

PINE MOUNTAIN LAKE NEWS

OCTOBER

2024

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

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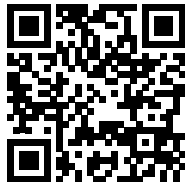


**COMMUNITY
AIRPORT DAY
OCTOBER 5, 2024**

**PML ANNUAL
BUDGET MEETING
OCTOBER 19, 2024**



**HAPPY HALLOWEEN
FROM PMLA**



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: SHARI

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

PHONE/EMAIL DIRECTORY**ADMINISTRATION**

General Manager
Joseph Powell

gm@pinemountainlake.com

Assistant General Manager
Michelle Cathey - 1.209.962.8640
agm@pinemountainlake.com

Admin Asst. to G.M.
Janessa Owens - 1.209.962.8627
gmassist@pinemountainlake.com

Human Resources
Shannon Abbott - 1.209.962.8628
pmlhr@pinemountainlake.com

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

Member Relations
Shari Pingree - 1.209.962.8632
Gate Cards, Address Changes,
Webmaster, Mergers
Lake Lodge Scheduling
pmlmr@pinemountainlake.com

Community Standards Director
Suzette Laffranchi - 1.209.962.1241
communitystandards@pinemountainlake.com

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

Rental Compliance Coordinator
1.209.962.1245
RCC@pinemountainlake.com

**General Info &
Lake Lodge Scheduling**
Angela Hicks-Church 1.209.962.8600
Receptionist
admin@pinemountainlake.com

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

ACCOUNTING
Controller - Dan Szathmary
1.209.962.8606
Accounting Procedures
controller@pinemountainlake.com

Accounting Supervisor
Stacy Gray - 1.209.962.8618
sracct@pinemountainlake.com

**Receivable/Collections/
Assessments - Sally Owens**
1.209.962.8607
pmlar@pinemountainlake.com

Accounts Payable - Tina Parmalee
1.209.962.8626
pmlap@pinemountainlake.com

IT Manager

Yuris Daudish - 1.209.962.1243
ITManager@pinemountainlake.com

**Recreation and Seasonal
Operations Manager**
Melody Wisdom - 1.209.962.8604
pmlfun@pinemountainlake.com

DEPARTMENT OF SAFETY
Director of Safety - Natalie Trujillo
1.209.962.8633
safety@pinemountainlake.com

Sergeant - Teri Cathrein
1.209.962.1244
dossgrt@pinemountainlake.com

MAINTENANCE DEPT
Maintenance Manager
Rick Laffranchi - 1.209.962.8611
facmgr@pinemountainlake.com

Administrative Assistant
Patty Groothuyzen - 1.209.962.8612
maintenance@pinemountainlake.com

Fire Safety Coordinator
Joe Milani - 1.209.990.5260
fsc@pinemountainlake.com

Fire Safety Inspector
Amanda Darrow - 1.209.990.5263
inspector@pinemountainlake.com

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

GOLF COURSE
Golf Course Superintendent
Rob Abbott - 1.209.962.8610
super@pinemountainlake.com

Golf Pro Shop
Doug Schmielt - 1.209.962.8620
Golf Pro Shop/Golf Reservations
golfshop@pinemountainlake.com

Golf Pro
Mike Cook - 1.209.962.8622
golfpro@pinemountainlake.com
THE GRILL AT PINE MOUNTAIN LAKE
Food & Beverage Director
Andrea Wilson - 1.209.962.8639
clubmgr@pinemountainlake.com

Restaurant - 1.209.962.8638

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

Marina Manager
Dawn Pretzer - 1.209.962.8631
marina@pinemountainlake.com

Pool Manager
Dorothy Landrum - 1.209.962.8634
pool@pinemountainlake.com

PML NEWS
David Wilkinson - 1.209.962.0613
Ad/Article Submissions
PMLNews@SabreDesign.net

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 11/11/24 VETERANS DAY

THUR 11/28/24 THANKSGIVING

FRI 11/29/24
DAY AFTER THANKSGIVING

TUE 12/24/24 CHRISTMAS EVE

WED 12/25/24 CHRISTMAS DAY

TUE 12/31/24 NEW YEARS EVE

WED 1/1/25 NEW YEARS DAY

PMLA BOARD MEETINGS SCHEDULE

(THIRD SATURDAY – UNLESS OTHERWISE NOTED)

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 MEETING OF THE MEMBERSHIP WILL BE HELD ON NOVEMBER 16TH

The Annual Meeting of the Membership that is normally held in August was postponed due to the recall Special Meeting.

The Annual Meeting will be held at the Lake Lodge at 9:00 AM on Saturday, November 16, 2024 at 20270 Pine Mountain Drive, Groveland, CA 95321.

For the 2024 Election of Directors for Pine Mountain Lake Association, only two nomination forms were submitted by the August 22, 2024, 5:00 pm nomination deadline for two (2) available Board positions. As a result, the qualified candidates will be elected by acclamation in accordance with Civil Code § 5103 (“Election by Acclamation; Term Limits”).

The two directors elected by acclamation are: Chuck Obeso Bradley and Craig Prouse. We would like to thank Chuck and Craig for their continued service to our community.

We look forward to seeing our members at the Annual Meeting on Saturday, November 16, 2024 at 9:00 AM.

2025 BUDGET DEVELOPMENT PROCESS UNDERWAY

Our 2025 budget development process is in full swing. All department managers have submitted their 2025 budget drafts including a review of all scheduled reserve expenditures and new capital submittals.

The draft budget is reviewed thoroughly by the individual Board members and the Budget and Finance Committee prior to the annual October budget development and approval meeting.

Our Controller Dan Szathmary has been inputting the information and numbers into the master copy of the draft budget in preparation for the October 19th budget meeting. It will be held at the Lake Lodge and start at 9 a.m. Once the final budget draft is ready for review, a copy will be posted to the Official PML website for member review prior to the budget meeting. All members are welcome and encouraged to attend the October 19th Budget meeting.

ADU (ACCESSORY DWELLING UNIT) POLICY AMENDMENT UNDER REVIEW

The amendment of PML Board Resolution #23.03 – Accessory Dwelling Unit Policy is currently under review by the Board and membership. Proposed updates have been made to this policy to reflect recent changes in the law and to provide more options for the membership in the use of their properties. The Board voted to publish the draft amendment in the September edition of the PML News for member review and comment. The Board considers member feedback prior to the adoption of all policy resolutions.

BOARD CONSIDERS NEW SHORT-TERM RENTAL PERMIT POLICY

The PML Short-Term Rental Permit Policy Ad Hoc Committee was formed

by the Board in January and the committee has been working diligently on the development of a policy that will govern STRs in our community. The STR Committee finalized a draft policy that was reviewed by legal counsel and then published in the PML News for member feedback. The Board would like to thank all of the members who provided positive and useful feedback regarding this policy draft. The Board takes all member input seriously prior to adopting policies and will often amend a draft policy and then republish it for additional member feedback to ensure that all concerns or ideas are taken into consideration.

BOARD CONSIDERS RESCISSION OF LOT MERGER MORATORIUM POLICY RESOLUTION

In June of 2023, the Board adopted a lot merger moratorium in response to the annual loss of the Association assessment base due to mergers. The purpose of the merger moratorium was to suspend lot mergers until such time that a draft restatement of the governing documents is put to a vote of the membership. Given that this project has taken much

longer than anticipated, the Board is considering the rescission of the lot merger moratorium with the adoption of a policy that allows the combining of lots, but PML property owners who combine or merge lots would be required to continue to pay the additional assessment for each lot.

Members would be able to merge for the purposes of building or constructing improvements on the property, but would still be responsible for the annual assessment for each lot. These members would also continue to receive a ballot and be able to cast a vote for each lot as well.

This draft policy was prepared by Association General Counsel to ensure that it comports with current law and was published in the September edition of the PML News for member review and feedback.

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 safe, fun and Happy Halloween!

PLACE AN AD TODAY

With a classified or display ad in the Pine Mountain Lake News your ad will go directly to every PMLA member every month.

Go to our website for more information and prices.

www.pinemountainlake.com/pmla-newspaper/

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

SUBSCRIPTION RATES:

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

SUBMISSION DEADLINE

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

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

PMLA–Publisher

DAVID WILKINSON–Publishing Editor

SABRE DESIGN & PUBLISHING

Design/layout

PINE MOUNTAIN LAKE NEWS

P.O. Box 605, Groveland, CA 95321

Tel: 1.209.962.0613

E-mail: PMLNews@SabreDesign.net

PRESIDENT'S MESSAGE

CHUCK OBESO-BRADLEY – PMLA BOARD PRESIDENT

THANK YOU TO DIRECTOR KAREN HOPKINS FOR SHARING THIS ARTICLE!

A friend recently recommended the book "Think Before You Like: Social Media's Effect on the Brain and the Tools You Need to Navigate Your Newsfeed" by Guy P. Harrison. It is an examination of the impact of social media on our lives and offers strategies to manage its influence.

Harrison discusses how social media affects attention spans and the ability to consider issues in depth. I think the following synopsis is a worthwhile read for all of us.

Here are ten lessons from the book:

- 1. Be Aware of Confirmation Bias:** Social media platforms often reinforce our existing beliefs by showing us content that aligns with our views. Recognize confirmation bias and seek diverse perspectives.
- 2. Critical Thinking is Essential:** Applying critical thinking skills to the content we consume on social media is crucial. Question the credibility
- 3. Understand the Algorithms:** Social media algorithms are designed to keep us engaged by showing us content that interests us. Seek different viewpoints.
- 4. Manage Your Time:** Excessive use of social media can lead to addiction and negatively impact mental health. Be mindful of the time spent on social media.
- 5. Protect Your Privacy:** Sharing too much personal information online can have serious consequences. Understand privacy settings and be cautious about information you share.
- 6. Recognize Manipulation Tactics:** Advertisers, influencers, and even political campaigns use psychological tactics to influence our behavior. Recognize these tactics and make informed decisions.
- 7. Promote Healthy Online Interactions:** The anonymity of social media can lead to negative behaviors like cyberbullying.

of sources, check facts, and avoid spreading misinformation.

Be kind and respectful in online interactions.

8. Be Skeptical of Viral Content: Not all viral content is accurate or trustworthy. Verify the authenticity of viral posts before sharing them.

9. Understand the Impact on Mental Health: Social media can affect mental health by promoting unrealistic standards and fostering feelings of inadequacy. Recognize these effects and take steps to mitigate them.

10. Engage in Real-Life Activities: To counterbalance the effects of social media, engage in offline activities that promote well-being, such as spending time with loved ones, pursuing hobbies, and getting outside.

All good tips when using Social Media – now go out and enjoy a great PML October!

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 Balance Sheet As of 8/25/24				
	Consolidated	Operating Fund	Reserve Fund	New Cap. Fund
ASSETS:				
Cash & Equivalents	4,152,573.68	1,042,212.38	3,026,007.82	84,353.48
Due To/Due From	-	(790,624.98)	790,624.98	
Accounts Receivable	1,250,132.00	1,250,132.00		
Less: Bad Debt Reserve	(77,595.01)	(77,595.01)		
Inventory	202,597.51	202,597.51		
Deposits & Prepays	271,536.09	271,536.09		
Total Current Assets	5,799,244.27	1,898,257.99	3,816,632.80	84,353.48
Fixed Assets				
Land & Buildings	17,593,442.68	17,593,442.68		
Operating Equipment	6,161,001.74	6,161,001.74		
Vehicles	1,488,826.93	1,488,826.93		
Total Fixed Asset Costs	25,243,271.35	25,243,271.35	-	-
Accumulated Depreciation	(18,171,617.77)	(18,171,617.77)		
Net Fixed Assets	7,071,653.58	7,071,653.58	-	-
Other Long Term Assets	-	-		
TOTAL ASSETS	12,870,897.85	8,969,911.57	3,816,632.80	84,353.48
LIABILITIES & EQUITY				
LIABILITIES:				
Accounts Payable	93,601.61	83,302.40	119.32	10,179.89
Personnel Related Items	631,599.61	631,599.61		
Accrued Taxes & Liabilities	19,822.92	19,822.92		
Unearned Dues	1,096,793.98	1,096,793.98		
Other Liabilities	132,767.12	132,767.12		
Total Liabilities	1,974,585.24	1,964,286.03	119.32	10,179.89
EQUITY:				
Prior Year End Balance	9,334,272.73	5,233,453.00	4,058,116.27	42,703.46
Current Year Equity				
Income/(Exp)	2,335,636.70	(568,709.50)	2,849,854.95	54,491.25
Asset Transfers from Funds	-	2,340,882.04	(2,317,860.92)	(23,021.12)
Reserve Expenses	(773,596.82)		(773,596.82)	
TOTAL EQUITY	10,896,312.61	7,005,625.54	3,816,513.48	74,173.59
TOTAL LIABILITIES & EQUITY	12,870,897.85	8,969,911.57	3,816,632.80	84,353.48

CAPITAL EXPENDITURES Eight Months Ended August 25, 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	1,800,000	54,491	1,854,491
Other Income/Expense			-
PURCHASES BY AMENITY			
Golf Course	(47,011)	(8,075)	(55,085)
Country Club			-
Bar			-
Marina	(41,402)		(41,402)
Snack Shack	(8,255)		(8,255)
Swim Center			-
Stables	(94,583)		(94,583)
Recreation			-
Roads & Facilities Maintenance	(12,485)		(12,485)
PROPERTY OWNER SERVICES	-		
Safety			-
Administration	(1,800)	(3,225)	(5,025)
Non-Capital Reserve Expenses	(839,220)	(2,591)	(841,811)
Total expense for property and equipment additions and reserve expenses	(1,044,756)	(13,891.01)	(1,058,647)
Adjusted Fund Balances	\$ 3,026,007	\$ 84,353	\$ 5,301,861

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.

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!

MONEY MATTERS

DAN SZATHMARY, CAFM – ASSOCIATION CONTROLLER

As of the writing of this article, most of summer has come and gone and we are reviewing how much money came in and where it went through August of 2024.

We are still operating below budget by about \$74k, losing some ground from the previous month where we operating around \$157k below budget year-to-date. Looking deeper into the numbers, we discovered an interesting trend.

There has been some variance in different expense lines, for better and worse, as is expected in any budget year. Combined operational expenses are still running over \$200k under what was expected. Vehicle Access fees, the most leading indicator of other outside revenue lines, broke a record and brought in over \$600k through August.

What stood out? Revenue. It was down about \$160k from what was expected and even slightly down from actual revenue the year before. We have an interesting situation where there was much more traffic through the gate, yet members and visitors alike spent fewer dollars at our amenities this summer.

Fees and assessments are a zero sum game for members. Want a lower assessment? Then you get higher fees. Want lower fees at our amenities? Then the difference ultimately comes out of assessments, all other things being equal.

Except? The other variable. Money kindly left here by visitors and quests that enjoy Pine Mountain Lake, but a few days a year. If people are going to enjoy our community as visitors, we may as well have them leave as many of their dollars behind to help fund our community. Don't you think? That where the net financial benefit to the members comes from, outside money.

The team managing your money at PMLA has noticed this anomaly and the opportunity that presents itself as we move into budgeting and planning for 2025. Our draw as a destination in general is increasing. We live in a wonderful destination for visitors that spend much more than \$46 at our gate when they visit here.

We just need to work on solid ways to help guide them to the best places to spend those dollars while they are here. For every dollar they leave here, that is anywhere from 60 cents to a dollar that won't be needed from a member in fees or assessments to keep things running.

To that end, what ideas do you have as members? As the team goes to work on this opportunity, the more ideas we have to work with, the better.

Please feel free to contact me anytime. Controller@PineMountainLake.Com or 1-209-962-8606.


PML AUTOMATIC PAYMENT PROGRAM

Taking the time to write a check for your monthly assessment payment can be time consuming and costly. You can avoid this burden and eliminate the potential for late payment charges by enrolling in PMLA's Auto Payment Program. By completing the form, which can be found at www.PineMountainLake.com 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**

MOORE BROS. SCAVENGER CO., INC.

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



VACATION RENTAL OPTIONS FOR TRASH SERVICE

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

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

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

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

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

Maximum Occupancy for Rental Property

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

If you have questions please feel free to contact our office at (209) 962-7224 or email us at: info@moorebrosscavenger.com 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.

www.PineMountainLake.com

LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	0	DEFERRED TO NEXT EDITION BY	
DENIED BY EDITORIAL COMMITTEE	0	EDITORIAL COMMITTEE	0
Exceeds 250 word maximum	0	DENIED BY BOARD OF DIRECTORS	0
Content	0	DEFERRED TO NEXT EDITION BY	
Not a property owner	0	BOARD OF DIRECTORS	0
"THANK YOU" LETTERS RECEIVED*	1	* Thank you's do not require editorial committee approval	

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

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.**

THANK YOU POOL STAFF

Our family from Clovis has come up to PML twice this summer and visited the pool both times. We would like to thank the staff at the PML pool for their hard work making sure the experience at the swim center is top notch. The pool and the deck area is always clean and tidy. Staff is quick to warmly greet guests at the entry gate. One morning we arrived around 10:00 am to swim and staff

was scrubbing the calcium deposits off the tile. Tables, chairs, and lounge chairs are always clean and in great working order. The staff tirelessly works to enforce the rules so that all guests have an enjoyable time. Thank you PML swim center staff for a great swim season!

Derek Boucher
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

RECREATION UPDATE

MELODY WISDOM – RECREATION AND SEASONAL OPERATIONS MANAGER

SERVICE ANIMALS ON THE BEACH AND IN SWIM AREAS: UNDERSTANDING THE RULES FOR A SAFE AND ENJOYABLE EXPERIENCE

In recent weeks, many of our members have noticed an increase in the presence of animals on the shores of our beloved lake. To clarify the regulations and ensure a pleasant visit for everyone, I would like to shed light on the importance of understanding the distinctions between service animals and pets.

SERVICE ANIMALS VS. PETS

Firstly, let's address the key distinction between service animals and pets. Under the Americans with Disabilities Act (ADA), a service animal is defined as a dog that has been individually trained to perform tasks or do work for a person with a disability. This definition is specified in ADA Title II and Title III, which govern public accommodations and state and local government services.

Title II and Title III of the ADA require that service animals be permitted in all areas where the public is allowed to go. This means that if you have a service dog, you are entitled to bring them with you to the beach, as long as they are performing their duties and under control.

However, it is essential to note that the ADA's definition does not extend to pets, which are animals kept primarily for companionship rather than for a specific disability-related task. This includes most dogs and cats that do not meet the strict criteria for service animals, as well as other animals.

For more information, contact ADA.org or visit their website for comprehensive resources and guidance on service animals and their rights

under the ADA.

WHY THE RESTRICTION?

The reason for the restriction on pets is straightforward: safety and cleanliness. Beaches are communal spaces where people come to relax, swim, and enjoy the natural environment. Allowing pets, who may not be accustomed to such environments, could potentially lead to safety hazards or sanitation issues. Pets might be prone to behaviors such as digging, running off, or even causing allergic reactions in other beachgoers.

Moreover, maintaining a clean and safe environment for all visitors is paramount. Animals, even those that are well-behaved, can introduce elements such as fur, waste, and other debris that complicate the maintenance of the beach area.

A FRIENDLY REMINDER

We all love our furry family members, and it's natural to want to include them in our outings. However, the exclusion of pets from our beach areas is designed with the safety and comfort of all visitors in mind. It's a measure that helps ensure everyone, including those with service animals, can enjoy a day by the lake without additional concerns.

For those planning a visit to the lake, please remember to leave your pets at home and ensure your service animal is well-prepared for the outing. By adhering to these guidelines, we can all enjoy a safe, clean, and pleasant environment.

Thank you for your cooperation and understanding.

For more information contact Melody Wisdom at 1 (209) 962-8604 or pmlfun@pinemountainlake.com



PINE MOUNTAIN LAKE ASSOCIATION

Notice of Election by Acclamation
Pine Mountain Lake Association
Saturday, November 16, 2024 Election of Directors

To: Members of Pine Mountain Lake Association

The Annual Meeting will be held at 9:00 AM on Saturday, November 16, 2024 at 20270 Pine Mountain Drive, Groveland, CA 95321.

For the 2024 Election of Directors for Pine Mountain Lake Association, only two nomination forms were submitted by the August 22, 2024 5 pm nomination deadline for two (2) available Board positions. As a result the qualified candidates will be elected by acclamation in accordance with Civil Code § 5103 (“Election by Acclamation; Term Limits”).

The two directors elected by acclamation are:

Chuck Obeso Bradley
Craig Prouse

We look forward to seeing you at the Annual Meeting on Saturday, November 16, 2024 at 9:00 AM.

Sincerely,
Pine Mountain Lake Association
Board of Directors



HOURS OF OPERATION

LOUNGE

MONDAY & TUESDAY 11AM – 6PM
(EXTENDED HOURS ON MONDAY FOR FOOTBALL)

WEDNESDAY, THURSDAY & SUNDAY 11AM – 9PM

FRIDAY & SATURDAY 11AM – 10PM
(EXTENDED HOURS FOR LIVE MUSIC)

RESTAURANT

MONDAY & TUESDAY 11AM – 4PM

WEDNESDAY, THURSDAY & SUNDAY 11AM – 8PM

FRIDAY & SATURDAY 11AM – 9PM

OPERATIONS MAY VARY DUE TO SPECIAL EVENTS

**FOR MORE INFORMATION AND RESERVATIONS
PLEASE CALL 1 (209) 962-8638**



HOT OFF THE GRILL

ANDREA WILSON – INTERIM FOOD & BEVERAGE DIRECTOR

Did you know The Grill is now open for lunch 7 days a week? Stop in Monday – Sunday starting at 11AM for a refreshing Cobb Salad or our Bang Bang Chicken Sandwich. The 19th Hole Lounge is also featuring a new Cocktail and Mocktail menu, featuring fun drinks like Lake Water and our Mountain Top Martini.

October is going to be a fun filled month at The Grill! This month's trivia night is taking place on October 2nd featuring categories such as: Music, Halloween, and Golf. If you'd like to participate in the fun, please arrive at The Grill by 5:45PM to check in and grab a seat.

Karaoke will take place on October 4th at 8PM. Karaoke will now take place the first

Friday of every month year around.

We will be hosting a Sierra Nevada Pint Night from 5PM – 7PM on Saturday, October 5th. Featuring Sierra Nevada products and tasty Oktoberfest themed foods!

The Grill will be celebrating Halloween on Saturday, October 26th and Sunday, October 27th. Saturday will be a night of spooky fun with live entertainment, fun dinner & cocktail specials, and our annual costume contest. The costume contest will take place at 9PM. Sunday, October 27th will be a day of kid friendly fun! For just \$5 per participant there will be fun crafts, snacks, and games, open to children of all ages.

To make a reservation or for more information please call at 1 (209) 962-8638.

HALLOWEEN WEEKEND FUN AT THE GRILL



SATURDAY OCTOBER 26TH

5PM – 9PM Dinner
Featuring fun dinner specials and spooky cocktails

8PM – 11PM Live Music

9PM Halloween Costume Contest

SUNDAY OCTOBER 27TH

11AM – 4PM Kids Halloween Crafts
(while supplies last)

Open to All Ages
Parent or Guardian must be present to participate

\$5.00 per person
Snacks Included

11AM – 3PM Lunch menu available

For more information call The Grill at 1.209.962.8638

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

12765 MUELLER DRIVE • GROVELAND, CA. 95321

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PLACE AN AD TODAY
Go to our website for
more information and prices.
www.PineMountainLake.com

The image is a promotional graphic for Nick Chase Pest Control. On the left, there is a logo consisting of the letters 'NC' in a large, bold, black font. The 'C' is stylized with a white spider silhouette inside it. To the left of the 'NC' is the text 'NICK CHASE' in a smaller, black, sans-serif font. Below the 'NC' is the text 'PEST CONTROL' in a bold, black, sans-serif font. Below this logo is a square logo with a green border. Inside the square is a green circle containing a green spider silhouette. Below the spider, the text 'ACE' is written in a bold, black, sans-serif font, followed by 'Associate Certified Entomologist' in a smaller, black, sans-serif font. To the right of the logo, the text 'OUTSTANDING PEST CONTROL SERVICES' is written in a bold, black, sans-serif font. Below this, the text 'RESIDENTIAL & COMMERCIAL' is written in a bold, black, sans-serif font. Below that, the phone number '209-591-0184' is written in a large, bold, black, sans-serif font. Below the phone number is a horizontal line. Below the line, the website address 'www.NickChasePestControl.com' is written in a bold, black, sans-serif font. On the right side of the image, there is a small, realistic illustration of a brown mouse looking out from behind a white surface.

**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



BUILDING OUR COMMUNITY

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

An important reminder about making improvements to the exterior of your property or home! Be sure to submit your exterior projects to our Environmental Control Committee for review and approval. All exterior improvements, changes, addition, modifications, and landscaping on your property must be submitted to the ECC prior to commencement of the project.

LANDSCAPING

- Decorative walls and boarders
- Excavation, drainage and soil erosion
- Fences (dog, decorative, garden, safety, privacy)
- Planting new vegetation
- Ponds, fountains, yard ornaments
- Retaining walls • Tree Removal

LIGHTING

- Exterior Lighting
- Pathways, driveways, landscape, accent lighting

STRUCTURES

- Additions • carports • Containers
- Decks • Enclosures • Garages
- Gazebos • Holders • Outbuildings
- Receptacles • Sheds • Storage

SIGNS

- ALL signs
- Custom address signs (placement and size)

PARKING AREAS

- Driveways
- Asphalt • Concrete • Gravel
 - Excavating • Leveling

PAINT

- ALL paint colors must be reviewed for approval

PROPANE TANKS

- Painting • Placement • Screening
- LAKE SHORE**
- Beaches • Decks • Docks
 - Kayak or boat holders • Walls

for review and approval before any changes or improvements are made to your property or exterior of your home. All exterior improvements, changes, addition, modifications, and landscaping on your property must be submitted to the ECC prior to commencement of the project. 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.



All projects require a plot plan that includes:

- Property Boundary Lines
- Setbacks • Easements • DPA/DE

The Environmental Control Committee of Pine Mountain Lake Association has made guidelines available to you to acquaint you with the rules, guidelines and Construction Standards. The guidelines also pertain information on document preparation and other information that should simplify your planning process. Also see PMLA, CC&R, Article VI, Minimum Construction Standards for more details on requirements when submitting your project. These documents are all available at your fingertips 24 hours a day at www.pinemountainlake.com.

If you have question regarding your submittal, documents or construction fees, please contact our Architectural Control Specialist, Ashley Henderson at ECC@pinemountainlake.com or call 1(209) 962-8605.

As always, if you have any questions, please feel free to reach out to me, Suzette Laffranchi at 1(209)962-1241 or communitystandards@pinemountainlake.com. I am happy to guide and provide you with the information you need to navigate our governing documents to maintain our beautiful community.

All these items and many more that I did not name require ECC approval prior to the start of your project. Violations of these rules could result in fines and tear out or stop work orders may also be issued.

Be sure to submit your exterior projects to our Environmental Control Committee

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

GOLF COURSE CLOSED
Greens Aeration – Tuesday October 1

Men’s Golf Club
October Odyssey 4-Man Scramble
Wednesday October 9

Men’s Golf Club
4- Man Scramble; Adjusted Course
Set-Up – Saturday October 26

GOLF COURSE FIRST TEE TIME
In October, the first tee time of the day will be 8:30am. 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 October 1, the Driving Range will be open from 7:30am until 4:00pm.

FAMILY GOLF EVENT
The Family Golf Day was held on Saturday August 17 and was attended by about 40 people from the age of 4 years of age to 67 years of age. We set up a 4-hole putting course and a long and a short chipping contest. In addition, we had a break the water balloon contest where the participants would swing at a water balloon just like they were trying to hit a golf ball. If they contacted the balloon just the same as a golf ball, the balloon would break but if they did not make proper contact the balloon would



We had a wonderful turnout for our Family Golf Event.

not break, just roll along the ground. This was one of the most fun times of the night. All the participants had a hotdog, chips, cookies and all the beverages they wanted. This event was enjoyed by all and I am planning on holding a Family Golf Event in 2025.

WINTER 11:00AM SHOTGUNS
Yes, it is getting closer to the winter season and our winter 11:00am shotgun starts will begin on Monday November 4.

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

GOVERNING DOCUMENT ENFORCEMENT ACTIONS JULY 2024	
Courtesy Notices	67
Notice of Non-Compliance	20
Final Notice of violation	3
Fines Assessed	9
Member Service	836

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

PML SAFETY REPORT					
	1st Qtr	2nd Qtr	AUGUST	3rd Qtr	YTD
Guest Passes Issued	2,246	4,192	2,042	4,662	11,100
Vendor Passes Issued	989	1,520	478	1,061	3,570
Temporary Resident Passes Issued	2,123	5,593	2,596	5,820	13,536
Vehicles Admitted	27,669	48,415	15,780	38,228	114,312
Vehicles Refused Entry	689	1,307	698	1,345	3,341
Phone Calls Received	6,079	8,185	2,868	6,138	20,402
Residential Alarm	13	10	2	5	28
Animal - Loose	24	28	7	15	67
Animal - Impounded	8	12	4	6	26
Animal - Dead/Injured	6	27	12	25	58
Animal - Disturbance	1	4	0	5	10
Patrol Assist	308	465	177	398	1,171
Public Assist	22	31	5	14	67
Welfare Check	6	6	1	1	13
Transport	8	6	0	0	14
Traffic Hazard	3	1	2	5	9
Traffic Control	3	2	0	0	5
Excessive Speed/Reckless Driving	1	9	3	4	14
Gate - Tamper	0	0	0	3	3
Gate - Follow Through	23	41	21	50	114
Gate - Malfunction	18	23	0	3	44
Gate - Struck by Vehicle	12	21	3	8	41
Control Burn Reported	164	77	0	0	241
Fire Safety - Smoke Complaint	4	4	1	2	10
Hazard - Tree Down	6	1	2	2	9
Residential Disturbance	6	5	1	4	15
Amenity Burglary*	1	0	0	0	1
Residential Burglary	1	1	1	1	3
Grand Theft	1	0	0	0	1
Petty Theft	0	2	0	1	3
Trespassing	2	7	4	9	18
Vandalism	2	1	0	1	4
Property Damage - PML	1	4	2	3	8
Property Damage - Resident	3	0	0	0	3
PML Regs Violations Resident	1	3	2	5	9
PML Regs Violations Guest	0	0	2	4	4
Vehicle - Citation Issued	4	4	0	8	16
Vehicle - Accident PML	1	1	2	3	5
Patrolling Unit	3,749	2,922	1,034	1,939	8,610
Amenity Security Check	6,211	6,170	2,236	4,159	16,540
Residence Security Check	543	398	169	331	1,272
Monitoring Tennis Courts	0	0	0	0	0
Weapon Violation	0	0	0	0	0
Fixed Post	7	3	1	3	13
Courtesy Notice Issued	37	39	22	42	118
All Other Fees Collected	\$119,104	\$300,257	\$131,791	\$302,756	\$722,116.44

WHO YOU GONNA CALL?

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

It's my favorite month of the year! I love that the leaves start changing colors, and while in our neighborhood it is not quite as chilly as I wish it would be, I know that October means the oppressive heat is almost behind us. But the thing I love most about October? Halloween, of course! I love a good scary movie, pumpkin patches, and those ridiculous animatronic ghosts and ghouls that keep getting more and more realistic. And every year I look forward to seeing the properties around the Association that decorate their yards with pumpkins, coffins, and skeletons. I don't think I am alone in my affinity for all things that go bump in the night, and leave your heart racing. That being said, I think that we can all agree that while a haunted house can be thrilling, no one wants to wake up and find that your own home has suddenly become haunted—haunted by the spooky dookie of a failed septic system.

Hopefully none of you have had to experience the spine-tingling horror of a septic system creeping up into your shower drains, and the panic of wondering how to deal with it. But, should you find yourself in need of an excrement exorcism, what

do you do?

If you are simply having your septic tank pumped, you do not need to submit any plans to the Environmental Control Committee. But it is important to make sure that whatever company you choose is licensed, and has access to the community with either a contractor card, or that you are registering them through *GateAccess.net*.

However, if your system needs a new tank or leach line repair/replacement, you will need to submit your plans to the ECC. You can do so online at: <https://www.pinemountainlake.com/ecc-project-submittal-process/> The Committee will want a plot plan documenting the location and dimensions of the tank/leach lines, as well as a Tuolumne County permit.

Should your particular haunting be affecting a sewer line, or sewer tank on your property, please contact Groveland Community Services District (GCSD). You can reach GCSD at 1-209-962-7161. If any repairs are needed, you will need to submit the work to the ECC, along with the approval from GCSD.

As always, if you have any questions, please do not hesitate to reach out 1-209-962-8605 or ecc@pinemountainlake.com I will be happy to assist you.

TEE TO GREEN

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

When leaves begin to change, the nights get longer the days get shorter and cooler temperatures prevail we know Fall is upon us. With the cooler temperatures comes a lot less turf stress but irrigation management becomes increasingly difficult. Along with the shorter days comes changing sun angles casting large shade patterns throughout the course, keeping the dry spots wet and the wet spots firm becomes quite challenging. Most of our efforts towards this balancing act have been to the greens, tees, fairways and primary rough.

With cool fall temperatures on their way, we will be doing some late season fertilizing and overseeding. Greens continue a monthly program and will through the end of the month. The best results from late season fertilization will be achieved by applying fertilizer early enough in the season that the plants are still photosynthesizing and absorbing nutrients. Doing this will give the plant a boost of nutrients going into winter and give the necessary nitrogen

boost to get it started in the spring.

We will be doing our course aerification throughout the month. We started this process in late September with our tees and approaches followed up on September 30 and October 1 with our greens. We will continue with fairways and roughs until completed. This activity is an invaluable tool in the quest to maintain premium playing conditions. The results of aeration are soil compaction reduction, promotes air exchange, enhances water penetration, modifies the root zone and managing thatch on turf, most notably on putting greens.

As the mowing season slows down, we will turn our attention to fall cleanup of leaves and needles. This cleanup process is finally completed around the first of the year. Daily blowing of the tees, greens, and fairways along with sweeping and relocating the leaves to our mulch areas and grinding them up requires considerable amount of time. The cause of all this cleanup is the plethora of trees we have on the course. Trees provide many valuable contributions to the course besides being aesthetically pleasing. They direct play on the fairway and define the shape of the holes, and in many cases offer huge objects that provide a more interesting and challenging experience. We again will be utilizing an outside Arborist to take care of a handful of our oldest Mother Oaks cleaning out deadwood and thinning their canopies. Our staff will work on trimming the lower canopies, and trimming the suckers off the smaller trees. Weather permitting this project will take most of the winter.

I would like to take this opportunity to thank my staff for a job well done over the summer. We had many successful tournaments, a few challenging moments, but overall, a quality season.

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!**



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

THE HOOF PRINT

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

Despite the heat, we've been making 2024 an exciting year here at the Equestrian Center!

In the past month, we've been busy with events and honing our horsemanship skills. One significant event was our emergency evacuation training drill, conducted with the PML Equine Committee, staff, and boarders. We practiced wildfire evacuation protocols, one of our biggest concerns. While we hope we never need to use these skills, having the training under our belts gives us added confidence.

HOST YOUR NEXT EVENT AT THE EQUESTRIAN CENTER

Did you know you can rent our lawn area, including the saloon, for private events? From birthdays to weddings, our venue offers a peaceful and beautiful setting for any occasion. Rental fees are \$130 per day for property owners and \$250 for non-property owners. To reserve your event, contact our office at (209) 962-8667.

RIDING LESSONS AND TRAIL RIDES

Our riding lessons and trail rides continue to be available seven days a week

from 10:00 A.M. to 3:00 P.M., weather permitting. Please note that long pants, closed-toe shoes, and helmets (which we provide) are required for all participants. Rates for a 1-hour lesson or trail ride are \$60 for property owners and \$65 for non-property owners. Anyone aged 5 and up is welcome to join. Call 1(209) 962-8667 to book your riding time today.

UPCOMING EVENT – HORSEMANSHIP CLINIC

Save the date! On November 2, 2024, we are excited to host Matt Silva of Silva's Performance Horses for a horsemanship clinic. We have 18 rider spots available, priced at \$100 for PMLA property owners or boarders and \$125 for non-property owners or boarders. Auditors are also welcome at \$25 per person. For more information or to reserve your spot, please contact our barn office.

We look forward to seeing you soon at the Equestrian Center!

Equestrian Center

Open Monday-Sunday 7:00am-5:00pm

13309 Clifton Way

Office: 209-962-8667

stables@pinemountainlake.com

PLACE AN AD TODAY

With a classified or display ad in the Pine Mountain Lake News your ad will go directly to every PMLA member every month.

Go to our website for more information and prices.

www.pinemountainlake.com/pmla-newspaper/

BOBBING FOR PUMPKINS

Come to the
PML Swim Center
October 18th
at 3PM – 5PM
to Bob for
Pumpkins



HOW IT WORKS: Participants jump into the pool, select a pumpkin of their choice, then use the provided supplies to decorate the outside of their pumpkin.

For more information, call the Pool Manager at
1 (209) 962-8634

Water Aerobics at the PML Swim Center



**October 1 – 31, 2024
Monday & Wednesday
4:30 PM – 5:30 PM**

For more information,
call the Pool Manager at
1 (209) 962-8634

FIRE SAFETY

JOE MILANI - FIRE SAFETY COORDINATOR

Autumn is here, bringing with it, cooler temps, falling leaves, and the potential for extreme fire danger. The vegetation is dry and the winds tend to pick up this time of year making fire conditions worse. Please stay vigilant until Cal-Fire officially ends fire season. Also, I would like to highlight Fire Prevention Week, this year's theme is Smoke Alarms: Make Them Work for You! Remember install, test replace. Please visit the following QR code for more information.

Lastly, as many of you might have heard

on August 8th 2024 the Canyon fire started in the area of Buchanan Road and Canyon Drive, in Tuolumne City. This fire could have been devastating, but thanks to good defensible space practiced by local residents and preventative measures taken by Tuolumne fire safe council the outcome was much different. As a current board member for the Tuolumne fire safe council, I would like to share the following article (*at right*).



CANYON FIRE: ALL HANDS ON DECK

KAREN CALDWELL - TUOLUMNE FIRE SAFE COUNCIL
PHYLLIS ASHMEAD - MIRA MONTE FIREWISE COMMUNITY

It started late on Thursday, August 8, 2024 in the area of Buchanan Road & Canyon Drive, Tuolumne City, in the bottom of the North Fork of the Tuolumne River canyon. By midnight residents in east Tuolumne City, Tuolumne Me-Wuk Rancheria and Ponderosa Hills were evacuating. With steep terrain, heavy brush and

limited access, this fire had very high potential to become catastrophic, spreading to many communities. Initial attack resources from CALFire, Stanislaus National Forest, Tuolumne Fire District and Tuolumne Rancheria Fire Department immediately responded and a Unified Management (CAL Fire & Stanislaus National Forest)

was quickly established. Firefighters worked through the night to hold the forward progress of the fire. The next morning brought in the aircraft, more resources, mellow winds and increasing humidity. By Saturday, the fire was 25% contained (line around it) and the size had been held to 80 acres. On Wednesday, August 14 the fire was 100% contained at 85 acres. For 6 days firefighters, worked day and night to protect life and property of our residents. Thank you to the management teams, engine operators, aircraft pilots, dozer operators, water tenders, Sheriff's officers, hand crews, and so many more. No Structures were lost, no injuries or fatalities occurred. Thank you for keeping us safe.

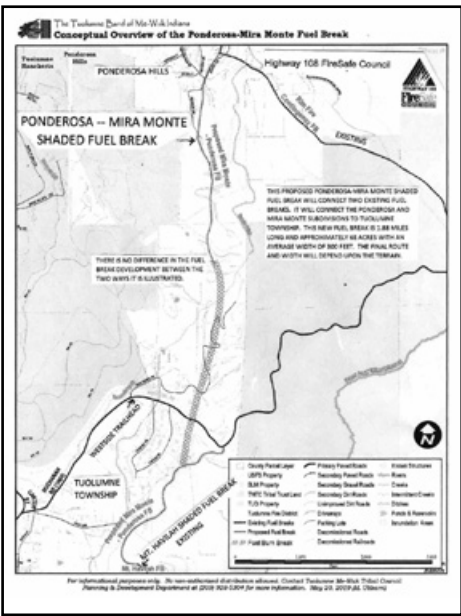
BUT WAIT, THERE IS MORE TO THE STORY.

In 2019, the Tuolumne Fire Safe Council received a \$420,000 Grant from the Dept. of Forestry and Fire (CAL FIRE) to construct the Ponderosa-Mira Monte Shaded Fuel Break. The purpose of this fuel break was to connect two existing shaded fuel breaks: Rim Fire Contingency and Mt Havala Shaded Fuel Breaks. The grant ran from 2019-2023. The project was 1.9 miles long.

The north end of the Ponderosa-Mira Monte Fuel Break starts where the Rim Fire Contingency Fuel Break connects to Chapel Drive in Ponderosa Hills by Mt Provo. It then goes south along the canyon ridge through the Mira Monte subdivision, across Westside Trail and Buchanan Road, and connects with the Mt Havala Fuel Break at the top of Lady Washington Mine Road (the hill between Tuolumne City and the river canyon).

Special thanks to Stephen Johnson, Project Manager, for making this fuelbreak a reality.

The Canyon Fire was stopped on the Mira Monte section of the fuel break. This particular area was completed in December of 2021 and January of 2022. The fuel reduction work included brush removal, some



tree removal to create spacing to discourage crown fires, and limbing low branches of the remaining trees. By reducing fuels, the fire slows and loses intensity (cools). These fuel breaks create openings where aircraft drops and crews can safely attack the front of the fire by dropping retardant and water, cutting line, and backfiring.

LAST BUT NOT LEAST

CONTRIBUTIONS OF THE MIRA MONTE FIREWISE COMMUNITY

The Mira Monte Firewise Community, formed in 2020 is composed of individual property owners working together to maintain and further reduce flammable fuels on their properties. Each year they coordinate and work to tackle a project, and incrementally they have made progress to reduce fuels in their neighborhood. In addition to weed eating and hiring local businesses to reduce fuels on private property, the Mira Monte Firewise Community has coordinated with Hwy 108 Fire Safe Council, Tuolumne City Fire Department, Tuolumne Rancheria Fire Department, CALFire, Tuolumne Parks and Recreation and the Greater Valley Conservation Corp on a variety of fuel reduction projects within the fuel break area.

Last year they removed low hanging branches from the road so fire trucks



Retardent line, back burning along Ponderosa/Mira Monte Fuelbreak. Blazing Bull Pine on Buchanan Road.



Crews working private property, located just above the Westside Trail on the morning of August 9th.

could access their narrow road and they installed green reflective house signs so fire fighters could identify residences. This spring thanks to a grant with the Tuolumne Fire Safe Council, they coordinated with Greater Valley Conservation Corp to remove dead brush, logs, and other vegetation along Mira Monte Road. In addition, they weeded property at the bottom of Mira Monte, which was invaluable for firefighters working on the Canyon Fire to safely stage their engines.

Residents of the Mira Monte Firewise Community dodged a bullet with the



The work of the residents in Mira Monte Firewise Community and the strategic placement of the Ponderosa/Mira Monte Fuel Break provided firefighters with areas of reduced fuels to attack and hold the flames of the Canyon Fire.

Canyon Fire. The outcome could have been completely different if they didn't have the Ponderosa-Mira Monte Shaded Fuel Break and neighbors each doing their part on their personal property. By maintaining individual properties, they are contributing to the community as a whole. That being said, they know the firefighters were the true heroes of this positive outcome. Their quick action and Herculean efforts saved many surrounding communities from a wildfire catastrophe.

The moral of this story is: **CREATING DEFENSIBLE SPACE WORKS!**

<https://tuolumnefiresafe.org/>



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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



Very Nice Chalet!

3 Bd/3 Bth, 2 Car Oversized Garage w/ Shop, Office, Above "Living Qtrs", Approx 2100sf, Approx 0.69 Acre, 3 Levels, Great Rm w/FP, Brfst Bar, Island & Brfst Nook, Formal Dining, Sun Rm, Primary Bd w/Walk-in Closet, Family/ Game Rm, Inside Laundry W/D Included. 12595 Cresthaven 4-428 \$479,000 MLS# 20241378



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, 5-271 #4 \$210,000 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, Island, Brfst Bar, Open Dining w/Slider to Deck, Laminate Flooring, Inside Laundry Rm, Deck & Patio, Parking for RVs, Boats, Trailers, & 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, \$595,000 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. 15-10 \$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., 4-68 \$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 \$519,000 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



The Perfect Getaway!

3Bd/2 Bth, Approx 1636sf, 0.48 Acre, Great Rm w/Fireplace w/Stone, Kitchen Island, Brfst Bar, Pantry, Stainless Appliances, Open Dining, Blt-in Hutch, Slider to Deck, Primary Suite, Walk-in Closet, Separate Shower Vanity, 2 Bdrms w/Sliders to Deck, 3rd Slider to Private Deck, Inside Laundry, W/D Included. 13100 Wells Fargo, 2-412 \$395,000 MLS#20241301



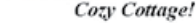
Charming-Convenient-Comfort!

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



Lovely Renovated Condo

2 Bd/2 Bth, 2 Levels, Golf Course Lot, Living Rm w/Sliders to Patio, Kitchen w/Brfst Bar, Open Dining, Primary Bd/Bth w/Separate Shower, Inside Laundry, Washer Included, Deck and Patio Areas, Close to Golf Course & Country Club/Restaurant 19032 Dyer Ct, Unit 5 #13 \$205,000



Privacy & Natural Surroundings!

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A black and white headshot of a middle-aged man with short, light-colored hair. He is smiling broadly, showing his teeth. He is wearing a dark suit jacket over a light-colored dress shirt and a dark, patterned necktie. The background is a mottled, dark gray.

LOTS OF PARKING!

MLS# 20240347



12900 Hondo Court

Reduced \$350,000

3 Bedrooms, 2 FB, 3 Levels,
2120 Sq Ft, 2 Car Garage,
Transform this into your
dream home with a little TLC
and imagination.

Ron Connick, 209.206.0007

Rustic Charm

MLS# 20240851

19976 Pine Mountain Dr



PENDING

3 Bd, 2 F/B, 1,056 sq ft. This
Cabin would make a perfect
2nd home you can use for
your enjoyment and a vaca-
tion rental. Level lot and
room for your RV.

Only \$295,000

Call: Ron, 209.206.0007



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Ron Connick
REALTOR
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Tish Fulton
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209.985.0216

Home is "Turn Key"

MLS# 20240704

20256 longview Street



Reduced \$385,555

4Bd, 3F/B, 1,944 sq ft. This
"Turn Key" includes all
furnishings. Perfect for a
large family with plenty of
separation.

Call: Tish, 209.985.0216

CUSTOM DESIGNED

MLS# 20231494

12932 Green Vally Circle



NOW \$529,000

5 Bedrooms, 2 FB, 1H/B
Jetted Tub, Hardwood Floors
Free Standing Fireplace,
2166 SqFt, 2 Car Garage
Ron Connick, 209.206.0007

Golf Course Home

MLS# 20240870

19430 Reid Circle



4 BD, 2 Bath, 1,536 sq ft. Home
Recently updated with stain-
less appliances. Open floor
plan with pine ceilings. And
views of the golf course

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Authors Day!**

Oct. 19 – 2:00-4:00pm
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Organized by Friends of the Groveland Library

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from
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DRE# 01113243



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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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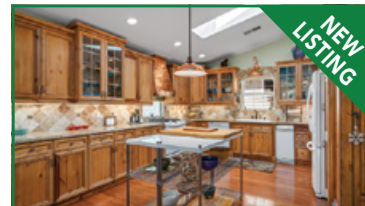
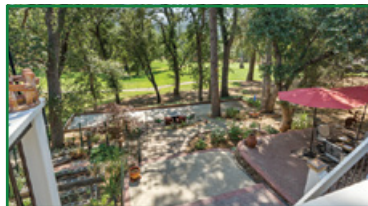
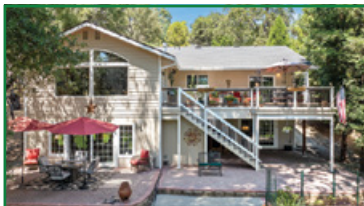
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LUXURY MOUNTAIN GOLF COURSE ESTATE



19225 Ferretti Rd. U5L258 \$898,808 3490sf 3 bedroom 3 bathroom 2 car garage on 5th Tee Box, Exquisitely Maintained Custom Home with 2 Bdrm, 2 Ba, Main Living Area, Laundry on Main Level, 1 Bdrm, 1 Ba, Family Rm, Game Rm, Den, Bonus Rm, Wine Cellar on Lower Level plus Ext Storage Shed, Wine Cellar w/ Climate Control - 140 Bottle Capacity, Beautiful Tiered Masonry Back Yard Patios, Bocce Ball Court with String Lighting, New Large Exterior Deck Entertaining Area, Grand Lvrn Great Room w/ Golf Course & Tree Views, Mosaic Stone Gas Fireplace with Mantel, Gourmet Style Kitchen with Hardwood Floors, Custom Copper Hood and Lighting, Gas Range Stove and Oven, Granite Counters with Bull Nose Finish, Travertine Backsplash & Glass Block, Knotty Alder Cabinetry w/ High Display Shelves, Steel Islands for Butcher Block & Storage, Spacious Primary Bdrm w/ Balcony Access, Walk-in Closet, Walk-in Glass Block Shower, Dual Sink Vanities, Privacy Door to Toilet, Brand New Carpeting with Dual Vapor Pad Throughout, Fresh Painting Inside and Outside, Covered Front Porch Entrance w/ River Rock, Dual Pane Double Hung Windows Easy Cleaning, Tunnel Skylights and Large Open Kitchen Skylight, Fire Resistant TimberTech New Decking, Fire Resistant Fiber Cement Exterior Siding, Gutters with Gutter Guards, Ring Door Bell Security System, Back-Up Generator and Add'l 220 to Patio, Terraced Fenced Garden Area w/ Irrigation Timer, Irrigation System All Around, Dual Heating Systems/ AC System & Ceiling Fans, 3d virtual tour: <https://my.matterport.com/show/?m=yE4VgMYZLaF>

TO SEE A PHOTO TOUR
www.tourfactory.com/3169813

MOVE-IN READY FAMILY CABIN



20808 Point View Dr. \$465,000 U4L170 2126 sf 4 bdr, 3 ba, bonus room, 2 car .36 acre, Large outdoor living deck area, beautiful tree and mountain views, Stainless appliances in kitchen, Breakfast Bar and Pass Through Window, Lvrn w/ vaulted knotty wood open beam ceilings, wood burning fireplace stove on rustic stone hearth, large picture windows with sun screen shades, Newer 30 year comp roof in 2019, 2 year new 50 gal water heater, central heating and A/C, upgraded sep controlled HEPA Air filtration system, Spacious Primary Bedroom w/ 2 closets, patio deck access, Primary bath dual vanity sinks, shower/tub, Primary & guest bedroom plus guest bath on main level, 2 bdrm, bath, family room, laundry on lower level, Oversized 2 car garage w/ sink and shelves, Covered carport with lots of parking space, Lots of Paved Parking Available.

MOUNTAIN HOME RETREAT



12557 Mt. Jefferson \$429,000 2223sf 2bd 2 1/2 ba plus lower level bonus floor, Great Location near beach and golf course, Every Room is super large and spacious, Huge open kitchen w/full length breakfast bar, Loads of Cabinet Storage plus Extra Large Pantry Closet, Wonderful front covered patio deck balcony, Very large back deck area too, 2 wood burning fireplaces with rustic stone hearths, Primary Bedroom with front balcony access, 2 closets, ba w/ dual sinks, wall to wall counter/cabinets, Wet bar, fireplace and 1/2 bath on lower level, Large garage storage capacity, Under house walk-in storage space, Long Concrete Driveway RV plus parking.

NEAR THE BEACH



19955 Pleasant View Dr. \$449,000 owner financing available, 2043 sf 3 Bd 3 Ba 2 car .32 acre lot, Spacious Lvrn, Kitchen, Dining Areas , 2 car oversized finished garage with shelves, Kitchen with new granite counters, New backsplash and Lighting, Gas stove/oven, microwave, breakfast bar, Stainless appliances, 2 large pantry closets, Each bedroom has 2 large closets, Each bedroom has bathroom available, Indoor Laundry Area, Central Heating and A/C, Private back yard and deck area, Fenced Dog Run/Garden Yard, Under house storage, Lots of Paved Parking Area, 2 Blocks from Dunn Ct. Beach

BEAUTIFUL RUSTIC MOVE-IN READY



12505 Pine Brook \$499,000 3 bd 3 ba plus bonus room, 1 car , 1872 sf on .60 acre lot, A-Frame Style Cabin in Excellent Condition, Turn-Key Ready, Beautiful Stone Wood Burning Fireplace, Large open kitchen with Granite Counters, Breakfast Bar, Stainless Appliances, Pantry Closet, Knotty Wood Cabinets, Knotty Wood Tall Open Beam Ceilings, Floor to Ceiling Windows, Ceiling Fan Light, Gorgeous Engineered Hardwood Flooring, Built-in Book Cases, Stained Glass Accent Window, Lovely Updated Bathrooms, Primary Ba with electric heat fireplace, Soaking Tub, plus Tiled Shower w/Glass Door, Private Toilet Area, Tile Floors, Central HVAC, Indoor Laundry Open Loft Sitting Area, Large wrap around front to side decks, Backyard private firepit area, Underhouse storage, Long paved driveway, Security System, Well Maintained Home.

LOCATION, LOCATION!!!



12395 Mills Street U8L36 \$325,000 , Adorable Cabin a few blocks from Main Marina, 3 Bedrooms, 1 Bath, 1 Car, Great Room Concept, Newer Roof and Windows, Tall View Picture Windows, Rustic stone hearth wood burning stove fireplace, 4 Ductless HVAC units - one in each bedroom, Large wrap around deck s with metal railing, Single car oversized garage with storage shelves, Metal screen doors on all 3 exterior access doors, Gutters with Gutter Guards, Gated decking back yard area, Tons of parking, RV parking space on large paved front driveway.

LAND AND LOTS

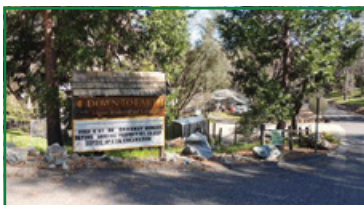
63.74 acres Ponderosa Way GH \$180,000 Views, views, views 360 degrees to Yosemite & the Central Valley, Property has a capped off well, Output at drilling 70 gallons/minute. \$225/month income produced from internet tower rental space. Several amazing building sites. Close to Cherry Lake, Lake McClure 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 true 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 \$264,000/ 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.

COMMERCIAL PROPERTY



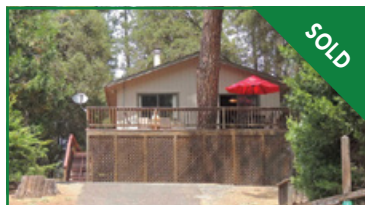
13051 Boitano Rd Commercial property OWNER FINANCING \$799,000 2.27ac Buildings total 9442sf Business Opportunity Potential!!! Known as Down to Earth, locally owned & operated as a garden nursery supply source, landscape & paving construction business located at Ferretti & Boitano Roads, just outside 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.

CUTE & COZY SINGLE LEVEL



12699 Cresthaven Dr., Unit 4 Lot 485 \$279,000 Single Level Home with 2 car garage, Affordable and Adorable, Hardwood Floors, Rustic Stone Hearth Wood Fireplace Stove, Primary Bedroom has outdoor access, Bonus Enclosed Sun Room Patio, Kitchen with large pantry closet, Solar Energy Saving System Installed, 2 car garage with laundry , One step up access to interior, Cement walk-way on side yard, Central Heat and Air Conditioning, A few blocks from Lake Lodge Beach, and Playground.

GREAT GETAWAY



13275 Wells Fargo \$239,000 Super Cute 2 bedroom 1 bath, Rustic open beam tall wood ceiling, Spacious Great room concept, Large rustic stone wood burning fireplace, Newer Water Cooler Cooling system, Breakfast Bar Area, Wrap around deck balcony patios, Under house storage, Back up generator 220 plug installed, Privacy lattice under front deck area.

HOME SWEET HOME



19952 Ridgecrest Way U12 L341 \$465,000 3 bd 3 ba 2 bonus rooms 2 car, Spacious Great Room, Large open kitchen with breakfast bar, Tons of cabinets, Tile countertops, Large Breakfast Bar, Breakfast Nook plus dining area, Brick Wood Burning Fireplace, Vaulted Ceiling, Large back patio deck with tree views, Primary Bdrm with deck access, 2 closets, ba with dual sinks, Bonus room on upper and lower levels, Enclosed Lower porch with Hot Tub, Solar and Generac Back-up Generator, A few blocks from Main Marina

CUTE AND COZY



20748 Point View Dr. U4 L204 \$265,000, 2 Bd 2 Ba 2 car 1375 sf , Tall vaulted ceiling cabin home, Great room with floor to ceiling windows, Central Heat and A/C, Living Rm and Family Room, Living rm with wood burning Stove Fireplace, Enclosed Patio with Hot Tub, Large downstairs laundry room area, Storage space under house and garage, The deck needs repairs, Interior could use some fresh up paint.

Don't Let This Market Spook You! No Tricks Here – Just Treats



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

Ghost, Goblins and Gremlins, it's that time of year. Trees are shedding their leaves, there is a crispness in the air. Fall colors are ablaze with the beauty that is mother nature's seasonal change. Little ones warm our hearts with their excitement, dressed in their "Scariest" costumes, demanding "Trick or Treat" never to be challenged with the option of "Trick".

Moving real estate can be tricky too, especially in today's market. Penny and Larry do their best to make it a treat, not a trial, with the knowledge and experience gained by 50 years of combined real estate experience - 30 of those years in our local, specialized Pine Mountain Lake - Groveland market.

From the moment you start thinking about selling a property to the day the keys get handed over, we are a team of two here to guide you through the process, ensuring that you know about the most recent laws and rule changes, walking you through each step of the journey.

Our best advice is to not go it alone. To absolutely be sure you choose agents with solid track records 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
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



12000 McGraw Ct.
3 bdrm - 2.5 ba. – 1939sf
Quiet Cul-de-Sac
\$499,900



20591 Chaparral Ct.
3 bdrm. – 3.25 ba – 4769sf
1.61 Acres – Observation Rm.
\$794,900



20465 Walnut Dr.
3 bdrm – 2 ba – 1648sf
Rancho Sonora Estates
\$459,900

FROM PMLA SAFETY COMMITTEE

BOB ASQUITH – PMLA SAFETY COMMITTEE

Recently there have been incidents that highlighted the importance of walking safely in our community. We live in what is called the “Wildland Interface.” We have bears, mountain lions, even packs of local dogs that you need to be aware of when walking. Your PML Safety Committee has guidelines for walking safely in Pine Mountain Lake:

- ✓ **Walk Facing Traffic:** If you remember only one lesson from this website please let it be this, if you walk on the side of the road, you must face oncoming traffic. You need to see what is approaching to avoid severe injury.
- ✓ **Be Seen:** If you remember only two lessons from this article (the first being to face traffic) it’s that you must, must, must wear reflective clothing when walking at night. 70% of all pedestrian fatalities happen at night. It all comes down to reaction time, and drivers can’t react to what they don’t see. In the daytime, you should always wear bright colored clothing to be seen by drivers.
- ✓ **Crossing Safely at intersections is your responsibility:** Don’t assume vehicles will stop! Let’s face it, drivers are distracted, obtuse, clueless, concerned about getting to that parking stop just beyond the crosswalk, or any of a hundred different reasons. Be safe, be seen, and be smart. When crossing a street, make eye contact with the driver of the car. Give them a wave and make sure they see and respond to you. Use the left, right, left rule. Look left, then right, then left again as this is the side of the road cars will be approaching you. Watch for turning vehicles. If a driver cuts the corner, you may find yourself under a tire.
- ✓ **Walk Single file on the road:** While walking side by side is a more natural thing to do, on the road this can only lead to trouble. You are much more exposed to the roadway, and when drivers come around a blind curve, this could give them and you less reaction time to avoid a collision.

- ✓ **Walk Defensively:** Don’t ever challenge a vehicle or Walk Defensively: Don’t ever challenge a vehicle or ever assume the drivers know when you have the right of way. Also, err on the side of caution. The very size of a car negates all of your rights as a pedestrian.
- ✓ **Always carry Identification** and important medical information.
- ✓ **Wear a reflective vest:** A reflective vest will save your life. Think about how many times you have driven at night only to see a pedestrian at the very last moment. Put yourself in the driver’s seat...what will make it easier for you to be seen?
- ✓ **Carry and use a flashlight or better yet a headlamp.** Headlamps are now a common household item and are sold at all local hardware and big box stores.
- ✓ **Keep in contact:** When you are walking alone, let someone know where you’ll be walking and when you expect to return, then let that person know that you have returned.
- ✓ **Be alert:** When walking near wooded areas, dense brush, doorways, and courtyards you need to be aware of your surroundings and any threats.
- ✓ **Keep your earbud volume down:** Listening to audiobooks or music while walking is a wonderful way to utilize your time. But keep the volume at a level where you can also hear your environment. You need to be aware of cars, kids, dogs, and other factors in order to walk safely. A note on headphones: Many love to walk and listen to motivational speakers, audiobooks, and music. Keep the sound at a reasonable volume so you can also hear what is going on in your surroundings.
- ✓ **Avoid Distracted Walking:** Hang up the phone! Stop talking, stop texting, stop playing games. You will be less likely to anticipate any approaching trouble whether it is drivers, tripping hazards, passing runners, approaching dogs or, of more concern, potential criminals that view you as a distracted,

- easy target.
- ✓ **If You Walk Your Dog:** Keep the leash short so the dog doesn’t dart out unexpectedly into traffic or trip a runner or other walkers.
- ✓ **Program 911 into your cellphone:** Also, let someone know your plans. Where you are walking, what time you should return, and make it a habit to contact that person upon your return. 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.
Please email comments to:
SafetyComm@pinemountainlake.com

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

Join Our Committee Meeting:
Members may attend our committee meetings.
Our next meeting is October 9th at 9am via Zoom. Please email SafetyComm@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 with Groveland Area CERT conducted a First Aid/CPR/AED class on September 7th at Lake Lodge at 9am. All 15 participants graduated and are certified.
 - ✓ Continued 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 lighter paint on railings at PML facilities. White paint on railings has started.

- ✓ 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. 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:
SafetyComm@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

FRIENDS OF THE LAKE PLAYS PICTONARY

VIRGINIA RICHMOND

The August Friends of the Lake event was a fun-filled evening with friends, boat rides, potluck supper, and games.

Karen Hopkins organized the event where boat teams collected clues during boat rides around the lake and then used the clues to try to identify the names of well-known movies. Each member of the winning team was awarded a PML gift card. Congratulations to the winning boat driven by Catherine Santa Maria.

Our final event of the summer is "Bingo on the Beach" on Sunday, September 8,

organized by Dora and Dennis Hockett.

Friends of the Lake is a social club for people who care about and enjoy Pine Mountain Lake. We hold fun member events each month during the summer and also organize the annual Boat Parade and Lake Swim for everyone's enjoyment. To join Friends of the Lake and receive information on each event, please send your contact information and a check for \$20/family to Friends of the Lake, PO Box 591, Groveland, CA 95321. Be sure to include your email address, as all club communication is by email.



A team of Friends of the Lake members puzzles over movie clues.

PML LADY NINERS

TAMMY TALOVICH

Quote of the month: Happiness is not by chance, but by choice. – Jim Rohn

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!

AUGUST 1ST: WE HAD 15 PLAYERS AND THE GAME WAS GOOD, BAD AND UGLY
1st place team: Herendeen, Talovich, Mena, Dwyer
2nd place team: Robenseifner, VanGerpen, Baines, Brewster
Low putts tie: Nancy Brewster and Linda Wall w/15
Pars: #13 Trudy Reid Alt, #14 & 17 Nancy Johnson
Low Net tie: Linelle Marshall and Tammy Talovich w/35
Low Gross: Nancy Johnson w/50

AUGUST 8TH: WE HAD 14 PLAYERS AND THE GAME WAS RED, WHITE AND BLUE
1st place tie: Johnson, Martini, Nelson,

blind draw and Dwyer, Lee, Baines, blind draw
Pars: #3 Nancy Johnson
Low Net: KC Lennen w/36
Low Gross tie: Eileen Lee and Deanie Martini w/51

AUGUST 15TH: IT WAS OUR LADY BUGS AND BUTTERFLIES TOURNAMENT
Winner: Lady Bugs won with 5 pts. Butterflies were close but only had 3 pts.
Ladybug team: Deanie Martini, Stacie Brown, Syd Robenseifner, Linelle Marshall, Maureen Campbell, Linda Wall, Mary Steinkamp, Monica Herendeen
Lunch and pool party afterwards

AUGUST 22ND: WE HAD 14 PLAYERS AND THE GAME WAS LOW NET PLUS PUTTS USING ONLY 3 CLUBS (driver, 7, putter)
1st place: KC Lennen
2nd place: Nancy Johnson
3rd place: Pat VanGerpen
4th place: Christina Baines
5th place tie: Deanie Martini, Mary Steinkamp, Debbie Torres
Low putts: KC Lennen, Mary Steinkamp,

Susan Dwyer w/15
Pars: #14 Stacie Brown
Birdies: #17 Nancy Johnson
Low Net: KC Lennen w/35
Low Gross: Deanie Martini w/51

AUGUST 29TH: WE HAD 14 PLAYERS AND THE GAME WAS BLIND HOLES (3 CLUBS, OUR CHOICE)
1st place tie: KC Lennen and Deanie Martini
2nd place: Susan Dwyer
3rd place: Tammy Talovich
4th place: Linelle Marshall
5th place: Barbara Lenorak
Low putts: Susan Dwyer w/16 and Nancy Brewster, Nancy Johnson w/17
Pars: #14 Tammy Talovich, #17 Christina Baines and Barbara Lenorak
Low Net: Tammy Talovich w/30
Low Gross: Deanie Martini and Susan Dwyer w/52

Ace of Aces for August: Tammy Talovich w/30
Queen of Clubs for August: Eileen Lee w/51

GARDEN CLIPPINGS

LINDA NEUSCHWANDER – PINE MOUNTAIN GARDEN CLUB

We all finally made it through a record long, hot summer! While I can't guarantee that there will be no more furnace hot days left in 2024, here's hoping! The heat of summer managed to interfere with well laid plans we had for several interesting and informative field trips. Ah well, next year... We carry on. Our October 14th meeting will feature a presentation by the Columbia Rockgarden Society on how to create a beautiful and sustainable rock garden. (VERY fire wise, don't you think?) December 8th is our club Christmas Luncheon at Camp Tuolumne Trails: reservations and pre-payment required. This is a fun and popular holiday event with limited seating, so plan early! You won't want to miss out! SO, one thing we in the PM Garden Club remains committed to as garden enthusiasts is

the concept of cultivation! Just as we cultivate our own gardens as well as our beloved Jail Garden, we cultivate learning how to better understand and enjoy this very specific and lovely Sierra Foothill environment. It goes without saying that we cultivate friendships, especially with our neighbors. We cultivate fun times, beautiful flowers, tasty snacks, interesting insects, and seeing new places. We cultivate learning new things and listening to stories told to us by those who share with us what they have learned and experienced in the garden.

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

LADIES CLUB

MAE FRANCO

On September 4th, Ladies Club celebrated "Back to School" hosted this month by Linelle Marshall and Barbara Haiges. Our teacher, Linelle lead us through a Calligraphy lesson and instructed us in making our own place cards. Many found it to be very relaxing and therapeutic. We also tested our knowledge with a "Back to School" trivia quiz.

The Grill prepared a yummy lunch of a turkey wrap, pasta salad and apple cheesecake for dessert. Thank you Ashlee who took great care of us and kept the food coming.

Ladies Club voted to make a donation of \$300 to ROOFBBs to go towards the Tenaya Students Shopping Spree Program. Students were selected based on their needs and they were transported to Sonora via bus and



accompanied by an adult volunteer to help them pick out essentials, such as shoes, clothing or a backpack. In addition to the \$300 the Club donated, individual members donated \$320 for a total of \$620 for this great cause. Thank you to ROOFBBs for

PML MEN'S GOLF CLUB

DAVE FERNANDEZ

AUGUST SWEEPS-SUMMER SHAMBLE

As we started to wind down our summer events we finished August with our annual August Sweeps-Summer Shamble Tournament. Some great scoring and competition. Congratulations to the winners.

SUMMER SHAMBLE

- 1st place- Gus Climent, Paul Purifoy, Larry Culler, Gus Allegri
 - 2nd place- Brian Zenger, Joe Robinson, David Bealby, Frank Jablonski
 - 3rd place- Michael Thoben, Doug Schmiett, Al Craig, Dave Hart
 - 4th place- Steve Vahey, Tim King, Dennis Johnson, Dennis Perry
 - 5th place- Edvard Eshagh, Steve Burke, Craig Herendeen, Rick Liszewski
- Closest to the pin**
- #3- Marc Allyn 15'11"
 - #7- Rick Liszewski 3'1"
 - #14- Stan Bednarski 9'4"
 - #17- Michael Thoben 9'7"

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 tees.

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



taking this project on to support our community children.

Next month, we will once again be at the Grill celebrating "Mischievous Masquerade". Dust of your costumes/masks and join us for an afternoon of fun.



Ladies Club meets the first Wednesday of the month (except Jan and July). If interested or would like more information, please contact Mae Franco at 1-831-297-0554 or Pam King at 1-831-601-8471. Also check us out on Facebook. www.facebook.com/pml_ladies_club

LABOR DAY BBQ – STCHS FUNDRAISER

PATRICIA GIBSON

The Southern Tuolumne County Historical Society’s (STCHS) thanks everyone who attended our Annual Fundraising event – the Labor Day BBQ. We also thank the many volunteers who gave up their time and energy to make this event a tremendous success.

Highlights this year included our local ranger – Christina Wilkinson with a Pelts exhibit which was enjoyed by everyone; the Red Cross was there handing out lots of freebies for everyone and recruiting people to help during emergencies; there was a plant sale, antique photo display, silent auction, bake sale, 4-H games for the kids, tug of war, watermelon eating contest, line dancing instruction, and the band – Sequoia Tree-o – learned a Taylor Swift song for the kids whilst our own Sandy Smith made bracelets for them to wear and share.

The tri-tip was cooked and flavored perfectly, thanks to our expert volunteers. There was a vegan option enjoyed by more people than one would expect at a country BBQ.

The winners of the raffle were: Carol Willmon \$200, Brenda Erhman \$100; Alan Johnson \$50. Congratulations to all!



If you missed it, please put it on your calendar for next year! Sunday, September 7th, 2025.

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

PML PICKLEBALL CLUB

TAMMY TALOVICH

TRICKS AND TREATS

Well its October already, so get out your pickleball costumes and come on out and show everyone your fancy TRICKS and TREAT yourself to some exercise and great company. We are still at the same location, next to the clubhouse on Mueller. The days of play are Monday, Wednesday, Friday, Saturday

and Sunday at 8:30am.

All ages and level of play are welcome. We mix up teams so everyone gets to play! Even if your new to the game, we can show you the rules and then its fun learning from there. We have equipment to loan.

Hopefully this month will be cooler than it has been, bring some water and slip into your court shoes and come on out.

See ya on the courts!

ROOFBB

“CARING HEARTS-HELPING OTHERS”
AUDREY PROUSE

HIGHLIGHTS FROM OUR AUG. 20 PARTY AT AROUND THE HORN:

The event was a huge community celebration, bringing together locals, ROOFBB members, and tourists - including a young woman celebrating her 21st birthday that evening. Rachel and Audrey had a fantastic time hosting Music Bingo and 1994 Trivia! We also took a moment to honor our beloved Jackie, savor some delicious cupcakes, and enjoy delicious ATH drinks. THANKS to the party volunteers for your donations and helping with the event. A big THANK YOU to everyone who attended and helped us celebrate 30 amazing years of serving our community!

HIGHLIGHTS FROM SEPT. 7 SHOPPING SPREE, INCLUDING A BAKE SALE:

When a community comes together... ROOFBB, The Rotary, Helping Hands, FOGL, and Ladies Club pulled together to raise over \$3,000 so a group of Tenaya Elementary students with big needs get big help starting out the school year looking good and feeling good! ROOFBB volunteer Brittany Moore even held a bake sale to add to the pot so now kids also purchased one pair of shoes, along with their other back to school needs. ROOFBB sure is having fun managing this worthwhile cause!

HIGHLIGHTS FROM OUR FIRST MNF PARTY:

Are you ready for some football? The answer is yes, we are! September 9th and again on September 23rd, PML Lake Lodge was hopping with football excitement. There are four more games ROOFBB is hosting that you do not want to miss! The dates are Oct. 7, Oct. 21, Oct. 28, Nov. 18. We will always have

a delicious dinner, home-made yummy desserts, and a great crowd to cheer on the 49ers. Maybe you’ll be able to win prizes, too! All of these events are at the PML Lake Lodge and remember MNF is a major fundraiser so your attendance directly benefits our local neighbors in need, schools, and community projects.

COMING UP:

- Oct. 7, Oct. 21, Oct. 28, Nov. 18 - Monday Night Football, PML Lake Lodge
- Oct. 31 - ROOFBB Bake Sale at Trunk or Treat, Mary Laveroni Park

Join the Fun-get Involved with ROOFBB! We hold fundraising events throughout the year to support our initiatives. Keep an eye on our social media and local flyers for details on our upcoming events. Your support is crucial to our success!

Want to learn more about ROOFBB? 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; raising funds to give back to OUR community!

Thank you for being part of our community and helping us make a difference!

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charity@roofbb.org

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@roofbbcharity



PINE NEEDLERS QUILT GUILD

SANDY SMITH

Pine Needlers Quilt Guild meets the 3rd Tuesday of each month under the library... Meeting starts at 10:00 a.m. However you can come early at 9:30 and be part of the meet and greet, and catch up with the happenings of the month. Octobers meeting will be on the 15th.

November will bring 2 fun and exciting things. The Decolorization class, still have a couple of openings and a bargain for \$30.00. Check in with Leslie so she can reserve your spot. Then we will have the Christmas Advent event. Always fun and exciting. There is still time to sign up. Remember if you make candies or cookies let Kris know so she can do what she needs to do.

Just a quick reminder Save the date...Wednesday December 3rd 9:30 a.m. We will be having our 2nd Annual Christmas PJ Brunch/ Ornament Exchange, at Catherine's home. More later...

January we will be having a sign up for a Fat Quarter fabric challenge. Then in February the Challenge will

be again. Some of our members are part of Its My Very Own (IMVO), a wonderful organization. They champion the immediate needs of a displaced child here in Tuolomne and Mariposa counties. IMVO seeks to make each child's life a little better by providing Bags Of Love. Each bag contains: a hand made quilt, new toys, a stuffed animal, and personal care items (age appropriate). Volunteers are always needed to quilt, sew, stuff bags, and inventory control. If you are interested in helping contact Sue Halstead s_halstead@earthlink.net. Check out their website www.imvogroveland.org for more info.

Okay one last thing are you guys all doing your toe yoga?

Remember October 15th under the Library, 10 a.m. Pine Needlers Quilt Guild meeting. Bring a lunch, your sewing machine and your latest project and after the meeting sew with us til 3pm.

If you have any questions give President Kris 1 650 722-0307 or V.P. Leslie 1 209 482-1406, a call.

PML LADIES 18 HOLE GOLF CLUB

PAULA PARISI

It's been a beautiful and hot summer, but fall is here now and the weather this time of year is perfect for golf.

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

AUGUST 8TH – INDIVIDUAL POINT BOGEY

First Place: Sara Hancock – 34 Points
Second Place: Jeanne Pacco – 33 Points
Third Place: Priscilla Park – 33 Points
Fourth Place: Lisa Brown-Jimenez- 30 Points

AUGUST 15TH – TWO BEST BALLS

First Place: Lisa Brown-Jimenez, Thelma Faux & Jeanne Pacco – 131 Points
Second Place: Linda Johnson, Helena McMillan, Jane Reynolds & Sally Wrye – 131 Points
Third Place: Marlene Drew, Kitty Edgerton, Sara Hancock & Tari Skelley – 136 Points

AUGUST 22ND – REVERSE RED/WHITE/BLUE

First Place: Kitty Edgerton, Sara Hancock, Paula Parisi & Jane Reynolds – 132 Points
Second Place: Elisa Hoppner, Priscilla Park, Linda Sarratt & Tari Skelley – 134 Points
Birdie: Elisa Hoppner – Hole #14

AUGUST 29TH – GROSS-NET-PUTTS

Ace of Aces: Jeanne Pacco – 66 Net

FIRST FLIGHT (15 – 21 Handicap):

Low Gross: Elisa Hoppner – 89
Low Net: Kitty Edgerton – 73

SECOND FLIGHT (25 – 30 Handicap):

Low Gross: Marcee Cress – 100
Low Net: Linda Sarratt – 76

THIRD FLIGHT (32 – 48 Handicap):

Low Gross: Sara Hancock – 101
Low Net: Jeanne Pacco – 66

Low Putts: Elisa Hoppner – 28 Putts

Congratulations to all the winners!

The Pine Mountain Lake Ladies Golf Club plays every Thursday and is open to all women residents and owners of property in the Pine Mountain Lake community. Our club would love to add some new members and 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 1 209-962-8620.

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GROVELAND ROTARY CLUB SHRIMP FEST 2024

JOHN GRAY – ROTARIAN

Thank you Groveland for making this year’s Shrimp Fest one of the most successful ever! Funds raised from the event held at the Equestrian Center on August 17th, will benefit many local programs throughout the coming year. To our Community: Thank you for purchasing tickets, liquid refreshments and both live and silent auction items. To our Friends: Catherine and Larry Santa Maria, Thank you for making our “live auction” a success and To our Rotary family, friends and volunteers: The generous contribution of your time, talent and energy is most appreciated. And, finally, Thank You to all of the individuals and businesses who donated to both the Live & Silent Auctions.

- All Outdoors California Whitewater Rafting
- Around the Horn Brewing
- Marj Bauman and Rudy Manzo
- Bare Skin Esthetics
- Black Bear Mosaics
- Black Oak Casino
- Black Widow Knives-George Navarro
- Bro & Brownie Brohard
- Paul S. Bunt
- Paul Burkett
- Chicken Ranch Casino
- Cocina Michoacana
- Cole Conefrey
- Greg Cramblit & Pam Rafton
- Yuris Daudish, Computer Services
- Barrett & Ellie Giorgis
- John Gray & Eleda Carlson
- 2 Guys Pizza Pies
- Groveland Pharmacy
- The Grove Mercantile
- The Groveland Hotel
- Hotel Charlotte
- Linda Kocher
- Kyle Jacobs
- Larry Jobe

- JS West
- Weldon & Janis Killion
- Kevin & Randy’s Old Fashioned Meat Market
- Chris Martin
- Miriam Martin
- Mechanics Bank
- Michelle Mercedy
- Moore Brothers Scavenger Co.
- Mountain Sage
- Dave & Sharon Newell
- Wayne & Bonnie Phillips
- Pine Mountain Lake Association
- Pine Mountain Lake Realty
- PML Hardware
- Priest Station
- Rush Creek, Evergreen Lodge & Fire Fall Resorts
- Barry & Lynn Scales
- Debbie Smithwick
- Steven Smithwick
- Savage Diggins Motorcycle Club
- Sierra Motors
- Sonora Ford
- Pete & Sharon Stevenson
- Josh Stevenson
- Suburban Propane
- Ed Sullivan
- The Tire Shop
- Tarango Family Handyman Services
- Tarango Family-Anthony, Angel, Emily, Kailey & Laycee
- Bruce Thompson
- Cameron Thompson
- Jeff Thompson
- Tidball Family-Roger, Julia & Pete
- Top of the Trail Tea & Coffee
- Vic Trione-Trione Winery
- David & Sharon Volponi
- Sharon Wahman
- Rich Weiss
- Yosemite-Premier Valley Bank

If we have inadvertently missed adding your name, please call 1 (209) 962-4123 & know that we are grateful for your help.

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

FOGL DONATES TO TENAYA

VIRGINIA RICHMOND

Friends of the Groveland Library is proud to support literacy efforts in the Groveland area. That includes helping with volunteers and funds at our local library and supporting reading programs at Tenaya Elementary School.

At the beginning of the school year FOGL donated \$3,000 to Tenaya to assist teachers in purchasing new books for their classroom libraries. The students get excited about new books, and we hope that leads them to become better readers. Research proves that liking to read is the single biggest predictor of academic success.



FOGL president Virginia Richmond presents a check to school principal Wynette Hilton.

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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
Pine Mountain Drive
Groveland, CA 95321
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GROVELAND GAL FRIDAY

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COMMUNITY ORGANIZATIONS

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

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

CAMP TUOLUMNE TRAILS
Jerry Baker – 1.209.962.7916

FRIENDS OF THE GROVELAND LIBRARY
Virginia Richmond – 1.209.962.6336

HELPING HANDS THRIFT STORE & FURNITURE BARN
Patti Beaulieu – 1.209.962.7402

SOUTHERN TUOLUMNE COUNTY HISTORICAL SOCIETY (STCHS)
Harriet Codeglia – 1.209.962.6270

SOUTHSIDE COMMUNITY CONNECTIONS
Nancy Reggio - 209-962-7303

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1.209.962.6906 or info@villageonthehill.org



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CHRISTMAS DECORATING DOWNTOWN BIG OAK FLAT/GROVELAND

DAWN SILVA

As the time draws nearer to start our annual decorating event to transform BOF and Groveland into a Christmas Wonderland, we look forward to those who are willing to volunteer time and energy to make it happen. Without those who come to make the transformation easier and cut the time to getting it done, it would be a very long process.

As reported in our September newsletter, we have a fun and exciting theme to unveil. We appreciate those businesses that have allowed us to dress them up to create a wonderful continuous theme from Groveland to B.O.F to be enjoyed by the many returning tourists, as well as the communities. We have had some changes but

look forward to being creative with keeping visual continuity.

We always appreciate those who have made donations to keep this tradition alive and special for our 120 Corridor communities. The Christmas Committee would like to thank all who have participated over the years: businesses, donors, Individuals, and groups. Thank you for all your support. We hope to have another great year of fun!

Donations can be sent to:

BOF/Groveland Christmas
17850 Highway 120
P.O. Box 201
Big Oak Flat, Ca. 95305-9998

SCC CELEBRATES VOLUNTEERS WITH SWEET TREATS AND HEARTFELT THANKS

BETH MARTIN – SCC TRANSPORTATION COORDINATOR

Southside Community Connections (SCC) turned up the fun on Saturday, September 7, with an old-fashioned ice cream social at The Little House, honoring the dedicated volunteers who keep its programs running. From milkshakes and banana splits to popcorn and lemonade, the afternoon was a sweet celebration of those who make a big difference in the lives of the local community.

The event was a celebration of the dedication and selflessness of SCC's volunteers, whose ongoing efforts continue to make a significant difference in the lives of adults and seniors in the Groveland and Big Oak Flat communities. Volunteers enjoyed tasty treats, lively oldies music, and were recognized for their contributions by SCC's Executive Director, Nancy Reggio.

"The heart of this organization is not our programs or services, but the dedication

and energy each of you brings to our mission," she said. "We are so grateful for everything you do."

A heartfelt moment came when Wheels client Kay Crow made another donation to Wheels and shared her gratitude with the volunteers. Kay said that without Wheels volunteers, who drive both Kay and her husband to medical appointments in Sonora, they may have had to move off the hill.

"You may not think it's a big deal driving people," she said, wiping away tears, "but when you have health issues and are trying to lead a normal life, it really is."

Wheels offers door-to-door rides to seniors in Groveland and Big Oak Flat who can't drive, and who don't have help getting to shopping, medical appointments and errands in Groveland/Big Oak Flat or to medical appointments in Sonora. All rides are provided by volunteer drivers.

JOIN US IN CELEBRATING AND SUPPORTING OUR COMMUNITY!

SAMANTHA WEST – THE LITTLE HOUSE SUPERVISOR

October marks the last chance to grab your tickets for Southside Community Connections' Gala, a night dedicated to celebrating our community and ensuring the continued success of the programs that make a difference right here on the hill. This event will be the highlight of the season, with proceeds directly supporting initiatives like The Little House, the Wheels program, and our essential volunteer services.

We are incredibly grateful to our Gold Philanthropists, Mechanics Bank and Chicken Ranch Casino Resort, for their generous contributions, which have helped us get one step closer to reaching our fundraising goal. Their unwavering support demonstrates a shared commitment to fostering connection, independence, and well-being for the seniors in our area.

INTERESTED IN SPONSORSHIP? IT'S NOT TOO LATE!

There's still time for new sponsors to join this important cause. Whether you're a local business or a community leader looking to make an impact, your sponsorship can help expand our programs and touch more lives. We offer several levels of sponsorship, each with its own benefits, including recognition at the event, in our communications, and on social media.

Don't miss this opportunity to support a great cause and enjoy an evening of fun, entertainment, and community spirit! Purchase your tickets now, or consider becoming a sponsor today!

For more information on tickets or sponsorship opportunities, please contact us at (209) 962-7303 or visit our website, southsidecommunityconnections.org. Thank you for standing with us to make Groveland a place where every senior can thrive!

SOUTHSIDE COMMUNITY CONNECTIONS

NANCY A. REGGIO – EXECUTIVE DIRECTOR

As I sit here in early September with temperatures still in the 90s, it's hard to believe that fall is just around the corner. But indeed, the end of the year is approaching quickly. With it comes the opportunity to review our financial plans and ensure everything is on track.

Many of us plan our charitable giving by year or quarter, but one often overlooked avenue is through our employer's charitable giving programs. Company policies vary, but in many cases, both current employees and retirees can take advantage of these programs.

According to charities.org, as many as 30% of companies offer matching gift programs. I encourage you to check with your employer and maximize these benefits. Many deserving organizations, like Southside Community Connections and others right here in Groveland, rely on donations to continue their vital work in our communities. Utilizing these matching programs allows you to make your contributions go even further. Encourage your family and friends to do the same, amplifying the impact of your generosity.

Happy Fall! I hope to see you at the Fall Gala on November 8 and 9.

CAMP TUOLUMNE TRAILS

DORI JONES

ONWARD & UPWARD -- SUMMER MAY BE OVER, HOWEVER...

With a very successful and sold-out 2024 summer camp and family camp sessions, we are now actively developing our off-season activities.

FAMILY CAMP PROGRAMS

Building on our very successful summer and Family Camp sessions, we will be offering 4-6 weekend sessions during the fall, spring, and maybe even winter. Our family sessions are arguably the most impactful activity. Typically hosting 12 families, these sessions allow campers to experience CTT as a family unit. We tailor activities to serve the whole family. Fishing, gold panning and hayrides are always well received. It is extraordinarily difficult for our families to enjoy a traditional holiday outing. At CTT's family camp, we remove every barrier that can make a family outing challenging. Most of these parents struggle to manage all of the challenges of raising a child with a disability. At Family Camp, we provide a bit of respite to their hectic

schedule. Whether it be a short nap, a private moment to reflect, or a chance to socialize with other parents with similar challenges, a weekend at CTT is restorative.

OUTDOOR EDUCATION - NO KID LEFT INSIDE

CTT will continue to provide the opportunity to get elementary kids out of the classroom and into the woods for some lasting outdoor education. We already have several schools on the schedule and plan to engage several more over the next few months. CTT is a place filled with natural and historical wonders. With the recent enhancements to our team, we are well-positioned to make a huge difference in the development of these children. Unlike most facilities that provide outdoor education, CTT can serve the entire class, including those with disabilities.

LEGACY GROUPS

We will welcome back all of our old friends who have been holding their retreats and conferences at CTT for years. It is not too early to plan your seasonal event at our beautiful, capable, and



accommodating facility.

STAY TUNED - CTT WILL BE ANNOUNCING SOME FUN ACTIVITIES THIS FALL.

Our Commitment Continues to be the Most-accommodating Camp in the U.S.

We continue our efforts to improve camp's accessibility and create programs that will benefit campers with all levels of disabilities—a huge undertaking from a resource and financial standpoint. Please help us further our mission by donating to CTT today.

Incredibly, some locals still have no idea what Camp Tuolumne Trails is, our facility,



our capabilities and our mission. We invite you to schedule a time to take a tour of camp, enjoy the beautiful views, and see the myriad activity areas such as Miner's Camp, Archery, Ceramics Studio, Soccer Field, Fishing Pond, Volleyball, Swimming Pool, two Amphitheaters and the Great Hall. And, if you'd like to 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.



EXCITING NEWS FROM GATEWAY COMMUNITY CHURCH!

PASTOR BOB KANDELS

GREETINGS,

We are thrilled to announce that Groveland Evangelical Free Church has changed its name to **Gateway Community Church**. Last year, in November 2023, our congregation chose this new name to better reflect our vision and mission. We have completed all necessary steps with the state of

California to obtain a Doing Business As (DBA) name, and we officially launched **Gateway Community Church** last month with a public Ice Cream Social.

Even with our new name, we remain a proud member of the Evangelical Free Church Family. As **Gateway Community Church**, we aim to clarify our vision: to welcome and serve the people of our mountain community by helping them connect with Jesus Christ through joyful

worship, prayer, and discipleship.

In John's Gospel, Jesus tells us He is the Shepherd, and we are His sheep. He explains how the evil one lures us into a sinful way of life, but Jesus provides us with a gate to find direction and purpose. Those who heard Jesus use this illustration didn't understand what He meant, so He explained it to them: "Therefore Jesus said again, 'Very truly I tell you, I am the gate for the sheep.'" (John 10:7, NIV). We believe in the salvation offered by the Son of the Living God as the gateway to God's Kingdom. Therefore, we strive to be a movement for God through the wisdom of the Holy Spirit, connecting to our Lord through various ministries such as worship, small group Bible studies, children and youth ministry, and community service.

The Old Testament reminds us through Isaiah that God calls us by name: "But now, this is what the Lord says—he who created you, Jacob, he who formed you, Israel: 'Do not fear, for I have redeemed you; I have summoned you by name; you are mine.'" (Isaiah 43:1, NIV). We believe that God has chosen us to experience His everlasting and constant love through the salvation of our Lord and Savior. As Gateway Community Church, we seek to express that love and fulfill our mission. We look forward to celebrating this new chapter with you! You are invited to join us for worship any given Sunday, at 10:00 am.

In Christ Service,
Pastor Bob Kandels

OCTOBER 19TH IS AUTHORS DAY AT THE GROVELAND LIBRARY

VIRGINIA RICHMOND

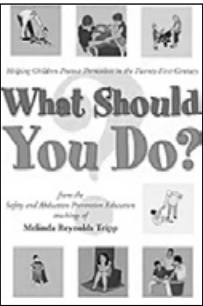
Friends of the Groveland Library is delighted to announce that October 19th will be “Authors’ Day” at the Groveland Library. Join us at 2:00pm downstairs to meet local Groveland authors, hear about their writing process, and enjoy a reading from their published books. Refreshments will be served and the authors will have copies of their books available. Our local authors include writers of fiction, non-fiction, memoirs, and more!

This year we are highlighting four local Groveland writers:



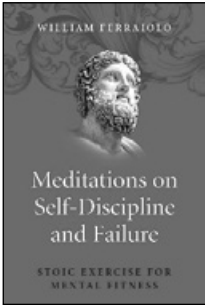
1. Paul Sperry’s heartfelt memoir is called *Lost Child Found*. At the age of 12 he learned that he was adopted. Much later in life Paul started looking for his birth parents.

A thirteen year search ensued. The outcome was completely unexpected. You’ll enjoy Paul’s journey filled with humor, challenges, and a life well-lived.



2. Melinda Tripp is a noted child advocate. Her book, *What should You Do? Helping Children Protect themselves in the Twenty-First Century*, should be required reading for all parents and teachers. As a six-year-old walks home from school; a car pulls beside

him. The driver asks the boy if he wants a ride. Would your child know what to do? Teach your children how to spot and manage dangerous situations.



3. Bill Ferraiolo is a newly retired professor of philosophy at San Joaquin Delta College in Stockton. Among his many books is this one, designed to help

people pursue enlightenment and self-improvement: *Meditations on Self Discipline and Failure: Stoic Exercises for Mental Fitness*.



4. Francesca Schrick recently published her first book. *Frannie's Dream* follows Frannie, a young girl with a deep love for homeless cats. Fueled by her passion and a

dream to provide a safe haven for every stray, Frannie embarks on a challenging journey. Through her tireless efforts she not only transforms the lives of countless cats but also teaches children the power of kindness and empathy.

We’re super impressed with these local authors. Writing a book isn’t easy! Come meet our published authors and celebrate their accomplishments at the Groveland Library at 2:00pm on October 19th. Refreshments will be served.

DOG PARK NEWS

DORI JONES

This month, we are honoring Scutaro, who sadly passed away in August at the age of 13. Scutaro, owned and loved by Bob and Mary Steinkamp, was the dog park’s unofficial mascot. Scutaro’s twice-daily patrol of the park’s perimeter created a quarter-mile trail around the park that dogs and human visitors also enjoyed. A few years ago, Shirley Horn presented Bob with a sign that officially named that path “SCUTA Road” (pictured here). He also loved barking at the birds in the sky as he ran his daily route. He will be missed by the entire dog park family – dogs and people alike. Bob’s longtime friend painted this portrait of Scutaro.



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.

PINE CONE SINGERS WINTER CONCERT

BOB SWAN

We’re busy, as usual, singing about winter while it’s still summer. Actually, we’re a little bit lighter on songs about snow than we have been in the recent past. The focus this year is more on the spirit of the season than on, you know, snow. Most of the pieces we’ve done before, but the most recent one was five years ago, so they may be familiar, but not too much so. There are also three brand new (to us) numbers, and of course special performances from some of our talented singers.

We’ve added a few new members, and

welcomed a couple of returnees, so we’re in good shape to produce a strong concert. We just have to work on a few things, like learning how to pronounce French for one of the pieces (and Swahili for another). Should be no problem.

Anyhow, please save the date(s): Friday, 12/13 at 7PM; Saturday 12/14 at 2PM; and Sunday 12/15 at 2PM; at the Groveland Evangelical Free Church on Ferretti Road. We look forward to celebrating the holidays in music with you.

For more information, please call Bob Swan at 408-398-4731.

TIOGA HIGH STUDENT OF THE MONTH

Reanna McLoughlin is a sophomore this year. She is in Honors English, Leadership, and Weights, and is a high achieving, very active member of the school and FFA. She gets along well with everyone and leads by example as an excellent helper, often volunteering her time and energy for classroom and extracurricular activities. Reanna plays volleyball while also working at Two Guys, so she is doing a fantastic job managing her time and efforts to be successful in all her endeavors. We are so proud of you and look forward to your future accomplishments, Reanna! -Tioga Staff

Reanna is the granddaughter of Allie and Randy Henderson of Groveland



Reanna McLoughlin

HELPING HANDS HAPPENINGS

PATTI BEAULIEU

Where did the summer go? These days and months just seem to fly by. As this is being written in early September, we're in the throes of yet another (or is it continual) heat wave. Hopefully as you're reading this, we have some cooler, fall like weather. We've now changed to our fall/winter hours of closing at 3 and donations ending at 2, at both the Thrift Store and the Furniture Barn.

Looking back, we had an absolutely wonderful summer at both stores with record numbers of customers and donations. Thanks to everyone who shops with us, or donates to us. We had a few STOREWIDE sales at the Store and the Furniture Barn this summer, which made room for the incoming donations received.

As you read this, we already have our Halloween and Fall items on display, and they'll keep coming throughout the

month. Then, in the middle of October, we'll purge the summer clothing, shoes, etc. and stock the Store with winter. Unfortunately, with the Community Hall STILL closed, we're unable to have our Fall Clothing Give-Away, but look for lots of drastic sales on summer clothes in the next couple of weeks.

Following that, we'll begin to put out our HUGE supply of Holiday items – clothing, decorations, serve-ware, wrapping supplies, ornaments and everything in between. The large items, like Christmas trees and stands, lights, garlands, wreaths, yard display items, and such will be sold at the Furniture Barn. As we move into the Holiday Season, Helping Hands is proud to sponsor the Annual Community Thanksgiving Dinner on Thanksgiving Day at the Groveland Community Resilience Center. All are welcome to the FREE event. See details

KOREAN GOCHUJANG BEEF JERKY

RECIPE BY TOM KNOTH AND PAULA MARTELL

This is by far the best jerky recipe that I have used. I have also used it for chicken and turkey breast, but it works best for beef. Like many Korean recipes, it has a little kick to it. I use a smoker to start it, and finish on a dehydrator, but I'm also providing you options for cooking just in a dehydrator or oven.

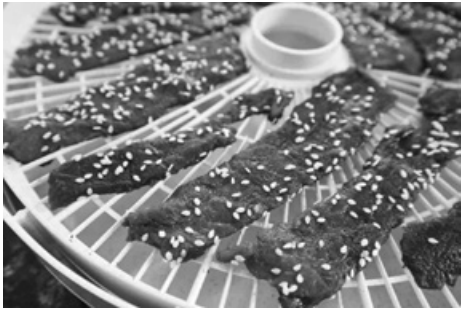
INGREDIENTS

- 3lbs tri-tip or top round, sliced with the grain 1/8-inch thick, 2 to 4-inches wide
- 1/2 cup gochujang
- 1/2 cup soy sauce
- 1 Tbsp sesame oil
- 6 Tbsp brown sugar (we sub Swerve or Monkfruit sweetener powder)
- 2 tsp fish sauce
- 2 tsp garlic powder
- 2 tsp powdered ginger
- 1 tsp ground coriander
- 3/4 tsp Prague Powder #1 curing salt (optional)
- 2 Tbsp sesame seeds, black or white

DIRECTIONS

For consistent cuts, we use a deli slicer. If you don't have a slicer available, you can talk the local butcher into doing it if you buy the meat from them. If using your own slicer, it works better if the meat is slightly frozen. With tri tip roasts, we cut them in half and then do the slices horizontal with the flat side for large pieces.

In a small bowl, mix together gochujang, soy sauce, sesame oil, brown sugar, chili



flakes, fish sauce, garlic powder, ginger and coriander; pour into a zipper-locking plastic bag.

Add sliced top round to bag, removing most air as you close the bag, making sure marinade evenly coats each slice; refrigerate overnight or as long as two days. If possible, agitate the meat in the bag a few times during that time to insure even distribution of the marinade between all slices.

Oven: Preheat oven to 170°F. Remove beef from marinade, pat dry and discard marinade. Coat pieces evenly on both sides with sesame seeds and place on a wire rack on a sheet pan.

Dehydrate in oven, 2 hours. Remove tray from oven, flip each piece over and place back in oven 2 to 2-1/2 more hours until there is no moisture on surface of beef.

Food dehydrator: place in a food dehydrator at 160°F for 4-5 hours, flipping halfway through.

Smoker: 160°F, 3 hours, then transfer to dehydrator or oven to finish.

elsewhere in this publication for details and volunteer information.

I'd like to publicly thank our wonderful group of volunteers who always step up to fill in vacancies when needed. In addition to their scheduled work days, many are also department heads and/or take items home to clean, research or price them. They are the absolute best and most committed volunteers anyone could ask for.

As we look forward to cooler weather and less traffic on the highway, we want to thank you for sharing your summer season with us and bringing in your houseguests and visitors to shop, visit and see our Stores.

HAPPY FALL Y'ALL!!

FROM DISTRICT 4 SUPERVISOR

KATHLEEN HAFF– SUPERVISOR, DISTRICT 4, TUOLUMNE COUNTY

“JUST THE FACTS, MA’AM!”

Ok, just the facts...Some of you may know them, some of you may understand some of them, and I bet there are some of you who will be surprised by what I have to say.

All counties are not created equal. Some have a majority of taxable land available to them, from which to gather a healthy property tax base. Tuolumne County has 23% taxable land (actually slightly less than that, but I only have so many words to use to write this article) from which we receive \$35.1 million. A whopping 77% is federal or State-owned property which pays our county a measly \$3.1 million for the loss of taxable land.

Out of every dollar you pay for property taxes in this county, the County of Tuolumne receives only 26 cents. Shocker! Even the schools receive more of your property tax...64 cents from every dollar you pay. By the way, the schools are not under the County’s purview.

The funding that is supposed to cover maintaining our roads? Some of it comes from SB1 funding. You may have heard it mentioned as gas tax money. In this county we collect about \$3.5 million each year from SB1. Other funding comes from a combination of grants, Local Transportation Funds, Secure Rural Schools Self Determination Act (when authorized by the feds), and about \$775,000 from the General Fund. \$11.9 M in all to pave and somehow maintain all 610 miles of county roads. But with the cost of paving or repaving one mile of a two-lane road (depending on the condition of that road) between \$250,000 to \$1M, I ask you, how we are ever, ever going to catch up? Or be able to properly maintain your neighborhood road? This problem is the result of decades of underfunding by the State.

Let’s turn our attention to sales tax now. Tuolumne County’s sales tax rate is the lowest it can be in this State: 7.25%. When you spend \$100 on taxable merchandise, you also pay \$7.25 in addition to the \$100. Where does that money go? Right off the

bat, \$6 of it goes into the State’s coffers. \$1 of it comes to the County, and \$0.25 goes to our Regional Transportation Council. If a sales tax initiative were to pass, and our tax rate becomes 8.25%, we would get \$2 instead of \$1 for every \$100 spent. Right now, our sales tax revenue brings in about \$6.5M. We could double that figure and better help pay for essential services in the next few years. Please see the graph later on in this article that shows our downward revenue trajectory.

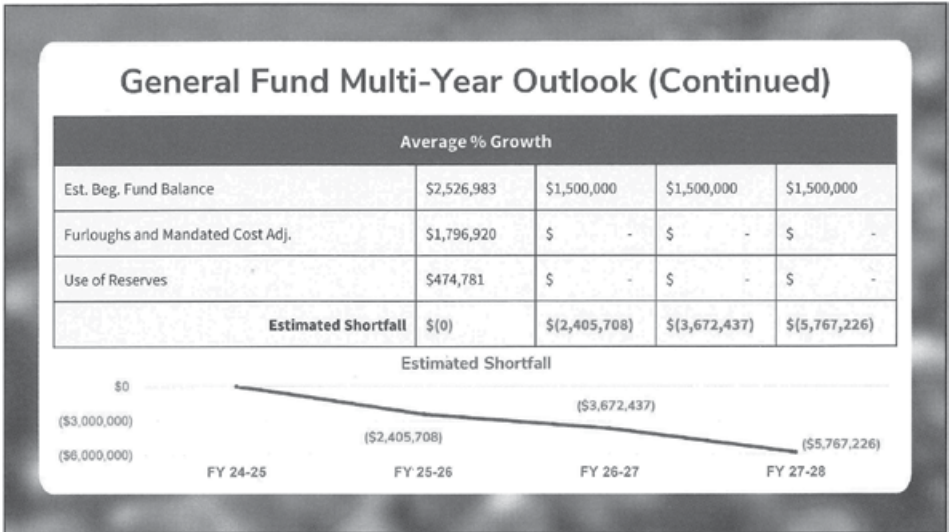
Transient Occupancy Tax (TOT)? This is the tax that mostly visitors pay when they stay in lodging and many campsites here. I will tell you right now, that it primarily goes into the General Fund to plug the holes and make up some of the difference in what the above-mentioned taxes don’t even come close to paying.

Plainly put: Our revenue situation is a vicious cycle akin to being on a hamster wheel...a cycle we have been on for decades now.

If you attended our “State of the County” Town Halls given in September, you learned all this and more. If you weren’t able to, please visit <https://accessstuolumne.org> and watch the full Groveland Town Hall, presented on Sept 12th, and available “on demand” at Access Tuolumne – our local public TV station.

Here is the upshot: Out of a total budget in fiscal year 2024-25 of \$286,824,648, only \$64,968,423 is discretionary or General Fund money! What does this mean? It means that \$221,856,225 of the revenue for our County is “spoken for” and can only be used for specific programs and services. An example of this would be funding that comes in for Public Health cannot be spent on roads or our Sheriff’s Department.

General Fund departments are, for example: The Sheriff/Coroner/Jail, our District Attorney/Victim Witness and Public Defender, Probation, Community Development, Animal Control, Assessor-Recorder, Auditor-Controller and so many more....over 39 departments! And what this Board of Supervisors has been struggling with, as past Boards have, is how \$65M is



going to cover all the essential services that our community expects?

What is our General Fund outlook for the next 3 years? See chart below. Next fiscal year, we will have a shortfall of \$2.4M, and in 2026-27 it will grow to almost \$3.7M, and in the third year, it will balloon to almost \$5.8M.

There are many reasons for this, ranging from unfunded mandates from the State (where they demand we continue to provide services even though the State has discontinued paying for it), to unforeseen natural disasters (flooding events most recently), to rising insurance costs, unfunded

liabilities, to runaway inflation where everything costs more including salaries for competent staff. Again, I refer you to the video of my State of the County Town Hall to get more of the specifics here.

These are the facts. I think that everyone should be armed with this fiscal education so they can be better prepared for the November election. I am not here to persuade you one way or another, but I do believe the facts speak for themselves.

Thank you for bearing with me in reading this article. It was not a fun one to write! As with everything else, if you have questions, please email me at: khaff@co.tuolumne.ca.us

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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.

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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.

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19228 Pine Mountain Drive • Groveland, CA 95321

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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

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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.

✓ CHECK OUT YOUR GROVELAND LIBRARY

THE GROVELAND LIBRARY IS OPEN
TUESDAY – THURSDAY — NOON–6PM
FRIDAY & SATURDAY — 10AM–2PM



BOOKNOOK
USED BOOK SALE
SATURDAYS
10AM–1PM

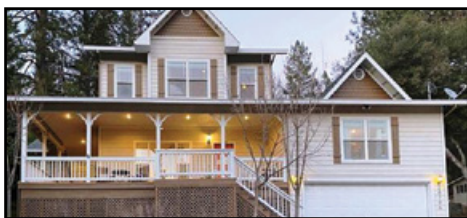
VISIT THE LIBRARY FOR A GREAT
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20796 Non Pareil Wy **COMPLETELY FURNISHED** with top-notch furniture, décor, kitchenware, bedding, linens, spa and outdoor furniture! Two-level, 5bd, 3ba, 2140sf home on .64 acre lot. Central H/A, propane fireplace, double-pane windows, laminate & carpet flooring, stainless appliances and claw-footed tub. Bonus room w/pool table. Covered decks on both sides and a hot tub. EV charging station. Backs to ranchland, near Big Creek hiking trail. \$625,000 #20240905



13141 Mueller Dr **PARKLIKE 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. \$370,000 #20240825



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. \$299,000 #20240913



ROB STONE
OWNER/REALTOR®
DRE #01025463



BJORN WAHMAN
BROKER
DRE #00706559



TARA STONE
MANAGER/DPG
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BRENDA ZUNIGA
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CAPRICE KROW
PROP. MGR/LDP
DRE# 01179023



CORY STONE
PHOTOGRAPHER
VIDEOGRAPHER

20464 Rock Canyon Way — Unit 3 Lot 180



MORE THAN FABULOUS LAKEFRONT HOME!

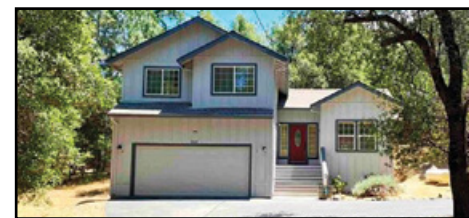
This is a rare opportunity to own your dream home, with absolutely stunning views of Pine Mountain Lake and over 90-feet of lake frontage! A gradually sloping yard gives easy access to the private dock. Originally built in 1985, this home has been lovingly maintained and renovated over the years: New 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

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- Tenant-Screening & Credit Reports
- Scheduled Maintenance & Repairs
- Move-in / Move-out Inspections
- Local, State & Federal Tax Requirements



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



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



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



Vacation Rentals



Ryan Niedens
General Manager

FEATURED HOME



"UP ON VI" is a stunning, upscale home right on Pine Mountain Lake's championship golf course. Gorgeous views of the surrounding mountains, trees and the Course, of course! 3 bedrooms, 3 bathrooms, Wifi, central heating and air plus all the kitchen basics and a microwave, coffee maker, toaster, dishwasher and washer & dryer. Enjoy cooking on the gas BBQ while relaxing on the deck in these lovely surroundings. This is what vacationing is all about!



Trisha Richardson
Guest Services



Sharron Wahman
Guest Services



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