

FEBRUARY  
2026  
EDITION

# PINE MOUNTAIN LAKE NEWS

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### ABOUT EACH OF THE PROGRAMS

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**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  
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Lake News. The Pine Mountain Lake News  
attempts to ensure that this publication is free  
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Lake Association and its contractors are not  
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**DAVID WILKINSON**-Publishing Editor  
**SABRE DESIGN & PUBLISHING**  
Design/layout  
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P.O. Box 605, Groveland, CA 95321  
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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)

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

## PMLA BOARD MEETINGS SCHEDULE

(THIRD SATURDAY – UNLESS OTHERWISE NOTED)

**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)**

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**& ACCESSORIES • THE GRILL**

**HUNTING & FISHING LICENSE VOUCHERS**

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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 DECEMBER 2025**

Courtesy Notices	13
Notice of Non-Compliance	8
Final Notice of violation	3
Fines Assessed	0
Member Service	662

**PML SAFETY REPORT**

	<b>1st Qtr</b>	<b>2nd Qtr</b>	<b>3rd Qtr</b>	<b>DEC</b>	<b>4th Qtr</b>	<b>YTD</b>
Guest Passes Issued	2,308	4,031	5,675	1,055	3,242	<b>15,256</b>
Vendor Passes Issued	1,437	1,740	1,658	405	1,402	<b>6,237</b>
Access Passes Issued	2,211	5,557	7,031	1,440	3,609	<b>18,408</b>
Vehicles Admitted	31,794	47,916	55,454	12,428	35,335	<b>170,499</b>
Vehicles Refused Entry	562	991	1,718	264	941	<b>4,212</b>
Phone Calls Received	5,333	8,182	8,045	2,285	7,044	<b>28,604</b>
Residential Alarm	8	12	4	4	8	<b>32</b>
Animal - Loose	32	28	17	6	26	<b>103</b>
Animal - Impounded	6	6	1	2	8	<b>21</b>
Animal - Dead/Injured	18	24	36	9	44	<b>122</b>
Animal - Disturbance	4	27	14	-	4	<b>49</b>
Patrol Assist	377	528	559	143	437	<b>1,901</b>
Public Assist	8	29	23	12	33	<b>93</b>
Welfare Check	2	4	4	3	8	<b>18</b>
Transport	-	2	4	2	6	<b>12</b>
Traffic Hazard	1	2	8	2	3	<b>14</b>
Traffic Control	-	1	-	-	1	<b>2</b>
Excessive Speed/Reckless Driving	2	6	7	2	3	<b>18</b>
Gate - Tamper	2	1	4	-	-	<b>7</b>
Gate - Follow Through	40	55	98	24	45	<b>238</b>
Gate - Malfunction	216	758	18	7	25	<b>1,017</b>
Gate - Struck by Vehicle	10	33	20	11	29	<b>92</b>
Control Burn Reported	114	104	-	87	168	<b>386</b>
Fire Safety - Smoke Complaint	6	1	3	2	8	<b>18</b>
Hazard - Tree Down	6	2	1	1	1	<b>10</b>
Residential Disturbance	1	2	2	-	1	<b>6</b>
Amenity Burglary	-	-	-	-	-	<b>-</b>
Residential Burglary	1	-	1	-	-	<b>2</b>
Grand Theft	1	2	1	-	-	<b>4</b>
Petty Theft	1	-	1	1	1	<b>3</b>
Trespassing	2	3	7	-	2	<b>14</b>
Vandalism	-	-	1	-	-	<b>1</b>
Property Damage - PML	2	6	4	1	1	<b>13</b>
Property Damage - Resident	1	1	1	-	-	<b>3</b>
PML Regs Violations Resident	1	4	4	-	-	<b>9</b>
PML Regs Violations Guest	1	-	-	1	1	<b>2</b>
Vehicle - Citation Issued	1	4	35	-	7	<b>47</b>
Vehicle - Accident PML	2	4	11	1	2	<b>19</b>
Patrolling Unit	5,189	3,896	2,864	1,382	3,924	<b>15,873</b>
Amenity Security Check	7,826	7,260	5,118	2,608	7,990	<b>28,194</b>
Residence Security Check	554	536	361	103	137	<b>1,588</b>
Weapon Violation	1	-	1	-	1	<b>3</b>
Fixed Post	3	4	11	2	4	<b>22</b>
Courtesy Notice Issued	32	48	65	4	27	<b>172</b>
All Other Fees Collected	\$97,757	\$308,138	\$382,468	\$78,893	\$207,275	<b>\$995,639</b>

# PMLA PHONE/EMAIL DIRECTORY

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[maingate@pinemountainlake.com](mailto:maingate@pinemountainlake.com)**ACCOUNTING  
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Accounting Procedures

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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**[stables@pinemountainlake.com](mailto:stables@pinemountainlake.com)**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

## CONTROLLER RESIGNATION

Our Controller, Dan Szathmary decided to resign to pursue other opportunities and we wish him well in his future endeavors. We have contracted with a professional executive recruitment firm to fill the position. In the meantime, our accounting supervisor, Stacy Gray is serving as Interim Controller. Stacy has been with PML for over 21 years and is well versed in all aspects of our accounting functions. She and our accounting team have stepped up to handle all responsibilities during this transition and we appreciate their efforts.

## PMLA GOVERNING DOCUMENTS UPDATE

The PMLA Governing Documents Update Committee received the final drafts of our association Bylaws and CC&Rs from our legal counsel and reviewed these last month. The Committee held another meeting with Association General Counsel and will be presenting the drafts to the Board of Directors for consideration at the February 21st Board meeting. Once the Board of Directors reviews the drafts, the Committee will make any final changes based on the feedback from the Directors, and then 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. Given the limited attendance by members in 2025, the Board has decided to schedule two town hall meetings for 2026 unless a topic or situation arises where the Board feels that an additional meeting would be beneficial to the membership. The two town hall meetings are currently scheduled for Saturday, June 13, 2026 and December 5, 2026. They will be held at the Lake Lodge from 10 am to Noon.

## PML STRATEGIC PLAN REVIEW AND UPDATE MEETING

The Board adopted the Association Strategic Plan in 2018. Given the number of years since its adoption and the changes within our community and membership, the Board has decided to review the Strategic Plan and update it as needed. To that end, the Board has scheduled a meeting on Saturday, April 4, 2026 at the Lake Lodge from 10 am to Noon and all members are welcome to attend.

## PML HOME FOR SALE

Last year, the Association took possession of a home at Unit 11 Lot 52 due to delinquent assessments. We contracted with a local realtor to assist us with selling this and any other homes and unimproved lots that become property of the Association various legal reasons. The home is being offered at a very reasonable price and we have posted more information on the PMLA Official Website for all interested parties. Once the home is sold the funds will be used to defray the years of delinquent assessments.

## PML NEWS RETURNS TO PRINT VERSION IN 2026

As part of a budget-savings measure the Board made a decision in 2025 to only offer a digital version of the PML News to save money on printing and mailing costs, with the understanding that the Association would gauge member feedback and satisfaction with the move. Based on member feedback, the Board decided to go back to a print and mail version in 2026 as well as the usual digital versions offered on our website.

The January and February 2026 PML News editions were delivered to member mailboxes and our Admin staff have been receiving dozens of positive comments from our members as a result. Digital email versions of the PML News will continue to be posted on or right before the 1st of every month, but given the new USPS policy of slowing down the mail to save money, the print version of the PML News may be delayed or show up in mailboxes soon after the 1st of the month.

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

PG&E and their contractors continue to work on their powerline undergrounding, power pole hardening and replacements and tree trimming and removal projects. PG&E is in the second phase of their powerline undergrounding project. Our team liaison spoke with the PG&E project manager, and they are in a transitional period right now. Things are moving fast and they are

in the process of building schedules based on crew availability.

The PG&E project is expanding from 4 crews to 8 crews. PG&E and contractors will continue to use signage and provide traffic control.

Some of the names of the various company trucks and equipment that will be in the area PG&E, KW Emerson, BTI, etc. They anticipate this part of the project will be concluded by the end of June.

The digging and trenching on Pine Mountain Drive is complete. They are continuing to install transformers and are almost finished. New underground electrical lines are in place and being energized. PG&E will send in their own linemen in to finish up the electrical. When all the electrical is finished, PG&E will come back through and remove their overhead lines (leaving other lines present for internet etc.).

Due to settling with some of the asphalt, the cold patch sank, but has since been filled in with more cold patch. When the full road repair is done it will all be fixed and no longer be an issue. PG&E is planning to repave in June or July depending on when the teams meet their performance goals. If they are not able to pave by mid-June, then they will pave after our Independence Day Celebration.

The project schedule will take more shape over the next 2 weeks and we will receive an updated status report.

*Until Next Month, wishing everyone a Happy Valentines Day! ☺*

**WWW.PINEMOUNTAINLAKE.COM**

# PRESIDENT'S MESSAGE

MIKE GUSTAFSON – PMLA BOARD PRESIDENT

I hope 2026 is starting off well for everyone.

The December and January rains have filled all the lakes up and down the valley with most at 150% of average for this timeframe. Our lake is running over the spillway by 5.5 inches and the creek downstream from the dam is running big time! As you might expect I am always thrilled when I look out my window and I see only lake water, no more dirt around my dock and boat.

Hope all this much-needed rain has not found its way into your home or garage. We had a bit of a leak in our house, but fortunately we got it fixed in short order.

I am pleased to report that the New Year's Eve dinner and party at the Grill was a big success! We often attend this event but this year we were out of town and missed it. It was reported that the meal was superb, Chef Raul and team outdid themselves. The new comfort food menu is also now available and I recommend giving the Grill a try.

When we returned from our trip I was greeted with a hard copy of the PML News! The electronic PML News

is still being sent out but everyone is also getting the hard copy newspaper. You all expressed your opinion on the topic of the PML News, and we listened.

Starting a new year always brings reflections on the previous year and hopes for the new year. For all of us here in this bit of paradise, 2025 was marred by the upheaval caused by the PG&E undergrounding project and the water main extension by GCSD. My hopes for 2026 is that we will soon be done with both projects and we can all get back to normal drive times around our association. Please remind your guests to observe our 25 MPH speed limit.

The dredging project continues slowly. I know it seems like we move at glacial speed but we are constrained by many state environmental rules that apply to lakes and waterways in California. By the time you read this the contract will be assigned to Moffatt & Nichol Consultants; these are the same folks who helped us the last time we dredged the lake. They will start the lengthy process of working with the California Fish and Game regarding what we will be allowed to do. Our goal is to get some sort of stream alteration

permit that will allow us to remove dry sediment from the streams that feed our lake. More on this as things progress.

Each year, around this time, PML engages an outside accounting firm to perform a financial audit. They send a couple of accounting folks for a few days who poke and prod all through

our last year financials to confirm they are true and accurate. The yearly audit is in full swing and our accounting department is operating at full throttle working to provide all the requested documents. ☀

Please join me in being optimistic about our world in 2026!

ADMINISTRATION

# HR'S MILESTONES & RECOGNITIONS

SHANNON ABBOTT, PHRCA – HR MANAGER

- **Ashley Henderson – Architectural Control Specialist**  
Celebrating 5 years of service on February 18, 2026

**A**t Pine Mountain Lake Association, we are proud to honor the employees whose dedication and talent help our Association succeed. For the month of February, our spotlight shines on Ashley Henderson from our ECC Department. Her commitment, aptitude, and depth of knowledge are evident in every interaction, and we are thrilled to celebrate her milestone this month.

Please join us in congratulating Ashley when you see her around Pine Mountain Lake. She is an integral part of why our community thrives, and we are grateful for the excellence she brings to PML every day. ☀

## COMPOST & ARCHERY RANGE HOURS OF OPERATION

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

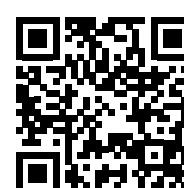
**APRIL THRU OCTOBER – 7 DAYS A WEEK 8AM TO 4PM**  
WEATHER PERMITTING

## 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)

**PINE MOUNTAIN LAKE ASSOCIATION**  
**SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES**  
For Twelve Months Ended December 31, 2025

OPERATION OF AMENITIES	Revenues					Expenses	Cost/(Income) Before Depreciation	Depreciation Expense	NET COST (INCOME)	Budget NET COST (INCOME)	Variance Bud - Act	Variance %	
	Members' Assessments	User Fees	Sales, Net of Cost of Sales	Miscellaneous Income	Total Revenues								
Golf Course		\$1,007,495	\$41,624	\$148	\$1,049,267	\$2,068,074	\$1,018,807		\$1,018,807	\$1,206,963	(188,156)	-15.59%	
Restaurant & Bar		\$5,094	\$982,107		\$987,201	\$1,876,431	\$889,230		\$889,230	\$756,486	132,745	17.55%	
Marina		\$544,965	\$237,946		\$782,911	\$1,033,028	\$250,117		\$250,117	\$252,198	(2,081)	-0.83%	
Snack Shack				\$73,261		\$134,940	\$61,679		\$61,679	\$43,111	18,568	43.07%	
Stables		\$120,918		\$9,415	\$130,333	\$596,735	\$466,402		\$466,402	\$428,755	37,647	8.78%	
Recreation		\$251,135			\$251,135	\$206,692	-\$44,443		-\$44,443	-\$40,562	(3,881)	9.57%	
Roads & Facilities Maintenance		\$239,307			\$240,047	\$3,150,353	\$2,910,306		\$2,910,306	\$3,097,969	(187,663)	-6.06%	
PROPERTY OWNER SERVICES													
Safety Administration		\$268,770		\$6,849	\$275,619	\$1,304,718	\$1,029,099		\$1,029,099	\$1,066,581	(37,482)	-3.51%	
ASSESSMENTS		\$307,729		\$2,195	\$309,923	\$2,711,951	\$2,402,027		\$2,402,027	\$2,663,025	(260,998)	-9.80%	
+ <span style="border-bottom: 1px solid black; padding-bottom: 2px;"> </span>		<b>\$7,932,832</b>			<b>\$7,932,832</b>								
						<b>\$250,055</b>	<b>-\$7,682,777</b>	<b>\$730,331</b>	<b>-\$6,952,446</b>				
Totals		<b>\$7,932,832</b>	<b>\$2,745,413</b>	<b>\$1,334,938</b>	<b>\$19,347</b>	<b>\$12,032,530</b>	<b>\$13,332,977</b>	<b>\$1,300,447</b>	<b>\$730,331</b>	<b>\$2,030,778</b>	<b>\$2,283,174</b>	<b>(252,395)</b>	<b>-11.05%</b>

**Pine Mountain Lake Association**  
**Balance Sheet**  
As of 12/31/25

	Consolidated	Operating Fund	Reserve Fund	New Cap. Fund
<b>ASSETS:</b>				
Cash & Equivalents	\$4,501,998.71	\$1,126,547.59	\$3,212,229.93	\$163,221.19
Due To/Due From	\$0.00	-\$764,784.30	\$764,784.30	
Accounts Receivable	\$1,545,141.60	\$1,545,141.60		
Less: Bad Debt Reserve	-\$584,758.81	-\$584,758.81		
Inventory	\$160,446.98	\$160,446.98		
Deposits & Prepads	\$368,073.86	\$368,073.86		
Total Current Assets	<b>\$5,990,902.34</b>	<b>\$1,850,666.92</b>	<b>\$3,977,014.23</b>	<b>\$163,221.19</b>
Fixed Assets				
Land & Buildings	\$17,665,470.93	\$17,665,470.93		
Operating Equipment	\$6,578,445.62	\$6,578,445.62		
Vehicles	\$1,488,826.93	\$1,488,826.93		
Total Fixed Asset Costs	<b>\$25,732,743.48</b>	<b>\$25,732,743.48</b>	<b>\$0.00</b>	<b>\$0.00</b>
Accumulated Depreciation	-\$19,154,405.21	-\$19,154,405.21		
Net Fixed Assets	<b>\$6,578,338.27</b>	<b>\$6,578,338.27</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$12,569,240.61</b>	<b>\$8,429,005.19</b>	<b>\$3,977,014.23</b>	<b>\$163,221.19</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>LIABILITIES:</b>				
Accounts Payable	\$101,053.83	\$85,569.67	\$15,484.16	
Personnel Related Items	\$474,317.07	\$474,317.07		
Accrued Taxes & Liabilities	\$15,426.35	\$15,426.35		
Unearned Dues	\$1,213,835.56	\$1,213,835.56		
Other Liabilities	\$152,625.71	\$152,625.71		
Total Liabilities	<b>\$1,957,258.52</b>	<b>\$1,941,774.36</b>	<b>\$15,484.16</b>	<b>\$0.00</b>
<b>EQUITY:</b>				
Prior Year End Balance	\$9,988,505.26	\$6,335,996.24	\$3,646,782.83	\$5,726.19
Current Year Equity				
Income/(Exp)	\$1,719,125.73	-\$218,469.08	\$1,762,360.52	\$175,234.29
Asset Transfers from Funds	\$0.00	\$369,703.67	(\$351,964.38)	(\$17,739.29)
Reserve Expenses	-\$1,095,648.90		-\$1,095,648.90	
<b>TOTAL EQUITY</b>	<b>\$10,611,982.09</b>	<b>\$6,487,230.83</b>	<b>\$3,961,530.07</b>	<b>\$163,221.19</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$12,569,240.61</b>	<b>\$8,429,005.19</b>	<b>\$3,977,014.23</b>	<b>\$163,221.19</b>



**DO YOU  
HAVE YOUR PIN?**



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

**1-209-962-8600**

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

# MONEY MATTERS

STACY GRAY – INTERIM CONTROLLER

## FREQUENTLY ASKED QUESTIONS

**W**hat payment types does Pine Mountain Lake accept?

Pine Mountain Lake accepts all traditional payment types:

- Cash
- Credit Card
- Debit Card
- Check

## HOW DO I FIND THE PAYMENT LINK FOR ONLINE PAYMENTS?

Go to [www.pinemountainlake.com](http://www.pinemountainlake.com) click on Members, then click the Pay Online button -OR- you can use one of the links below.



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

## DOES THE PINE MOUNTAIN LAKE WEBSITE ACCEPT DEBIT CARDS?

Yes. The online system accepts

debit cards at no additional cost. The system is designed to recognize the difference between a debit card and a credit card. A surcharge of 3% is only added to credit card transactions.

## CAN I USE A BANK ACCOUNT TO MAKE PAYMENTS OVER THE PHONE OR ON THE ASSOCIATION'S WEBSITE?

No. Pine Mountain Lake's phone payments and the website do not have the capability to accept bank account information as a form of payment; however, to avoid additional fees, you can use your debit card.

## WHAT IS THE EASIEST AND MOST AFFORDABLE WAY TO MAKE MY MONTHLY ASSESSMENT PAYMENT?

Pine Mountain Lake's **Auto Pay Program** is the easiest way to make a payment. You fill out the **Automatic ACH/Debit/Credit Card Authorization form** one time, and the accounting team handles the rest.

If you choose to use **ACH (bank routing and account number)** or your **debit card**, there is **no additional fee**.

The form is provided in:

- Your annual budget mailing

- The website
- The Administration Office front counter

## IF I AM ALREADY ENROLLED IN THE AUTO PAY PROGRAM, DO I HAVE TO SIGN UP AGAIN IN THE NEW YEAR?

No. You do not have to submit a new Auto Pay credit or ACH form for your assessments every year. Your payment information rolls over to the new year, and the Association updates your payment to the new assessment amount.

The Association only needs to hear from you if you make changes to your payment method.

## WHO DO I CALL IF I HAVE A QUESTION REGARDING MY ACCOUNT?

If you feel there may be a mistake on your account or a missed payment, you can contact the Accounts Receivable desk at **1 (209) 962-8607**.

If a payment is missing on your account ledger, provide:

- Payment type
- Transaction date

If your payment is by check, be prepared

to share:

- Check number
- Date the check cleared or posted to your bank account

## WHO IS MY ACCOUNTING TEAM & WHEN ARE THEY AVAILABLE?

**Sally Owens - Accounts Receivable**

**1 (209) 962-8607**

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

**Tina Parmalee - Accounts Payable**

**1 (209) 962-8626**

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

**Stacy Gray - Interim controller**

**1 (209) 962-8618**

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

For more information or any other questions, your Accounting Team is available **Monday – Friday 8:00 AM to 4:30 PM.** ☀



## PML AUTOMATIC PAYMENT PROGRAM

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

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

## PAY YOUR PML PAYMENTS ONLINE

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

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

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

# 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	0	DEFERRED TO NEXT EDITION BY EDITORIAL COMMITTEE	0
DENIED BY EDITORIAL COMMITTEE	0	DENIED BY BOARD OF DIRECTORS	0
Exceeds 250 word maximum	0	DEFERRED TO NEXT EDITION BY	
Content	0	BOARD OF DIRECTORS	0
Not a property owner	0	<small>*Thank you's do not require editorial committee approval</small>	

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.**

**ADMINISTRATION**

## REGISTER, RENEW, IT IS ALL UP TO YOU!

CARRIE HARVEY – COMMUNITY STANDARDS SPECIALIST

**I**t's February, and if you are an owner of a rental property, or looking to have a rental property in the future, then this is for you! Here in the Community Standards Department, we are gearing up for Spring and Summer, and want to let you know that as an owner of a rental property in Pine Mountain Lake, you must have your rental home registered with the Association. Per Pine Mountain Lake **Resolution #95.14**, All short-term and long-term tenants must currently register with the Association in accordance with the CC&Rs.

Registration and renewal are all done online, and it comes with an annual fee of \$175. The link to register or renew your rental property is located below, scan that QR code and will take you right to the registration page. This is for long-term and short-term rentals. If you



registered your home last year, and you are not sure when your renewal date is, please feel free to reach out to us and we can get that information for you. If you are a new homeowner of a rental property, and need more information on the rental registration process, please reach out so that we can assist you, we can be reached at **1-209-962-1245** or by email at [rcc@pinemountainlake.com](mailto:rcc@pinemountainlake.com). We look forward to getting you all set up, with the busy seasons coming, you will want to be prepared.

As a reminder, if you have any issues, concerns, or questions about a nearby rental property please use our Rental Hotline at **1-209-231-4543**, it is available 24 hours a day, 7 days a week. We appreciate those of you who are already utilizing the hotline, it really helps us stay on top of issues that arise. Happy Valentine's Day!

# DRAINAGE CHANNELS AND YARD WASTE

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

Please do not make your yard waste someone else's problem. Any leaves, pine needles, or other debris that fall onto your property are the responsibility of the property owner to remove and dispose of properly. Yard waste may **not** be blown, raked, pushed, or dumped onto neighboring properties, into streets, easements, or other common areas.

This practice is not only inconsiderate, but it also creates serious issues by clogging drainage systems and waterways.

**PMLA CC&R Article VIII, Section 1(d)** requires that vegetation and

landscaping on each lot be maintained in a manner that:

- Reduces fire risk
- Prevents soil erosion
- Encourages indigenous ground cover
- Ensures proper diversion of water into streets and natural drainage channels

Additionally, **no material or debris may be placed or allowed to remain in drainage channels or easements** if it may obstruct or slow the flow of water.

Please refer to:

- **CC&R Article VII, Section 3** – Owner Maintenance Responsibility; Drainage Structures, Ditches, and Swales

- **CC&R Article X, Section 7 – Owner Responsibility**

To assist our members, Pine Mountain Lake provides a **free compost area**. Information on rules, hours of operation, and other membership benefits can be found on our website: <https://www.pinemountainlake.com/pmla-compost-area/> or for on the go quick access scan our QR code.



**PMLA COMPOST AREA**

13500 Rocky Point Drive (follow

posted signs)

Hours are subject to change without notice. Please call the Main Gate at **1-209-962-8615** to confirm conditions and availability.

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. ☺



**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](https://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!**



# LET'S ASK ANGELA

ANGELA HICKS – PML ADMINISTRATION OFFICE

## FEBRUARY THOUGHTS...

The meaning of January means new beginnings and transitions. February means purification, cleansing and renewal. We are in the 2nd month of the new year and everything seems to be flowing along smoothly. The new year brings a sense of stillness that I enjoy. It feels as if everyone is walking very slowly and carefully into the new year. February will bring us love, kindness, optimism, and necessary change.

## 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 1p.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!

## PINE MOUNTAIN LAKE ANNUAL PACKETS

Pine Mountain Lake Association Annual packets were mailed out to everyone during the first week of December, 2025. These packets contain 2026 Assessment coupons, 2026 seasonal window clings, hang tags and the Annual Policy Statement. If you have not received your packet by now, please contact us. We can email you the assessment coupons and annual policy statement if you would like. Please speak with Shari or myself and we will be happy to help. **1 (209) 962-8600**.

## I HAVE 2 CLICKERS AND I NEED ANOTHER ONE...HELP!?!?

If you already have 2 clickers for your property and need another one, we can help. Property owners that own more than one automobile can purchase additional clickers by providing proof of valid automobile registration for all vehicles. The property owner's name must be listed on the automobile registration. No more than 3 clickers will be issued to

any (1) property owner.

## MEMBER COMMUNICATION

A very funny and kind member called the office last month to let me know there was an error in my article for January regarding the new year assessments. We talked a bit and I checked the article and yes, there was a mistake. This was a mistake in the snippet about the Annual Assessments. My math was incorrect. (see below) The discounted amount is **\$3632.00 and not \$3362.00** Thank you to the member who brought this to my attention.

## POSITIVE FEEDBACK CORNER

Last month I received 3 phone calls from members who called to thank us for providing them with the PML newspaper once again in printed form. They each expressed their gratitude they felt when they opened their mailbox to find their ol' trusted friend. Each agreed that "just holding" the newspaper in hand on a lazy Sunday morning was such a "Good Thing." We cannot stop technology and how fast the world changes around us, but we can try and have a few things in life stay as they are, as being comfortable is important to all of us. Thank you to the members for reaching out to us.

## VALENTINE THOUGHTS..

We wish everyone a happy month filled with extra love due to Valentine's Day approaching. I wish everyone a month full of positive words, happiness and all the love you can handle. Here are some funny jokes for the holiday to keep everyone smiling.

*Why did the banana go out with the prune? – Because it couldn't find a date!*

*What did one volcano say to the other? – I lava you*

*What do you call two birds in love? – Tweetharts!*

Have a wonderful month,  
Angela ☺



# NEED A NOTARY?

*Shari L. Pingree*

**1.209.962.8632**

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

**1.209.352.6514**

**Affidavits • Acknowledgements**

**Deeds • Employment Documents**

**Oaths • Power of Attorney**

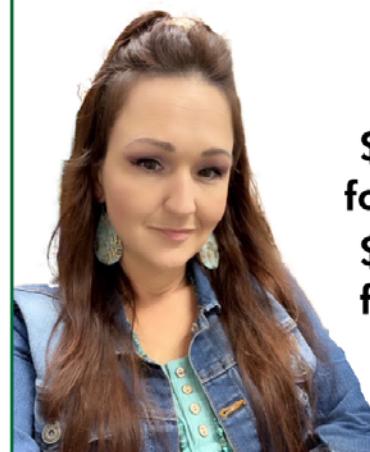
**Promissory Notes**

**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



## 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)**

# PMLA FIREWISE COMMUNITIES UPDATE

JOE MILANI – FIRE SAFETY COORDINATOR

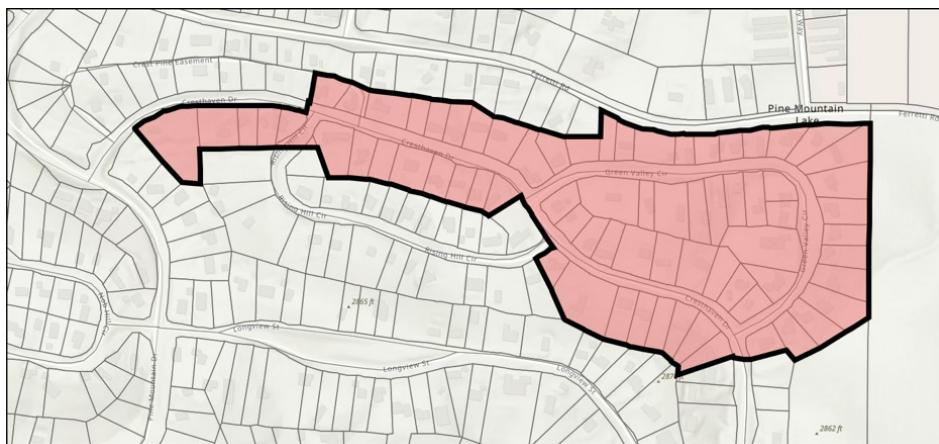
**T**he Firewise program is a grassroots effort, it only works if you and likeminded neighbors work together and create a fire safe community, by becoming Firewise. Take credit for the work you're already doing by joining one of the existing groups if you are in their geographic boundary or begin taking steps to create your own Firewise neighborhood. It might even get you a Fire insurance discount. Below are a few of misconceptions circulating about the Firewise program:

**1. You need PMLA permission in order to establish a Firewise community?** This is false. HOA permission is not required to start a Firewise group. HOA board permission is only required if your group would like to seek PMLA organized group status.

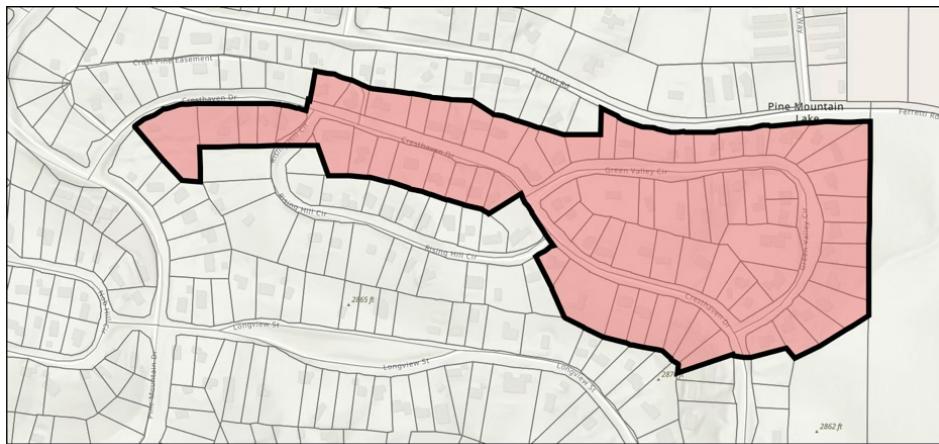
**2. It's too hard to start a Firewise community?** This is also false; it may seem overwhelming at first but with so many resources out there to help guide you we think this can be easier than you think. You can email [PMLFirewiseCommunities@gmail.com](mailto:PMLFirewiseCommunities@gmail.com) or call Karen Caldwell, the regional coordinator at **209-559-9527** for assistance.

**3. Firewise costs money?** Good news. Its free! You are only required to do a minimum of work to meet the yearly requirements. As stated above some fire insurance companies might offer a discount for being Firewise.

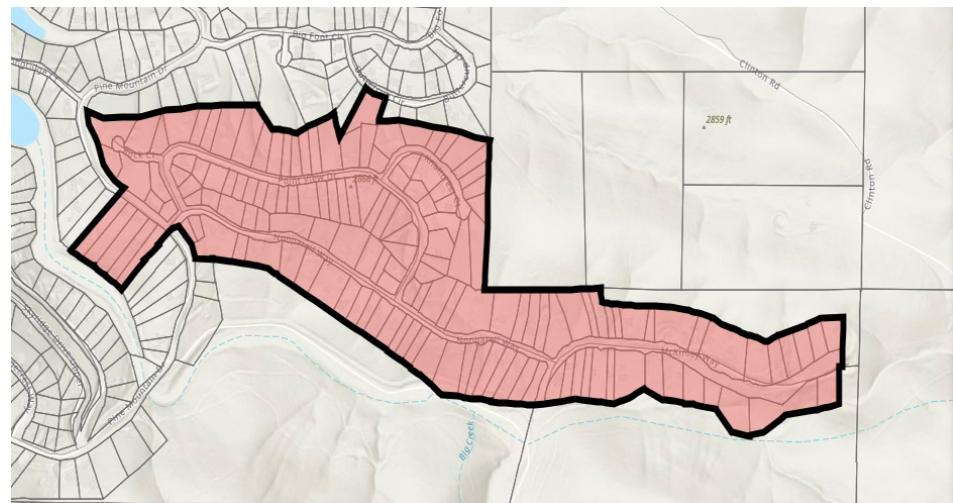
The Current PMLA Firewise Communities are:



- Unit 12 – Cliftonites. Covers Clifton Way, part of Clements Road, Yorkshire Road, and Hillcroft Road. For more information, please email [PMLFirewiseCommunities@gmail.com](mailto:PMLFirewiseCommunities@gmail.com)



- Unit 3 – Crest Valley. Covers Cresthaven Drive from Green Valley Circle to Pine Mountain Drive closest to gate 8, including Green Valley Circle. For more information, please email [PMLFirewiseCommunities@gmail.com](mailto:PMLFirewiseCommunities@gmail.com).



- Unit 4 – Point Viewers. Covers Point View Dr, Knollcrest Ct, NonPareil Way, McKinley Way, Rock Ct, and small amount of Pine Mountain Dr across from NonPareil. For more information, please email Bob Asquith at [bobasquith@yahoo.com](mailto:bobasquith@yahoo.com)

For general information regarding Firewise I recommend this link: <https://www.nfpa.org/en/education-and-research/wildfire/firewise-usa/become-a-firewise-usa-site>

For maps of all the Firewise sites here in Tuolumne County scan the QR code:



Remember a fire safe community begins with you! If you would like an inspection of your property, or you are looking to educate yourself about steps you can take to improve your defensible space, our fire safety team would love to help. If you have questions or concerns regarding fire safety, you can contact Amanda Birmingham at **1-209-990-5263** or email her at [inspector@pinemountainlake.com](mailto:inspector@pinemountainlake.com). I can be reached at **1-209-990-5260** or Email [fsc@pinemountainlake.com](mailto:fsc@pinemountainlake.com). 

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# RESOLUTION #26.01

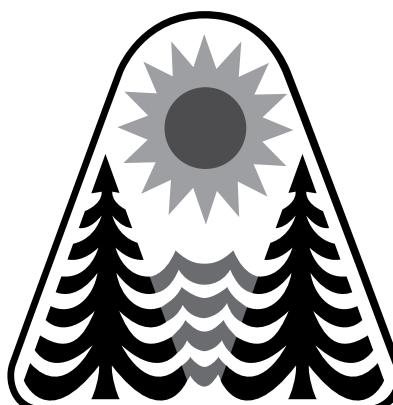
## PINE MOUNTAIN LAKE ASSOCIATION COMMITTEE MEMBER CODE OF CONDUCT

In accordance with Pine Mountain Lake Association's CC&R's, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved the adoption of Resolution 26.01 Pine Mountain Lake Association Committee Member Code of Conduct.

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

This resolution was published in the December edition of the PML News and posted on the PML website for member review and comment.

This new Resolution 26.01 was approved and adopted by the Board of Directors at a duly noticed meeting on January 17, 2026.



Resolution #26.01  
Adopted: 1/17/2026

## PINE MOUNTAIN LAKE ASSOCIATION COMMITTEE MEMBER CODE OF CONDUCT

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

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

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

### EFFECTIVE

**DATE:** January 17, 2026

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

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

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

### 1. Commitment to Ethical Conduct

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

### 2. Confidentiality

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

### 3. Respectful Communication

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

### 4. Accountability and Integrity

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

(Continued on next page)

**5. Compliance with Governing Documents**

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

**6. No Abuse of Authority**

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

**7. Conflict Resolution**

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

**8. Public Representation**

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

**9. Professionalism and Leadership**

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

**10. Enforcement and Consequences**

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

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

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

Respectfully submitted,

Dania Schaffer, Board Secretary

# 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

### PML Men's Club

Ice Breaker – 2 Man Team  
Saturday February 21

### PML Men's Club

St. Patrick's Day – 4 Man Team  
Saturday March 7

## WINTER SHOTGUN STARTS

Our 11:00am winter shotgun starts will continue until Monday, March 9. 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 February 1, the Driving Range will be open from 8:00am until

3:00pm (Last Ball Hit at 3:00pm).

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

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

## PINE MOUNTAIN LAKE GOLF WEBCAM

On the [pinemountainlake.com](http://pinemountainlake.com) website we 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

**In Mid-February we will have the NEW 2026 Quantum Driver 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 will continue to have the CALLAWAY REVALADIES 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

*(Continued on next page.)*

(Continued from previous page.)

per round by purchasing a Punch Card in the Golf Shop. There are; 9-Hole & 18-Hole Punch Cards available. For more information call or come into the Golf Shop.

#### NEW PINE MOUNTAIN LAKE PROPERTY OWNERS

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

#### MEN'S & LADIES GOLF CLUBS

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

#### PROPERTY OWNER ANNUAL GOLF CART RENTAL AGREEMENT

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

#### CARE OF THE GOLF COURSE

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

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

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

**Insert the divot tool just outside the edge of the ball mark, use the divot tool to mend in the outside portion if the ball mark towards the middle. Then use your putter to tap down the repaired turf. If a ball mark is repaired properly, you will not even be able to tell that there was a ball mark.**

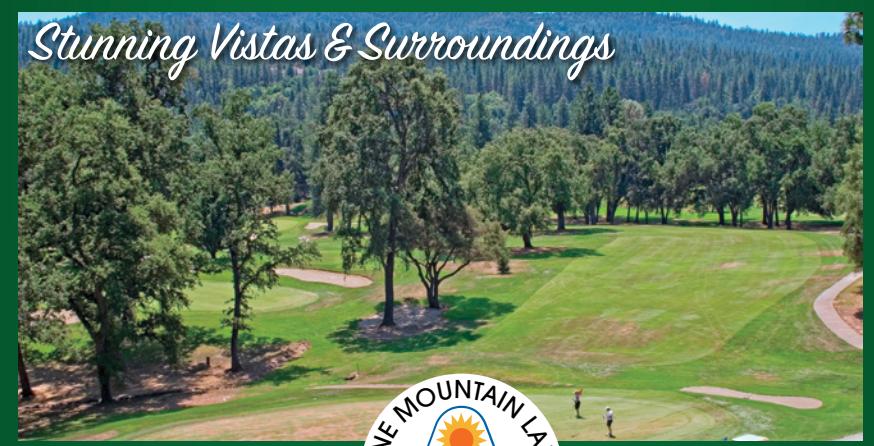
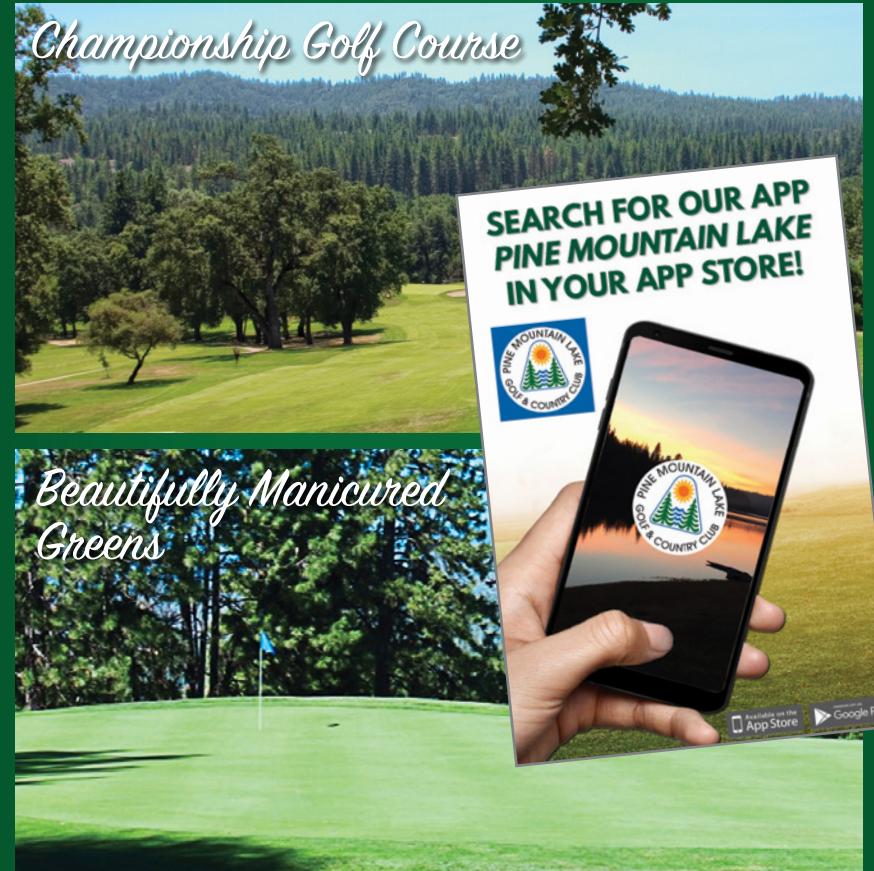
**NEVER PULL UP THE MIDDLE OF THE BALL MARK.**

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

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

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PMLN 0226 Offer Expires 03/15/26

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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!



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# RECREATION UPDATE

MELODY WISDOM – RECREATION AND SEASONAL OPERATIONS MANAGER

## KAYAK RACKS: MAKING ROOM FOR ADVENTURE



If you've visited the lake or walked down by the water lately, you've probably noticed the lineup of kayaks and canoes waiting on our racks. These colorful watercrafts are a sure sign of sunny days, calm water, and the simple joy of spending time on the lake. With paddling season approaching, it's time once again to renew our kayak rack spaces and get everything ready for another year of adventures.

Along with renewals, we're also asking everyone to take a quick, honest look at how their rack space is being used. If your kayak or canoe has become a deluxe bird condominium, a leaf collection exhibit, or a long-term storage unit you haven't visited in years, this might be the perfect moment to reconsider. If you're no longer using your watercraft regularly, you might think about removing it and freeing up your rack space.

As a reminder, all watercraft must have current PML registration to be permitted on the racks and allowed on the lake.

To register your watercraft:

- Go to [www.pinemountainlake.com](http://www.pinemountainlake.com), select **Amenities**, click the **Marina, Lakeside Café, Store icon**, and scroll down to the **2026 Boat Registration** link, or scan QR code

Thank you for taking a moment to check in with your kayak, your rack space, and your fellow PML members. Here's to a season full of splashy launches, smooth paddles, and plenty of room for new adventures on the water!

For more information, please call Melody Wisdom at **1-209-962-8604** or [pmlfun@pinemountainlake.com](mailto:pmlfun@pinemountainlake.com) ☺

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# TEE TO GREEN

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

**A**s the growing season approaches, preparations are underway to finalize pesticide and fertilizer programs for the year. Early planning allows the golf course to participate in supplier early-order programs while ensuring that all products selected align with agronomic best practices and environmental responsibility. Pesticides and fertilizers are essential tools in maintaining healthy, playable turf conditions. Insecticides, herbicides, and fungicides are used selectively to manage insects, weeds, and plant diseases that can compromise turf health, while fertilizers provide the necessary nutrients to support strong growth and recovery. These products are applied not for cosmetic purposes, but to sustain safe, consistent, and high-quality playing surfaces.

Pest issues on golf courses are often predictable or identified through routine monitoring and scouting programs. When a potential problem is detected, all management options are carefully evaluated. Cultural practices—such as mechanical weed removal, adjustments to irrigation practices, or improving air circulation—are always considered first. When chemical intervention is necessary, treatments are selected and applied in the most effective and environmentally responsible manner available. Many of the pesticide products used by golf course superintendents are identical to, or closely related to, products commonly available to homeowners, and all products are used strictly according to label directions and in accordance with

state and federal regulations.

Pesticide manufacturing and use are among the most highly regulated practices in the United States. Before a product is registered for use, it must undergo extensive testing to evaluate potential human health and environmental impacts. This approval process can take up to ten years and involves more than 120 scientific studies. There is no scientific evidence indicating that golfers face chronic health risks from pesticides applied according to label instructions. Once liquid applications have dried or granular products have been watered into the turf, the potential for golfer exposure is minimal. To maintain transparency, product information will be posted at the golf shop or first tee so members are informed of current applications.

Applicators are required to wear protective equipment because they work directly with pesticides and experience significantly greater exposure than golfers. Label directions, which carry the weight of law, mandate specific safety measures during mixing, loading, and application. These precautions may include the use of chemical-resistant gloves, protective eyewear, respirators, and spray suits. When members observe maintenance staff making applications on the course, they can be assured that a state-certified professional is performing the work in accordance with all safety, environmental, and regulatory standards. Every effort is made to protect the health of members, staff, and the environment while maintaining optimal playing conditions. ☺

**WWW.PINEMOUNTAINLAKE.COM**

# **RESOLUTION #26.03**

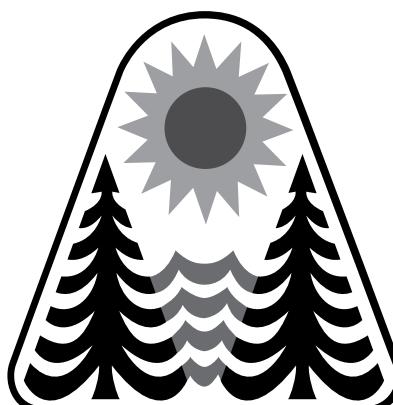
## **PINE MOUNTAIN LAKE ASSOCIATION POLICY PROHIBITING ILLEGAL DUMPING**

In accordance with Pine Mountain Lake Association's CC&R's, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved the adoption of Resolution 26.03 Pine Mountain Lake Association Policy Prohibiting Illegal Dumping.

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

This resolution was published in the December edition of the PML News and posted on the PML website for member review and comment.

This new Resolution 26.03 was approved and adopted by the Board of Directors at a duly noticed meeting on January 17, 2026.



Resolution #26.03  
Adopted: 1/17/2026

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

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

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

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

### **EFFECTIVE**

**DATE:** January 17, 2026

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

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

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

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

Any individual, group of individuals, or entity who are found to be littering in the PMLA common areas, facilities or grounds will be subject to a fine in accordance with the current PMLA schedule of monetary penalties.

Association dumpsters are provided for authorized Association facility operational use as part of a service agreement with the local garbage collection service company.

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

The only dumpster authorized for use by the membership is the pre-paid trash bag dumpster near the entrance to the PMLA Maintenance Department. This dumpster is only available for use by PMLA members who have purchased the authorized, pre-paid trash bags from PMLA or Moore Brothers Scavenger Company, the local trash collection service. No one other than PMLA members may use this dumpster as authorized.

(Continued on next page)

Any individual, group of individuals or entity who use this dumpster without purchasing the authorized trash bag and do not use the authorized bag to dump their trash in this dumpster, are illegally dumping in a private business dumpster and will be subject to fines or legal action as described above.

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

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #87.08.

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

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

Respectfully submitted,

Dania Schaffer, Board Secretary

JP- ADOPTED 1/17/26

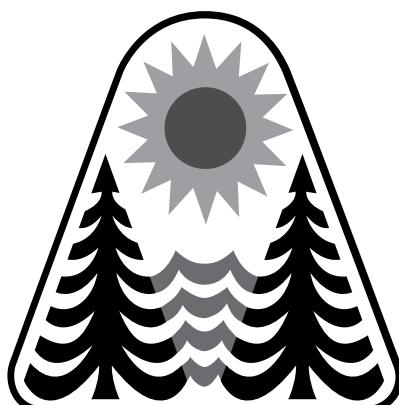
## **RESOLUTION #26.02 PINE MOUNTAIN LAKE ASSOCIATION LOGO USE POLICY**

In accordance with Pine Mountain Lake Association's CC&R's, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved the adoption of Resolution 26.02 Pine Mountain Lake Association Logo Use Policy.

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

This resolution was published in the December edition of the PML News and posted on the PML website for member review and comment.

This new Resolution 26.02 was approved and adopted by the Board of Directors at a duly noticed meeting on January 17, 2026.



Resolution #26.02  
Adopted: 1/17/2026

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

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

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

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

**EFFECTIVE DATE:** January 17, 2026

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

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

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

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

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

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

The Association General Manager is authorized to execute agreements for the use of the Official PMLA Logo.

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

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #01.04.

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

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

Respectfully submitted,

Dania Schaffer, Board Secretary

JP ADOPTED 1/17/26

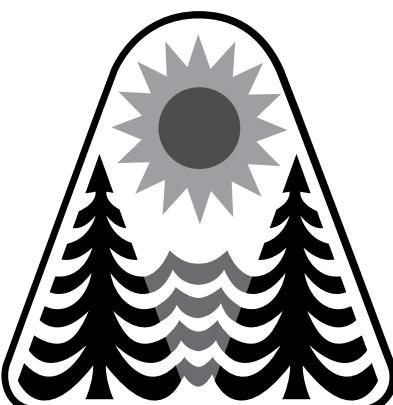
**RESOLUTION #82.05**  
**- PINE MOUNTAIN**  
**LAKE ASSOCIATION**  
**EQUIPMENT, PROPERTY,**  
**UTILITY, AND ACCOUNT**  
**USE POLICY**

In accordance with Pine Mountain Lake Association's CC&R's, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved adoption of Resolution 82.05 Pine Mountain Lake Association Equipment, Property, Utility, and Account Use Policy.

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

This amendment was published in the December edition of the PML News and posted on the PML website for member review and comment.

This amendment of Resolution 82.05 was approved and adopted by the Board of Directors at a duly noticed meeting on January 17, 2026.



Resolution 82.05  
Adopted: 6/19/1982  
Amended: 1/17/2026

**PINE MOUNTAIN LAKE ASSOCIATION EQUIPMENT, PROPERTY, UTILITY,  
AND ACCOUNT USE POLICY**

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

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

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

**EFFECTIVE DATE:** January 17, 2026

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

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

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

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

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

Respectfully submitted,

Dania Schaffer, Board Secretary

ADOPTED 1/17/26

# PROPOSED CHANGES TO RESOLUTION #99.12 PINE MOUNTAIN LAKE ASSOCIATION POLICY GOVERNING ADVISORY COMMITTEES

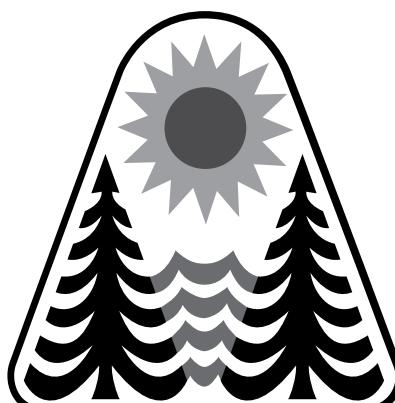
In accordance with Pine Mountain Lakes' CC&Rs, Article III, Section 7 (a) (ii)-Association Policies & Association Rules, the Board of Directors has approved a member review of the proposed amendment as shown below. This revision is being published in this issue of the PML News to give members the opportunity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

## LEGEND:

Bold/Italic = *new text*

Strikethrough = ~~removed text~~

The purpose of this revision is to establish clear governance standards for Advisory Committees, defining their purpose, structure, responsibilities, communication procedures, and liaison roles.



Resolution #99.12  
Adopted: 12/13/1999  
Amended: 06/16/2001  
Amended: 10/15/2001  
Amended: 11/12/2011  
Amended: 04/20/2019  
Amended: 06/17/2023  
Amended: \_\_\_\_\_

## PINE MOUNTAIN LAKE ASSOCIATION ADVISORY COMMITTEE GUIDELINES **POLICY GOVERNING ADVISORY COMMITTEES**

### **SUBJECT:**

***Adoption of Pine Mountain Lake Association policy establishing guidelines for Advisory Committees, including purpose, structure, responsibilities, communication procedures, and liaison definition.***

### **PURPOSE OF COMMITTEES**

The role of the Board of Directors is to protect, maintain, and enhance the commonly held property of the membership. In fulfilling that responsibility, the Board is often faced with optional avenues or solutions. Advisory committees were created to assist the Board with fact-finding, analysis and, finally, recommendations for or against a course of action regarding those options.

The role of the committees therefore, is to advise the Board on those matters assigned to them. However, the Board recognizes that committees are made up of Association members, who are the "eyes and ears" of the community. Valuable projects, options, or solutions, therefore, may originate with the committee itself and the Board wants to hear them in an organized manner, as stated in the following guidelines.

### **AUTHORITY:**

***The Declaration, Bylaws, and Articles of Incorporation of the Association, and California law.***

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

### **COMMITTEE SIZE & APPOINTMENT**

- 1) In the interest of efficiency, it is recommended that committees be limited to no more than five members in good standing. The Board of Directors may appoint more than five Association members as it deems appropriate. The Board may also choose to appoint non-Association members to a committee in a non-voting advisory capacity. No more than one non-Association member may serve on any Committee at a time.
- 2) Committee chairpersons and members will be appointed by the Board, annually, upon written application or committee membership renewal request form.
- 3) It is recommended that members be limited to three years' service, consecutively, on a given committee, but may serve longer at the Boards discretion.
- 4) Members are limited to serving on one Advisory Committee at a time, but may serve on more than one at the Boards discretion based on number of committee applicants, committee member experience, qualifications and needs of the Association.
- 5) Member's length of appointment is from January to January.
- 6) Committees ~~will have the opportunity to present a report to the Board at the monthly, regularly scheduled Open Board Meeting. Final reports and recommendations regarding assigned projects will be brief and to the point; report requiring detailed statistics, calculations and financial material, will be summarized for presentation at a regular Board Meeting. One page summaries are preferred.~~
- 7) Discussion by Board members and meeting attendees ~~will follow presentation of committee recommendations. Board action may or may not take place. In any case, the Board will respond to the committee within 30 days.~~

(Continued on next page)

- 8) These guidelines and specific charter of each Advisory Committee will be used in conjunction.
- 9) Committee members shall attend all meetings possible. Three (3) consecutive unexcused absences will result in replacement.

### **ROLE OF COMMITTEES AND THE BOARD OF DIRECTORS**

- 1) Committees will meet as required to complete assignments in accordance with their charter, or at a minimum of once per quarter.
- 2) Meeting schedules will be provided to the General Managers Administrative Assistant prior to the first of each month for posting.
- 3) Minutes of meetings are required, one copy to be given to the General Managers Administrative Assistant at the Association Office.
- 4) Committee project assignments will be made at a regular meeting of the Board of Directors and will be issued in writing.
- 5) Suggestions for project assignments, originating within the committee, will be made in writing and given to the Liaison for delivery to the Board. Such requests shall outline the aim and scope of the project as well as the resources and time necessary to complete a recommendation to the Board.
- 6) Committees will have the opportunity to present a report to the Board at the monthly, regularly scheduled Open Board Meeting. Final reports and recommendations regarding assigned projects will be brief and to the point; report requiring detailed statistics, calculations and financial material, will be summarized for presentation at a regular Board Meeting. One-page summaries are preferred.
- 7) Discussion by Board members and meeting attendees will follow presentation of committee recommendations at a properly agendized and noticed meeting of the Board. Board action may or may not take place. In any case, the Board will respond to the committee within 30 days.
- 8) These guidelines and specific charter of each Advisory Committee will be used in conjunction.
- 9) Committee members shall attend all meetings possible. Three (3) consecutive unexcused absences will result in replacement.

### **ADDENDUM TO POLICY GUIDELINES FOR ADVISORY COMMITTEES**

#### **ADDITIONAL ADVISORY COMMITTEE GUIDELINES**

Committee members are appointed as advisors to the PMLA Board of Directors. Committee assignments (charges) will be initiated by the Board or, they may be initiated by written request of the committee.

The committee's preliminary reports, working papers, requests for information and recommendations shall be delivered, exclusively, to the Board through the Liaison and General Manager in accordance with committee charters, and shall only be circulated elsewhere by express permission of the Board.

Public statements, either verbally or in writing, on committee matters, shall not be made when acting in the capacity of a committee member, unless specifically authorized by the Board of Directors.

This directive is not intended to infer that committee members are prohibited from speaking on committee issues as private citizens, rather, it is intended to prevent misunderstanding among the PMLA membership as to the Board of Directors' position on association matters and the private opinions of its committee members.

### **DEFINITION OF LIAISON**

As used in this Resolution, the term Liaison shall refer to a person acting as a contact or go-between for communication between the Committee and the Board of Directors ***in accordance with individual committee charters.***

Respectfully submitted,

---

Dania Schaffer, Board Secretary

# CHOOSING THE RIGHT CONTRACTOR FOR YOU

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

When it comes to construction projects around my home, I am the type of person who has big ideas...beautiful, crazy, amazing ideas—but, unfortunately, I often cannot achieve those ideas on my own. It is much easier to dream of castles than build them...or in my case, a catio for my poor inside cat. Fortunately, there are people out there who are quite adept at bringing dreams into reality. The trick is finding the right one.

When choosing a contractor, it is important that you are taking your time and doing your due diligence. Reaching out to your community and getting references is a fantastic place to start, but it is equally important to vet any contractor that you are looking to hire. One of the first steps you should take is to make sure that they are licensed—fortunately you



can easily search that information on the Contractors State License Board's website.

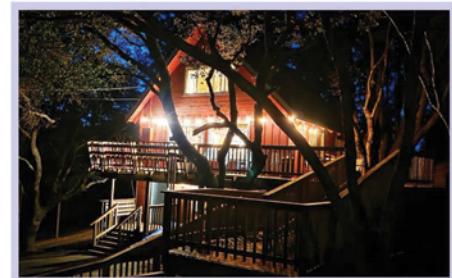
Get multiple bids, examples of past work, and always, always, always get a contract. Make sure that anyone doing work for you is knowledgeable with County, State, Federal, and Pine Mountain Lake building codes, rules, and regulations.

Please note that while handymen can perform a wide range of services without a license, they may only do so for smaller jobs whose total cost is less than \$1000.

Overall, it is essential to find the contractor or handyman that is the perfect fit for you—collaborative, knowledgeable, reliable, and honest. Afterall, your big ideas deserve the very best execution.

You can contact me any time at: [ecc@pinemountainlake.com](mailto:ecc@pinemountainlake.com) or 1 (209) 962-8605. I would be happy to assist you with any questions you may have. ☺

## Just Listed - Pine Mountain Lake



Charming 3-Level Rustic Cabin, Just 2 Blocks from the Lake and Backing Up to Greenbelt. 3 Bedrooms/1.5 Baths, Plus Bonus Room, currently used as a 4th Sleeping Area. Wrap Around Deck, Cozy Propane Fireplace, Newer Updates, Separate Laundry Room, on Sewer and Comes Furnished! Ideal Fulltime Home, Second Home or Vacation Getaway.

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



**Lynn Bonander**  
GRI REALTOR®  
Cell 209-484-7156  
[www.pmlr.com](http://www.pmlr.com)  
DRE# 00683485



## THE HOOF PRINT

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

February is a great time to start planning gatherings for the months ahead, and the Pine Mountain Lake Equestrian Center offers a unique and flexible space for hosting a wide variety of events. Whether you are planning something small and private or a larger public gathering, our facility can be tailored to fit your needs.

Our event space is available for both private and public use and is well suited for birthday parties, family celebrations, weddings, fundraisers, and community events. The relaxed ranch setting provides plenty of room to gather, celebrate, and enjoy time together while still having access to essential amenities.

Rental rates are straightforward. Property Owner events are \$150.00, and Public Use events are \$250.00. Each rental includes use of the Saloon Building, Ice Room, tables, chairs, BBQ, lawn area, and on-site parking. These features make it easy to host an event without the stress of coordinating multiple rentals or locations.

For those who would like extra assistance, staff support for set-up and tear-down is available for an additional charge. This option is especially helpful for larger events or for hosts who want to focus on enjoying their day rather than managing logistics.

If you are interested in hosting an event or would like to check availability, please contact the barn office and speak with me directly. I am happy to answer



questions, discuss event details, and help you determine how our space can best support your plans.

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



# PINE MOUNTAIN LAKE REALTY

An Agent Owned Company

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Broker/Owner  
209.484.7123  
DRE#00451887



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Realtor®  
209.484.7156  
DRE#00683485



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DRE#00578336



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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!*

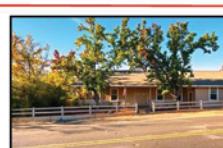
3 Bd/2 Bth, 2 Car Attached Garage, Good sized Living Rm w/Stone Woodburning Fireplace, Kitchen Brfst Bar, Solid Surface Counters, Garden Window, Open Dining, Primary Bed/Bath w/Dual Sinks, Shower Stall & Soaking Tub, Indoor Laundry W/D included, Pretty Trex Deck, Roof replaced in 2015.



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

\$ 4,900	13177 Jackson Mill	MLS# 41118256
\$ 5,000	19703 Cottonwood	MLS# 41118065
\$ 7,500	12891 Boitano Rd	MLS# 20240330
\$ 9,000	20650 Crescent Way	MLS# 20240455
\$ 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
\$ 49,000	5-8 Sean Patrick	MLS# 41115934
\$ 54,500	20782 Buttercup Cir	MLS# 41120845
\$ 85,000	20158 Pine Mtn Dr	MLS# 41104702
\$100,000	19290 Yosemite Spr	MLS# 41109338
\$300,000	Highway 120	MLS# 20221176
\$325,000	18497 St Hwy 120	MLS# 41119317
\$425,000	18900 Jamestown	MLS# 41094797
\$425,000	19100 Jamestown	MLS# 41112969
\$599,000	20000 Jamestown	MLS# 41109430

# FROM THE SAFETY & EMERGENCY PREPAREDNESS COMMITTEE

BOB ASQUITH – PML SAFETY & EMERGENCY PREPAREDNESS COMMITTEE

The 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.

## Join Our Committee Meeting:

Members may attend our committee meetings.

Our meetings are on the First Wednesday of the month at 9am via Zoom. Please email [SafetyComm@pinemountainlake.com](mailto:SafetyComm@pinemountainlake.com) to obtain your invitation.

**Fire Station** – We reviewed the outcome of the Tuolumne County Board of Supervisors meeting about the number of Fire Stations the county will provide in the years ahead. The BOS chose to reduce the number of county fire stations from five to four. The county engine 631 (white engine) in Groveland will NOT be the one eliminated.

**Wildfire Preparedness Workshops** – We are partnering with CERT, CalFire, and other agencies to bring you the very latest of information to protect your family and your home. Watch for announcements in Social Media and eSnap.



**Evacuations** – We continue to look for ways to expedite evacuations in Pine Mountain Lake. We are working with Tuolumne County Sheriff's office and Office of Emergency Services to optimize getting safe information out. Here is an

excerpt of one map.

**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 ALL these emergency alerts at:**

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

<https://www.pge.com/en/account/manage-my-account/online-account-preferences/outage-alerts.html>

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

## 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)

**H**olidays are in the rearview mirror. School is back in session. Your PML Community Safety & Emergency Preparedness Committee reminds you of the regulations about School buses. From slowing down in school zones to yielding to pedestrians, the California Vehicle Code outlines clear rules every driver must follow. But what about stopping for a school bus with flashing lights? Can you go around without getting a ticket?

“More students are killed while getting on or off a school bus each year than are killed as passengers inside of a school bus,” the California Commercial Driver Handbook says. “As a result, knowing what to do before, during, and after loading or unloading students is critical.” Here is a quick guide to the state’s school bus stop laws, how they protect children and the penalties for breaking them.

Do I have to stop behind a stopped school bus in California? When a school bus is about to stop, its yellow lights will flash to warn nearby drivers. Once the bus stops, red lights will flash and a stop sign will swing out. “All vehicles must stop for school buses,” the California Driver’s Handbook says.

Buses usually stop before crossing train tracks or when children are boarding or exiting. “When the bus flashes red lights (located at the top, front, and back of the bus), you must stop from either direction until the children are safely across the street and the lights stop flashing,” the handbook says. “Remain stopped while the red lights are flashing.”



According to California Vehicle Code 22454, drivers must stop when a school bus is loading or unloading passengers with its red lights flashing and stop sign extended — but the rules can change depending on the road type.

On two-way streets, including those with a center turn lane, traffic in all directions must stop.

On four-lane roads, only drivers traveling in the same direction as the bus must stop. Vehicles on the opposite side may continue moving but should do so with extra caution.

Can I get a ticket for not stopping behind a school bus with its lights on? Passing a stopped school bus can result in steep fines and other penalties. “If you fail to stop, you may be fined up to \$1,000 and your driving privilege could be suspended for one year,” the California Driver’s Handbook says.

According to Shouse California Law Group, here is a breakdown of the costs for each offense: First offense: Fines range from \$150 to \$250. Second offense: Fines range from \$500 to \$1,000. Third offense (within three years): Driving privileges are revoked for one year. A bus driver who witnesses a violation can make a report within 24 hours, according to the California Vehicle Code. ☀



## Make your financial future a priority.



**Jordan R Sergeant**  
Financial Advisor  
728 Mono Way  
Sonora, CA 95370  
209-213-7203

EJB-19325-A-E-DA-4 AECSPAD 27092416

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## FIREWOOD CUTTING

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**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.

Suburban Propane Jamestown California

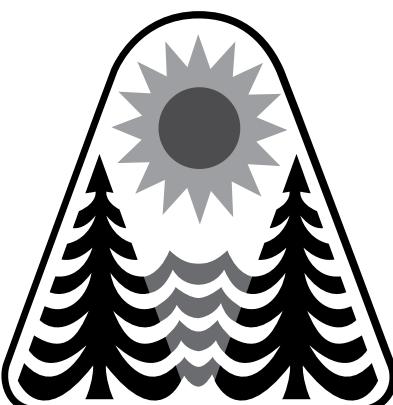
**(209) 984-5283 • 1 (800) PROPANE**

# PROPOSED ADOPTION OF NEW RESOLUTION – PINE MOUNTAIN LAKE ASSOCIATION BOOKS & RECORDS INSPECTION & COPYING POLICY RESOLUTION

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

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

The purpose of this resolution is to establish a policy in accordance with the Davis-Stirling Common Interest Development Act governing member inspection and copying rights of Association books and records while ensuring transparency and protection of confidential information.



Resolution #: \_\_\_\_\_  
Adopted: \_\_\_\_\_, 2026

## PINE MOUNTAIN LAKE ASSOCIATION BOOKS & RECORDS INSPECTION & COPYING POLICY RESOLUTION

### SUBJECT:

Adoption of Pine Mountain Lake Association Books & Records Inspection & Copying Policy.

### PURPOSE:

To establish a policy in accordance with the Davis-Stirling Common Interest Development Act governing member inspection and copying rights of Association books and records while ensuring transparency and protection of confidential information.

### AUTHORITY:

The Declaration, Bylaws, and Articles of Incorporation of the Association, and California Law, including California Civil Code §§5200–5240.

EFFECTIVE DATE: \_\_\_\_\_, 2026

WHEREAS, the Board of Directors recognizes its obligation to provide members access to Association books and records as required by law;

WHEREAS, the Board also has a duty to protect confidential, privileged, and private information from unauthorized disclosure;

WHEREAS, clarity in procedures and expectations promotes fairness, transparency, and operational efficiency;

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

#### 1. Purpose of Policy

This policy establishes procedures for members to inspect and obtain copies of Association books and records in compliance with the Davis-Stirling Act. The goal is to ensure transparency while protecting the Association, its members, and confidential information.

#### 2. Member Rights to Inspect Records

Members may inspect and copy Association books and records as provided in Civil Code §§5200–5240. On advice of legal counsel, the Association will only provide what is required by law, no more. No less.

#### 4. Submitting a Request

Requests must be submitted in writing and must identify the specific records requested, state whether inspection or copies are desired, and include preferred inspection dates and all required disclosures regarding membership list use.

#### 5. Response Timeframes

- Association Records: 10 business days
- Enhanced Records: 30 calendar days
- Membership List: 5 business days
- Board Meeting Minutes: 30 days after approval (excluding executive session meeting minutes).

(Continued on next page)

#### **6. Inspection Procedures**

Inspections will occur at the PMLA Administration Office during normal business hours and must be supervised by staff.

#### **7. Copying & Production Costs**

The Association may charge reasonable fees for copying, electronic reproduction, delivery, and staff time required to compile enhanced records.

#### **8. Purpose of the request for the Membership List**

The member requesting the list shall state the purpose for the request, which purpose shall be reasonably related to the requester's interest as a member. For example, a member cannot request the list, so he/she can solicit real estate listings.

If the board reasonably believes that the information in the list will be used for another purpose, it may deny the member access to the list. Any person who misuses a membership list is liable for any damage caused by its misuse, including punitive damages for fraudulent or malicious misuse.

#### **9. Denial of Requests**

The Association may deny requests for prohibited records, vague or burdensome requests, nonpayment of fees, or requests for documents outside statutory retention periods.

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #92.14.

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

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

Respectfully submitted,

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

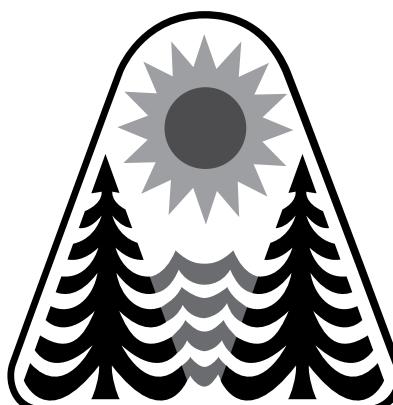
JP \_\_\_\_/\_\_\_\_/\_\_\_\_

# PROPOSED ADOPTION OF NEW RESOLUTION – PINE MOUNTAIN LAKE ASSOCIATION POLICY REGARDING SPEED LIMITS AND SPEED ENFORCEMENT WITHIN THE COMMUNITY

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

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

The purpose of this resolution is to establish an updated policy defining speed limits within the Pine Mountain Lake Association community, the Association's authority and expectations for speed enforcement, and the applicable consequences for violations occurring on Association-maintained and privately owned roads.



Resolution # \_\_\_\_\_  
Adopted: \_\_\_\_\_, 2026

## PINE MOUNTAIN LAKE ASSOCIATION POLICY REGARDING SPEED LIMITS AND SPEED ENFORCEMENT WITHIN THE COMMUNITY

### SUBJECT:

Adoption of an updated Pine Mountain Lake Association policy regarding speed limits and speed enforcement within the community.

### PURPOSE:

To establish an updated policy defining speed limits within the Pine Mountain Lake Association community, the Association's authority and expectations for speed enforcement, and the applicable consequences for violations occurring on Association-maintained and privately owned roads.

### AUTHORITY:

The Declaration, Bylaws, and Articles of Incorporation of the Association; California law governing private roads; and the Association's authority to adopt operating rules for the protection, safety, and welfare of its Members and their guests.

EFFECTIVE DATE: \_\_\_\_\_, 2026

WHEREAS, the original Resolution 74.39 was adopted on September 20, 1974, to request that Tuolumne County establish a 25 MPH speed limit on streets within the Pine Mountain Lake Subdivision;

WHEREAS, the streets within much of the Pine Mountain Lake community remain private, and the Board of Directors has a fiduciary duty to protect the safety of Members, guests, employees, and visitors using those private roadways;

WHEREAS, excessive speed and unsafe driving increase the risk of accidents, injuries, property damage, and harm to pedestrians, bicyclists, equestrians, wildlife, and Association property;

WHEREAS, the Board recognizes the importance of maintaining a clearly defined, consistently enforced speed limit within the community to preserve safety and protect Association assets;

WHEREAS, the Association incurs costs relating to road maintenance, signage installation, safety patrols, and accident response when motorists fail to comply with community speed limits;

NOW, THEREFORE, BE IT RESOLVED, the Pine Mountain Lake Association Board of Directors adopts the following updated speed limit and speed enforcement policy:

### 1. Community Speed Limit

The maximum speed limit on all Pine Mountain Lake Association roads—unless otherwise posted—is 25 miles per hour (25 MPH).

### 2. Special Conditions

Lower speed limits may be posted and enforced in areas where safety concerns warrant such action.

### 3. Enforcement

The Association may enforce this policy through observation, radar, reports, and coordination with law enforcement.

(Continued on next page)

**4. Penalties**

Violators may be subject to warnings, fines, suspension of privileges, referral to law enforcement, or access restrictions.

**5. Responsibility of Owners**

Owners must ensure that family members, guests, renters, and contractors comply with this policy.

**6. Signage**

The Association will maintain appropriate speed limit signs; the absence of signage does not relieve motorists of compliance obligations.

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #74.39.

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

The Board reserves the right to update, amend, or rescind this resolution at any time.

Respectfully Submitted,

-----  
Dania Schaffer, Board Secretary

JP - \_\_\_/\_\_\_/ 26

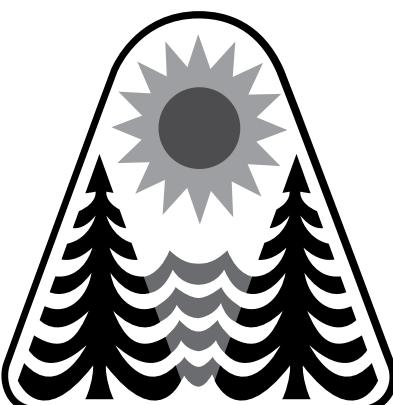
DRAFT

# PROPOSED ADOPTION OF NEW RESOLUTION – PINE MOUNTAIN LAKE ASSOCIATION SOCIAL MEDIA & WEBSITE POLICY RESOLUTION

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

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

The purpose of this resolution is to establish a formal policy governing the Association's use of social media platforms and websites, including rules for permitted content, prohibited conduct, administrative authority, member engagement, and compliance with applicable California law and industry best practices.



Resolution #: \_\_\_\_\_  
Adopted: \_\_\_\_\_, 2026

## PINE MOUNTAIN LAKE ASSOCIATION SOCIAL MEDIA & WEBSITE POLICY RESOLUTION

### SUBJECT:

Adoption of Pine Mountain Lake Association Social Media & Website Policy.

### PURPOSE:

To establish a formal policy governing the Association's use of social media platforms and websites, including rules for permitted content, prohibited conduct, administrative authority, member engagement, and compliance with applicable California law and industry best practices.

### AUTHORITY:

The Declaration, Bylaws, and Articles of Incorporation of the Association, and California Law, including the Davis-Stirling Common Interest Development Act.

EFFECTIVE DATE: \_\_\_\_\_, 2026

WHEREAS, the Board of Directors has a fiduciary duty to ensure accurate, lawful, and appropriate communication with Members;

WHEREAS, social media and Association websites serve as supplemental tools for community engagement and general information;

WHEREAS, improper use of social media or online platforms may expose the Association to legal, privacy, or governance risks;

WHEREAS, it is in the best interest of the Association to define clear rules for content, posting authority, member conduct, and enforcement;

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

#### 1. Purpose of Policy

The Association maintains social media accounts and official websites to provide general information, promote community engagement, and share updates. This policy establishes rules governing official online use, permitted and prohibited content, member conduct, and administrative responsibilities.

#### 2. Scope

This policy applies to HOA-operated websites, social media pages, newsletters, and online forums, as well as Board and committee members acting in their official capacity. It does not regulate Association members' personal social media activity.

#### 3. Official Status and Limitations

Social media is not an official method of delivering legally required notices. Online posts are supplemental; official communications will be sent via mail, email (with consent), required postings, or through designated sections of the Association website.

#### 4. Administration & Authority

Only PMLA General Manager-authorized employees or contracted administrators may post, moderate, or remove content. PMLA Board members, committee members or employees posting personally must

(Continued on next page)

not claim to represent the HOA, disclose confidential information, or engage in discussions that could constitute prohibited serial meetings.

**5. Acceptable HOA Content**

- Community updates and announcements
- Safety alerts or emergency notices
- Maintenance schedules and project updates
- General-interest content supporting community engagement
- Links to official documents or authoritative sources

**6. Prohibited HOA Content**

- Political content or advocacy
- Religious advocacy
- Personal opinions expressed as Association statements
- Confidential, privileged, or homeowner-specific information
- Legal commentary or ongoing dispute discussions

**7. Member Conduct Rules**

- Respectful and constructive comments are permitted.
- Harassment, personal attacks, or defamatory statements are prohibited.
- Posting confidential information is prohibited.
- Political, commercial, or spam content is not allowed.
- Posts encouraging rule violations are prohibited.

**8. Moderation & Enforcement**

The Association may remove prohibited content, hide comments, block users for repeat violations, or disable commenting if necessary. Records of removed content will be documented by the administrator.

**9. Elections & Political Content**

The Association must remain neutral in all elections and may not allow campaigning on official social media or website platforms. Candidates and supporters may not use HOA platforms for political messaging.

**10. Privacy & Legal Compliance**

The Association will comply with Davis-Stirling privacy requirements and protect personal data. No private member information will be posted without written consent. All content must respect copyright laws.

**11. Website Requirements**

Associations with 50+ units must maintain a statutorily compliant website with a secure member-accessible section for required notices. Social media does not fulfill statutory website obligations.

**12. Disclaimers**

All Association online platforms will display the following disclaimer:

"This page is for general informational purposes only and is not an official method of providing Association notices. Comments posted by the public do not necessarily reflect the views of the Association."

**13. Policy Violations**

Violations may result in post removal, suspension from HOA platforms, cease-and-desist notices, or further legal action. Board members may face censure or removal from officer or committee positions.

**14. Policy Review**

The Board will periodically review this policy and amend it as necessary to comply with laws, best practices, and the community's needs.

(Continued on next page)

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #17.01.

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

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

Respectfully submitted,

-----  
Dania Schaffer, Board Secretary

DRAFT

# **PINE MOUNTAIN LAKE ASSOCIATION STRATEGIC PLAN UPDATE MEETING AND TOWN HALL MEETING DATES FOR 2026**

(EACH MEETING WILL BEGIN AT 10 AM AND END AT  
NOON)

**Saturday, April 4, 2026**  
Strategic Plan Update Meeting

**Saturday, June 13, 2026**  
Town Hall Meeting

**Saturday, December 5, 2026**  
Town Hall Meeting

## **TUOLUMNE COUNTY ASSESSOR'S OFFICE HIGHLIGHTS HOMEOWNER'S EXEMPTION TO HELP RESIDENTS SAVE ON PROPERTY TAXES**

Tuolumne County, CA – Tuolumne County Assessor-Recorder, Kaenan Whitman, wants to remind homeowners about the Homeowner's Exemption, which can help homeowners save on property taxes. The exemption reduces the assessed value of your home by up to \$7,000, resulting in annual savings of over \$70.

To qualify, homeowners must own and occupy their property as their primary residence. Residents are encouraged to complete and submit the Homeowner's Exemption form to the Assessor's Office by February 15th to receive the full benefits. Once filed, homeowners only need to apply once, and the exemption will remain in effect until the property is sold or the homeowner moves.

For more information or assistance, please reach out to the Tuolumne County Assessor's Office via email at [assessor@co.tuolumne.ca.us](mailto:assessor@co.tuolumne.ca.us) or by phone at **209-533-5535**. Homeowners can also learn more and download the Homeowner Exemption Form by visiting <https://www.tuolumnecounty.ca.gov/739/Property-Tax-Exemptions>

Take advantage of this opportunity to reduce your property tax burden and keep more money in your pocket! 

## **REVISED PINE MOUNTAIN LAKE ASSOCIATION GOLF COURSE FEES**

*At the January 17, 2026, open Board meeting, the Board approved an amendment to the Golf section of the 2026 Amenity Fee Schedule to reduce the cost of driving range balls. The updated pricing is as follows: 1 token – \$7 (34 balls), 2 tokens – \$14 (68 balls), 3 tokens – \$21 (102 balls), and 4 tokens – \$25 (136 balls). This change was approved as part of the Board's ongoing effort to provide greater value and cost savings to members using the golf driving range. Please see the amended section below:*

### **GOLF COURSE FEES: Driving Range**

1 Token (34 Balls).....	\$7.00
2 Tokens (68 Balls) .....	\$14.00
3 Tokens (102 Balls) .....	\$21.00
4 Tokens (136 Balls) .....	\$25.00
Range Membership - Property Owner .....	\$540.00
Range Membership - P/O with Annual.....	\$450.00

# PML BOAT PARADE IS JULY 4TH

VIRGINIA RICHMOND

Friends of the Lake is pleased to announce that the 2026 PML boat parade will be at 6pm on Saturday, July 4th.

Everyone always asks what the theme will be. We've had movies, songs, history, Disney and holidays. This year is easy! We're celebrating the

250th anniversary of the Declaration of Independence marking the founding of America. Our theme is simply "Happy Birthday, America!"

#### Start planning your decorations now!

There are prizes and bragging rights for the best decoration in each category: electric boats, gas pontoons,

ski/fishing boats, or non-motorized.

The PML Boat Parade is organized each year by the Friends of the Lake club. To join and enjoy all our summer activities, please send a check for \$20/family and your email address to Friends of the Lake, PO Box 591, Groveland. ☺



## PML LADY NINERS

TAMMY TALOVICH

#### Quote of the month:

*"You must find the place inside yourself where nothing is impossible"* — Deepak Chopra



animal on earth is a goldfish—because it has a ten-second memory. It doesn't dwell on mistakes, missed opportunities, or moments it wishes it could take back. It simply resets, swims forward, and starts fresh.

Golf asks us to do the

same.

This game we love can test even the strongest mindset. One errant shot, one tugged drive, one missed three-footer—and suddenly tension creeps in. Shoulders tighten. Confidence wavers.

The joy of the round starts to slip away. We've all been there.

But here's the truth: the next shot is always an opportunity. A chance to recover. A chance to surprise yourself. A chance to write a different story than the one you feared.

So when the game challenges you, be a goldfish.

Let the last shot go.

Release the frustration.

Reset your focus.

And step into the next moment with clarity, confidence, and a little bit of joy.

Golf is more fun—and far more rewarding—when we play with short memories and big hearts.

See you on the course,

PML Lady 9er's Captain Lindsey ☺

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! Lindsey is our new Captain, she is planning a fun and exciting year!

#### DECEMBER 12TH: NO ORGANIZED GAME

#### DECEMBER 11TH: CHRISTMAS PARTY AND ELECTION OF NEW BOARD MEMBERS

We had a great lunch at The Grill!

#### DECEMBER 16TH: NO ORGANIZED GAME

#### DECEMBER 23RD: NO ORGANIZED GAME, MERRY CHRISTMAS

#### DECEMBER 31ST: NO ORGANIZED GAME, HAPPY NEW YEAR

#### CAPTAIN'S CORNER:

*"Be a Goldfish."* — Ted Lasso

On the show Ted Lasso, there's a simple but powerful reminder: the happiest

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# PML LADIES 18 HOLE GOLF CLUB

THELMA FAUX

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

## DECEMBER 11TH – 2 PERSON BEST BALL

**First Place:** Cynthia Hollaway, Lisa Brown – Jimenez – 64 \*

**Second Place:** Tari Skelly, Linda Sarratt – 64 \*

**Third Place:** Laura Kramer, Elisa Hoppner – 66 \*

**Fourth Place:** Jodie Awai, Paula Parisi – 66 \*

\* Tiebreaker applied

## Birdies:

T Skelly - #9 & # 16

L Kramer - #17

## DECEMBER 18TH – 4 PERSON SCRAMBLE

**First Place:** Tari Skelly, Jane Reynolds, Stacie Brown, Deanie Martini - 59

**Second Place:** Sally Wrye, Paula Paeisi, Thelma Faux, Helena McMillian - 61

**Third Place:** Marlene Drew, Anne Clark, Cheryl Johnson, Jodie Awai - 62

**Fourth Place:** Laura Kramer, Priscilla Park, Elisa Hoppner, Linda Sarratt - 64

## DECEMBER 8TH – INDIVIDUAL POINT BOGIE

**First Place:** Paula Parisi - 40

**Second Place:** Jodie Rodrigues - 34

**Third Place:** Laura Kramer - 33

**Fourth Place:** Linda Sarratt - 32

**Fifth Place:** Tari Skelly - 31

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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**. ☺



## HERE IS YOUR CHANCE TO BE MORE INVOLVED IN YOUR COMMUNITY!

Pine Mountain Lake Association has openings on the Following Committees:

### 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  
the Administration Office

# PINE NEEDLERS QUILT GUILD

SANDY SMITH

**F**ebruary ... Happy Valentines Day everyone!!! Wow, the year of 2026 is flying by, winter is here, then comes beautiful spring. Every season has its own beauty. However, quilting is a year round sport so we are winners all year long.

Pine Needlers Quilt Guild meets the 3rd Tuesday of every month, February's meeting will be on the 17th. The meeting starts at 10 a.m. but at 9:30 we have a meet and greet to catch up on what's been happening.

If you bring your lunch, and a project (hand or machine sewing) we can sew together til 3. See you then.

Last month's Butterfly Applique Class was a big success. Stay tuned for upcoming class information.

The Adult Sew Along for beginners is February 14th, but unfortunately it is full. The Sewists are enjoying and learning much. Maybe turning into new quilters? We shall see.

How to become a quilter...First buy a bag of marbles. Every time you purchase

a fat quarter leave a marble at the quilt shop (for yard cuts leave four marbles). Each time you buy a book or pattern, leave 2 marbles. Each time you rip out stitches take a handful of marbles and toss them out of the window. You are a quilter when you have lost all your marbles. There you have it...

Remember the Guild meeting will be on Tuesday February 17 at 10 a.m. If you have any questions call President Judi (with an i) at **650 245-1439** or V.P. Michele (with one l) **209 962-4327**. ☺

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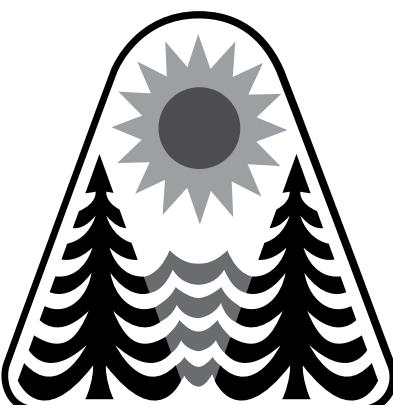
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# PROPOSED ADOPTION OF NEW RESOLUTION – PINE MOUNTAIN LAKE ASSOCIATION WORKPLACE ABUSE PREVENTION POLICY RESOLUTION

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

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

The purpose of this resolution is to establish a policy prohibiting workplace abuse and defining expectations, reporting procedures, investigative processes, and consequences to ensure a safe, respectful work environment for all Association employees, management personnel, contractors, and vendors ("Association Staff").



Resolution #: \_\_\_\_\_  
Adopted: \_\_\_\_\_, 2026

## PINE MOUNTAIN LAKE ASSOCIATION WORKPLACE ABUSE PREVENTION POLICY RESOLUTION

### SUBJECT:

Adoption of Pine Mountain Lake Association Workplace Abuse Prevention Policy.

### PURPOSE:

To establish a policy prohibiting workplace abuse and defining expectations, reporting procedures, investigative processes, and consequences to ensure a safe, respectful work environment for all Association employees, management personnel, contractors, and vendors ("Association Staff").

### AUTHORITY:

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

### EFFECTIVE DATE: \_\_\_\_\_, 2026

WHEREAS, the Board of Directors has a fiduciary duty to maintain a safe and respectful workplace environment;

WHEREAS, workplace abuse undermines employee well-being, operational efficiency, and the interests of the Association;

WHEREAS, the Association is committed to complying with California Labor & Employment Law relating to workplace safety and abuse prevention;

WHEREAS, it is in the best interest of the Association to implement a clear policy outlining prohibited conduct, reporting procedures, investigative requirements, and consequences for violations;

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

#### 1. Policy Statement

Workplace abuse of Association Staff is strictly prohibited. This applies to homeowners, residents, guests, Board members, committee members, vendors, and any person interacting with staff.

#### 2. Prohibited Conduct

Examples of prohibited conduct include, but are not limited to:

- Verbal Abuse: yelling, insults, profanity, intimidation, or demeaning comments.
- Harassment & Discrimination: harassment based on protected characteristics, sexual harassment, hostile or retaliatory behavior.
- Stalking or Monitoring: following staff, recording or photographing staff in a harassing manner.
- Physical Aggression or Threats: threatening gestures or statements, any form of physical violence or intimidation.
- Interference with Job Duties: disrupting or obstructing staff work, giving unauthorized direction to staff.
- Electronic Abuse: harassing emails, texts, or online messages.

(Continued on next page)

### 3. Reporting Workplace Abuse

Staff must report incidents to the PMLA General Manager or HR representative. Homeowners may also report witnessed incidents. All reports will be handled promptly and confidentially.

### 4. Investigation Process

The Association will conduct a prompt and impartial investigation. This includes interviewing involved parties, reviewing evidence, and consulting legal counsel when appropriate. Retaliation for reporting is prohibited.

### 5. Consequences for Violations

- Written warning
- Loss of common-area privileges
- Cease-and-desist order
- Monetary Fines
- Trespass restrictions
- Law enforcement involvement for criminal conduct
- Civil or workplace violence restraining orders
- Removal from Board or committee positions

### 6. Protection of Staff

The Association will maintain a safe workplace, provide required training, and support staff throughout the reporting and investigation process.

### 7. Policy Distribution

This policy will be distributed to all PMLA homeowners, residents, employees, and vendors, included in new member packets, and may be posted on the Association's website.

### 8. Policy Review

The Association will review and amend this policy as necessary to remain compliant with California law and industry best practices.

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #10.04.

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

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

Respectfully submitted,

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

JP \_\_\_\_/\_\_\_\_/\_\_\_\_

# SAVE THE DATE



**PINE MOUNTAIN LAKE  
PRESENTS**



# ROPING

May 23-24

• IN THE PINES •

2026

**More information coming soon!**

# 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

Linda Flores 1-209-770-6063

## 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

Tammy Talovich 1-209-605-7904  
tam tally1@gmail.com

## Pine Needlers Quilt Guild

Julie Kuhn 1-650-245-1439

## 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

PML ORGANIZED CLUBS

# PML PICKLEBALL CLUB

PAM RODGERS

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

**A**s we continue this series, we're moving deeper into the habits that quietly hold players back as rallies get longer and competition improves. These next two mistakes are incredibly common—and very relatable. They revolve around **shot selection and restraint**, two skills that separate players who simply play from players who improve.

Let's break them down.

### MISTAKE #11: HITTING SHOTS YOU KNOW YOU DON'T HAVE

Everyone struggles with this one. And in the spirit of full transparency—I still do too.

Pickleball is fun. And when you're having fun, the last thing you want to do is hit "boring" shots you know you can execute consistently. Instead, it's tempting to go for the flashy, low-percentage shots that look impressive and feel exciting.

But if your goal is to improve, this habit will hold you back fast.

Attempting shots you haven't mastered leads to unforced errors, broken momentum, and lost points. Believe me—I know. Some of my worst attempts have gone so far out of bounds that I'm convinced they landed in a different zip code.

To be clear, this doesn't mean avoiding important shots altogether. For example, the **third-shot drop**

is one of the most critical shots in pickleball—and you must practice it to get better. The key difference is **intentional practice versus reckless attempts during play**.

Improvement comes from choosing shots you can execute under pressure, not from forcing highlight-reel moments that aren't part of your current skill set.

### MISTAKE #12: ATTEMPTING SMASHES ON LOW BALLS

Oh boy—this one shows up all the time.

Have you ever watched someone at the kitchen line try to smash a ball... straight into the net? That's exactly what this mistake refers to.

It usually happens when an opponent hits a third-shot drop that's just a little too high—but not high enough. The ball sits in that awkward gray area where you know you can volley it, but you think you might be able to smash it.

Many beginners reach into the kitchen and try to whip the ball downward. And almost every time, it ends up in the net.

### HERE'S WHY:

When you perform an overhead smash, the paddle face naturally travels downward toward the floor. But with the ball already low and far in front of you, you end up contacting it at the **end of the swing arc**, not the top. That downward motion sends the ball straight into the net.

### THE FIX IS SIMPLE:

Instead of smashing, gently **push the paddle** in the direction you want the ball to go.

This produces less power—but far more control and accuracy. And in pickleball, control wins far more points than power ever will.

### THE TAKEAWAY

Pickleball isn't about hitting the hardest or flashiest shot. It's about choosing the right shot at the right time.

When you stay within your skill set, resist unnecessary smashes, and trust high-percentage plays, your consistency improves—and so does your confidence.

### REMEMBER...

**Smart pickleball is patient pickleball. Play shots you own, not shots you hope will work. Accuracy beats power. Discipline beats impulse. And every rally is an opportunity to make better decisions and grow your game.**

### COME OUT AND PLAY!

### FOR MORE INFORMATION:

Current Play Times (Changes Seasonally).

Check out: PlayTime Scheduler for Pickleball

For Pickleball Club information contact Tammy Talovich at **209-605-7904** or [tamtally1@gmail.com](mailto:tamtally1@gmail.com).

For all questions related to day passes, gate code, times or location contact the Main Gate at **209-962-8615**. ☺

*Happy Valentine's Day*  
FROM PINE MOUNTAIN LAKE

# ROOFBB



WHERE FUN MEETS GIVING IN GROVELAND

AUDREY PROUSE

**L**ooking for a fun way to give back and make a real impact in Groveland? ROOFBB is welcoming new members as we head into an exciting year of planning and community involvement in 2026!

The ROOFBB mission is simple and powerful: raise funds to give directly back to our community—supporting local schools, donating to community projects, and helping neighbors facing hardship. Whether you can volunteer a few hours here and there or want to be more hands-on, there's a place for everyone at ROOFBB. Along the way, members build meaningful friendships, share plenty of laughter, and enjoy giving back together.

Over the past year, ROOFBB stayed busy supporting Groveland in many ways—by hosting our own fundraisers, partnering with local organizations, and enjoying members-only social events that celebrate friendship and connection. Highlights from 2025 include:

- SummerFest!
- First Responder BBQ Appreciation in partnership with the Yosemite Chamber of Commerce
- Shopping with Tenaya Elementary students for back-to-school clothing
- Participating in the 49er Festival Taste of Tuolumne—walking in the parade and volunteering at the raffle and live auction
- Hosting two annual luncheons for ROOFBB members and a holiday party
- Halloween Bake Sale
- Supporting Trail Less Traveled through their holiday Giving Tree project

**SAVE THE DATE – 2026 ROOFBB HAPPENINGS:**

**February 8** – Super Bowl fundraiser at



Around the Horn Brewery

In the greater Groveland area, organizations like ROOFBB are unique. With only a few active service groups, ROOFBB plays an important role in strengthening our community and showing what's possible when people come together with a shared purpose. Volunteering with ROOFBB isn't just about giving—it's about connection, compassion, and creating lasting positive change.

To learn more about ROOFBB, follow us on Instagram, Facebook, and Nextdoor. Interested in joining? Membership applications are available on our website at <https://charity.roofbb.org/join>.

*If you know someone in need—or if you need support yourself—please reach out to us. We're here to help and will do what we can.*

#### DONATE!



**venmo**

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

**FOLLOW US!** [@roofbbcharity](https://charity.roofbb.org)

# PML MEN'S GOLF CLUB

STEVE BURKE

**What I'm talkin about is a game... A game that can't be won only played... Bagger Vance**

**T**he 2026 Tournament Season starts this month with the Icebreaker on the 21st. This tournament is 2-man, one best ball format, with an 11am shotgun start. Food will be served post tourney! Deadline to sign up is February 19. Our 2nd event will be the St. Patrick's Day tournament, on March 7. This tournament is a 4-man, 2 best-ball format, also with an 11am shotgun start.

These two tournaments are the first two of 18 Men's Golf Club events in 2026. Visit the Men's Golf Club website, [pmlmgc.com](http://pmlmgc.com), to view the 2026 Tournament Schedule, and to sign up and pay for our tournaments.

#### PACE OF PLAY

The Men's Golf Club proposes three specific actions players can carry out, whether during tournament or recreational play, that will improve pace of play.

#### WATCH AND FIND

Watch your playing partners hit their golf ball, off the tee or in the fairway, and then help them locate it. Time can be saved, and perhaps penalties avoided, if we watch and help find.

#### GET IN THE CART

Once you hit your golf ball, get in your cart, with your club in hand, and travel to your partner's ball. Once you arrive, 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 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.

#### STEPS TO 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 making corrections the day of a tournament is very difficult 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 men related to 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.

**WWW.PINEMOUNTAINLAKE.COM**

# PINE MOUNTAIN GARDEN CLUB

LINDA NEUSCHWANDER

A triple belated welcome to a fresh new 2026, from your friends and neighbors of the PM Garden Club! We start the year off February 9th, at 11:00, for our first meeting of the new year. If you have not registered as a 2026 member this is a great and convenient way to do so. All are welcome to join us there at that time to reconnect at the PM Lake lodge and find out what we have planned for the upcoming year, you are invited to share fun, snacks and plans for horticultural outings, crafty events and plenty of opportunities to expand connections with friends and neighbors while building on your reputation as a garden guru!. Last year saw the club involved in worthwhile endeavors including our Mother's Day plant and bake sale. There we sold lots of carefully tended garden blooms, veggie starts, garden accessories to fund care for the jail garden. We showed off our jail garden filled with colorful flowers and native plants. Additionally, we answered local gardening questions, diagnosed plant issues and offered suggestions to all who were looking for solutions to garden conundrums. We learned new garden skills (such as root pruning) from experienced horticulturists. We visited local home orchards and vineyards. So sign up and join us! A full

year membership is a bargain at \$25! Don't forget to stop by the jail (located next to the Tesla charging station) any time and take in our little spot of local color. While you are at it, visit, next to Echo adventures, the marvelous big new stained glass mosaic mural of historic Groveland crafted by local artist Barbara Bussler of Black Bear Mosaics with the help of so many local folks and club members who got to try our hands at stained glass art. And for harvest season, the Garden club filled the downtown with fun and fanciful scarecrows. The Christmas season gave us the opportunity for beautifying the downtown planters with holiday greenery and bright colors! And 2026 is going to be a great year in the garden. YOU'RE INVITED! Many interesting plans are in the works. SO STAY TUNED! Or better yet. Join us! Our first club meeting is February, which includes our 2026 membership invitation, (all are welcomed!) You may also contact one of us for details and more information! We can't wait to meet you! Want to learn more about Local native plants and gardens? Join us! Let's be friends! (and have fun in the garden...) Questions? contact one of us at **650-773-2207** or **209 770 6063**. We meet most months, the 2nd Monday at 11:00 at the PM Lake Lodge. We can be reached at P.O. Box 167, Groveland, CA 95321. ☀



# PINE CONE SINGERS: WONDERS OF WINTER

BOB SWAN

The weather was unseasonable (in a pleasant way) as the Pine Cone Singers nevertheless celebrated the Wonders of Winter. We want to thank everyone who came out to celebrate with us. We hope you had as much fun as we did. This really was a great show to perform. From the driving introduction of "Hodie" through the mellow strains of "The Christmas Song", it was a terrific mix of styles.

As always, we thank Pastor Bob Kandels and the congregation of Gateway Community Church for allowing us to use their beautiful sanctuary for our performances, and their Fellowship Hall for rehearsals.

We thank Nic Coffman for program and ticket design; Tom Franco and Don Felts for sound management; Frank Perry for videography; Paul Klahn for box office; Linelle Marshall for rehearsal pianist and generally organizing things; and Carol Shannon for her maiden flight as emcee.

Thanks to Zoo-phonics for printing our advertising flyers and programs, to STCHS for the use of their video camera, and to all our very generous donors who keep us financially afloat. And, again, thanks to everyone who came to the show.

We particularly want to acknowledge our concert instrumentalists: Pianist Jason Jeffrey, percussionist Amy Mannon, and guest reed man Len Otley. And of course we thank the man who chooses the music – and makes us enjoy learning it – our Music Director, Dennis Brown.

When you read this, we will have had one rehearsal, on January 27, for the Spring concert. It's not too late to join us! Rehearsals are on Tuesdays from 2:00 to 4:30 at the Fellowship Hall of Gateway Community Church. We want to stress that you do not have to read music. We provide rehearsal CDs or mp3s for you to learn your part – and, in the process, learn to read music. For more information, please contact Bob Swan at **(408) 398-4731**. ☀

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# A YEAR OF COMMUNITY, GENEROSITY, AND MOMENTUM: SCC REFLECTS ON 2025

NANCY REGGIO – EXECUTIVE DIRECTOR

## COMMUNITY UPDATE

**A**s we step into a new year, Southside Community Center (SCC) is taking a moment to reflect on 2025—a year defined by generosity, connection, and the unwavering support of our community. Thanks to individuals, businesses, foundations, and volunteers, SCC was able to expand programs, strengthen outreach, and continue serving our neighbors throughout the Groveland and Big Oak Flat area.

One of the most impactful highlights of the year was the donation of a minivan to support SCC's WAVE transportation program. This generous gift has already made a meaningful difference, increasing access to rides for seniors and others who rely on safe, dependable transportation for medical appointments, errands, and social activities.

Another remarkable act of generosity came with the donation of a fifth-wheel trailer. The trailer was auctioned, and the proceeds were directed straight back into SCC programs—turning one donation into long-lasting benefits for the entire community.

Throughout 2025, SCC also benefited from financial support from individuals in the community and from Mechanics Bank, Black Oak Casino, Marval, Grove Mercantile, the Rotary Club of Groveland, the Groveland Chamber of Commerce, and Waterproofing Associates. Their generosity reflects a shared belief in SCC's mission and the importance of

caring for our neighbors.

In addition to local support, SCC was honored to receive grant funding from the Sonora Area Foundation, Marin Community Fund, the Peninsula Fund, and other charitable partners. These grants played a critical role in sustaining and growing SCC's programs and services.

So, where do the donations and grant dollars go? Simply put, they fund the programs and services SCC provides every day—and the impact in 2025 was significant.

- **SCC provided over 1,000 instances of assistance** getting to appointments, meetings, and events (serving some of the same riders multiple times throughout the year).
- **WAVE ridership increased by 20%,** reflecting growing community need and awareness.
- **WHEELS participation grew by 10%.**
- **The Little House (TLH) classes expanded by 18%,** bringing more opportunities for learning, health, and connection.
- **Our Village on the Hill, Friendly Faces, and Handy Helpers programs experienced a remarkable 44% growth,** underscoring the importance of social connection and practical support.

As 2025 comes to a close, SCC is finishing the year the **Christmas Stocking Giveaway for seniors** in the Groveland and Big Oak Flat area,

# START THE NEW YEAR WITH STRESS-FREE RIDES: WHAT THE WAVE CAN DO FOR YOU IN 2026

BETH MARTIN – SENIOR TRANSPORTATION COORDINATOR AND PROGRAM SUPPORT SPECIALIST

**A** brand-new year is here, and if you haven't yet ridden on the WAVE, it's the perfect time to check it out. If you live in the Groveland/Big Oak Flat area, Southside Community Connections' (SCC) reliable WAVE transportation service will help get you where you need to go.

## EASY, RELIABLE TRANSPORTATION

Winter roads, parking hassles, long drives—skip them! The WAVE helps seniors stay active and independent during winter months when driving can feel challenging. Even if you're not a senior, the WAVE will take you to Sonora and Modesto for medical appointments, shopping and errands (like tax planning!), and as far as the Bay Area for medical appointments (subject to driver and vehicle availability).

## MEDICAL APPOINTMENTS COME FIRST

Medical trips are always our top priority. Scheduling in advance ensures everyone arrives on time. Make sure to call us a minimum of two days in advance to schedule a ride. If your

appointment is outside Tuolumne County, call us as soon as your appointment is scheduled to discuss ride options.

## CONVENIENT SHOPPING TRIPS

Our frequent trips to Sonora and Modesto also make it simple to get shopping and errands done without the hassle of driving. For Modesto trips that are for shopping only, we prefer at least three riders—or a rider with a medical appointment. We may offer an alternative day if the schedule is light.

## FRIENDLY, HELPFUL DRIVERS

Our drivers do more than get you to your destination. They offer a warm welcome, assistance with bags, and a steady presence that many riders appreciate.

## A GREAT TIME TO TRY THE WAVE

If you haven't used SCC transportation before, the new year is the perfect time to start. Call us at **(209) 962-6952**, between 10 am and 2 pm Monday-Friday for details or to register for a ride. ☎

ensuring our elders feel remembered and supported during the holiday season.

Looking ahead to 2026, SCC is excited to share that funding is already in place to assist with rides for children and families through the **Smile Keepers program**, expanding our transportation support to even

more community members.

None of this would be possible without the generosity, trust, and involvement of our community. SCC enters the new year grateful for the past, energized by the present, and hopeful for what we will continue to build—together. ☎

# LOVE THAT NEVER FAILS

PASTOR BOB KANDELS

**A**s we enter the month of February, the month often associated with love—we are reminded that Valentine's Day arrives on February 14th. For those who may forget, a gentle reminder:

remembering this special day will make your spouse very happy! Valentine's Day actually began within the Christian tradition. In the 3rd century, a Christian leader named Saint Valentine risked his life to share the gospel and God's love during

the Roman Empire.

At that time, Roman authorities discouraged young men from marrying because they believed it would weaken military service. But Saint Valentine believed Christian marriage between a man and a woman was precious in God's sight. Despite the danger, he secretly performed Christian weddings. Eventually, he was arrested. Even in prison, Valentine continued to share God's love and faithfulness. One story tells of a jailer's blind daughter who was healed after he prayed for her.

God's love is also revealed at the cross.

When Jesus was crucified, two criminals were beside Him. One humbly asked Jesus for forgiveness and was forgiven; this reminds us that God's love and grace are unconditional.

As we celebrate Valentine's Day, may we remember the greatest love of all—God's love for us. If you would like to know more about this amazing love, we invite you to join us at Gateway Community Church on Sunday mornings at 10 AM. Our doors are always open.

In Christ's Service,  
Pastor Bob Kandels

OUR COMMUNITY

## CAMP TUOLUMNE TRAILS NEWS

DORI JONES

## CAMP NEWS

**C**amp Tuolumne Trails is gearing up for an exciting season ahead! Currently, staff hiring is underway and camper registration will be live for both returning campers and for new campers. We are thrilled to begin welcoming both dedicated team members and campers who are eager to be part of another unforgettable camp experience, and to welcome new campers to the magic of camp. To register for camp:



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 use this QR code.



## DONORS HELP CHANGE LIVES

Thank you to all donors who responded to CTT's year-end funding appeal. All donations--no matter what time of year--are truly appreciated, and help offset camper fees for campers who cannot afford the entire cost of camp.

At CTT, children and adults with disabilities experience something rare

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. ☺

OUR COMMUNITY

## MOVE, PLAY, AND CONNECT AT THE LITTLE HOUSE

NANCY REGGIO – EXECUTIVE DIRECTOR

**I**f you've ever wished for a place where you can move your body, stretch your mind, and laugh with neighbors—all in one welcoming space—The Little House is waiting for you.

Southside Community Center's classes at The Little House are all about staying active, having fun, and building real connections. Whether you're looking to improve balance, try something new, or just enjoy a few hours of good company, there's something here for you.

Prefer gentle movement with big benefits? **Chair Yoga** offers a safe, supportive way to stretch, breathe, and relax while improving flexibility and strength. Want to feel steadier on your feet? **Core and Balance** focuses on practical movements that help with everyday confidence and mobility.

If games are more your style, pull up a chair and join the fun. **Mahjong** keeps your mind sharp while you enjoy friendly competition and conversation.

**Wii Bowling** brings out the laughs (and maybe a little rivalry) without the sore muscles. And **Bunco**? It's fast-paced, social, and guaranteed to send you home smiling.

What makes The Little House special isn't just the schedule—it's the people. These classes are led with care, designed to be welcoming to all levels, and built around the idea that community matters. You don't have to be an expert. You don't have to come with a friend. Just show up, and you'll quickly feel at home.

And here's the best part: **your ideas matter.** Have a class you've always wanted to try? A game you love? A hobby you'd like to share? Tell us about it. SCC is always looking to grow programs that reflect the interests and energy of our community. If there's enthusiasm for it, we'll work to make it happen.

So come stretch, play, learn, and laugh with us. Try one class—or a few. The Little House is more than a place to go; it's a place to belong. Call us **209-962-7303.** ☺

# MEET YOUR FRIENDS OF THE LIBRARY BOARD

VIRGINIA RICHMOND



FOGL board members Audrey Prouse, Jenny Ferriolo, Harriet Codeglia, Michele Roberts, Tami Keller. Missing from the photo: Cathy O'Connell Broome

**F**riends of the Groveland Library is a non-profit volunteer organization whose mission is to support our local library with volunteers and financial support. In addition, we promote literacy in our community with projects at the local school to promote reading and the love of books. We rely on our dedicated volunteers and the funds earned at our weekly Saturday book sales in the Book Nook, downstairs at the Groveland Library.

For 2026, our board leaders are:

**Michele Roberts, president.** Michele is from southern California and had a career in tax accounting. She is also active in the Pine Needlers Quilt Guild and has served as president of the SCC board. Michele was previously vice president of FOGL.

**Jenny Ferriolo, vice president.** Jenny was new to the board last year. She volunteers in the Book Nook and represents FOGL on the Friends of the Tuolumne County Libraries board. She moved to PML from Lodi where she was city clerk.

**Harriet Codeglia, treasurer.** Harriet is one of the busiest people in Groveland. Following a career in high tech human resources, she is president of STCHS and chairs both the popular annual wine

tasting cruise and the monthly history presentations. STCHS also manages our local historical museum.

**Audrey Prouse, secretary.** Audrey is known around Groveland as the president and driving force behind the ROOFBB charity. Anywhere volunteers are needed, you'll find Audrey. A retired school principal, she is one of the leaders of the Brainy Groveland reading program at the elementary school.

**Cathy O'Connell Broome, children's programs.** Groveland's former librarian, Cathy has a background in early childhood education and manages FOGL's children's programs, such as Bookleggers. She is also a volunteer in the Brainy Groveland reading program.

**Tami Keller, book nook manager.** Tami is a retired probation officer; she is new to the board, but she has quickly made her mark as a talented and willing volunteer. She manages our Book Nook volunteers and the weekly book sales which we rely on for most of our funding. She also volunteers with Brainy Groveland and is a docent in the museum.

If you would like to join us to support our local library, please send your name, email address and a check for \$25 to FOGL PO Box 43, Groveland. ☺

# HELPING HANDS HAPPENINGS- A FEW REMINDERS

PATTI BEAULIEU

**H**ere we are with 2025 firmly planted in our rear-view mirror. The holiday festivities are all over for another year as we march forward into 2026. On a grander scale, we hope this year will be less chaotic and much kinder than last year. We ended 2025 very successfully, and that's because of the wonderful donations we receive, the frequent and casual shoppers, and our wonderful volunteers. Without those 3 pillars, we would cease to exist.

As we begin the new year, we'll be keeping our same hours of Wed-Sat 11-3 (winter) and 11-4 (summer) at the Thrift Store and the same hours, but on Friday and Saturday, at the Furniture Barn. We want to remind all of our donors that donations always end an hour prior to our closing time. This gives the staff time to process the day's donations without interruptions and additional donations piling on what's already there. Please always call the Furniture Barn prior to donating, as the acceptance is based on the item, condition and allowable space in the building. At the Thrift Store, we have a limit of 3 13-gallon bags or 3 bankers size boxes per day, per person. Our floor space in the store is so limited, we cannot accommodate large donations.

This month, we'll be open on **Sunday**,

**February 15th** since Monday is President's Day and a 3-day weekend for many. We like to stay open on a few holiday Sundays each year to allow those that have the extra day in town to pay us a visit.

We'll also have our Valentine merch out to grab something for your Valentine or those special grandbabies. We also now have a 'Crafters Corner' with scrapbooking materials, stamping items, artist brushes and paints and other arts/crafty items.

Have you seen our selection of greeting cards? We're fully stocked with cards categorized and displayed for each and every event and the best part is, they are only 10¢ EACH. Compare that to at least \$2-\$5 in the stores and you can stock up for the entire year.

We still have a HUGE inventory of SKI WEAR in case the slopes or snow are beckoning you and your family and, of course our large selection of winter wear from knit hats to jackets and gloves is being re-stocked daily. There's ALWAYS new items, which makes thrifting such a treasure hunt – you never know what you'll find from day to day or even hour to hour.

We've appreciated our customers and donors' loyalty to us throughout the years, and we strive to make Helping Hands a favorite stop while you're in town. ☺

## "BOOK BUCKS" FOR STUDENTS

**I**n our ongoing effort to encourage reading and the love of books, FOGL recently gave each third grader a "book buck" gift certificate to use at the Book Nook. We hope the kids will not only come in to get their free books, but also bring their parents and siblings so everyone can enjoy the bargain-priced books (and movies) available every Saturday in the Book Nook! ☺



# BOF/GROVELAND CHRISTMAS THANK YOU

DAWN SILVA

**A**s the New Year begins and the old year leaves us with many wonderful memories, the BOF/Groveland Christmas Decorating Team would like to sincerely thank everyone who volunteered their time and effort to make our town so festive this holiday season.

A special thank you to David Volponi (Stilts), who is always there to help with hanging garland, and a huge thank you to Terry Michaud for generously allowing us to use his building for both setup and takedown. We also cannot express enough gratitude to everyone who came out to wrap posts with ribbon and bows. It truly takes a village to get it all done.

Our town welcomes many visitors during this time of year, and it's amazing how many photos are taken of families and friends enjoying the decorations. We often hear how beautiful our town looks at Christmas, and that is a big part of why

we do this. But just as important, we do it for all of you who call this place home.

As we finish taking everything down and placing it into storage, we are proud to share that BOF/Groveland Christmas is a 501(c)(3) organization under Helping Hands, and all donations are tax deductible. We purchase decorations and supplies throughout the year whenever items go on sale.

If you would like to continue supporting this cherished tradition, donations may be sent to:

BOF/Groveland Christmas  
17850 State Highway 120  
P.O. Box 102  
Big Oak Flat, CA 95305

Thank you again for your generosity, time, and community spirit. We couldn't do this without you.

Warm regards,

**BOF/Groveland Christmas  
Decorating Team** ☺

## COMMUNITY ORGANIZATIONS

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

If you would like your community organization listed please send your group's name, contact person, and phone number to [gmassist@pinemountainlake.com](mailto:gmassist@pinemountainlake.com)

### CAMP TUOLUMNE TRAILS

Kaylee Reynolds - [info@tuolumnetrails.org](mailto:info@tuolumnetrails.org) 1.209.962.7534

### FRIENDS OF THE GROVELAND LIBRARY

Michele Roberts - 1.209.962.4327

### HELPING HANDS THRIFT STORE & FURNITURE BARN

Patti Beaulieu - 1.209.962.7402

### SOUTHERN TUOLUMNE COUNTY HISTORICAL SOCIETY (STCHS)

Harriet Codeglia - 1.415.516.1852

### SOUTHSIDE COMMUNITY CONNECTIONS

Nancy Reggio - 1-209-962-7303

### VILLAGE ON THE HILL

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

# FOGL IN 2025

VIRGINIA RICHMOND – PRESIDENT

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

- FOGL volunteers read to preschoolers at the library every Friday morning.
- We continued donating books to the Sonora jail and juvenile detention center and to Skyline Assisted Living.
- We donated \$4,000 to Tenaya elementary school to purchase additional books for classroom libraries and we contributed \$400 to Stuff the Bus to help purchase school supplies at the elementary school.
- Volunteers manage the Book Nook to raise money for the library and to supply our community with gently used books for all ages.
- Once again we donated \$10,000 to the County to pay for our 5th day staff and to buy books for the library.
- We set up a little library for the Tenaya teachers to enjoy reading in their spare time.
- In March we provided books and volunteer readers for Read across America - Dr. Seuss Day at Tenaya elementary.
- Bookleggers volunteers read to children in grades PreK- 2 to help instill the love of reading early.
- At the end of school, we gave books to all Tenaya students to take home and keep.



Volunteer Linda Craig reads to children for Dr. Seuss Day.



Volunteer Booklegger Shirley Horn encourages children to love reading.

- We donated books for the Toys for Tots Christmas project.

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

# PLACE AN AD TODAY

With a classified 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 or to place a classified.

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

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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.

# **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  
@ 1 (209) 962-8605 with questions.

# Pest Control

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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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**Groveland (209) 533-1010**

# 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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## CHECK OUT YOUR GROVELAND LIBRARY

**THE GROVELAND LIBRARY IS OPEN**  
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10AM-1PM**

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20706 Non Pareil Way **YOUR MOUNTAIN CABIN AWAITS!** Enjoy canyon, tree, and mountain views along with modern conveniences. Near Big 3bd, 2ba, 1440sf. Open living area, vaulted Knotty-Pine ceilings and laminate flooring. Central H/A, dual-pane windows and a tankless water heater. Oversized detached 2-car garage. A perfect blend of rustic charm and modern comfort. \$335,000 #41118094



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



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

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**One suite available on the upper level: \$550/mo.**

**SUITE E:** One suite with shared Lobby, Bathroom & Kitchen: \$875/mo.

**Call for Details or Appointment to View: 209-768-3690**



19710 Butler Way **COTTAGE BEAUTY**. One of a handful of Carroll Cottages, known for fine craftsmanship, architectural interest and stylish floor plans. Two story, 3bd, 2ba, 1444sf. Covered entry, interior archways, pillars, hardwood floors, Palladian windows and Berber carpet. Propane heat stove on a stone hearth. Central H/A plus whole-house fan. 2-car garage. \$424,000 #41087764



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



20239 Pine Mtn Drive **“SAUSALITO-STYLE HOME”** located near the Lake Lodge, with a view of the lake. Two wood stoves in the great room and the master suite. Central Vac and A/C. 4th bedroom/den has a private balcony & bathroom. Two additional bedrooms share a 3rd bathroom. A whimsical "celestial room" at the top allows you to experience the night sky from the elevated loft. Attached 2-car carport and finished storage room. \$425,000 #41092245

11979 Myer Ct **ESTABLISHED AIR-BnB**. Tastefully updated over the years, with furnishings included in the sale. 2bd on the main level and a finished loft for a 3rd sleeping area, with built-in twin beds and a play area. A spacious deck surrounds this home on 3 sides. The level driveway allows easy access. Only a few steps to the front entry. Parklike setting. \$384,000 #41117652



ROB STONE  
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BJORN WAHMAN  
BROKER  
DRE #00706559



TARA STONE  
MANAGER/DPG  
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Guest Services

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