

JANUARY  
2026  
EDITION

# PINE MOUNTAIN LAKE NEWS

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## eSNAP

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### ABOUT EACH OF THE PROGRAMS

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

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

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

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

## — NOTICE —

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

### DEPARTMENT OF SAFETY – MAIN GATE

1-209-768-8600

### PMLA ADMINISTRATION OFFICE

1-209-768-3998

### THE GRILL AT PINE MOUNTAIN LAKE

1-209-962-8658

## Submission Guidelines

### The PML News is the Official Newspaper of Pine Mountain Lake Property Owners

The PML News is dedicated to reporting PML Association business and PML Association news to Pine Mountain Lake Property Owners.

All community related articles and notices will appear in the PML News on a SPACE AVAILABLE basis and at the DISCRETION of the PML News Publishing Editor.

### DEADLINES

Advertisements must be received IN FULL (text, MLS info, images, logos, etc.) by the 10th of the month for the following month's edition. Only advertisements received in full will be guaranteed to be published in that month's edition. **NO EXCEPTIONS.**

### MEDIA ACCEPTED

#### SOFTWARE (Articles)

InDesign, Microsoft Word, Adobe Pages, or TXT formats only.

#### SOFTWARE

#### (Advertisements)

PSD, JPG, PDF, EPS or TIFF only.

#### TEXT/GRAFICS

Handwritten text is not accepted. Material composed completely of capital letters is not accepted. Please use uppercase and lowercase letters in composition. Ink jet printed images are not accepted. Images are accepted ONLY as camera ready art, original photos (to be scanned) or as JPEG, TIFF or PDF files created with above listed software. All scans and bitmap images must be in TIFF or JPG format at least 200 dpi at 100% (300 dpi preferred). Ad files are stored for 90 days from first run date. Older ads that have not been running must be resubmitted (See Display & Insert Advertising Contract "Design and Preparation Charges".)

#### E-MAIL TEXT/GRAFICS

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 — 10th each month

Ads — 10th each month

Classifieds — 15th each month

## VISIT US ONLINE

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

# 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  
Diane 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 printed monthly for residents of  
Pine Mountain Lake and vicinity by  
Pine Mountain Lake Association,  
Groveland, California 95321.

### SUBSCRIPTION RATES:

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

### SUBMISSION DEADLINE

10th of the month by 4:30 PM

LATE SUBMISSIONS MAY NOT BE ACCEPTED  
Visit [www.pinemountainlake.com](http://www.pinemountainlake.com) for ad rates  
and submission guidelines or email:  
[PMLNews@Sabredesign.com](mailto:PMLNews@Sabredesign.com)

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

PMLA-Publisher  
**DAVID WILKINSON**-Publishing Editor  
**SABRE DESIGN & PUBLISHING**  
Design/layout  
**PINE MOUNTAIN LAKE NEWS**  
P.O. Box 605, Groveland, CA 95321  
Tel: 1.209.962.0613  
E-mail: [PMLNews@Sabredesign.com](mailto:PMLNews@Sabredesign.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

## 2026 ADMINISTRATION OFFICE HOLIDAYS

(ADMIN OFFICE WILL BE CLOSED)

<b>WED</b>	<b>12/31/2025</b>	<b>NEW YEARS EVE</b>	<b>THUR</b>	<b>11/26/2026</b>	<b>THANKSGIVING</b>
<b>THUR</b>	<b>1/1/2026</b>	<b>NEW YEARS DAY</b>	<b>FRI</b>	<b>11/27/2026</b>	<b>DAY AFTER THANKSGIVING</b>
<b>MON</b>	<b>2/16/2026</b>	<b>PRESIDENTS' DAY</b>	<b>THUR</b>	<b>12/24/2026</b>	<b>CHRISTMAS EVE</b>
<b>MON</b>	<b>5/25/2026</b>	<b>MEMORIAL DAY</b>	<b>FRI</b>	<b>12/25/2026</b>	<b>CHRISTMAS DAY</b>
<b>MON</b>	<b>7/6/2026</b>	<b>INDEPENDENCE DAY</b>	<b>THUR</b>	<b>12/31/2026</b>	<b>NEW YEARS EVE</b>
<b>MON</b>	<b>9/7/2026</b>	<b>LABOR DAY</b>	<b>FRI</b>	<b>1/1/2027</b>	<b>NEW YEARS DAY</b>
<b>WED</b>	<b>11/11/2026</b>	<b>VETERANS DAY</b>			

## PMLA BOARD MEETINGS SCHEDULE

(THIRD SATURDAY – UNLESS OTHERWISE NOTED)

**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**

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

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

**PICK UP A GIFT CARD FOR:**

**GOLF • GOLF SHOP APPAREL**

**& ACCESSORIES • THE GRILL**

**HUNTING & FISHING LICENSE VOUCHERS**

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

**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/>

**GOVERNING DOCUMENT ENFORCEMENT  
ACTIONS NOVEMBER 2025**

Courtesy Notices	22
Notice of Non-Compliance	13
Final Notice of violation	13
Fines Assessed	3
Member Service	643

**PML SAFETY REPORT**

	<b>1st Qtr</b>	<b>2nd Qtr</b>	<b>3rd Qtr</b>	<b>NOV.</b>	<b>4th Qtr</b>	<b>YTD</b>
Guest Passes Issued	2,308	4,031	5,675	1,184	2,187	14,201
Vendor Passes Issued	1,437	1,740	1,658	451	997	5,832
Access Passes Issued	2,211	5,557	7,031	1,084	2,169	16,968
Vehicles Admitted	31,794	47,916	55,454	10,975	22,907	158,071
Vehicles Refused Entry	562	991	1,718	349	677	3,948
Phone Calls Received	5,333	8,182	8,045	2,375	4,759	26,319
Residential Alarm	8	12	4	3	4	28
Animal - Loose	32	28	17	12	20	97
Animal - Impounded	6	6	1	5	6	19
Animal - Dead/Injured	18	24	36	18	35	113
Animal - Disturbance	4	27	14	1	4	49
Patrol Assist	377	528	559	133	294	1,758
Public Assist	8	29	23	11	21	81
Welfare Check	2	4	4	1	5	15
Transport	-	2	4	-	4	10
Traffic Hazard	1	2	8	-	1	12
Traffic Control	-	1	-	-	1	2
Excessive Speed/Reckless Driving	2	6	7	1	1	16
Gate - Tamper	2	1	4	-	-	7
Gate - Follow Through	40	55	98	8	21	214
Gate - Malfunction	216	758	18	8	18	1,010
Gate - Struck by Vehicle	10	33	20	6	18	81
Control Burn Reported	114	104	-	52	81	299
Fire Safety - Smoke Complaint	6	1	3	3	6	16
Hazard - Tree Down	6	2	1	-	-	9
Residential Disturbance	1	2	2	1	1	6
Amenity Burglary	-	-	-	-	-	-
Residential Burglary	1	-	1	-	-	2
Grand Theft	1	2	1	-	-	4
Petty Theft	1	-	1	-	-	2
Trespassing	2	3	7	-	2	14
Vandalism	-	-	1	-	-	1
Property Damage - PML	2	6	4	-	-	12
Property Damage - Resident	1	1	1	-	-	3
PML Regs Violations Resident	1	4	4	-	-	9
PML Regs Violations Guest	1	-	-	-	-	1
Vehicle - Citation Issued	1	4	35	1	7	47
Vehicle - Accident PML	2	4	11	-	1	18
Patrolling Unit	5,189	3,896	2,864	1,324	2,542	14,491
Amenity Security Check	7,826	7,260	5,118	2,586	5,382	25,586
Residence Security Check	554	536	361	8	34	1,485
Weapon Violation	1	-	1	-	1	3
Fixed Post	3	4	11	-	2	20
Courtesy Notice Issued	32	48	65	5	23	168
All Other Fees Collected	\$97,757	\$308,138	\$382,468	\$59,978	\$128,382	\$916,746

# PMLA PHONE/EMAIL DIRECTORY

## GENERAL MANAGER

**Joseph Powell**

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

## ASSISTANT GENERAL MANAGER

**Michelle Cathey - 1.209.962.8640**

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

## ADMINISTRATIVE ASSISTANT TO THE GENERAL MANAGER

**Janessa Owens - 1.209.962.8627**

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## HUMAN RESOURCES

**Shannon Abbott - 1.209.962.8628**

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## E.C.C. ASSISTANT

**Ashley Henderson - 1.209.962.8605**

Plan Submittal, Compliance Fees  
[ecc@pinemountainlake.com](mailto:ecc@pinemountainlake.com)

## MEMBER RELATIONS

**Shari Pingree - 1.209.962.8632**

Gate Cards, Address Changes, Webmaster,  
Lake Lodge Scheduling, Notary  
[pmlmr@pinemountainlake.com](mailto:pmlmr@pinemountainlake.com)

## COMMUNITY STANDARDS DIRECTOR

**Suzette Laffranchi - 1.209.962.1241**

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

## COMMUNITY STANDARDS SPECIALIST

**Carrie Harvey - 1.209.962.1242**

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

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

## RECEPTIONIST

**Angela Hicks - 1.209.962.8600**

General Info, Gate Cards,  
Lake Lodge Scheduling  
[admin@pinemountainlake.com](mailto:admin@pinemountainlake.com)

## MAIN GATE

**1.209.962.8615**

General Safety Inquiries, gate passes,  
campground reservations  
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[maingate@pinemountainlake.com](mailto:maingate@pinemountainlake.com)

## ACCOUNTING

### CONTROLLER

**Dan Szathmary - 1.209.962.8606**

Accounting Procedures

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

### ACCOUNTING SUPERVISOR

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

## RECEIVABLE/COLLECTIONS/ASSESSMENTS

**Sally Owens - 1.209.962.8607**

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## ACCOUNTS PAYABLE

**Tina Parmalee - 1.209.962.8626**

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## IT MANAGER

**Yuris Daudish - 1.209.962.1243**

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

## RECREATION AND SEASONAL OPERATIONS MANAGER

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## DEPARTMENT OF SAFETY

### DIRECTOR OF SAFETY

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## SERGEANT

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## MAINTENANCE DEPT

### MAINTENANCE MANAGER

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## FIRE SAFETY COORDINATOR

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

## FIRE SAFETY INSPECTOR

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

## FIRE SAFETY INSPECTOR

**Jessica Heller - 1.209.990.5261**

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

## GOLF COURSE

### GOLF COURSE SUPERINTENDENT

**Rob Abbott - 1.209.962.8610**

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

## GOLF SHOP

**Doug Schmiett - 1.209.962.8620**

Golf Pro Shop/Golf Reservations

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

## GOLF PRO

**Mike Cook - 1.209.962.8622**

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

## THE GRILL AT PINE MOUNTAIN LAKE

### FOOD & BEVERAGE DIRECTOR

**Andrea Wilson - 1.209.962.8639**

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

**Restaurant - 1.209.962.8638**

## OTHER PHONE NUMBERS

### EQUESTRIAN CENTER MANAGER

**Kendra Brown - 1.209.962.8667**

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## MARINA MANAGER

**Dawn Pretzer - 1.209.962.8631**

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

## PML NEWS

**David Wilkinson - 1.209.962.0613**

Ad/Article Submissions

[PMLNews@SabreDesign.com](mailto:PMLNews@SabreDesign.com)



# GENERAL MANAGER'S MESSAGE

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

## HAPPY NEW YEAR!

I would like to wish all of our members, volunteers and staff a very Happy New Year! 2025 was a very interesting year for our Association and we are looking forward to many more positive outcomes in 2026 for our community.

## PMLA GOVERNING DOCUMENTS UPDATE

The PMLA Governing Documents Update Committee received the final draft updates of our association Bylaws and CC&Rs from our legal counsel and is scheduled to review these this month before they are presented to the Board of Directors. Once the Board of Directors reviews the drafts, the Committee will make any final changes based on the feedback from the Directors and then once approved by the Board, a packet will be mailed to all PMLA members with copies of these draft documents.

Once received, the Board would like all members to review these draft governing documents so that they can provide feedback at the upcoming town hall meeting that will be scheduled just for this purpose.

The Board of Directors will hold a town hall meeting so that members can ask questions or express their opinions regarding the draft documents. Once this process is completed and all final changes are made to the draft, they will be put to a final vote of the membership for approval.

## PML TOWN HALL MEETING HELD ON DECEMBER 6TH

In 2025 the Board of Directors committed to holding quarterly town meetings with members, seeking to improve communication and community engagement.

Topics brought up by members at the December town hall meeting were:

- The recent relocation of the PG&E transformer equipment box on the

corner of Pine Mountain Drive and Tannahill Drive.

- Status and clarification regarding the lake dredging project.
- Response to questions regarding the General Managers spending authority and emergency expenditures.
- Explanation of the PMLA contracting and bid process.
- Shutting down a rumor attempt that the General Manager is retiring soon.
- Explanation as to how accounting for the Moore Brothers trash bag program works.
- Discussion regarding the PML News Magazine transitioning back to a printed format as well as digital.
- Ideas for mitigating driver speeding violations, and a request for another radar speed sign.
- Concerns regarding fire prevention enforcement and explanation of the process.
- Suggestion for more walking paths on road shoulders.
- Status update regarding the new law AB 130 that caps most HOA fines for violations at \$100.

The Board will be setting the date for the next town hall meeting at the January 17th Board meeting. Keep an eye out for future social media postings and PML News articles for more dates, times and topics.

## PMLA RECREATION DEPARTMENT VERY BUSY IN 2025

Our recreation management and staff were very busy in 2025 coming up with fun new events and activities for our membership and guests. They were very creative and we look forward to even bigger and better fun in 2026. Well done team!

## DSOD DAM INSPECTION GOES SMOOTHLY

Our annual California Division of Safety of Dams inspection was completed at the end of 2025 and we passed our

inspection as usual. Kudos to our Maintenance Manager, Rick Laffranchi and his staff for their hard work and diligence in monitoring and maintaining our lake dam and spillway.

## JUST A REMINDER

Just a reminder that it is important to use official methods of communication with the Association if you are looking for factual information or if you have a concern or issue that you wish to convey to the Board or the management team. Our contact information is readily

available on the Official PML Website at [www.pinemountainlake.com](http://www.pinemountainlake.com) and in the monthly PML News Magazine. Posting questions to unofficial social media sites may get you a lot of responses from other members and non-members, but you are not reaching the Association team where we can actually assist you. All Official PML social media pages display the Official PML logo for easy identification.

*Until Next Month, wishing everyone a safe and fun New Year! ☀*



## NEED A NOTARY?

*Shari L. Pingree*

**1.209.962.8632**  
**pmlmr@pinemountainlake.com**  
**1.209.352.6514**

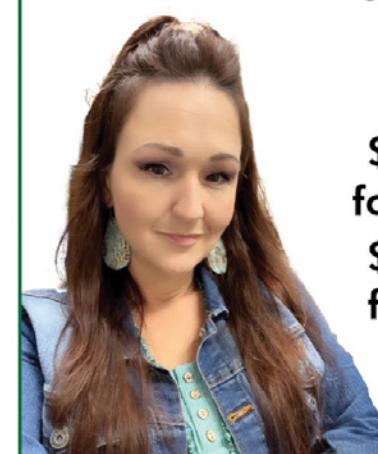
**Affidavits • Acknowledgements  
Deeds • Employment Documents**

**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



# PRESIDENT'S MESSAGE

MIKE GUSTAFSON – PMLA BOARD PRESIDENT

I hope you all had a wonderful holiday season with friends and family and may we all look forward to a happy and healthy New Year!!

January always pretty quiet around the old HOA as the population drops to the mostly full time residents. Being a summer guy, for me January marks the beginning of longer days and here in California, spring is just around the corner. My only concern is will we get enough rain to fill our lake. Mother Nature can be fickle.

Recently I had the occasion to drive from Lake Lodge around to the main gate on Pine Mountain Drive, and I was surprised that all the cars were going the speed limit. No, there weren't any traffic

controls and construction but it seems the PG&E "Rumble Strips" were doing the job! About every 50 feet there was a pavement cut running across the road that "thumped" as you cross them, so everyone was going slowly as a result! I think we are onto something here, go the speed limit and the bumps are no big deal; go fast and yes, the bump does rattle your teeth. Does this validate the idea of using real rumble strips?

In your HOA there are many volunteer committees that help us manage tasks that otherwise would need to be done by full time employees. In the last few years we have noticed that it's been taking longer and longer to fill vacancies in our committee. The same thing seems

to be happening in a lot of the local clubs, some actually disbanded because they could not get any "new blood" to help run the club. Volunteering is a very important part of living in Pine Mountain Lake, the various clubs enrich your local experience. Clubs are vital to meet new friends and develop long term relationships. To the "old timers" and the new folks, I urge you to reach out and get involved with your community! You'll meet nice people and it's very rewarding.

Speaking of volunteers, a big thank you to Dawn Silva and her team of folks who installed all the Christmas decorations in downtown Groveland! Great Job to all of you. In that same vein, every

Thanksgiving, Patti Beaulieu and Rick Wybra and over 50 volunteers organize a lovely free turkey dinner at the Resilience Center; this year they served well over 300 delicious dinners. Another great job made possible by volunteers!

The December Town Hall meeting gave people with questions, ideas and suggestions an opportunity to speak directly with PML board members and management. Some of the discussions topics included the potential lake dredging, ongoing speeding issues, and returning the PML News to a hard copy format in response to member feedback. Our next Town Hall will be in March.

My best wishes to everyone for a peaceful, healthy and happy 2026. ☺

## 2026 BUDGET/ASSESSMENT PACKETS

2026 Packets were 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 DID NOT RECEIVE YOUR 2026 PACKET BY DECEMBER 15, 2025, please contact the Administration Office at 1 209-962-8600.**

## COMPOST & ARCHERY RANGE HOURS OF OPERATION

**NOVEMBER THRU MARCH TUES. – SUN. 8AM TO 4PM**  
*WEATHER PERMITTING*

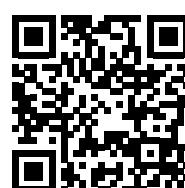
**APRIL THRU OCTOBER – 7 DAYS A WEEK 8AM TO 4PM**  
*WEATHER PERMITTING*

## 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**



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

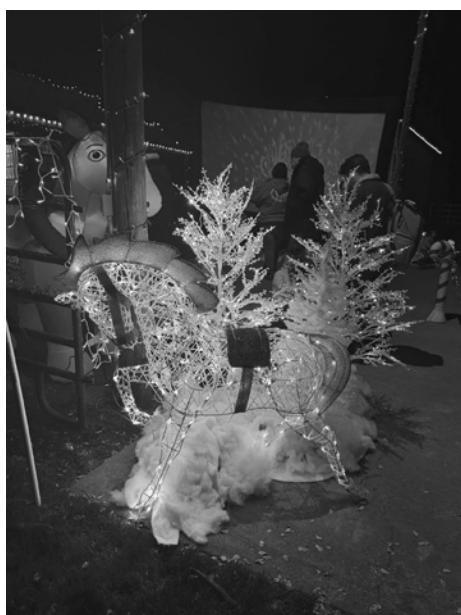
# CHRISTMAS TREE LANE AT THE PML STABLES



## CHRISTMAS TREE LANE AT THE PML STABLES AND THE WINNERS ARE...



1<sup>ST</sup> - SNOOPY TREE



2<sup>ND</sup> - PML POOL GANG 3<sup>RD</sup> - THE GRINCH TREE

Congratulations to all and Thank You for participating.

See you all next year!



# Holiday House Decorating Contest AND THE WINNERS ARE...



**1st Place Winner is  
Unit 4 Lot 221**

**2nd Place Winner is  
Unit 1 Lot 380**

**3rd Place Winner is  
Unit 5 Lot 068**

**Congratulations to all the participants  
and see you all next year!**



## 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**



## DO YOU HAVE YOUR PIN?



Since PML is a private gated community, we want to offer our property owners a secure way to call in guests. When you become a member of PML you are assigned a Personal Identification Number (PIN) to utilize either when calling in a guest pass or using the Gate Access Internet program. This PIN identifies you to staff without you having to be present. This is a confidential number and should **not be shared**. When you call the Main Gate to authorize a guest or vendor access into PML, you will be asked for your PIN. The staff will look up the number in the computer and use it to confirm your identity before entering the guest information. You must have this number to utilize the Gate Access Internet program as well. If you do not know your PIN or have any questions, please contact the Administration Office at:

**1-209-962-8600**

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

## PAY YOUR PML PAYMENTS ONLINE

**Did you know you can make  
your payments online?**

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

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

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

## 24/7 RENTAL COMPLIANCE HOTLINE

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

**1-209-231-4543**

## LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	1	DEFERRED TO NEXT EDITION BY EDITORIAL COMMITTEE
DENIED BY EDITORIAL COMMITTEE	0	DEFERRED TO NEXT EDITION BY BOARD OF DIRECTORS
Exceeds 250 word maximum	0	DEFERRED TO NEXT EDITION BY BOARD OF DIRECTORS
Content	0	DEFERRED TO NEXT EDITION BY BOARD OF DIRECTORS
Not a property owner	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](mailto: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.**

### BUDGET AND DUES CONCERNS

The New Year brings us Hope, Promises and Commitment.

The same Board we have here in PML brings us more increases, same excuses, and absolutely no hope in lowering our dues. How do the owners here that have made Pine Mountain Lake thier retirement home live with yet another substantial increase of 7%?

Does the board not understand that we live on a **FIXED** Budget? Instead of looking to reduce we are to just ac-

cept increase year after year because you know Things just cost more. There is no doubt because of the law-suits and fines against PML our dues we'll certainly increase to make up the poor choices made.

Take a look at the homes now that will be up for sale going forward into the new year because We are being priced out of our PML

Merry Christmas to all, and to all please pay the increase, yet again !

D&S Maloney  
Groveland Ca

## PLACE AN AD TODAY

With a classified or display ad in the Pine Mountain Lake News your ad will go directly to every PMLA member every month. Go to our website for more information and prices.

<https://www.pinemountainlake.com/ads/>

# COMMUNITY STANDARDS DEPARTMENT

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

HAPPY NEW YEAR! 2026 IS HERE  
BRINGING GOOD CHEER.

The Community Standards Team is also here to bring the good cheer as well as providing you answers to those frequently asked questions. If you have questions on Rental Compliance, property use and restrictions, or making improvements on your property, we are here to assist our membership in their quest to develop a comprehensive understanding of PMLA Governing Documents

Need assistance registering your rental or navigating the rules that apply to rental

within our community contact our Rental Compliance Coordinator, John Ferles at [RCC@pinemountainlake.com](mailto:RCC@pinemountainlake.com) or 1 (209) 962-1242.

Questions or concerns about property use and restrictions, contact our Community Standards Specialist, Carrie Harvey at [Compliance@pinemountainlake.com](mailto:Compliance@pinemountainlake.com) or call at 1 (209) 962-1242.

Planning on making exterior improvements to your property, maybe add some landscape, rebuild a deck, place a new sign or add some lights contact our Architectural Control Specialist, Ashley Henderson at [ECC@pinemountainlake.com](mailto:ECC@pinemountainlake.com) or 1 (209) 962-8605.

The Community Standards Department

is here to assist you with Pine Mountain Lake Association's governing documents such as the PMLA CC&Rs, Resolutions, ECC rules, guidelines and construction standards, as well as the enforcement procedures.

As always, if you have any questions, please feel free to reach out to our staff. We are happy to guide and provide you with the information you need to navigate our governing documents to maintain our beautiful community

A convenient way to get information, find links, review frequently asked questions, or continue to develop a better understanding of the rules and regulations, twenty-four hours a day,

seven days a week is to visit the Pine Mountain Lake Community Standards web page. You will find our page at [www.pinemountainlake.com](http://www.pinemountainlake.com) under the resources tab, click on the Community Standards Icon or click on the link to take you directly to the Community Standards Page.

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

**SPEED  
LIMIT  
25**

**SLOW DOWN**  
BEWARE OF SLICK ROADS  
WATCH FOR WILDLIFE  
PLEASE DRIVE SAFELY

## GUEST & RENTERS HANDBOOK IS AVAILABLE ONLINE!

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

**WWW.PINEMOUNTAINLAKE.COM**

and click on Resources, 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.

## 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!**



# TEE TO GREEN

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

Be it good or bad, 2025 is now in the history books. We in Golf Maintenance are looking forward to a successful 2026 season.

Holiday Express, what can I say? This year was truly spectacular. How about the 55 homes that decorated around the course? A huge thank you to all of you that participated. My staff and I really cranked it up this year as well, adding a host on new features and designs that showcased the course in a whole new way. I want to extend a big thank-you to my team for their creativity, hard work, and dedication.

Weather-wise, the early part of the season has been warm and dry, following a beneficial soaking of rain back in November. As winter continues, we want to remind players about the importance of responsible driving habits on the course during the wet months. Winter storms and saturated turf can make conditions unpredictable, and it often takes several days for the course to dry enough to allow carts off the paths. Even with adequate drainage time, some holes may remain too soft for cart traffic until we experience longer stretches of dry weather. Our team evaluates course conditions daily and will continue doing our best to accommodate members and guests while protecting the turf.

Frost is another significant winter

concern. When turf becomes frosted, the grass blades freeze and become extremely fragile. Walking, driving, or mowing on frozen turf can break the blades and cause long-term damage that often doesn't fully recover until spring. This is the reason for our 11:00 a.m. shotgun schedule during the winter months, though it's still common to see lingering frosty areas even at that time. We ask all players to avoid these spots to prevent unnecessary injury to the turf.

Additionally, winter brings a unique issue known as the "spongy phenomenon," which occurs even without rainfall. Repeated cycles of freezing and thawing can saturate the turf, leaving it soft, uneven, and slow. In some cases, extended cold but dry weather has led to conditions so unstable that carts were restricted to paths despite no recent rain. These same conditions can make greens appear ready for mowing when, in fact, the soft, puffy surface would be damaged by equipment. Recognizing and responding to these subtle winter turf challenges helps us maintain course quality throughout the cold months.

As we move into 2026, we appreciate everyone's patience and understanding. Your support plays a vital role in keeping the course healthy and enjoyable year-round, and we look forward to another great season ahead. ☀

# THE HOOF PRINT

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

With the New Year here, it is important to look back and reflect on the many good things that happened in 2025. In a world that often moves fast, the small moments of kindness, teamwork, and community support stand out the most. Those are the moments that keep our barn running, our horses thriving, and our programs growing. We are truly grateful to our community—both near and far—for everything you did to support the Equestrian Center this past year.

We are equally thankful for our boarders, guests, volunteers, and staff. Every day, regardless of weather, they show up to care for the horses, help one another, and keep the barn a positive place to be. From early-morning feedings and turnout, to lessons, trail rides, and late-night checks during stormy weather, their dedication is what makes this place feel like home. Because of their hard work and commitment, 2026 is already shaping up to be a strong and successful year.

Thank you as well to everyone who joined us for our Christmas Tree Lane event and visited Santa at the barn. Seeing families walk through the lights, take pictures, and enjoy the creativity of each decorated tree brought so much joy to our staff. Even when the winter

fog challenged us, the holiday spirit stayed strong. We look forward to strengthening and growing this event next year, making it even more magical for our community.

As we head into the winter months, our focus remains on horse care, safety, and preparing for the busy seasons ahead. Winter always brings its own challenges—shorter days, colder temperatures, and the constant battle to keep water thawed and blankets dry—but it also brings quiet moments that remind us why we love this place. A warm barn, a soft nicker at feeding time, and a freshly bedded stall can say more than words.

Looking ahead, 2026 has plenty in store. From community events and educational programs to trail rides, boarder activities, and facility improvements, we are excited for everything the new year will bring. We remain committed to providing a safe, welcoming, and well-maintained environment for both our two-legged and four-legged community.

Here's to new goals, new memories, and another great year at the barn. Wishing everyone a safe, warm, and happy winter season—and a wonderful start to 2026.

13309 Clifton Way  
Office: 1-209-962-8667  
[stables@pinemountainlake.com](mailto:stables@pinemountainlake.com) ☀

# NEW YEAR'S "RESOLUTION"

CARRIE HARVEY – COMMUNITY STANDARDS SPECIALIST

Happy New Year! I hope everyone had safe, and happy holidays. As we begin 2026, and everyone is focusing on what their new year's resolution should be, maybe yours is to put away all those holiday decorations and spruce up around your home. If so, let us focus on your CC&R's, Article

**VIII, Section 10, Storage- Storage of personal property on any Lot shall be entirely within enclosed storage areas.** This means, that all personal or household items must be kept out of view of the street and neighboring lots.

If you are cleaning out that garage, those closets in your home, or wondering where to make room for your shiny new gifts,

remember your neighbors do not want to look at your old stuff. While you are waiting to haul off your old items, please make sure your discard pile is kept in an enclosed storage area. If you have outdoor things, like hoses, garden tools, power tools, etc., or anything that can be put in your garage, or approved shed, please do so. Keeping your household or personal items laying

around the outside of your home, in your yard, or near the street takes away from the beauty of your neighborhood. We strive to keep the aesthetics of Pine Mountain Lake, including landscaping, color schemes, and overall cleanliness. If you have any questions on what you may or may not keep on the outside of your home, please feel free to reach out to me here in the Community Standards Dept at 1-209-962-1242 or [compliance@pinemountainlake.com](mailto:compliance@pinemountainlake.com) and I will be happy to assist you. Have a great January! ☀

# RECREATION UPDATE

MELODY WISDOM - RECREATION AND SEASONAL OPERATIONS MANAGER, CCAM

Celebrating Community, Joy, and Looking Ahead to 2026 at Pine Mountain Lake

As we close the chapter on 2025, Pine Mountain Lake extends a heartfelt thank you to everyone who made this year truly special. PML thrives on joy and togetherness, and this holiday season was a glowing testament to that spirit.

The Equestrian Center lit up the Sonora Christmas Parade with a festive Toy Story themed float that captured the perfect blend of holiday magic and cheer, delighting spectators of all ages. Back at PML, the celebrations continued with the sparkling Holiday House Contest, Christmas Tree Lane, and the beloved Santa at the Stables. Families had the chance to visit Santa in his sleigh, take photos, and share their Christmas wishes, creating memories that will last a lifetime.

A special thank you goes out to all those who participated in the Holiday House Contest and Christmas Tree Lane. Your creativity and holiday spirit transformed PML into a winter wonderland, with lights and decorations so magical they could warm even the Grinch's heart.

As we look ahead to 2026, we're excited for even bigger and brighter events. Here's to another year of community, fun, and cherished memories. From all of us at PML, thank you for being part of what makes this place so special. Cheers to a joyful and unforgettable 2026!

If you're looking for something to do between now and May, take advantage of the amenities available:

Tennis and pickleball courts are open. The shooting range is ready for use. Playgrounds provide fun for the

little ones.

The Stables are open and offer an excellent opportunity to learn horseback riding. Call **1 (209) 962-8667** to make your reservation today!

## HERE ARE SOME HIGHLIGHTS FOR 2026 (MORE INFORMATION WILL FOLLOW):

Starting in January: Register your vessel(s) online. Go to [pinemountainlake.com](http://pinemountainlake.com), click on Amenities, select Marina, and find the 2026 Boat Registration Link.

Seasonal jobs will be posted in early March.

Job Fair in mid-March.

Trail rides begin at the end of April (weather permitting).

Starting May 1st: Boat launching opens. Be sure to make your reservation for a boat inspection and launch time, call the Marina at **1 (209) 962-8631**.

Fish plant scheduled for mid-May.

Seasonal amenities (Marina Store, Lakeside Café, and Swim Center) open on Memorial Weekend.

Memorial Day Weekend: PML Roping in the Pines event.

The Independence Day Celebration is on Saturday, July 4th.

Seasonal amenities close on October 31st.

Holiday House Contest, Christmas Tree Lane and Santa at the Stables return in December.

We are excited about what 2026 holds for all of us at PML. Thank you for being part of our community and helping us create a year full of memories, fun, and joy.

Here's to a wonderful New Year and a safe, happy wintertime!

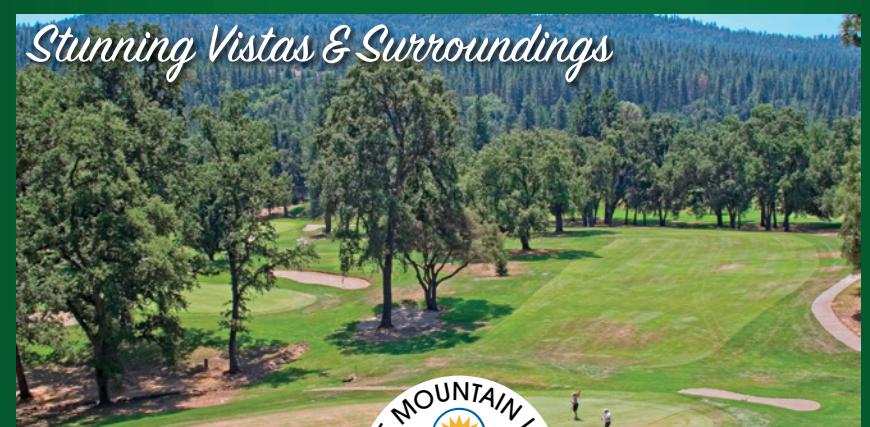
For more information, contact Melody Wisdom at **1 (209) 962-8604**. ☺

**WWW.PINEMOUNTAINLAKE.COM**

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

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*Championship Golf Course*

*Stunning Vistas & Surroundings*



*Mountain Golf at its Finest!*



[www.PineMountainLake.com](http://www.PineMountainLake.com)  
**1-209-962-8620**

# HAPPY NEW YEAR FROM PINE MOUNTAIN LAKE ASSOCIATION



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



## MURRA'S TOTAL YARD MAINTENANCE



**BRINGING VALUE FOR YOUR DOLLAR IN PML**

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## *Buying or Selling?*

**Personalized Not Franchised**

**209-985-7633**

*D.J. Kraft*  
REALTOR

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



# 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

### Ladies 18-Hole Golf Club

Weekly Play Day – Thursdays

### PINE MOUNTAIN LAKE

### HOLIDAY EXPRESS

*See Holiday Express Article.*

### 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.

### 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 January 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 you 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

*(Continued on Next Page)*

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. ☺

#### ADMINISTRATION

## HOLIDAY EXPRESS ON PINE MOUNTAIN LAKE GOLF COURSE

MIKE COOK – PGA HEAD GOLF PROFESSIONAL

*"So, what if we get a bunch of people who live on the course to decorate their houses with lights and stuff and then let people drive around in golf carts to see the lights?"*

*"I like it! We can sell tickets and give them hot cocoa and cookies and candy."*

*"Don't forget handwarmers, it's chilly out there at night."*

*"Right, so we'll need to put lights on the carts as well because it's really dark out on the course."*

*"Perfect!"*

**A**nd that is how the Holiday Express got started. This year we had 120 riders on Friday, December 5th and 160 on Saturday the 6th. It was a chilly but clear night with the full moon helping to light the way around the golf course.

"Awesome", "So beautiful", "This is our new family Christmas tradition", "Best ride ever, and great hot cocoa" were just some of the comments by the travelers. The smiles and laughter from the kids (of all ages) was priceless.

There was also a contest for the best decorated house on the tour. We had 10 homes in the contest with 4 first timers. Thanks to everyone who strung lights or inflated Santas and polar bears but didn't enter the contest. Your spirit of the holidays was noticed and greatly appreciated.

#### THIS YEAR'S TOP 4 WINNERS ARE:

<b>1st Place</b>	Paul & Judi Kuhn
<b>2nd Place</b>	Gus & Michelle Climent
<b>3rd Place</b>	Ted & Kathleen Holzwart
<b>4th Place</b>	Will & Elisa Hoppner

\$100 Country Club Gift Card
\$80 Country Club Gift Card
\$60 Country Club Gift Card
\$40 Country Club Gift Card



Many, many people worked very hard to pull this all together. The Golf Course Maintenance crew, led by Rob Abbott, out did themselves this year. A special shout out to Matt Vilmur, our "snowman" for the 2 nights. (Many say they should get first place for all the lights, inflatables and arches they put up on the course.) And a big tip of the cap to the Tioga High School volunteers who poured hot cocoa, handed out cookies and candy (and handwarmers) and manned the street crossings in the dark, chilly night.

Next year's Holiday Express will be bigger and better. And if you live on the golf course we hope that you'll decorate your house and enter the contest!

Ho, Ho Ho and Cheers! May all your Holidays be cheerful and bright! ☺



CHRIS H. LAKE  
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GINA GIAMPIETRO HERNANDEZ  
DRE 01226555  
**408-506-6944**  
[GinaGHRealEstate@gmail.com](mailto:GinaGHRealEstate@gmail.com)

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PAUL S. BUNT REAL ESTATE BROKER DRE 01221266

Make  
Chris & Gina  
your  
1st call!

**Thank you to all our valued clients for another successful year!  
We truly appreciate you and look forward to this New 2026 Year.**  
**Sincerely, Gina and Chris**

## SOLD PROPERTIES 2025

### LISTINGS SOLD

#### **20609 Longview St. \$520,000**

3 bedrooms/2 baths 2249 sq ft 2 car garage

#### **Acreage Fiske Hill Rd. \$50,000**

19.56 acres land with well no structures

#### **19570 Cottonwood St. \$315,000**

3 bedrooms/2 baths 1400 sq ft 2 car garage

#### **19954 Ridgecrest Way \$310,000**

2 bedrooms/2 baths 1488 sq ft 0 garage

#### **19940 Pleasantview Dr. \$550,000**

5 bedrooms/4 baths 2394 sq ft 2 car garage

#### **19955 Pleasantview Dr. \$410,000**

3 bedrooms/3 baths 2043 sq ft 2 car garage

#### **11974 Myer Ct. \$275,000**

3 bedrooms/2 baths 1360 sq ft 0 garage

#### **19421 Grizzly Circle \$325,000**

2 bedrooms/1.5 baths 1226 sq ft carport

#### **12623 Cresthaven Dr. \$305,000**

2 bedrooms/1.5 baths 1152 sq ft 0 garage

#### **13064 Jackson Mill Dr. \$345,000**

3 bedrooms/2.5 baths 1582 sq ft 2 car garage

#### **19716 Butler Way \$399,000**

3 bedrooms/2 baths 1973 sq ft 2 car garage

#### **19425 Chaffee Circle \$410,000**

3 bedrooms/2 baths 1532 sq ft 2 car oversized garage

#### **12791 Mueller Dr. \$587,000**

5 bedrooms/3.5 baths 3430 sq ft 4 car garage

#### **19591 Chaffee Circle \$340,000**

3 bedrooms/2 baths 1968 sq ft 2 car garage

#### **19596 Butler Way \$1,390,000**

4 bedrooms/3.5 baths 3630 sq ft 2 car garage

#### **11995 McGraw Ct. \$450,000**

2 bedrooms/3 baths 2243 sq ft 0 garage

#### **6653 Dogtown Rd. \$650,000**

3 bedrooms/ 2.5 baths 1980 sq ft 2 car garage 10 acres

#### **20913 Big Foot Ct. Lakefront \$1,020,000**

3 bedrooms/2 baths 1465 sq ft 2 car garage

#### **19673 Jonny Degnan Ct \$345,000**

3 bedrooms/3 baths 2172 sq ft 2172 sq ft 2 car garage

### BUYER ASSISTED SALES

#### **12096 Breckenridge Rd. \$385,000**

3 bedrooms/2 baths 1789 sq ft 1 car garage

#### **Acreage Fiske Hill Rd \$50,000**

19.56 acres land with well no structures

#### **19955 Pleasantview Dr. \$410,000**

3 bedrooms/3 baths 2043 sq ft 2 car garage

#### **20224 Lower Skyridge \$955,000**

3 bedrooms/2.5 baths 2008 sq ft 0 garage Lakefront

#### **19716 Butler Way \$399,000**

3 bedrooms/3 baths 1973 sq ft 2 car garage

# WHY PINE MOUNTAIN LAKE'S RESOLUTION #24.05 IS THE HERO WE DID NOT KNOW WE NEEDED

JOHN FERLES – RENTAL COMPLIANCE COORDINATOR

If you've ever spent a weekend at Pine Mountain Lake—kayaking on glassy water, sipping iced tea on a sunny deck, or watching deer stroll by like they own the place—you know it's a slice of mountain paradise. But even paradise has its rules, and one of the most important is Resolution 24.05, Adopting Short-Term Rental Permit Policy. It may not sound thrilling at first glance but stay with me—this one matters.

Resolution 24.05 states that **Short-Term Rental (STR) owners must designate a contact person who can respond to complaints and resolve violations within 60 minutes**. If not, the owner may face fines or even action against their STR permit. Simple enough, right? But the real story lies in why this rule exists—and how it can actually make life better for everyone: owners, guests, neighbors, and the community at large.

Picture this: It's 11pm on a Saturday. The stars are gorgeous. The air is crisp. And someone's guests are blasting karaoke like they're auditioning for "Pine Mountain Lake Idol." A neighbor calls it in. Under Resolution 24.05, a designated contact person must step in—fast. Not "first thing tomorrow," not "when they get home from dinner." **Within 60 minutes**.

Now, let's be realistic. STR owners are human. They're not going to be available 24/7. They might be out hiking, in the middle of a movie, or—heaven forbid—sleeping. And let's be honest: no one wants to wake up at 2am to explain to a group of weekend warriors that the deck is not, in fact, a dance floor.

That's where the real MVPs come in:

## Property Managers.

A good property manager isn't just a convenience—they're a lifeline. They're the ones who can receive that late-night call, drive over, troubleshoot a problem, calm a neighbor, and get everything back under control before the clock hits minute 60. But—and this is the key—they can only do that if they're actually updated, informed, and empowered by the STR owners they represent.

Unfortunately, owners forgetting to loop us in when their property manager changes leads to garbage cans left out, delayed communications, frustrated guests or Courtesy Notices headed your way in the mail. If we don't have the most up-to-date Property Manager info, they cannot perform the superhero rescue that Resolution 24.05 requires.

So, what does this mean for STR owners? It means communication is no longer optional. It's essential. Whether you use a management company, an independent caretaker, or a reliable neighbor with nerves of steel, they must be armed with the information they need to act quickly and effectively.

Resolution 24.05 isn't about catching owners off-guard or making rental life difficult. It's about keeping Pine Mountain Lake the peaceful, welcoming community it's always been. With a well-informed property manager on your team, you're not just complying with the rule—you're helping preserve the very charm that keeps guests coming back year after year.

In the end, the resolution isn't just a rule. It's a reminder: *paradise runs smoothly when*

*everyone's on the same page.*

As always, please do not hesitate to reach out to me with any questions or concerns by calling **1-209-962-1245** or sending [pinemountainlake.com](http://pinemountainlake.com). Don't forget to



check out our Community Standards web page, where you will find valuable resources such as the Renter Brochure that provides your renters and guest a guide to enjoy their vacation by providing them on a short list of common rules for an enjoyable stay. [www.pinemountainlake.com/community-standards](http://www.pinemountainlake.com/community-standards).

**WWW.PINEMOUNTAINLAKE.COM**

**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**



## Make your financial future a priority.



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# LOCAL TREE SERVICES

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- Tree Removal
- Defensible Space
- License # 1078237 and Insured
- Tree Trimming

## FIREWOOD CUTTING

PML SLASH AND COMPOST SITE

**OAK AND CEDAR** REQUIRES A \$20 PML WOOD CUTTING PERMIT

WOOD CUTTING PERMITS AVAILABLE AT THE MAINTENANCE FACILITY

**PINE AND FIR** AVAILABLE FOR FREE CUT & HAUL

FOR MORE INFORMATION PLEASE CONTACT MAINTENANCE AT

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

## PROPANE DISCOUNT PROGRAM

Suburban Propane – As the preferred provider of PML we are happy to provide an exclusive members only program to all residents.

Benefits include: Propane at a discounted rate, Tank rental at a discounted rate, Free basic tank installation, Easy payment options, 24/7 Tech support, Flexible delivery options, 24/7 live phone support. Contact our local staff for further details and current rates.

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# PINE MOUNTAIN LAKE REALTY

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DRE#00451887



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Realtor®  
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GRI, ABR, RSPS  
209-200-1692  
DRE#01268655



**Eleda Carlson**  
Owner/Realtor®  
209.814.4123  
DRE#00632516



20059 Pleasantview  
1-229  
\$450,000  
MLS# 41108388

*Located in the Heart of Pine Mountain Lake!*

3 Bd/3 Bth, 2 Garages, Approx 2592sf, Living Rm w/Rock Surround Fireplace, Bay Window, Kitchen w/Hardwood Flooring, Garden Window, Double Oven, Dining Room with Slider to New Composite Deck, Primary Bdrm, Walk-in Closet w/Vanity, Soaking Tub, Lower Level Bonus Room w/full Bath, Laundry Rm w/Hookups, Large Sink & Cabinets. Pretty Surroundings.



13133 Mohrman St.  
2-119  
\$359,000  
MLS# 41113829

*Peaceful Setting with Privacy!*

3 Bd/2 Bth, 2 Car Attached Garage, Double Merged Lot, Single Level, Generous Living Space with a lot of Natural Lighting, Cathedral Ceiling, "See Through" Fireplace between Living Rm and Dining. Kitchen w/Laminate Counters, Lots of Cupboards, Breakfast Bar, Primary Bed/Bath, Inside Laundry, Washer/Dryer Included, Front Deck. Tranquil Wooded Views.



19621 Cottonwood  
6-36  
\$399,900  
MLS# 41117133

*Charming Home - Spacious Double Lot!*

3 Bed/2 Bath, 2 Car Attached Garage w/Workspace, Single Level, Living Rm w/Free Standing Gas Fireplace, Central Vacuum, Kitchen, Brfst Bar, Sky Light, Laminate Counters, Open Dining Area w/Access to Deck, Primary Bed/Bath, Inside Laundry, Washer/Dryer Included. Chair Lift from Garage to Living Area, Front and Back Decks, Circular Driveway.



19935 Pleasantview  
1-235  
\$330,000  
MLS# 41119158

*Mountain Living at it's Best!*

Charming 3 Bd/1.5 Bth, Just 2 blocks from the Lake, Set back from Road & Backs to Greenbelt. Open Living Rm, Dining & Kitchen, Laminate Flooring, Freestanding Propane Fireplace, Primary Bed/Bath w/Access to Deck, Inside Laundry W/D Included. Wraparound Deck, Newer Updates, & on Sewer. Perfect Full-time Residence or Sierra Getaway. Just 26 miles from Yosemite.



13024 Gamble St.  
2-42A  
\$319,900  
MLS# 41112984

*Step Right in - Fully Furnished Cabin*

3 Bd/1 Bth, 3 Merged Lots, 1.07 Acre, Living Room w/Free Standing Wood Burning Fireplace w/Brick Hearth, Laminate Flooring, Knoty Pine Open Beam Ceilings, Kitchen w/Brfst Bar, Solid Surface Counters, Dining Area w/Access to Deck. Front & Back Decks, Storage and abundance of Room to add a Garage, etc. Woodsy View and Seasonal Creek in Back.



11350 Big Creek  
Shaft  
\$489,000  
MLS# 41104972

*Charming Farm-Style Cottage w/4.3 Acres*

3 Bd/2 Bth, Oversized Garage w/Workshop and a 13x25' Bonus Rm over the Garage + a Canvas Carport, Open Beam Ceiling, Freestanding Stone Hearth FP, Sky Lights, Brfst Bar, Laminate Counters, Dutch Door, Open Dining, Primary Bd w/Dormer Sitting Area, Inside Laundry W/D Included. Covered Front Porch, Paved Patio, Enclosed Screened Back Porch w/Spa. Seasonal Creek.



19563 Cottonwood  
6-17A  
\$250,000  
MLS# 41112328

*Charming Mountain Cabin Retreat!*

2 Bd/1 Bth, on 0.69 Acre, Open Living Area, Cathedral Ceilings, Free Standing Woodburning Stove, Dramatic Wall of Windows providing Natural Lighting, Cathedral Ceiling, Kitchen w/Solid Surface Counters, Brfst Bar, Ceiling Fans, Open Dining Area, Laundry Hookups, Newer Deck, Screened in Sunroom, Seasonal Creek and Pretty Views.



19195 Feretti Road  
5-250A  
\$525,000  
MLS# 41109933

*Beautiful Quality Golf Course Home!*

3 Bd/3 Bth, Oversized Garage, 0.68 Acre, 3220sf, Foyer w/Skylight, Living Rm w/See Thru Fireplace to Family Rm, Large Wet Bar & Cabinets, Both Rms Overlooking Golf Course. Kitchen w/Island Range & Brfst Bar, Kitchen Nook & Pantry, Pass thru Window to Partially Covered Deck, Formal Dining. Huge Primary Suite w/Oversized Walk-in Closet. Bath: Double Vanity, Skylight, Stall Shower, Tub with Jets, Sitting Area, Lower Level 2nd Family Rm, Inside Laundry, 2 Small Bonus Rooms, & 2 more Sleeping/Den or Office Rooms. Wrap Around Deck.



20543 Nob Hill  
3-118  
\$285,000  
MLS# 41109859

*Charming Chalet Style Cabin*

4 Bd/2 Bth, 2 Car Detached Garage, Great Rm with a Cozy Stone Raised Hearth Fireplace, Open Beam Ceilings, Kitchen w/Brfst Bar, Laminate Counters, Dining Area, Inside Laundry, Washer/Dryer Included. Upper Bdrm with Access to Outside Balcony, Large Deck and Plenty of extra Parking.



22877 East  
Parkwood Dr.  
\$199,000  
MLS# 41112084

*Bright & Cheerful in a Great Community*



22690 Hidden  
Hollow Road  
\$185,000  
MLS# 41100128

*Peaceful & Quiet Neighborhood!*

3 Bd/2 Bth, 2 Car Attached Garage, Good sized Living Rm w/Stone Woodburning Fireplace, Kitchen Brfst Bar, Solid Surface Counters, Garden Window, Open Dining, Primary Bed/Bath with Double Vanity, Walk-in Closet, Inside Laundry, Washer/Dryer Included. Amenities include Pool, BBQ Area, Game Room, Club House.



22513 Prospect Hts  
Lot 30  
\$150,000  
MLS #41114642

*Lovely Vista Estates Home*

2 Bd/2Bth, 2 Car Garage, One Level, Living Rm w/Gas Fireplace, Large Kitchen w/Lots of Cupboards, Laminate Counters. Primary Bd/Bath, Walk-in Closet, Dual Sinks, Vanity, Laundry Rm, Hookups, Cabinets & Utility Sink. Rear Deck, Community Pool & Recreation Room. Close to Yosemite Nat'l Park & Historical



5033 Main St  
Coulterville, CA  
\$375,000  
MLS# 41116403

*Great Business Opportunity!*



5E/17 Tannahill  
Sean Patrick  
\$24,500  
MLS# 20240501

*Incredible R3 Zoned Golf Course Lot!*

This is an R3 (Multi-Family Zoning) 0.30 Acre Corner Golf Course Lot. Build a Single or Duplex Structure, with Zero Street Clearance for a Garage in this specific Area. Access the Lot from Both Side Streets. 1 City Block from Golf & Country Club, Pickle Ball Courts & Community Pool. Next to #4 Tee Box & Overlooks #3 Green.

## Lots & Land for Sale

\$ 5,000	19703 Cottonwood	MLS# 41118065
\$ 7,500	12891 Boitano Rd	MLS# 20240330
\$ 9,000	20650 Crescent Way	MLS# 20240455
\$ 9,900	13177 Jackson Mill	MLS# 41118256
\$ 10,000	12944 Wells Fargo	MLS# 41085406
\$ 10,000	19364 Feretti Rd	MLS# 41104897
\$ 12,900	13137 Jackson Mill	MLS# 41119032
\$ 20,000	4-211A Point View	MLS# 41105089
\$ 20,000	12715 Eagle Court	MLS# 41105466
\$ 24,500	5E/17 Tannahill	MLS# 20240501
\$ 35,000	19545 Pleasantview	MLS# 41095636
\$ 39,900	13440 Clements Rd	MLS# 41109885
\$ 48,000	1-244 Pleasantview	MLS# 41101521
\$ 49,000	5-8 Sean Patrick	MLS# 41115934
\$ 85,000	20158 Pine Mtn Dr	MLS# 41104702
\$100,000	19290 Yosemite Spr	MLS# 41109338
\$300,000	Highway 120	MLS# 20221176
\$425,000	18900 Jamestown	MLS# 41094797
\$425,000	19100 Jamestown	MLS# 41112969
\$599,000	20000 Jamestown	MLS# 41109430

# FIRE SAFETY

JOE MILANI – FIRE SAFETY COORDINATOR

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

The winter months are the best time to reduce the fuel load on your property. The Fire Safety Team has been hard at work and we want to thank the Pine Mountain Lake Maintenance

Team and the community for stepping up and supporting the effort in fire prevention. Get started today, take the first steps in becoming fire safe. **Please give us a call to schedule a courtesy fire safety inspection.**

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

arrives. Two key factors for locating fire extinguishers are accessibility and visibility. Below is a quick tip from the NFPA on how to use a fire extinguisher.

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

- o **P**ull the pin. Hold the extinguisher with the nozzle pointing away from you, and release the locking mechanism.
- o **A**im low. Point the extinguisher at the base of the fire.

- o **S**queeze the lever slowly and evenly.
- o **S**weep the nozzle from side-to-side.

Lastly, let's all hope for more rain this year and remember that fire safety inspection and re-inspections will continue in Pine Mountain Lake. Remember a fire safe community begins with you! If you would like an inspection of your property, or you are looking to educate yourself more, our fire safety team would love to help. If you have any questions or concerns regarding fire safety or PMLA burn permits, you can contact Amanda 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).

# FROM PMLA COMMUNITY SAFETY & EMERGENCY PREPAREDNESS COMMITTEE

BOB ASQUITH

**T**he Pine Mountain Lake Community Safety & Emergency Preparedness 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.

Also, note the name change that more closely aligns with the new set of Committee Objectives.

CERT held its FEMA provided Basic Training Nov 14-16 in Groveland. There were 34 students that graduated from this 20-hour intensive course which was held at Firefall Ranch. Almost all of them are PML Members. This makes our community safer and more prepared for whatever comes our way as well as fulfilling one of the objectives of our committee. You may recognize one or more of your neighbors.

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
- ✓ **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)

Heading into 2026, this Committee has a revised set of Committee Objectives. They were presented to the Board of Directors in November and approved.

# LET'S ASK ANGELA

ANGELA HICKS – PML ADMINISTRATION OFFICE

WELCOME TO JANUARY 2026!!!

Did I just write that? It is already 2026, and that is just amazing. Pine Mountain Lake has made so many memories. We have a whole 365 days to create new memories, and it always brings a sense of fresh beginnings and possibilities.

HAPPY NEW YEAR EVERYONE!

## IMPORTANT CONTACT INFORMATION

The PML Administration office is open **Monday through Friday, 8 a.m. to 4:30 p.m.** The office closes daily from noon until 1 p.m. for lunch and is closed on weekends.

Feel free to call **1-209-962-8600** or email me at [admin@pinemountainlake.com](mailto:admin@pinemountainlake.com) with any questions or concerns. We are always here to help!

## WELCOME ALL NEW PROPERTY OWNERS!

In 2025, Shari and I welcomed so many new property owners. One by one, we welcomed, congratulated, felt their joy, and did our best to make the welcoming

experience as smooth and positive as possible.

**New Member Orientation Package****Includes:**

- Gate Access Information
- Pine Mountain Lake Fact Sheet
- Email and Required Documents Authorization Form
- Debit or Credit Card Authorization Form
- Member Charge
- ECC Rules, Guidelines and Construction Standards
- Getting Connected in Groveland
- PML Championship Golf Course
- PML Community Flyers

**2026 ASSESSMENT BREAKDOWN:**

\$3,672.00 – 2026 Annual Assessment

**\$3,362.00 – 2026 Annual Assessment (Payment prior to January 31, 2026 \$40.00 discount)**

\$306.00 – 2026 Monthly Assessment payment

\$30.60 – 2026 Late Charge per month

**\$336.00 – 2026 Monthly payment with late charge****WARM AND COZY REMINDERS....****What is the speed limit in and around Pine Mountain Lake?**

- 25 mph is the speed limit. Please comply with this, as we have wildlife roaming free and people too. We need to keep everyone safe

**How many cars are allowed through a gate at a time?**

- All gates are designed to allow 1 car through at a time. If you allow anyone to follow you through the gate, you will be sent a violation notice for doing so. Please go slow, stop, let the bar come down behind you, and proceed. If anyone gets through with you, please call the Main Gate (**1-209-962-8615**) immediately and let them know you did not allow anyone through.

**When is the monthly assessment fee due?**

- Assessments are due on the 1st of the month. Everyone has until the 15th of said month to pay in full. If you pay after the 15th, there will be a late charge of \$30.60 on top of your monthly assessment. (see above)

**My access card is no longer working.****What do I do?**

- If you find that your card is working

intermittently, please stop by the office and see us. We are able to test all cards and clickers to determine the issue. The cards are proximity cards, and wires run through the cards in both directions. If you leave it on your dashboard or in your glove compartment in the summer, the wires will break, and it will not work. If your card gets cracked or bent in any way, it will stop working. If and when that happens, again, please come see Shari or I and we'll be happy to help.

**WHIMSY CORNER:**

Here are some funny New Year's wishes for everyone.

“Wishing you a year full of carbs and zero guilt!”

“Here's to pretending we'll stick to our gym plans. Happy New Year!”

“May your fridge always be full and your WI-FI always strong!”

“Happy New Year! Let's make mistakes in style this year!”

“May your new year be as bright as your phone screen at 2 AM!”

Wishing everyone the brightest and most memorable 2026 ever! ☺

# NEW YEAR, NEW PROJECT

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

It's that “new year, new me” time again. And maybe this year, in addition to turning your mind and body into a temple, you want to turn your home into one as well. A new coat of paint to start your year out with a clean slate... A new roof that will provide 30 more years of peace of mind... Or maybe even a new garage to fit all that newly procured gym equipment. Whatever plans the “new” you have in mind, we are here to help make it a possibility.

The first step to getting your project off the ground, is understanding that all exterior improvements, modifications, repairs, etc. must be submitted to the Environmental Control Committee for

approval. Don't know how to submit “insert project here”? Just reach out and ask! We would be happy to assist you. For your convenience, homeowners can access our newly streamlined ECC Rules, Guidelines and Construction Standards at [pinemountainlake.com](http://pinemountainlake.com) under the members tab. Additionally, please check out our Community Standards page at:



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

# HR'S MILESTONES & RECOGNITIONS

SHANNON ABBOTT, PHRCA – HR MANAGER

**Matt Vilmur** – Golf Maintenance Equipment Operator  
Celebrating **10 years of service** on January 29, 2026

Please join us in congratulating John and Matt when you see them around Pine Mountain Lake. Their commitment and hard work inspire us all, and we are truly fortunate to have them as part of our PML team. Thank you, John and Matt, for everything you do to keep our Association moving forward. ☺

**John Davis** – Facilities Maintenance Chief Mechanic  
Celebrating **15 years of service** on January 14, 2026

**John Davis** – Facilities Maintenance Chief Mechanic  
Celebrating **15 years of service** on January 14, 2026

# PINE NEEDLERS QUILT GUILD

SANDY SMITH

**W**ow! It is 2026 already.... HAPPY NEW YEAR everyone!!! This new year is going to be one of Accomplishment, no WIPs by December 31st, Right?

Just a quick Thank You to all who participated in Advent, it was exciting and fun. Hope you all, like me, enjoyed.

Pine Needlers Quilt Guild meets the third Tuesday of each month, under the Library. January's 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 (hand sew or machine), you can sew with us til 3.

Lots of fun things happening this month: First, Wednesday January 21st, 9:30 - 3 is the Butterfly Applique Wall Hanging at the Lake Lodge. Can hardly wait to see them all completed, maybe at February's meeting?

Have you ever wanted to learn to sew? Well here is your chance, PNQG is sponsoring Sewing 101, 9:30-12 January 10th at Gateway Church. Come and learn the basics, and begin a new adventure. Call Carol at 209 768-7528 and secure your place. If you can't make this session, there will be one in February and one in March.

From Kris remember to bring your finished "Block of the Month" to the January meeting.

And finally from our VP Michele, check out Missouri Star Stitch America Fireworks Finale sew along. Wonderful quilt to celebrate the 250th Anniversary of our country.

Remember Pine Needlers Quilt Guild

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meets the 3rd Tuesday of each month, under the Library at 10:00 a.m. The January Meeting will be on the 20th.

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 February!!! Have a productive month! ☺

# PML MEN'S GOLF CLUB

STEVE BURKE

The 2026 Tournament Season starts next month with the Icebreaker. This year we will host 16 Men's Golf Club events, as well as 3, nonclub events. Visit the Men's Golf Club website, [pmlmgc.com](http://pmlmgc.com), to view the 2026 Tournament Schedule. Here are the results from our last two 2025 events.

## HALLOWEEN SPOOKTACULAR

### FLIGHT 1

**1st Place** Manny Youkhaneh, Bryan Eshagh

**2nd Place** Gage Francis, Joe Parisi

**3rd Place** Ted Toffey, Rod Raine

**4th Place** Bud Roberts, Dave Gibson

**5th Place** Bryan McSweeney, Jeff Sera

### FLIGHT 2

**1st Place** Allen Craig, Dave Hart

**2nd Place** Craig Herendeen, Steve Burke

**3rd Place** Brian Zenger, Frank Jablonski

**4th Place** Dennis Perry, Steve Vahey

**5th Place** Michael Thoben, Les Fondy

## TURKEY SHOOT

### FLIGHT 1

**1st Place** Keith Ornelas, Paul Merrigan, Dave Bealby, Eric Voogd

**2nd Place** Ryan Opilla, Blake Bridges, Frank Jablonski, Jaydon Spires

**3rd Place** Joe Parisi, Derick Schulke, Ben Rebiskie, Jon Rivera

### FLIGHT 2

**1st Place** Vahey Clan: Steve, Jason, Mark, Brian (Vahey energy is very strong, be careful.)

**2nd Place** Todd Brebner, Jeff Krisa, Stuart Loux, Ken Benevides

**3rd Place** Ted Toffey, Glen Fiance, Mark Lofstrand, Tim Wrye

## 2025 RECAP AND POY

For a 3rd year we averaged 850 tournament players over the tournament season. A really nice level of participation. Dominating this season, and winning Player of the Year

(POY), was Ben Rebiskie. Ben took the lead early and never looked back. Congratulations Ben!

### PACE OF PLAY

The Men's Golf Club would like to propose three specific actions players can carry out, whether during tournament or recreational play, that will speed up pace of play.

### Watch and Find

Watch your playing partners hit their golf ball, always off the tee or, at times, in the fairway, and then help them locate it. Time can be saved, and perhaps penalties avoided, if we all participate in this simple act.

### Get in the Cart

Once you hit your golf ball, usually in the fairway, but perhaps off the tee, get in your cart with your club in hand, then travel to your partner's ball. Once you arrive at your partner's ball, then take the time you need to clean your club, put a cover on it, and get it back in your bag.

### Ready Golf

If you are ready to hit your golf ball, on the tee or in the fairway, and your partners are not, regardless of their position, hit your golf ball. There is no reason to wait. This can also be true on the green, unless a fellow player's putt can help you with your line.

Simple steps that will save time.

### Watch and Find

### Get in the Cart

### Ready Golf

## TOURNAMENT TEE SELECTION

When tees are open for selection, anyone can play from the Gold Tees, if they so choose. Only eligible players may play from the Purple Green Tees. To be eligible you must be 70, or older, or carry a handicap index of 18.7, or higher. Always sign up from the correct tees, as changing

tees the day of a tournament is not fun for the Golf Shop.

### WEBSITE TOURNAMENT SIGN UP

Use the Men's Golf Club website, [pmlmgc.com](http://pmlmgc.com), to sign up and pay for our tournaments. All members are welcome to play, as are their guests. Guests must have a GHIN Handicap Index. We have players from young to wise, and with handicaps from

brilliant, to not so much. It's a level field with an accurate handicap index.

### JOIN THE MEN'S GOLF CLUB

Any male persons who are current property owners, any male related to said property owners, in any way, and PMLA employees, are eligible to join the Men's Golf Club. Go to [pmlmgc.com](http://pmlmgc.com) and click on the button, Join the Club. ☺

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# PML LADIES 18 HOLE GOLF CLUB

THELMA FAUX

## 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](http://www.pmlmgc.com)

**Needle Crafts**  
Barbara Klahn 1-209-916-5420

**Pickleball Club**  
Lee Carstens 1-415-215-5564

**Pine Needlers Quilt Guild**  
Leslie Timmons 1-209-482-1406

**PML Ladies 18 Hole Golf Club**  
Laura Kramer 1-209-840-0129

**PML Niners**  
Stacie Brown 1-209-962-7397

**PML Pool Wellness Club**  
Vickie Schultz [pmlpoolclubpresident@gmail.com](mailto:pmlpoolclubpresident@gmail.com)

**PML Safe Streets Campaign**  
Leslie Dudley 1-209-962-4911

**PML Shooting Club**  
Bill Kornel 1-415-933-7922

**PML Waterski & Wakeboard**  
Dean Floyd 1-408-915-8848  
[www.pinemountainlakewaterskiclub.com/](http://www.pinemountainlakewaterskiclub.com/)

**Racquet/Tennis Club**  
Ron Bass [pmlatennis@gmail.com](mailto:pmlatennis@gmail.com)

**Residents Club**  
Brad Nelson 1-209-996-0106

**ROOFBB**  
Audrey Prouse 1-209-962-4196  
[charity@roofbb.org](mailto: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

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

Not much to report for January as two Thursdays in November it rained, we had Thanksgiving and since the PML News is going back to a paper format our information has to be submitted 5 days earlier.

### DECEMBER 4TH - PUTTS

**First Place:** Marcee Cress - 29

**Second Place:** Priscilla Park - 31



**Third Place:** Paula Parisi - 31

**Fourth Place:** Jodie Awai - 32

### MERRY CHRISTMAS & HAPPY NEW YEAR TO ALL

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**. ☺



## "CARING HEARTS-HELPING OTHERS"

AUDREY PROUSE

**A**s the year closes, ROOFBB looks back on an incredible 2025 filled with generosity, volunteerism, and community support. The women of ROOFBB rallied together to support local schools, community projects, and families facing financial hardships. And we had so much fun doing such fulfilling work; 49er Festival, Tenaya Shopping Spree, The Giving Tree project, Superbowl party at Around The Horn, and of course SummerFest just to name a few!

ROOFBB extends gratitude to the community, whose participation in our events keeps our mission thriving. Whether you bought a raffle ticket, enjoyed a homemade treat, or simply showed up to cheer us on, your involvement fuels every program we offer to support local families and strengthen our town. Our events succeed because you show up—and that support is something we appreciate and rely on as we move into 2026.

The organization also celebrates its diverse and dedicated membership. Some members have been part of ROOFBB for decades,

while others have joined recently (WE JUST HAD 13 NEW MEMBERS JOIN AT OUR FALL LUNCHEON-YOU KNOW WHO YOU ARE!), bringing fresh perspectives and renewed enthusiasm. It is an exciting time to be a ROOFBB- reach out to join the fun and feel good in so many ways!

In addition to its hardworking volunteers, ROOFBB is fortunate to be supported by a talented Board of Directors. A heartfelt thank-you goes to Anne, Suzy, Jen, Johanna, Linda and Terre for generously sharing your time, skills, and commitment to serving this organization. We extend a warm farewell and deep gratitude to Linda and Johanna for their many years of service—two dynamic women whose contributions have left a lasting impact as they move on to new adventures.

Looking ahead, ROOFBB is excited to welcome Laura Silvestro as our new Vice President and Hannah MacCandless as Fundraising Coordinator. We are also thrilled that Brittany Miller has transitioned from Historian to Events Coordinator. Each of these women brings fresh energy and innovative ideas that will help ROOFBB reach even greater heights in 2026.

ROOFBB enters 2026 with gratitude, optimism, and a renewed determination to serve. With strong leadership, dedicated members, and a supportive community, the coming year promises to be one filled with growth, connection, and continued kindness. Happy New Year to one and all!

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

### DONATE!



### CONTACT US!

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

### FOLLOW US!

@roofbbcharity

# PML PICKLEBALL CLUB

PAM RODGERS

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

We've already covered eight common beginner mistakes in earlier articles—from positioning errors to timing to smarter shot choices. Now that you're getting more comfortable with the fundamentals, it's time to look at two habits that show up as the game speeds up: **who controls the middle, and when to step into your partner's space**. These sound simple, but they directly affect your rhythm, teamwork, and overall confidence in doubles play.

### MISTAKE #9: NOT TAKING CENTER-COURT SHOTS AS THE FOREHAND PLAYER

This mistake appears at every skill level because it comes down to communication and awareness, not talent.

In doubles pickleball, the player with the dominant forehand should naturally take shots that travel through the middle. Assuming both partners are right-handed, the player on the **left side** of the court owns the middle. That includes dinks,

drives, drops, and overheads.

#### Why this matters:

- The forehand provides **more reach, more stability, and more power** when needed.
- A confident middle player prevents awkward hesitation.
- Clear roles reduce the “you take it—I take it—no one takes it” scenario that loses points fast.

If both players go for the ball, you risk a paddle clash. If both players wait, you give away an easy point. Establishing who takes the middle removes guesswork and gives your team a smoother flow.

### MISTAKE #10:

#### POACHING WHEN IT'S NOT REQUIRED

Poaching is often misunderstood. Many players think it's “being aggressive”—but aggression without purpose creates chaos.

**Poaching**, done correctly, is an intentional move where you cross into your partner's zone to take a ball you can attack. You'll see this often at

higher levels, especially in stacking strategies. The stronger forehand player swoops in to put away a weak pop-up or a floating dink.

#### But unnecessary poaching causes problems:

- It leaves a big section of the court wide open.
- It catches your partner off guard.
- It often turns a neutral rally into an easy put-away for your opponents.

#### Effective poaching requires:

- A clear attacking opportunity.
- Communication before or during the point.
- Confidence that you can finish or create an advantage.

If those three aren't in place, it's better to stay disciplined and trust your partner to take their shot.

Doubles pickleball isn't just about shots—it's about **roles, trust, and**

**coordination**. Knowing who controls the middle and when (or when not) to poach brings order to your movement and elevates your strategy instantly. As you keep sharpening these habits, you'll notice cleaner rallies, fewer miscommunications, and a stronger partnership on the court.

#### REMEMBER...

**Pickleball rewards the players who stay patient, communicate clearly, and play with intention—not just power. Trust your roles, move with purpose, and keep the game simple. When in doubt, choose the smarter shot, not the harder one. Every rally is a chance to reset, refocus, and play as a team.**

#### COME OUT AND PLAY!

#### FOR MORE INFORMATION:

Current Play Times (Changes Seasonally).

Check out: PlayTime Scheduler for Pickleball

To Join the PML Pickleball Club email **Tammy Talovich** at **TamTally@gmail.com** or call **209.605.7904** ☎

# PML LADY NINERS

TAMMY TALOVICH

**Quote of the month:** *“All our dreams can come true, if we have the courage to pursue them.” Walt Disney*

If you would like to learn more about becoming a member of the Lady Niners contact Lindsey Lorant at [lindseylorant@gmail.com](mailto:lindseylorant@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!

#### NOVEMBER 4TH: WE HAD 16 PLAYERS AND PLAYED CRY BABY

**1st place tie:** Stacie Brown and Linelle Marshall

**2nd place:** Barbara Connelly

**3rd place tie:** Tammy Talovich and Mary Steinkamp

**4th place:** Pat Van Gerpen

**Pars:** #11 S. Brown, #13, #16 L. Lorant, #14 S. Brown, L. Marshall, #17 L. Marshall, T. Talovich

**Chip-in:** #11 L. Lorant

**NOVEMBER 11TH: THE VETERAN'S DAY TOURNAMENT WAS CANCELLED** so everyone that wanted to play did so on their own. Thanks to all who have served!

**NOVEMBER 18TH: WE WERE RAINED OUT, NO GOLF**

**NOVEMBER 25TH: WE ARE PREPARING FOR OUR LUNCHEON IN DECEMBER**, to hand out awards and vote in new people for the positions that are vacant. So there are no games till January. ☎

# PLACE AN AD TODAY

With an ad in the Pine Mountain Lake News  
your ad will go directly to every PMLA member  
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### VACATION RENTAL OPTIONS FOR TRASH SERVICE

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

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

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

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

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

#### Maximum Occupancy for Rental Property

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

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

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

If you happen to accumulate excess garbage and need to dispose of it, you may purchase a prepaid Moore Bros garbage bag at the Pine Mountain Lake Administration Office between 8am – 4:30 pm (closed for lunch from 12pm – 1pm), the Pine Mountain Lake Main Gate, or at the Moore Bros Office which is located at 11300 Wards Ferry Rd in Big Oak Flat. Pine Mountain Lake Association is limiting the amount of Moore Bros trash bags you can purchase at one time to 5 bags, and will only sell the bags to PMLA Property Owners. Prepaid Moore Bros Bags can be purchased by anyone and in any quantity at the Moore Bros Office. For service related questions, please contact Moore Bros Scavenger Co at 1 (209) 962-7224.

# WATER TUNNEL SHUTDOWN AND GCSD'S ALTERNATIVE WATER SUPPLY

GCSD



Every year, typically in December, the City and County of San Francisco temporarily shuts down the Mountain Tunnel to complete routine maintenance and repairs essential to its long-term reliability. During this period, the District's primary water source, Hetch Hetchy, is unavailable. To ensure the continued delivery of safe, potable water to the community, the Groveland Community Services District (GCSD) activates its Alternative Water Supply (AWS) system.

The AWS system draws raw water from Pine Mountain Lake and treats it through a state-of-the-art microfiltration trailer, enabling GCSD to maintain water service while the Mountain Tunnel is offline.

You may have noticed recent construction activity along Mueller Drive and Ferretti Road. This work is part of a major infrastructure upgrade that includes the installation of approximately 3,400 linear feet of new 12-inch raw water pipeline, along with essential components such as valves, fittings, air-release valves, and blow-off systems. This new pipeline now connects the Pine Mountain Lake Emergency Water Supply pumps

directly to the AWS treatment system, which was also recently relocated near the Leon Rose Ballfield.

This \$1.5 million project was funded through the Urban and Multibenefit Drought Relief Grant Program, enabling GCSD to significantly strengthen the reliability, efficiency, and resilience of its emergency water supply operations.

While the AWS system ensures that potable water remains available during the shutdown, its production capacity is considerably lower than that of the District's primary treatment plants. For this reason, GCSD encourages the community to conserve water throughout the tunnel shutdown period. Even small leaks or unintentional water loss can have a much greater impact on stored capacity when the District is relying on AWS.

Residents are asked to use water wisely, promptly repair leaks, and follow recommended conservation practices. Helpful conservation tips and resources are available on the District's homepage.

The Mountain Tunnel outage is scheduled to continue through mid-March 2026. GCSD sincerely appreciates the community's cooperation and support as we work to maintain a safe and reliable water supply under all conditions. ☀

# 2025 GROVELAND COMMUNITY THANKSGIVING DINNER - IT TOOK A VILLAGE

GROVELAND COMMUNITY THANKSGIVING COMMITTEE

The Groveland Community Thanksgiving Committee of: Project Lead, Rick Whybra; Kitchen Lead, Linelle Marshall, and Patti Beaulieu would like to publicly thank the 63 dedicated and committed volunteers that were one of the main reasons the 2025 Thanksgiving Dinner was so successful. It was a wonderful day of fellowship that served over 300 local friends and neighbors. Without those that selflessly gave up their holiday to assist with this, it would not have been as successful as it was. *We'd also like to thank the Pine Mountain Lake News, Yosemite Express and the Union Democrat for promotion and advertisement of the event, and those that donated financially to make this day possible. Our extreme gratitude to the following volunteers:* Al and Dawn Silva, Amanda Klaahsen, Anny Olwin,

Asher Mansfield, Ben Beckner, Beth and Keith Martin, Bob Swan, Brenda and Walt Ehmann, Brett Smith, Catherine Easter, Chris Spring, Chuck Heinemann, Clair Alves, David Ferraro, Diane and Craig Filipowitz, Donna Bacigalupi, Dora Hockett, Dorothy Rosenbaum and Danille, Doug Williams, Flora Siu, Glenn and Kathryn Damron, Jackie and Jim Sample, John and Tonie Kiefer, John Huang, John Lee, Karen Ahern, Kathy and Rich Duarte, Kathy Madigan, Kim Fox, Kitty Edgerton, Kym and Rob Poynter, Linda Kocher, Lisa Bledsoe, Lisa Harr, Lisa Vilmur, Michelle Easter, Mike and Virginia Gustafson, Niama Easter, Randy and Denice Bartlett, Rebekah Rendon, Rich and Syd Robenseifner, Sandy Nall, Shirley Brascesco, Steve Griefer, Timber Heller, Tom Hernandez, Tony and Tony Curso, Val Bruce and Yuris Daudish. ☀

# LIBERTY & JUSTICE FOR ALL

MOTHERLODE MARTIN LUTHER KING JR COMMITTEE

## FREE MARTIN LUTHER KING JR. BIRTHDAY CELEBRATION

Saturday, January 17th, 2:00 pm, at the Sonora High School Auditorium. FREE

We are a country established by immigrants. Most of the people who founded this great country were not born here, and yet Immigrants and Immigration have been top stories on the nightly news. Many of the stories are derogatory, and hurtful. On Saturday January 17th the Motherlode Martin Luther King Jr Committee invites you to hear from local community members who have come from around the world to make the motherlode Home.

When you paint things or people with a broad-brush stroke, you don't get an understanding of the individuals that make up the group. The Motherlode Martin Luther King Jr Committee invites you to a celebration of our community, to hear the stories of our immigrant neighbors.

There will be a FREE reception after the program. ☀

# HELPING HANDS HAPPENINGS

PATTI BEAULIEU

**A**s this is being written, we are in the throws of the Christmas Holiday, but as you read this, HAPPY NEW YEAR!! As we being our 42nd continual year as a local business in Groveland, we are grateful to the community that still donates and shops, and especially those that volunteer with us. Many of you have been donating and shopping with us for many years. I'm sure there are those reading this that were dedicated volunteers at one time and there are some neighbors that are new to us, and are surprised at our inventory, selection and prices. As volunteers, we all take pride in the job we do and how we are always happy to see new customers as well as our longtime friends and neighbors. In our 42

years, we've not raised the prices much, if at all. It's because of the volume of quality items we receive and the large number of shoppers that have allowed us to still be in business and have the privilege of serving our community. As we grow, thrive and flourish, we stand on the shoulders of our beloved founders, many of whom are gone now, but their legacy remains intact and steadfast.

As we look ahead to 2026, we're proud to be able to still financially sponsor many local events, assist our local schools and students, food closet, organizations and community members.

Thank you for giving us another successful year and allowing us to serve you, your shopping needs and our beloved community. ☀

# PMLAA COLLECTS TOYS FOR TOTS

VIRGINIA RICHMOND



PML Aviation Association members collected donations for the Toys for Tots project at our Holiday Party at Camp Tuolumne Trails.

# A NEW YEAR, A NEW OPPORTUNITY TO REACH OTHERS

PASTOR BOB KANDELS

**A**s we step into the new year of 2026, I'm reminded that the Christian Church in America has faced a steady decline in Sunday morning worship attendance for several years. Current estimates suggest that only 10% of young adults (ages 20–35) will attend church regularly in the coming year.

I don't share this to begin our year with discouragement or gloom. Instead, I share it because these numbers reveal something important: an opportunity. They tell us that countless young adults, young couples, and families are genuinely searching for God. They're not uninterested—they're simply looking for a church community that will welcome them, invest in them, and help them grow.

*I truly believe Gateway Community Church can be that church community in 2026.*

Let's also reflect on the blessings God has already given us. At Gateway

Community Church, in 2025—and in the years leading up to it—God has increased the number of young children attending Sunday morning worship and Wednesday night Children's Ministry. We've seen a growing group of middle school students at our Sunday night ministry. And we've experienced a modest rise in Sunday morning worship attendance. God has placed before us a tremendous opportunity this year. I encourage you to embrace the work the Holy Spirit is inviting us to.

If you don't have a regular Sunday morning worship home, find one here in our community. If you do, invite someone who is searching to come with you. And if you'd like to join us at Gateway Community Church, I warmly invite you. We gather for worship on Sundays at 10:00 AM. For more information, email [grovelandefc.com](http://grovelandefc.com), or call **209-962-7131**.

In Christ's Service,  
Pastor Bob Kandels

# Happy New Year

FROM  
PINE MOUNTAIN LAKE

# CAMP TUOLUMNE TRAILS NEWS

DORI JONES



## CAMP NEWS

**W**e thank PML's Aviation Association, which held its annual Christmas party at Camp Tuolumne Trails on December 6. Nearly 100 members enjoyed the festivities, including dinner catered by Tangled Hearts, and great music provided by Blue Oak. A fun time was had by all.

All of us at Camp Tuolumne Trails are already hard at work planning our 2026 programs and bringing together the dedicated staff and volunteers who make camp so special. Every decision is guided by our commitment to creating joyful, inclusive experiences for our campers and their families. Stay tuned—there's exciting news on the horizon, and we can't wait to share it with you.

## GRATEFUL FOR THE DONORS WHO HELP CHANGE LIVES

In early December, Camp Tuolumne Trails sent a year-end appeal to help ensure this extraordinary place continues to thrive. We are very thankful to everyone

who donated and those who continue to contribute—all making a significant impact. At CTT, children and adults with disabilities experience something rare and powerful: the freedom to escape daily limitations and fully embrace the joy, belonging and adventure of camp life. Now more than ever, as federal, state and local funding becomes harder and harder to secure, your support is critical. Every dollar truly does make a difference! 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. ☺

# **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**.

## **MOORE BROS RECYCLING NOTICE**

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

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

#### **Acceptable materials include:**

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

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

#### **CARDBOARD BIN ACCEPTABLE MATERIALS INCLUDE:**

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

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

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

## **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)

#### **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

#### **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

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

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### COVENANTS COMMITTEE

### ENVIRONMENTAL CONTROL COMMITTEE

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

MAIL COMPLETED FORM TO:  
Pine Mountain Lake Association  
Attention: Janessa Owens 19228  
Pine Mountain Drive  
Groveland, CA 95321  
Email to  
[gmassist@pinemountainlake.com](mailto:gmassist@pinemountainlake.com)  
or drop it by  
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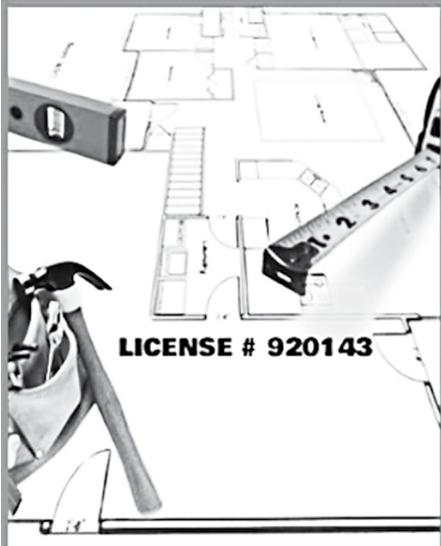
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## MOORE BROTHERS PREPAID BAG BIN

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**

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# HOMEOWNER CHECKLIST

## CHECK OUT YOUR CONTRACTOR

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

## BUILDING PERMITS

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

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

## DOUBLE-CHECK THE CONTRACT

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



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