

JUNE
2026
EDITION

PINE MOUNTAIN LAKE NEWS



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PRSR STD
U.S. POSTAGE
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ABS DIRECT

Change Service Requested

HAPPY FATHER'S DAY

SUNDAY, JUNE 21ST



**REVISED &
APPROVED
RESOLUTIONS**
SEE PAGES 21-25 & 32-37

**MEET A CANDIDATE
FOR PMLA BOARD**
SEE PAGE 15

Photo by Uriel Vargas



GET IMPORTANT NEWS VIA EMAIL

eSNAP
ELECTRONIC SAFETY, NEWS & ALERT PROGRAM

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

ABOUT EACH OF THE PROGRAMS

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

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

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

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

— NOTICE —

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

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

PMLA ADMINISTRATION OFFICE
1-209-768-3998

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

NOTICE

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

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

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

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

Submission Guidelines

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

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

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

DEADLINES

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

MEDIA ACCEPTED email

SOFTWARE (Articles)

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

SOFTWARE (Advertisements)

PSD, JPG, PDF, EPS or TIFF only.

TEXT/GRAPHICS

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

E-MAIL TEXT/GRAPHICS

Text/graphics may be delivered as e-mail attachments via the Internet. Send to: pmlnews@sabredesign.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

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 for ad rates and submission guidelines or email: PMLNews@Sabredesign.com

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

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PINE MOUNTAIN LAKE ASSOCIATION

1.209.962.8600

www.pinemountainlake.com



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

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

2026 ADMINISTRATION OFFICE HOLIDAYS
 (ADMIN OFFICE WILL BE CLOSED)

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

PMLA BOARD MEETINGS SCHEDULE
 (THIRD SATURDAY – UNLESS OTHERWISE NOTED)

TOWN HALL MEETING JUNE 13, 2026	JULY 18, 2026	OCTOBER 17, 2026 (Board Budget Meeting)
JUNE 20, 2026 (Father's Day Weekend)	AUGUST 15, 2026 (Annual Meeting)	NOVEMBER 21, 2026
	SEPTEMBER 26, 2026 (4th Saturday of the Month)	

www.PineMountainLake.com

PML SAFETY REPORT

	1st Qtr	APRIL	YTD
Guest Passes Issued	2,473	986	3,459
Vendor Passes Issued	1,246	474	1,720
Access Passes Issued	2,520	1,317	3,837
Vehicles Admitted	30,108	12,607	42,715
Vehicles Refused Entry	748	302	1,050
Phone Calls Received	5,937	2,338	8,275
Residential Alarm	4	3	7
Animal - Loose	23	14	37
Animal - Impounded	7	3	10
Animal - Dead/Injured	49	27	76
Animal - Disturbance	7	1	8
Patrol Assist	378	148	526
Public Assist	11	5	16
Welfare Check	4	1	5
Transport	15	2	17
Traffic Hazard	4	2	6
Traffic Control	1	-	1
Excessive Speed/Reckless Driving	3	1	4
Gate - Tamper	2	-	2
Gate - Follow Through	52	10	62
Gate - Malfunction	11	2	13
Gate - Struck by Vehicle	16	8	24
Control Burn Reported	180	57	237
Fire Safety - Smoke Complaint	3	-	3
Hazard - Tree Down	-	-	-
Residential Disturbance	-	-	-
Amenity Burglary	-	-	-
Residential Burglary	2	-	2
Grand Theft	-	-	-
Petty Theft	3	-	3
Trespassing	1	-	1
Vandalism	1	-	1
Property Damage - PML	3	-	3
Property Damage - Resident	1	-	1
PML Regs Violations Resident	-	-	-
PML Regs Violations Guest	-	-	-
Vehicle - Citation Issued	2	-	2
Vehicle - Accident PML	5	-	5
Patrolling Unit	4,630	1,489	6,119
Amenity Security Check	7,520	2,398	9,918
Residence Security Check	106	5	111
Weapon Violation	-	-	-
Fixed Post	5	-	5
Courtesy Notice Issued	17	9	26
All Other Fees Collected	\$141,125	\$73,877	\$215,002

MAKE PML YOUR ONE-STOP-SHOP

FOR ALL YOUR GIFT GIVING!

**PICK UP A GIFT CARD FOR:
GOLF • GOLF SHOP APPAREL
& ACCESSORIES • THE GRILL
HUNTING & FISHING LICENSE VOUCHERS**

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

KEEP YOUR INFORMATION UP TO DATE

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



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

GOVERNING DOCUMENT ENFORCEMENT ACTIONS APRIL 2026

Courtesy Notices	46
Notice of Non-Compliance	1
Final Notice of violation	1
Fines Assessed	1
Member Service	665

PMLA PHONE/EMAIL DIRECTORY

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Joseph Powell

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ITManager@pinemountainlake.com

THE GRILL AT PINE MOUNTAIN LAKE

FOOD & BEVERAGE DIRECTOR

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clubmgr@pinemountainlake.com

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Gate Cards, Address Changes, Webmaster,
Lake Lodge Scheduling, Notary
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RECREATION AND SEASONAL

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pmlfun@pinemountainlake.com

Restaurant - 1.209.962.8638

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MAINTENANCE SUPERVISOR

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PML NEWS

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PMLNews@SabreDesign.com

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General Info, Gate Cards,
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FIRE SAFETY COORDINATOR

Joe Milani - 1.209.990.5260

fsc@pinemountainlake.com

MAIN GATE

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General Safety Inquiries, gate passes,
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campground@pinemountainlake.com
maingate@pinemountainlake.com

FIRE SAFETY INSPECTOR

Amanda Birmingham - 1.209.990.5263

inspector@pinemountainlake.com



GENERAL MANAGER'S MESSAGE

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

2026 PMLA DIRECTORS ELECTION CANDIDATES

The PMLA 2026 Election season is in full swing. One director seat will be open in August. We sent out the Call for Candidates notice and application by individual mail to all members on April 29th and the deadline for candidate applications to be received by the Inspectors of Election is June 1st.

As of the date of the writing of this article, we have two confirmed candidates, Ms. Dianne McDermott and Mr. Yuriy Petushkov. We would like to thank the candidates for their interest in this volunteer director position and service to our community.

GROVELAND COMMUNITY SERVICES DISTRICT FIRE FUNDING BALLOT MEASURE

GCSD is struggling with funding the local Groveland Fire Department. As a result, they are proposing a special annual parcel assessment to fund the fire services and it is going to all ratepayers in their district, including all of PMLA property owners. We encourage all PMLA members to pay close attention as this is a serious matter.

The ballots have already gone out and we encourage all members to become informed prior to voting by attending the GCSD community meetings and asking questions. The next meeting is scheduled for June 18th from 5:30 pm to 7:30 pm at the Groveland Community Resilience Center located directly across from the PMLA Ferretti Road entrance. For more information, please call GCSD directly at **1-209-962-7161**.

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 replacement projects. Our team continues to work with the PG&E and their contractors to address concerns related to the projects.

Phase 3 started the beginning of May and lasted to the end of last month. PG&E and their contractors finished working in PMLA on Mills Road, Sunny Side Way, Pleasant View Drive, Mt. Jefferson Street, Chaffee Circle, Butler Way, and Jonny Degnan Court.

We have directed all members who have questions or complaints regarding power pole and transmission box installations to the PG&E rep in charge of addressing their concerns. Installation of transmission utility boxes and other equipment within the utility easement on or close to member properties is between the individual member and PG&E as it is their own separate interest and not Association property. They need to deal directly with PG&E and we work hard to put the two together to get a resolution.

For more information regarding this or any other concerns related to PG&E work, please contact PG&E directly: Mr. Anthony Rodriguez is the PG&E employee responsible for addressing these concerns. His email and phone number are: **Anthony.Rodriguez2@pge.com** –Phone-- **1 (559) 767-8181**.

OFFICIAL PML SOCIAL MEDIA SOURCES AND COMMUNICATION

Just a reminder that Nextdoor and the public Facebook group pages that are maintained and administered by individual PML members, are NOT official PML social media resources. Given the number of UNOFFICIAL PML Facebook pages that are out there, it may seem difficult to know if the page is an OFFICIAL PML source or not. It is actually pretty easy to determine. If you are unsure if the page or group is the OFFICIAL PML page, just look for the PML Logo. If the Pine Mountain Lake logo is at the top of

the page, then it is the Official PML page. Our staff also uses the official logo when posting content on the unofficial pages so that members know that it is coming from an OFFICIAL PML source.

We put out timely information on Facebook and Nextdoor and through our direct email opt-in program called eSNAP. Members can sign up to get directed email on Association topics that interest them. Just visit the Official PML website at **www.pinemountainlake.com** for more information or call the PML Administration Office at **1 (209) 962-8600** and our staff will assist you.

Please note that most Official PML social media postings are for distributing information. Members who have questions regarding PMLA operations, governance and enforcement, should contact me or my staff or the PMLA Board directly at our official email addresses, by letter, or telephone and we will be happy to respond.

FEEDING DEER AND OTHER WILDLIFE IS ILLEGAL

We continue to receive complaints that PML members and guests are feeding the deer and other wildlife. Feeding any wildlife is illegal and dangerous as well as harmful to the animals. It attracts dangerous predators into our area around our homes, children and pets. Increasing numbers of deer come into contact with vehicle and aircraft and this can cause major damage and injuries.

Mountain lions are attracted to areas where deer herds travel. Increasing the likelihood of a dangerous interaction between mountain lions and humans is not wise. Additionally, while the deer might appear docile and friendly, they are wild animals that can harm you or your pets. I cringe every time I see a social media posting of a photo or video of someone's grandkid feeding a large doe by hand.

We are also seeing an increase in

the number of photos or videos of water buckets that members put out for wildlife. They then install a game camera to capture video or pictures of deer and bears drinking from the water bowl. While it may seem like great fun to capture up-close video of these wild animals, it is a dangerous and unsafe activity. Attracting any wildlife to your property increases the chances of a dangerous interaction with a wild animal. A 300-pound bear can easily kill property owners or their pets. The bear could also harm your family, friends and unsuspecting neighbors.

Members and tenants are also leaving trash cans out overnight. This attracts bears and puts members and their pets at risk of an inadvertent bear attack. Please do your part and secure your trash in your garage or PMLA approved bear-resistant receptacle.

Information is posted to our website to help inform members and encourage compliance with the laws and our rules. If you witness someone illegally feeding the wildlife especially within PML please ask them to stop and/or notify the California Department of Fish and Wildlife. Help keep the PML wildlife "Wild". The contact number for the California Department of Fish and Wildlife, Central Region (Tuolumne County is in Region 4) is **1 (559) 243-4005**.

PML ADVISORY COMMITTEE OPENINGS

We currently have openings on two committees, specifically, the Covenants Committee and the Community Safety & Emergency Preparedness Committee. Members can apply online by going to the PML Website. We also have a PDF version of the form that you can fill out that is on the website. These are all voluntary positions and a great way for members to get involved in the governance of our community.

Until next month, wishing all dads a Happy Father's Day! 🐾

PRESIDENT'S MESSAGE

MIKE GUSTAFSON – PMLA BOARD PRESIDENT

For those of you not blessed to live at PML full time, it is time to make a trip up the hill! The last of the rain is behind us and the days are currently warm and sunny. Everything is in bloom; come visit your home, it misses you!

Water skiing has started, kayakers are out, fish were planted, and boats are being launched back on the lake.

The lake is still spilling over the dam. Assuming no more rain for the rest of the season, the lake is as full as it is going to get. Although, last year we had rain in late June. You never know...

Dredging the lake is currently a big topic. It's planned for some of the inlets so the folks living 'up the creek' can have lake access later into the summer. Our selected contractor, Moffatt and

Nichol, will be doing a site visit soon in order to get familiar with our lake, roads, and creeks. The M&N folks along with our management team and maintenance department team will all work together on this project. We don't have a start date yet, so stay tuned. As we get closer, there will be a Town Hall meeting to share the plan and answer questions.

The update to our Strategic Plan is complete! We have had meetings to grind through the process with minor changes so far. We received lots of input and we have listened and included some of the input. This plan was first created back in 2017- 18 and has been used to inform Board of Director decisions since then. This update will continue to assist us in making good decisions for

the benefit of everyone.

Since all of PML is in the Groveland Community Services District you have received a ballot for funding the Fire Department. This need for additional funds comes as a result of the Property Tax capped at 3% growth per year but fire protection costs, principally the Cal/Fire contract, are increasing more than 3% due primarily to a change in the required number of staff on each fire engine going from two to three in 2024. A two-person crew is not allowed to enter a burning building; a three-person crew is required. Also our existing fire engine is 17 years old and in the world of fire protection, that is considered very old. A new engine will cost \$1.3 million in today's dollars. If the funding assessment fails then in a couple of years

GCSD will have to cancel the Cal Fire contract and they will remove their crew and fire engine. Not good!

Our fire services do more than just fight fires; their cost also covers emergency medical and ambulance calls, traffic accidents, and hazardous material incidents.

The expected cost per year to properly fund the fire department is about \$475 for a typical home in PML, or about \$40 a month. If we lose a fire engine and crew, I can only imagine what my house fire insurance will increase to, certainly a lot more than \$40 a month. I encourage everyone to vote yes on the GCSD Fire Assessment and maintain our fire protection.

Beautiful warm days are ahead, let's get out and enjoy it! 🌞

www.PineMountainLake.com

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
Facebook.com/PMLARecreation
Facebook.com/PMLMaintenanceDept
Facebook.com/PMLGrill
Facebook.com/PMLAEquestrianCenter
Facebook.com/PMLSwimCenter

PINE MOUNTAIN LAKE ASSOCIATION
SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES
For Four Months Ended May 3, 2026

OPERATION OF AMENITIES	Revenues					Expenses				Budget NET COST (INCOME)	Variance Bud - Act	Variance %
	Members' Assessments Net of Discount	User Fees	Sales, Net of Cost of Sales	Miscellaneous Income	Total Revenues	Total Expenses	Cost/(Income) Before Depreciation	Depreciation Expense	NET COST (INCOME)			
Golf Course		\$277,880	\$10,807	\$34	\$288,721	\$732,405	\$443,684	\$443,684	\$465,488	(21,805)	-4.68%	
Food & Beverage		\$82	\$286,250		\$286,332	\$596,513	\$310,181	\$310,181	\$279,330	30,851	11.04%	
Marina		\$169,224	\$9		\$169,233	\$193,716	\$24,483	\$24,483	\$43,657	(19,174)	-43.92%	
Stables		\$40,940	\$2,583		\$43,523	\$210,032	\$166,509	\$166,509	\$179,746	(13,236)	-7.36%	
Recreation		\$56,095			\$56,095	\$21,199	-\$34,895	-\$34,895	-\$25,665	(9,231)	35.97%	
Roads & Facilities Maintenance		\$50,464		\$140	\$50,604	\$1,065,924	\$1,015,320	\$1,015,320	\$1,189,097	(173,777)	-14.61%	
PROPERTY OWNER SERVICES												
Safety Administration		\$60,107		-\$743	\$59,364	\$452,416	\$393,052	\$393,052	\$430,621	(37,569)	-8.72%	
		\$121,559		\$1,005	\$122,564	\$1,058,650	\$936,086	\$936,086	\$1,105,274	(169,188)	-15.31%	
ASSESSMENTS												
		\$3,141,168			\$3,141,168	\$81,358	-\$3,059,810	\$251,169	-\$2,808,641	297,400	-9.57%	
Totals		\$3,141,168	\$776,350	\$299,650	\$4,217,603	\$4,412,213	\$194,610	\$251,169	\$445,778	(115,728)	-20.61%	

Pine Mountain Lake Association
Balance Sheet
As of 05/03/2026

	Consolidated	Operating Fund	Reserve Fund	New Cap. Fund
ASSETS:				
Cash & Equivalents	\$6,830,138.76	\$2,229,276.66	\$4,437,832.75	\$163,229.35
Due To/Due From	\$0.00	\$13,794.66	-\$13,794.66	
Accounts Receivable	\$2,193,443.18	\$2,193,443.18		
Less: Bad Debt Reserve	-\$547,832.10	-\$547,832.10		
Inventory	\$204,053.65	\$204,053.65		
Deposits & Prepays	\$368,192.48	\$368,192.48		
Total Current Assets	\$9,047,995.97	\$4,460,928.53	\$4,423,838.09	\$163,229.35
Fixed Assets				
Land & Buildings	\$17,685,882.66	\$17,685,882.66		
Operating Equipment	\$6,586,344.17	\$6,586,344.17		
Vehicles	\$1,488,826.93	\$1,488,826.93		
Total Fixed Asset Costs	\$25,761,053.76	\$25,761,053.76	\$0.00	\$0.00
Accumulated Depreciation	-\$19,431,220.12	-\$19,431,220.12		
Net Fixed Assets	\$6,329,833.64	\$6,329,833.64	\$0.00	\$0.00
TOTAL ASSETS	\$15,377,829.61	\$10,790,762.17	\$4,423,838.09	\$163,229.35
LIABILITIES & EQUITY				
LIABILITIES:				
Accounts Payable	\$293,572.59	\$293,572.59		
Personnel Related Items	\$673,592.05	\$673,592.05		
Accrued Taxes & Liabilities	\$12,486.29	\$12,486.29		
Unearned Dues	\$3,169,205.25	\$3,169,205.25		
Other Liabilities	\$220,088.67	\$220,088.67		
Total Liabilities	\$4,368,944.85	\$4,368,944.85	\$0.00	\$0.00
EQUITY:				
Prior Year End Balance	\$10,848,232.37	\$6,839,285.48	\$3,845,725.70	\$163,221.19
Current Year Equity				
Income/(Exp)	376,330.78	(445,778.44)	822,101.06	\$8.16
Asset Transfers from Funds	-	28,310.28	(28,310.28)	
Reserve Expenses	(215,678.39)		(215,678.39)	
TOTAL EQUITY	\$11,008,884.76	\$6,421,817.32	\$4,423,838.09	\$163,229.35
TOTAL LIABILITIES & EQUITY	\$15,377,829.61	\$10,790,762.17	\$4,423,838.09	\$163,229.35



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 – CONTROLLER

As we head into the busy summer months, Pine Mountain Lake Association's financial results through April show encouraging momentum across many areas of the community. From increased recreation activity to strong dining and access revenues, the numbers reflect what many members and staff are already seeing firsthand — PML is active, busy, and preparing for another strong summer season.

One of the biggest highlights this year has been the continued growth in community usage. Vehicle access fees significantly outperformed both budget and prior-year numbers, reflecting

increased guest activity and strong visitation throughout the spring months. Dining operations also posted impressive gains, with food sales up nearly \$45,000 over the same period last year.

Golf, marina activity, equestrian events, and registration services all contributed positively as members and guests continue taking advantage of PML's amenities and recreation opportunities.

The equestrian center in particular had a strong start to the year, with event revenue substantially exceeding expectations. Campsite activity, dock fees, and tournament participation also helped strengthen overall operational revenue.

At the same time, management

continues focusing carefully on expenses and operational efficiency. Personnel costs came in below budget year-to-date, while several operational categories — including legal expenses, office expenses, software costs, and licensing — remained well controlled.

Like many organizations, PMLA continues to navigate rising utility and operational costs, especially in areas such as electricity, insurance, and maintenance. Even so, the Association's overall financial position remains favorable compared to last year.

PMLA's year-to-date financial position at the end of April is \$115,728 better than budget — a positive sign

as the Association enters its highest activity season.

These results are not just numbers on a report. They reflect the work happening every day across the community — from gate staff managing increased traffic, to maintenance crews preparing facilities, to food service teams, marina staff, administration, and public safety personnel helping keep operations running smoothly.

As we move into summer, PMLA encourages members to take full advantage of everything the community has to offer. Whether it's spending time on the lake, enjoying a meal at The Grill, playing a round of golf, attending an equestrian event, camping with family, or simply enjoying the trails and recreation facilities, member participation is what makes Pine Mountain Lake such a vibrant and special community.

Every amenity used, every event attended, and every visit shared with friends and family helps support the long-term success and vitality of our community. We look forward to another active and memorable summer season together. 🏞️

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.

PML AUTOMATIC PAYMENT PROGRAM

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

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

PAY YOUR PML PAYMENTS ONLINE

Did you know you can make your payments online?

Online Bill Pay is available on **www.PineMountainLake.com**.

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

DIRECTORS CORNER

DANIA SCHAFFER – SECRETARY, PML BOARD OF DIRECTORS

GCSO FIRE ASSESSMENT

Wildfire risk is part of life here—and protecting our homes, families, and businesses depends on a fire service that is fully staffed, well equipped, and ready to respond. That's why I'm urging every property owner and business within the GCSO service area to support the proposed special fire assessment. If approved, this assessment closes a serious budget shortfall, preserving the current high level of fire protection all of us depend on.

Like every household and business, fire service is facing rising costs. At the same time, key needs are

becoming urgent. For example, there is a mandated change in the number of personnel on a truck during a call, from two to three. That additional firefighter improves safety for residents and responders. Our primary engine is nearly 20 years old and due for replacement, the cost of which has nearly doubled in the last few years.

GCSO and its consultants have developed assessment amounts that vary by property type and proximity to the fire station. GCSO explains the methodology on its website (<http://gcsd.org>). You'll receive a special assessment ballot in the mail, clearly outlining your specific assessment cost. The calculation is detailed, so

please take a few minutes to review the information and, most importantly, return your ballot. Participation is what determines whether we keep the level of protection we count on.

Clearly, this assessment will affect us all, but the alternative is likely worse. If this assessment doesn't pass, we could face increased costs if fire protection is transferred to County Fire. Conversely, there is no guarantee if the County assumes our fire protection that our fire station would remain open. Additionally, a transfer could trigger a review of local fire insurance policies, potentially leading to exponentially higher premiums. In other words, many of us could end up paying more overall than the special

assessment itself; while also losing the continuity and responsiveness we value in our current protection.

I'm grateful for the CAL Fire protection we have and want to keep that contracted service strong, especially with hot summer months ahead. This assessment is about staying prepared, not scrambling after we fall behind.

To learn more and ask questions, please join the community meeting at the Resilience Center on June 18 from 5:30–7:30 p.m. GCSO also has a detailed FAQ and additional information on its website. Please get acquainted with the issue, attend the meeting if you can, and, above all, vote and return your special assessment ballot when it arrives. 🗳️

ADMINISTRATION

BUILDING OUR COMMUNITY

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

As the temperatures rise and residents look toward the lake for some refreshing water fun, the Pine Mountain Lake Association (PMLA) would like to remind lakefront property owners regarding our shoreline and dock compliance standards. With Pine Mountain Lake being one of our Association's most visible, valuable and regulated amenities please take some time to review the Lake Shoreline Improvement section in our Environmental Control Committee (ECC) rules, guidelines and construction standards. Property Owners are responsible to meet the requirements and know the regulations.

DOCKS

- **Dock shall not extend into lake more than twenty (20) feet from the high-water line. High water line is defined as 2,550 feet Mean Sea Level**
- Did you know you can check the lake level and temperature by

visiting <https://www.pinemountainlake.com/lake-graph/>? Scan the QR code and check it out.



- **A private dock shall not exceed ninety-six (96) square feet, excluding ramp.**
- **Material shall be of a non-corrosive material or treated wood.**
- **Flotation must be designed with safety factors in mind and should allow for changes in lake level.**
- **No permanent pilings are permitted in the lake.**
- **One dock per lot is allowed.**
- **Each dock must have a Unit and Lot Number placed where it can be seen from lake.**

Beyond structural rules, the PMLA is intensifying its Aquatic Invasive Species (AIS) Prevention Program to protect the lake from threats like the Golden Mussel. Owners are reminded to ensure

all watercraft are **cleaned, drained, and dried** before launching.

If you are a dock owner, please make sure your dock is in good repair and in compliance with all the standards above. If you need to do repairs or replacements, be sure to submit your exterior projects to our ECC for review and approval. All exterior improvements, changes, addition, modifications, including landscaping on your property must be submitted to the ECC prior to commencement of the project. This can be done by visiting our submittal process on-line. You can find the PMLA Project Submittal Contract link, tips on hiring a contractor, and answers to frequently asked questions at <https://www.pinemountainlake.com/community-standards/>



If you have questions regarding your submittal, documents or construction fees, please contact our Architectural Control Specialist at



ECC@pinemountainlake.com or call 1 (209) 962-8605. To report any dangerous unsightly conditions contact our Community Standards Specialist, Carrie Harvey at Compliance@pinemountainlake.com or call 1 (209) 962-1245. As always, if you have any questions, please feel free to reach out to me at 1 (209) 962-1241 or communitystandards@pinemountainlake.com. I will be happy to guide and provide you with the information you need to navigate our governing documents to maintain our beautiful community.

The Lake is calling, let's get out there and enjoy all this beautiful water! 🗳️

LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	4	DEFERRED TO NEXT EDITION BY	
DENIED BY EDITORIAL COMMITTEE	0	EDITORIAL COMMITTEE	0
Exceeds 250 word maximum	0	DENIED BY BOARD OF DIRECTORS	0
Content	0	DEFERRED TO NEXT EDITION BY	
Not a property owner	0	BOARD OF DIRECTORS	0
"THANK YOU" LETTERS RECEIVED*	0	* Thank you's do not require editorial committee approval	

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

**PLEASE NOTE THAT ALL LETTERS
 APPEAR IN THE ORDER THEY WERE RECEIVED BY THE PML NEWS**

The Pine Mountain Lake News welcomes letters and articles for publication provided they meet the criteria established in the current PMLA Editorial Policy (See excerpt below – entire policy on file at the Administration Office). Letters must be limited to 250 words, typewritten using upper and lowercase letters or neatly printed (no all-capital material) and signed with name, mailing address, PML unit/lot number, and day/evening telephone numbers by a property owner in good standing. **LETTERS MUST BE RECEIVED BY THE EDITOR BY THE 10th OF THE MONTH.** Letters deemed by the Editorial Committee to be improper will not be accepted. Readers are advised that **THE OPINIONS EXPRESSED IN THESE LETTERS ARE THOSE OF THE INDIVIDUAL AUTHORS, NOT OF THE PMLA, THE PINE MOUNTAIN LAKE NEWS, NOR THEIR EMPLOYEES.**

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

This letter is in support of Dianne McDermott who is running for the PMLA Board of Directors. I have worked with Dianne on the PMLA Budget and Finance Committee for over the last three years and have found her analytic, hard-working, dedicated, detail oriented and a very good listener. She is also one of the most reliable and easy to talk with people I have ever known. Dianne has a background in banking and has served in many voluntary capacities, many times in leadership positions. In her work on the Budget and Finance Committee she has really dug deeply into PMLA's monthly financial documents (Balance Sheet, Summary Statement, combined and department Profit and Loss statements, Capital and Reserve spending statements, and our outstanding Accounts Receivable summaries). She is quite adept at finding irregularities and variances within these documents. Every year she has added to the budgeting cycle with reviews and recommendations for the updated Fee Schedule, Capital Spending Proposals, Reserve funding and expenditures and each of the department budgets. As part of this work, she has attended department reviews with a board member and the department manager. All of this work takes quite a bit of time and effort. For the last nine months, Dianne has also filled the board position vacated by Brian Watson. I cannot think of anyone more qualified and dedicated to the success of PMLA than Dianne.

Steven C. Engstrom
 Groveland, CA

GCSO SPECIAL ASSESSMENT

There an upcoming event that will affect all PMLA owners. GCSO is bringing a special fire assessment to all property owners within its service boundaries. If approved the assessment will close a serious budget gap and insure that we will have the best trained fire personnel and equipment possible in our fire prone area.

A special assessment will impact all of us, but it is better than the alternative. If we don't pass this measure we face possible increased costs as our protection will be passed to County Fire, but more importantly, if our fire protection service is transferred it will cause a review of all fire insurance policies here. My guess is that our overall costs will go up hundreds of dollars. In the end, costing us more than the special assessment.

I am very happy with the CAL Fire protection we have and am thankful for how well they take care of us. A very hot summer is predicted and I want them to continue to be our contracted service and remain vigilant to any fire threat.

There is a community meeting at the Resilience Center June 18, 5:30-7:30pm. I urge you to get acquainted with this complex issue at www.gcsd.org and attend the meeting with your questions. And, most important, please vote on this separate ballot you will receive.

Karen Hopkins
 Groveland, CA

BOARD CANDIDATE ENDORSEMENTS

Holy wieners and hamburgers, Batman, it's grilling season again! That means election time in PML. What kind of sane person wants to run for a voluntary, unpaid position on the HOA Board of Directors? Dianne McDermott is that kind of person. A member of the Budget and Finance Committee and math tutor for Brainy Groveland, she also has been doing an outstanding job this past year as interim replacement for board member Brian Watson. Dianne reliably demonstrates her work ethic by diligently preparing for each board meeting, reviewing and researching all materials with the dedication of a scholarly medieval monk. Have no doubt she will strive to be fair-minded and partial, not obligated to favoritize the interests of any particular subgroup, but rather advocate for our PML community as a whole.

She brings the depth and breadth of financial know-how needed to exercise the requisite good judgment to keep our community healthy and financially sound. Transparency is embedded in her platform; she will not dodge the tough questions. Dianne is personable and accessible, as comfortable watching Terminator as she is Downton Abbey. A long-time PML resident with a historical thread stretching all the way back to her

parents: among the very first residents in the early 1970s when Boise Cascade still ran the entire operation and the Marina Beach landscape included porta-potties, she remains very much a stakeholder. She deserves our vote. She had me at "math tutor."

Loretta Slocum
 Groveland, CA

I wish to express my support for Diane McDermott for her candidacy for the PML board of directors. Her qualifications speak for themselves. Her extensive background in finance as well as her experience in having been on HOA boards and on the planning commission for the City of Hayward and involvement with other private and governmental agencies gives her a very good perspective on the needs of our community. As a good friend, I have found her to be honest, and forthright, as well as willing to listen to and consider all opinions presented to her. You will find her to be personable, friendly, and easy to approach. She has been on the board for the last nine months and already understands the needs of our community. In short, she will be a valuable asset to Pine Mountain Lake, and I highly recommend you vote for her.

Thank you
 Robert Aker
 Groveland, CA

FROM PMLA COMMUNITY SAFETY & EMERGENCY PREPAREDNESS COMMITTEE

BOB ASQUITH

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 to obtain your invitation.

Fire Protection – GCSD needs more funding to maintain its Groveland Fire Department. For the past few years, expenses have been rising faster than revenue. This is not sustainable. The May 14 Community Meeting explained financial details. For more details, contact GCSD.

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. Workshops are May 23rd and June 6th at the Lake Lodge from 9am to 1pm.

There will be a drawing for Wildfire Preparedness accessories.

GMRS Radios – Your Safety Committee continues to recommend each member obtain a GMRS radio and learn how to use it. In the event of a fire, power failure, or other disaster, ALL conventional communications may not work as they rely on a single outbound connection which has failed in the past. Then, the only way to communicate and get safety information will be by using GMRS radios. Contact this Committee on the email above for more information.

Neighborhood Watch – This committee wants to bring more portions

of Pine Mountain Lake into this valuable program. We are working with the Tuolumne County Sheriff's Department to get this initiated.

Home Safety Diagrams – We are working on a program to make your home safer in the event of an emergency. Will be presenting it within the next few weeks.

House Number Signs – The Fire Department and the Sheriff's Department have both noted many house number signs in PML are not particularly visible at night. Here are some tips.

- Know Your 9-1-1 Address (Hint-First responders do NOT use Unit/Lot)
- Be Visible from Both Directions (Hint-sign perpendicular to road)
- Be Visible in the Dark (Hint-Reflect to protect)
- Use Large Numbers
- Locate Near the Road
- Post Twice on Long or Shared Driveways
- Uncover the Numbers (Hint-trim away vegetation)
- Shared Mailbox Area & Your Driveway (Hint-Make clear way to your home)
- Buy or Make Your Signs (Hint-Order the best signs on the PML Website) – submit custom signs to ECC.

We want your opinions. Please Email them to us:

- ✓ 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 is 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/wp-content/uploads/2023/03/PML-Evacuation-Maps.pdf>

Please email comments to: SafetyComm@pinemountainlake.com

FIRE RESISTANT VENTS

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.

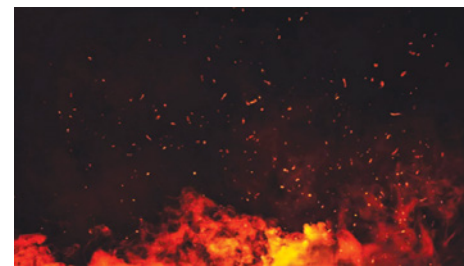
As we approach the high-risk months of our nearly year-round fire season. Here is an important safety measure you can undertake to harden your home from a Wildfire. Your home has many vents, both in the soffits and near the foundation low along the walls.

Vents & Ember Research

Read the report “Vulnerability of Vents to Wind-Blown Embers” to learn about recent research conducted to evaluate vents for wildfire ember resistance. This report adds to a growing body of literature on how buildings can ignite by wind-blown embers, by focusing on the vulnerability of vents to embers.

Summary of Findings

1. There are two options for inlet vents, both located in the under-eave area: vents in the between-rafter blocking in open-eave construction, and vents



in the soffit material in soffited-eave construction. Vents located in soffited-eave construction were shown to limit ember entry and should, therefore, be the preferred construction type.

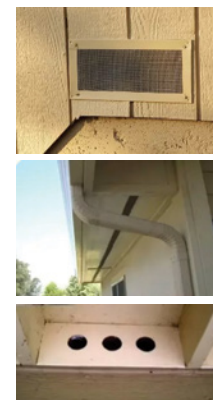
2. One-quarter inch (6 mm) mesh screening should not be used to cover any vent. Finer mesh sizes of 1/8 – inch (3 mm) or 1/16 – inch (1.5 mm) are preferred. The finer 1/16 – inch mesh screen requires more cleaning-related maintenance to remove the debris that can accumulate on the screen surface.
3. The wildfire-resistant vents used in the gable end location performed better than the respective backing screen mesh alone.
4. Due to the relatively large size and vertical orientation of gable end vents, they should be avoided. If alternatives are not possible, a wildfire-resistant gable vent that has passed ASTM E2886 should be used.

5. Avoid using non-wildfire-resistant off-ridge and ridge vents. However, of the ridge and off-ridge outlet vent options, the following performed well:

- Miami-Dade wind-driven-rain-compliant ridge vent
- Wildfire-resistant off-ridge vent
- Turbine (off-ridge) vent

6. Wind-blown vegetative debris must be removed from the inlet of all ridges and off-ridge vents, paying particular attention to vents with plastic components. Plastic components are commonly used in ridge vents.

Please email comments to: safetycomm@pinemountainlake.com 📧



FIRE SAFETY

JOE MILANI – FIRE SAFETY COORDINATOR

The Fire Safety team will be continuing inspections this month. Already received an inspection and have questions or concerns? Please don't hesitate to contact us. If you would like a courtesy fire safety inspection of your home or property, please contact us to set up an appointment. Get a head start on fire season! Here are a few tips on getting your defensible space project going.

- Cut all dry grasses and weeds pin to pin.
- Make sure your roof, gutters, and eaves are clean and clear of all debris.
- Remove branches, shrubs, or any vegetation that makes contact with roof or chimney.
- Remove fuel in direct contact with home or out buildings.
- Remove any flammable mulch, wood chips or other flammable debris from the first 5 ft around your home.
- Remove all dead and dying debris, branches, brush, and trees from property.
- Remove all ladder fuels that provide an avenue to transfer fire from ground to trees.
- Remember fire safety practices apply year-round; it is no longer a 3- or 4-month responsibility.

Owning a home in Pine Mountain Lake provides the satisfaction of living in a great community. The local rules and restrictions, which you became acquainted with when

you purchased a home, are important in maintaining ownership here. I would like to highlight one rule that is occasionally overlooked or forgotten.

ARTICLE VIII, SECTION 1, Use of Lots (k). – No existing trees with a diameter greater than five inches shall be destroyed, uprooted, cut down or removed from any lot without first obtaining a tree-cutting permit from the Association.

This rule can be found in Pine Mountain Lakes Articles of Incorporation, By-Laws, and Declaration of Restrictions hand book “flash drive” you received with your new owner information packet. For any tree over five inches in diameter please fill out a Tree Removal Request form found on our website at <https://www.pinemountainlake.com/wp-content/uploads/2024/10/Tree-Removal-Request-2024.pdf>. Pine Mountain Lake has experienced major tree mortality due to drought and bark beetle; because of that, preserving live trees is of the utmost importance.

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

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

www.PineMountainLake.com

GATE ACCESS

CARRIE HARVEY – COMMUNITY STANDARDS SPECIALIST

Spring is here, and Summer is on the horizon! Hot weather, BBQ's, lake days with family and friends, all these things bring more visitors to Pine Mountain Lake. When you are planning to have guests or tenants come up to your home, please remember to also put their names on gateaccess.net. When they arrive at the Main Gate to check in, it will be quick and easy for them, and for our Main Gate Staff. Please make sure your guests or tenants are aware of the check in process, they cannot go to another gate and wait to be “clicked” in, and you cannot use your card to let them in the gates.

Please do not allow your guests or tenants to follow another vehicle through any of our entry gates, doing so could damage our gates, and/or their vehicle. It could also lead to a Warning Letter being sent to you, and possibly a fine. So please refrain from sharing your gate devices with anyone. Please refer to the Pine Mountain Lake Resolutions I have provided for you below, you can also find them on our website under the Governance tab. If you have any questions, please do not hesitate to reach out to me. You can reach

me at 1-209-962-1242 or compliance@pinemountainlake.com. Stay safe, and enjoy your beautiful lake!

Resolution 04.04 – Gate Card, Clicker Policies and Procedures. The Association reserves the right to control the use of devices to access Pine Mountain Lake. Unauthorized use of gate cards or clickers will be subject to deactivation. Access clickers are not available to anyone other than the property owner without the General Manager's approval.

Resolution 95.09 - PML access gate single-entry policy. All damage done to a gate or equipment caused by individuals following a vehicle through the gate attempting improper entry or exit will be the responsibility of the individual, including parts and labor.



**BE SURE TO LIKE OUR PMLA
FACEBOOK PAGES:**

Facebook.com/PineMountainLakeCA
Facebook.com/PMLARecreation
Facebook.com/PMLMaintenanceDept
Facebook.com/PMLGrill
Facebook.com/PMLAEquestrianCenter
Facebook.com/PMLSwimCenter

SUMMER FUN AT PINE MOUNTAIN LAKE

MELODY WISDOM – RECREATION AND SEASONAL OPERATIONS MANAGER

Summer has officially arrived at Pine Mountain Lake, and there is no shortage of ways to enjoy the season. From boating and swimming to horseback riding, pickleball, tennis, lakeside dining, and family-friendly adventures, PML is ready for a full summer of fun.

The Marina Store will be open daily from 7 a.m. to 7 p.m., May 22 through September 7. Guests can stop in for summer essentials, including sunscreen, floaties, fishing gear, and more. Boat rentals are also available, including paddleboards, kayaks, and family pedal boats, whether you are planning a quick outing or a full day on the lake.

Property owners, before launching any watercraft, please remember that inspections are required to help protect Pine Mountain Lake from golden mussels and other invasive species. Motorized watercraft inspections and launches require an appointment. Walk-ins will not be accepted. To schedule, please call the Marina at **1-209-962-8631**.

Non-motorized watercraft, such as kayaks and paddleboards, must also be inspected, but appointments are not required. Inspection stations are available at the Marina, Dunn Court, and Lake Lodge, with PML staff on duty from 8 a.m. to 6 p.m., seven days a week. Thank you for helping keep the lake clean, clear, and golden mussel free.

After a day on the water, stop by the Lakeside Café for snacks, lunch, dinner, dessert, or a well-earned ice cream break. The café is open Fridays and Saturdays from 11 a.m. to 7 p.m., and Sundays through Thursdays from 11 a.m. to 6 p.m.

The Swim Center is also open daily throughout the summer from 8 a.m. to 8 p.m. Swim lessons are available for those looking to build confidence or improve




their skills. Group and private lessons may be scheduled by calling **1-209-962-8634**.

For those who prefer land-based adventures, the Equestrian Center is open daily from 8 a.m. to 5 p.m. Trail rides and lessons are available with experienced CHA-certified instructors. To book a ride or lesson, call **1-209-962-8667**.

PML also offers plenty of court time for tennis and pickleball players. Two tennis courts and six pickleball courts are located at Rock Canyon Way and Pine Mountain Drive, six additional pickleball courts are located on Mueller, near the pool. Daily and monthly passes are available at the Main Gate.

Whether you are headed to the lake, the pool, the courts, the café, or the stables, summer at Pine Mountain Lake is packed with ways to play, relax, and enjoy the sunshine.

For more information, please contact Melody Wisdom at **1-209-962-8604** or email pmlfun@pinemountainlake.com. 

ALL PMLA HOMEOWNERS EMAIL OPT-IN PROGRAM

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

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

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

REDUCED CLUTTER – By receiving documents via email there is less paper for you

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

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

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

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

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

Mail form below to:

Pine Mountain Lake Association

19228 Pine Mountain Drive • Groveland, CA 95321



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

PMLA Account Number: _____ Unit/Lot #: _____

Name: _____ Phone #: _____

Address: _____

Email Address: _____

Signature: _____



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CANDIDATE STATEMENT FROM DIANNE McDERMOTT



My name is Dianne McDermott, and I am honored to run for the Pine Mountain Lake Association Board of Directors. For the last nine months, I have been serving as an appointed board member, completing Brian Watson's term.

As a native Californian and a resident of Pine Mountain Lake for the past six years, I care deeply about this community, and the people who call it home. My husband, a retired firefighter and Deputy Fire Marshal, and I chose PML for its natural beauty, strong sense of community, and shared commitment to preserving what makes this place special. With two grown children and a lifetime of public service, I am ready to contribute my experience, steady temperament, and strong fiscal background to the Board.

I recently retired as Senior Director of Mortgage Operations at Fremont Bank, where I oversaw complex financial processes, large teams, and million-dollar responsibilities. My professional life has been grounded in accountability, transparency, and sound financial management, principles I believe are essential for responsible HOA governance.

I have also taught Financial and Budget Analysis courses at two community colleges, further strengthening my ability to explain financial matters clearly and thoughtfully.

My service also includes Secretary of the Budget & Finance Committee and a board member of the PMLA Residents' Club. I also volunteer with Brainy Groveland, tutoring fourth-grade math students. These roles have given me a deeper understanding of our community's needs, challenges, and opportunities.

Before moving to PML, I served as a Planning Commissioner for the City of Hayward. I have been a board member of a Hayward HOA, a Reserve Police Officer, and a volunteer recognized as Hayward's "Volunteer of the Year." I have also served as President of the Fremont Chamber of Commerce, the Hayward Education Foundation, and the Mission San Jose Rotary Club. These experiences taught me the value of listening carefully, weighing all sides of an issue, and seeking compromise whenever possible.

I will bring a calm, fair-minded, and nonjudgemental approach to Board decision. I believe strongly in respectful dialogue, transparent communication, and thoughtful stewardship of our financial resources. My foremost goal is to maintain the quality of life we all enjoy while ensuring that decisions are fiscally responsible and aligned with the long-term health of our community.

I would be honored to earn your vote and to serve Pine Mountain Lake with integrity, collaboration, and a commitment to listening to every resident's voice.

Dianne McDermott for the PML Board *Leadership With Trust and Transparency*



Putting Your Assessments to Work

As a full-time resident and current Board member and member of the Budget and Finance committee, I work for you. No learning curve required.

My focus is on keeping our community thriving while ensuring every dollar is spent wisely.

My attention to detail and long-term vision will ensure:

- Financial integrity: Professional-grade analysis of our operating results
- Community first: Protecting all amenities, from the Grill to the Stables, for all members

I will be your advocate, your financial eyes, and will ask tough questions.

Questions? dmcder44@gmail.com

Join me on Facebook at "Dianne McDermott for PML Board"

Paid for by the Dianne McDermott Election Fund

MAINTENANCE 360°

ROB ABBOTT – MAINTENANCE SUPERINTENDENT

Summer officially begins on June 21st, and although we had a slow start to the heat this year, we are definitely feeling it now throughout the association.

Many projects are currently underway as we prepare for the busy summer season and increased member activity.

The hot weather creates several challenges for the cool-season grasses on the course. During the afternoons, we use our irrigation system and hoses to cool the turf — a practice known as “syringing.” This process is not intended to heavily water the turf, but rather to lightly cool the top of

the plant and provide relief from the afternoon heat. While our nightly irrigation handles most of the course’s watering needs, syringing helps protect the grass during the hottest parts of the day.

As temperatures continue to rise, our daily watering efforts will increase as well. Our goal is to keep the course healthy, playable, and free from significant turf loss throughout the summer months.

The staff has been busy with daily maintenance, horticultural needs, tournaments, installation of new field satellites on the front nine, and many

other projects. For those who remember Mr. MacDonald, he is back with us this season mowing greens, so be sure to say hello.

Fertilizer and fungicide applications, along with biweekly verti-cutting and topdressing programs, are underway on the greens, tees, and fairways.

Maintenance crews have also been hard at work throughout the association completing much-needed improvements. At the marina, landscaping was refreshed, the pergola in front of the Café was stained, the ice machine was relocated, all Ballard covers were replaced, touch-up painting was completed, and 90 new floats were installed under Dock A.

Additional projects include new posts at the stables dance floor to improve

lighting, installation of a new backflow system at the stables, completion of a new storefront, a new wash rack, roof repairs at the saloon and livery stable, landscaping improvements, and various other upgrades.

New concrete was installed at the Lake Lodge sidewalk in late May. Roofing contractors also installed a new backdrop for the grill sign and completed necessary roof repairs. Pool heater repairs were completed, and new furniture was assembled to prepare the pool area for the season.

There are countless other projects required to prepare the association for members and guests. Maintenance staff continues working hard to improve and maintain all of the association’s amenities. 🏡



NEED A NOTARY?

Shari L. Pingree

1.209.962.8632

pmlmr@pinemountainlake.com

1.209.352.6514

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D.J. Kraft
REALTOR



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

djkraftsells@gmail.com

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One coupon per order, per visit. May not be combined with any other offer and/or coupon. Not valid on delivery.

PMLN 0626 Offer Expires 07/15/26

FROM THE FRINGE

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

The Golf Shop is open 7 days a week from 6:30am until 6:00pm 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 – Thursdays

Ladies 18-Hole Golf Club

Weekly Play Day – Thursdays

PML Men's Club

Net & Gross Championship
Sat/Sun June 6/7

PML Men's Club

June Grand Slam – Wednesday June 17

PML Event

Mother Lode Invitational
Thurs-Sat, June 25-27

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 customers 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.

SPRING TEE TIMES

The first tee time of the day will be at 7:00am, beginning on June 1. PML Property Owners can make golf reservations up to 14 days in advance,

all others can make golf reservations up to 10 days in advance. Call the Golf Shop at **1-209-962-8620** for golf reservations.

MERCHANDISE ADDED TO THE GOLF SHOP

We are always looking for merchandise to add to our Golf Shop that will enhance your golf experience at Pine Mountain Lake. Here are a few items that we have recently added:

- Glassware and Mugs; Etched with the Pine Mountain Lake Logo
- Pine Mountain Lake Stickers
- Valuables Pouches and Shoe Bags; Embroidered with the PML Logo
- More to Come...

MOTHER LODE INVITATIONAL

The Mother Lode Invitational is back on the schedule for 2026. The dates are June 25-27. Registration forms are available in the Golf Shop, or you can sign up online at pmlmgc.com. If you have any questions, please call the Golf Shop.

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!

DRIVING RANGE

Beginning on June 1, the Driving Range will be open from 6:30am until 5:00pm (Last Ball Hit at 5:00pm).

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 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

We have the NEW 2026 Quantum Woods and Irons (Women's and Men's) available in the Golf Shop for testing. We have trial sets that you can take to the range or out on the Golf Course. For more information, call or come into the Golf Shop.

PUNCH CARDS

Pine Mountain Lake Association Property Owners can save up to \$9.00 per round by purchasing a Punch Card in the Golf Shop. There are; 9-Hole & 18-Hole Punch Cards available. For more information call or go into the Golf Shop.

NEW PINE MOUNTAIN LAKE PROPERTY OWNERS

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

MEN'S & LADIES GOLF CLUBS

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

application. Once you are a Men's Club Member, you can sign up for tournaments online.

PROPERTY OWNER ANNUAL GOLF CART RENTAL AGREEMENT - 2026

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 2026 year. If you have not signed your agreement you can go to the PML website (www.pinemountainlake.com) and fill it out and sign online or you will be asked to sign the form when you register in the Golf Shop. Click on amenities, then click on golf and you will see the agreement with other forms available. If you have any questions, please call the Golf Shop **1-209-962-8620**.

CARE OF THE GOLF COURSE

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

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

Repairing Ball Marks – This is one of the major negatives in our great

(Continued on next page)

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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 to minimize the cart traffic on the fairways. 🏌️

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1-209-962-8620



SAVE THE DATES
JUNE 25TH, 26TH & 27TH, 2026

THE MOTHERLODE IS COMING BACK THIS SUMMER!

**Looking for a fun and exciting golf tournament?
Are you a PML Property Owner with an established Handicap Index?**

Then you're eligible to play in the Best Golf Tournament in the Foothills! The Mother Lode is a 2 man, 2 day event (plus practice round!) open to Property Owner – Guest teams as well as Guest – Guest and Property Owner – Property Owner teams.

- ✓ Guest – Guest teams must be sponsored by a PML Property Owner.
- ✓ All players must have an established Handicap Index
- ✓ Maximum 8 stroke difference between teammates.

If you are interested in playing please RSVP to golfshop@pinemountainlake.com with your name, contact info & number of players.

If you need more info before RSVPing please contact Doug at **1 (209) 962-8620** or golfshop@pinemountainlake.com

ANNUAL FIREWORKS WRISTBANDS

It's that time of year to start picking up your wristbands for the annual Fireworks Event. This year the event will be held on July 4th. Each member can pick up their two free wristbands at the Administration Office during business hours — Monday through Friday 8:00 AM – 4:30 pm. The Administration office will be open on Saturday July 4th, from 8 AM – NOON for wristband pick up. The Marina will not give out any free wristbands. Additional wristbands can be purchased at the Administration Office prior to the event. Additional wristbands can be purchased at the Marina on the day of the event. Wristband prices will be \$15 for Adults and free for children 8 years and younger. You must be a member, long-term renter, or short-term renter to purchase a wristband. For any questions, please call us at **1 (209) 962-8600**. 📞

PMLA WRISTBAND

I hereby request that PMLA mail my two (2) free Independence Day wristbands per property to me. Enclosed please find a #10 self-addressed, stamped envelope with required postage affixed. I understand my free wristbands will only be mailed to the address PMLA has on record as my mailing address.



I hereby accept responsibility for delivery of the wristbands and understand that PMLA will not replace lost or missing wristbands.

Any requested change of address must be submitted in writing and signed by a current property owner.

Requests for mailing of free wristbands must be RECEIVED in the PMLA Administration office by June 15, 2026.

Property Owner Signature

Property Owner Name

DATE

UNIT/LOT

**MAIL TO: PMLA Free Wristbands – Member Services
19228 Pine Mountain Drive
Groveland, CA 95321**

www.PineMountainLake.com

HR'S MILESTONES & RECOGNITIONS

SHANNON ABBOTT, PHRCA – HR MANAGER

In the busyness of the season, one important May milestone was missed and deserves recognition. Dave Nilan, an appreciated member of our Golf Pro Shop, is celebrating 15 years of dedicated service to Pine Mountain Lake. Dave's commitment, and know-how, have made an impact with our golf community, and we extend our sincere appreciation for his many contributions.

For the month of June, we are proud to honor Anthony Cooney of our Facilities Maintenance Department for his service milestone of 10 years. Anthony's hard work, reliability, and

dedication help keep our Association running efficiently each day, and we are grateful for his continued commitment to PML.

Please join us in congratulating Dave and Anthony for their outstanding service and for the positive difference they make at Pine Mountain Lake.

SERVICE MILESTONES

15 Years of Service – May 11

Dave Nilan – Pro Shop Merchandiser

10 Years of Service – June 30

Anthony Cooney

Utility Technician II 📞

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

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

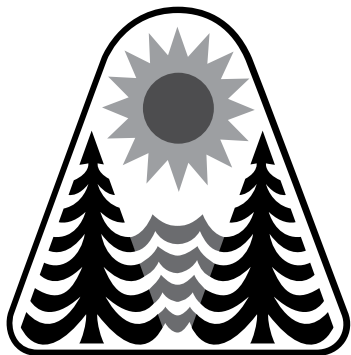
**RESOLUTION #05.01
Pine Mountain Lake
Association Boating and
Lake Rules**

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 #05.01

Pine Mountain Lake Association Boating and Lake Rules.

The purpose of this resolution is to establish clear guidelines prohibiting outside charcoal-fired barbecues, smokers, or similar cooking devices within the PML Marina, Dunn Court, and Lake Lodge beach amenities areas due to concerns about hot charcoal being left on the beach. Including additional guidance to clarify appropriate dock and beach space assignments based on vessel type. This amendment was published in the May edition of the PML News and posted on the PML website for member review and comment.

This amendment of Resolution 05.01 was approved and adopted by the Board of Directors at a duly noticed meeting on May 16, 2026.



Resolution 05.01
Adopted: April 16, 2005
Amended: July 21, 2007
Amended: May 17, 2008
Amended: June 15, 2013
Amended: May 17, 2014
Amended: January 23, 2021
Amended: April 17, 2021
Amended: September 18, 2021
Amended: June 18, 2022
Amended: May 16, 2026

PMLA BOATING AND LAKE RULES

For your safety, California Boating Laws prevail. For your convenience, copies of the pamphlet "ABC's of California Boating" published by the California Division of Boating and Waterways, are available at the Marina Store.

Listed below are further regulations that apply to Pine Mountain Lake boating usage. Failure to comply with them shall be grounds for termination of your privileges. Violations are subject to citation. All boats are subject to inspection to determine compliance with State Law and Association requirements. If you have any questions on the safety requirements of your boat, contact a Boat Patrol Officer or the Marina Store staff.

Additional rules and regulations may apply.

KNOW OUR RULES AND ABIDE BY THEM FOR YOUR ENJOYMENT AND SAFETY.

FAILURE TO COMPLY MAY RESULT IN FINES OR LOSS OF LAKE PRIVILEGES.

GENERAL BOATING RULES

PML Members in good standing may register their boats. EVERY watercraft (including power boats, canoes, stand-up paddle boards and kayaks) must be registered and have a current year decal before it will be allowed on the lake. If a boat does not have a current decal, it must be removed from the water.

Long-term tenants who have been assigned property owner rights may register canoes, stand-up paddleboards, and kayaks for use on the lake. If a watercraft does not have a current decal, it must be removed from the water.

REGISTRATION: Requirements for registration include current personal liability insurance with a minimum of \$300,000, proof of PML Membership, and proof that the boat meets California Boating Law safety requirements, current DMV registration (if required) and agreement to abide by lake rules. Personal liability insurance coverage is not required to register a canoe, stand-up paddleboard or kayak. All other requirements apply.

Eligible Boats & Devices

Kayaks and Stand-Up Paddle Boards (SUPs) are approved watercraft for use on Pine Mountain Lake. Registration fees will be the same as for other, non-motorized watercraft.

Water skis are the only devices permitted to be used in the high-speed boating lane. The Boat Patrol and Marina Staff have the final authority to decide what is a water ski and what is a non-approved device.

Ineligible Boats & Devices

Prohibited completely from the Lake are jet-skis, wave runners, surfboards, motor surfers, and water/wake board skiers.

Wake Enhancement: The use of devices, equipment, or placement of passengers in boats for the purpose of creating an enlarged wake is prohibited. Further, no such devices or equipment may be used on any boat in PML. Such devices and equipment include, but are not limited to: exterior panels or wings deployed underwater; rubberized, plastic, or metal tanks or bags filled with any material; crowding of passengers to the rear; inside-the-hull water tanks or boat hulls designed specifically to enhance the wake.

Use of wakeboards, kneeboards, discs, inner tubes, surfboards, water toys, and non-approved devices are prohibited.

No float tubes, surfboards, "noodles", lounge rafts, etc., are allowed on the lake other than within 30 feet from your own private dock. (Tubes, noodles and "soft" float toys are allowed in the swim areas as well as if used within 20 feet of your boat when tied to a mooring buoy.)

Power boats larger than 26' will not be allowed on Pine Mountain Lake, and patio boats shall not exceed the length of 29'. (Resolution 98.07)

Open stack boats and others with a decibel level exceeding 82 db are prohibited. Likewise, radios or stereos may not be played at a high volume.

BOAT LAUNCHING & REMOVAL

NO WATERCRAFT MAY BE LAUNCHED without current Pine Mountain Lake registration.

Motorized boat launching and removal is allowed only at the Marina boat ramp. Sailboats may launch at the Marina.

Sailboats may also launch and remove at Dunn Court by reservation.

ALL BOATS NOT REMOVED from Dunn Court and the Marina area by October 31 of each year will be removed and stored AT THE OWNER'S EXPENSE.

Pontoon boats may lease pontoon dock or beach spaces. Ski boats may lease ski dock spaces only. A pontoon boat may not be parked in a ski space. Likewise, a ski boat cannot be parked in a pontoon space.

NO TRAILER PARKING permitted on or Between Memorial Day and Labor Day at the Marina, Dunn Court or Lake Lodge.

Operators, Operating, Safety

Only skippers (with a valid driver's license) designated by a boat owner may operate a powerboat, provided that they know the PMLA Boating & Lake rules.

Boat owners are responsible for the operation of their boats and the wakes they create regardless of who may be operating the boat.

Boaters must stay inside the passenger/operator areas of the boat. Riding on or outside of the railing or gate is prohibited.

Sitting on the front of a pontoon boat, dangling your feet above or in the water is dangerous and is expressly prohibited.

Powerboat operators may not tow or pull rafts, tubes, wakeboards, kneeboards, paddleboats, kayaks, canoes, or similar craft.

Under State law, it is an infraction, punishable by a fine of up to \$250, to operate a vessel of any length, unless every child under 13 years of age on board is wearing a Coast Guard approved life jacket. It is recommended that all children and non-swimmers while underway, on docks or boats moored to docks, wear a Coast Guard-approved life jacket.

Powerboats may not be operated within 50 feet of a swimming area.

All lake activity is suspended when CDF helicopters perform firefighting procedures or during other emergencies that require use of lake water.

Safety, Violations

Reckless operation and disregard for others may result in citation and forfeiture of lake boating privileges.

Any boat that produces excessive wakes may be cited. Two citations result in eviction from the lake for the remainder of the calendar year.

In case of an accident, give any necessary assistance, then immediately contact the Boat Patrol (based at the Marina).

The Boat Patrol will be in effect daily. Citations may be given for PML rule infractions. Two citations will constitute action for removing all boats registered to the member from Pine Mountain Lake for the remainder of the season. Any boating or swimming rule may be changed in an emergency based on input from PML management, Safety Dept., Sheriff's Dept. or other appropriate agency.

Wakes, Speed, Buoys

All boats are limited to 5 mph except during water skiing hours, where the speed limit is 40 mph in the ski area. All boats, except those signed up for skiing, must stay out of the ski area while skiing is in progress. The ski area is marked with ORANGE-STRIPED buoys. Skiing or blow-out boating activity is permitted during designated water ski hours from May 1 thru October 31 only.

No wake areas are marked with white buoys that say "NO Wake". Boats may have to go slower than 5 mph in order not to create any wake.

All boats being used on PML waters must be operated in a manner to minimize the size of the wake produced by the boat. With the exception of pontoon boats and those boats traveling less than 5 mph, all powerboat operators shall operate at planning speeds as soon as practical when in the ski pattern.

Every effort shall be made to minimize wakes, especially those affecting shoreline properties.

When the slalom course is in use, all boaters (including those with pontoon boats) should operate their boats so as not to create ANY wakes. Wakes ruin the slalom skiing experience and can be dangerous for skiers in the course.

FISHING RULES

A California State Fishing License is required and is to be displayed at all times while fishing. Fishing rules are governed by California Fish & Wildlife laws. NO LIVE BAIT is permitted other than worms.

Fishing off water taxi docks during water taxi operating hour is prohibited. Trespassing on private property is not allowed.

No fishing within 25 feet of designated swim areas.

SAILING RULES

Sailing Hours: ANYTIME

DUNN COURT SAILBOAT OWNERS: **must** relocate their sailboat prior to 9:00 A.M. the day of the annual fireworks display. This date may vary from year to year.

The high-speed boating lane is outlined with ORANGE-STRIPED buoys. Stay out of this area while high-speed boating is in progress. Be aware of high-speed boating hours for your own protection. Sailing of rental boats in Big Creek is not allowed.

PARKING, BEACH, SWIMMING, DOGS Etc.

Swimming is at your own risk. There is NO LIFEGUARD ON DUTY.

Follow all posted beach and marina rules and regulations. **Note:** the beaches and lawns are designated non-smoking areas.

The swimming areas are designated for swimming only. No paddles are allowed in the swimming areas, for example, no stand-up paddle boards, kayaks, motorized floats etc.

Do not swim more than 30 feet from your own private dock. **DO NOT** swim across or in the open lake area.

CANOPY AND SHADE STRUCTURE USE

- No canopy or shade structure may be set up on the Marina beach sand area or in the lake water.
- Canopies or shade structures may only be used on the Marina lawn open areas.
- The size of canopies or shade structures are limited to no larger than 12'x12'.
- Canopies or shade structures may not be set up or adjusted in a way that obstructs the line of sight through all sides of the canopy due to the need for visual safety.

PML Marina management may limit the use and designate canopy and shade structure placement at the Marina during special events.

FOR THE ENTIRE PML MARINA, DUNN COURT AND LAKE LODGE AMENITIES:

- Children under the age of 14 years must be accompanied by an adult.
- No pets, dogs, cats, etc. are allowed at the beach. Dogs are prohibited from the entire PML Marina, Dunn Court, and Lake Lodge amenities except authorized PML utility dogs in the performance of their duties and ADA service animals assisting their owners. These dogs must be leashed and under control at all times and may not wander.
- Dogs should not be left in cars parked in these areas.
- No littering, glass containers, illegal drug use, loud music, profane language, obscene behavior, or nudity on the beaches at any time.
- Use of bats and balls, Frisbees and other uncontrollable or hard to control objects, and other dangerous or potentially dangerous activities shall be prohibited in the Pine Mountain Lake Association beach areas. (The use of beach balls, volley balls, and the playing of catch in a controlled and responsible manner shall be excepted from this restriction.)
- Bicycles and skateboards must be walked through all amenity-parking areas. No riding is permitted.
- No recreational activities such as fishing or watercraft is permitted in the swimming area.
- Residential use of beach trash receptacles is strictly prohibited.
- No outside charcoal-fired barbecues, smokers, or similar cooking devices allowed.
- Clean up after yourself and your guests; pick up all of your belongings, towels, chairs, toys, etc.

ONLY property owners with a current PML Property Owner Parking Sticker, and PMLA employees that are on duty will be allowed to park at the Marina parking area on weekends and holidays from May 1 to September 10. This restriction will also be extended to the Friday before holiday weekends (Memorial Day, the Independence Day Observed weekend, and Labor Day weekend) Property owners may be required to provide a valid PML Property Owner Card for identification purposes.

WATER AND SLALOM SKIING & Blow Outs

Skiing will be on a one-hour session, reservation basis. Reservations can be made no more than 24 hours in advance are on a first come first served basis. You may walk-in or call the store to make a reservation at 209-962-8631.

Water Ski boating hours are generally as follows:

<u>DAY</u>	<u>MORNING HOURS</u>	<u>EVENING HOURS</u>
Monday	9:00-12:00 noon	5:00-8:00 PM
Tuesday	9:00-12:00 noon	5:00-8:00 PM
Wednesday	9:00-12:00 noon	5:00-8:00 PM SLOW Boating
Thursday	9:00-12:00 noon	5:00-8:00 PM
Friday	9:00-12:00 noon	5:00-8:00 PM
Saturday	9:00-12:00 noon	5:00-8:00 PM
Sunday	9:00-12:00 noon	5:00-8:00 PM

State law prohibits the towing of water skiers from sunset to sunrise.

Water skiing is prohibited November 1 through April 30. The speed limit for all boats during this time is 5 mph.

All users of the water ski lane must check-in with the Boat Patrol prior to commencing their activity. The Boat Patrol will wait 10 minutes for a user with a reservation. After that, the time slot will be opened to the next water ski boater requesting time. If there are no reservations or ad hoc boaters in line, the water ski lane will be closed to fast boat activities but can be reopened upon request during normal water ski boating hours.

An orange flag raised on the jetty flag pole indicates that water skiing is occurring. Boaters may call the Marina Store for flag status. No skiing or blowouts are permitted until the Boat Patrol advises the boater that the orange flag has been raised.

A maximum of four (4) boats will be allowed to ski at any one time. A distance of 400 feet shall be maintained between boats.

Individuals wishing to **blow out** their motors may do so during water skiing hours and must first check-in with the Boat Patrol. Blowouts will be limited to two (2) times around the ski pattern and must adhere to all water ski boating rules. A maximum of four boats are allowed in the water ski lane with skiers given priority over boats wishing to blow out their motor. No engine blowouts will be allowed between 6:00 PM and 8:00 PM.

A counter-clockwise ski pattern shall be maintained.

Ski course is marked with ORANGE-STRIPED buoys. Stay inside of the ORANGE-STRIPED buoys. These buoys are NOT a SLALOM COURSE.

Ski boats returning to a fallen skier must make a starboard (right) turn to return to the skier while raising the red or orange warning flag. The boat operator shall make the 'turn-around' at a slow speed to minimize the wake.

The driver of any boat approaching a boat displaying a red or orange flag MUST acknowledge the downed skier's presence by raising their hand for the skier's towboat to see and then take appropriate evasive action to ensure the safety of the downed skier.

Skier must raise one (1) ski when in water with slack towline to warn other boats in the area. Boaters are limited to pulling ONE skier at a time.

Water skiing may be limited on certain days such as, but not limited to holidays, fishing derbies and sailing regatta days.

Use of Slalom Ski Course

The 9:00 A.M. to 10:00 A.M. slot daily is the only time when slalom skiers may have priority over water skiers. When requesting a 9:00 A.M. ski time, the first boater requesting time for that hour shall state ski or slalom. Subsequent boaters are then restricted to that which the first boater has selected.

Slalom boaters shall check in with the boat patrol, then begin their runs at the Lake Lodge end of the ski course. A skier may run the slalom course round trip twice, then the next boat may pull a skier in this fashion. ALTERNATIVELY, the skier may ski adjacent to the course. If this is the case, the return trip SHALL be in the same path; in this fashion, the skier has flat water on the return trip, as well as subsequent passes. IMPORTANTLY, subsequent skiers likewise have flat water.

All competition ski boats will be eligible to run the slalom course. Other skiers wishing to run the course may only do so if their boats have a maximum width of 92" at the waterline. Wider boats WILL damage the course, so they SHALL run immediately adjacent to the course.

After a skier falls twice, the boat should exit the pattern at a no-wake speed and return to the Lake Lodge area. The next boat in the rotation now gets a turn.

KNOW OUR RULES AND ABIDE BY THEM FOR YOUR ENJOYMENT AND SAFETY.

Additional Lake Related Resolutions can be found as follows:

Dunn Court Beach Sailboat Berths	Resolution 02.02
PML Open Water Swim Area	Resolution 00.06
Fourth of July Fireworks	Resolution 95.03
Private Docks on PML	Resolution 92.06
Small Watercraft Rack Usage	Resolution 19.01
Access Fees/Restricted Parking	Resolution 00.07

Respectfully submitted,

Dani Schaffer, Secretary

5/16/26 jo



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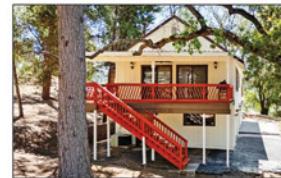
5-77 12689 Mt Jefferson
3 Bd/2Bth/2 Car
\$399,999
MLS# 41130010



2-119 13133 Mohrmann St.
3 Bd/2 Bth/2 Car
\$359,000
MLS# 41113829



5C-315B 12552 Tannahill
3 Bd/2.5 Bth/2 Car
\$549,000
MLS# 41093488



4-436 12629 Cresthaven
3 Bd/2.5 Bth/2 Car
\$439,000
MLS# 41123522



NEW Listing!
1-462 12435 Cassaretto
4 Bd/2.5 Bth/2 Car
\$1,450,000
MLS# 41132650



Reduced!
8-108 12305 Mills St
3 Bd/2 Bth/2 Car
\$299,000
MLS# 41126880



11350 Big Creek Shaft
3 Bd/2 Bth/Oversized Garage
\$469,000
MLS# 41104972



Reduced!
6-36 19621 Cottonwood
3 Bd/2 Bth/2 Car
\$344,000
MLS# 41117133



12-216 21076 Hillcroft Dr
3 Bd/2 Bth/2 Car
\$333,900
MLS# 41109933



2-42A 13024 Gamble St.
3 Bd/2 Bth
\$309,000
MLS#41112984



22857 Rolling Woods
3 Bd/2 Bth/4 Car +
\$225,000
MLS# 41096951



NEW Listing
11-1 20749 Hemlock Street
2 Bd/2 Bth
\$240,000
MLS# 41133293



22877 East Parkwood Dr.
3 Bd/2 Bth/2 Car
\$189,000
MLS# 41112084



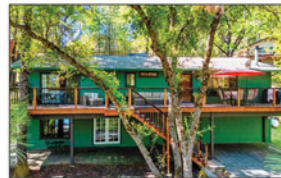
Reduced!
4-101 20602 Longridge Court
4 Bd/2.5 Bth
\$1,239,000
MLS# 41126528



5-250A 19195 Ferretti Rd
3 Bd/3 Bth/Oversized
\$490,000
MLS# 41109933



3-298 20668 Longview
3 Bd/2 Bth/2 Car
\$429,000
MLS# 41131489



1-438 19779 Pine Mtn Dr
4 Bd/3 Bath/2 Car
\$569,000
MLS# 41096878



NEW Listing!
22481 Sandean Lane
1 Bd/1 Bth/ (2.68 Acre)
\$325,000
MLS# 41134237



2-274 19099 Raboul
3 Bd/2 Bth/2 Car
\$449,900
MLS# 41121417



NEW Listing!
4-72 20901 Big Foot Circle
3 Bd/2.5 Bth/2 Garages
\$1,100,000
MLS# 41134833



4-261 20701 Point View Drive
3 Bd/2 Bth/ 2 Car
\$387,500
MLS# 41112328



3-367A 12811 Cresthaven Drive
3 Bd/2 Bth/1 Car
\$305,000
MLS# 41103989



NEW Listing!
2-334 13209 Mueller
3 Bd/2 Bth
\$295,000
MLS# 41131626



5-11 19032 Dyer Court
2 Bd/2 Bth
\$209,900
MLS# 41125127



22690 Hidden Hollow Road
3 Bd/2 Bth/3 Car
\$185,000
MLS# 41100128

Premier Setting ~ Beautiful Panoramic Views!



2 Bedroom, 3 Bath, Plus 2 Sleeping Areas, Two Levels, Approx 2025 Sq Ft on 0.91 Acre, Backs Up to Big Creek Overlooking Green Belt, 2-Car Carport + Extra Parking Pad Central HVAC. Light and Inviting Great Room, Floor to Ceiling Windows that capture the Stunning Scenic View. Raised Hearth, Wood Burning Freestanding Fire-place w/Large Copper Hood, Kitchen w/Extended Breakfast Bar, Solid Surface Counters, Skylights. Pretty Wood Accents Thru-Out, Open Dining, Primary Bed/Bath with Access to Deck. Laundry Room/3rd Bath, Washer & Dryer Included. Deck and Balcony to Enjoy the Views and Outdoors. Access to All Amenities in Pine Mountain Lake and approximately 24 Miles from Entrance to Yosemite National Park!

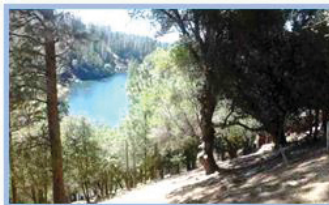
\$399,900 20783 Nonpareil 10-35A MLS# 41132022

Pine Mountain Lake Realty
Linda Willhite

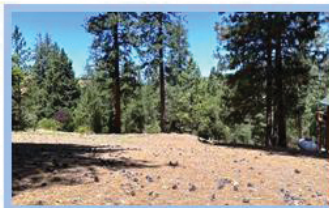
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willhite2@yahoo.com



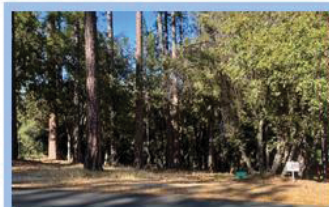
Premium Lots, Infinite Potential!



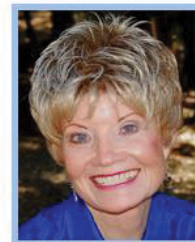
LAKEFRONT PROPERTY w/161 feet of Lake Frontage, Located in a Quiet Cove, Approx. 3/4 Acre. Room for a floating 8'X12' Dock... Electricity, Water and Sewer on Site. Plans for a 1741 sq.ft. by Linwood Cedar Homes are Included.
4-128 20158 Pine Mountain Dr, \$85,000
MLS# 41104702



This 0.26 Acre Property offers Beautiful Views of distant Tree and Convenient Access to Nature and Adventure. Electric & Water on Site and Internet Availability. Pine Mountain Lake homeowners enjoy a wealth of Amenities!
2-248 19364 Ferretti Rd, \$10,000 MLS# 41131616



Two blocks from Main Marina & Beach. Located on a quiet cul-de-sac, this Moderate Downslope Lot is Ideally Suited for a Walk-out Lower Level Design, Taking Full Advantage of the Natural Terrain and Forested Setting. Heavily treed for Added Privacy.
13-361 12301 Tower Peak, \$6,900
MLS#41124208



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20787 Buttercup Cir U4 L307 \$299k Cute Cozy Rustic Cabin 3B, plus loft, 2ba 1272 sf Lrg Deck facing greenbelt parklike setting on .87 Acre lot Sleeps 10-12 level lot



19630 Pleasantview Dr. U1 L132 \$320k Across from lakefront homes adorable 3B 2Ba AFrame Style cabin, 1188 sf, large deck area Close to Dunn Ct. Beach Move-In Ready



19270 Ferretti Rd. U7 L9A \$375k Heritage Log Home on lrg flat .63 Ac lot Charming authentic Log construction, 1,980sf, 3B2Ba, Ovsz 2 car gar, park-like setting



19619 Chamberlain Ct. U1 L496 \$599k 3B,+Loft sleeps 4,2 Ba, 2 car, bonus rm, game rm, 2672sf built in 2007, stunning Aframe design, large deck area, beau views



18403 Harper Rd., Groveland \$625k 4.69 acres 2589sf plus ADU 3 B, offc, 4 Ba, beau & spacious, updated, gorgeous landscape huge spring fed swimming pool, 2 gar plus 3 carport, shop, add'l 7.71 acres offered



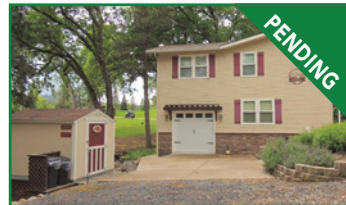
19047 Crocker Station Ln. U7 L215 \$240k Turnkey Adorable Move-In Ready, Parklike Setting 2B, 2Ba, 960 sf, Updated Manufactured Home, large deck area.



22690 Prospect Heights, Yosemite Vista Estates \$164,900 Spacious Manufactured Home with Fabulous Hill & Mtn Views! 3B, 2Ba, 2c gar, open floorplan, Wdbrn Firpl, 55 yr age HOA



19650 Butler Way U8 L211 \$349k Turnkey Updated Cabin Close to Marina & Golf 4B 2 Full Ba, 1c gar, 5 HVAC ductless units, newer deck, smart home features.



20160 Pleasantview Dr. U1 L185 \$399k Golf Course Stunning Views, Turnkey Beau Move-In Ready 2B, 2 1/2 Ba, 1car, firplc



12759 Cresthaven Dr. U3 L282 \$369k 3B 2Ba 2Car .81 Ac, Sngl Lvl, hrdwd flrs, vault ceil, lrg kitch, bck yrd patio, privacy, dbl lot

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THE HOOF PRINT

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

As we move into June, another successful Roping in the Pines is officially in the books. Memorial Day Weekend brought contestants, spectators, vendors, and community members together for one of the biggest weekends of the year at the Equestrian Center. It was great to see so many familiar faces return, along with many new competitors and visitors experiencing the event for the first time.

Roping in the Pines has continued to grow over the years and has become much more than just a competition. The event showcased horsemanship, stockmanship, teamwork, and western traditions while creating an atmosphere that brought people together from all over California and beyond. Throughout the weekend, contestants demonstrated the quiet cattle handling and teamwork that make this style of roping unique and enjoyable to watch.

This year's event was completely full, with both the Open and Intermediate divisions filling quickly. The arena stayed busy throughout the weekend with great competition, while vendors and sponsors helped create an exciting atmosphere around the grounds. Visitors had the opportunity to shop from western vendors, enjoy food on site, and spend time visiting with fellow horse and cattle enthusiasts.

The Friday Roping Session with Zeb Burroughs and Lorenzo Larrucea was

also well attended and gave participants an opportunity to work on horsemanship, angles, cattle handling, and roping techniques before the competition began. It was encouraging to see riders interested in continuing to improve their skills while preserving the traditions and techniques that are such an important part of the western industry.

Events like Roping in the Pines require an incredible amount of work behind the scenes. From arena preparation and cattle coordination to contestant organization and facility setup, there are many moving parts that help make a weekend like this successful. I would like to personally thank our staff, volunteers, sponsors, vendors, boarders, and community members who contributed their time and support. Events of this size would not be possible without the people willing to step in and help wherever needed.

As one event wraps up, we are already moving into the next season of activities here at the barn. We are looking forward to our Flea Market on June 13th at the Equestrian Center. Vendor setup begins at 11:00 a.m., with shopping open from 12:00 p.m. to 4:00 p.m. Spaces are available for \$10 for a 12x12 spot, and vendors are asked to bring their own tables, chairs, shade, and change. We hope the community will come out to support local vendors and enjoy an afternoon at the barn.

Summer continues to be a busy and rewarding time at the Equestrian Center with lessons, trail rides, boarding, and community events keeping the facility active. Whether you visited us during Roping in the Pines or simply stopped by to enjoy the atmosphere, thank you for continuing to support the barn and helping keep western traditions alive in our community.

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

PINE MOUNTAIN LAKE BOAT PARADE JULY 4 ★ 6PM

ORGANIZED BY FRIENDS OF THE LAKE

DECORATION THEME:

AMERICA'S
250TH
BIRTHDAY

Boaters:

Sign-up at the Marina; no fee • Line up at 5:30pm at the dam
Prizes for best decorations • Questions, call 209-962-6336

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at the PML Equestrian Center
2ND WEDNESDAY OF EVERY MONTH
(WEATHER PERMITTING)



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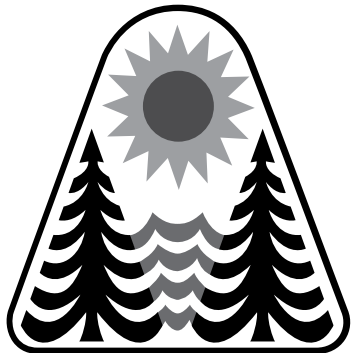
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PROPOSED UPDATE TO SCHEDULE OF MONETARY PENALTIES

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 reading of the update to the Schedule of Monetary Penalties:

The resolution will be re-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 proposed update is to revise the Association's Schedule of Monetary Penalties to improve clarity and incorporate additional violation categories.



PINE MOUNTAIN LAKE ASSOCIATION SCHEDULE OF MONETARY PENALTIES

In accordance with California Civil Code 5850 (a)-(f)

The Board of Directors is authorized to adopt and publish a schedule of reasonable fines and penalties for common violations of the Governing Documents. The following schedule of fines will serve as a guideline for the imposition of appropriate penalties in the context of member enforcement proceedings. The Board may also, by resolution, authorize and empower the Association's General Manager to issue notices of fines in appropriate circumstances involving common violations.

DEFINITION OF A VIOLATION

A violation is defined as any individual behavior, condition or situation that is in conflict with and/or violates the PMLA governing documents, policies rules or regulations.

8.1. **Fines for Traffic Violations**

Within the boundaries of the Association, all traffic violations fall under provisions of the California State Vehicle Code. A determination by the Board of Directors has been made that all traffic violations result in an adverse health or safety impacts on the common area or another association member's property.

1. First violation: \$100 - \$250.
2. Second violation within one year of the preceding violation shall be \$500.
3. Each subsequent violation within one year of the preceding violation shall be \$750.

8.2. **Fines for Violation of Declaration of CC&R's, the Association Bylaws, Fire Safety Policies and Procedures, STR Policies, or the ECC Design Guidelines (the Governing Documents):**

A. **Property Use Restriction Violations**

Uncorrected violations of the Governing Documents pertaining to property use restrictions or property maintenance (CC&R's, Articles VII, VIII, IX, X):

1. Each violation: \$100.

B. **Fire Safety Policies and Procedures/Hazardous Tree Violations**

Uncorrected violations of the governing Documents pertaining to property use restrictions or property maintenance (CC&Rs, Articles VII, and VIII) and Resolution 95.04-Fire Safety Policies and Procedures):

Fire Safety Violations – Dead standing trees

Downed Trees

Defensible Space: Zone 0, Zone 1, and Zone 2

Weeds/Annual Grasses pin to pin

Flammable debris/slash/brush

Burning without permit

Unsafe burning

The fines for Fire Safety violations shall be at the discretion of the Association. The fine shall be based on such factors as the severity of the violation; and the adverse impacts on and considerations of neighboring property owners. A determination by the Board of Directors has been made that all Fire Safety violations result in an adverse health or safety impacts on the common area or another association member's property.

1. First violation: \$100 - \$1,000.
2. Each subsequent violation within one year of the preceding violation: \$2,000.

C. **Environmental Regulation Violations**

Uncorrected violations of any matters that are under the jurisdiction of the Association's Environmental Control Committee (see primarily Articles V and VI of the CC&R's):

1. Unauthorized Earth Work and Site Alteration
 - a. Grading of lot/putting in trenches without a permit: \$100.
2. Construction Violations
 - a. Initiating new construction without ECC approval.
 - (i) House, garage, additions, docks, lakeside decks, merge of lots without approval, encroachment into setbacks, multiple projects: \$100.
 - (ii) Sheds, decks and minor alterations: \$100.
 - b. Failure to pick up permit prior to commencing approved construction: \$50 - \$100.
 - c. Failure to clean up construction debris: \$100.
 - d. Failure to obtain extension prior to expiration of permit: \$50 - \$100. Additional deposit may be required.
 - e. Failure to complete project within allotted time frame: Up to \$100 per individual violation.
 - f. Failure to schedule final inspection within time required by CC&R's: \$50 - \$100.
3. Deviations from Approved Plans
 - a. Major deviations without prior approval (i.e., changes from approved design, color, and/or materials): \$100.
 - b. Minor deviations and changes without prior approval (i.e., window changes on side/rear elevations, minor changes to front elevation): \$50 - \$100.

Note: Any changes in plans, which are made without prior approval from the ECC, shall be subject to a minimum fine of \$50.00 and may be subject to an order requiring corrective action.

4. Unauthorized Tree and Brush Removal and Limbing
 - a. Tree removal, per tree: \$100.
 - b. Tree removal from common area or from property owned by others, per tree: \$100.
 - c. Failure to properly dispose of tree removal debris: \$50 - \$100.

The fine for unauthorized tree removal shall be at the discretion of the Association. The fine shall be based on such factors as the severity of the violation; size and density of trees per Schedule A; and the adverse impacts on views or other aesthetic considerations of neighboring property owners. Fines are in addition to any reimbursement assessment which may be levied as a result of damage to the common area.

Under no circumstances shall trees be removed or limbed, or brush removed from the common area. Any violation of this could result in a maximum fine of \$100 per tree and the member being charged a reimbursement assessment for the cost of replacement of said tree(s).

NOTE: Dead or hazardous trees or brush in the common area should be reported to the Association.

5. Miscellaneous Items

- a. Exterior alteration to existing structures or lots without ECC approval (i.e., changes on roof material or color, changes to exterior surfaces, color or material, addition of windows and/or doors, landscaping, hardscaping, driveways, etc.): \$50 - \$100.
- b. Exterior lighting fails to meet acceptable standards, per fixture: \$25 - \$100.
- c. Violation of sign ordinance: \$50 - \$100.
- d. Installation of fence without prior approval: \$100.
- e. Owner Maintenance: \$50 - \$100
- f. Owner's Responsibility - failure to properly maintain easements or obstruction of easements: \$100

Other violations not specifically listed may also be subject to a fine by the Association.

The fine policy and schedule of fines may be amended and modified from time to time by the Association after proper notification and Board approval. Such changes will be posted in the PMLA Administration office and published to the Association website. Multiple violations may result in multiple fines.

D. **Delinquent Assessments** – Civil Code 5320

Timely payment of regular and special assessments is of critical importance to Pine Mountain Lake Association. Payment can be made online anytime at www.pinemountainlake.com. The failure of any owner to pay monthly assessments when due creates a cash flow problem for the Association and causes those owners who make timely payment of their assessments to bear a disproportionate share of the Association's financial obligations. Therefore, the Board of Directors has enacted the following policies and procedures concerning collection of delinquent assessment accounts.

1. Regular monthly assessments are due, in advance, on the first (1st) day of the month and delinquent if not received, in full, by the Association within fifteen (15) days after the due date thereof. Special Assessments and Special Individual Reimbursement Assessments are due on the date(s) specified upon imposition and each installment thereof shall be delinquent if not received by the Association within fifteen (15) days after it is due.

A late charge of ten dollars (\$10.00) or ten (10) percent, whichever is greater, shall be due on any such delinquent assessment. The Association may also recover interest on all such amounts due once due and unpaid for thirty (30) days, at the rate of twelve percent (12%) per annum.

2. If any portion of any such assessment, late charge, interest or cost of collection remains unpaid ninety-one (91) days after the original due date, a "Notice of Intent to Lien" will be prepared and sent to the owner(s) by certified mail. The Notice will, among other things, state the current charges owed by the owner(s), and any additional information required by California Civil Code Section 5660 or comparable superseding statute. All resulting collection fees and reasonable costs and charges will be added to the total delinquent amount.
3. The Association may, at its discretion, send any account that is ninety-one (91) days past the due date to a professional collection agency.
4. If all such amounts have not been received one hundred and thirty-one (131) days after the original due date thereof, or forty (40) days after the mailing of a "Notice of Intent to Lien", whichever is later, a Notice of Delinquent Assessment

("Lien") will be prepared and recorded as to the delinquent property and the owner(s) thereof, and all resulting collection fees and costs will be added to the total delinquent amount secured by the lien.

5. If all such amounts have not been received, in full, within thirty (30) days after the recordation of such Lien, or within the time frame outlined in Civil Code Section 5700, whichever occurs later, the Association may, without further advance notice to the owner(s), proceed to take any and all additional enforcement remedies as the Association, in its sole discretion, deems appropriate, including, without limitation, non-judicial foreclosure of such Lien, judicial foreclosure, small claims court or suit for money damages, all at the expense of the property owner(s).
6. The Association may recover all reasonable costs incurred in collecting any delinquent assessment, including reasonable attorney's fees.
7. In addition to pursuing any other collection alternatives, membership in the Association must be maintained in good standing in order for the member to retain privileges of membership, including the right to vote and to use and enjoy Association recreational common facilities. The Board of Directors reserves the right to suspend membership privileges to those members who are delinquent in their assessments.
8. The Board may, for good cause based upon the Board's sole discretion, agree to a payment plan, which permits payment of the delinquent assessment(s), late charges, interest and collection costs.
9. Unless the Board agrees to a payment plan as specified in Section 8 above, all amounts due pursuant to this policy, and all other assessments and related charges thereafter due to the Association until all such amounts are paid, must be paid in full and the Association shall not be required to accept any partial or installment payments from the date of the institution of an action to enforce the payment of delinquent amounts to the time that all such amounts are paid in full.
10. All payments received by the Association, regardless of the amount paid, will be directed to the oldest assessment balances first, until such time as all assessment balances are paid, and then to late charges, interest and costs of collection unless otherwise specified by written agreement.
11. All above-referenced notices will be mailed to the owner(s) at the last mailing address provided in writing to the Association by such owner(s).
12. The mailing address for overnight payment of assessments: Pine Mountain Lake Association, 19228 Pine Mountain Drive, Groveland, CA 95321.

In accordance with California law, each year when the Association distributes its annual budget, the members shall also receive a schedule of the monetary penalties, which may be imposed for violations.

8.3 Fines for Violation of the Rules and Regulations

- A. First violation: \$50 - \$100.
- B. Each subsequent violation within one year of the preceding violation shall be \$100.
- C. In addition to fines levied in accordance with the above schedule, any owner who is determined to have violated the Declaration of Restrictions may be ordered by the Association to restore any damaged, destroyed, or altered plant materials, flora, or structural improvements to their pre-existing condition, or to pay for the cost of damage to the common area via a reimbursement assessment. In the case of any violation, which constitutes a breach of the rights of quiet enjoyment of any other property owner or resident, the violator may be ordered to cease or discontinue the offensive action or activity.

Further Legal Action

1. In any case where a property owner fails to pay levied fines or take corrective action as detailed in any Committee decision, the Board of

Directors may pursue collection of fines or enforcement of the Committee's decision in any manner permitted by law. In the event the property owner fails to complete whatever corrective action the Committee specifies in its final decision, the Committee may reconvene to assess a monetary fine, within the guidelines of the above schedule, as a penalty for the owner's failure to act. The Committee shall notify the Board of the owner's continued noncompliance in order to enable the Board to consider the propriety of further legal action.

2. As more particularly described in Article XIV of the Declaration of Restrictions, in the event that formal legal action becomes necessary, the prevailing party shall be entitled to recover the costs of suit, including reasonable attorneys' fees.

PMLA Short-Term Rental Violation Point System

In accordance with PMLA Board Resolution 24.05, adopting Short-Term Rental (STR) permit policy and operation rules, the following point system is adopted to allow the accrual of points per violation to address ongoing repeated violations of individual member properties rented for less than 30 days. In addition, the monetary penalties described above, a penalty will be issued to STR owners, if the maximum point threshold has been surpassed, specifically, the temporary revocation of the STR permit allowing the member to rent their property for less than 30 days.

The following violations are common: barking/loose dogs, beach/boating/lake rules, construction rules, dock compliance, garbage, gate issues, illegal dumping, illegal signs, parking violations, non-compliant lights, noxious activity/noise/trespassing, lack of owner maintenance, storage, temporary structures, unregistered rentals, or multiple violations.

The PMLA STR permit point system allocates one (1) point for the 1st stage of the enforcement procedures known as the Courtesy Notice, two (2) points for the 2nd stage of the enforcement procedures known as the Notice of Non-Compliance and three (3) points for the 3rd stage of the enforcement procedures known as the Final Notice. The threshold for penalty is a total of 6 points in one year. If a member receives more than the maximum points, then a penalty is imposed and the member STR permit is temporarily revoked. The point count resets every 12 months from the day of the first violation. The count resets to zero on this date.

An unregistered Rental is considered a major violation. The point system allocates three points per stage of the enforcement procedures, not applying for a Rental Permit, may result in suspension of the privilege to rent short term, for up to six (6) months. As per Resolution 24.05, #14, #17, #18 and Resolution 95.14.

Other major violations considered are gate issues, Resolution 95.09, 04.04, 00.07, Fire safety and burning standards, Resolution 95.04, 10.05. Major violations point system allocates three points per stage of the enforcement procedures.

Six (6) points allows for a property owner to have various combinations of issues. For example, a member may have six (6) Courtesy Notices for six (6) different violations before receiving a penalty. Or a member could have one violation that goes through all three stages of the Enforcement Procedure. Any combination is possible for the purposes of this policy.

The goal of using the point system is to reduce the frequency of the violations and to encourage prompt response to a violation issue. Potentially, it may reduce the same property owner having reoccurring issues.

Once the number of points surpasses six (6) points, then a penalty will be enforced which may include a monetary fine and/or temporarily suspension of privileges in accordance with the Schedule of Fines, which is derived from the CC&Rs.

Not applying for a Rental Permit, will result in suspension of the privilege to rent for up to six (6) months. As per Resolution 24.05, #14, #17, #18.

The following procedures are enacted to support the implementation of the point system:

- The point system is applicable to short-term rentals, and will follow the current enforcement tracking and notification procedures that long-term, and non-renters are required to follow equally.
- The point system applies to the current Schedule of Fines.
- The PMLA Covenants Committee will administer a penalty based on the facts and point count of violation(s).
- The PMLA Compliance department is tasked with tracking compliance information and data.
- Each notice sent to a member throughout the process will have a point count listed in the footer of the enforcement letter. For example,

Violation Point Count: 1 of 6 points.

More than 6 points leads to a penalty per the Schedule of Fines and the PMLA STR permit policy.

Reference Table below:

Violation: Rental Point System	1st Notice CN	2nd Notice NC	3rd Notice FN	Hearing Cov. Com.
Construction, Maintenance, Property Use Restriction: Violations - Article V, VI, VIII				
Barking / loose Dogs	1	2	3	6
Beach/Boating /Lake Rules	1	2	3	6
Construction Rules	1	2	3	6
Dock violations	1	2	3	6
Garbage	1	2	3	6
Illegal Dumping	1	2	3	6
illegal signs	1	2	3	6
Imp. w/o approval or NC improvement	1	2	3	6
Multi Violations – point for each violation	1	2	3	6
Non-compliant lights	1	2	3	6
Noxious Activity / noise	1	2	3	6
Owner Maintenance	1	2	3	6
Parking Restrictions / non-op vehicle	1	2	3	6
Storage	1	2	3	6
Temporary Structures	1	2	3	6
Use of Lots, streets or common area	1	2	3	6
Obligations of Owners - Article II, Resolutions - Gates and Fire Safety				
Unregistered Rental	3	3	3	6
Gate Issues	3	3	3	6
Burning without permit or unsafe	3	3	3	6

The Board of Directors hereby rescinds all previous schedules of monetary penalties and 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.



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

Pine Mountain Lake
Association has
openings on the
Following Committees:

COVENANTS COMMITTEE

COMMUNITY SAFETY AND EMERGENCY PREPAREDNESS COMMITTEE

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

MAIL COMPLETED FORM TO:
Pine Mountain Lake Association
Attention: Janessa Owens
19228 Pine Mountain Drive
Groveland, CA 95321
Email to
gmassist@pinemountainlake.com
or drop it by
the Administration Office

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Sonora, CA 95370
209-532-3830



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2/305 Ferretti Rd



19426 Ferretti Rd



20546 Nob Hill Cir



7/273 Jackson Mill Dr



19795 Ferretti Rd



20465 Pine Mountain Dr



10/008 McKinley Way



13/199 Pine Mountain Dr



19291 Ferretti Rd



8/143 Hillhurst Cr



2/047 Gamble St



7/239 Digger Pine St



PRESENTED BY
KRISTIN FRANKHAUSER
DRE#01988702



PRESENTED BY
KRISTIN FRANKHAUSER
DRE#01988702

HAPPY FATHER'S DAY

From the Pine Mountain Lake Association

YOU ARE INVITED TO THE

GRAND OPENING



**For the newly renovated Tennis/Pickleball courts
20387 Pine Mountain Dr.
Saturday June 6th
1-3pm
light refreshments will be served**

**For more information please contact Recreation Manager at
1-209-962-8604**

SAVE THE FAWNS YARD SIGNS



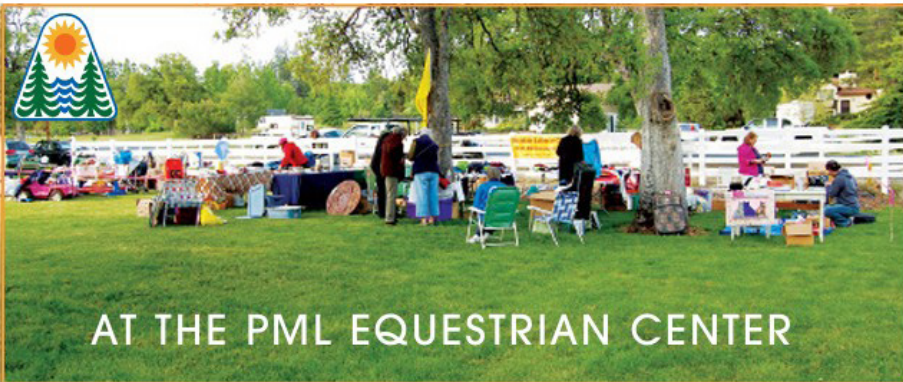
**SIGNS CAN BE PURCHASED IN THE
ADMIN OFFICE FOR \$10.00 EACH.
MAY BE DISPLAYED ON YOUR PROPERTY MAY-SEPTEMBER.**

**FOR MORE INFORMATION, PLEASE CALL
MELODY WISDOM 1-209-962-8604**

The newly renovated pickleball courts are getting ready for action. Join us for the Grand Opening on Saturday, June 6th from 1pm to 3pm at 20387 Pine Mountain Drive.

Pine Mountain Lake FLEA MARKET

YARD SALE AND TACK SWAP/SALE



AT THE PML EQUESTRIAN CENTER

SAT., JUNE 13, 2026

SET-UP @ 11AM

GATES OPEN TO THE PUBLIC NOON - 4PM

\$10 FOR A 12X12 SPOT

Spaces are first come, first served on the day of the event.
No power.

Please bring your own table, chairs, shade, and money.

Weather Permitting

For questions or more info contact the Stables Manager at
1.209.962.8667

PML BUSINESS CONNECT



WORK HERE? GET NOTICED HERE

Pine Mountain Lake Business Connect Directory
Are you a contractor, service provider,
or vendor working in Pine Mountain Lake?
Now you can list your business
where members actually look.

WHY JOIN BUSINESS CONNECT?

- ✓ Be visible to thousands of PML homeowners
- ✓ List your business name, category & photos
- ✓ Help members find trusted local services
- ✓ Quick and easy online registration
- ✓ Create your listing in just a few minutes

LISTINGS ARE FREE — FOR A LIMITED TIME

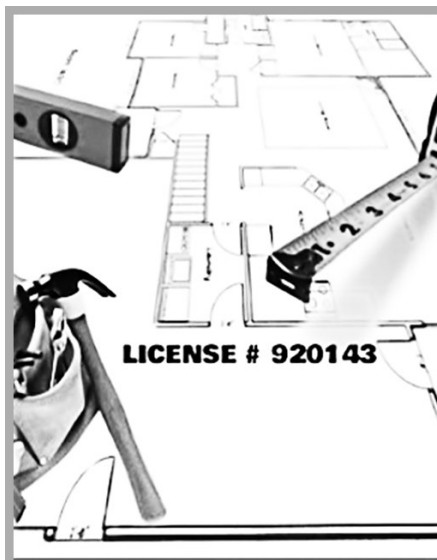
No cost to join through January 1, 2027

HOW TO JOIN

Scan the QR code

Visit: pinemountainlake.com/connect

The Pine Mountain Lake Association (PMLA) provides this Business Directory as a convenience for its members. PMLA does not endorse or guarantee the quality of work or services provided by the listed businesses and is not responsible for any damages or issues arising from their engagement. Members are encouraged to conduct their own due diligence before hiring any contractor or service provider.



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LET'S ASK ANGELA

ANGELA HICKS – PML ADMINISTRATION OFFICE

HAPPY JUNE EVERYONE!!

Summer has arrived my friends and we are happy to welcome the sunny skies and warmer weather with open arms. Come on in Summer...we have been waiting patiently for your arrival.

FYI...

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 with any questions or concerns. We are always here to help!

CAN I SHARE MY CLICKER WITH MY FAMILY?

NO! Clickers are for homeowners only. If you are found to be using another person's clicker and/or gate card for entry into PML, it can be deactivated. We emphasize this rule when you come into the office for your new member orientation. If you have a family member that will be visiting on a permanent basis, they may be issued a Special User Card which would allow them access. We all abide by a social contract in the world that means we will follow the rules and get along. The simple expectation is that everyone must do their part.

DOES PML HAVE A CAMPGROUND?

YES! PML has wonderful campsites for everyone to enjoy. Please stop by or call the Main Gate for more information.

1-209-962-8615

We have the following:

- 33 Tent campsites with cooking fireplaces and picnic benches
- 11 RV hook-up sites with power and water
- Dump site on location (access monitored by the Dept. of Safety **1-209-962-8615**)
- 3 Restrooms with running

water, one with a hot shower

- Hiking trails

4th of July Celebration

This year the event will be held on July 4th itself. The "250th celebration" refers to the 250th Anniversary of the United States, often called the **Semi-quintennial**, marking 250 years since the signing/adoption of the Declaration of Independence. It's going to be a very grand day.

Each member can pick up their two free wristbands at the Administration Office during business hours (**Monday through Friday 8:00 AM – 4:30 pm**). **The Marina will not give out any free wristbands.** Additional wristbands can be purchased at the Administration Office prior to the event, and can be purchased at the Marina on the day of the event. Wristband prices will be \$15 for adults and free for children 8 years and younger. You must be a member, long-term renter, or short-term renter to purchase a wristband. For any questions, please call us at **1-209-962-8600**.

There will be a shuttle service with pick-up spots within PML only. Shuttle stops to be determined and posted in advance.

Property Owners that rent beach space or boat slips at the PML Marina will be issued wristbands that will allow access to their boats only. **These wristbands are for boat access only and not for attendance at the Marina.**

Please be advised that lost, forgotten or misplaced wristbands will **NOT BE** replaced.

Once you arrive to the Marina, you are welcome to set up your chairs, canopies, and blankets for the day. One person **MUST REMAIN** with the items once they are placed on the beach. If you leave the marina area, your items will be removed from the spot you chose to allow other people to use. Please stay with your items once placed.

FAWN SEASON

It is Fawn Season everyone and that means we need to drive a little slower around PML. Fawn Season runs **May - September**. Signs can be purchased in the Admin Office for \$10.00 each. You may display this sign on your property to show support.

Here's to stars, stripes, and summer nights... 🌟

**SPEED
LIMIT
25**

**SLOW DOWN
WATCH FOR WILDLIFE
AND PEDESTRIANS
PLEASE DRIVE SAFELY**

ATTENTION NEW PML MEMBERS!

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

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

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

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

Here you will find:

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

And **MUCH MORE!**



PML 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

Needle Crafts

Barbara Klahn 1-209-916-5420

Pickleball Club

Tammy Talovich 1-209-605-7904

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

PML Safe Streets Campaign

Leslie Dudley 1-209-962-4911

PML Shooting Club

Bill Kornele 1-415-933-7922

PML Waterski & Wakeboard

Dean Floyd 1-408-915-8848
www.pinemountainlakewaterskiclub.com/

Racquet/Tennis Club

Ron Bass pmlatennis@gmail.com

Residents Club

Brad Nelson 1-209-996-0106

ROOFBB

Audrey Prouse 1-209-962-4196
charity@roofbb.org

Rotary Club of Groveland

Pete Stevenson 1-209-814-1382

Southern Tuolumne County Historical Society (STCHS)

Harriet Codeglia 1-415-516-1852

Southern Valley Srs. Golf Group

Rich Robenseifner 1-707-486-9115

PML ORGANIZED CLUBS

PML BOAT PARADE:

GET READY TO CELEBRATE 250 YEARS!

VIRGINIA RICHMOND

The PML Boat Parade is at 6:00pm on July 4th! This is one of the highlights of the summer season and it's extra special this year. America declared its independence 250 years ago on July 4, 1776!

Our theme is "Happy 250th Birthday, America." You can celebrate that many ways – a moment from American history, who we are as Americans, a patriotic song, the Revolutionary War, and so many other ideas. Or just cover your boat in red, white and blue! We look forward to seeing our boaters' creativity. They surprise us every year!

Boat owners can sign-up at the Marina Store; there's no fee to participate and there are prizes for the best decorations in each category: electric boats, gas pontoons, ski/fishing boats, and non-motorized. It's hard to know who has



SOAP TV show



Black Pearl pirate ship



King Neptune

more fun, the boaters or the people watching from shore! I think it's the boaters!

Signup at the Marina Store to get your parade number, then line up at the dam at 5:30pm on July 4. The PML Boat Parade is organized by Friends of the Lake. Here are a couple of photos of recent boat parade winners! 📷

PML ORGANIZED CLUBS

PML LADIES 18 HOLE GOLF CLUB

THELMA FAUX

Here are the results of the recent tournament play. Congratulations to all the winners!

Only a few days of play this month. This month one Thursday was rained out and 2 Thursdays were hosted by The Lady Niners. See their report.

APRIL 23, 2026 123 PUTTS

First Place: Paula Parisi, Sally Wyre, Helena McMillian, Mary Beth Torpey - 58

Second Place: Laura Kramer, Tari Skelley, Ann Clark, Jane Reynolds, 60

Third Place: Sara Handcock, Jodie Awai, Thelma Faux, Pricilla Park - 61

We did receive this clarification from a member on relief options when in a bunker. Thanks Elisa! 📷

19.3 Relief Options for Unplayable Ball in Bunker

a. Normal Relief Options (One Penalty Stroke)

When a player's ball is in a *bunker*:

- The player may take unplayable ball relief for **one penalty stroke** under any of the options in Rule 19.2, **except** that:
- The ball must be *dropped* in and come to rest in the *bunker* if the player takes either back-on-the-line relief (see Rule 19.2b) or lateral relief (see Rule 19.2c).

b. Extra Relief Option (Two Penalty Strokes)

As an extra relief option when a player's ball is in a *bunker*, for a **total of two penalty strokes**, the player may take back-on-the-line relief outside the *bunker* under Rule 19.2b.

PML PICKLEBALL CLUB

PAM RODGERS



3 FUNDAMENTAL RULES FOR A BETTER SHORT HOP

• **Target the "Sweet Spot" Pace:** Short hopping a slow, soft ball is surprisingly difficult. If the ball is floating, consider a slice instead.

to your toes. If the ball is bouncing further out in front of you, don't rush it—take a step back and hit a proper dink or a reset.

• **Absorb the Energy:** Remember that the ball loses speed the moment it hits the ground. Use that natural deceleration to your advantage. Keep your paddle face stable and let the ball's existing pace do the work for you.

THE BOTTOM LINE

Many players hit short hops more often than they realize, but they do so reactively and with poor form. By mastering the timing and understanding the "why" behind the shot, you can turn a defensive struggle into a controlled, offensive transition.

COME OUT AND PLAY!

FOR MORE INFORMATION:

Current Play Times: Winter Hours: M,W, F 10-12 | Summer Hours 9-11

*We tend to change the hours in line with the Time Change.

Check out: PlayTime Scheduler for Pickleball

For PML Pickleball Club Info: Email TamTally1@gmail.com

For All other Pickleball related questions call the Front Gate at **209.962-8615** 📞

This creates a **collision course** where the ball often lands with pace right at your toes. When you try to hit a full-swing groundstroke on a ball that close to your body, the result is usually a pop-up



or a net-ball. The short hop allows you to "catch" the ball off the bounce, using the ground as a backstop to stabilize your shot.

The short hop shines best against medium to heavy pace.

• **Check Your Feet:** You should only look to short hop when the ball is landing close

MASTERING THE SHORT HOP: YOUR SECRET WEAPON FOR THE TRANSITION ZONE

If you've ever felt stuck in "No Man's Land"—that awkward space between the baseline and the kitchen—you know how vulnerable it feels. Your opponents are aiming for your feet, and you're caught in a defensive scramble.

THE SOLUTION? THE SHORT HOP.

The short hop isn't just a fancy trick shot or a last-second recovery; it is the essential tool for neutralizing deep returns and successfully moving forward. If you aren't hitting this shot with confidence, you're likely giving away points every time you try to approach the net.

THE PHYSICS OF THE COLLISION COURSE

Think of the court as a tactical map. Your primary objective is to reach the kitchen line, where you have the highest statistical chance of winning the point. Conversely, your opponents' main objective is to keep their shots as deep as possible to pin you back.

PML ORGANIZED CLUBS

PINE NEEDLERS

SANDY SMITH

June is always a happy month it seems...the beginning of warm weather, family visits, trips with friends, quilt retreats, and exciting happenings in Groveland.

June also means two special things within Pine Needlers Quilt Guild, dues are due... and new officers too! Dues are \$30 a year, and the new officers are as follows:

President Michelle Roberts
Vice President Kelly Sexton

Programs VP Karen Hopkins
Treasurer Cathy Shakespeare
Recording Secretary Dee Small
Directors Leslie Timmons & Carol Willmon
Corresponding Secretary Lynn Sigafoose
Parliamentarian Judi Kuhn
Thank you one and all! May a successful year proceed

The Pine Needlers Quilt Guild meets the 3rd Tuesday of each month. The

meeting begins at 10 a.m. But before the meeting we have a meet & greet to catch up since last we met, and help set up the room. If you bring your lunch, and a project you can join us after the meeting and sew til 3. Always a good experience, lots of giggles and interesting things to learn.

We welcome all the new members to the Guild. We are excited to have you in our group and trust you will find it as rewarding as we all do. We invite newbies to our area to come check us out. You will be glad you did.

At this writing I have no info on the annual San Juan Baptista Retreat.

However I know they are having a great time, next month a little catch-up will be in order.

Just a reminder, Wednesday June 10th is the Improv Sunburst class at the Lake Lodge, 9:30 ... 3:30. Doors open at 8:30 Be sure to bring Kris your updated Projects and Goals list for the June meeting.

Future dates to set aside: September 16th Dresden Heart Class...October 6-8 retreat in the works.

See you on Tuesday, June 16th under the Library at 9:30 for meet & greet or 10 for the Guild meeting. If you have any questions call President Michele **209 962-4327** or V.P. Kelly **650 245-8540**. 📞

SAVE MONEY AT YOUR LIBRARY

VIRGINIA RICHMOND – FOGL

Of course you can check-out books at the Groveland Library. We have fiction and nonfiction for adults and kids. Even large print books. You can also use the computers, printers, fax machine, and Wi-Fi/ Internet. But did you know about the other money-saving perks:

Prefer eBooks? You can download free eBooks from the library website for Kindle or other readers. Sure beats \$16.99 on Amazon!

You can even get on a digital waitlist for new releases.

If there's a book you'd like to read, but Groveland doesn't have it, we can get it for you free from other Tuolumne County libraries, or even from other libraries in California.

You can read magazines and newspapers for free! We have paper copies of most, and you can use the computers to read digital copies as well.

Enjoy a family movie night! Our library has a big selection of movies for kids and adults on DVD you can check out at no charge.

You can also borrow books on CD for your road trip or daily commute.

Avoid the state park fees! The library has free gate passes for California state parks. You check it out like a book, and return it after your trip.

Entertain the kids – Friends of the Groveland Library offers pre-school storytime every Friday morning at 10:30am. Fun crafts too.

There's also the Summer Reading Program for six weeks in June and July for children ages 6-12.

And, don't forget the Saturday morning Book Nook which offers lots of children's



Story time every Friday morning.



Great buys on gently-used books.

books for just 50 cents and adult books at bargain-prices. Out-of-town guests love it!

Your Groveland library is a great resource, and a great money-saver too! 📖

www.PineMountainLake.com

PML MEN'S GOLF CLUB

STEVE BURKE

APRIL TOURNAMENTS RESULTS

We had 56 players turnout April 18 for the Spring Shootout, a 2-man Chapman Scotch format. We had 2 flights and paid out 6 places each.

FLIGHT #1

- 1st Place** – 65 – Keith Ornelas, Steve Kieffer
2nd Place – 65 – Dave Berthold, Jeff Serra
3rd Place – 65 – Colm Conefrey, Vince McEvoy
4th Place – 66 – Ted Toffey, Rod Raine
5th Place – 68 – John Wilkins, Anthony Martin
6th Place – 68 – Marc Allyn, Dave Villaroman

FLIGHT #2

- 1st Place** – 62 – Kort Holzward, Ted Holzward
2nd Place – 63 – Larry Torres, Joel Pluim
3rd Place – 65 – Andrew Hughan, Stuart Loux
4th Place – 66 – Rich Martinez, Joe Vautier
5th Place – 66 – Al Craig, Dave Hart
6th Place – 67 – Pat Hennigan, John Lloyd

Closest to the Pin

- #3: Keith Ornelas 7'3"
 #7: Mark Harrison 4'
 #14: Jeff Krisa 3'1"
 #17: Dave Hart 8'6"

52 players turned out April 29 for the first Purple Green Scramble of the year. A really fun format. We had 1 flight and paid out 6 places.

- 1st Place** – 53 – Jeff Miller, Henry James
2nd Place – 54 – Ted Toffey, Larry Torres, Joel Pluim, Rod Raine
3rd Place – 58 – Joe Young, Keith Ornelas, Joe Parisi, Derick Schulke
4th Place – 58 – Greg Sarratt, Michael

- Throbin, Al Craig, Dave Hart
5th Place – 59 – Dave Berthold, Bud Roberts, Jeff Serra, Dave Gibson
6th Place – 59 – Mark Christensen, Colm Conefrey, Michael Skonovd, Bernard Duffy

Closest to the Pin

- #3: Marc Allyn 4'10"
 #7: Ted Toffey 10'2"
 #14: Jess Skelley 3'3"
 #17: Rod Raine 14'11"

We had 38 players turnout May 9 for the Razzle Dazzle. A 2-man BB/Scramble/Chapman format, which keeps you thinking all day. We had 2 Flights and paid out 4 places each.

1ST FLIGHT

- 1st Place** – 56 – Colm Conefrey, Vince McEvoy
2nd Place – 56 – Dave Berthold, Jeff Serra
3rd Place – 62 – Ted Toffey, Rod Raine
4th Place – 62 – Manny Youkhaneh, Bryan Eshagh

2ND FLIGHT

- 1st Place** – 65 – Kort Holzward, Ted Holzward
2nd Place – 66 – Rich Martinez, Joe Vautier
3rd Place – 66 – Ralph Siedler, Tim Jordan
4th Place – 67 – Russ Maes, Marc Fossum

Closest to the Pin

- #3: Derick Schulke 17'10"
 #7: Dave Berthold 12'10"
 #14: Vince McEvoy 4'11"
 #17: Vince McEvoy 4'1/2"

On May 20 we play a 4-man best ball, 1 on red, 2 on white, 3 on blue. We'll report the results next month.

June 6 and 7 we play the Club and Net Championships. Sign up on pmlmgc.com

(Continued on Next Page)

PML LADY NINERS

TAMMY TALOVICH

Quote of the month: *“Be the reason someone laughs so hard they snort”*

If you would like to learn more about becoming a member of the Lady Niner’s contact Lindsey Lorant at 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! We have moved back to playing on Thursday’s!

APRIL 2ND: WE WERE INVITED TO PLAY WITH THE 18 HOLERS.

APRIL 9TH: WE HAD 11 PLAYERS AND PLAYED ODDS AND EVENS

1st place team: Trudy Alt, Claudia Day, Patty Nelson

2nd place team: Mary Steinkamp, Lindsey Lorant, Linda Wall, Patty Douglass

Pars: #14 S. Dwyer, #17 L. Wall, T. Alt, C. Day, #10,11,12,14,16,17 L. Lorant

Low Gross: Lindsey Lorant w/40, Susan Dwyer w/50

Low Net: Trudy Alt w/32

APRIL 16TH: SPRING GOLF, the Niner’s invited the 18 Holers to play with us, we had 26 players! It was a beautiful day and lots of fun! The game was Roll the Dice to see whose score would be used for that hole!

1st place team: Stacie Brown, Laura

Kramer, Sheryl Garcia, Patty Nelson w/34

2nd place team: Susan Dwyer, Anne Clark, Patty Douglass, blind draw w/35 card off

3rd place team: Linelle Marshall, Jodie Awai, Tari Skelley, blind draw w/35

4th place team: Tammy Talovich, Thelma Faux, Anne Toner, Priscilla Park w/37

APRIL 23RD: WE HAD 12 PLAYERS AND PLAYED PAR 4’S

1st place: Patricia Eshbaugh

2nd place tie: Trudy Alt, Tammy Talovich

3rd place tie: Mary Steinkamp, KC Lennen, Patty Douglass

Pars: #7 Deanie Martini

Low putts: Susan Dwyer w/16

Low gross: Deanie Martini w/52

Low net tie: Patricia Eshbaugh, KC Lennen, Patty Douglass

APRIL 30TH : WE HAD 14 PLAYERS AND PLAYED LOW NETT

1st place: Barb Connelly

2nd place: Barb Lenorak

3rd place: Mary Steinkamp

4th place: Pat VanGerpen

1st place team: L. Lorant, M. Steinkamp, B. Lenorak, blind draw

Birdies: #4 L. Lorant

Pars: #1, 2, 6, 8, 9 L. Lorant, #4, 8 B. Lenorak, #9 B. Connelly

Low putts: L. Lorant w/15 and D. Torres w/16

Low gross: B. Lenorak w/45 and L. Lorant w/38

Low net: B. Connelly w/30

Queen of Clubs: Barbara Lenorak

Aces of Aces: Barbara Connelly

Putter of the Month: Lindsey Lorant w/15 and Debbie Torres w/16

Putt Putt Scramble: Susan Dwyer w/16 putts

CAPTAIN’S CORNER:

“From Chatty to Steady — Why Your Pre-Shot Routine Is the Secret Sauce of Great Golf”

A great round of golf doesn’t start with the swing — it starts with the shift. That subtle but powerful moment when we move from friendly fairway chatter to a calm, focused readiness. For us fun loving golfers, this transition is more than etiquette; it’s a performance booster. A consistent pre-shot routine is the bridge between social fun and confident execution, helping every player step into each shot with clarity, rhythm, and purpose.

A strong pre-shot routine matters because it creates consistency under pressure, trust in your swing, and mental quiet when the course gets noisy. It’s your personal reset button — the thing that keeps you grounded whether you’re

hitting your first tee shot of the day or standing over a must-make putt.

Here are the three essential elements of a great routine:

1. Clear Intention

Pick a specific target, visualize the shot, and decide what you want the ball to do. This is where you tell your brain, “Here’s the plan.”

2. Commitment Cue

Choose one simple thought or feel — something that sets your body up for success. It might be tempo, balance, or a smooth takeaway. This is your green light.

3. Consistent Setup & Motion

Step in the same way each time. Align, breathe, settle, and swing. Repetition builds confidence, and confidence builds great shots.

The magic happens when you pair these elements with that intentional shift from social mode to performance mode. Laugh, chat, enjoy the company — then, when it’s your turn, step into your routine and let your mind and body click into “ready.” It’s not about being serious; it’s about being prepared. And when you do it well, the game feels easier, smoother, is a whole lot more fun and you play better golf!

Have fun, see you on the course!

Lindsey PML Lady Niner’s Captain 🏌️‍♀️

(Continued from Previous Page)

On June 17 we play the Grand Slam. 2-man teams, Better Ball/Scramble. Sign up on pmlmgc.com

2026 MOTHER LODGE IS BACK!

June 25th, 26th & 27th

2-man, 2-day event (plus practice round) open to Property Owners and their Guests. Contact the Golf Shop to sign up: 209 962 8620 or golfshop@pinemountainlake.com

PACE OF PLAY

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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, 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 and click on the button, Join the Club. 🏌️‍♂️

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PML SLASH AND COMPOST SITE

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

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FOR MORE INFORMATION PLEASE CONTACT MAINTENANCE AT

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

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ROOFBB

"LIVING LIFE IN FULL BLOOM"

AUDREY PROUSE

**PINE MOUNTAIN
GARDEN CLUB**

LINDA NEUSCHWANDER



"I think there was a sense of camaraderie between the attendees. At the luncheons we have an opportunity to acknowledge and take credit for the good we are doing in our community. It's also a chance to give everyone a sense of inclusion." — Laura Silvestro, ROOFBB board member

The annual Spring Luncheon brings together community, friendship, and purpose — The ROOFBB board of directors hosted its annual Spring Luncheon April 25th, drawing a crowd of enthusiastic ROOFBB members and their guests, eager to celebrate the bonds of friendship and community that have made the organization a cornerstone of life in Groveland.

The "Pretty in Pink" gathering was a testament to what ROOFBB does best — bringing women together over good food, warm conversation, and a shared commitment to fulfill our mission; raise funds to donate back to the Groveland community. ROOFBB Treasurer Anne Peterson summed up the afternoon simply: "A lot of energy was in that room!"

ROOFBB has long served as a welcoming organization for women in the greater Groveland area, offering fun and fulfilling volunteer opportunities for like-minded women. Whether you are newly retired, working full-

time, or simply looking for meaningful fellowship, ROOFBB opens its doors to all women ready to embrace our mission of helping others and having fun along the way. Through their unwavering dedication to supporting local schools, aiding neighbors in need, and fostering community projects, we embody the spirit of compassion and love of our community that lies at the heart of Groveland.

Come join the fun! We hold fundraising events throughout the year to be able to do all that we do! Please keep an eye open on social media and flyers posted around Groveland and plan on attending our amazingly fun events. We can't do what we do without support from all of you!

Joining ROOFBB charity is not only enjoyable but also incredibly impactful for our community! Connect with us on Facebook, Instagram, NextDoor, or visit our website to learn more and become a part of the excitement today!

DONATE



venmo

CONTACT US! charity@roofbb.orgFOLLOW US! [@roofbbcharity](https://www.instagram.com/roofbbcharity)

Thank-you Thank-you Thank-you!!! What a successful PM Garden Club event!. Of course I'm talking about this year's Mother's Day garden and baked goodies sale, which was better than ever thanks to our local friends, visitors and neighbors supporting us with their generous participation. (and I must say that we have some pretty terrific bakers in our midst!) Can you believe that this is year number five for the garden sale and really going strong! We had a great selection of flowers, veggie starts, garden art, perennials, drought resistant plants, as well as herbs, ground cover, house plants and ornamental grasses. Much was home grown. Also, ample donations were rounded up by club members who got their hands in the dirt to bring us some swell home grown stuff. As a club, we spent time learning more about how to start seeds as well as how to divide existing plants and care for them along with the tender little seedling babies. We loved seeing them become sturdy plants. More still to learn, but our confidence is growing day by day. SO much fun! And FYI--While the plant sale WAS fun, along with being an excellent way for building our gardening skills, the heart

of the matter is we believe in helping our community be all it can be—a wonderful place to live or visit. We work hard to keep up our jail garden as a flowery mountain jewel to relax in, enjoy a picnic lunch at one of our tables or take a peaceful stroll. We raise money to maintain the garden without any outside funding other than the occasional, appreciated donations added to our donation box by the jail door. Proceeds from this garden sale will help us with a long overdue update of our aging irrigation system. Currently we must water by hand every day or two. HELP! It takes us an hour or two at a time Any ideas? Let us know! Thanks! The PM Garden club meets regularly most months. To learn more about local history and horticulture from interesting speakers, or enjoy creating fun art projects, as well as sharing snacks please stop by. Let's be friends! (and have fun in the garden...) Questions? contact Linda F. 1-209-770-6062 or Vicki S 1-650 773-2207. To make a donation or offer help or advice, please contact us at the above or visit us at a club meeting. We meet most months, the 2nd Monday at 11:00 at the PM Lake Lodge. We can also be reached at P.O. Box 167, Groveland, CA 95321. 📍

PML ORGANIZED CLUBS

**PML KIDS' WATER SKI
DAYS SIGN UPS**

Save the Date! Friday & Saturday ONLY. July 17 & 18, 2026.

Registration will ONLY be on-line.

On-Line registration begins: June 10

Website: Pinemountainlakewaterskiclub.com

Reminder, this event is limited to kids who are family members of PML property owners. Please be sure you complete **BOTH** liability Waivers (PML and Boat Owners).

GROVELAND LIBRARY

BARBARA CONNELLY – GROVELAND LIBRARIAN

Summer is just around the corner, which means the SRP (Summer Reading Program) will be kicking off in June. The SRP is a program to encourage children to read during the summer and to have fun at the library! Each child receives a reading pamphlet to track their reading, or for the little ones the time read to. The pamphlets will be given at sign-ups on Wednesday, June 10th in the library, or when SRP starts on June 17. SRP meets each Wednesday for 6 weeks. Children earn books for their reading time and each week we have a fun craft and games from 2:30 to about 3:30.

Storytime at the library is on Fridays at 10:30 a.m. followed by crafts for the little ones, with a little help from their parent. It is a good time to connect with other parents with toddlers. Afterwards they often go over to the park for some

fun play time.

Our Library Lot Book Club has some new members that we are happy to welcome. We meet on the 2nd Friday each month at 2:30 and discuss the book we have all read for the month. Book in a Box provides our books and we select from a large inventory to pick the book we will read each month.

The library offers LIBBY and Kanopy, which are two programs you can download free books and movies on your phone or computer using your library card. Also, we have 3 public computers and printers available for the public.

Remember the Friends of the Library's book sale is every Saturday from 10 am to 1 pm. The funds from their sales help to keep the library staffed extra days.

Our quilting group has put up their Spring display of quilts. Be sure and stop by to see their beautiful creations! 🧵

SOUTHSIDE COMMUNITY CONNECTIONS

NANCY REGGIO – EXECUTIVE DIRECTOR

Southside Community held our Annual Golf Fundraiser on May 1 and May 2 at the beautiful Pine Mountain Lake Golf Course. It was a great time!

We are deeply grateful to all who attended, sponsored, donated, volunteered, and supported this special event in so many ways. The generosity and community spirit shown throughout the tournament were truly inspiring.

Thank you to the staff and team at Pine Mountain Lake Golf Course and Grill for helping to create such a wonderful experience for all involved.

Because of your support, SCC can continue providing vital programs and services that make a meaningful difference



in the lives of residents every day.

A special thank you goes to our sponsors and donors, whose contributions made this event possible, as well as to

NEW FAMILY-FRIENDLY PROGRAMS ARRIVE AT THE LITTLE HOUSE

SAMANTHA WEST – THE LITTLE HOUSE SUPERVISOR

Just when you thought The Little House couldn't get any more vibrant... here comes something new, heartwarming, and full of giggles.

We're thrilled to introduce Mountain Moms & Tots, a brand-new gathering designed to bring together caregivers and their littlest sidekicks (ages 0-5). Whether you're a parent, grandparent, or caregiver, this is your invitation to step out, connect, and enjoy a little shared joy in the middle of your week.

Starting Tuesday, June 8th, this bi-weekly group will meet from 2:15 PM to 3:15 PM at The Little House. Expect a welcoming space filled with light refreshments, playful activities tailored to young children, storytime, and music that will have everyone clapping along. It's equal parts social hour and memory-making magic.

This is just the beginning... future plans may include group outings to Yosemite, giving families a chance to

explore, learn, and experience the beauty around us together.

SAVE THE DATE: TEDDY BEAR PICNIC!

The fun continues on July 10th as The Little House celebrates National Teddy Bear Picnic Day with a special community picnic for little ones and their favorite fuzzy friends! Families are invited to bring a teddy bear, blanket, and picnic spirit for an afternoon filled with treats, activities, stories, music, and adorable memories.

More details will be announced soon, but trust us... this is one bear-y cute event you won't want to miss.

Interested in joining Mountain Moms & Tots or learning more about our upcoming picnic day?

Call The Little House at (209) 962-7303 or contact Program Lead Samantha West at (209) 219-5662 by call or text.

At The Little House, connections aren't just for grown-ups anymore. 🧸

Thank you to our golf tournament sponsors!

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the many volunteers who gave their time, energy, and smiles to ensure everything ran smoothly. 🧸

WITH FULL HEARTS SCC CELEBRATES ITS AMAZING VOLUNTEERS

BETH MARTIN – SENIOR TRANSPORTATION COORDINATOR AND PROGRAM SUPPORT SPECIALIST

Southside Community Connections (SCC) wrapped up National Volunteer Week in the best possible way on Saturday, April 25, with its annual Volunteer Appreciation event — a fun celebration of the amazing people who truly are “the heart of SCC.”

The room was filled with laughter, conversation, and plenty of appreciation as volunteers gathered to enjoy a delicious lunch graciously prepared by Volunteer Coordinator Linelle Marshall, who treated everyone to a spread of savory and fruity delights. Volunteers also went home with fun little gifts including heart-shaped Pez dispensers, pens, notepads, and keychains.

Throughout the afternoon, many volunteers received certificates of appreciation recognizing the countless ways they help SCC shine. Whether they're driving members to appointments, making friendly check-in calls, helping at events, organizing supplies, or jumping in wherever needed, SCC volunteers make an enormous difference every single day.

Executive Director Nancy Reggio gave special recognition to Volunteer Fundraising Director Linda Sarratt for



her incredible energy, dedication, and years of successful fundraising efforts that continue to benefit SCC in big ways.

Special thanks also went to Board President David Bealby, volunteer Kelly Sexton — who somehow always seems to know what SCC needs before anyone else does — and Evelyn Bealby for going above and beyond (and then some!) helping organize The Little House and assisting with Thursday group lunches.

The afternoon was full of smiles, gratitude, and reminders of just how lucky SCC is to have such caring, generous, and fun volunteers at its heart.

For more information about the services SCC provides, or if you're interested in volunteering, contact us at (209) 962-7303 or stop by The Little House in Groveland (11699 Merrell Rd.) between 10 am and 2 pm Monday – Friday. 📍

GATEWAY COMMUNITY BBQ

RYAN FELTS (OF GATEWAY COMMUNITY CHURCH)

FIRES UP FOOD, FUN & FELLOWSHIP IN GROVELAND!

Get ready for burgers, belly laughs, and a whole lot of community spirit!

Gateway Community Church is inviting everyone in Groveland and the surrounding area to the *Gateway Community BBQ on Saturday, June 6th, from 11:00 a.m. to 2:00 p.m.* at Gateway Community Church, 19172 Ferretti Road in Groveland.

This free community celebration is all about bringing neighbors, friends, and families together for an afternoon packed with great food, laughter, and connection. Whether you're new to town or have lived here for years, there's a place for you at the table.

Guests can enjoy a complimentary lunch of juicy hamburgers and hot dogs fresh off the grill, plus plenty of family-friendly activities throughout the day. Kids will love the games and special activities designed just for them, and adults are encouraged to jump in on the fun too.

And yes — the fan-favorite pie-throwing

event is back! Expect flying whipped cream, lots of laughs, and memories you won't want to miss.

The Gateway Community BBQ is made possible through the generous support of community partners, including: Mechanics Bank, ROOFBB Charity, The Grove Mercantile, Helping Hands Furniture Barn, and other local organizations committed to strengthening and serving our community.

“At Gateway Community Church, we believe community matters,” said Pastor Bob Kandels. “This BBQ is a chance to relax, laugh together, meet new people, and celebrate the wonderful community we share.”

So, bring your family, invite your neighbors, and come hungry — because this is one summer kickoff you won't want to miss!

For more information, contact Pastor Bob Kandels at Gateway Community Church at **209-962-7131** or bobgefc@gmail.com, or Penny Christensen (Project Manager for Gateway Community BBQ) at Yosemite Area Real Estate at penny@askpenny.com. 📍

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STUDENTS OF THE MONTH

TENAYA STUDENT OF THE MONTH

8th Grade student, Nathan Burke, is Tenaya's Student of the Month for May. Nathan is our 8th grade student of the month for many reasons. His positive attitude is awesome to have in class as it spreads to others. Nathan is very conscientious when it comes to completing assignments. They are always well done and on time. Nathan is a shining example of a young person who shows respect to all people, peers, school staff and anyone he encounters. Thank you Nathan for being an example others can look up to!



Nathan Burke

Nathan is the son of Angela & Mark Burke of Groveland.

Nathan was nominated by his teacher, Jude Hawkins. 🙏

April Student of the Month is 7th grader, Scarlett Moore-Johnson. Scarlett has worked very hard over the 2nd and 3rd trimesters to improve her grades and participate in class discussions. Scarlett loves to participate in sports and is a good friend to her classmates. Scarlett is very caring to all she comes into contact with, especially her family. We are so proud of Scarlett and all the achievements she has accomplished in and out of the class room.



Scarlett Moore-Johnson

Scarlett's mom is: Leah Moore-Johnson.

Teacher is: Mrs. Barsotti 🙏

THIS IS THE FINAL APPROVED VERSION OF THE ASSOCIATION'S STRATEGIC PLAN, AS ADOPTED BY THE BOARD OF DIRECTORS AT THE MAY 16, 2026 MONTHLY BOARD MEETING.



Pine Mountain Lake Association

STRATEGIC PLAN UPDATE

May 16, 2026



FROM THE BOARD

In 2017, the PML Board of Directors and management began work on a strategic plan for our community. The Board hired a professional facilitator to assist with the effort and spent several months developing the plan. To ensure that all stakeholders participated, the Board held open meetings at the Lake Lodge and asked for member and staff input. All of this work culminated in the adoption of the plan in January of 2018.

The Strategic Plan includes a Mission Statement, Vision Statement, pillars and tactics that will be used for guidance in our decisions. The Board of Directors intends to review the plan each year to determine if it continues to meet the needs of the community.

We would like to thank all members who participated in the process and provided input.

PMLA Board of Directors

Mike Gustafson, President • Chuck Obeso-Bradley, Vice President
Dania Schaffer, Secretary • Craig Prouse, Treasurer
Diane McDermott, Director-at-large

MISSION STATEMENT

Provide members and guests with a positive experience through strong leadership, fiscal responsibility and modern amenities.

VISION STATEMENT

Pine Mountain Lake: the most memorable and desirable place to live, work, vacation and visit in the Sierra.

5 PLAN PILLARS

MAINTAIN AND IMPROVE PROPERTY VALUES

EFFECTIVE MANAGEMENT OF FINANCIAL RESOURCES

SAFE ENVIRONMENT

MEMBER SERVICE

EFFECTIVE HOA MANAGEMENT/OPERATIONS

PILLAR 1

Maintain and Improve Property Values

- Maintain, restore or improve amenities
- Explore new amenities
- Enforce CC&Rs
- Improve technology infrastructure & connectivity
- Marketing PML
- Improve relationships with local organizations

PILLAR 2

Effective Management of Financial Resources

- Continue funding reserves in accordance with the Association policy
- Use technology to improve productivity
- Member financial education
- Board liaisons to departments for reserves and new capital
- Utilizing financial technology efficiently
- Monitor financial metrics

PILLAR 3

Safe Environment

- Maintain access gate infrastructure
- Provide more safety patrols
- Annual Community Security Risk Assessment
- Fire Safety program
- Safety communication system
- Safety education program

PILLAR 4

Member Service

- Setting member expectations; what to expect from PMLA and what PMLA expects from you
- Employee customer service training
- Utilize modern technology for website improvement, improved communications and online surveys
- Amenity-wide reservation system
- New member orientation
- Encourage member involvement

PILLAR 5

Effective HOA Management/Operations

- Appropriate staff compensation
- Recruit and retain employees
- Update and enforce CC&Rs
- Evaluate staffing requirements
- Ongoing staff improvement plan
- Develop and monitor performance metrics

We are proud to recognize Kelly Woodcock as our Tioga Student of the Month! Kelly consistently demonstrates strong effort in her academic work and approaches her responsibilities with a positive and determined attitude. Kelly has made a meaningful impact on campus through her leadership and service. She voluntarily took the initiative to organize the Leadership closet, creating a more functional and accessible space for student activities and events. Beyond school, she has dedicated her time to community service with Southside Community Connections, where she has helped with decorating and served as a photographer for events. Kelly also plays an important role in planning and supporting

school events. She has contributed to dance decorations and has been actively involved in running Prom, helping ensure these events are memorable and successful for our students. Her initiative, creativity, and willingness to serve others make her a deserving recipient of this recognition. Congratulations, Kelly! We are proud to celebrate you as our Tioga Student of the Month!

Kelly Woodcock

Daughter of Gina Marie and Jeremy Woodcock of Groveland, CA. 📍



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

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.

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**.

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

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

VEHICLE USE:

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

PERSONAL CONDUCT:

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

WORK RELATED CONDUCT

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

If you have questions call: The ECC Assistant
@ 1 (209) 962-8605 with questions.

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VACATION RENTAL OPTIONS FOR TRASH SERVICE

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

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

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

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

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

Maximum Occupancy for Rental Property

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

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

info@moorebrosscavenger.com and Shirley@moorebrosscavenger.com (Please cc both to insure prompt replies).

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

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

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20015 Pine Mountain Dr **CUSTOM HOME** accessed by a private bridge, with premium forested views. 3bd, 4ba, 2-car garage. Open concept, with picture windows and vaulted ceilings, delivering natural light. Pellet stove, spacious kitchen, quality cabinets, granite counters. Stainless appliances and 6-burner gas stove. French doors open to the deck. Luxurious master suite w/private deck. Finished loft/bonus room. This is a gem! \$559,000 #41122155



20892 McKinley Wy **THREE-STORY A-FRAME** on 1.52 acres on a cul-de-sac, with beautiful views in every direction. 3bd, 2ba, 2240sf. Acacia wood flooring, Knotty-Pine ceilings in the living room, recent kitchen upgrades and a large bonus room. The Loft/office space has huge windows for plenty of light. A spacious deck overlooks the forest and an additional back deck offers great views. Plenty of parking. Circular driveway. \$565,000 #41131688



19824 Pine Mountain Dr **UPDATED LAKEFRONT RETREAT** steps away from the Marina beach. 3bd, 2ba, loft and bonus room. Vaulted Knotty-Pine ceilings, fresh interior paint and LVP flooring throughout. Four split systems provide H/A in each room. Double wrap-around decks with views of the lake. Fully furnished, including appliances. Currently a successful short-term rental. This can be an exceptional investment opportunity or a dream lakeside getaway. \$750,000 #41109353

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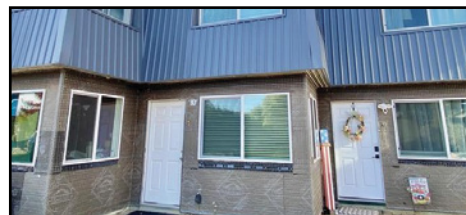
20029 Upper Skyridge Dr **YEAR-ROUND RESORT LIVING!** Enjoy tree-framed lake views and close proximity to the main PML Marina. Stucco exterior, tiled roof and natural wood floors. Granite tile in kitchen, plenty of counter space and cabinetry. Breakfast bar plus separate dining room. Front and rear decks. 4 bedrooms, including a master suite w/dressing area and separate bath. Laundry facilities and 4th bathroom on upper level. 3-car garage, currently a game room. \$559,000 #41129879



19096 Dyer Ct #2 **TOWNHOME ON THE GOLF COURSE!** Enjoy serene views of the 5th fairway. Open concept living space, free-standing wood-burning stove, central kitchen with granite counters, dishwasher, oven and refrigerator. Updated laminate flooring, washer/dryer and tankless water heater. Metal exterior upgrade in 2025. This is an ideal getaway or short-term rental property, only 26 miles from Yosemite Park's entrance. \$184,900 #41128054



19710 Butler Way **COTTAGE BEAUTY.** Known for fine craftsmanship, architectural interest and stylish floor plans this "Carroll Cottage" has two stories, 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



19080 Dyer Ct #7 **ON THE 5TH FAIRWAY!** This golf course condominium offers an open concept kitchen and living space. The kitchen features solid granite countertops and backsplash, ample cabinets, a stainless oven/stove, refrigerator and tankless water heater. Recent upgrades in 2025 include new windows and sliding doors throughout and a modern exterior update with new metal siding. This is an ideal getaway or short-term rental property. \$187,500 #41128053



20706 Nonpareil Way **YOUR MOUNTAIN CABIN AWAITS!** Enjoy canyon, tree, and mountain views. 3bd, 2ba, 1440sf. Open living space, 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. Near Big Creek. \$315,000 #41118094



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Trisha Richardson
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Keri Miller
Guest Services

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