML rules and regulations by renters will be processed in the same manner as violations by the property owner. Property owners are responsible for the violations of their renters with the same due process protections, rights of appeal, and fine schedules.

16. In addition to regular PMLA Governing Document Enforcement Procedures applicable to all property owners, violations at STR rental properties shall accrue "points" per violation according to a schedule designed to identify ongoing problems and repeat offenders.

17. The penalty for exceeding the maximum "points" threshold at a STR property may include a monetary fine, suspension of STR permit privileges before a new application may be submitted, or both, in accordance with PMLA Governing Document Enforcement Procedures.

18. A property owner under suspension of privileges for STR may still rent out the property in the long term for a period of more than 30 consecutive days after properly registering their dwelling unit as a long-term rental.

19. All PMLA property owners who apply for and receive an approved PMLA STR permit agree to abide by all rules and provisions in this policy as a condition of receiving the approved permit.

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

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

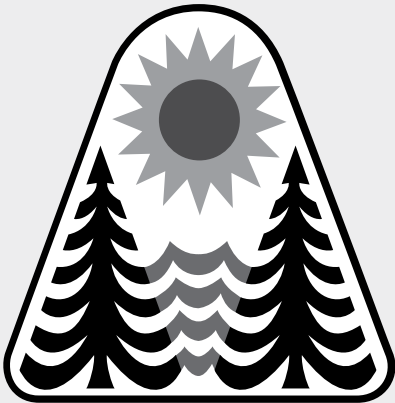
Respectfully submitted,

Karen Hopkins, Board Secretary

**PROPOSED ADOPTION
OF NEW RESOLUTION –
PINE MOUNTAIN LAKE
ASSOCIATION
RESOLUTION
LIFTING LOT MERGER
MORATORIUM**

In accordance with Pine Mountain Lakes’ CC&Rs, Article III, Section 7 (a) (ii)-Association Policies & Association Rules, the Board of Directors has approved a first reading for the proposed new resolution as shown below:
The resolution will be published for 30 days in the PML News to give members the opportunity to provide feedback to the Board prior to adoption.

The purpose of this resolution is to lift the previously adopted lot merger moratorium so that Owners may merge lots consistent with the proposed restated CC&Rs.



**PINE MOUNTAIN LAKE ASSOCIATION RESOLUTION
LIFTING LOT MERGER MORATORIUM**

SUBJECT: Adoption of Resolution lifting the Lot merger moratorium
PURPOSE: To lift the previously adopted Lot merger moratorium so that Owners may merge Lots consistent with the proposed restated CC&Rs

AUTHORITY: The CC&Rs, Bylaws, and Articles of Incorporation of the Association and California Law.

EFFECTIVE DATE: , 2024

WHEREAS, neither the current PML Bylaws nor CC&Rs include express provisions addressing Lot mergers within the Association;

WHEREAS, Article VIII, Section 18 of the current PML CC&Rs does contain an express provision prohibiting the further subdivision or severability of Lots within the Association;

WHEREAS, the Board of Directors on June 17, 2023 adopted a Lot merger moratorium suspending the merger of Lots within the Association until the proposed restated CC&Rs (which contain explicit provisions authorizing Lot mergers) could be put to a vote of the membership;

WHEREAS, the vote of the membership on the proposed restated CC&Rs has been delayed and may not occur for some time;

WHEREAS, in the intervening time between adoption of the moratorium and the current time, several members have expressed the desire to merge their Lots;

WHEREAS, the Board of Directors has now determined that the Lot merger moratorium is not in the best interest of the Association and instead intends to adopt a policy providing express provisions guiding Lot mergers within the Association which are consistent with the Association’s desire to protect the assets of the Association and its ability to repair, maintain, and operate the Facilities and Common Area for the benefit of the membership;

NOW, THEREFORE BE IT RESOLVED, The Board of Directors adopts the following resolution:

RESOLVED, that Resolution #23.04 adopting a Lot merger moratorium is suspended to lift the Lot merger moratorium effective immediately; and

RESOLVED, the following policy regarding combining Lots (i.e., mergers) shall be adopted in its place:

Combining Lots. The combining of Lots is not permitted without prior written Board approval. Once combined: (i) the Percentage Interest in the Common Area allotted to the combined Lots will equal the sum of the Percentage Interests in the Common Area of each of the combined Lots; (ii) the Assessments due and owing on the combined Lots will equal the sum of the Assessments levied against each of the respective Lots so combined; and (iii) the Owner of the combined Lots will continue to have the same number of votes assigned to the Lots before they were combined.

Respectfully submitted,

Karen Hopkins, Secretary, Board of Directors



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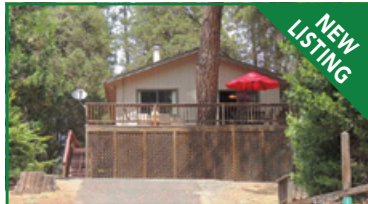
MOUNTAIN HOME RETREAT



**NEW
LISTING**

12557 Mt Jefferson \$429,000 2bds/2.5ba/3rd sleeping ste 2 car gar. Spacious & inviting near beaches and golf course, swimming pool, pickleball courts in beautiful Pine Mountain Lake. Plenty of parking, outdoor living on large covered balcony deck + a spacious back deck, 2223sf of living space on 2 levels w/entrance access on both levels. Open living rm area w/beautiful views, rustic stone hearth fp w/wd burning stove, lg dining & kitchen areas, breakfast bar, lg pantry, laundry off kitchen & access to large tall garage. A lg Main bdrm ste has covered patio access, nice views, lg bthrm w/double sinks, many cabinets for storage, 2 closets & private shower & commode. 2nd bdrm & hall bath on main level. Lower level lg family rm or add'l 3rd sleep area w/wd burning stove fp, wet bar, 1/2 bath. RV parking space, on the long nearly level concrete driveway.

GREAT GETAWAY



**NEW
LISTING**

13275 Wells Fargo \$239,000 2 beds/1 bath 912 sq ft on .27 acres Super cute 2 bedroom 1 bath spacious cabin in the Resort of Pine Mountain Lake, just 35 miles from Yosemite. What a great getaway from it all, just a few hours drive from Bay Area or Central Valley. Pine Mountain Lake HOA dues are \$264 per month and the amenities include the Lake access with 3 beach areas, Beautiful 18 hole golf course - also open to the public, Tennis and Pickleball Courts, a Swimming Pool, Airport, Equestrian Center, Kids Playground Areas located in Historic Groveland.

CLOSE TO THE LAKE



19955 Pleasant View Dr. \$449,000 3bed/3 bath 2043sf Super location close to Dunn Ct Beach! A grt lg & spacious family tri-level home in beautiful PML. Lg living rm w/wd burning fp heat stove w/stone hearth, spacious dining area, lg kitchen w/2 pantry closets, back deck patio access from dining & kitchen, breakfast bar, new LED lights, Lg Primary bedroom w/bath & guest bedroom & bath on one level & 2nd guest bedroom & bath on lower level. Large finished garage w/ newly painted floor, large paved parking area. Just perfect for full or part-time vacation living. Owner financing available.

SUPER CUTE CABIN!



**NEW
LISTING**

19952 Ridgecrest Way Unit 12 Lot 341 \$465,000 3Bd/3Ba/2Car 2277sf Built in 1993, this large & spacious mountain home features solar, a backup generator, tankless on demand hot water heater, RV parking space, beautiful tall ceilings, open great rm concept w/lg kitchen, breakfast bar, 2 add'l dining areas, brick wd burning fp, lg deck patio access w/tree views, brand new carpeting, 2 bdrms including main bdrm w/deck balcony access, hall bathroom, den/office, laundry rm w/storage on main living level. Lower level w/open bonus room or add'l sleeping area, Bathroom w/ shower, 3rd bdrm w/walk-in closet, access to enclosed patio w/hot tub & lg dry storage rm/shp. 2 car garage w/sink & 1 step to main level access.

BEAUTIFULLY UPDATED TURNKEY CABIN



**NEW
LISTING**

12505 Pine Brook Way \$499,000 4bd/3ba 1871sf Come and enjoy the fresh air and easy living in this updated cabin. Just 2 blocks from beach. Floor to ceiling picture windows in this A frame cabin, knotty pine & open beam ceilings, updated bathrooms w/travertine tile. Main level has beautiful high quality beveled engineered flooring, a huge rustic fp, kitchen w/granite counters, & pantry space. stainless steel appliances & knotty pine cabinets to complete cabin feel. Main level bdrm w/vaulted knotty pine ceiling & updated bath w/ faux electric fp. 3 add'l bdrms will accommodate everyone. Expansive deck wraps the entire front of the cabin & allows the pleasure of outdoor living while watching sunrise & sunsets. Well maintained. 69ac. One car garage.

CUTE & COZY SINGLE LEVEL



12699 Cresthaven Dr., Unit 4 Lot 485 \$279,000 3 Bed 2 bath 2 car Cute & cozy single level home in beautiful Pine Mountain Lake. Affordable & adorable, full or part-time, this mountain home is located near Lake Lodge Beach and Playground in beautiful Pine Mountain Lake & also short drive to Fisherman Cove, Playground & Tennis Courts. This home has solar for energy efficiency plus a cozy wood burning fireplace with rustic stone hearth, central heating & air conditioning & an easy one step front entry access. The kitchen has a large pantry, there is a spacious dining area and living room area.

COMMERCIAL PROPERTY



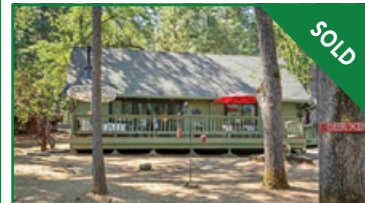
13051 Boitano Rd Commercial property OWNER FINANCING \$799,000 2.27ac Buildings total 9422sf Business Opportunity Potential!! Known as Down to Earth, locally owned & operated as a garden nursery supply source, landscape & paving construction business located at Ferretti & Boitano Roads, just outside of PML, is for sale. This commercial property location w/existing buildings, vast spacious grounds, structures, shop areas & garages, can accommodate a variety of uses for the next business entrepreneur. The property itself is for sale, not the business. Please contact Chris Lake at 209-768-6156 or Gina Hernandez at 408-506-6944 for additional information & a tour.

COMMERCIAL PROPERTY



17870 Hwy 120 \$449,000 3.74ac on Hwy 120 just 25 miles west of Yosemite National Park. The Property has 2 metal warehouse style buildings w/a total 3000sf. Presently being utilized as auto repair shop & auto salvage. Tenants would like to stay if possible but not required. Rent is month to month at this time. Property is on both sides of Hwy 120. The section on the south side of the Hwy is 1.88ac & is a dedicated drainage easement. South side of highway currently receives income for PML signage. Property has public water & sewer & has been recently surveyed. Above the fog and below the snow line.

CABIN COTTAGE



SOLD

19483 Grizzly Circle \$289,000 1 bdrm w/loft 1 bath 888sf .22ac Adorable A Frame Cabin Cottage in beautiful PML! Open beam ceilings w/knotty pine. Lg spacious natural landscaped yard only .6 of a mile to the main marina beach! Bright & light int. color schemes, new energy efficient windows & blinds, 2 newer ductless mini-split heating and cooling units, 1bd/1ba, laundry rm & grt rm living rm w/cozy gas fp on main level & beautiful lg knotty pine loft used as 2nd sleeping area & office on upper level. Wonderful lg deck area, tons of paved parking, RV parking space & an outdoor matching painted storage shed.

LAND AND LOTS

63.74 acres Ponderosa Way GH \$180,000 Views, views, views 360 degrees to Yosemite & the Central Valley. Property has a capped off well. Output at drilling 70 gallons/minute. \$225/month income produced from internet tower rental space. Several amazing building sites. Close to Cherry Lake, Lake McClure and Lake Don Pedro.

68.28 acres Greeley Hill Rd GH \$90,000 Vista views from several locations on this parcel. Pines & oak trees. Build your dream home here. Magnificent sunsets. Close to the villages of Greeley Hill and Coulterville. Close to lakes McClure and Don Pedro.

44.26 acres Ponderosa Way GH \$150,000 Ridgetop acreage w/360 degree views to Yosemite & Central Valley. This parcel is a view junkie's dream. Year round access via Ponderosa Way. Within a 20 mile radius of Cherry Lake, Lake McClure and Lake Don Pedro. It's a piece of heaven.

Unit 12 Lot 238 Hillcroft \$20,000 Almost one acre sized lot. District water is accessible to this lot. Septic system required. Amazing vista views of mountains & trees. Close to PML airport & equestrian center. Lot is part of the gated community of Pine Mountain Lake. Dues are \$264.00/ month. Amenities include association lake, swimming, fishing and boating. 18 hole golf course with restaurant and bar, tennis and pickle ball courts, trails and play grounds, swimming pool. Yosemite National Park is just 25 miles away.

GOLF COURSE PICTURESQUE VIEW!



SOLD

19350 Reid Cir U5 L45 1936sf 3Bed 2 Ba 2 Car .24 on 17th Green \$569,000 Walk-in and be amazed at the view from this wonderful single level home situated at the 17th green at beautiful Pine Mountain Lake Golf Course. Full-length covered outdoor patio deck w/ hot tub overlooking acres of lush green grass & trees, gorgeous views from inside or outside. Corian kitch cntrs, ss appliances, Lv rm w/fireplace, family rm, concrete circular hedge lined driveway, 2 car garage w/newly installed EV charging station, new 50 year roof & gutters w/gutter guards, solar.

LAKEVIEW A-FRAME



SOLD

12775 Mt Jefferson \$450,000 3bd/3ba 2035sf. 35ac Location Location! Lake View & around the corner from beach! Darling Rustic A-Frame cabin, ready for fun in the sun near Dunn Court Beach. OWNER FINANCING OFFERED!! Tall open beam living rm w/peak windows & peakaboo lake views from all levels. Beautiful open loft family rm area can be 4th sleeping area & has full bath. 1 bdrm & bath on main level, guest & primary bdrm w/ full bath on lower level & laundry. Great rm w/brick wd burning fp & lake facing deck! Kitchen w/granite cntrs & brikst bar, LED lighting, 2 car main level garage w/workbench & storage shelving & a lower area 2 car garage vehicle accessible and awesome for tons of storage.

CHALET GOLF COURSE HOME W/BEAUTIFUL VIEWS!



SOLD

12703 Mueller Dr. \$399,000 Pending Chalet Golf Course Home w/Beautiful Views! Sweet cabin on Pine Mountain Lake golf course hole number 5. This charming cabin has an expansive deck overlooking the golf course with wonderful views. 3 bedrooms, 3 bathrooms, great room concept with 20 plus feet tall open beam ceiling and picture windows, lower level large family room, screened porch room, 2 car garage, large laundry room, under house storage, lots of parking, all a block from the golf club house, restaurant/bar, swimming pool and pickleball courts.

SUPER CUTE CABIN!



SOLD

12929 Jackson Mill Drive U7 L132 2Bdr 2.5 Ba 1504 sf .34 acre \$399,000 There is a convenient ramp walkway to the covered porch front entrance & wrap around deck, overlooking natural landscape & beautiful tree views. Great room concept with cozy wood burning fireplace, open kitchen, central heating and a/c, 2 bedrooms 2 baths on main living area of 1048 sf and spacious 456 sf lower bonus room via exterior access, with 1/2 bath and covered deck porch patio. Lots of paved parking with RV parking space.

CABIN DELUX!



SOLD

19723 Butler Way U8 L281 Approx 2500 plus sf on .95ac 4 bed 2 1/2 bath \$574,000 Fully furnished turnkey family cabin w/multiple living & entertaining spaces. Private setting nestled among beautiful pine trees, featuring a beautiful lg entertaining deck & an amazing lwr level family/rec room, cozy pellet stove, lounge area, w/TV, pool table, card table, standing bar, dart board, guest bedroom, half bath, outdoor concrete covered patio. The main level has a bedroom plus bonus room and hall bath. Upper level has bathroom, 2 bedrooms w/the bunkroom that sleeps 5.

LABOR DAY- CELEBRATING SUMMER'S END & ACHIEVEMENTS OF AMERICA'S WORKERS



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BROKER ASSOCIATE - CRS
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As summer winds down and we celebrate Labor Day, Penny and I hope you have had an enjoyable, fun-filled summer with family and friends. If your plans include buying or selling your property, we can help you with that.

When it comes to selling your home, it isn't always a question of "if" as much as a question of "when and how." But a crucial question is "With whom?"

Buying and selling a home involves many factors; you need an expert in your corner who will look out for your best interests from start to finish, and beyond.

From the moment you start thinking about selling a property to the day the keys get handed over, we are a team of two working for you, walking through each step of the journey with you.

Transactions, offers, counteroffers, inspections, marketing, negotiations, closings...it is all our area of expertise.

With a combined 50 years of experience in Real Estate, our best advice is to not go it alone and to absolutely make sure you choose agents with a solid track record who will provide excellent care during your Real Estate journey.

Let's start a conversation and get you moving!



19096 Dyer Ct. # 1
2 bdrm., 2 ba., 984 sf
Remodeled end unit
\$274,900



19400 Reid Circle, 16th fairway
3 bdrm., 2 ba., 1925 sf
Remodeled, Golf Course
\$649,900



21093 Morgan Dr.
2 bdrm., 2 ba., 1716 sf
5 treed acres
\$499,900



19273 Salvador Ct.
.70 Treed Acres
3 bdrm, 2 ba, 1656sf
Won't last at
\$329,900



13360 Clements Rd.
3 Bdrm - 3 Ba-2688sf
1.61 ac - 5 car garage
Equestrain Unit
\$649,900



20591 Chaparral Ct.
3 bdrm, 3.25 ba, 4764 sf
Observation Twr,
Putting Green
\$749,900



PINE MOUNTAIN LAKE REALTY

An Agent Owned Company

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GRI, ABR, RSPS
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DRE#01286655



Eleda Carlson
Owner/Realtor®
209-814-4123
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Room to Room

5 Bd/3 1/2 Bth, 2 Car Garage, Approx 4285sf, Approx 0.55 Acre, Bonus Rm, Large Living Rm, Brfst Bar, Pantry, Open Dining, Master Suite, Large Walk-in Closet, Game Rm, Laundry Rm, Screened-in Porch, Deck, 2 Separate Heat/Air Systems & 2 Water Heaters. Green Belt Lot 19424 Ferretti Rd. 6-253 \$675,000 MLS# 20240686



Tempting Tri Level!

3 Bd/2 Bth, 2 Car Oversized Garage, Great Rm w/FP Stone Surround. Vaulted Ceilings, Skylights, Central Air, Propane Heat, Modern Kitchen, Brfst Bar, Open Dining, Master Bdrm, Whole House Generator, Boat/RV Parking. Front & Rear Decking. 20766 Rising Hill 3-345 \$419,900 MLS# 20240342



Extrodinary Views!

2 Bd/2 Bth, 2 Car Garage, Approx 2045sf. Bonus Rm, Wet Bar, Fireplace, Breakfast Bar, Pantry, Open Dining, Master Bd/Bth, Inside Laundry, W/D Included. Generous Decking, Community Pool & Recreation Room. Backs up to Private Ranch Land. 22665 Prospect Hts, \$349,000 MLS# 20240551



Golf Course Lot - End Unit!

2 Bd/2 Bth, Great Rm w/FP Stone. Open Beam Ceiling, Ceiling Fan, Brfst Bar, Open Dining, Master Bd/Bth, Inside Laundry, W/D Included. Private Deck Over Looking the 5th Green. "Turn-Key" Furniture Included. Great Location! 19154 Dyer Ct, #4 \$220,000 MLS# 20240381



Luxurious - High Quality!

7 Bdrm/5 Bath, 2 Car Attached Finished Oversized Garage, 2 Levels, Approx 5248sf, 0.89 Acre. In-Law Quarters, Elevator, Den/Office, Library, Media Rm, Sauna, Enormous Deck, Panoramic Views, Outside Spa, Ample Parking and So Much More! 12881 Green Valley Cir. 3-395 \$990,000 MLS# 20241046



Spacious Home Near Marina!

3 Bd/3 Bth, 2 Car Oversized Finished Garage, Generous Room Sizes, Great Rm w/Free Standing Fireplace, w/Stone, Skylights, Ceiling Fans, Brfst Bar, Gas Range, Open Dining w/Bufet, Primary Suite, Walk-in Closet Separate Shower, Lower Level Bonus Rm w/Wood Stove, Full Bath, Inside Laundry W/D Included, Deck 19484 Pine Mountain Dr 1-413 \$517,000 MLS# 20241150



Idyllic Farmhouse Retreat

3 Bd/2 1/2 Bth, 2-3Car Garages, 6.28 ACRES! Large Living Rm w/Built-in Hutch, Propane Fireplace, Cathedral Ceiling, Spacious Kitchen, Granite Countertops, Island, Pantry, Master Suite, Den/Office, Laundry Rm w/Cabinetry & Utility Sink. 844sf Guest House w/Garage. Barn/Horse Set-up, Workshop & Much Much More! \$1,125,000 MLS# 20231470



Delightful Home!

3 Bd/2 Bth, 2 Car, Great Rm w/FP, Cathedral Ceiling, Open Modern Kitchen, Solid Surface Countertops, Breakfast Island, Open Dining w/Slider to Deck, Laminate Flooring, Inside Laundry Rm, Deck & Patio, Parking for RVs, Boats, Trailers, and More. Generac Generator. 22782 Rolling Woods Yosemite Vista \$259,000 MLS# 20240448



Privacy & a View 16 Acres

3 Bd/3 1/2 Bth, 2 Car Finished & Separate 1 Car Garage w/Heat & A/C. Approx 2164sf. Living Rm w/FP Stone, Brfst Bar, Pantry, Master Bdrm/Bth, Walk-in Closet, Vanity, Family Rm/Den. Lower Level 4th Bdrm/Bonus Rm w/Bath & Private Entrance. Mud Rm w/1/2 Bath. Deck about 1 year old. Whole House Generator. 19807 Old Hwy 120, \$649,000 MLS# 20240895



Pretty as a Picture!

3 Bd/ Bth, 2 Car Finished Garage w/ Cabinets, Workbench, Plumbed, & Utility Sink, Approx 1910sf, 0.31 Acre, 1 Level, Greenbelt Lot. Great Room w/Fireplace, Brfst Bar, Pantry, Stainless Appliances, Open Dining, Cathedral Ceilings, Skylights, Primary Suite, Laundry in Garage, W/Dryer Included. Generous Deck. 19099 Raboul Ct, 2-274 \$489,500 MLS#20240987



Enjoy the Views!

2 Bd/2 Bth/2 Car Garage Mfg Home w/ Step-saver Floor Plan. Living Rm w/FP, Central Air, Skylights, Brkfst Bar, Pantry, Built-in China Cabinet. Mst. Bdrm, Den/Office, Inside Laundry, Conveniently located just around the bend from the Clubhouse and Pool. 22690 Prospect Hts Yosemite Estates \$199,999 MLS# 20240450



A Relaxing Retreat!

3 Bd/2&1/2 Bth, 3 Levels, Approx 1824sf on 0.80 Acre, Filtered Lake View, Great Room w/Fireplace Opens to Large Deck, Brfst Bar, Pantry, Open Dining, Vaulted Wood Beam Ceiling, Laminate Flooring, Lower Level Large Family/Bonus Room, Inside Laundry Rm, Upper & Lower Decks. Serene Setting. 20067 Upper Skyridge Dr. \$465,000 MLS# 20240948



Cozy & Peaceful!

3 Bd/2 Bth, 2 Car Oversized Finished Garage, 2 Levels, Approx 1584sf on 0.49 Acre, Living Rm w/Fireplace Stone Surround, Cathedral Open Beam Ceiling, Ceiling Fans, Kitchen w/Light Wood Style Floors, Open Dining, Primary Bdrm w/Private Deck, Inside Laundry w/d Included, Spacious Wrap Around Deck. 20883 Big Foot Ct., \$399,900 MLS# 20240950



Good Location - Lots of Space!

3 Bd/2 1/2 Bth, 2 Car Garage, 1 Level, Approx 1614sf, 0.79 Acre, Living Rm w/FP, Step Saver Kitchen, Formal Dining Rm, Primary Suite, Inside Laundry w/ Wash Tub, Enclosed Porch, Deck, Plus over 1000sf Detached Studio/Shop w/1/2 Bth, Heating/Air Unit, Many More Unique Features! 13320 Clifton Way, 12-160 \$529,000 MLS# 20240748



Comfort and Charm!

4 Bd/3 Bth, Large Bonus Room, 2 Car Garage, Approx 2016sf on 0.73 Acre, Great Rm, Brfst Bar, Pantry, Open Dining, Primary Suite, Walk-in Closet, Separate Shower, Vanity, Inside Laundry W/D Included, Sun/Office Room, Enormous Deck, Fully Furnished. 19540 Chamberlain Ct, 1-5 \$454,900 MLS# 20241201



Lakefront - Complete Remodel

4 Bdrm/4 Bth, 2 Levels, Bonus Room, Approx 3290sf, Living Rm w/Fireplace-Rock Surround, Remodeled Kitchen, Open Dining, Newer Countertops & Flooring, 2 Master Suites, Inside Laundry, Spacious Bonus Rm w/Large Wet Bar & 5th Sleeping or Storage, RV Parking 19596 Pine Mtn Dr 1-427 \$899,900 MLS# 20241073



Simply Stunning!

3 Bd/2 Bth, 2 Car Garage, 1 Level, Approx 1644sf, 0.24 Acre, Great Rm, Vaulted Ceilings, Recessed Lighting, Brfst Bar, Granite Countertops, Garden Window, Open Dining w/Slider to New Deck, Master Suite. New Paint Inside/Out, HVAC Unit, Water Heater, Lighting. Much More! 19442 Pleasantview, 1-114, \$575,000 MLS# 20240771



Beautiful Elegant Home!

3 Bd/2 Bth, Two Garages, 1 Level, Approx 2428sf, 3.52 Acres, Vaulted Ceilings, Great Rm w/FP, Expansive Windows and Doors, Brfst Bar, Island, Wet Bar, Brfst Area, Formal Dining, Primary Suite, Laundry Rm, Synthetic Deck w/Retractable Awnings, plus Stand Alone Deck. Many More Fine Amenities! 11335 Bridal Veil, \$799,000 MLS# 20240860



Charming-Convenient-Comfort!

3 Bd/2 Bth, 2 Car Finished Garage w/ Cabinets, Workbench, Utility Sink. One-Level, Approx 1412sf, 0.35 Acre, Living Rm w/Free Standing Wood Stove, Cathedral Ceiling, Lighted Ceiling Fans, Solid Surface Countertops, Brfst Bar, Open Dining, Primary Bdrm w/Walk-in Closet. Sliders to Deck. 12926 Green Valley Cir., 3-418, \$359,000 MLS# 20241036



Scenic Sierra Nevada Property!

77.44 ACRES, 2 Bd/2Bth, 1 Level, Approx 1368sf, Mfg Hm on this Stunning Property. Great Room, Brfst Bar, Open Brfst Area, Granite Countertops, Primary Bd/Bth, Den, Central Propane Air, Inside Laundry, Shed, Seasonal Creek, Well Water, Basic Cabin on So. End. 10715 Merrell Rd., \$465,000 MLS# 20240737



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209-962-7156 www.pmlr.com

\$ 8,000 - 6-52 0.33 Ac Seasonal Creek
 \$ 12,000 - 2-94 0.30 Ac Very Nice Lot
 \$ 14,500 - 6-217 0.24 Ac Convenient Location
 \$ 15,900 - 3-373 0.39 Ac Beautiful Almost Level
 \$ 15,900 - 4-31 0.62 Ac Near Lake Lodge
 \$ 19,500 - 13-161 0.62 Ac Fantastic Opportunity
 \$ 21,900 - 13-99 0.5 Ac Spacious Nearly Level
 \$ 25,000 - 4-504 0.31 Ac Very Buildable
 \$ 25,900 - 4-211 0.57 Acre Large Easy Build
 \$ 29,900 - 15-50 0.87 Ac 3 Merged Lots
 \$ 32,500 - 5E-17 0.30 Ac R-3 Golf Course Lot
 \$ 34,900 - 3-154 0.29 Ac Beautiful Panoramic Views
 \$ 70,000 - Harper Rd 2.0 Ac Groveland
 \$ 72,500 - 1-244 0.27 Ac Level Corner Lot
 \$ 84,500 - 5-63 0.30 Ac Ideal Location
 \$ 89,900 - 4-128 0.78 Ac Lake Front Lot
 \$ 95,000 - 4- 137/138 0.95 Ac Lake Front Lot
 \$120,000 - Cherokee Trail 20.0 Ac Serene & Beautiful
 \$160,000 - 15-39 04-.47 Ac Deep Water Lake Front
 \$179,500 - 9-7 3.23 Ac Cal-de-Sac Lot w/Lake Views
 \$199,000 - Baraca Way 28.23 Ac Near Downtown Groveland
 \$299,000 - Hwy 120 4.62 AC Zoned C-1 Town-site
 \$300,000 - Ferretti Road 35.0 Ac Amazing Property
 \$300,000 - Hwy 120 29.0 Ac Multi Uses
 \$349,000 - Big Oak Flat 9.32 Ac Beautiful
 \$425,000 - Jamestown 42.7 Ac - Great Bldg Sites
 \$450,000 - Jamestown 37.7 Ac Great Housing Opportunities
 \$5,500,000- Main St Downtown Groveland 5.0 Acre Prime Business Opportunity



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2/448	WELLS FARGO DRIVE	\$1,000
6/113	FERRETTI ROAD	\$1,000
6/179	COTTONWOOD STREET	\$1,000
6/252	FERRETTI ROAD	\$1,000
7/239	DIGGER PINE STREET	\$1,000

**FOR FURTHER INFORMATION REGARDING THESE PROPERTIES PLEASE
CONTACT PMLA AT 1 (209) 962-8600**



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views of the golf course

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ATTENTION NEW PML MEMBERS!

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

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

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

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

Here you will find:

- Member Orientation Packet
 - o Information on the Official PML Facebook page
 - o Gate Access Guest Pass internet program information
 - o Fire Safety contact and information
 - o Board Meeting Dates and information
 - o Rules, Regulations and Procedural information
 - o Information on PML Committees and Clubs

- Assessment Information
- PML Fact Sheet
- Getting Connected in Groveland

And **MUCH MORE!**





DRE# 01113243



MLS

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



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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 September 11th at 9am via Zoom. Please email safetyandsecuritycommittee@pinemountainlake.com to obtain your invitation.

Your Safety Committee will be researching and making recommendations to the BOD during 2024 on the following topics:

- ✓ PML Safety committee is working with Groveland Area CERT to provide a First Aid/CPR/AED class on September 7th at Lake Lodge at 9am. Details on Social Media.
- ✓ Providing members, guests, and Short-Term Renters with vital emergency information through information posted inside the front door, mirror hangers and electronic messaging. We are presenting information to mark “T” intersections as to which way out.
- ✓ Began discussions about PML street address signs. PMLA has requirements and the Fire Department has suggestions. The committee will be bringing those together in a plan.
- ✓ Discussed improvements to railings at PML facilities throughout the community.
- ✓ Continued to develop and plan for power outages. Continued discussions for using PML facilities for Warming, Cooling, Charging functions during outages.
- ✓ Continued discussions to improve PMLA emergency communications and provide members with relevant emergency communications information. Reviewed GMRS radio

- report and noted more repeaters coming online with some communications reached Oakdale. GMRS basic training will be announced soon. Watch Social Media for announcements.
- ✓ Continue to work with PMLA to improve the flow of traffic at the main gate during peak times. **Use Elder Lane to avoid the backups at those times.** CERT and TC-CSU will be assisting with traffic management at the main gate during the Fourth of July weekend.
 - ✓ Continued to locate and articulate measures to reduce speeding within PML.
- We are open to other suggestions that will make our Pine Mountain Lake community safer for all members, guests, and renters. Please direct comments to our email above.

- Firewise Communities**—Contact the Safety Committee (email address below) for details.
- You can start a Firewise community and make your area SAFER. It is easy.
 - SAVE on your Homeowners Fire Insurance.

Emergency Evacuation—These maps all are approved and are ready use. Maps show the routes out of PML and the major evacuation routes away from Groveland. Additional emergency information can be found at <https://www.pinemountainlake.com/emergency-information-and-resources/>

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

Please email comments to: safetyandsecuritycommittee@pinemountainlake.com

FIRE SEASON IS RAMPING UP – ARE YOU READY??

Pine Mountain Lake, Groveland, Tuolumne County, Yosemite National Park are all experiencing greater wildfire risk than the past several seasons. CALFIRE reports more fires and more acres burned so far in 2024 than in the entire 2022 year and 2023 year. Wildfire may strike at any moment. There have already been multiple fires quite near Pine Mountain Lake. Now you are ready, right? Not quite.

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

Tuolumne County Office of Emergency Services (OES) has prepared an informative video to help prepare you for wildfire emergencies. <https://youtu.be/lamI5Vr8e9Ec>

IMPORTANT TELEPHONE NUMBERS

- Emergencies ALWAYS CALL 9-1-1
 - Tuolumne County Sheriff FOR NON-EMERGENCIES (209) 533-5815
 - CHP (California Highway Patrol) (209) 984-3944
 - CALFIRE Tuolumne Calaveras Unit (209) 754-3831 or emergencies call 911
 - PML Safety (209) 984-8615 or during outages (209) 768-8616
 - Tuolumne County Office of Emergency Services Public Information Line (209) 533-5151
- We also recommend signing up for alerts (via CalAlerts below) in Calaveras and Mariposa Counties as well as Tuolumne County Emergency Alerts (Everbridge)
- <https://www.tuolumnecounty.ca.gov/1170/Emergency-Alerts> Office of Emergency Services -- 209-533-6395
 - [PGE.com/mywildfirealerts](https://pge.com/mywildfirealerts) For PG&E alerts for power failures &

- power shutoffs
- <http://calalerts.org/> For earthquake and emergency alerts – any county in CA
- Pine Mountain Lake Safety Department backup number (in the event normal lines are down).
- PMLA Main Gate Backup number is (209) 768-8600

SOCIAL MEDIA

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

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

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

Please email comments to: safetyandsecuritycommittee@pinemountainlake.com

PML ANNUAL COMMUNITY VOLUNTEER SERVICE AWARD

Get your nominations in now!

In 2017, the PMLA Board of Directors created the PML Annual Community Volunteer Service Award. The purpose of the award is to annually recognize a PML member for their service to our community.

Each year, the Board President is tasked with carrying forward this honor. Each recipient of the award will receive an individual plaque and their name on the perpetual plaque that hangs in the entrance to the PML Administration Office, as well as a PML gift card.

Our Board President is calling for nominations and the rules are as follows:

ELIGIBILITY

- Nominees must be PML members in good standing.
- Nominees must have had a positive impact on the community of PML through the act of volunteerism.
- All nominees must carry out the majority of their volunteer service in PML. Nonprofit leaders' organizations must be based in California.
- Nominees must have exhibited consistent commitment to one or more cause.
- Nominees should support opportunities for other PMLA members to serve.
- Nominations may be submitted by the nominees themselves or other members.

RULES AND GUIDELINES

1. All nominations must be completed, on time, in their entirety. Partial and/or late nominations and late letters of support and additional materials will not be accepted.
2. Online nominations are strongly encouraged and should be submitted via email to PMLA's Board of Directors, or by mail to the PML Administration Office.
3. Open only to PMLA members in good standing.
4. Nominees must have had a significant, measurable impact on their community of PMLA.
5. Nominees must have exhibited creativity, compassion, leadership, and consistent commitment to one or more cause.
6. Nominations may be submitted by the nominees themselves or by other members.
7. Separate nomination packets may be submitted for as many nominees as desired. Nominating multiple volunteers in the same role, in the same organization will not increase the likelihood of an award. Nominating the same nominee multiple times and/or in multiple categories will not increase the likelihood of an award.
8. All nominations must include a letter of support. This letter should be attached as a Word or PDF document, if submitting the nomination online. If submitting a mail-in nomination, this letter should be mailed with the nomination information and not sent separately.
9. Additional materials are optional. They can include additional relevant information about the nominee, additional letters of support, photos, testimonials, news clippings, pamphlets, etc. PDF documents are preferred; Word documents are acceptable.
10. Electronic additional materials (video, CD, etc.) are acceptable and should be included as part of a mail-in nomination. Electronic materials should be no longer than 5 minutes in length.
11. The deadline for nomination submissions is **November 1st**.
12. Nominations will be reviewed and winners selected by the PMLA Board of Directors.
13. The winner will receive an award to be presented at the January Board of Directors meeting.

Nominations may be made by email at

PMLABoard@pinemountainlake.com

Nominations may be made in writing and mailed to:

PMLA Board of Directors – Annual Service Award

19228 Pine Mountain Dr. Groveland, CA 95321

RECREATION UPDATE

MELODY WISDOM – RECREATION AND SEASONAL OPERATIONS MANAGER

ENJOY EVERY MOMENT: KEY UPDATES FOR THE FINAL WEEKS OF SUMMER

As summer winds down, there's still plenty of time to enjoy PML before the cooler weather sets in. Here's a roundup of important updates and reminders to help you make the most of the remaining season.

LAKESIDE CAFÉ'S FINAL DAYS FOR THE SEASON

Lakeside Café, the best place for giant pretzels and pineapple soft serve, will be closing its doors for the season after Labor Day weekend on September 2nd. Don't miss your chance to savor these delicious treats one last time before the café takes its seasonal break.

WATER TAXI SERVICE

Starting September 3rd, the water taxi will operate on a reduced schedule. From then until September 29th, it will run only on Fridays, Saturdays and Sundays. Make sure to plan accordingly if you're relying on the taxi for your weekend lake adventures.

MARINA STORE HOURS

The Marina Store will be open from 7 AM to 7 PM September 3rd to September 30th. Offering rentals for kayaks, stand-

up paddleboards, family pedal boats, and fishing boats. Embrace the beautiful lake and cooler weather before the season shifts.

From October 1st to October 31st, the Marina Store will adjust its hours to 8 AM to 5 PM.

POOL HOURS

The pool will be open from 8 AM to 6 PM daily from September 3rd through October 31st. It's a great opportunity to enjoy a refreshing swim before the pool closes for the season.

EQUESTRIAN CENTER

For those interested in horseback riding, the Equestrian Center offers trail rides throughout September and early October, weather permitting. Additionally, if you're looking to improve your riding skills, consider signing up for a few riding lessons.

Make the most of these final weeks of summer by taking advantage of all that PML has to offer. Whether you're grabbing a final treat at the café, enjoying a day on the lake, or riding through trails, there's no shortage of activities to fill your days with joy and relaxation.

If you have any questions or need more information, please contact Melody Wisdom at 1 (209) 962-8604.

GUEST & RENTERS HANDBOOK IS AVAILABLE ONLINE!

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

WWW.PINEMOUNTAINLAKE.COM

and click on Resources, select Community Standards, 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.

COMMUNITY STANDARDS DEPARTMENT

SUZETTE LAFFRANCHI - COMMUNITY STANDARDS DIRECTOR

The Community Standards Department is here to assist you with Pine Mountain Lake Association's governing documents such as the PMLA CC&Rs, Resolutions, ECC Rules, Guidelines and Construction Standards, as well as the Enforcement Procedures. If you have questions on rental compliance, property use and restrictions, or making improvements on your property, the Community Standards Department is here to assist our membership in their quest to develop a comprehensive



understanding of PMLA Governing Documents. A convenient way to get information, find links, review frequently asked questions, or continue to develop a better understanding of the rules and regulations, twenty-four hours a day, seven days a week, is to visit the Pine Mountain Lake Community Standards web page. You will find our page at www.pinemountainlake.com under the resource tab, click on the Community Standards Icon or Scan the QR code for quick on the go access. There you will find instructions on how to submit your construction

project, view approved paint color charts, get links to register your rental and much more. We have streamlined and gathered all this information in one location for quick easy access. As always, if you have any questions, please feel free to reach out to our staff, we are happy to guide and provide you with the information you need to navigate our governing documents to maintain our beautiful community. Architectural Control Specialist, Ashley Henderson ECC@pinemountainlake.com or 1 (209) 962-8605

Community Standards Specialist, Carrie Harvey Compliance@pinemountainlake.com or call at 1 (209) 962-1242. Rental Compliance Coordinator, Sally Owens RCC@pinemountainlake.com or 1 (209) 962- 1242. Community Standards Director, Suzette Laffranchi communitystandards@pinemountainlake.com or 1 (209) 962-1241

DIRECTOR'S CORNER

MIKE GUSTAFSON

With the excitement of the thwarted recall over, I want to formally express our appreciation to the homeowners who understand the importance of truth, and supported this board and management team with your No vote. First of all, of course, we thank the homeowners who voted against the recall. Thank you to all the people who wrote letters of support in the PML News. You made a difference. A big thank you to the volunteers who helped with our Lake Lodge event, at our stamping and mailing parties, and installing all the No Recall signs.

A very special thank you to the financial donors (well over 100) whose contributions funded our mailings and signage, etc. Thank you to the PML staff for their faith in this Board. We are also grateful to our excellent public relations advisors who provided counsel and expertise to keep us calm and on message. Lastly, thank you to my fellow board members (especially those who were not on the board during the PPP days) for hanging in and forming an effective and unified team. To all PML homeowners, we promise that your trust in us is not misplaced. Onward.

PLACE AN AD TODAY

Go to our website for more information and prices.

www.pinemountainlake.com/pmla-newspaper/

THE SOUTHERN TUOLUMNE COUNTY HISTORICAL SOCIETY
PRESENTS SUNDAY, SEPTEMBER 1ST, 4-7 PM THE 2024 LABOR DAY

COUNTRY BBQ

PRE-SALE
\$25 TRI-TIP
\$10 HOT DOG



GATE PRICE
\$30 TRI-TIP
\$15 HOT DOG

TRI-TIP DINNER

WITH SIDES AND DESSERT INCLUDED

NEW! PRE-SALE TICKETS AVAILABLE
UNTIL 8/30/24. \$5 DISCOUNT PER TICKET
(*20 savings for a family of 4)

A) Purchase at Groveland Museum; Fri-Sat-Sun from 10am - 2pm; OR
B) Mail a check to: PO Box 180, Big Oak Flat, CA 95305.

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PRESENTS



THE
Taste
OF 2024
Tuolumne

See you
there!



SATURDAY, SEPTEMBER 21, 2024

TESTING NEW GATE ACCESS SYSTEM

MICHELLE CATHEY – ASSISTANT GENERAL MANAGER, CCAM, & CPO

PML IS TESTING A NEW GATE ACCESS SYSTEM-IS YOUR GATE CARD WORKING IN OUR SYSTEM?

Last year the Board approved implementing a new gate access system for PML. The neat thing about the new gate access system is that the passcode may be issued as a QR Code. PML is using the Main Gate to test out the new system.

In order to facilitate the test, PML needs to transfer active data into the new database. We discovered that there are many property owners who have a gate access card, but have not used it in 2 years or more.

We would like all of our members to use

their gate access card at an entry point over the course of September. By doing this, you will ensure your card is active in the list of data to be transferred into the new database.

If you are not able to use your property owner card this month, then it may not be transferred to the new system. If this happens, you may need to come into the Administration office to have it reactivated (no fee).

PML would like to save you the extra step, so please use your property owner card at least once this month at any PML gate.

Thanks in advance, PML is excited to test this new gate access system and improve our member experience.

For more information, please call Admin at 1 (209) 962-8600.

PMLA EMPLOYEE MILESTONES



Stacy Gray (above left), Accounting Supervisor and Board President, Chuck Obeso-Bradley

Congratulations to Stacy Gray, our accounting supervisor, on reaching an incredible milestone of 20-years of employment with Pine Mountain Lake Association. Her expertise and attention to detail have been instrumental in ensuring our financial operations run smoothly. Congratulations, Stacy, on this significant milestone!



Natalie Trujillo (Above Left), Director of Safety and Board President, Chuck Obeso-Bradley

Congratulations to Natalie Trujillo, our Director of Safety, for 15 years of outstanding service to the Association. We are thankful for Natalie’s tireless dedication and commitment to maintaining the safety of our community. Here’s to celebrating 15 years of excellence!

Would you like to be more
involved in your community?
Here's your chance!



Pine Mountain Lake Association has openings
on the following committees:



Budget and Finance Committee

Covenants Committee

Editorial Committee

Environmental Control Committee

Equine Advisory Committee

Safety & Security Committee

If you are a property owner and wish to be considered for committee membership,
please complete an "Application for PMLA Committee Assignment" form
available on the PMLA website at **www.PineMountainLake.com**
or from the Administration Office

Mail the completed form to:
Pine Mountain Lake Association
Attention: Janessa Owens
19228 Pine Mountain Drive
Groveland CA 95321

or

Email to
gmassist@pinemountainlake.com
or drop it by the
Administration Office
front desk

www.PineMountainLake.com

PML Organized Groups & Clubs

Contact the individuals below if you are interested in joining!

- Aviation Association
Bob Mackey 1-408-373-2625
- Crest Valley Firewise Community
Terre Passeau 1-209-962-5364
- 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
- Ladies Club
Pam King 1-831-601-8471
pam_king@sbcglobal.net
- Men's Golf Club www.pmlmgc.com
- Needle Crafts
Barbara Klahn 1-209-916-5420
- Pickleball Club
Lee Carstens 1-415-215-5564
- Pine Needlers Quilt Guild
Leslie Timmons 1-209-482-1406
- PML Ladies 18 Hole Golf Club
Laura Kramer 1-209-840-0129
- PML Niners
Stacie Brown 1-209-962-7397
- PML Pool Wellness Club
Vickie Schultz
pmlpoolclubpresident@gmail.com
- PML Safe Streets Campaign
Leslie Dudley 1-209-962-4911
- PML Shooting Club
Scott Knupter 1-925-809-2850
- PML Waterski & Wakeboard
Dean Floyd 1-408-915-8848
- Racquet/Tennis Club
Ron Bass pmlatennis@gmail.com
- Residents Club
Dick Faux 1-209-962-4617
- ROOFBB
Audrey Prouse 1-209-962-4196
charity@roofbb.org
- Rotary Club of Groveland
Pete Stevenson 1-209-814-1382

- Southern Tuolumne County
Historical Society (STCHS)
Harriet Codegla 1-209-962-0300
- Southern Valley Srs. Golf Group
Rich Robenseifner 1-707-486-9115

PML WATER SKI CLUB HOSTS SUCCESSFUL “KIDS WATER SKI DAY” EVENT

BRUCE THOMPSON

The Pine Mountain Lake Water Ski Club recently held its 5th annual “Kids Water Ski Day” event, bringing excitement and joy to the community on July 12th and 13th. The two-day event saw a remarkable turnout of forty-two young aspiring water skiers and their families eager to participate and enjoy a fun-filled weekend by the lake.

A WEEKEND OF FUN AND LEARNING

The event kicked off early on Friday, July 12th, with clear skies and perfect weather setting the stage for a memorable experience. The primary goal of the “Kids Water Ski Day” is to introduce children to the sport of water skiing in a safe and supportive environment. The club provided all necessary equipment, including life jackets, skis, and boats, ensuring that every child had the opportunity to participate regardless of prior experience.

EXPERT GUIDANCE AND SUPPORT

One of the event’s highlights was the presence of experienced water ski instructors volunteering their time to teach and guide the young participants. These instructors, many seasoned Pine Mountain Lake Water Ski Club members, offered



personalized coaching and tips to help the kids improve their skills. Their dedication and enthusiasm were evident as they worked with each child, ensuring they felt confident and had fun on the water.

COMMUNITY SPIRIT AND CAMARADERIE

The “Kids Water Ski Day” is more than just an opportunity to learn a new sport; it’s a celebration of community spirit and camaraderie. The event brought together families, friends, and neighbors, fostering a sense of unity and shared joy. Many attendees expressed their appreciation for the Water Ski Club’s efforts in organizing such a wonderful event, highlighting its positive impact on the community.

LOOKING AHEAD

As the event ended on Saturday, July 13th, the smiles of the young

participants were a testament to the success of the “Kids Water Ski Day.” The Pine Mountain Lake Water Ski Club looks forward to continuing this tradition and expanding its outreach to inspire more children to take up water skiing. Plans are already underway for next year’s event.

The Pine Mountain Lake Water Ski Club’s “Kids Water Ski Day” exemplifies the club’s commitment to promoting water sports and creating lasting memories for community families. With the support of dedicated volunteers and enthusiastic participants, this event will remain a highlight of the summer season for years to come.

A special thanks to Pine Mountain Lake Association, Dawn Pretzer , the entire Marina team, and Boat Patrol, who supported our safety efforts on the water.

Please visit the Pine Mountain Lake Water Ski Club’s website for more information about its upcoming events.

HOT AND MORE HOT

TAMMY TALOVICH

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

on Mueller next to the Country Club. We play Monday, Wednesday, Friday, Saturday and Sunday at 8:30am. Bring plenty of water and grab your court shoes and come on out! If you would like to join the club,

contact Tammy Talovich at tamtally1@gmail.com to get signed up. The club tries to have, once a month gathering for good food and getting to know each other even more! See ya on the courts!

CONCERTS

for a Cause



Vincent Ingala
Sep 21

The Boneshakers
Oct 12

Rebecca Jade & Jeff Ryan
October 26



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COVENANTS COMMITTEE

EDITORIAL COMMITTEE

**ENVIRONMENTAL CONTROL
COMMITTEE**

EQUINE COMMITTEE

**SAFFETY & SECURITY
COMMITTEE**

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

MAIL COMPLETED FORM TO:
Pine Mountain Lake Association
Attention: Janessa Owens 19228
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GROVELAND GAL FRIDAY

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ROOFBB

AUDREY PROUSE

"CARING HEARTS-HELPING OTHERS"

Monday Night Football is Back! We are happy to announce ROOFBB ladies will be hosting 6 MNF game-night dinners this football season. Monday Night Football is back starting Sept. 9th when the 49ers play the NY Jets! Dinners will be at the Lake Lodge- dinner, dessert and a cash bar. There will also be a raffle (or door prizes) each night with a lot of fun as always! Doors open at 4:45pm. Other dates are Sept. 23, Oct. 7, Oct. 21, Oct. 28, and Nov. 18. Mark your calendars now and join the fun, while supporting our mission to raise funds helping our community!

Shopping Spree for Tenaya Students!

A number of students who go to Tenaya Elementary get to shop for shoes and new clothes so they can start the school year on a positive note. Volunteers are needed to be shopping buddies for each student. You would drive to Sonora Walmart, meet the school bus, and help your assigned student with correct sizes and a good assortment of clothing. If you'd like to volunteer, please contact Brittany at 1 (209) 459-9551. All of this is possible because of donations from ROOFBB, Helping Hands, and FOGL. It's incredible what can happen when organizations come together!

49er Festival Taste of Tuolumne! ROOFBB is excited to be a part of the festival working the raffle area! We are selling tickets now until the festival; fabulous prizes including a \$500



cash prize! Tickets can be purchased by contacting ROOFBB at charity@roofbb.org or making a Venmo payment (QR code below) and we'll contact you to deliver your tickets. Tickets are \$1 each, 12 for \$10! What a deal to win big!!

Highlights of Our Outreach This Year! So far in 2024, we have assisted families with home and car repairs, catching up on utility bills, buying groceries, and medical expenses. These needs often arise unexpectedly, and families sometimes just need a little helping

hand to regain stability. We are thrilled and honored to provide that support!

Want to learn more about ROOFBB or even join? Follow us on Instagram, Facebook, and Nextdoor. Looking for a volunteer opportunity that's both fun and fulfilling? ROOFBB is the place for you! We also welcome donations to support our cause and fulfill our mission. Thank you for being part of our community and helping us make a difference!

DONATE



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Southside Community Connections is excited to present three incredible raffle prizes, all generously donated by members of the Groveland community.

Every raffle ticket (\$20 each) you purchase helps support our mission to provide essential services and support to our community.

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WIN!!!

It's your chance to win big!

BREAKFAST ON THE COURTS

EILEEN KEITHLY LEE

A SMASHING IDEA!

The temperature may be cooling down soon, but the action on the PML tennis courts will stay hot through the fall as the PML Racquet Club continues to host Breakfast on the Courts.

Join club members on Sunday, September 1, and Sunday, October 6, for a fun morning of tennis and a complimentary continental breakfast. The fun starts at 10 am the first Sunday of each month.

“Our Breakfast on the Courts events are a fun way to get to know our members and see what the PML Racquet Club is all

about,” club president Ron Bass said. “It’s a very fun, casual, drop-in event and a great way to get in a few games of tennis.”

The club has a ball machine for players who are looking to hone their returns and plenty of loaner racquets are available. Whether you are a beginner or an experienced player, all skills levels are welcome to play. Tennis is a great sport to get your heart pumping and enjoy spending time with family and friends.

Club members gather at the tennis courts on Pine Mountain Lake Drive on Tuesday and Friday mornings each week. For weekly play start times or further information email the club at PMLAtennis@gmail.com.



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COMMUNITY AIRPORT DAY IS JUST AROUND THE CORNER!

JULIE ANEMA

Community Airport Day will be on Saturday, October 5th, from noon until 3:00 pm. The Pine Mountain Lake Aviation Association welcomes everyone to come out to the airport and enjoy the afternoon. Admission is free! Bring a chair and enjoy the show. Parking on Elderberry Way.

Refreshments will be available for purchase. Planned special events include flying demonstrations, unusual aircraft, stunning formation flying, and special aerial surprises! There will also be precision



flying skills contests among the PML pilots and the traditional car vs. plane demonstrations. In between special events, visitors can visit current and vintage airplanes up close.



This is a great opportunity to check out your county airport, see aircraft up close and meet local pilots. We are fortunate to have a local airport that provides not only a home for PML



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

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NOTICE

THE CALIFORNIA PUBLIC UTILITIES COMMISSION WILL HOLD PUBLIC PARTICIPATION HEARINGS ON AUGUST 14, SEPTEMBER 5, AND SEPTEMBER 19, 2024 REGARDING CHANGES TO THE COMMISSION'S LICENSING AND OVERSIGHT OF VIDEO FRANCHISEES UNDER THE DIGITAL INFRASTRUCTURE AND VIDEO COMPETITION ACT OF 2006 (DIVCA). YOU ARE INVITED TO PARTICIPATE AND EXPRESS YOUR VIEWS. VISIT **CPUC.CA.GOV/PPH** FOR MORE INFORMATION.

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PML LADIES CLUB

MAE FRANCO

A lovely time was had by all at our August Lunch at the Lake Lodge. We enjoyed a wonderful presentation by Joanne Scott, a local Mary Kay consultant, on skin care and make up application to help us all look our very best. And as always, a delicious lunch was provided by Perfect Day Catering as we celebrated National Girlfriends Day with sweet fellowship and laughter hosted this month by Betty Boatman, Cheryl Ludolph, Eunice Pennybacker and Patti Summers.

We also welcomed 12 new members and we are excited to announce that ladies that live outside of PML may join by being sponsored by a current member. Ladies Club meets the first Wednesday of the month (except Jan and July). If you are



Joanne Scott demonstrating make up

interested in joining or would like more info, please contact Mae Franco at 831-297-0554 or Pam King at 831-601-8471. Also check us out on Facebook at www.facebook.com/pml_ladies_club.

ABOUT STCHS

HARRIET CODEGLIA

The Southern Tuolumne County Historical Society (STCHS) was created in 1987 by a group of local residents who were devoted to the preservation and recording of local history. Groveland and Big Oak Flat were gold rush boom towns which survived afterwards as a gateway to Yosemite National Park. These concerned citizens decided to build a museum, which is no simple feat for such small towns. How does a tiny town pay for such a major construction project? It would only be possible with a lot of dedication, hard work, planning and heartfelt belief that this COULD be done. It was achieved by grants from the Sonora Area Foundation, a public minded organization; fund raising projects such as concerts, picnics, book sales, dinners, speakers and plays; monetary donations from businesses and the people of the area; donations of architectural designs, physical labor, equipment and materials, and legal advice; memorials; and Charlie-the-Can-Man and his volunteer

crew's collection of nearly \$50,000 worth of aluminum cans. A piece of land was donated by GCSD. With intense dedication, great energy and many donated goods and services, the museum project was underway. Groundbreaking took place in 1999 on the building that would house a museum and a branch of the Tuolumne County Library. The building was completed in October of 2000 and was officially opened in May of 2001. The Groveland Yosemite Gateway Museum is staffed exclusively by volunteers and has welcomed visitors from all over the world. STCHS proudly continues to preserve the local history of Big Oak Flat and Groveland and to educate the citizens and visitors about local, regional and natural history. We continually refresh the exhibits in the museum and offer a bookstore stocked with books, souvenirs and other items of interest. We also own and are preserving two historic buildings in Big Oak Flat, the one-story stone building often called the Wells Fargo Building, and the yellow house next to it. The

PINE NEEDLERS QUILT GUILD

SANDY SMITH

Hello September, and cooler weather, at last. Pine Needlers Quilt Guild meets the third Tuesday of each month under the Library at 10:00 a.m. September's meeting is on the 16th. We meet a little early, at 9:30 to help set up the room and catch up with each other and what's been happening since last month.

How are you doing with your snowflake mystery quilt? I am done and ready for clue #2. Mysteries are always a little intimidating when you first start, just follow directions and keep sewing, it will be worth it in the end. Have fun with it. Remember to bring your lunch, fabric, and sewing machine on the 16th so when you get clue #2 you can sew with us after the meeting til 2. Always very informative and fun.

Leslie will have the signup sheet for the Decolorization Class in November. We need 10 people to sign up in order for her to come up to teach it. Kelly Sexton shared this interesting technique with us in June...

Also this month will be the sign up for the Advent exchange...Very fun!!!

There will be lots of ideas to share. If you have not done this before it is so interesting and fun. Its very exciting to everyday receive a sweet little gift from

someone in the Guild. In the month of October we will have our Row By reveal....finally have my flower row done, and I am so happy. Can hardly wait, it will be so much fun to see what everyone has done with their rows. October also will bring us the last clue in the Snowflake mystery quilt. Have you noticed the Quilt Blocks on the buildings downtown? These are called Barn Blocks...several of us, thanks to Judy Basey, made these to hang all over. The Library has copies of our printed brochure if you are interested in learning more about them. Things to know: Needles and pins stay sharp stuck in a bar of soap

Lint rollers remove ripped out stitches

Bloodstains come out by dissolving a tiny bit of meat tenderizer with cool water...apply with QTip

Tuesday September 16th will be the next meeting of the Pine Needlers Quilt Guild..10 a.m. If you have any questions you can call the President Kris 650 722-0307 or V.P. Leslie @ 209 482-1406. See you then.

Remember that good friends are like quilts they age with you, yet never lose their warmth.

house has just been repainted and STCHS plans to host an open house and tour of the two buildings this fall. A major accomplishment was completed a few years ago when two amazing volunteers and board members completed writing a pictorial history of the region, "Groveland and Big Oak Flat", published by Arcadia Publishing. STCHS funds its operations with two major fundraisers: The springtime Wine Tasting Cruise on Pine Mountain Lake, and the Labor Day Barbecue. Membership

dues and monetary donations help a lot. We always need volunteers during these fund-raisers, plus for special projects, occasional grounds cleanup days, and all year around as docents. Contact the museum at gygmstchs@gmail.com and tell us what you would love to do. Currently we are open Friday, Saturday and Sunday from 10 until 2 pm. Call the museum for current hours (209) 962-0300. Come see us! Check out our website: www.grovelandmuseum.org or see us on Facebook at Groveland Yosemite Gateway Museum.

PML LADY NINERS

TAMMY TALOVICH

Quote of the month – *Find the things you do well and do it again and again for the rest of your life. Johann Jahannsson*

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

JULY 4TH: THERE WAS NO GOLF! TEMPERATURES TOO HOT!

JULY 11TH: we only had 5 players, no sweeps, no special game, but those who played had fun even with the hot heat!

JULY 18TH: was our Charity Day Golf, the 18 Holers and the Lady Niners joined forces to raise money for Adventist Hospice. It was a wonderful event!

JULY 25TH: we had 15 players and played Odd Holes

- 1st place:** Christina Baines
- 2nd place:** Linelle Marshall
- 3rd place tie:** Stacie Brown and Susan Dwyer
- 4th place tie:** Deanie Martini, Nancy Johnson, Trudy Reid

Low putts: KC Lennen w/12 (all time best)

- Pars:** #2 KC Lennen,
#3 Christina Baines,
#5 Deanie Martini,
#7 and #9 Susan Dwyer

Chip-in: #2 KC Lennen, #4 Linelle Marshall, #5 Maureen Campbell

Low Net: Christina Baines w/29

Low Gross: Christina Baines w/49

Ace of Aces for July: Nancy Brewster w/36 net

Queen of Clubs for July: Christina Baines w/49 gross

PML MEN’S GOLF CLUB

DAVE FERNANDEZ

JULY MASTERS, BLIND DRAW, HAMBURGER

Our Mid-Summer events kicked off with 3 great summer classics. Congratulations to all of our winners and Thank You to all our participants.

JULY MASTERS

Flight 1

- 1st place-** Ted Toffey, Rod Raine, Joel Pluim, Marc Allyn
- 2nd place-** Ben Rebiskie, Larry Torres, Jon Rivera, Gus Climent
- 3rd place-** Dave Hart, Paul Funston, Joe Robinson, Tim King

Flight 2

- 1st place-** Paul Purifoy, Gus Allegri, John Lloyd, Pat Hennigan
- 2nd place-** Rich Martinez, Joe Vautier, Dan O’Connor, Rich Higgs
- 3rd place-** Allen Craig, Wayne Handley, Doug Schmiett, Michael Thoben

Closest to the pin

- #3- Gus Climent 3’11”
- #7- Paul Funston 8’2”
- #14- Rod Raine 5’4”
- #17- Gus Climent 18’7”

BLIND DRAW

- 1st place-** Tim King, Ted Toffey
- 2nd place-** Andrew Hughan, Larry Torres
- 3rd place-** Bud Roberts, Tim Jordan
- 4th place-** Jeff Sera, Paul Purifoy

HAMBURGER

Flight 1

- 1st place-** Larry Torres, Stan Bednarski
- 2nd place-** Gus Climent, Chance Climent
- 3rd place-** Spenser Marquiss, Daniel Inouye

- 4th place-** Ted Toffey, Rod Rain
 - 5th place-** Joe Robinson, Joel Robinson
 - 6th place-** Bud Roberts, Dave Gibson
- ### Flight 2

- 1st place-** Vince McEvoy, Uriel Vargas
- 2nd place-** Mark Vahey, Brian Vahey
- 3rd place-** Lou Marinacci, Rich Robenseifer
- 4th place-** Paul Purifoy, Pat Hennigan

5th place- Mike Lacy, Dave Pomicpic
6th place- Paul Haughey, Larry Culler

- Closest to the pin**
- #3- Chance Climent 64’2”
 - #7- Joel Robinson 11’7”
 - #14- Tony Pavlakis 1’3”
 - #17- Vinny McEvoy 18’11”

TOURNAMENT TEE SELECTION

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

WEBSITE TOURNAMENT SIGN UP

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

JOIN THE MEN’S GOLF CLUB

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

GARDEN CLIPPINGS

LINDA NEUSCHWANDER – PINE MOUNTAIN GARDEN CLUB

Our August Garden club meeting featured Christina Wilkinson with our local US Forest Service Visitor Center. She is the Interpretive programs Manager for the Groveland Ranger District and is an informative expert about vegetation management and a Silviculturist (want to know what a Silviculturist is? --ask at our next meeting, we’d be glad to share!) Club members always appreciate learning more about the wonderful woodland world we call home.

SEPTEMBER AUTUMN ART WORKSHOP FEATURED:

1. Decoupage w/Barbara Bussler of Black Bear Mosaics
2. Watercolor Trees w/Rebecca England of Imbeccableart

3. Crafting a happy Scarecrow face on sunhats
4. Rock Painting—To be determined

In the meantime, don’t forget to WATER your garden! Rise early and water deeply, enjoying the cool and peaceful beauty of our early Sierra foothills mornings. Really, the heat is winding down, so enjoy the rest of the summer!

Sounds fun? Want to learn more about Local foothill gardening? Join us! Let’s be friends! (and have fun in the garden...) Questions? contact club president Susan Dwyer at smdwyer@sbcglobal.net. We meet 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

Thursday, August 1st we held the first **Golf at the OK Corral**. Organized by Thelma Faux, this fun event (formerly called the Women Invite the Men) expanded to teams of two or four, with a member inviting a guest to play in a fun format of 6 Holes Best Ball, 6 Holes Scramble and 6 Holes Alternate Shot. The event and BBQ lunch was enjoyed by all the participants. Here are the results:

First Place: Kitty Edgerton & Nate Wrye – Net 63

Second Place: Sally Wrye & Tim Wrye – Net 67

Third Place: Tari Skelley & Deanie Martini – Net 68

Fourth Place: Marlene Drew & Bill Walker – Net 69

Fifth Place: Paula Parisi & Joe Parisi – Net 69

There were additional fun games at each par 3 that kept us all entertained throughout the round.

A big thank you to Thelma Faux for organizing this event and for Marlene Drew for all the wonderful decorations.



1st Place: Kitty Edgerton & Nate Wrye



Marlene Drew & Thelma Faux

We had our **second Saturday tournament** on July 27th. It was a two-person, modified 6-6-6 format, organized by Sally Wrye. Thank you to Sally for organizing this event. Here are the results:

First Place: Thelma Faux & Kathy McEvoy – Net 75

Second Place: Marcee Cress & Anne Clark – Net 7t

Third Place: Tari Skelley & Helena McMillan – Net 82

Fourth Place: Sara Hancock & Leslie McLaughlin – Net 94

Following are results from our regular club tournament play this past month:

JULY 25TH – TWO BEST NETS – 1 BEST PUTT

Winning Team: Marcee Cress, Linda Johnson, Jeanne Pacco & Marilyn Scott – Score: 166

Our annual Pine Tree Invitational is scheduled for September September 26th, 27th & 28th. The theme is Tailgate Party and includes two rounds of golf a and a horse race for the price of \$225/pp (horse race is a separate fee). If you are interested in learning more about this fun event, please contact Lisa Brown-Jimenez, at coachbj@sbcglobal.net or call our pro shop at 209-962-8620.

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 have modified our bylaws to allow female family members of property owners to apply for membership. If you are interested in becoming a member, we can arrange for you to join us as a guest, so that you can meet and play with some members and see what our club is all about. If you're interested, please contact our PML Head Golf Professional, Mike Cook at 209-962-8620.

FOGL HELPS “STUFF THE BUS”

VIRGINIA RICHMOND

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

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

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



Treasurer Harriet Codeglia presents FOGL’s donation to Principal Wynette Hilton.

BRAINY GROVELAND STUFFS THE BUS

VIRGINIA RICHMOND

Brainy Groveland” volunteers work with Groveland’s elementary school students on their math and reading skills all year. The organization supports Tenaya students in several other ways as well.

In August, Brainy Groveland vice president Karen Hopkins, presented a check to Tenaya principal Wynette Hilton to help purchase back-to-school supplies for Tenaya students.

Please join us! If you are interested in learning more about Brainy Groveland and our volunteer work with local students, please contact Virginia Richmond at 209.962.6336 for additional information.



Principal Wynette Hilton received Brainy Groveland’s donation from Karen Hopkins, Brainy Groveland Vice President.

CAMP TUOLUMNE TRAILS

DORI JONES

ANOTHER INSPIRING SUMMER AT CAMP!

As we closed our summer camp season in mid-August with family camp sessions serving 13 families with children with a disability, we reflected on the tremendous campers we enjoyed (and learned from), the outstanding team of counselors and staff, led by Director of Camper Operations Jacqui Montero, who all worked seamlessly to make the magic happen. For most of our campers, this is the only time during the year that they leave their regular environment, interact with others like them and have the time of their lives as they experience all the joys of summer camp activities--swimming, archery, hay rides, ceramics, campfires, skits and dances, to name a few.

CONCERTS FOR A CAUSE - NEXT UP:

You won't want to miss these super-talented musicians and their amazing music.

S e p t 21:
Vincent Ingala - a world renowned, 30-something phenom who plays sax, piano, keys, drum and sings. Vincent just released his 8th album.

Oct 12: The Boneshakers - featuring sultry vocalist Jenny Langer and extraordinary guitarist Randy Jacobs, along with their band.

Oct 26: Rebecca Jade & Jeff Ryan - Returning for her fourth season, Rebecca will be joined by acclaimed saxophonist Jeff Ryan, who returns for his second season. Jeff's latest collaboration with Kim Scott is currently #8 on the charts.

Thank you to all our generous sponsors who help keep Concerts for a Cause gaining momentum: Mechanics



Vincent Ingala

Bank and MarVal (Groveland), Christopher Lawrence, and Dave Koz. All proceeds from the Concerts for a Cause benefit Tuolumne Trails' summer camp programs, which supports CTT's mission of creating inclusion and safe outdoor

recreation for all, while providing an accommodating environment for healing, respite, education and recreation for people with disabilities, their families and caretakers. Tickets for Concerts for a Cause and dinners sell out very quickly. For more information and to purchase tickets, visit CTT's website: www.tuolumnetrails.org/concerts.

HELP US BECOME THE MOST-ACCOMMODATING CAMP IN THE U.S.

CTT's goal of becoming the most accommodating camp in the country for people with disabilities is very costly. We work year round to ensure that we improve camp's accessibility and create programs that will benefit campers with all levels of disabilities—an never-ending and enormous undertaking. Please help us further our mission by donating to CTT today.



We invite you all to join the Camp Tuolumne Trails 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 or visit: <http://www.tuolumnetrails.org>. Follow us on Facebook and Instagram to stay updated on camp happenings.

FINDING SOLACE IN GOD'S PRESENCE

PASTOR BOB KANDELS

This past January, I found myself driving down a snow-covered mountain after a day in the high country. The snow had fallen steadily throughout the day, and as night fell, I began my journey back to Groveland, alone and out of cell phone range. The potential danger of my situation became clear as I navigated the treacherous, snow-laden road. If my truck slid off the road, I would be isolated, with no way to call for help. The descent from the high country, through thick, heavy snow, was daunting, and there were moments when fear and loneliness

gripped my heart. Yet, through it all, I was reminded of God's constant presence. When I finally arrived home, safe and sound, beneath the snowline and into the rain, I was overwhelmed with joy and gratitude. The refuge of my home brought immense relief, and as I embraced my wife in thankfulness, and settled into the warmth of a crackling fire, I felt the comforting embrace of God's grace. It was in this moment that I truly understood how God had guided and protected me throughout the journey. Many of us have faced times of deep

loneliness, where we feel distanced from God and those around us. Even Jesus, in His most vulnerable moment, experienced this profound sense of isolation as He prayed in Gethsemane, knowing the immense burden that lay before Him: "Returning the third time, He said to them, 'Are you still sleeping and resting? Enough! The hour has come. Look, the Son of Man is delivered into the hands of sinners.'" (Mark 14:41, NIV). Despite this, Jesus never wavered in His mission to seek and save us, no matter how separated we may feel from Him. This serves as a powerful reminder

that we are never truly alone. The world can sometimes feel like a lonely place, and even those closest to us can leave us feeling isolated. Yet, God's love is unfailing. If you are longing to experience the boundless love of God, I invite you to join us at one of the Groveland Christian Churches. At Gateway Community Church, we gather for worship every Sunday at 10:00 am, and I would be honored to have you join us as we seek God's presence together. In Christ's Service, Pastor Bob Kandels

GROVELAND HIGHLANDERS 4-H CLUB

CAROL WILLMON – COMMUNITY LEADER

As the 2023-2024 4-H year comes to a close, and we prepare for another year, we would like to thank the volunteer leaders and parents who have helped so many 4-H members “learn by doing” – 4-H motto.

A big THANK YOU goes to Shannon Abbott, assistant community leader, and leader of Rabbits, Sheep, and Photography; Rob Abbott, leader of Swine and Golf; Cathy Broome and Jenn Ahlswede, leaders of Cooking; Carol Willmon, leader of Sewing, along with Lynn Sigafoose, Leslie Timmons, Donna Wolf, Sandy Smith, Charleen Beam, and Maria Tortorelli.

Our club participated in many community service projects this year – donating food to Tenaya School, donating socks for the Food Closet, making Valentines for the Senior Center, and having children’s games for the

STCHES BBQ.
At the Calaveras Fair, the members exhibited items they had made in Sewing and Photography; at the Mother Lode Fair, they exhibited rabbits, swine, sheep, photography, and sewing.

We are getting ready for our new year to begin in September, with our first meeting on Tuesday, September 10th, when we will introduce 4-H program, our leaders and projects available. For more information, please call Carol Willmon, 209-962-7528. All boys and girls are welcome; we are always looking for more adults who are interested in sharing a hobby or special talent with our youth in this educational program. 4-H is organized by the Tuolumne County Cooperative Extension Office through the guidelines of the University of California, with the assistance of local volunteers and community organizations.

CHRISTMAS DOWNTOWN BOF/GROVELAND

DAWN SILVA

The Big Oak Flat/Groveland Christmas Committee are already beginning to meet and prepare for the decorating of the 120 corridor. As always, the committee is working behind the scenes preparing for this year. We have begun creating the theme for this year.

Our plan is to continue with a Classic Christmas with a cool twist. So, stay tuned for some fun things coming to town. Our small town brings in many returning tourists during Christmas who enjoy coming back specifically to take family pictures. It has been said that it looks like a Hallmark town.

This committee would not be able to continue with this tradition without the help of our community and their donations. This tradition has been done every year since 1968 when two

ladies decided to put sugar pines with bows on all the posts in town. All money donated helps us purchase the supplies needed to make our town come to life. We purchase bows, ribbons, zip-ties, lights, ornaments, garland and whatever else is needed. We begin purchasing supplies early in order to get the best price. 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

Thank you to all who continue supporting this tradition every year.

CHICKEN DIJON WITH MUSHROOMS AND ARTICHOKE

RECIPE PROVIDED BY TOM KNOTH AND PAULA MARTELL

This is an easy gluten free recipe and takes little time, and it is so tasty! Have all of your ingredients prepped ahead of cooking, pour a glass of wine and put on some good music, and then enjoy the process and the wonderful scents as you create this comforting dish.

INGREDIENTS

- 1 1/2 pounds boneless, skinless chicken breasts, cut into bite sized pieces
- salt and black pepper
- 1 tablespoon oil (olive, avocado, or canola)
- 3 tablespoons butter
- 1/2 cup chicken stock
- 1 tablespoon chicken bouillon granules

- 3/4 teaspoon tarragon (optional)
- 1 cup heavy cream
- 1/2 cup grated Parmesan cheese
- 2 tablespoons Dijon mustard
- 6 ounces cremini mushrooms, sliced
- 1/2 can quartered artichoke hearts
- 1/4 cup Italian parsley and/or chives, minced (for garnish)

DIRECTIONS

Season both sides of the chicken breasts generously with salt and pepper.
In a large skillet, add oil and melt the butter over medium-high heat. Add the chicken to the pan and sear until it is golden brown on both sides. Remove the chicken from the pan and set aside (chicken may not be fully cooked at this

stage and that is preferable).
Deglaze the pan with chicken stock and use a rubber spatula to scrape off and mix in any bits that are stuck to the bottom of the pan.
To the chicken stock, mix in the bouillon granules and tarragon until dissolved. Reduce heat to medium-low and let simmer for 5 minutes.
Add the heavy cream, Parmesan cheese, Dijon mustard, mushrooms and artichokes and bring to a bowl, then reduce to simmer. Let simmer for an additional 10 to 15 minutes, or until the sauce has reduced by half and thickened.
Add the chicken back to the pan and let simmer until the chicken is



cooked all the way through, about 5 to 8 minutes.
Garnish with fresh Italian parsley or chives before serving.

HELPING HANDS HAPPENINGS

PATTI BEAULIEU

We're supposed to be entering fall, back-to-school and cooler days and nights, but with the climate changes, the only certain thing is that it's back-to-school time. The weather can be 'whatever' in September from cool days and nights to extended dog days (warm, hot and sultry) of summer. Whatever we get, there's not much we can do about it. With school back in session, the summer crowds will wane, but we'll still have busy week-ends with out-of-town visitors and week-enders.

With Back-to-School time here, we were happy to donate again to the Community Back-to-school shopping spree for our local elementary students. This is a project that we had funded for many years and was formerly done by the Kiwanis. Unfortunately, our local Kiwanis chapter disbanded a few years ago.

This month we begin our shortened hours of a 3 p.m. closure. This will be in effect from Wednesday, September 4th until just before Memorial Day 2025. We'll also be open on Sunday, September 1st for the long Labor Day week-end. Why no use that last holiday of the summer to do some last-minute back-to-school shopping or just browse around and see what you can't live without?

Later this month (September) we'll be displaying our fall merchandise and our massive selection of Halloween costumes and decorations. As soon as Halloween comes, it's the beginning of the holiday season- straight from Halloween to Thanksgiving and then on to Christmas and Hannukah. It's a very busy time for retailers.

It's been a busy summer for our 2 Stores and we're so grateful to those who stop in daily, weekly or just happen to wander in, and to those that donate to us. We love seeing and visiting with you all, and appreciate your donations and shopping with us. We look forward to seeing you again.

OBITUARY

MARJORIE JOAN COMPTON

MAY 8, 1925 – JULY 27, 2024

IN LOVING MEMORY OF

Marjorie Joan Compton, aged ninety-nine, peacefully passed away on July 27, 2024, surrounded by her loving sons. Her life was rich with joy and cherished memories across her remarkable ninety-nine years.

Marjorie found profound happiness during her time at Pine Mountain Lake, where she lived and worked alongside her beloved husband, Al Compton. Her twelve years of dedicated service to the Pine Mountain Lake community left a lasting impact on many lives. It was once said that Marjorie was one of the most caring individuals they had ever met, and that the world would be a better place if everyone had half her energy and compassion.

She was preceded in death by her husband, Al Compton; her sister and brother, Irene and George Sousa; her parents, Mary and Joseph Sousa; and Denise Compton. She is survived by her sons Mark, Michael, and Tom Seeley; daughter Lisa Compton Bradley; and Albert Compton Jr. Marjorie was also blessed with grandchildren Mason Seeley, Taylor Seeley, Michael Compton, and Meline Compton.

We invite you to join us in celebrating Marjorie's life:

GRAVESIDE SERVICE

Friday, September 27, 2024, at 1:00 PM
Our Lady of Mount Carmel Cemetery



Marjorie Joan Compton

1700 Cemetery Street, Big Oak Flat, California 95305

CELEBRATION OF LIFE

To follow the service at:
Around the Horn Brewery
17820 State Highway 120, Groveland, California

For our San Jose friends, a separate Celebration of Life will be held:

September 14, 2024, at 1:00 PM
Mr. Mojito's Bar and Grill
5925 Almaden Expy, San Jose, California 95120

In honoring her memory, we celebrate a life well-lived and the many ways she touched our hearts.



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THE LITTLE HOUSE

SAMANTHA WEST – THE LITTLE HOUSE SUPERVISOR

MEET OUR AMAZING FACILITATORS: JOIN THE TEAM

At The Little House, our dedicated facilitators are the heart and soul of our community programs. Their passion and expertise bring our activities to life, making The Little House a vibrant place to learn, connect, and grow.

JOIN OUR TEAM OF FACILITATORS

We are always looking for more people to lead groups or classes. We'd love to hear from you if you have a hobby or skill you'd like to share! We offer flexible class times starting as early as 9 am and as late as 6 pm, Monday through Saturday.

Our facilitators are crucial in making

The Little House a welcoming and enriching space for all. From arts and crafts to fitness and wellness, they provide a diverse range of programs catering to our community members' interests and needs.

HOW TO GET INVOLVED

Interested in hosting a class? Reach out to us at southsidecommunityconnections.org to explore the possibilities. Whether you're a yoga expert, a master in needlecraft, or have a unique hobby, we provide the support and resources you need to share your passion with others.

Join us in making a difference and enriching the lives of our community members. Become a facilitator at The Little House today!

SCC: WE NEED YOUR HELP TO SPREAD THE WORD

NANCY A. REGGIO – EXECUTIVE DIRECTOR

As I reflect on my first six months as Executive Director of Southside Community Connections, I'm filled with a deep sense of gratitude and purpose. I'm reaching out not to ask for donations, supplies, or volunteer hours (though those are always appreciated), but to seek your help in spreading the word about the vital services we offer.

My journey here has been both humbling and inspiring, driving me to do even more for our incredible community. I've seen firsthand the amazing generosity and hard work of our neighbors, and I'm grateful for all of you who consistently go above and beyond to support those around you.

At SCC, we're proud to assist dozens of people with a wide range of services, from transportation to essential medical appointments, exercise programs, shopping, and fun social activities. Our dedicated volunteers offer support through daily check-

ins, walks, and even lightbulb changes for those who need a helping hand. Additionally, our Thursday congregate lunches at The Little House provide affordable meal options for adults in our community.

Our biggest challenge now is ensuring that everyone who could benefit from these services knows they are available. Here's how you can help: visit our newly redesigned website at www.southsidecommunityconnections.org to see the full range of support we offer. Then, share this information with friends, neighbors, and anyone you encounter. If you or someone you know needs our help, feel free to contact us directly, and we'll be happy to reach out.

This community is truly exceptional. Let's work together to make it even better. If you're interested in helping or have any questions, please contact me at 209-962-7303 or 510-393-7337

Thank you for your support!

SOUTHSIDE COMMUNITY CONNECTIONS

BETH MARTIN – SCC TRANSPORTATION COORDINATOR

SOUTHSIDE COMMUNITY CONNECTIONS HONORS ED MACKIN AS VOLUNTEER OF THE QUARTER

Southside Community Connections (SCC) is delighted to announce Ed Mackin as our Volunteer of the Quarter. For the past two years, Ed has been a dedicated Wheels driver, offering transportation services to several residents of Groveland, Big Oak Flat, and the surrounding areas.

Ed has lived in Pine Mountain Lake for the past six years. Before that, he spent nearly 38 years as an almond farmer in the Central Valley, on a 40-acre property his stepson now farms. Ed knew that when he retired he wanted to give back by volunteering, and once settled in Groveland, he discovered SCC.

"It's very rewarding; I get more than I give," Ed said. "It's a tremendous feeling to know you're helping people."

Ed spends more than 15 hours a month as a Wheels volunteer. One of

his most important contributions is picking up ATCAA Food Pantry boxes at the Groveland EV Free Church and delivering them to three SCC clients who don't drive. One particular client that Ed drives weekly to errands and grocery shopping in Groveland and Sonora has become a good friend. "We talk from the time I open the door in the truck to the time I drop her back off at her home," he said. He cherishes this and the other personal connections he's made as a Wheels volunteer.

Ed's commitment and warm spirit embody the essence of what it means to volunteer with SCC. We are incredibly grateful for Ed's contributions and proud to honor him as our Volunteer of the Quarter!

If you're interested in learning more about volunteer opportunities at SCC, including the Wheels program, call us at (209) 962-6952, email wheels@southsidecommunityconnections.org, or stop by The Little House between 10 am and 2 pm (11699 Merrell Road).

FAMILY FUN DAY

REV. GINGER DUMARS

FAMILY FUN DAY – SAT., SEPTEMBER 14,
10:00 – 2:00

Hosted by Groveland Area Churches

You are invited to Family FUN Day at Tenaya Elementary School, 19177 Highway 120, Groveland, on Saturday, Sept. 14, to celebrate Back to School Days! ALL Families are WELCOME to come & play Basketball or Volleyball, and to enjoy a Bouncy House and Waterslide and other games! BBQed Hamburgers & Hot Dogs are offered for a FREE Lunch. Students from Pre-K through High

School ages enjoy meeting others from several different schools as they have fun with these inside & outside activities.

Special Guests from Groveland Fire Department & National Forest Service plan to display their equipment and their services. These Family Fun Days are hosted & supervised by Groveland Evangelical Free Church, First Baptist Church of Big Oak Flat, Groveland Christian Fellowship & Mountain Lutheran Church of Groveland. Check our Web sites for more info. about our churches.

FROM YOUR DISTRICT 4 SUPERVISOR

SUPERVISOR KATHLEEN HAFF – TC DISTRICT FOUR

DETERMINATION, GRIT,
AND REALIZING GOALS

We have an Olympian among us from Groveland! This is probably not news to you. Sagen Maddalena has lived in the Groveland area her whole life and has recently won a Silver Medal at the XXXIII Olympiad in Paris 2024, in the Women’s 50 meter 3-position rifle event. She is truly our hometown hero! However, what did it take to lead her to this moment in life?

As the title of this article suggests, Sagen Maddalena epitomizes the power of determination, grit and manifesting one’s goals! When she puts her mind to something, she stays with it until she attains her dreams. For example, according to Sagen’s father, Randy Maddalena, when Sagen was a teenager, she told her mom that her goals for herself were to compete two separate times at the Olympic Games and to win a medal!

Here’s the back story. From an early age, Sagen was involved with 4H: with a focus on horses, pigs and goats. Sagen had her own horse at age 8, and it was immediately noted that she had a true gift with horses. As she got older, community members would come and ask for her help with their horses.

When she was about 12 years old, Sagen competed in trail trials with her horse – where the rider is judged by how they overcome obstacles and surprises that occur... Like someone jumping out of the bushes while the rider is on their horse navigating the trail. To place at such an event, the rider must have their wits about them and a trusting relationship with their horse. Even at 12, Sagen was composed and in control of her horse. She won 1st place in her division at this competition every year that she competed.

Little known facts: At 9 years old, Sagen had a goat business, and when she was a teenager, she made time to learn the piano and gave recitals. As a girl, it doesn’t sound

like Sagen was ever idle.

In her later teens, Sagen joined a program that was offered though 4-H and the ML Gun Club called “The 22 Program”. After 4-H, she was invited to try out for the CA Junior Grizzly Team, an elite national junior service rifle team. She was coached right here in Tuolumne

County. She taught herself how to shoot a 22 small bore rifle. Sagen became an 8x All American air rifle shooting champion, qualifying for the World Championships in 2014.

When it was time for college, Sagen chose the University of Fairbanks specifically because they were known for producing 3 Olympians. She “walked on” to the try outs and the coach took her under his wings and showed her how to shoot. At the end of that first year, Sagen won the most valuable team player award.

In March 2019, Sagen enlisted in the US Army and was assigned to the US Army Marksman Unit International Team as a shooter and instructor. She went on to compete in the 2020 Tokyo Olympic Games where she finished fifth in the Women’s 50 meter 3-position rifle competition, after which she came back to Groveland on a US Army Hometown Tour to speak about gun safety, discipline and achieving one’s goals. This first Hometown Tour in 2021 set a high bar for other US Army tours thereafter.

Sagen Maddalena’s distinguished shooting career includes competing in the World Championships and winning a Gold medal in 2022 for the Mixed Team



*Sagen and Randy Maddalena
at the 2024 Paris Olympics*

50 meter rifle prone, a Silver medal in 2022 for the Women’s 10 meter air rifle, and a Bronze medal in 2023 for the Women’s 50 meter rifle 3 positions. And as we all know, in 2024 Sagen qualified for the US Olympic team in 3 categories, placing fourth in the Women’s 10 meter air rifle and winning a Silver medal

in the Women’s 50 meter 3-position rifle competition, after achieving a new Olympic qualification record!

This month Sagen is coming home as part of another US Army Home Tour and will participate in Groveland’s 49er Festival as the Grand Marshal! She will lead the parade downtown on September 21st at 9 am and then will assemble on stage in the lower part of Mary Laveroni Park sometime after 10

am to be presented with a Certificate of Recognition from the Tuolumne County Board of Supervisors. Sagen will then host the “Safe Shooting Games” competition at the Festival for kids aged 8-14 years in the following events: water gun, nerf gun, marshmallow gun and paintball gun. There will be prizes for this competition! Parents of youth wishing to participate are to pre-register your kids now. Please go to: <https://www.yosemitechamber.org/49er-festival> for all the details.

There is a \$5 charge for a wristband for your child to participate in these competitive games.

Sagen is passionate about mentoring kids and will be making appearances at both Tenaya School and Tioga High School assemblies on Monday morning, September 23.

Although Sagen has definitely carved out her place in history as an international marksman, and an Olympic medalist, it is my belief that her higher calling may actually be to encourage young people, through her life example, to be all they can be. Please come out to cheer Sagen on in the parade and bring your children and grandchildren to compete in the fun and educational “Safe Shooting Games” held at the 49er Festival on Saturday, September 21. See you there?

**COME MEET SAGEN IN PERSON
AT THE 49ER FESTIVAL'S
TASTE OF TUOLUMNE
SEPTEMBER 21ST
IN MARY LAVERONI PARK**

PINE CONE SINGERS

BOB SWAN

BACK TO WORK FOR WINTER CONCERT

By the time you read this, we will have held our first rehearsal for our Winter Concert. As usual, singing about snow and holidays feels a bit odd at this time of year, but winter will be along soon enough. BTW, it's not too late to consider joining us. If you have an interest in choral singing, we encourage you to stop in to a rehearsal during the next few weeks. It is not necessary to read music – we provide rehearsal CDs (or mp3s) that will allow you to learn the material at your own pace.

I am going to mention a thing that all small organizations have to think about – money. It costs us about \$20,000 a year

to operate. We pay our Director and our supporting instrumentalists at far below market rate (thank you to them), and every singer pays dues to participate, but we still rely on the generosity of our donors to stay above water. It's coming up on donation season, so I will point out that we are a 501(c)(3) non-profit, so donations are fully tax-deductible. While on this topic, I would like to acknowledge the very significant donation we received from the recent BWZ charity dinner.

We rehearse at the Groveland Evangelical Free Church (thank you, GEFC) on Tuesdays from 2 to 4:30, and we'd love to see you there.

If you have any questions, please contact Bob Swan at 408-398-4731.

DOG PARK NEWS

DORI JONES

Hi my name is Maya, and I am a 16-month-old German Shepherd mix. My dog dad Jon Gross, who used to be a dog boarder and dog walker in the Bay Area, found me chained to his friend's gate and rescued me. Now I have a great life living with Jon and his two other



masters and others who organized the picnic and made Costco runs for food and supplies. Congratulations to Bob Steinkamp, who will remain as president and Lisa Artacho, who was named as our new vice president.

Please register or renew your dog park registration and get the gate code for 2024. Please stop by the GCSD administration office on Ferretti Road to register (or go to the Merchant Transact system on the GCSD website: 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.

The Frank Hicks Dog Park held its 6th Annual Dog Park Picnic on July 15 at the Lake Lodge. We enjoyed grilled tri-tip and everyone brought food to share. Thanks to all the grill

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VACATION RENTAL OPTIONS FOR TRASH SERVICE

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

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

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

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

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

Maximum Occupancy for Rental Property

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

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

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

If you happen to 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.

PLEASE DO NOT THROW PLASTIC BAGS OF RECYCLABLES INTO THE BINS.



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