

# PINE MOUNTAIN LAKE NEWS



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

*Merry  
Christmas*  
*and very  
Happy Holidays*

**HOLIDAY EVENTS  
IN PINE MTN LAKE**  
**SEE PAGES 18, 22, 24, 26**

**THE PML NEWS  
RETURNS TO PRINT  
IN JANUARY 2026**  
**SEE PAGE 44**

**2026 ASSESSMENT  
BUDGET PACKET**  
**SEE PAGE 46**

**DECEMBER 2025**

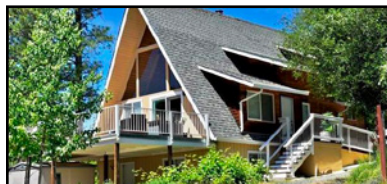






# YOSEMITE REGION REAL ESTATE

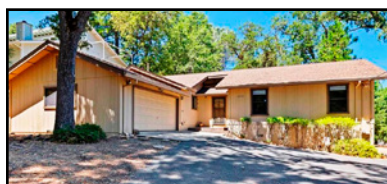
18687 Main St, Suite E, Groveland, CA 95321  
209-962-1111 ~ DRE #01964114



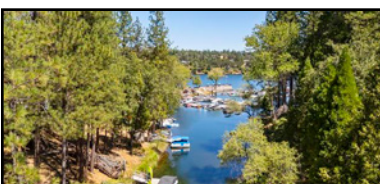
20892 McKinley Wy **THREE-STORY A-FRAME** on 1.52 acres on a cul-de-sac, with beautiful views in every direction. 3bd, 2ba, 2240sf. Acacia wood flooring. Knotty-Pine ceilings in the living room, recent kitchen upgrades and a large bonus room. The Loft/office space has huge windows for plenty of light. A spacious deck overlooks the forest and an additional back deck offers greenbelt views. Plenty of parking. Circular driveway. \$585,000 #41098896



20631 Nob Hill Circle **CHARMING SINGLE STORY**. Well-maintained, with 3bd, 2ba, detached 2-car garage. Vaulted Knotty-Pine ceiling in living room plus a cozy free-standing propane fireplace. The large kitchen has Knotty-Pine cabinetry and plenty of storage. An expansive covered deck is ideal for relaxing, dining or morning coffee. The large, level yard is both private and usable. Fresh exterior paint and "turn-key" condition make this home a must see! All furnishings negotiable. \$375,000 #41113051



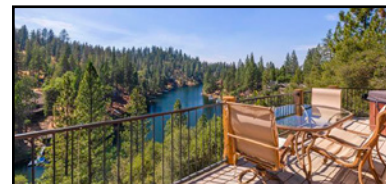
13048 Jackson Mill Dr **TURN-KEY RENOVATED HOME**. Open floor plan, 3bd, 2ba, private deck w/hot tub. Fully remodeled kitchen with new cabinetry, granite counters, stainless appliances, and tile flooring. New laminate flooring throughout, updated bathrooms and fresh int/ext paint. Fully furnished, including décor & artwork, this home is ideal as a primary residence, vacation getaway, or income-producing rental. \$385,000 #41105424



19824 Pine Mountain Dr **UPDATED LAKEFRONT RETREAT** steps away from the Marina beach. 3bd, 2ba, loft and bonus room. Vaulted Knotty-Pine ceilings, fresh interior paint and LVP flooring throughout. Four split systems provide H/A in each room. Double wrap-around decks with views of the lake. Fully furnished, including appliances. Currently a successful short-term rental. This can be an exceptional investment opportunity or a dream lakeside getaway. \$775,000 #41109353



20634 Nob Hill Circle **CUSTOM HOME** with mountain and filtered lake views. Spacious 4bd, 3ba, 3057sf with office/den. Great room, open-beam ceiling, pellet stove, hardwood floors. The kitchen has Granite counters, stainless appliances, and ample cabinetry. Bonus room on the lower level. Wrap-around decks and a Generac whole-house backup generator, central H/A and detached 2-car garage. This is a Turn-key opportunity with all furniture available! \$525,000 #41116899



20162 Pine Mountain Dr **BUILDER'S CUSTOM LAKEFRONT**, with 176 feet of lake frontage, a furnished gazebo at the lake plus a boat dock and swimming platform. A solar system & battery backup serves the whole house, garage, hot tub & EV charger. Tahoe Craftsman style construction with stone flooring, countertops & fireplaces. Spacious kitchen, built-in cabinetry and panoramic windows in the living room, overlooking the lake. Many furnishings included. 3bd, 2.5ba, a 2nd living room, a den & a laundry room. A 576sf game room below the garage can also serve as guest quarters. \$1,230,000 #41109861



20747 Rising Hill Circle **CHARMING SINGLE-STORY**. Spacious living room featuring a vaulted Knotty-Pine ceiling and a free-standing propane fireplace. Large kitchen, stainless steel appliances and recent upgrades. Laminate flooring, interior and exterior paint, and a whole-house Generac backup generator with an automatic transfer switch. Central H/A, covered back deck, 2-car garage plus a carport for RV or boat storage. Furnishings are negotiable. \$385,000 #41109806



19400 Reid Circle **GOLF COURSE HOME**. Enjoy the view from this home located at the 16th fairway. Oversized covered deck, new roof in 2024, tankless water heater, leased solar w/ battery backup. A Bertazzoni gas range/oven, wall-mounted pot filler, Shaker cabinetry, center island, granite counters, hardwood floors and wine cooler. High-end double French doors installed in 2018. Vaulted Knotty-Pine ceilings extending from the living room over the covered back deck. \$620,000 #41114094

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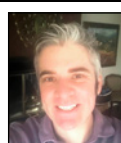
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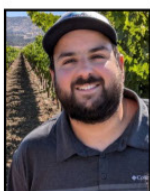
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## Submission Guidelines

### The PML News is the Official Magazine 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 20th 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, Apple 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 120 dpi at 100% (150 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.com](mailto:pmlnews@sabredesign.com).

#### 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 and Ads — 20th each month  
Classifieds Ads — 20th each month

## VISIT US ONLINE

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

## PINE MOUNTAIN LAKE ASSOCIATION

# 1.209.962.8600

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

### ADMINISTRATION OFFICE HOURS 8:00 AM TO 4:30 PM – MON THRU FRI

**OPEN AT 8:45 AM SECOND TUESDAY OF EACH MONTH  
THE OFFICE IS CLOSED BETWEEN 12:00 & 1:00 EACH DAY**

### 2025 ADMINISTRATION OFFICES HOLIDAYS

(ADMIN OFFICE WILL BE CLOSED)

**WED 12/24/2025 CHRISTMAS EVE**

**THUR 12/25/2025 CHRISTMAS DAY**

**WED 12/31/2025 NEW YEARS EVE**

**THUR 1/1/2026 NEW YEARS DAY**

### 2025-2026 PMLA BOARD MEETINGS SCHEDULE

(THIRD SATURDAY – UNLESS OTHERWISE NOTED)

#### NO BOARD MEETING SCHEDULED FOR DECEMBER

**JANUARY 17, 2026**

**FEBRUARY 21, 2026**

**MARCH 21, 2026**

**APRIL 18, 2026**

**MAY 16, 2026**

**JUNE 20, 2026  
(Father's Day Weekend)**

**JULY 18, 2026**

**AUGUST 15, 2026  
(Annual Meeting)**

**SEPTEMBER 26, 2026  
(4th Saturday of the Month)**

**OCTOBER 17, 2026  
(Board Budget Meeting)**

**NOVEMBER 21, 2026**

## PHONE/EMAIL DIRECTORY

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*maingate@pinemountainlake.com*

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#### MAINTENANCE MANAGER

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*super@pinemountainlake.com*

### GOLF SHOP

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### GOLF PRO

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*golfpro@pinemountainlake.com*

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**Andrea Wilson - 1.209.962.8639**  
*clubmgr@pinemountainlake.com*

**Restaurant - 1.209.962.8638**

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*stables@pinemountainlake.com*

### MARINA MANAGER

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*marina@pinemountainlake.com*

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Ad/Article Submissions  
*PMLNews@SabreDesign.com*





# TOWN HALL MEETING

WITH THE PMLA BOARD OF DIRECTORS

Will be held on  
**SATURDAY, DECEMBER 6, 2025**  
to discuss various PMLA topics  
**10 a.m. to Noon**

At the  
**PMLA Lake Lodge**  
**20270 Pine Mountain Drive**

For more information, please call  
**1-209-962-8600**



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## GET IMPORTANT NEWS VIA EMAIL

**eSNAP**

ELECTRONIC SAFETY, NEWS & ALERT PROGRAM

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

### ABOUT EACH OF THE PROGRAMS

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

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

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

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

## 24/7 RENTAL COMPLIANCE HOTLINE

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## ALL PMLA HOMEOWNERS EMAIL OPT-IN PROGRAM

The Association is pleased to offer a money saving program available to all PMLA property owners. This program allows you to receive many of the documents we are required to provide to you via email. This option is important because:

**COST SAVINGS** – The Association is spared the expense of printing and mailing many documents to those property owners who sign up.

**ENVIRONMENTAL SAVINGS** – Less paper means less trash and reduced damage to the environment both in the disposal and production of paper and envelopes.

**REDUCED CLUTTER** – By receiving documents via email there is less paper for you to deal with.

All documents can be saved on your computer and viewed at your discretion.

**TIMELY RECEIPT** – Documents sent electronically are received in minutes as opposed to the days it takes for regular mail to arrive.

If these sound like good reasons to you, please sign up for the Document Email Program today using the attached form. Simply return the completed form to the Administration office at your convenience.

If you have any questions on this program please feel free to give us a call 1 (209) 962-8600 and we will be happy to explain the details and the advantages.

Please read the Terms & Conditions for the email opt-in program on the website, [www.pinemountainlake.com](http://www.pinemountainlake.com) under the Resources/Forms > Opt-In Email Program.

### Mail form below to:

Pine Mountain Lake Association

19228 Pine Mountain Drive • Groveland, CA 95321



YES, I WANT TO ENROLL IN PMLA'S EMAIL STATEMENT AND DOCUMENT SERVICE. I ACKNOWLEDGE AND AGREE TO THE TERMS AND CONDITIONS SET FORTH ABOVE AS A CONDITION FOR PARTICIPATION IN THIS SERVICE.

PMLA Account Number: \_\_\_\_\_ Unit/Lot #: \_\_\_\_\_

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_



# **PINE MOUNTAIN LAKE ASSOCIATION**

## **1.209.962.8600**

### **BOARD OF DIRECTORS**

Mike Gustafson: President  
Chuck Obeso-Bradley: Vice President  
Dania Schaffer: Secretary  
Craig Prouse: Treasurer  
Dianne McDermott: 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 posted monthly for residents of  
Pine Mountain Lake and vicinity by  
Pine Mountain Lake Association,  
Groveland, California 95321.

### **SUBMISSION DEADLINE**

20th of the month by 4:30 PM  
LATE SUBMISSIONS MAY NOT BE ACCEPTED  
Visit [www.pinemountainlake.com](http://www.pinemountainlake.com) for ad rates  
and submission guidelines or email:  
[Pmlnews@sabredesign.com](mailto:Pmlnews@sabredesign.com)

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### **PMLA–Publisher**

**DAVID WILKINSON**–Publishing Editor  
**SABRE DESIGN & PUBLISHING**  
Design/layout

### **PINE MOUNTAIN LAKE NEWS**

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Tel: 1.209.962.0613

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AND AT THE PRO SHOP**

## **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/>

## **NOTICE**

The Pine Mountain Lake News, established July 25, 1973, is created monthly for residents and property owners of Pine Mountain Lake. Members can access the PML News monthly edition online at [www.PineMountainLake.com](http://www.PineMountainLake.com). Every month the newest edition of the PML News is posted online before the first of each month.

The PML News is emailed to and posted online for approximately 3,500 PML property owner households each month. Our circulation reaches approximately 1,200 full-time, resident, PML property owners and approximately 2,300 "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 before the 20th 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. Please visit us at the PMLA website [www.pinemountainlake.com](http://www.pinemountainlake.com) for a downloadable PDF of the News posted by the 1st of the month and a downloadable PDF list of ad rates.



# GENERAL MANAGER'S MESSAGE

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

## PML 2026 ANNUAL BUDGET – ASSESSMENT AND DISCLOSURE PACKET MAILING

The Annual PML 2026 Budget meeting was held in October and after months of work by the Budget and Finance Committee, Board and management, the Board approved the annual 2026 budget and assessment.

The 2026 Annual Budget, Assessment and Disclosure packet was mailed out to the membership at the end of November. Copies of this information will be available on the Official PML Website on December 1st.

**If you are a member and do not receive your 2026 Annual Budget, Assessment, Disclosure packet, parking stickers and hang-tags, by the middle of the month, please contact our Administration staff at 1-(209) 962-8600 and they will assist you.**

## PG&E POWERLINE UNDERGROUNDING AND POWER POLE HARDENING PROJECTS STATUS UPDATE

PG&E and their contractors continue to work on their powerline undergrounding, power pole hardening and replacements and tree trimming and removal projects. PG&E is in the second phase of their powerline undergrounding project. The work areas where they are currently focused are Pine Mountain Drive, Butler Way and Elder Lane. One-lane traffic controls and detours will be in place as necessary. Drivers should use caution in these areas and watch for workers.

The civil engineering and electrical teams are working hard and plan to finish by mid-December.

We have been fielding calls and directing member complaints when there is an issue with PG&E workers or their subcontractors to the appropriate PG&E team lead who works to resolve the issue.

For more information or complaints regarding the PG&E tree removal and project work, please call Jason Risen of PG&E directly at 1 (209) 410-0395.

## GCSD TEMPORARY WATER TREATMENT PLANT PIPELINE RELOCATION PROJECT STATUS UPDATE

The GCSD contractor is still working on the relocation of their alternative water source pipeline and they hope to complete the work soon. There are still issues with the temporary asphalt patching on Mueller Drive and Ferretti Road. We remain in close communication with GCSD to ensure that the roadway owned by PMLA will be restored to a same or better condition when the work is completed. Hopefully the contractor will get the work done in time for the scheduled Hetch Hetchy water source tunnel for their annual winter maintenance work.

## PML ROADS REFURBISHMENT PROJECT

Our roads refurbishment project was completed in time for the inclement weather. The subcontractor responsible for roadway and parking lot line striping finished up the remainder of their work that was delayed by the weather within the last couple of weeks of November. We appreciate everyone's patience as PMLA, GCSD and PG&E navigate through all of the projects that are impacting roadway ingress and egress.

## PMLA RECOGNIZES FORMER BOARD MEMBER BRIAN WATSON

At the November monthly board meeting, President Mike Gustafson recognized former PMLA Board member Brian Watson for his years of volunteer service to our Association. It has been great working with Brian as he was always professional, polite and added valuable insight to the decisions of the Board. Brian always fostered transparency and friendly dialogue with the membership, Board and management. We wish Brian well in the next chapter of his life and we will miss his positive influence on our community.

## THE PML DIRECTORS WERE BUSY AT THE NOVEMBER MONTHLY BOARD MEETING

There were 33 agenda items listed for the November board meeting and a lot of work was accomplished as we head into the last month of the year. All of the PMLA committee charters were reviewed for update and the board approved new charters for the Covenants, Environmental Control, Long-Range Planning, Safety and Security committees. They also approved a new committee member orientation program.

They also approved the amendment, rescission or update and publication of several board policy resolutions related to committee member code of conduct, amenity managers serving on committees, PML equipment, property, utility and account use, authorization to order emergency repairs and replacements, construction and purchase contracts and bids, PML Official logo use, and prohibition of littering and illegal dumping. A lot of these policies and rules have been around for decades and it was important to update them for current law and PMLA operational procedures.

## FINAL PML TOWN HALL MEETING WILL BE HELD ON DECEMBER 6TH

The last PML Board Town Hall meeting will be held on Saturday, December 6th at the Lake Lodge. The meeting is scheduled for 10 a.m. to Noon. We encourage all members to attend.

## PML ANNUAL COMMUNITY VOLUNTEER SERVICE AWARD

We were disappointed that no one submitted a member recommendation for the annual community volunteer service award. This was very unfortunate, as we know that there are a lot of great community member volunteers in PML. We are going to evaluate this program and look at ways to more vigorously promote this annual program to the membership.

*Wishing everyone a very Merry Christmas and a Happy New Year! 🎄*



# PRESIDENT'S MESSAGE

MIKE GUSTAFSON – PMLA BOARD PRESIDENT

**W**ell here we are, staring down what I call the fat months. The fat months are when any hope of eating or drinking in a healthy way is totally abandoned. Let the holiday parties begin!

I hope you had a very nice Thanksgiving and snagged at least one turkey sandwich. As I write this, it is still very early November and the Christmas ads are already in full swing; radio carols and catalogs cannot be far behind. Our town is starting to look festive and the Pine Cone Singers are rehearsing for their holiday concert.

After lots of hard work, hard choices, and lots of discussions, your Board approved a total PML budget for 2026 of \$11,790,792. That works out to \$3,672 in annual dues for each lot or \$306 per month. The increase is 7.37% over 2025. Unfortunately, PMLA faces the same dramatic increases in fire insurance, GCSD rates, health insurance, and utility bills as everyone else. New items

include starting the dredging project and renovating and converting two tennis courts at Rock Canyon to six Pickleball courts. Pickleball is an up-and-coming sport both nationally and locally. If you would like more details on the new 2026 budget, it is already in the mail to all PMLA members and a copy is available on the official PML website at [www.pinemountainlake.com](http://www.pinemountainlake.com).

I want to thank the Budget and Finance Committee for their work helping your board make the hard decisions on the budget. They spent a lot of volunteer hours and brain power on this project. Thanks also to new board members Dania Schaffer and Dianne McDermott who came up to speed very quickly and were effective contributors in the budget process.

One of the more pressing items for 2026 is the proposed partial dredging of the lake. The last time we dredged the lake, in 2009, it was a major big deal in time and cost just getting the permits. This time we are focusing on First Garrote creek at the

western end of the lake. It is our hope that getting a streambed alteration permit will be easier and less expensive than doing the whole lake at one time. We shall see. We will hold Town Hall meetings to discuss and review the dredging project so you can share your thoughts.

You may have noticed that some of the entry gates are being replaced with the latest gate technology. The old gates are 50 years old and are failing at an unacceptable rate, and parts are either unobtainable or way too expensive. The new gates include a frangible stop bar that is easy to replace after some scofflaw rams the gate and includes a blinking red LED light strip on top of the bar. Hard not to see that at night.

I hope you have noticed a significant reduction in the road delays as the year winds down. Just like you I am also very frustrated by the mess. The good news is that all this construction will result in system upgrades for both PG&E and GCSD.

Happiest of holidays to you all! 🎉

## 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**



# FROM PMLA SAFETY COMMITTEE

BOB ASQUITH



*CERT Basic Training Graduation*

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

### Join Our Committee Meeting:

Members may attend our committee meetings.

Our next meeting is December 3rd at 9am via Zoom. Please email [SafetyComm@pinemountainlake.com](mailto:SafetyComm@pinemountainlake.com) to obtain your invitation.

- CERT held its FEMA provided Basic Training Nov 14-16 in Groveland. There were 33 students that graduated.
- CERT was training to setup and operate a helicopter landing zone. PHI Led the training.
- We are developing a path for Firewise Communities to also be Neighborhood Watch Neighborhoods. Details coming.
- We met with researchers from UC Davis who are working on a project with CALFIRE to graphically show members what their property would look like when the vegetation is thinned to a safe state. See October story.
- Following a request by this committee, PG&E is moving the equipment cabinet



*CERT Helicopter Landing Zone Training*

located at Pine Mountain Drive and Tannahill as it represents a safety hazard by obscuring the view of oncoming traffic.

- We have worked with PML Admin to develop a process for regular AED inspections to ensure their readiness.

We want your opinions. Please Email them to us:

- ✓ House numbering – Fire Dept recommendations
- ✓ Speeding – Looking for solutions to calm PML traffic
- ✓ Roadway and Intersection markings – Speed limits and Evacuation routes
- ✓ Text messaging – Admin is working on texting. Stay tuned (Push technology)
- ✓ Updates to PML Safety and Emergency documentation

**Emergency Communications** – Sign up for these emergency alerts at:

<https://www.tuolumnecounty.ca.gov/1170/Emergency-Alerts>

Who should receive these alerts? Your Land Line, ALL family members cell phones, including Someone Off-The-Hill.

**Emergency Evacuation**—These maps are approved and ready to 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](mailto:SafetyComm@pinemountainlake.com) 📧



# PMLA MONEY MATTERS\$

DAN SZATHMARY, ASSOCIATION CONTROLLER

## IT'S THE FINAL MONTH OF 2025. MONEY-WISE PMLA HAD A FANTASTIC YEAR.

**W**e performed extremely well to budget, our cash position continues to improve, we had record sales revenue from our amenities, and have a solid budget set going into the new year.

Thanks to the team running our various revenue-generating amenities, sales have hit record levels. Every one of these sales dollars is one less dollar needed from your monthly assessments to keep PMLA running.

As everyone knows, our monthly assessments keep going up every year. Why? Because until the day comes that everything stops getting more expensive, we need to either increase how much money we bring in to pay for everything, or trim down services to the point where many things most members take for granted will stop happening.

Thanks to increased sales across the board, we have been able to keep any assessment increases the last few years well below the rate at which our costs increase, one year after the next.

When talking about inflation, we aren't talking about the Consumer Price Index (CPI) numbers frequently quoted on social media. The "2-3%" CPI increases we generally see passed around, is a decent measure of the cost inflation of a carton of milk or pair of jeans. It is not a universal catch-all measure of cost inflation for everything.

So, what is a good measure? The key drivers of cost inflation impacting PMLA, and the personal finances of members in general; are things like utilities, fuel, and insurance. Year-over-year inflation in these areas have been well into the double digits for the last few years now. The same things that make living in general more expensive for members of PMLA, impact PMLA itself in most ways.

For 2026 we managed to handle an almost 10% increase in expected costs, almost \$1.4 Million, without compromising services. We managed to have everything covered with an assessment increase under 8%; down from the year prior. How did this math work?

Sales from the amenities. It's the secret sauce that allows PMLA membership to get more for less.

Why don't we just stop increasing the assessment at all? And instead, trim services so PMLA can contract and help those members that are more strapped for cash than others? This is very possible. I can do the math, set the increase at exactly 0% and cut costs and services to match. No problem. If that is what members wanted. Not a vocal minority, the less vocal majority that choose to get involved in the budgeting process.

When we went through our budget review process, and held public meetings on the issue; no one requested we don't increase our assessment at all. Many requested we do things like bring back the print version of the PML News, dredge the lake more aggressively, and many other things PML can and will do at the request of membership. The public meeting on the issue had no comments on line, and I could count the number of people in attendance in-person on two hands. This is out of thousands of members.

So? Management and the Board of Directors listened. We continued forward and wrapped up 2025, and planned for 2026 with the continued goal of maintaining or improving the level of service PMLA provides by figuring out how to do more for less.

We managed all this with moderate increases most, but of course not all, of the members found acceptable.

For those that think a little under 8% is too much of an increase? We would love to hear from you BEFORE the budget is completed. Somewhere in that significant window of time while we are seeking member comment, before the budget is finalized. Your opinion matters, you just need to share it before decisions are made.

In the meantime, hats off to the managers, employees, and volunteers that helped make 2025 a great year, and a 2026 that looks even better.

Happy Holidays, and Happy New Year!

As always, would love to hear from you. Please feel free to contact me anytime. [Controller@PineMountainLake.Com](mailto:Controller@PineMountainLake.Com) or 1-209-962-8606. 🌲



## NEED A NOTARY?

Shari L. Pingree

1.209.962.8632

pmlmr@pinemountainlake.com

1.209.352.6514

**Affidavits • Acknowledgements**

**Deeds • Employment Documents**

**Oaths • Power of Attorney**

**Promissory Notes**

**School Documents**

**Titles • Wills**

**and more!**

**\$10 per signature**

**for PMLA members**

**\$15 per signature**

**for non-members**



We are not attorneys licensed to practice law in the state of California and may not provide legal advice or accept fees for legal advice



**Pine Mountain Lake Association  
Balance Sheet  
As of 11/2/25**

	<b>Consolidated</b>	<b>Operating Fund</b>	<b>Reserve Fund</b>	<b>New Cap. Fund</b>
<b><u>ASSETS:</u></b>				
Cash & Equivalents	\$3,996,890.21	\$909,447.87	\$2,924,206.15	\$163,236.19
Due To/Due From	\$0.00	\$20,798.23	(\$20,798.23)	
Accounts Receivable	\$1,477,193.65	\$1,477,193.65		
Less: Bad Debt Reserve	(\$559,328.19)	(\$559,328.19)		
Inventory	\$176,578.16	\$176,578.16		
Deposits & Prepaids	\$545,505.38	\$545,505.38		
Total Current Assets	\$5,636,839.21	\$2,570,195.10	\$2,903,407.92	\$163,236.19
Fixed Assets				
Land & Buildings	\$17,647,966.85	\$17,647,966.85		
Operating Equipment	\$6,563,966.87	\$6,563,966.87		
Vehicles	\$1,488,826.93	\$1,488,826.93		
Total Fixed Asset Costs	\$25,700,760.65	\$25,700,760.65	\$0.00	\$0.00
Accumulated Depreciation	(\$19,038,727.66)	(\$19,038,727.66)		
Net Fixed Assets	\$6,662,032.99	\$6,662,032.99	\$0.00	\$0.00
<b>TOTAL ASSETS</b>	<b>\$12,298,872.20</b>	<b>\$9,232,228.09</b>	<b>\$2,903,407.92</b>	<b>\$163,236.19</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$105,422.35	\$105,422.35		
Personnel Related Items	\$666,395.23	\$666,395.23		
Accrued Taxes & Liabilities	\$18,772.11	\$18,772.11		
Unearned Dues	\$1,260,544.49	\$1,260,544.49		
Other Liabilities	\$165,979.13	\$165,979.13		
Total Liabilities	\$2,217,113.31	\$2,217,113.31	\$0.00	\$0.00
<b><u>EQUITY:</u></b>				
Prior Year End Balance	\$9,988,505.26	\$6,335,996.24	\$3,646,782.83	\$5,726.19
Current Year Equity				
Income/(Exp)	\$1,289,956.12	(\$1,321,984.73)	\$2,436,512.85	\$175,428.00
Asset Transfers from Funds	\$0.00	\$2,001,103.27	(\$1,983,185.27)	(\$17,918.00)
Reserve Expenses	(\$1,196,702.49)		(\$1,196,702.49)	
<b>TOTAL EQUITY</b>	<b>\$10,081,758.89</b>	<b>\$7,015,114.78</b>	<b>\$2,903,407.92</b>	<b>\$163,236.19</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$12,298,872.20</b>	<b>\$9,232,228.09</b>	<b>\$2,903,407.92</b>	<b>\$163,236.19</b>



**PINE MOUNTAIN LAKE ASSOCIATION**  
**SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES**  
For Ten Months Ended November 2, 2025

OPERATION OF AMENITIES	Revenues					Expenses				Budget			
	Members' Assessments Net of Discount	User Fees	Sales, Net of Cost of Sales	Miscellaneous Income	Total Revenues	Total Expenses	Cost/(Income) Before Depreciation	Depreciation Expense	NET COST (INCOME)	NET COST (INCOME)	Variance Bud - Act	Variance %	
Golf Course		\$916,010	\$34,932		\$950,941	\$1,733,746	\$782,805		\$782,805	\$995,176	(212,371)	-21.34%	
Restaurant & Bar		\$5,031	\$856,636		\$861,667	\$1,573,787	\$712,119		\$712,119	\$641,379	70,741	11.03%	
Marina		\$511,114	\$237,903		\$749,016	\$956,492	\$207,476		\$207,476	\$194,477	12,999	6.68%	
Snack Shack			\$68,007		\$68,007	\$118,851	\$50,844		\$50,844	\$34,396	16,449	47.82%	
Stables		\$110,968		\$9,032	\$120,000	\$503,158	\$383,158		\$383,158	\$374,464	8,694	2.32%	
Recreation		\$218,863			\$218,863	\$192,332	\$26,531		\$26,531	\$19,946	(6,585)	33.01%	
Roads & Facilities Maintenance		\$208,395		\$680	\$209,075	\$2,568,173	\$2,359,099		\$2,359,099	\$2,502,167	(143,068)	-5.72%	
PROPERTY OWNER SERVICES													
Safety		\$237,063		\$5,661	\$242,724	\$1,083,319	\$840,595		\$840,595	\$866,704	(26,109)	-3.01%	
Administration		\$272,337		\$1,593	\$273,930	\$2,285,551	\$2,011,621		\$2,011,621	\$2,246,670	(235,049)	-10.46%	
ASSESSMENTS													
+	\$6,826,511				\$6,826,511	\$212,755	-\$6,613,757	\$614,654	-\$5,999,103	-\$5,926,497	(72,605)	1.23%	
Totals	\$6,826,511	\$2,479,780	\$1,197,477	\$16,966	\$10,520,734	\$11,228,165	\$707,431	\$614,654	\$1,322,084	\$1,908,990	(586,905)	-30.74%	

## 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 - Friday from 8 am - 4:30 pm  
and we will gladly supply this information to you.

## PML AUTOMATIC PAYMENT PROGRAM

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

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

## PAY YOUR PML PAYMENTS ONLINE

Did you know you can make  
your payments online?

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

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

# SPEEDING KILLS OUR LOCAL WILDLIFE

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

**S**low down, scan the sides of the road for wildlife. A tell-tale eyeshine at night is the sign to watch out for critters crossing. At night the large round eyes of a black bear shine close to the ground. White eyeshine a few feet above the ground could possibly be deer. Hitting a deer or bear will not only cause some major damage to your vehicle it could result in a serious injury or potentially be deadly.

Bears are in hyperphagias in late fall and are actively searching for food up to 20 hours

a day. This means they are traveling longer distance and crossing roads often. Also, when you see one bear or deer, expect there to be more nearby, such as cubs with their mother. If a bear is crossing the road stop, tap your brakes or turn on flashers to alert others and wait for it to cross, be aware of any cubs that may be following.

Hitting a bear is scary and dangerous. If you hit a bear, do not try to help it. An injured bear is still a very powerful animal. Call **911**, get to the side of the road and turn on your

flashers. Driving too fast and distracted is the main cause for these potential accidents and could be prevented by taking steps to be safe during these longer nights. Slow down, stay alert, and scan the side of the road for wildlife. Wildlife may dart into the road so give yourself more time to react by staying at a safe speed. Always remember if you see one bear or deer there is a potential there are others close behind.

The maximum speed limit for all streets within Pine Mountain Lake is 25 MPH. 🇺🇸

ADMINISTRATION

# COULD YOU? WOULD YOU? SHOULD YOU WAIT?

NATALIE TRUJILLO – DIRECTOR OF SAFETY

**F**or the gate, that is. With the installation of many new gate arms throughout the Association, there seems to be some confusion as to what is acceptable, recommended or even considered a violation.

While the addition of updated gates still means that there should be only one vehicle entering per gate opening, the new gate arms do not need to come all the way down into the closed position before being reopened by a gate card or clicker. This is the same way that the property owner gate has worked for years, but now with new and improved gate arms and components courtesy of our Maintenance Department.

Since the updated outer access gates no longer have to close completely before responding to a card or clicker, it is important that members still wait for the arm to begin closing before using

their card or clicker. In that the access device data is only available internally, the gate arm beginning to close and then reopening is your visual confirmation that the gate recorded your device's use and responded appropriately to it.

While I realize that it sometimes seems more effective to just button mash your clicker when entering through an access gate, it's not really necessary to use it in such rapid succession. Truth be told, using a clicker this way does not make anything happen faster.

If you happen to misinterpret a gate's open position and do not use your card or clicker to reopen it, that failure can be considered a follow through violation as more than one vehicle entered per gate opening. Furthermore, if you misinterpret a gate's open position and fail to use your card or clicker to enter, the gate can and will close on your

vehicle. This may mean that you are not only responsible for replacing the damaged gate, but that you also may have caused damage to your vehicle.

If you believe someone may have followed you through a gate, please let the Main Gate know at **1 (209) 962-8615** as soon as possible. You should be prepared to provide the Safety Officer on duty with your name, unit and lot, your vehicle's description and a description of the vehicle that attempted to or successfully followed you through the gate. You do not need to confront the driver yourself as violations are only assigned to members that intended to allow other vehicles to follow them through.

As a reminder, any objectionable or suspicious activity should be reported to the Main Gate at **1 (209) 962-8615** as Safety Officers are on-duty 24 hours a day, 7 days a week, 365 days a year. 🇺🇸



# BEAR BOXES

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

I am sure you have all seen the videos, and photos circulating online of our neighborhood Yogi and Smokey Bear sauntering through back yards, and ripping open garbage cans like happy meals. And while part me always does that little girl squeal of delight at seeing those videos, thinking (very unwisely) that I would love to pet those bears like overgrown puppies, I know that seeing the bears as often as we have in our community, is neither good for us, nor the bears.

Unfortunately, it seems that it is no longer the rogue, defenseless garbage cans that are attracting the bears to the area—the plastic receptacles, and wooden sheds that used to keep the critters from making charcuterie boards of our garbage

are no longer cutting it. Fortunately, bear boxes are an approvable solution to the problem at hand.

While the plastic and wooden receptacles are like cardboard happy meal boxes, bear boxes are more like those sturdy metal lunch boxes our fathers used to carry to work every day—the ones with a matching thermos that could withstand all manner of wear and tear. Bear boxes are made from high quality metal, are securely mounted to a concrete pad or post, and are designed specifically to thwart a bear's ability to turn your weekly garbage into a buffet...all the while keeping human access as simple and easy as possible. And most have safety features like child safety release handles on the inside! Bear boxes can easily be submitted online at: [https://](https://www.pinemountainlake.com/ecc-project-submittal-process/)

[www.pinemountainlake.com/ecc-project-submittal-process/](https://www.pinemountainlake.com/ecc-project-submittal-process/) For specific project requirements, you can review our newly updated ECC Guidelines which can be found on our website. Just sign into the My PML tab, and then navigate to the Governance tab.

And while I may be a little sad that collectively keeping our garbage as secure as possible will reduce the number of videos I see online of cute bears here in Pine Mountain Lake, we will always have Snoop Dogg's Animal Planet videos to keep us entertained.

If you have any questions about bear boxes, compliant locations, or the submittal process, please do not hesitate to reach out at: 1-209-962-8605 or [ecc@pinemountainlake.com](mailto:ecc@pinemountainlake.com) 🇺🇸

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# FROM THE FRINGE

MIKE COOK – PGA HEAD GOLF PROFESSIONAL | DOUG SCHMIETT – FIRST ASSISTANT PROFESSIONAL

**T**he Golf Shop is open 7 days a week from 8:00am until 5:00pm and our staff and I are here to assist you in any way we can. Please call us if you have any questions or need to make a reservation for golf at **1-209-962-8620**.

## UPCOMING EVENTS

### Ladies 9-Hole Golf Club

Weekly Play Day

Tuesdays (New Day for 2025)

### Ladies 18-Hole Golf Club

Weekly Play Day – Thursdays

### PML Event – Holiday Express

Fri/Sat December 5/6

### Christmas Day Golf Course Closed

Thursday December 25

## PINE MOUNTAIN LAKE HOLIDAY EXPRESS – DECEMBER 5 & 6

If you are not aware of what the Holiday Express is; the Holiday Express is an event where PML Property Owners whose property is on the Golf Course on holes 1-5 and 10-18, light up their Golf Course portion of their property with lights and Christmas decorations and PML conducts tours where spectators tour the Golf Course at night to view the lights and decorations. This is PML's version of "Candy Cane Lane". It is our hope that EVERY PML home owner whose property is on the Golf Course will take part in this event and light up the Golf Course side of their property, even if it is just putting up a few strings of lights. This year's event is scheduled for Friday December 5 and Saturday December 6. See fliers in the newsletter for more information. Sign-ups for the tours will be available starting in the first week of November. For more information call the Golf Shop at **1-209-962-8620**. It's not too late to sign-up for the contest or for a tour.

## WINTER SHOTGUN STARTS

Our 11:00am winter shotgun starts are now in effect. Call the Golf Shop at **1-209-962-8620** to reserve a spot in the shotgun start.

## 2026 ANNUAL GOLF MEMBERSHIPS

Sign-ups are now being taken for the 2026 Annual Golf Memberships. Call the Golf Shop for more information or to sign-up for a membership.

## VETERAN'S DAY CELEBRATION EVENT

Although the PML Veterans Day Golf Tournament was not as big an event this year due to unforeseen circumstances, we can still make a difference! PML invites you to join us in supporting the Fisher House Palo Alto, which provides comfort and care to the families of our nation's heroes receiving medical treatment.

Use the QR Code below to make your donation.

Every contribution counts — no matter the amount!

In past years, your generosity has helped raise between \$7,000 and \$10,000.

This year, let's come together and reach — or even surpass — our goal of \$3,000!

Thank you for your continued support and dedication to our veterans.

Together, we truly can make a difference.

For questions, please contact the Pro Shop at **1 (209) 962-8620**.

<https://connect.fisherhouse.org/campaigns/Pine-Mountain-Lake-Golf--CC-for-Fisher-House>



**Doug Schmiett**

**Pine Mountain Lake Golf & CC**

**Assistant Pro &**

**Tournament Coordinator**

**19228 Pine Mountain Dr**

**Groveland, CA 95321**

**Phone 209-962-8620**

**Fax 209-962-5302**

## PINE MOUNTAIN LAKE GOLF COURSE RATED #4 IN THE USA BY GOLF PASS

Golf Pass is one of the Nation's leading promoters of the game of golf. Golf Pass brings together the best golf courses, instruction,

entertainment, travel information and much more to help golfers enjoy more golf, more often. Each year Golf Pass customer's rate the Golf Courses that they play and in the latest list of the top 25 Golf Courses in America, **Pine Mountain Lake Golf Course is rated #4 in the Country**. We are truly blessed with a great Golf Course and thank you Rob Abbott our Golf Course Superintendent and his crew for the wonderful condition of our Hidden Gem.

## LADIES 18-HOLE GOLF CLUB – PINE TREE INVITATIONAL

This year's Pine Tree Invitational was held on September 25-27. The 72-player field was split into 3 flights. The following are the winners of each flight:

### Aces Flight

Stacy Brown  
Shelly Hanak  
Lisa Ribeiro  
Lisa Duburg

### Queens Flight

Jane Reynolds  
Cindy de Vissere  
Valerie Endman  
Debbie Cardoza

### Jokers Flight

Linda Sarratt  
Nancy Johnson  
Susan Dwyer  
Maureen Campbell

## PML LADY NINERS – WINE IN THE PINES INVITATIONAL

This year's Wine-in-the-Pines Invitational was held on October 7. This year's event was a mixed field of 72 players consisting of women and men. Here are the results of the event:

**1st Place** – Laura Kramer, Marc Fossum, Ray Emerald, Ryan Emerald

**2nd Place** – Deanie Martini, Chris Aissa, Larry Torres, Debbie Torres

**3rd Place** – Paul Kuhn, Levi Fontaine, Walt Reimers, Roger Gonzalez

## A SPECIAL THANK YOU

Pine Mountain Lake would like to extend a special thank you to the PML Members, Guests and Public for helping keep the course in such great shape by fixing their ball marks, raking the bunkers and replacing divots. We feel that along with the PML Maintenance



Staff you deserve credit for the course conditions also. Keep up the great work!

## MEN'S PURPLE/GREEN COMBO TEE CHANGES

Beginning on July 1, 2025 the following changes will go into effect for the Men's Purple/Green Combo Tees:

Hole #6 will change from a **Purple Tee to a Green Tee.**

Hole #10 will change from a **Purple Tee to a Green Tee.**

Hole #11 will change from a **Green Tee to a Purple Tee.**

### Reasons for the changes:

The men's and women's Purple/Green Combo tees have been the same but the women's par on #6 & #10 is 5 and the men's par is 4. Moving the men's tees to the Green Tee on these two holes is warranted due to the difference in par and the length of the holes.

Playing hole #11 from the Green Tee made it necessary to adjust the handicap holes on the back nine due to the 168 -yard shorter distance difference from the Gold Tee. By moving back to the Purple Tee, it makes it so we can keep the handicap holes the same for all the tees.

Our new scorecards reflect these changes and the new scorecards have rounded corners so we can easily recognize the new scorecards.

If you have any questions, please call the Golf Shop.

## DRIVING RANGE

As of December 1, the Driving Range will be open from 8:00am until 3:00pm (Last Ball Hit at 3:00pm).

## GOLF SERVICES (LOCKERS, BAG & PUSH CART STORAGE)

If you would like to rent a locker or store your bag or push cart, there is space available. Call or come to the Golf Shop for more information or an application.

## PINE MOUNTAIN LAKE GOLF WEBCAM

On the [pinemountainlake.com](http://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.

## CALLAWAY GOLF CLUB TRIAL SETS

We NOW have the NEW Callaway ELYTE line of clubs available for testing in the Golf Shop. 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.

We now have the NEW CALLAWAY REVA LADIES trial sets.

## SOUTHERN VALLEY SENIORS

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

## PUNCH CARDS

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

## NEW PINE MOUNTAIN LAKE PROPERTY OWNERS

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

## MEN'S & LADIES GOLF CLUBS

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

## PROPERTY OWNER ANNUAL GOLF CART RENTAL AGREEMENT

Every person who drives a golf cart on the

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

## CARE OF THE GOLF COURSE

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

**Replacing Divots** – PML is a **DIVOT FIRST** facility; that means that if the divot is intact or even a portion of the divot is intact, **we want you to replace the divot first and press the divot down firmly with your foot.** When an intact divot is replaced, it will begin to root right away but a mulch filled divot will take weeks to fill in. If the divot hole is not totally filled in by the divot that you replaced then fill the rest of the hole with mulch and press down the divot firmly with your foot. If the divot is not intact, then fill the divot hole with mulch and smooth the mulch with your foot so it is level with the ground.

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

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

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

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



**ALL ABOARD**

**PML'S ANNUAL**



**FRI, DEC. 5 • SAT, DEC. 6, 2025**

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

If you would like to make reservations for dinner, please call **The Grill at 1-209-962-8638**. Reservations are limited to first come first serve and can be made up 30 days in advance.

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

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

**FOR HOLIDAY TOUR  
RESERVATIONS CALL  
THE GOLF SHOP AT  
1-209-962-8620**

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

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

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

**TOURS BEGIN AT 5:30PM**

**LAST TOUR AT 7:30PM**

Tours go Rain or Shine

Be sure to stop by the Stables for a **photo with Santa** and view **Christmas Tree Lane** decorated Christmas Trees from 5-8pm on Friday, December 12!

For more information on the Christmas Tree Lane call the Recreation Manager at 1.209.962.8604

**ONE-OF-A-KIND**

**TICKET TO RIDE**



*Light up*

*the Links*



FRIDAY & SATURDAY DECEMBER 5 & 6, 2025

*Help us Light up the Links this year!*

On Friday December 5 & Saturday December 6, the golf course staff will conduct tours of homes decorated on the golf course side of the property via golf carts traveling on golf course cart paths. The headlight equipped carts are set to drive by holes 1-5 and 10-18.

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

**OPTIONAL HOUSE DECORATING CONTEST WITH PRIZES!**

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

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

Lights need to be turned on by 5:00pm on December 5 & 6, 2025

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



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

name \_\_\_\_\_

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

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

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

REGISTRATION DEADLINE: 5PM ON DEC. 1ST



**Invest in a way that aligns with your values.**  
Call to schedule a one-on-one.



**David Cazares**  
Financial Advisor  
13923 Mono Way  
Sonora, CA 95370  
209-532-3830



EJB-19325-A-E-DA-2

> [edwardjones.com](http://edwardjones.com)

## ATTENTION NEW PML MEMBERS!

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

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

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

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

Here you will find:

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

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

And **MUCH MORE!**



# THANK YOU FOR PARTICIPATING IN THE 2025 MEMBER SURVEY!

**T**hank you to all members who took the time to complete the 2025 Member Survey. Your feedback is invaluable in helping us better serve our community. Members who opted to be included in our prize drawing were entered into a raffle held during the November 15, 2025, Board Meeting.

Three PML gift cards were awarded: one for \$100, one for \$50, and one for \$25.

Congratulations to our winners: Karen Zivkovich (\$100), Judy Bessire (\$50), and Carol Nelepovitz (\$25).

Congratulations to the recipients, and thank you again to everyone who participated! Your input truly makes a difference. 🌟

✦ **Give the Gift of Family Memories** ✦

**FILM & VIDEO TRANSFER SERVICES  
TO DVD • USB FLASH DRIVE • CLOUD**

**DON'T LET DISASTER STEAL YOUR FAMILY MEMORIES!**

Do you have boxes of memories stored in your garage or basement? Let us digitize those memories for your future generations. Turn those boxes of film, videos, photos, into a format you can share and store on a hard drive or the cloud.



- MEMORIAL SLIDESHOWS
- FILM & VIDEO TRANSFERS
- PRINT & SLIDE SCANNING
- AUDIO CASSETTE TRANSFER
- CD & DVD DUPLICATION
- PHOTO RESTORATION
- PHOTO BOOKS
- PHOTO PUZZLES & GIFTS
- WHITE GLOVE SERVICE
- FREE PICK UP & DELIVERY





**DejaVu Video Services**  
 408-899-4407 • dejavuvideo123@gmail.com

## GUEST & RENTERS HANDBOOK IS AVAILABLE ONLINE!

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

[WWW.PINEMOUNTAINLAKE.COM](http://WWW.PINEMOUNTAINLAKE.COM)

and click on Resources, then scroll down to the bottom of the page and click on Guest and Renters Handbook. This handbook has valuable information for Guests and Renters in Pine Mountain Lake.



# SAVE THE DATE FOR THE GRILL'S NEW YEAR'S EVE BLACK & WHITE MASQUERADE PARTY

DECEMBER 31<sup>ST</sup>  
AT THE GRILL



Cocktail Hour Starts at 5pm  
5 Course Dinner Starts at 6pm

We will have live music by  
**KICKSTART BAND**  
from 9pm to 1am  
Champagne Toast at Midnight

DINNER RESERVATIONS ARE REQUIRED  
SEATING IS LIMITED

For more information or to make  
reservations please call  
**1-209-962-8638**





## **Grill & Lounge Holiday Hours**

**NOVEMBER 27TH - THANKSGIVING DAY**  
**OPEN AT 11AM - RESERVATIONS ONLY**

**NOVEMBER 28TH - DAY AFTER THANKSGIVING**  
**LUNCH 11AM - 3PM • DINNER 5PM - 9PM**

**DECEMBER 24TH, CHRISTMAS EVE**  
**LUNCH 11AM - 3PM • DINNER CLOSED**

**DECEMBER 25TH, CHRISTMAS DAY: CLOSED**

**DECEMBER 31ST, NEW YEARS EVE**  
**LUNCH CLOSED • DINNER: NYE PARTY**

**JANUARY 1ST, NEW YEARS DAY: CLOSED**

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





# SANTA CLAUS IS COMING TO...



**OPEN TO  
THE  
COMMUNITY**

## THE STABLES AT PML

**Friday 12/12/2025 between 4:30pm & 7pm**

**Get a photo with Santa and Mrs. Claus**

**Meet The Grinch!**

**Hot Cocoa will be served**



**For more information please call  
the Stables Manager at 1.209.962.8667**



# TEE TO GREEN

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

**S**hotgun season is here and has been for nearly a month. This means winter is upon us, but not yet on the calendar. In November we had a ton of rain with several storms back-to-back, totaling nearly 8 inches. Our goal throughout the year is for our members to enjoy each and every round of golf played. During the fall months, there are some challenging conditions for members to deal with, such as leaf and needle cleanup, wet muddy conditions, possible frost delay and the potential for snow. During our Shotgun starts, I want to remind everyone that when carts are restricted to paths this includes traveling the course to your designated tee. I see way too many carts taking shortcuts and crossing wherever they please, leaving muddy cart tracks. Please when carts are restricted **STAY ON THE PATH.**

Part of our Fall season cleanup is to spread the leaves under oaks and mulch them. Sometimes the piles are there for a short amount of time and there is the potential for lost balls. It may seem like we are neglecting

certain areas of clean up but we simply start with the priority areas and work our way outward toward the property boundaries. Keep in mind while using our tractor blower and other implements we must work along with Mother Nature and her wind directions, often we have no choice but to blow material into play for cleanup. So, thank you for your patience and understanding during these procedures.

I have noticed with the wet conditions an abundance of ball marks on our greens. Repairing these small depressions is extremely important, and thought a reminder on the proper method of repair is required. An unrepaired ball mark can cause the turf in the depression to die causing scarring and an uneven putting surface knocking the golf ball offline. Proper repair of a ball mark can restore a potential problem into a smooth and healthy green, but the incorrect repair can actually cause more damage than the mark itself. The ball mark repair tool is an essential piece of equipment that every golfer should have in his or her pocket. The first step in repairing ball

marks is to take your ball mark repair tool and insert the prongs into the turf at the edge of the depression. Do not insert the prongs into the depression itself, but at the rim of the depression. The next step is to push the edge of the ball mark toward the center, using your ball mark repair tool in a gentle twisting motion. Simply use your ball mark repair tool to work around the rim of the mark pushing the grass at the edge toward the center of the depression. Once you've worked around the rim of the ball mark with your repair tool, pushing the grass toward the center. Gently tamp down the repaired ball mark with your putter or foot to smooth the putting surface. In addition, I would like to remind members to utilize the sand and compost bottles provided, to take care of their fairway divots as well. Replacing a divot and topdressing along with ball mark repair will ensure better playing conditions for everyone and simply shows good golf course etiquette. All of us here at the Golf Maintenance Department want to wish you all Happy Holidays and a Happy New Year. 🎉

## ADMINISTRATION

## RECREATION UPDATE

MELODY WISDOM – RECREATION AND SEASONAL OPERATIONS MANAGER

### IT'S BEGINNING TO LOOK A LOT LIKE... COMPETITION!

**R**eady or not, holiday season is here! Pine Mountain Lake is cranking up the cheer with dazzling events that'll make your inner elf do cartwheels: Christmas Tree Lane at the Equestrian Center and Santa at the Stables. Grab your tinsel, bring your best decorating game, and let's make PML look festive enough to make Santa himself blink twice!

#### CHRISTMAS TREE LANE AT THE EQUESTRIAN CENTER – DECEMBER 12, 2025

This year is our 2nd annual Christmas Tree Lane, and we need YOU to help make it sparkle! Whether you're coming solo, rolling

up with the fam, or organizing your whole friend group, bring the creativity and let's make these trees the stars of the show. Here's what you need to know:

- Tree Set-Up: Thursday, December 11, 9:00 AM – 4:30 PM
- Tree Display & Voting: Friday, December 12, 5:00 PM – 8:00 PM
- People's Choice Award: Cast your vote and see if your favorite tree has what it takes to win!
- What You Bring: Just an artificial tree, decorations, and solar or battery powered lights – and of course, your festive spirit! As you stroll through the creatively decorated trees, don't forget to snag a photo with Santa, Mrs. Claus, or the Grinch (yes, the Grinch too). Sip on hot cocoa and soak in



the holiday cheer because this is going to be one merry gathering!

For more information, please call The Equestrian Center 1 (209) 962-8667. 📞



Clubs, Businesses, Individuals are invited to participate in  
**CHRISTMAS TREE LANE**  
AT THE PML STABLES

**OPEN TO THE COMMUNITY**

- Free to set-up. Must provide your own artificial tree, lights, decorations.
- On the Stables Lawn
- Lights need to be solar or battery.  
**NO** power available.
- Set-up Thursday, December 11th  
between 9:00 AM – 8:00 PM
- Main Event – **Friday, December 12th**  
**4:30 – 7:00 PM**  
(Christmas at the stables)
- People's Choice Awards
- Trees can stay up till  
January 1, 2026.  
Participant must  
pick up their tree.



For more information & to register, please contact the Stables Manager  
**1-209-962-8667**

# TRASH TALK

CARRIE HARVEY – COMMUNITY STANDARDS SPECIALIST

The Holiday season is here and in full swing, with all of the extra guests that come and go, it is a good time to have the trash talk! Garbage, trash, rubbish or debris accumulation is a huge deal up here in our beautiful scenic area of Pine Mountain Lake. As we all know trash is part of our everyday life, but we do not need to make it a part of our neighbor's life. We need to keep our trash to ourselves and keep it from being shared with the local wildlife, know the rules and share the rules, not the trash. Whether you have personal guests or rental guests, please

advise them of our rules and restrictions. PMLA, CC&R, Article VIII, Section 9, Garbage shall be stored entirely within appropriate covered disposal containers AND facilities. Make sure they know to put their garbage in an appropriate container located in a secured facility at the end of their stay.

Garbage cans may not be stored roadside on days other than your scheduled garbage pick-up day. Advising your guests to leave the garbage cans out in view when departing is not recommended, not only does it welcome the wildlife to your property, it welcomes a bigger mess for you

and your neighbors. Please make sure you give clear instructions on how to properly store and dispose of their garbage as per your CC&Rs.

If you have extra garbage, or need a special pick-up, please contact Moore Bros. Scavenger Co. at **1-209-962-7224**, to discuss what service options they offer. If you see scattered garbage in your neighborhood, or have any questions, please do not hesitate to reach out. You can reach me by phone at **1-209-962-1242** or email me at [compliance@pinemountainlake.com](mailto:compliance@pinemountainlake.com) Happy Holidays! 🎄

# THE HOOOF PRINT

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

As we step into December, it's hard to believe how quickly this year has gone by. Winter has definitely arrived at the Equestrian Center, and with the shorter days we're shifting our focus to cold-weather care. Even with fewer daylight hours, the barn stays bustling. Our team is keeping horses warm in their blankets, monitoring water troughs during chilly mornings, and staying on top of overall health as we move into the wet season. It's a cozy and busy time of year for both horses and humans.

## CHRISTMAS AT THE BARN

We are excited to wrap up the year with one of our most magical community traditions: Christmas at the Barn and Christmas Tree Lane. This year's event is shaping up to be bigger and better than ever. Clubs, businesses, and individuals are all invited to take part in Christmas Tree Lane by decorating their own themed tree. Participants will bring their own artificial tree, battery or solar lights, and decorations.

Tree set-up will take place on December 11th from 9:00 am to 8:00 pm, with all trees displayed outside on the lawn for everyone to enjoy. This activity is completely free, and we will be awarding People's Choice honors during the event.

Santa will make his grand arrival on Friday, December 12th, greeting families from 4:30 pm to 7:00 pm before heading off to continue his holiday journey. We'll be serving hot cocoa, and rumor has it the Grinch may try to sneak in again this year.

From all of us at the PML Equestrian Center, we wish you a very Merry Christmas and a warm, joyful holiday season.

Kendra Brown  
Equestrian Center  
Open Monday-Sunday 7:00am-5:00pm  
13309 Clifton Way  
Office: **1-209-962-8667**  
[stables@pinemountainlake.com](mailto:stables@pinemountainlake.com) 🎄



# LETTERS TO THE EDITOR

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

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

## 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.**

**SPEED  
 LIMIT**

**25**

**SLOW DOWN**

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

## GOOSE CONCERNS

A MODEST PROPOSAL; We have tried everything to eliminate the goose poop problem. I just read what seems to be the solution. Geese molt each year and cannot fly until new feathers grow. One city made a festival out of corralling the flightless geese, transporting them to a feed lot, feed them healthy grain until the holidays then provide

goose dinners to all especially the homeless and needy. Ask DFG for a permit if needed but these are not migratory birds so it should be OK. We eat turkey for Thanksgiving, no reason not to eat geese.

HAPPY THANKSGIVING  
 T.R.Sanfilippo  
 San Mateo

**Response from PMLA Management:**  
*The Department of Fish and Wildlife will not issue us a permit to conduct a Canada goose take in this manner. We have already tried.*



PML Website



PML Facebook Page

## BE SURE TO LIKE OUR PMLA FACEBOOK PAGES:

[Facebook.com/PineMountainLakeCA](https://www.facebook.com/PineMountainLakeCA)

[Facebook.com/PMLARecreation](https://www.facebook.com/PMLARecreation)

[Facebook.com/PMLMaintenanceDept](https://www.facebook.com/PMLMaintenanceDept)

[Facebook.com/PMLGrill](https://www.facebook.com/PMLGrill)

[Facebook.com/PMLAEquestrianCenter](https://www.facebook.com/PMLAEquestrianCenter)

## GOVERNING DOCUMENT ENFORCEMENT ACTIONS OCTOBER 2025

Courtesy Notices	45
Notice of Non-Compliance	17
Final Notice of violation	0
Fines Assessed	0
Member Service	723

# PML SAFETY REPORT

CLASSIFICATION	1st Qtr	2nd Qtr	3rd Qtr	OCTOBER	YTD
Guest Passes Issued	2,308	4,031	5,675	1,003	<b>13,017</b>
Vendor Passes Issued	1,437	1,740	1,658	546	<b>5,381</b>
Access Passes Issued	2,211	5,557	7,031	1,085	<b>15,884</b>
Vehicles Admitted	31,794	47,916	55,454	11,932	<b>147,096</b>
Vehicles Refused Entry	562	991	1,718	328	<b>3,599</b>
Phone Calls Received	5,333	8,182	8,045	2,384	<b>23,944</b>
Residential Alarm	8	12	4	1	<b>25</b>
Animal - Loose	32	28	17	8	<b>85</b>
Animal - Impounded	6	6	1	1	<b>14</b>
Animal - Dead/Injured	18	24	36	17	<b>95</b>
Animal - Disturbance	4	27	14	3	<b>48</b>
Patrol Assist	377	528	559	161	<b>1,625</b>
Public Assist	8	29	23	10	<b>70</b>
Welfare Check	2	4	4	4	<b>14</b>
Transport	-	2	4	4	<b>10</b>
Traffic Hazard	1	2	8	1	<b>12</b>
Traffic Control	-	1	-	1	<b>2</b>
Excessive Speed/Reckless Driving	2	6	7	-	<b>15</b>
Gate - Tamper	2	1	4	-	<b>7</b>
Gate - Follow Through	40	55	98	13	<b>206</b>
Gate - Malfunction	216	758	18	10	<b>1,002</b>
Gate - Struck by Vehicle	10	33	20	12	<b>75</b>
Control Burn Reported	114	104	-	29	<b>247</b>
Fire Safety - Smoke Complaint	6	1	3	3	<b>13</b>
Hazard - Tree Down	6	2	1	-	<b>9</b>
Residential Disturbance	1	2	2	-	<b>5</b>
Amenity Burglary	-	-	-	-	<b>-</b>
Residential Burglary	1	-	1	-	<b>2</b>
Grand Theft	1	2	1	-	<b>4</b>
Petty Theft	1	-	1	-	<b>2</b>
Trespassing	2	3	7	2	<b>14</b>
Vandalism	-	-	1	-	<b>1</b>
Property Damage - PML	2	6	4	-	<b>12</b>
Property Damage - Resident	1	1	1	-	<b>3</b>
PML Regs Violations Resident	1	4	4	-	<b>9</b>
PML Regs Violations Guest	1	-	-	-	<b>1</b>
Vehicle - Citation Issued	1	4	35	6	<b>46</b>
Vehicle - Accident PML	2	4	11	1	<b>18</b>
Patrolling Unit	5,189	3,896	2,864	1,218	<b>13,167</b>
Amenity Security Check	7,826	7,260	5,118	2,796	<b>23,000</b>
Residence Security Check	554	536	361	26	<b>1,477</b>
Weapon Violation	1	-	1	1	<b>3</b>
Fixed Post	3	4	11	2	<b>20</b>
Courtesy Notice Issued	32	48	65	18	<b>163</b>
All Other Fees Collected	\$97,757	\$308,138	\$382,468	\$68,404	<b>\$856,768</b>



# FIRE SAFETY

JOE MILANI – FIRE SAFETY COORDINATOR

**D**ecember is here! While enjoying the holiday season please remember to be safe out there. Here are a few winter holiday fire facts to consider this season:

- U.S. fire departments responded to an estimated average of 832 home structure fires per year that began with decorations, excluding Christmas trees. These fires caused an annual average of 3 civilian fire deaths, 28 civilian fire injuries and \$17 million in direct property damage.
  - Electrical distribution or lighting equipment was involved in more than two in five (43%) home Christmas tree fires.
  - Nearly one in four (24%) Christmas tree fires were started by lamps or bulbs. Twelve percent were started by candles.
  - Roughly two of every five (42%) home Christmas tree fires started in the living room.
  - Candle fires peak in December and January with 12 percent of candle fires occurring in December and 10 percent of candle fires occurring in January.
  - Thanksgiving is the peak day for home cooking fires, followed by Christmas Day and Christmas Eve.
  - Year round, one-third (33%) of home decoration fires were started by candles. This jumped to half in December when candles started 50% of such fires.
- Source: NFPA's Applied Research*

Please remember to test your smoke alarms once a month and replace any faulty alarms or low batteries immediately. I would also encourage you to protect your family with carbon monoxide detectors. Carbon monoxide (CO), also known as an invisible killer, is responsible for more than 400 deaths in the United States every year, according to the CDC. You may be wondering where carbon monoxide comes from? Here are a few examples; carbon monoxide is a gas that can fill your home as the result of a blocked heating vent, faulty fireplace, portable heaters, and defective water heaters. Because it is odorless, carbon monoxide can build-up, and go undetected. By placing CO detectors in every level of the home, and all bedrooms you will increase your chances of detecting CO before it becomes lethal and accidental poisoning occurs.

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

Have a Merry Christmas and Safe New Year. 🎄

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**Jordan R Sergent**  
 Financial Advisor

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



# **PROPOSED ADOPTION OF NEW RESOLUTION – PINE MOUNTAIN LAKE ASSOCIATION PMLA LOGO USE POLICY**

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

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

The purpose of this resolution is to update a policy to control the use of and protect the Association's trademark and service mark rights of the Official Pine Mountain Lake Association Logo. Authorizing the General Manager to execute agreements for the use of the PMLA Logo.

**PINE MOUNTAIN LAKE ASSOCIATION  
PMLA LOGO USE POLICY**

SUBJECT: Adoption of Pine Mountain Lake Association policy governing the use of the Official Pine Mountain Lake Association Logo.

PURPOSE: To update a policy to control the use of and protect the Association's trademark and service mark rights of the Official Pine Mountain Lake Association Logo. Authorizing the General Manager to execute agreements for the use of the PMLA Logo.

AUTHORITY: The Declaration, Bylaws, and Articles of Incorporation of the Association, and California Law.

EFFECTIVE DATE: \_\_\_\_\_, 2025

WHEREAS, the Association established the Official Pine Mountain Lake Association Logo during the incorporation of the Association;

WHEREAS, the Association Board of Directors have a fiduciary duty to protect the legal and commercial interests of the Association;

WHEREAS, the Official Logo of the Association has been registered by the Association as a trademark and service mark;

WHEREAS, the Board of Directors recognizes that the Association can benefit from allowing the use of the Official PMLA Logo from time to time for purposes outside of normal internal Association operations and marketing;

WHEREAS, the Board of Directors has tasked the General Manager with the daily operation and management of the Association, including legal matters;

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

The Association General Manager is authorized to execute agreements for the use of the Official PMLA Logo. No person or entity shall use, or allow, or cause to be used, the Official PMLA Logo for any purpose not authorized by the Board of Directors or General Manager.

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #01.04. The adoption of this resolution also nullifies any portion or provision in any previous resolution, policy or rule that conflicts with this resolution until such time that the resolution, policy or rule can be updated to reflect the adoption of this resolution.

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

Respectfully submitted,

\_\_\_\_\_  
Dania Schaffer, Board Secretary

JP- \_\_/ \_\_/25



# **PROPOSED ADOPTION OF NEW RESOLUTION – PINE MOUNTAIN LAKE ASSOCIATION POLICY PROHIBITING LITTERING AND ILLEGAL DUMPING**

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

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

The purpose of this resolution is to establish a policy defining litter, trash and illegal dumping within the Pine Mountain Lake Association community, specific prohibition and consequences for these illegal acts.

Resolution # \_\_\_\_\_  
Adopted: \_\_\_\_\_ 2025

## **PINE MOUNTAIN LAKE ASSOCIATION POLICY PROHIBITING LITTERING AND ILLEGAL DUMPING**

SUBJECT: Adoption of Pine Mountain Lake Association policy prohibiting littering and illegal dumping of trash in the community.

PURPOSE: To establish a policy defining litter, trash and illegal dumping within the Pine Mountain Lake Association community, specific prohibition and consequences for these illegal acts.

AUTHORITY: The Declaration, Bylaws, and Articles of Incorporation of the Association, and California Law.

EFFECTIVE DATE: \_\_\_\_\_, 2025

WHEREAS, the Board of Directors has a fiduciary duty to enforce the governing documents for the purpose of enhancing and protecting value, desirability and attractiveness of Pine Mountain Lake Association and to ensure that the funds of the Association are efficiently and appropriately spent for the betterment of the community;

*(Continued on next page)*

WHEREAS, the Association Board of Directors recognizes the importance of establishing a specific prohibition of illegal activities within the community;

WHEREAS, there is a cost to the Association to clean up litter within the community and an added financial burden to the membership as a result of illegal dumping of trash within the community;

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

Any individual, group of individuals, or entity who are found to be littering in the PMLA common areas, facilities or grounds will be subject to a fine in accordance with the current PMLA schedule of monetary penalties. Association dumpsters are provided for authorized Association facility operational use as part of a service agreement with the local garbage collection service company.

Any individual, group of individuals or entity who utilizes Association dumpsters or receptacles for personal daily household garbage, private non-Association business trash, dumping of furniture, construction debris, household appliances, or any other refuse will be subject to fines as per the current PMLA schedule of monetary penalties. Outside contractors, individuals, and business entities will be subject to immediate legal action for the illegal use of, or dumping in Association dumpsters or littering within the Association common area or grounds.

The only dumpster authorized for use by the membership is the pre-paid trash bag dumpster near the entrance to the PMLA Maintenance Department. This dumpster is only available for use by PMLA members who have purchased the authorized, pre-paid trash bags from PMLA or Moore Brothers Scavenger Company, the local trash collection service. No one other than PMLA members may use this dumpster as authorized. Any individual, group of individuals or entity who use this dumpster without purchasing the authorized trash bag and do not use the authorized bag to dump their trash in this dumpster, are illegally dumping in a private business dumpster and will be subject to fines or legal action as described above.

Litter and illegal dumping are defined in California Vehicle Code, Sections: 23111, 23112, 23113, 23114 and 23115 and the California Penal Code, Section 374.3.

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #87.08. The adoption of this resolution also nullifies any portion or provision in any previous resolution, policy or rule that conflicts with this resolution until such time that the resolution, policy or rule can be updated to reflect the adoption of this resolution.

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

Respectfully submitted,

---

Dania Schaffer, Board Secretary

JP- \_\_/ \_\_/25



# **PROPOSED CHANGES TO RESOLUTION #82.05 Pine Mountain Lake Association Equipment, Property, Utility, and Account Use Policy**

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

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

The purpose of this revision is to establish a policy to govern the use of Association equipment, property, utilities, and accounts.

**~~RESOLUTION OF THE BOARD OF DIRECTORS OF THE PINE MOUNTAIN LAKE ASSOCIATION~~  
EQUIPMENT, PROPERTY, UTILITY, AND ACCOUNT USE POLICY**

**SUBJECT:** Adoption of Pine Mountain Lake Association policy regarding the use of Association equipment, property, utilities, and accounts.

**PURPOSE:** To establish a policy to govern the use of Association equipment, property, utilities, and accounts.

**AUTHORITY:** The Declaration, Bylaws, and Articles of Incorporation of the Association, and California Law.

**EFFECTIVE DATE:** \_\_\_\_\_, 2025

WHEREAS, the Board of Directors desires to ensure that Association equipment, facilities, and property be used only in a manner beneficial to the interests of the Association,

~~BE IT THEREFORE RESOLVED~~ **NOW THEREFORE BE IT RESOLVED** as follows;

- 1) No person or entity shall use, or allow or cause to be used, any equipment, facility, property, or utility of the Pine Mountain Lake Association for any purpose not authorized by the Board of Directors or the Executive **General** Manager, or for personal use or gain.
- 2) No person or entity shall be authorized to purchase any property, tangible or intangible, on the account of the Pine Mountain Lake Association for any purpose not authorized by the Board of Directors or the Executive **General** Manager, or for personal use or gain.

**The adoption of this resolution also nullifies any portion or provision in any previous resolution, policy or rule that conflicts with this resolution until such time that the resolution, policy or rule can be updated to reflect the adoption of this resolution.**

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

Respectfully submitted,

\_\_\_\_\_  
Dania Schaffer, Board Secretary



# **PROPOSED ADOPTION OF NEW RESOLUTION – PINE MOUNTAIN LAKE ASSOCIATION COMMITTEE MEMBER CODE OF CONDUCT**

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

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

The purpose of this resolution is to ensure that all committee members of the Pine Mountain Lake Association act ethically, respectfully, and in the best interests of the community, to maintain integrity, transparency, and effective governance.

Resolution # \_\_\_\_\_  
Adopted: \_\_\_\_\_ 2025

## **PINE MOUNTAIN LAKE ASSOCIATION COMMITTEE MEMBER CODE OF CONDUCT**

SUBJECT: Adoption of Pine Mountain Lake Association committee member code of conduct

PURPOSE: To ensure that all committee members of the Pine Mountain Lake Association act ethically, respectfully, and in the best interests of the community, to maintain integrity, transparency, and effective governance.

AUTHORITY: The Declaration, Bylaws, and Articles of Incorporation of the Association, and California Law.

EFFECTIVE DATE: \_\_\_\_\_, 2025

WHEREAS, the Board of Directors has a duty to ensure that Association committee members are provided with guidance in the performance of their duties;

WHEREAS, the Association Board of Directors recognizes the importance of establishing standards that outline expected behaviors, ethical standards, and operational guidelines for all committee members;

NOW, THEREFORE BE IT RESOLVED, The Board of Directors adopts the following PMLA Committee Member Code of Conduct:

*(Continued on next page)*

## **1. Commitment to Ethical Conduct**

- Act in good faith and in the best interest of the entire community.
- Avoid actual or perceived conflicts of interest. Disclose any personal or financial interests related to PMLA matters.
- Maintain transparency in decision-making processes.

## **2. Confidentiality**

- Respect and protect confidential and sensitive information obtained through committee service.
- Do not share personal homeowner information, legal matters, or private board discussions without proper authorization.

## **3. Respectful Communication**

- Treat all residents, board members, committee members, and PMLA staff with courtesy and professionalism.
- Avoid personal attacks, derogatory remarks, or confrontational behavior.
- Listen completely to gain understanding and do not talk over or interrupt others.
- Address disagreements constructively and privately when possible.

## **4. Accountability and Integrity**

- Attend meetings regularly and participate actively.
- Come prepared and stay informed on PMLA matters and governing documents.
- Accept and support majority decisions once a vote is taken, even if in disagreement.

## **5. Compliance with Governing Documents**

- Understand and adhere to the PMLA's Covenants, Conditions & Restrictions (CC&Rs), bylaws, rules, and policies.
- Ensure decisions and actions comply with applicable local, state, and federal laws.

## **6. No Abuse of Authority**

- Do not use committee status to exert influence for personal gain or to intimidate others.
- Refrain from directing PMLA staff unless explicitly authorized by the General Manager to do so.

## **7. Conflict Resolution**

- Follow established PMLA procedures to resolve disputes.
- Encourage peaceful, solution-oriented dialogue among residents and committee members.

## **8. Public Representation**

- Do not speak on behalf of the PMLA or the board unless authorized.
- Personal opinions should be clearly identified as such and not represented as official PMLA positions.

## **9. Professionalism and Leadership**

- Set a positive example for the community.
- Foster unity, cooperation, and a shared commitment to the community's well-being.

## **10. Enforcement and Consequences**

- Violations of this Code may result in disciplinary action, including removal from the committee.
- The Board of Directors reserves the right to interpret and enforce this Code of Conduct.

The adoption of this resolution also nullifies any portion or provision in any previous resolution, policy or rule that conflicts with this resolution until such time that the resolution, policy or rule can be updated to reflect the adoption of this resolution.

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

Respectfully submitted,

---

Dania Schaffer, Board Secretary

JP- \_\_/ \_\_/25



# **RESOLUTION #25.06 PINE MOUNTAIN LAKE ASSOCIATION AUTHORIZATION OF GENERAL MANAGER TO ORDER EMERGENCY REPAIR AND REPLACEMENTS**

In accordance with Pine Mountain Lake Association's CC&Rs, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved the adoption of Resolution 25.06 - Pine Mountain Lake Association Authorization of General Manager to Order Emergency Repairs and Replacements.

The purpose of this resolution is to establish a policy authorizing the General Manager to spend funds necessary in an emergency to order repairs and replacements to Association common area, facilities and equipment.

This adoption of Resolution 25.06 was approved and adopted by the Board of Directors at a duly noticed meeting on November 15, 2025.

**PINE MOUNTAIN LAKE ASSOCIATION  
AUTHORIZATION OF GENERAL MANAGER TO ORDER EMERGENCY REPAIRS  
AND REPLACEMENTS**

SUBJECT: Adoption of Pine Mountain Lake Association policy authorizing the General Manager to order emergency repairs and replacements to Association common area, facilities and equipment.

PURPOSE: To establish a policy authorizing the General Manager to spend funds necessary in an emergency to order repairs and replacements to Association common area, facilities and equipment.

AUTHORITY: The Declaration, Bylaws, and Articles of Incorporation of the Association, and California Law.

EFFECTIVE DATE: November 15, 2025

WHEREAS, emergencies and circumstances will arise that require immediate action to protect the real property, common area, facilities and equipment of the Association;

WHEREAS, the Association Board of Directors recognizes the importance of adopting policies to allow for the efficient and timely management of the Association during emergency situations;

WHEREAS, the Board of Directors has tasked the General Manager with the daily operation and management of the Association;

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

The Association General Manager is authorized in an emergency to spend the funds necessary for the repair and replacement of the Association assets including common area, facilities, vehicles and equipment. The General Manager will immediately contact the Board members in writing to advise of same.

Thereafter, any such emergency expenditure which exceeds the normal spending cap of the General Manager shall be ratified by the Board. The General Manager shall provide to the Board, at the regular monthly Board meeting, an accounting of all expenditures made during the preceding month pursuant to this policy.

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #90.10.

The adoption of this resolution also nullifies any portion or provision in any previous resolution, policy or rule that conflicts with this resolution until such time that the resolution, policy or rule can be updated to reflect the adoption of this resolution.

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

Respectfully submitted,

-----  
Dania Schaffer, Board Secretary

JP 11/20/25



# **RESOLUTION #25.07 PINE MOUNTAIN LAKE ASSOCIATION CONSTRUCTION AND PURCHASE CONTRACTS BID POLICY**

In accordance with Pine Mountain Lake Association's CC&Rs, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved the adoption of Resolution 25.07 - Pine Mountain Lake Association Construction and Purchase Contracts Bid Policy.

The purpose of this resolution is to establish a policy defining the solicitation, number and monetary value requirements for obtaining bids for construction and purchase contracts.

This adoption of Resolution 25.07 was approved and adopted by the Board of Directors at a duly noticed meeting on November 15, 2025.

**PINE MOUNTAIN LAKE ASSOCIATION  
CONSTRUCTION AND PURCHASE CONTRACTS BID POLICY**

**SUBJECT:** Adoption of Pine Mountain Lake Association policy governing the solicitation of bids for construction and purchase contracts.

**PURPOSE:** To establish a policy defining the solicitation, number and monetary value requirements for obtaining bids for construction and purchase contracts.

**AUTHORITY:** The Declaration, Bylaws, and Articles of Incorporation of the Association, and California Law.

**EFFECTIVE DATE:** November 15, 2025

WHEREAS, the Board of Directors has a fiduciary duty to ensure that the funds of the Association are efficiently and appropriately spent for the betterment of the community in accordance with the governing documents;

WHEREAS, the Association Board of Directors recognizes the importance of spending Association funds wisely and the efficiently;

WHEREAS, the Board of Directors has tasked Association management with the solicitation of bids and negotiation of contracts for construction and purchases that are beneficial and required under the governing documents to maintain, repair and replace facilities, vehicles and equipment and provide materials for the effective operation and management of the Association;

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

Management shall obtain three bids for all work or purchase contracts over \$20,000.00. Contracts will not necessarily be awarded to the lowest bidder. Contracts will be awarded to the best bidder as determined by the Board. The requirement for three bids may be waived by the Board depending on the circumstances, i.e., whether the work is an emergency, the Association has a long-standing relationship with a particular vendor/contractor who is especially knowledgeable about the community facilities, common area or equipment, changing the vendor/contractor would disrupt existing warranties, and/or other vendors/contractors are unwilling to bid on the contract or provide a quote for a specific purchase.

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #89.01.

The adoption of this resolution also nullifies any portion or provision in any previous resolution, policy or rule that conflicts with this resolution until such time that the resolution, policy or rule can be updated to reflect the adoption of this resolution.

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

Respectfully submitted,

-----  
Dania Schaffer, Board Secretary

JP 11/20/25



# **PML MEMBERS HAVE SPOKEN, AND THE BOARD LISTENED: THE PINE MOUNTAIN LAKE NEWS RETURNS TO PRINT**

Beginning with the January 2026 edition the PML News will return to a printed newspaper. The digital version will still be available for those who prefer to read online. The newspaper will once again be mailed to all property owners.

For those wishing to advertise in the newspaper you can contact the Publishing Editor at **1-209-962-0613** or at **[PMLNews@SabreDesign.com](mailto:PMLNews@SabreDesign.com)**. You can also find the advertising costs online at: <https://www.pinemountainlake.com/pmla-newspaper/>

Please note the new email address for the PML News:  
**[PMLNews@SabreDesign.com](mailto:PMLNews@SabreDesign.com)**



# MAINTENANCE MATTERS

RICK LAFFRANCHI – MAINTENANCE AND OPERATIONS MANAGER

*“To appreciate the beauty of a snowflake, it is necessary to stand out in the cold” Aristotle*

**D**ecember is here and with it comes the end of an incredibly productive year. I would like to take the time to thank the Maintenance, Janitorial and Fire Safety teams for the dedication, care and love they bring to the association on a daily basis. As I do every December, I have provided a collage of photos showing just a small sampling of what it takes to maintain this facility. Thank you all for a wonderful year and here's to a productive and safe 2026. 🇺🇸





# 2026 BUDGET/ASSESSMENT PACKETS

2026 Packets will be mailed out on December 1, 2025. If you have moved or changed your address in the last year, please check with the Administration Office at 1 (209) 962-8600 now, to verify that we have your correct address on file.

While you are at it, why not give us an email address and join our Email Opt-In members? Less paper, less waste! Email Opt-In members receive the bulk of the budget and assessment information via email. If you are already an Email Opt-In member, please check with Administration to verify that we have your correct email address on file. We want you to receive your 2026 Assessment/Budget Packet in a timely fashion and save you and your Association time and money.

**IF YOU HAVE NOT RECEIVED YOUR 2026 PACKET BY DECEMBER 15, 2025**, please contact the Administration Office at 1 209-962-8600.

## PMLA OWNED LOTS FOR SALE

10/008	MCKINLEY WAY	\$1,000
2/047	GAMBLE STREET	\$1,000
2/283	19364 FERRETTI ROAD	\$1,000
2/287	FERRETTI ROAD	\$1,000
2/305	FERRETTI RD	\$1,000
2/306	FERRETTI RD	\$1,000
3/463	20465 PINE MOUNTAIN DRIVE	\$1,000
6/113	19795 FERRETTI ROAD	\$1,000
6/235	FERRETTI ROAD	\$1,000
6/252	19426 FERRETTI ROAD	\$1,000
7/239	DIGGER PINE STREET	\$1,000
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FOR FURTHER INFORMATION REGARDING THESE PROPERTIES PLEASE CONTACT DAN SZATHMARY AT 1 (209) 962-8606

[HTTPS://WWW.PINEMOUNTAINLAKE.COM/PMLA-LOTS-FOR-SALE/](https://www.pinemountainlake.com/pmla-lots-for-sale/)



# Would you like to be more involved in your community?

## *Here's your chance!*



Pine Mountain Lake Association has openings on the following committees:



*Covenants Committee*

*Environmental Control Committee*

*Lake & Marina Committee*

*Recycling Committee*

If you are a property owner and wish to be considered for committee membership, please complete an application available on the PMLA website at:

**[www.pinemountainlake.com/application-for-pmla-committee-assignment/](http://www.pinemountainlake.com/application-for-pmla-committee-assignment/)**  
or from the Administration Office

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

*Or*

Email to  
**[gmassist@pinemountainlake.com](mailto:gmassist@pinemountainlake.com)**  
or drop it by the  
Administration Office  
front desk

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



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**COZY CABIN W/LARGE LOT**



**19555 Ferretti Rd, Groveland (Cottonwood Access) PML U6 L207 \$349k** Cozy Cabin With Large Lot and Tree Views. Great Condition Move-In Ready Cabin Home in Beautiful Pine Mountain Lake, 3 bdms, 2 Baths, 2 Car Gar plus 2 Carports for car/truck & RV/boat on .582 Acre private backyard w/tree views. Rustic covered wood entry porch, charming lgre liv rm w/ vaulted knotty wood ceiling & cozy propane gas frpl & sliding door to lgre back deck. Central HVAC, 10 year new roof, newer water htr, roomy kitch w/garden window, stainless refrigerator, electric stove/oven, breakfast bar, lots of counter space & storage plus pantry closet. Dining area w/sliding door to back deck. Lgre primary bdrm w/access to back deck, 2 closets & just remodeled ba w/ private shower & toilet area. Pine Mountain Lake Amenities include lake beaches & swim areas, playgrounds, boating, fishing, concession, hiking trails, tennis & pickleball, 18 hole golf course, restaurant/bar w/ outdoor dining, Airport & equestrian center.

**WONDERFUL LOT**



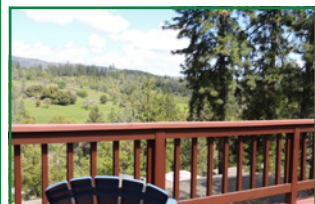
**20915 Elderberry 1.52 acres \$59,000** Wonderful lot to rebuild a dream home. Large beautiful gentle sloped corner lot with wonderful mature oak and pine trees in a country like setting on 1.52 acres across from the Pine Mountain Lake Airport in PML w/Lake & amenity privileges, 18 hole golf course, restaurant country club, tennis & pickleball courts, just 35 miles from Yosemite & a few hours drive from the Bay Area or Central Valley & a short flight if you fly right in! The concrete foundation, retaining walls & slabs for the upper & lower garages are also built. Building fees are already paid as this was a 4000 sf house that had burned down years ago. The pre-paid fees total about \$25,000 for water & sewer hookups, County mitigation fees for schools, traffic & County services impacts. A second dirt driveway is cut in from side yard on Rosetta Court for easy access to rear of lot & lower level. Zoned for multi-family R-3; density restricted by airport runway proximity. Established mature trees provide privacy on this beautiful lot. PML HOA dues are 285 per month. 3 beach areas, discount golf course fees & for guests, sports courts, hiking trails located in historic Groveland one of the gateways to Yosemite. Seller will consider seller financing.

**HILLTOP HAVEN**



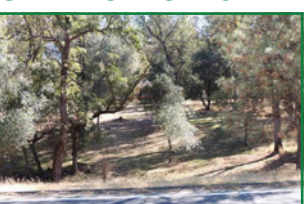
**13025 Gamble \$300,000** 3 bed/1 1/2 baths .71 acres. Cute 3 bedroom 1 1/2 bath cabin w/ tall vaulted wood open beam ceilings, updated windows throughout, cozy wood burn stove frpl in liv rm w/high skylight & wall of wood shiplap in main area, also on upper landing. Lrg deck area overlooking .71 acre lot. Granite kitch counters, breakfast bar, 1 bdrm on main level & 2 upstairs bdms plus a trundle twin & room for one addtl twin bed & has a balcony deck. Two other bdms fit queen sz beds so you can sleep 8. A long paved driveway goes all the way to the top for level entry & room for several cars to park in two separate areas. Located in historic Groveland in Pine Mountain Lake just 35 mi from Yosemite. PML has golf, 3 beach areas, swimming pool, tennis, pickleball, airport, equestrian center, playgrounds and more.

**BREATHTAKING SPECTACULAR VIEWS**



**22690 Prospect Heights, Yosemite Vista Estates Lot 20, Groveland \$169,900** 2-3 Bd 2 Ba 2 Car Gar, 1344 sf .15 Acre Built in 1986 Located in the community of Yosemite Vista Estates, these may be the most fantastic views ever! Green grass valley & mountain views are just breathtaking & the snow capped mountains towards Yosemite are pretty amazing too! This 2-3 bedroom, 2 bath manufactured home w/ attached 2 car gar is a great opportunity to own a slice of heaven just 30 miles from Yosemite, 7 miles from Historic Groveland. There is a spacious front deck to entrance facing the fabulous views. The liv rm has windows facing the views so inside or out you can see natural landscape vista views year round. The liv rm has a wood burning fireplace and is open to the dining & kitchen area. The kitchen has a large pantry & access to laundry, back exterior door & garage access for enclosed access as well. The potential 3rd bdrm has a built in desk, storage/shelves but no closet. There is also a side yard shed for addtl tool or misc. storage. This is a 55 year and older ownership HOA.

**GREAT OPPORTUNITY**



**Unit 7 Lot 62A \$8,000** A Great Opportunity to buy a vacant lot in the mountains in beautiful Pine Mountain Lake and consider building a custom home. This .65-.66 acre lot is 2 lots merged so only 1 HOA fee applies. It is for residential build purposes only, no camping or trailers while building and minimum build requirements apply. Please check with Pine Mountain Lake HOA and Tuolumne County for the latest building requirements. The current HOA monthly dues are \$285 and allow for lake with 3 beaches and swimming pool access, kids playground areas, hiking trails, horse shoe pits, local airport, discounted rates for golfing at the beautiful excellent Pine Mountain Lake Public Golf Course, with driving range that also has a restaurant and bar; availability to use for a fee the tennis courts, pickleball courts, and equestrian center. Locate in historic Groveland just 35 miles from world renowned Yosemite National Park.

**LAKEFRONT CABIN**



**20913 Big Foot Ct. Lakefront Home in Groveland PML U4 L74 \$1,150,000** 3bd 2Ba 2 Car Gar w/Dock .41 acre. Location - Location Lakefront Charming Cabin in Beautiful Pine Mountain Lake. Situated on a quiet Court, a chance of a lifetime to own a lakefront home for full or part-time. Custom built in 1981, 1465sf, 3bd & 2 bath & the primary w/ cozy wood stove, deck access & lake views. A Cape Cod stylish flair w/ tall knotty fir open beam ceilings, pine wood flrs, private dock & deck at waterfront, 2 car gar, easy long paved driveway, ample RV prkg, newer 50 yr Presidential roofs, central HVAC, backyard lawn area facing waterfront, perfect for family gathering year round, stunning glistening water & front row July 4th fireworks views! Water view wrap around deck, retractable awning & access from primary bdrm & living rm, kitchen w/stainless dishwasher & refrigerator. Gas stove/oven. Lvm w/amazing brick hearth fireplace/wood burning stove. Dormer peak windows, plus bonus loft. Ready for the next generation of lifelong memories

**LARGE MOUNTAIN HOME**



**19763 Jonny Degnan Ct \$384,000** 3 bedrooms 3 baths 2172 sq ft. .42 acres Large Mountain Home in Beautiful Pine Mountain Lake near Yosemite. 2172 sq feet of living space, 3 Bdrm 3 Ba, Tri-Level with 2 dining areas, living room, family room and bonus room. Backyard sauna, BBQ deck by kitchen and back large expansive whole house private back deck with beautiful tree views. Solar power, 2 car detached garage, on a large .42 Acre lot on a quiet court, a short 10-15 minute hike on back trail or short drive to Pine Mountain Lake main marina and 18 hole golf course, restaurant/bar, swimming pool, pickleball courts. Other amenities are 4 tennis courts, 3 beach areas, hiking trails, 2 playgrounds, horseshoe pits, airport, equestrian center in historic Groveland, just 35 miles from Yosemite National Park.

**CUSTOM ESTATE CABIN**



**19596 Butler Way U1 L1, \$1,520,000** 1.25 Acre 3 merged lots, 3630sf 4-5 Bedrooms 3.5 ba 2 car gar, Solar, EV Charger, Generator. Stunning State of the Art Turnkey Custom Estate Cabin in Beautiful Pine Mountain Lake near Yosemite. An architectural masterpiece, for the owner who requires style, sophistication, highest quality & comfort, in Pine Mtn Lake gated community w/18 hole golf, lake, airport & more. Built in 2020, New-like condition, a SuperHost Airbnb, features galore! 3630 sf living space, 850-1420 wrap around covered gated deck w/ glass & metal railing sys, oversized 2 car gar w/EV Charger, whole house solar power w/3 TESLA backup batteries, 3 levels, 4 bdr/3.5 ba plus downstr open fam rm now a 5th bdrm w/ wetbar, sitting area. Main lvl ensuite to covered porch, Nordic Hot Tub & outdoor open deck w/gas firepit, bdrm w/ Italian stack stone biofuel frpl, ba w/quartz vanities, Italian marble stone heated flrs, free standing bathtub, sep glass shower. Livrm/great rm & open Loft w/28ft tall open beam ceilings, knotty pine walls, a 36ft tall mural of Yosemite Bridal Veil Falls. Exquisite!

**SPACIOUS MODERN CABIN**



**11995 McGraw Ct. U13A L8 1.67 Acre, 2243 sf \$525,000** Welcome In! Enjoy the views & tranquility! Your opportunity to own a beautiful cabin home in the heart of Pine Mountain Lake, just 35 miles from Yosemite. Built in 2003, on a quiet court, move-in condition, 2243 sf on 1.67 acre, featuring a stunning living rm w/ approx 20ft tall vaulted knotty cedar ceiling, wall of windows w/ gorgeous tree views, floor to ceiling stone fireplace, two levels of wrap around decks, open bright kitchen w/skylights, pecan wood cabinetry, wet bar w/ beverage frig, large laundry rm w/ counters & storage near kitchen, main bdrm w/ vaulted ceiling, bright w/ many windows & high picture window, walk-in closet, deck access, ba w/ dual sinks, sep shower, soaking tub. Guest bdrm & bath on main level, loft overlooking livrm used as sleeping area, has drop down ladder for access, lower level family rm, overflow sleeping area, bright windows & wrap around covered porch/ deck and a full bath w/tub/shower. Wonderful like new condition, tile flooring in living areas, RV parking space & parking for several cars, also room for sf expansion if desired in lower level.



## 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 1-209-962-6336

### Friends of the Lake

Mike Gustafson 1-209-962-6336

### Garden Club

Susan Dwyer 1-209-962-6265

### Ladies Club

Sharon Newell 1-415-244-7515

### 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  
www.pinemountainlakewaterskiclub.com/

### Racquet/Tennis Club

Ron Bass pmlatennis@gmail.com

### Residents Club

Brad Nelson 1-209-996-0106

### 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 Codeglia 1-415-516-1852

### Southern Valley Srs. Golf Group

Rich Robenseifner 1-707-486-9115

PML ORGANIZED CLUBS

# PML LADY NINERS

TAMMY TALOVICH



**Quote of the month:** *"Positive vibes are cheaper than therapy"*

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

### OCTOBER 7TH: WE HAD OUR ANNUAL WINE IN THE PINES CANCER TOURNAMENT

We would like to thank everyone who participated, helped, and donated, you made the tournament a huge success! Adventist Health Care Cancer Patient Fund will be able to help lots of patients!

### OCTOBER 14TH: RAINED OUT

### OCTOBER 21ST: WE HAD 14 PLAYERS AND PLAYED BLIND PARTNERS

**1st place:** B. Connelly and N. Johnson

**2nd place:** C. Day and P. Nelson

**3rd place tie:** D. Martini and S. Brown, L. Marshall and S. Dwyer

**Pars:** #10, 11 Lorant, #14 Lorant, Marshall, Martini, Johnson, #16 Baines, #17 Johnson, Talovich

**Low Putts:** Lorant, Marshall, Johnson w/15

**Low Net:** Patty Nelson w/32

**Low Gross:** Lindsey Lorant w/42

### OCTOBER 28TH: HALLOWEEN GOLF AND DINNER! WE HAD 12 PLAYERS AND PLAYED ORANGE BALL

**1st place team:** L. Lorant, B. Connelly, A. Toner, P. Nelson

**2nd place team:** S. Dwyer, C. Baines, M. Steinkamp, L. Wall

**3rd place team:** D. Martini, S. Brown, D. Torres, C. Day

**Pars:** #10,11,14,16 L. Lorant, #14,15 S. Dwyer, #14 D. Martini, S. Brown

**Chip-in:** #11 D. Martini

**Low Net:** S. Dwyer w/36

**Low Gross:** L. Lorant w/45

**Ace of Aces for October:** S. Dwyer w/36 net

**Queen of Clubs for October:** L. Marshall w/54 gross

**Putter of the Month:** L. Lorant, L. Marshall, N. Johnson 🍷



# PINE NEEDLERS QUILT GUILD

SANDY SMITH

**A**s I sit here at my desk watching it rain, sipping my peppermint mocha coffee, my heart is full of memories of this time of year from years gone by. I would like to give you a quote from Jenny @ Missouri Star, it is just perfect. Merry Christmas--Happy Hanukkah everyone!!!!

"There's something truly magical about this time of year. I find myself reflecting on all the ways quilting connects us---through fabric, through memories, and through moments shared, even from afar. Whether you're traveling to see loved ones or staying

wrapped in the comfort of home, you're in my heart with every stitch of the season."

Just a reminder to all quilters...No official meeting this month. However **ATTENTION** all Pine Needlers Quilt Guild members: The Christmas Party will be held at The Grille this year, Thursday December 4th at 11:30. Please remember to bring your unwrapped handmade ornament.

Our Advent Exchange Adventure is starting out really yummy! I know what Day #1 is only because I helped get it to November Guild meeting...I didn't cheat

and look early, I promise.

Remember Pine Needlers Quilt Guild meets the 3rd Tuesday of each month, under the Library at 10:00 a.m. The January meeting will be on the 20th. There will be a meet and greet before the meeting at 9:30 to catch up with all the goings on with each other. Also if you bring a lunch and a project you can sew with us til 3.

If you have any questions please call President Judi (with an I) **650 254-1439** or V.P. Michele (with one l) **209 962-4327**.

See you in January!!! Have a wonderful holiday season. 🌲

PML ORGANIZED CLUBS

## PML AERO CLUB

CATHERINE SANTA MARIA

**ARE YOU A PILOT?  
DO YOU WANT TO BE A PILOT?**

**T**he PML Aero Club is in our 16th year of operation and are happy to report that Joe Juskiewicz was elected President at the beginning of the year and Phil Boortz is now our club secretary. Joe and Phil are both private pilots and are full-time residents in our community.

We are a fully operational flying club and

have a website at [www.pmlaeroclub.org](http://www.pmlaeroclub.org).

On the website there are numerous press releases, club bylaws, club operating rules, officer information, and photos. We meet on the first Saturday of the month at 9:30am at the Jobe Hangar and in the summer months we meet at the club Hangar located at Hangar A at the PML Airport. The Aero Club is the happening place for pilots and student pilots.

The Aero Club has a promotion going

on. Once again, the offer waives your first 3 months of dues so that all you pay for the first three months is your flight time. In addition, your initiation fee will not be due until the end of the 3 months, which gives you plenty of time to decide if you want to join the group.

Check out our website or call Joe Juskiewicz at **(209) 768-2373**, Bob Hornauer at **209-402-0005**, if you would like to join or if you would like further information. 🌲

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# PML PICKLEBALL CLUB

PAM RODGERS

## 13 COMMON BEGINNER PICKLEBALL MISTAKES AND HOW TO FIX THEM

Pickleball can be fast, fun, and surprisingly strategic. If you've been following this series, you already know pickleball isn't just about hitting hard — it's about hitting smart. In this part, we'll look at two common mistakes: relying too much on power and getting stuck in dinking battles with players who can out-dink you all day. Let's dive in.

### MISTAKE #7: USING ONLY A POWER GAME

Let's be honest — smacking the ball as hard as you can feels amazing. There's that satisfying crack off your paddle, that little rush of adrenaline, and the hope that maybe, just maybe, your opponent won't even touch it.

When I first got into pickleball, I wanted every shot to be a rocket. Every third shot, every return, every volley — boom! Full power. But here's the thing: what works for beginner rallies doesn't usually hold up when the competition gets tougher.

There are two big reasons why relying solely on power doesn't work at higher levels:

- 1. The risk-reward balance isn't in your favor.**

Power shots — especially third shot drives — are fun but unpredictable. Sure, you might land a winner now and then, but more often than not, those shots sail long or slam into the net. I've seen it (and done it!) countless times. When all you do is swing hard, your margin for error disappears.

### 2. Experienced players know exactly how to handle it.

At advanced levels, players have seen every power shot in the book. They're not intimidated by speed — in fact, they use it against you. A strong player will block your drive softly into the kitchen, taking all that power and turning it into control. Suddenly, you're on defense, and the point you thought you were dominating slips away.

So what's the fix? **Use power as a tool, not a crutch.**

Power absolutely has its place — it can force weak returns, push opponents off balance, and create openings. But it only works when it's mixed with finesse. Slow it down, add variety, and use your drives to set up your next shot, not end the rally outright.

Think of it like cooking: too much spice ruins the dish, but the right amount makes it unforgettable. Same goes for power in pickleball — use it strategically, and it becomes a weapon instead of a weakness.

### MISTAKE # 8: GETTING INTO DINKING BATTLES WITH PLAYERS BETTER THAN YOU

Now, let's talk about something that happens to everyone: the seductive rhythm of a cross-court dink rally. You know the feeling — you and your opponent lock in, trading soft, precise shots that just clear the net. It's calm, it's controlled, it's almost meditative.

But here's the trap — if your opponent is a better dinker, you're in dangerous territory. You're basically playing their game, on their terms.

So what do you do instead? Here's a little

secret I like to call the **three-dink rule**.

When you find yourself in a cross-court dink rally, count your shots. Once your opponent successfully returns your third dink, it's time to **bail out**. Instead of sending it back cross-court again, dink straight ahead to the opponent in front of you. This simple switch breaks their rhythm and shifts the dynamic of the rally. It also brings your partner into play — especially if your partner happens to be the stronger dinker on your team.

This strategy isn't about avoiding dinking — it's about being smart with when and where you dink. Even the best dinking battles should serve a purpose: to set up a mistake, create space, or open an opportunity for an attack.

Pickleball is like chess with a paddle — sometimes the smartest move is knowing when not to engage.

### REMEMBER...

**Power and patience go hand in hand — the best players know how to balance both. Master that balance, and you won't just play better pickleball — you'll play smarter pickleball.**

### COME OUT AND PLAY! FOR MORE INFORMATION:

Current Play Times (Changes Seasonally).

Current Play Times (Changes Seasonally).

Check out: [PlayTime Scheduler for Pickleball](#)

To Join the PML Pickleball Club email Tammy Talovich at [TamTally1@gmail.com](mailto:TamTally1@gmail.com) or call 209.605.7904 📞

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# PML LADIES 18 HOLE GOLF CLUB

THELMA FAUX

**H**ere are the results of the recent tournament play. Congratulations to all the winners!

## OCTOBER 2, 2025 – 2 PERSON BETTER BALL

**First Place:** Marlene Drew, Jane Reynolds - 61

**Second Place:** Marcee Cress, Blind Draw - 63

**Third Place:** Nancy Johnson, Linda Sarratt - 64

**Fourth Place:** Paula Parisi, Sally Wrye - 64

**Birdies-** Elisa Hoppner # 3 & 13!

## OCTOBER 9TH AND 16TH – BIRDS AND BUTTERFLIES MATCH PLAY TOURNAMENT

*Summary by Linda Johnson the Tournament Chair*

The BIRDS deserve at rousing shoutout for their win over the butterflies this year, the 42nd Annual Birds and Butterflies Match Play Tournament. The score was decisive, 17-7.

Nineteen players participated (a special thank you goes to the subs!!). The winning Birds were Paula P, Tari, Priscilla, LBJ, Sally, Jodie A, Marlene, and 2 subs, Marcee and Linda S. The Butterflies this year were Laura, Elisa, Anne, Nancy, Linda J, Helena, Sara, Jeanne with subs Thelma and Jane R.

A big hand for Nancy J for taking on Priscilla

and Linda S due to Anne's illness (hope you are much better). As occasionally happens when one team loses a player and there is no sub, Priscilla and Linda agreed to play alternating odd/even holes against Nancy. Still a very tough thing to play against two players.

Closest to the line on 10 challenged the players on both days of competition. Two places were paid for each species each day. Winners were Sara, LBJ, Thelma, and Priscilla. 2nd placers were Jeanne, Jodie A, Laura, and Paula.

The Birds highest scoring team was Priscilla, Marcee, and Linda S. For the Butterflies Laura and Elisa were the top point winners.

Until next year, hit 'em long and straight.... Linda J

## OCTOBER 30, 2025 – 4 PERSON SCRAMBLE

**First Place:** Laura Kramer, Anne Clark, Sally Wrye, Jane Reynolds - 68

**Second Place:** June Von Rolz, Jodie Rodriguez, Cheryl Johnson, Cindy Hollaway - 64

**Third Place:** Tari Skelley, Elis Hoppner, Nancy Johnson, Linda Sarratt - 66

## NOVEMBER 6, 2025 – RED, WHITE, BLUE

**First Place:** Jane Reynolds, Anne Clark, Sara

Hancock, Jodie Awai - 128

**Second Place:** Laura Kramer, Elisa Hoppner, Linda Sarratt, Nancy Johnson - 133

**Birdies** – Laura Kramer # 14

## ELECTION OF 2026 OFFICERS:

Thank you to these ladies who have volunteered to support our club in the new year.

**Captain, Sally Wrye**

**Co-Captain, Paula Parisi**

**Secretary, Kitty Edgerton**

**Treasurer, Lisa Brown-Jimenez**

The Pine Mountain Lake Ladies Golf Club plays every Thursday and is open to all women residents and owners of property in the Pine Mountain Lake community. Our club would love to add some new members and have modified our bylaws to allow female family members of property owners to apply for membership. If you are interested in becoming a member, we can arrange for you to join us as a guest, so that you can meet and play with some members and see what our club is all about. If you're interested, please contact our PML Head Golf Professional, Mike Cook at 209-962-8620. 🏌️




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# ROOFBB



AUDREY PROUSE

## ROOFBB WOULD LIKE TO WISH EVERYONE A JOYOUS HOLIDAY SEASON!

**H**alloween Bake Sale- Who knew Groveland's Trunk or Treat crowd had such a sweet tooth? Thanks to the community's enthusiasm, ROOFBB raised more than \$700 this year. Thanks to the ROOFBB members who volunteered their time—both behind the table and in the kitchen—to make it a success. From cookies to cupcakes (and two stunning cakes), every treat contributed to another example of the ROOFBB organization's community spirit!

**Groveland's Giving Tree Shines Bright-** ROOFBB is honored to support The Groveland Giving Tree, hosted by Trail Less Traveled Bike and Gear. This holiday tradition helps brighten the season for local children in need by fulfilling their holiday wishes. Working with local schools, youth programs, and our shut-in seniors, organizers gather wish lists from families and create "gift ornaments" for the Giving Tree. Community members

are invited to select an ornament, purchase the items, and return everything to the bike shop for delivery to families in time for the holidays. Join us on Saturday, December 6th at 5 PM for the Groveland Giving Tree Lighting Party at Trail Less Traveled Bike and Gear. Enjoy holiday music, photos with Santa and Mrs. Claus, and hot cocoa offered from Top of Trail Tea and Coffee. ROOFBB will also be there sharing cookies and holiday cheer! For questions, folks can reach out to the bike shop at (209) 732-5499 or email at [info@tltbike.com](mailto:info@tltbike.com). Gifts will need to be back to Trail Less Traveled no later than Tuesday, December 16th. There will be a drop off day at Around the Horn on Sunday, December 14th.

## SUPPORTING OUR COMMUNITY THIS HOLIDAY SEASON

The holiday season is a time for joy—but we also know it can bring financial strain for many families. If this season feels overwhelming or finances are tight, our organization is committed to easing the burden and spreading a little extra warmth where it's needed most. We encourage anyone experiencing hardship to reach out to us in confidence to see how we can help [charity@roofbb.org](mailto:charity@roofbb.org).

**Get Involved with ROOFBB:** If you want to learn about the ROOFBB organization, you can find us on Instagram, Facebook, and Nextdoor. If you want to find a volunteer opportunity that is fun and fulfilling, look no further!! If you want to donate to a worthy cause, we gladly accept all donations! 🙌

### DONATE!



venmo

### CONTACT US!

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

### FOLLOW US!

@roofbbcharity

# Merry Christmas



# WHAT'S A "BOOKLEGGER?"

VIRGINIA RICHMOND

**F**riends of the Groveland Library volunteers provide a unique program at Tenaya Elementary for primary grades (grade 2 and younger). Volunteers visit classrooms twice monthly to read to children. We call the readers "bookleggers" because they bring books.

Educators tell us that reading to children is extremely important to lay the groundwork for them to enjoy reading. We also know that liking to read is the single strongest predictor of future academic success.

This year our volunteer readers are Laura Silvestro, Shirley Horn, Julie Anema and Tioga junior, Erin McNair.

The children are wonderfully engaged and their teachers report that the students look forward to our visits. Even at this young age, they have opinions about which stories they like.

Another goal for the Booklegger program is



*Volunteer Shirley Horn reads to attentive students.*



*Erin McNair shares the love of books with Tenaya children.*

to introduce the library to the children with the hope of encouraging them to utilize our local branch and discover all the books that are available to them there.

For the FOGL volunteers, it's great fun to be in town and have a child run up and say

"I know you... you come in my class and read to me!" We know our time reading to the children has made an impact. If you would like to join Bookleggers as a reading volunteer, contact Cathy O'Connell Broome at **650-208-2433**. 📖

## OUR COMMUNITY

## "BRAINY GROVELAND" MAKES A DIFFERENCE

VIRGINIA RICHMOND

**T**enaya Elementary students enjoy weekly visits from "Brainy Groveland" volunteers who help them develop math and reading skills. The students revel in the personal, individual attention from caring adults who are there to help them.

Third graders learn to love to read by talking about books with their volunteers and by choosing "just right" books from our extensive collection. Liking to read is the single strongest factor in future academic success and third grade is where "reading to learn" begins.

Fourth graders need to develop a strong foundation in math concepts and learn how to approach math problems with confidence.

Our volunteers spend an hour each



*Lynn Sigafosse and a student read together.*

month in one of our weekly sessions. If you'd like to get involved in this high impact and rewarding program, contact Virginia Richmond, **962.6336** or [v\\_richmond@yahoo.com](mailto:v_richmond@yahoo.com). We provide training and all materials. 📖



*A student works a math problem with volunteer Bob Mackey.*



*Volunteer Tami Keller discusses a "just right" book with a student.*

# HELPING HANDS HAPPENINGS

PATTI BEAULIEU

**A**s this is being written, we are in the middle of a wonderful rainstorm with a prediction of more on the way. The wetter it is, the less the fire danger. Keep it coming!! We now have our ski-wear out in case the local ski resorts are beckoning you!

December is a busy month for us. In addition to the normal work that's done to put out the donations we get daily, we also need to work in the processing of Christmas items to keep our shelves and racks stocked with all the Christmas

inventory we have in storage. We try to restock the shelves daily, which means there's always something new to find. Our Thrift Store has everything needed from gift wrapping supplies to holiday clothing and everything in-between. Our Furniture Barn has the large items such as trees, garland, lights and all the outdoor décor, squished in amongst our normal fully stocked and crowded location. You're sure to find what you need to complete your holiday at either the Store or the Barn.

We'll be closed on Christmas Eve and

Christmas Day as well as New Years Eve and New Years Day. Our dedicated and overworked volunteers need to be able to fully enjoy their holidays.

As we close out this year, we thank you for your donations, purchases and just stopping by to visit or see what we have that you just 'have to have'. The donations we receive and the shoppers that purchase with us, make it possible for us to give back to our wonderful community, which is our mission.

We wish you all a very happy and healthy holiday season. 🌟

OUR COMMUNITY

## CAMP TUOLUMNE TRAILS

DORI JONES

### CAMP NEWS

**C**amp is in full-on planning mode for 2026. In January, it will be hiring counselors, nurses and other staff, and registering campers for the summer sessions. We are updating next year's session schedules—stay tuned for some exciting new changes coming to CTT.

CTT is also pleased to announce that it is expanding the use of its facility, and it will now be available to rent between February and May for events such as corporate retreats, organization meetings, weddings, family reunions, etc. To inquire about renting CTT's facility, please submit the online form with details about your group/event at: <https://www.tuolumnetrails.org/rentals/>

### STAFF SPOTLIGHT - ZOE HUMPHREY

This past summer, Zoe started at Tuolumne Trails as a Camp Counselor. Immediately she proved her natural talent and maturity for caregiving and her dedication to CTT's mission. She is so gentle and understanding with campers, as well as a great support system to her fellow staff. Zoe accomplished every task she was given with a smile—including acting as a one-on-one caregiver



*Zoe Humphrey*

for one of our campers and ensuring they had a meaningful and personalized experience.

After summer sessions ended, Zoe expressed her interest in continuing to work at CTT. She has been an invaluable member of the team doing everything it takes to provide a great experience for our fall groups including maintenance, cabin turnover, kitchen work, customer service, preparing for the next camp season and everything in between. Zoe has

been promoted to Program Assistant and will continue to work for CTT in the off season to prepare for another amazing summer in 2026 for our campers with disabilities.

### HELP CAMPERS WITH DISABILITIES EXPERIENCE THE MAGIC OF CAMP

Help keep the magic of Camp Tuolumne Trails alive! Your year-end gift gives children and adults with disabilities the chance to escape for a few days each year to leave their homes or care facilities and fully enjoy the fun and inclusive activities that make camp life unforgettable. Now more than ever—when federal, state and local funding is limited—**every dollar truly counts**. Please make your gift today by clicking the “Donate” button on our website: <https://www.tuolumnetrails.org/donate/> or using this QR code.



If you'd like to find out more about CTT, take a tour, volunteer or learn more about donating and legacy giving, please email us at [info@tuolumnetrails.org](mailto:info@tuolumnetrails.org) or visit: <http://www.tuolumnetrails.org>. Follow us on Facebook and Instagram to stay updated on camp happenings. 🌟



# CELEBRATING THE GREATEST GIFT: REDISCOVERING THE TRUE JOY OF CHRISTMAS

PASTOR BOB KANDELS

## GREETINGS,

As we enter the month of December, the snow-capped peaks of the beautiful Sierra Mountains remind us of the wonder of God's creation. The winter beauty of Yosemite Valley surrounds us, and so does the joy of the Christmas season.

This joy comes from understanding the birth of our Savior, God's Son—who willingly took on humanity so that we might experience the fullness of forgiveness and the power of unconditional love, from this life into eternity.

Yet each Christmas season, we often find ourselves caught up in the busyness of trying to make this "the best Christmas ever." In

doing so, we can lose sight of the true joy of Christmas—the gift of God's love through the birth of His Son.

Gateway Community Church invites you to join us in celebrating this wonderful season with several opportunities to rejoice in Christ's birth:

### 1. Pinecone Christmas Concerts

- o Friday, December 12 at 7:00 PM
- o Saturday, December 13 at 2:00 PM
- o Sunday, December 14 at 2:00 PM

### 2. Christmas Caroling

- o Wednesday, December 17, from 6:00–8:00 PM
- o Starting and ending at Gateway Community Church

### 3. Free Food Giveaway

- o Friday, December 19, from 9:00 AM to 12:00 PM
- o At Gateway Community Church

### 4. Christmas Eve Candlelight Worship Service

- o Wednesday, December 24 at 4:00 PM
- o At Gateway Community Church

We warmly invite you—and our entire community—to join us for these special events as we celebrate the greatest gift ever given: God's love through His Son, Jesus Christ, who offers us complete forgiveness and the promise of eternal life.

In Christ's Service,  
Pastor Bob Kandels 🙏

# PINE CONE SINGERS: THE WONDERS OF WINTER

BOB SWAN

Pine Cone Singers will be celebrating The Wonders of Winter in three concerts: 7PM Friday 12/12, 2PM Saturday 12/13, and 2PM Sunday 12/14, at the Gateway Community Church, 19172 Ferretti Road.

Music Director Dennis Brown has selected fifteen short pieces in styles ranging from Pentatonix to Mel Torme,

with some traditional carols and lovely ballads as well. Of course, there will also be solos/duets from our talented singers, and an audience sing-along. (Remember to watch the director). All in all, a charming musical introduction to the holidays.

Tickets are available at UMB Bank (formerly Premier Valley Bank) and at Beautiful Salon, or from any Pine Cone

Singer. The requested donation is \$15. Children 13 and under are welcome for free. As in any large indoor gathering, we encourage mask usage at your discretion.. Any questions, please call Bob Swan at **408-398-4731**.

So, please come join us for a couple of hours of holiday musical fun on the 12th, 13th, or 14th. We look forward to singing for you. 🙏



# FUNDED BY SONORA AREA FOUNDATION, GATEWAY COMMUNITY CHURCH ADDED FOOD DISTRIBUTION DAY DURING SNAP HOLD

**M**ade possible with a grant from the Sonora Area Foundation, Gateway Community Church—assisted by First Baptist Church—held an extra food distribution on November 14 to support Tuolumne County families affected by the hold on SNAP benefits. The added distribution came at a critical time, as more than 6,500 residents of Tuolumne County rely on SNAP. Volunteer Food Closet Managers John Armstrong and Wayne Phillips said the church stepped up to help families bridge the gap during this period of uncertainty. Gateway's food pantry, called the Food Closet, has operated for over 30 years and continues

to be a vital resource for Groveland-area residents facing food insecurity.

**The community is encouraged to support the Food Closet with donations** of non-perishable canned food, toiletries (toothpaste, toothbrushes, bar soap), cleaning supplies (dish soap, laundry detergent), and paper products (diapers, toilet paper, paper towels). Gateway depends on donations for hygiene and paper products. Gently used clothing is also accepted. With winter coming, current urgent needs include coats, jackets, blankets, and especially clothing for infants and children.

**Year-end financial contributions** designated for the Food Closet directly support neighbors in need. Please consider

a donation to help your community. Write any donations to Gateway Community Church and designate "Food Closet". Items may be dropped off at **19172 Ferretti Road, Tuesday–Thursday, 10 a.m.–2 p.m.** For questions, call **209-962-7131** or email: [grovelandefc@gmail.com](mailto:grovelandefc@gmail.com).

The added November 14 distribution served dozens of families (nearly 80), and Gateway Community Church continues its regular monthly food distribution every third Friday of the month. Volunteers are always needed; kindly contact Gateway if interested. With ongoing community support, Gateway Community Church serves others with dignity and compassion, ensuring that no neighbor goes hungry. 🌱

# HOLIDAY SHOPPING? RIDE THE WAVE!

BETH MARTIN – TRANSPORTATION COORDINATOR

**T**he holiday season is here, and it's the perfect time to get out, enjoy the festive spirit, and check a few gifts off your shopping list! If you'd like to visit Sonora or Modesto for your Christmas shopping, consider skipping the stress of traffic, parking, and long drives and take the WAVE bus instead! We'll also make stops in Oakdale or Riverbank.

Southside Community Connections' (SCC) WAVE bus offers a comfortable, affordable, and worry-free way to travel. You can sit back, relax, and enjoy the ride. WAVE will go almost anywhere in Sonora

and Modesto: The Junction, downtown shops and WalMart, or Costco, Trader Joes and the Vintage Fair Mall.

WAVE makes the journey part of the fun.

Plus, the WAVE isn't just transportation—it's also a friendly, social experience. You can chat with fellow passengers, share shopping tips, and maybe even show off your holiday finds on the ride home! The professional, caring drivers make sure everyone feels comfortable and gets where they need to go safely.

Because the WAVE also helps residents get to important medical appointments, those trips do take priority when scheduling.

Shopping trips may occasionally have limited time, depending on the day's schedule. For Modesto outings that are purely for shopping, we ask that at least three passengers be signed up, or that a medical appointment is also scheduled on that day. If not, we may suggest another day when more riders are going. And as always, we request that you sign up for a ride at least two days in advance.

So, grab your shopping list, pack your reusable bags, and leave the driving to us! To learn more about routes, schedules, or to reserve your ride, call Southside Community Connections at **(209) 962-6952**. 🌱

# DIGITAL LITERACY: THE GIFT OF CONNECTION

NIC COFFMAN – PROGRAM COORDINATOR

The holiday season in Groveland brings a time of change: families traveling, and visitors arriving to enjoy the cozy mountain spirit. Amid all this movement, one thing remains steady: the joy of connection. At Southside Community Connections, we know those connections can happen

around the table or across a screen. That's why we offer one-on-one help with computers, phones, and other devices — a wonderful way for seniors and neighbors alike to video call family, share photos, and feel confident reaching out through email, social media, and more.

This holiday season, may your days be

filled with warmth, cheer, and the comfort of knowing that no matter where loved ones are, connection is always within reach. Stop by Little House or give us a call to schedule a Digital Literacy session today! I'll be happy to assist you with your digital literacy education and help you stay connected. 🌟

OUR COMMUNITY

# SOUTHSIDE COMMUNITY CONNECTIONS

FROM THE DESK OF THE EXECUTIVE DIRECTOR NANCY REGGIO

As we move into the final weeks of the year, I am reminded once again of the strength and warmth of our community. December invites us to slow down, gather together, and reflect on the people who shape our lives. I'm excited to share two meaningful SCC traditions that help us do just that.

**LIGHT THE SEASON – SATURDAY,  
NOVEMBER 29 AT 6:00 PM**

Each year, our community comes together at **The Little House** for Light the Season,

a gathering that allows us to honor loved ones—those we remember, and those still walking beside us.

We invite you to add a symbolic light to our community tree in the name of someone special. Please reach out to us if you'd like to have a light added.

This evening is about connection, comfort, and togetherness. Join us as we sing carols, light the tree, and then warm up inside with a simple shared meal of homemade soup. There is **no cost to attend**, though donations are welcome and appreciated. **209-962-7303**.

## HOLIDAY STOCKINGS FOR SENIORS

Throughout December, SCC will be collecting small gifts and useful items to fill holiday stockings for local seniors. For many in our community, receiving a stocking is a reminder that they are remembered and valued during the holiday season.

If you would like to donate items—or if you know a senior who would enjoy receiving a stocking—please give us a call at **209-962-7303**. Your generosity helps us deliver joy and connection to those who need it most. 🌟

Happy Holidays

# REMEMBERING ALAN BUCHNER

(1934 – 2025)

Alan Leslie Buchner took his final flight on Thursday, October 30th, 2025. He was at his home in Groveland, CA, surrounded by family.

Aviation was born into Alan in Bakersfield, California, on June 18th, 1934. His father, Les, was a flight instructor and mechanic who ran the Civilian Pilot Training Program at Bakersfield Airport (BFL). Alan grew up at the airport helping, working, and listening to tall tales. His dad joined the Army Air Corps during WWII as an aviation investigator, so the family moved around a lot, settling back in Bakersfield after the war.

Alan purchased his first airplane, a 1936 Rearwin Sportster, at age 16. After only a year of flying, he rebuilt it. This was his first restoration, launching a lifelong passion.

Rather than being drafted, Alan joined the Army and finished first in his class at both helicopter mechanics and aircraft engine school. In the infinite wisdom of the military, Alan never worked on helicopters or airplanes, but he got to hang out at the airport.

Introduced on a blind date, something clicked between this quiet, hard-working man and a cute, sassy little blue-eyed blond named Conni. Alan proposed, and before the year was out, they married, launching a 62-year marriage, love affair, and partnership. They have three children.

Alan's career was entirely in aviation. He worked for aircraft dealers and flew both scheduled and corporate routes. To fill the time between flights, he started Buchner Aero Specialties in the back of a Fresno hangar. Thus began his lifelong business. He has refurbished, repaired, maintained, and restored thousands of airplanes over the years.

Bring Alan anything with a propeller, and he could fly and maintain it. He was clear about what he could and could not do. He didn't fly or work on jets. He didn't work on avionics either, "you can't see electricity," so he leaves that to someone else. Alan has received the FAA Charles Taylor Master Mechanic and Wright Brothers Master Pilot Awards. He has also won over 52 awards for his airplanes. He holds almost every license



*Alan and his Ryan PT22*

and certification for flying, instructing, and maintaining fixed-wing, piston-powered aircraft. Alan also dazzled airshow crowds for 17 years, performing in his 1942 Ryan PT-22.

Buchner Aero Specialties was busy, doing about 90 annuals yearly. Aircraft maintenance paid the bills, but Alan's passion was aircraft restoration, "taking a piece of junk and making it look like new." There was never a plan to establish a museum; it just happened, one beautifully restored airplane at a time. The Buchner Museum was listed in the 1993 "Aircraft Museums and Collections of the World." The book detailed thirteen aircraft on display, and Alan entertained visitors from around the world. Today, the "museum" resides in Alan and Conni's PML hangar. Visitors enjoy aircraft, automobiles, and memorabilia. Alan's restorations have won numerous awards, been featured in print and on television, and are on display in museums in Germany and England.

Alan was an artisan, of sorts. The restoration process was personal, connecting him with the skills and technical abilities of the past. Alan's most prized restoration, a

Waco-QDC, was found trashed in a barn. In the 15-year restoration process, Alan discovered that his father, Les, once owned the airplane. His Waco was awarded EAA Grand Champion and is one of only two still flying. At the time of his passing, Alan was restoring a 1936 Porterfield that had been owned by his father.

Alan and Conni purchased their Pine Mountain Lake property in 1999 and built a home/hangar combination. When it was finished, Conni moved in immediately to escape the Fresno fog, and Alan commuted to Fresno. In 2015, Alan chose to permanently move his "museum" to PML.

Alan is survived by his wife, Conni, their two children, Tana and Michael, four grandchildren, and six great-grandchildren. He was preceded in death by his son, Tony. Alan left his mark on every person he met and every airplane he has flown or worked on. Many friends and aviators will miss him very much.

A Celebration of Life for Alan Buchner will be held on January 31st, 2026, at 4:00 pm, at the Buchner Museum, 20885 Hemlock St, Groveland, CA 95321. 🌈



# 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

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

## CAMP TUOLUMNE TRAILS

Jerry Baker – 1.209.962.7916

## FRIENDS OF THE GROVELAND LIBRARY

Michele Roberts – 1.209.962.4327

## HELPING HANDS THRIFT STORE & FURNITURE BARN

Patti Beaulieu – 1.209.962.7402

## SOUTHERN TUOLUMNE COUNTY HISTORICAL SOCIETY (STCHS)

Harriet Codeglia – 1.415.516.1852

## SOUTHSIDE COMMUNITY CONNECTIONS

Nancy Reggio - 209-962-7303

## VILLAGE ON THE HILL

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

## MOORE BROS RECYCLING NOTICE

### WE HAVE DROP-OFF RECYCLING!!

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

### Acceptable materials include:

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

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

### CARDBOARD BIN ACCEPTABLE MATERIALS INCLUDE:

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

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

**PLEASE DO NOT THROW PLASTIC BAGS  
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## **BEFORE YOU BEGIN CONSTRUCTION ON YOUR LOT**

The Declaration of Restrictions (CC&Rs) states that no construction of any type (new construction, driveways, grading, lot development, etc.) can be performed without prior approval from the Environmental Control Committee (ECC).

Failure to obtain approval could result in the stoppage of work or even fines, and nobody wants that to happen. Inspections are made every Tuesday and reviewed by the Committee every other Thursday, so we can accommodate our members.

Please contact ECC before you begin any type of construction at **1-209-962-8605**.

## **HOMEOWNER CHECKLIST**

### **CHECK OUT YOUR CONTRACTOR**

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

### **BUILDING PERMITS**

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

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

### **DOUBLE-CHECK THE CONTRACT**

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

		<b>BUSINESS HOURS</b> Monday - Friday: 8:00am - 5:30pm Saturday: 8:00am - 2:00pm Sunday: CLOSED
<b>Well Stocked Parts House:</b> <i>For All of Your Heavy Duty Needs!</i> <ul style="list-style-type: none"> <li>• Heavy Duty Brake Linings</li> <li>• Baldwin &amp; Fleetguard Filters</li> <li>• Delo Oil</li> <li>• LED Lights</li> <li>• Air Brake Valves &amp; Hoses</li> <li>• CB Radios, Antennas &amp; Accessories</li> <li>• Logging &amp; Dump Truck Parts</li> <li>• Hydraulic Hose Shop</li> </ul>	<b>Full Service RV Repair Shop:</b> <ul style="list-style-type: none"> <li>• Commercial House &amp; Starting Batteries</li> <li>• Full Service Chassis &amp; Lube Center</li> <li>• Electrical &amp; Plumbing Repairs</li> <li>• Interior &amp; Exterior LED Lighting</li> <li>• Complete Body Damage Repair Shop</li> <li>• Solar Power Systems &amp; Inverters</li> <li>• Complete Detailing Services</li> <li>• Warranty &amp; Insurance Work Accepted</li> </ul>	
<b>Mobile Service Available</b>		
18968 Waylon Way Sonora CA 95370 Call or Email us to schedule an appointment today! <b>(209)-532-7994</b> EMERGENCY CONTACT: (209)-559-3840 Email: shop@sierraheavyduty.com Visit Us Online: www.sierraheavyduty.com		<i>Over 50 Years of Experience!</i>  All Major Credit Cards Accepted.

## CONTRACTORS PERFORMING WORK IN PML ARE REQUIRED TO FOLLOW PMLA RULES & REGULATIONS

The following are some ***"common violations."*** Please do your part to maintain a harmonious environment for all to enjoy. Remember: The PML property Owner is held responsible for those they hire.

### VEHICLE USE:

1. Exceeding the posted speed limit
2. Driving in a reckless manner
3. Following another through an access gate or allowing others to follow you through
4. Parking on street (road shoulders OK)

### PERSONAL CONDUCT:

1. Allowing loud music
2. Uttering abusive language or conduct that would be offensive to a reasonable person
3. Using the property Owner's gate card or clicker

### WORK RELATED CONDUCT

1. Starting work before 7am or continuing after 7pm
2. Allowing dogs at construction sites
3. Performing work on Sunday
4. Cutting down a tree in excess of 5" without PMLA approval
5. Trespassing on neighboring property
6. Using neighbors water or electricity without written permission
7. Leaving construction signs longer than 5 days after work has been completed
8. Nailing signs to trees
9. Storing building materials on street or easement
10. Beginning exterior construction without PMLA approval

If you have questions call: The ECC Assistant  
@ (209) 962-8605 with questions.

## MOORE BROTHERS PREPAID BAG BIN

The bin (dumpster) at the PMLA Maintenance Yard entrance is for the dumping of prepaid, Moore Bros., trash bags ONLY. No dumping of any other trash items are allowed. Violators will face enforcement action. Please help us keep this area clear and ensure that the dumpster can remain in place for our residents use. Thank you!

***THE PREPAID BAGS CAN BE PURCHASED AT THE MAIN GATE AND THE PMLA OFFICE***

# CLASSIFIED ADS

## COMMERCIAL SPACE FOR LEASE

### COMMERCIAL SPACE FOR LEASE!

18717 Hwy 120, Groveland. Approximately 1600 square feet of building space, located downtown with propane heat, one ADA bathroom perfect for retail, food service, professional office, medical etc. Rent \$1,650.00 Deposit \$1,700.00. Contact agent **650-520-1022**

## HELP WANTED

### PMLA IS HIRING

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

## RENTALS WANTED

### EXCELLENT TENANTS

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

## SERVICES

### RONNING ROOFING

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

### HOUSE CLEANING

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

## GET YOUR AD SEEN!



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

## HOMES FOR RENT

### ENJOY COMFORT AND CONVENIENCE

in this beautifully updated single-story home, located on a quiet circle drive in the Pine Mountain Lake community. This fully furnished 3-bedroom, 2-bath home features an open and inviting layout, complete with all appliances and remote-controlled window shades. The attached garage adds extra convenience, while the spacious deck is perfect for outdoor entertaining and relaxing under the trees.

**\$2,000.00 (209) 962-6268**



## CHECK OUT YOUR GROVELAND LIBRARY

**THE GROVELAND LIBRARY IS OPEN**  
**TUESDAY – THURSDAY — 12PM–6PM**  
**FRIDAY & SATURDAY — 10AM–2PM**



**BOOK NOOK**  
**USED BOOK SALE**  
**SATURDAYS**  
**10AM–1PM**

**PRE-SCHOOL STORY TIME FRIDAYS AT 10:30AM**

Visit the Library for a great selection of books, magazines, newspapers, CDs, & DVDs.  
Also computers and free Wi-Fi!