

M A Y  
**2026**  
EDITION

# PINE MOUNTAIN IN LAKE NEWS



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PRSR STD  
U.S. POSTAGE  
PAID  
ABS DIRECT

Change Service Requested

**HAPPY  
MOTHER'S DAY**  
SUNDAY, MAY 10TH

**MEMORIAL DAY**  
MONDAY, MAY 25TH

**CALLING ALL  
CANDIDATES**  
SEE PAGE 16

**2026 ANNUAL  
RECREATION  
GUIDE**  
INSIDE THIS EDITION

**NEW & REVISED  
RESOLUTIONS**  
SEE PAGES 22-29, 36-45, 50-51

*Photo by Uriel Vargas*



# GET IMPORTANT NEWS VIA EMAIL

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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. Up to 500 copies are rack-sold in the local Groveland area. Our circulation reaches approximately 1200 full-time, resident, PML property owners and approximately 2300 "weekender," non-resident, property owners who maintain primary residence in Northern California, in Southern California, or in other states. For more information regarding the PML News, please call the PML Administration Office at 1 (209) 962-8600. We greatly appreciate your contributions but please note that the PML News fills up very quickly – often by the 7th or 8th of the month (long before the 10th deadline). To ensure that your submission is reviewed for publication please submit in full and as early as possible. Please remember that the PML News is limited in capacity and your submissions are reviewed on a first-come-first-served, space-available basis.

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

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

## 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](mailto:pmlnews@sabredesign.com).

### AD DESIGN and PROOFS

Ads that are requested to be sent to other periodicals require a usage fee from the advertiser (see Display & Insert Advertising Contract "Design and Preparation Charges"). Proofs are available upon request and final proof approval for all ads is expected within 24 hours. Changes made are LIMITED to typographical or graphic placement errors. NO OTHER ADDITIONS OR CHANGES WILL BE MADE.

### SUBMISSION DEADLINES

Articles — 10th each month  
Ads — 10th each month  
Classifieds — 15th each month

**VISIT US ONLINE**  
[www.pinemountainlake.com](http://www.pinemountainlake.com)

# PINE MOUNTAIN LAKE ASSOCIATION

## 1.209.962.8600

**BOARD OF DIRECTORS**  
 Mike Gustafson: President  
 Chuck Obeso-Bradley: Vice President  
 Dania Schaffer: Secretary  
 Craig Prouse: Treasurer  
 Diane McDermott: Director-at-large

**GENERAL MANAGER**  
 Joseph M. Powell, PCAM, CCAM-LS, CMCA, AMS

**CORRESPONDENCE TO DIRECTORS**  
 Pine Mountain Lake Association  
 19228 Pine Mountain Drive  
 Groveland, CA 95321  
 PMLABoard@pinemountainlake.com

**ADMINISTRATION OFFICE HOURS OF OPERATION\***  
 Monday – Friday 8:00 AM – 4:30 PM  
 Closed 12:00 – 1:00 PM  
 Tel: 1-209-962-8600

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

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

**SUBMISSION DEADLINE**  
 10th of the month by 4:30 PM  
 LATE SUBMISSIONS MAY NOT BE ACCEPTED  
 Visit [www.pinemountainlake.com](http://www.pinemountainlake.com) for ad rates and submission guidelines or email: [PMLNews@Sabredesign.com](mailto:PMLNews@Sabredesign.com)

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

**PMLA**-Publisher  
**DAVID WILKINSON**-Publishing Editor  
**SABRE DESIGN & PUBLISHING**  
 Design/layout  
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# PINE MOUNTAIN LAKE ASSOCIATION

## 1.209.962.8600

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



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

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

**2026 ADMINISTRATION OFFICE HOLIDAYS**  
 (ADMIN OFFICE WILL BE CLOSED)

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

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

<b>MAY 16, 2026</b>	<b>SEPTEMBER 26, 2026</b> (4th Saturday of the Month)
<b>JUNE 20, 2026</b> (Father's Day Weekend)	<b>OCTOBER 17, 2026</b> (Board Budget Meeting)
<b>JULY 18, 2026</b>	<b>NOVEMBER 21, 2026</b>
<b>AUGUST 15, 2026</b> (Annual Meeting)	

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

# PML SAFETY REPORT

	JAN	FEB	MAR	YTD
Guest Passes Issued	766	712	995	<b>2,473</b>
Vendor Passes Issued	369	354	523	<b>1,246</b>
Access Passes Issued	714	887	919	<b>2,520</b>
Vehicles Admitted	8,836	9,267	12,005	<b>30,108</b>
Vehicles Refused Entry	274	198	276	<b>748</b>
Phone Calls Received	1,903	1,868	2,166	<b>5,937</b>
Residential Alarm	3	-	1	<b>4</b>
Animal - Loose	9	6	8	<b>23</b>
Animal - Impounded	6	1	-	<b>7</b>
Animal - Dead/Injured	13	12	24	<b>49</b>
Animal - Disturbance	2	3	2	<b>7</b>
Patrol Assist	144	97	137	<b>378</b>
Public Assist	5	3	3	<b>11</b>
Welfare Check	1	1	2	<b>4</b>
Transport	10	5	-	<b>15</b>
Traffic Hazard	2	1	1	<b>4</b>
Traffic Control	1	-	-	<b>1</b>
Excessive Speed/Reckless Driving	1	1	1	<b>3</b>
Gate - Tamper	-	1	1	<b>2</b>
Gate - Follow Through	22	14	16	<b>52</b>
Gate - Malfunction	5	3	3	<b>11</b>
Gate - Struck by Vehicle	6	7	3	<b>16</b>
Control Burn Reported	47	68	65	<b>180</b>
Fire Safety - Smoke Complaint	1	1	1	<b>3</b>
Hazard - Tree Down	-	-	-	<b>-</b>
Residential Disturbance	-	-	-	<b>-</b>
Amenity Burglary	-	-	-	<b>-</b>
Residential Burglary	1	-	1	<b>2</b>
Grand Theft	-	-	-	<b>-</b>
Petty Theft	1	-	2	<b>3</b>
Trespassing	1	-	-	<b>1</b>
Vandalism	-	1	-	<b>1</b>
Property Damage - PML	1	1	1	<b>3</b>
Property Damage - Resident	-	1	-	<b>1</b>
PML Regs Violations Resident	-	-	-	<b>-</b>
PML Regs Violations Guest	-	-	-	<b>-</b>
Vehicle - Citation Issued	1	-	1	<b>2</b>
Vehicle - Accident PML	4	1	-	<b>5</b>
Patrolling Unit	1,358	1,555	1,717	<b>4,630</b>
Amenity Security Check	2,630	2,317	2,573	<b>7,520</b>
Residence Security Check	80	9	17	<b>106</b>
Weapon Violation	-	-	-	<b>-</b>
Fixed Post	2	2	1	<b>5</b>
Courtesy Notice Issued	4	10	3	<b>17</b>
All Other Fees Collected	\$40,989	\$49,051	\$51,086	<b>\$141,125</b>

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

**PICK UP A GIFT CARD FOR:  
GOLF • GOLF SHOP APPAREL  
& ACCESSORIES • THE GRILL  
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**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 MARCH 2026

Courtesy Notices	11
Notice of Non-Compliance	6
Final Notice of violation	5
Fines Assessed	2
Member Service	767

# PMLA PHONE/EMAIL DIRECTORY

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Gate Cards, Address Changes, Webmaster,  
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### CONTROLLER

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## THE GRILL AT PINE MOUNTAIN LAKE

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**Restaurant - 1.209.962.8638**

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# GENERAL MANAGER'S MESSAGE

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

## LAKE DREDGING PROJECT

The last time our lake was fully dredged was back in 2010. After the flood in 2018, we worked with an engineering firm to evaluate the condition of the coves and inlets to start work on cleaning out and repairing these areas. A lot of this work has been completed by our Maintenance team over the years, but much more remains to be done.

After a comprehensive review last year, the cost estimate to dredge the entire lake at one time were projected to be several million dollars. As a result, the Board determined that the best course of action was to conduct the work in phases by priority, so that the membership would not have to front a huge cost all at once.

The Board approved contracting with the Moffat and Nichol consulting firm, the same company that we used in 2010 for the last lake dredging project. The first phase of the project is focusing on 1st Garrotte Creek and Big Creek as these have experienced the biggest impact of inflow and sediment deposits.

We finalized and executed the contract with Moffat and Nichol to begin the planning, design and permitting for the first phase. We held the project management kick-off meeting last month and we are working on scheduling the reconnaissance site visit, and have been providing documents for the data review by Moffat and Nichol and their subcontractor.

Once we have more information as this phase progresses, we will schedule a town hall meeting or perhaps include a special agenda item on one of our upcoming monthly open board meetings to provide more information to the membership.

While the contract calls for all work noted in the contract to be completed by December 31st, we anticipate that the majority of the work will be completed in time for the October budget meeting so that we can have cost estimates to carry out the first phase work in early 2027.

## EQUESTRIAN CENTER

A major focus at the Stables has been on event preparation and program development. They are currently in full planning mode for upcoming events. The Equestrian Center has several events this year. The CHA-horse riding instructor certification and Ag Day were held in April with a lot of participation. A Private Event Rental (Wedding) is scheduled for May 15th - 17th. A Roping Session with Zeb Burroughs and Lorenzo is schedule for May 22nd. The big Roping in the Pines event is scheduled for May 23rd & 24th. The annual PMLA Flea Market is scheduled for June 13th and the Cowboy Dressage Clinic is scheduled for July 24th.

## COMMUNITY STANDARDS DEPARTMENT- RENTAL COMPLIANCE COORDINATOR POSITION IS NOW THE COMMUNITY STANDARDS SPECIALIST

In our Community Standards Department, we received several applications for individuals interested in the open Rental Compliance Coordinator position. This is a position that the Association created a few years ago in response to various issues with short-term and long-term rentals. The RCC was tasked with following up on member complaints regarding violations by those who rented within PML and to oversee rental registrations and to act as a liaison between the Association and rental managers and owners.

Unfortunately, most individuals applying for the position did not read the job description and were under the impression that the job entailed the direct rental management of individual member-owned properties. As a result, the job posting has been pulled and at job title and description have been updated to better reflect the CC&R and community standards enforcement aspect of the position. Our team will be following up with applicants and will conduct further interviews to find the right person for the job.

## CONGRATULATIONS TO ASSISTANT GENERAL MANAGER – DR. MICHELL CATHEY

I would like to congratulate my Assistant General Manager, Michelle Cathey for earning her doctorate in business. We are very proud of her in this big accomplishment as she continues her career path with our Association. Well, done Michelle!

## PML SENIOR ACCOUNTANT AND ACCOUNTING SUPERVISOR PROMOTED TO CONTROLLER POSITION

After months of interviews, we have decided to promote Stacy Gray, our Senior Accountant and Accounting Supervisor to the position of Association Controller. Stacy has more than 20 years' experience in working and managing all aspects of every role in our accounting department and has served the Association well these last four months as Interim Controller. Congratulations Stacy!

## 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 has continued to discuss the various issues we have experienced such as parking equipment and construction materials on Association property without a right of entry or authorization, unsafe traffic control practices, improper asphalt patching, and road hazards. The PG&E reps have assured us that they are following up directly with their contractors to resolve these issues as they come up.

We have also 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.

The following streets are scheduled to be demobilized by May 8th: Tannahill Drive, Pine Mountain Drive, Grizzly Circle, Butler Way, Elder Lane, Salvador Court, and Fountain Circle. This is considered the "end of that phase".

On April 20th another phase begins on Pleasant View Drive, Chaffee Circle, Mt. Jefferson Street, and Reid Circle.

As one phase ends the other begins and there is a period of overlap of the different contractors, which has caused some confusion and disorganization on the part of PG&E and their contractors. As a result, our team takes action immediately to correct issues if and when they occur. Even though the work is overlapping, there is no overlap in meetings, communication, or plans. We have asked PG&E to improve this process and facilitate communication to give direction to their contractors BEFORE there is an issue that negatively impacts our members and our operations.

Some members have been asking about the road conditions and paving. PG&E is still planning to repave in June or July depending on when the teams meet their performance goals. If they are not able to pave by mid-June, then they will pave after our Independence Day Celebration.

## 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 position and a great way for members to get involved in the governance of our community.

*Until next month, wishing all moms a Happy Mother's Day! 🌸*

# PRESIDENT'S MESSAGE

MIKE GUSTAFSON – PMLA BOARD PRESIDENT

**W**e have had an unusually dry season this year! Our lake is full, but the Hetch Hetchy watershed is at 86% of median water level following a long dry spell in March. The snow pack is at a 25% of peak. As I write in early April, a winter storm is descending on the foothills so hopefully the snow pack will get a few more feet to help the Spring run-off.

As we approach the “Boat Launch Season” I remind everyone that you need a reservation to launch your boat because every boat will be inspected for the very invasive Golden Mussel. This is not a trivial creature, it was dumped into the Stockton port as part of water ballast from a container ship in 2024 and since then it has spread from Sacramento all the way to Riverside. Once the Golden Mussel is in a body of water there is no way to control their growth. They completely clog inlets, outlets, pipes and pumps, and we certainly do not want it in our beautiful lake.

If there is any issue noted during the inspection of your boat the Marina Staff may require you to quarantine your boat for weeks and/or go through a very thorough sanitizing procedure. This is no

joke. If you have any concerns about this process please contact the Marina Staff, and they will answer your questions.

In early April your Board of Directors held a Town Hall meeting to start the process of updating our Strategic Plan for 2026; it was originally created in 2018. We reviewed the existing plan, discussed a few minor “tweaks” we will discuss it again at the April and May Board of Directors meetings. I always encourage you to attend the monthly board meetings but more so as we update our HOA Strategic Plan. The plan is a framework to inform decisions as we go forward.

My next topic is a bit tricky, as I do not want to annoy anyone, but here goes. It’s always a shock to me when a new homeowner claims they didn’t know they bought into a Home Owners Association. How can this be, it is a mystery to me? This usually comes up in the form of a violation of some HOA rule and an enforcement action takes place. The new homeowner is shocked to find out they can’t willy-nilly make changes to the outside of their house or property without getting prior approval, also known as a permit. By the way, this excuse doesn’t fly.

When I first bought my house in 1991

I was informed by HOA staff that if you can see it from outside, you need a permit to do it. This includes painting your house. That hasn’t changed and is

an easy guideline.

We live in an absolutely wonderful place, and the HOA rules and regulations help keep it that way. 🏡

ADMINISTRATION

## YARD/GARAGE SALES IN PML

CARRIE HARVEY – COMMUNITY STANDARDS SPECIALIST

**M**ay is here, the sun is shining, weather is warm, and if having or going to yard sales is your thing, you will need to know the rules that apply. **Per Resolution 92.16- Elimination of Yard/Garage Sales in PML- yard/garage sales are prohibited on residential lots within Pine Mountain Lake.** We understand that after some Spring cleaning you want to get rid of those unwanted items, you may not be able to have a yard sale, but you can join in on the fun at the PML Flea Market! Our Flea Market will run June 13, 2026, and is open to the public Noon- 4:00pm. Please contact the Equestrian Center at 1-209-962-8667 for more information.

If you are not interested in joining our Flea Market, you may donate your items to Helping Hands in Groveland, or your thrift store of choice. Please do not leave your items just sitting out in front of, or around the outside of your home for your neighbors to see. Doing so will create storage issues. Please keep your lot nice and tidy. Additionally, putting out a “free” sign with your unwanted items, will result in a storage violation. If you have any questions on yard/garage sales, or any other concerns, please do not hesitate reach out, I will be happy to assist you. You can reach me at 1-209-962-1242 or [compliance@pinemountainlake.com](mailto:compliance@pinemountainlake.com). Happy Spring! 🏡

### 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 Three Months Ended March 29, 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		\$177,911	\$11,717		\$189,628	\$553,918	\$364,290		\$364,290	\$374,955	(10,665)	-2.84%	
Food & Beverage		\$82	\$183,372		\$183,454	\$456,986	\$273,532		\$273,532	\$223,068	50,464	22.62%	
Marina		\$107,592			\$107,592	\$130,698	\$23,106		\$23,106	\$41,413	(18,307)	-44.21%	
Stables		\$19,412	\$1,690		\$21,102	\$163,833	\$142,731		\$142,731	\$134,112	8,620	6.43%	
Recreation		\$34,469			\$34,469	\$18,035	-\$16,435		-\$16,435	-\$15,693	(741)	4.72%	
Roads & Facilities Maintenance		\$30,125		\$120	\$30,245	\$849,291	\$819,046		\$819,046	\$883,744	(64,697)	-7.32%	
<b>PROPERTY OWNER SERVICES</b>													
Safety		\$35,670		-\$6,756	\$28,914	\$355,659	\$326,745		\$326,745	\$326,344	401	0.12%	
Administration		\$91,939		\$295	\$92,235	\$846,727	\$754,492		\$754,492	\$860,473	(105,981)	-12.32%	
<b>ASSESSMENTS</b>													
		\$2,287,868			\$2,287,868	\$45,203	-\$2,242,665	\$177,955	-\$2,064,710	-\$2,184,725	120,015	-5.49%	
<b>Totals</b>		\$2,287,868	\$497,200	\$196,779	-\$6,340	\$2,975,507	\$3,420,350	\$444,843	\$177,955	\$622,799	\$643,690	(20,891)	-3.25%

**Pine Mountain Lake Association**  
**Balance Sheet**  
As of 03/29/2026

	Consolidated	Operating Fund	Reserve Fund	New Cap. Fund
<b>ASSETS:</b>				
Cash & Equivalents	\$6,932,949.13	\$2,375,813.43	\$4,393,914.51	\$163,221.19
Due To/Due From	\$0.00	\$5,249.12	-\$5,249.12	
Accounts Receivable	\$1,602,405.75	\$1,602,405.75		
Less: Bad Debt Reserve	-\$530,800.22	-\$530,800.22		
Inventory	\$188,946.39	\$188,946.39		
Deposits & Prepaids	\$229,433.79	\$229,433.79		
<b>Total Current Assets</b>	<b>\$8,422,934.84</b>	<b>\$3,871,048.26</b>	<b>\$4,388,665.39</b>	<b>\$163,221.19</b>
<b>Fixed Assets</b>				
Land & Buildings	\$17,674,464.75	\$17,674,464.75		
Operating Equipment	\$6,578,776.10	\$6,578,776.10		
Vehicles	\$1,488,826.93	\$1,488,826.93		
<b>Total Fixed Asset Costs</b>	<b>\$25,742,067.78</b>	<b>\$25,742,067.78</b>	<b>\$0.00</b>	<b>\$0.00</b>
Accumulated Depreciation	-\$19,358,006.70	-\$19,358,006.70		
<b>Net Fixed Assets</b>	<b>\$6,384,061.08</b>	<b>\$6,384,061.08</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$14,806,995.92</b>	<b>\$10,255,109.34</b>	<b>\$4,388,665.39</b>	<b>\$163,221.19</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>LIABILITIES:</b>				
Accounts Payable	\$197,789.98	\$197,789.98		
Personnel Related Items	\$664,045.06	\$664,045.06		
Accrued Taxes & Liabilities	\$21,845.07	\$21,845.07		
Unearned Dues	\$3,167,752.04	\$3,167,752.04		
Other Liabilities	\$232,416.64	\$232,416.64		
<b>Total Liabilities</b>	<b>\$4,283,848.79</b>	<b>\$4,283,848.79</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>EQUITY:</b>				
Prior Year End Balance	\$10,509,486.14	\$6,584,734.95	\$3,761,530.00	\$163,221.19
<b>Current Year Equity</b>				
Income/(Exp)	28,019.90	(622,798.70)	650,818.60	
Asset Transfers from Funds	-	9,324.30	(9,324.30)	
Reserve Expenses	(14,358.91)		(14,358.91)	
<b>TOTAL EQUITY</b>	<b>\$10,523,147.13</b>	<b>\$5,971,260.55</b>	<b>\$4,388,665.39</b>	<b>\$163,221.19</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$14,806,995.92</b>	<b>\$10,255,109.34</b>	<b>\$4,388,665.39</b>	<b>\$163,221.19</b>



## DO YOU HAVE YOUR PIN?



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

# 1-209-962-8600

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

# MONEY MATTERS

STACY GRAY – CONTROLLER

It's hard to believe summer is almost here. It's the perfect time to get outside and enjoy everything Pine Mountain Lake has to offer—from a round of golf on our championship course to tennis or pickleball on our well-maintained courts. You can take a trail ride at the Equestrian Center, enjoy a delicious meal at the Grill, relax by the pool, or spend the day at the Marina boating, swimming, or grabbing a bite at the Lakeside Café.

Behind all of these amenities is a simple reality: it takes money to operate them.

Revenue comes in when members and guests use our amenities—whether that's purchasing food, merchandise,

or services, or subscribing to longer-term offerings like golf annuals. These revenues help offset the costs of providing these experiences.

At the same time, expenses go up to support daily operations. These include the cost of goods (such as food and retail items), employee wages and benefits, utilities, supplies, and ongoing maintenance. The difference between what we bring in and what it costs to operate is covered, in part, by your annual assessment.

Our financial results for the first three months of 2026 highlight this balance. Year-to-date net income totals **\$2,687,509**, better than budget by

**\$140,906**. Strong expense control—particularly in utilities, materials, and services—has driven these favorable results and helped reduce the subsidy required for our amenities. While sales and other revenue are modestly less than budget (down approximately \$31,800 and \$37,600, respectively), cost savings have more than offset these shortfalls. Moving forward, continued focus on revenue generation will be key to sustaining this positive trend.

As we head into the warmer months, even more amenities will be available for your enjoyment. The stables will offer lessons and trail rides, the pool will open, and the Marina will be in

full swing with boat rentals, shopping, and dining at the Lakeside Café. The tennis and pickleball courts remain open year-round and will see increased use as the weather warms.

You can play an important role in supporting the financial health of our Association. By getting out and enjoying all that PML has to offer—playing a round of golf, shopping at the Pro Shop, or dining at the Grill—you're not only making the most of our community, you're also contributing to its long-term sustainability.

We're fortunate to live in such a special place. Your participation helps keep it thriving. 🌲

## GUEST & RENTERS HANDBOOK IS AVAILABLE ONLINE!

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

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

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

## PLACE AN AD

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

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

## PML AUTOMATIC PAYMENT PROGRAM

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

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

## PAY YOUR PML PAYMENTS ONLINE

Did you know you can make your payments online?

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

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

# ALL PMLA HOMEOWNERS EMAIL OPT-IN PROGRAM

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

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

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

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

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


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

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

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

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

Mail form below to:  
**Pine Mountain Lake Association**  
 19228 Pine Mountain Drive • Groveland, CA 95321

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

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

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

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

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

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

## 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**

## LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	0	DEFERRED TO NEXT EDITION BY	0
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	0
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.**

## BESURE TO LIKE OUR PMLA FACEBOOK PAGES:

***Facebook.com/PineMountainLakeCA***

***Facebook.com/PMLARecreation***

***Facebook.com/PMLMaintenanceDept***

***Facebook.com/PMLGrill***

***Facebook.com/PMLAEquestrianCenter***

***Facebook.com/PMLSwimCenter***

## FIREWOOD CUTTING

PML SLASH AND COMPOST SITE

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

WOOD CUTTING PERMITS AVAILABLE AT THE MAINTENANCE FACILITY

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

FOR MORE INFORMATION PLEASE CONTACT MAINTENANCE AT

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

# HR'S MILESTONES & RECOGNITIONS

SHANNON ABBOTT, PHRCA – HR MANAGER

In May, we are proud to honor the incredible employees whose dedication, talent, and service make Pine Mountain Lake a special place to live and work. Our community succeeds because of the individuals who show up every day committed to excellence. Please join us in congratulating the following team members on their PML milestones.

## SERVICE MILESTONES

### 15 Years of Service – May 1

**Christine Balek** – Golf Snack Shak Cashier

### 10 Years of Service – May 2

**Michelle Cathey** – Assistant General Manager

### 1 Year of Service

**Noah Rehling** – Line Cook – May 5

**Patricia Smith** – Food Server – May 22

**Roberto Chaidez** – Sous Chef – May 23

## HONORING 30 YEARS OF SERVICE

PML Golf Maintenance recently celebrated an extraordinary milestone—**Mr. Ed Groothuyzen's 30 years of service**. The team gathered at The Grill to honor Ed's remarkable commitment, and contributions over the past three decades. Congratulations on such an incredible achievement.

## PROMOTION ANNOUNCEMENTS

Pine Mountain Lake Association is excited to announce the promotion of **Rob Abbott** to the position of **Maintenance Superintendent**.

Rob has dedicated 37 years to Pine Mountain Lake, serving as a cornerstone of PMLA's Golf Maintenance operations. His extensive knowledge of our facilities, steady direction, and commitment to the community have earned him deep respect across departments.

In his new role, Rob will oversee both the Golf Maintenance and Facilities Maintenance departments, bringing his decades of experience and proven reliability to these critical areas of operation.



*Ed Groothuyzen is presented with his 30 Year Award*

His long-standing service and hands-on expertise position him well to help keep Pine Mountain Lake running smoothly.

We are also thrilled to announce the promotion of **Stacy Gray** to **Controller** for Pine Mountain Lake Association.

For more than 20 years, Stacy has been an essential member of our accounting team—bringing dedication, knowledge, and a strong commitment to PMLA's success. During her recent service as Interim Controller, she continued to excel, demonstrating leadership



*PMLA's new Controller, Stacy Gray*

skills and a genuine passion for supporting our community.

PMLA congratulates both Rob Abbott and Stacy Gray on their well-deserved promotions and we look forward to the continued excellence they will both continue to bring to the Association.

Please join us in congratulating all of our wonderful employees on their amazing accomplishments and continued dedication. Their hard work strengthens our community and helps make Pine Mountain Lake a truly exceptional place. 🏡

**SPEED  
LIMIT  
25**

**SLOW DOWN  
BEWARE OF SLICK ROADS  
WATCH FOR WILDLIFE  
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](http://www.pinemountainlake.com))  
Once there click on the **RESOURCES** tab & then on the **NEW MEMBER ORIENTATION** icon.  
The New Member Orientation page is **JUST FOR YOU!**

Here you will find:

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

And **MUCH MORE!**



# THE HOOF PRINT

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

As we head into May, things are picking up speed here at the Equestrian Center, and all eyes are on one of our biggest events of the year—Roping in the Pines. This event continues to grow year after year, and it's shaping up to be one of our best yet.

Planning has been in full swing as we finalize sponsors, prepare the grounds, and coordinate all the moving parts that go into a weekend like this. We are incredibly grateful for the support we've already received from our sponsors and community. Their involvement plays a huge role in making this event possible, and it's great to see both returning and new faces stepping up to be a part of it.

Entries opened on April 1st, and the response was immediate. Our Pro-Am division filled within minutes, and the Open division quickly followed close behind. That kind of turnout speaks volumes about the level of interest and excitement surrounding this event. We have teams coming in ready to compete, and it's going to make for a great weekend of roping.

Roping in the Pines is more than just a competition—it's a chance to bring together riders, families, and spectators for a weekend centered around horsemanship, skill, and community. From the arena action to the time spent visiting with friends and meeting new people, it's an event that showcases what the western lifestyle is all about.

We will also be kicking off the weekend with our Friday roping session, Rope, Ride & Refine, with Zeb Burroughs and Lorenzo Larrucea. This is a great opportunity for participants to spend time focusing on the details—dummy work, angles, horsemanship, and roping on live cattle. It sets the tone for the weekend and gives riders a chance to sharpen

their skills before competition begins.

Behind the scenes, there is a lot of work happening to ensure everything runs smoothly. From preparing stalls and coordinating cattle to getting the arena in top shape, our staff has been putting in the time and effort to make sure we are ready. Events like this don't happen without a strong team, and I am proud of the work being done here at the barn.

As always, our horses remain at the center of everything we do. Their care and well-being continue to be our top priority, even as we take on a busy event schedule. It's important to us that they are prepared, comfortable, and ready for the work ahead.

We are looking forward to welcoming everyone out to the barn for a great weekend. Whether you are competing, helping, or just coming to watch, we appreciate the support and hope you enjoy everything Roping in the Pines has to offer.

Following the excitement of Roping in the Pines, we will be hosting our Flea Market on June 13th. Vendor set-up will begin at 11:00 AM, with gates open to the public from 12:00 PM to 4:00 PM. Spaces are \$10 for a 12x12 spot. Vendors will need to bring their own tables, chairs, shade, and be prepared to handle their own sales. This is always a great day at the barn and a fun way for the community to come together.

We appreciate the continued support from our boarders, community, and visitors, and we look forward to a strong and busy start to the summer season here at the Equestrian Center.

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

## COWBOY DRESSAGE CLINIC WITH ANGELA GENTRY

Friday July 24, 2026  
9:00 AM-4:00 PM

\$175 per rider/horse combo  
\$35 auditor  
Non-Refundable • Small group



**Dry camping and stalls are available on site**  
For more information call Equestrian Center at 1-209-962-8667



Deck Plans / Additions / New Houses  
Site Plans / Surveying / Mergers  
209-532-5173 [www.landstruc.com](http://www.landstruc.com)

# ROPE, RIDE, & REFINE

## ROPING WORKSHOP WITH ZEB AND LORENZO

Save the Date:  
May 22, 2026



### Zeb Burroughs and Lorenzo Larrucea

Limited N° of spots. Priority given to Roping in the Pines Contestants.

**\$225 per person. \$75 to audit**

Fees are non-refundable

Groundwork \* Maneuvers \* Horsemanship  
Stockmanship \* Live cattle work

Call Kendra to enter beginning on April 16th at 10:00 am. 1 (209) 962-8667

# 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**

ADMINISTRATION

## RAISE THE ROOF

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

**T**he roof! The roof! The roof...needs to be replaced. After surviving the winter, you may have decided it's time to replace your old roof with something a little more energy efficient. Here in Pine Mountain Lake, we are all for making your

homes more efficient, and fire safe, but please remember that, like all other exterior improvements, you will need to submit your roof to the Environmental Control Committee prior to starting any work. We strive to make the submittal process as easy as possible, and roofs are now

approvable over the counter, meaning you do not have to wait for an ECC meeting. You can submit your roof, or any other exterior project, online at: <https://www.pinemountainlake.com/ecc-project-submittal-process/> For roof projects please include the roof material, finish color, and the

Tuolumne County permit.

As always, if you have any questions, please do not hesitate to reach out. We are here to help guide you through the process. You may contact me at: 1-209-962-8605 or [ecc@pinemountainlake.com](mailto:ecc@pinemountainlake.com) 📧

# 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.

Then, the only way to communicate and get safety information will be by using GMRS radios. Contact the Safety Committee on the email above for more information.

**We want your opinions.** Please Email them to us:

- ✓ House numbering – Fire Dept recommendations
- ✓ Speeding – Looking for solutions to calm PML traffic.
- ✓ Roadway and Intersection markings – Speed limits and Evacuation routes
- ✓ Updates to PML Safety and Emergency documentation

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

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

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

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

**Who should receive these alerts?**

**Your Land Line, ALL family members' cell phones, including Someone Off-The-Hill.**

**Emergency Evacuation**—These maps are approved and ready to use. Maps show the routes out of PML and the major evacuation routes away from Groveland. Additional emergency information 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/.../PML-Evacuation-Maps.pdf>

Please email comments to: [SafetyComm@pinemountainlake.com](mailto:SafetyComm@pinemountainlake.com)

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

This article has been prepared with the assistance of Assistant Chief Nathan Gorham and PIO Emily Kilgore, both with CAL FIRE. Many thanks.

Many people living in Pine Mountain Lake have either come from an urban

area or still live there and vacation here. This changes expectations for fire and medical response. This article is designed to highlight those differences.

I came to Groveland from the San Francisco Bay Area. There, a 911 call for fire would result in six engines arriving on scene in six minutes. The same is true for most urban areas. However, that is not true in the Groveland area. Far from it.

*(Continued on next page)*

## Join Our Committee Meeting:

Members may attend our committee meetings.

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

**Fire 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 April 16 Community Meeting explained financial details. For more details, contact GCSD.

**First Aid/AED/CPR training** – May 2 PMLA Lake Lodge, 9am to Noon. See flyer for details.

**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.

**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.



The PML Safety Committee & Groveland CERT are offering a class in



# FIRST AID AED & CPR

AT THE PMLA LAKE LODGE  
20270 PINE MTN DR.

**SATURDAY, MAY 2, 2026 • 9am – Noon**  
(Gate Access will be provided for those outside PML)

The cost of the class is **\$85 per person** payable by Cash or Check. This is for an AHA (American Health Association) issued card.

There is a maximum of 30 per class, so availability is on a first come, first serve basis. Email [GrovelandCERT@gmail.com](mailto:GrovelandCERT@gmail.com) to reserve your spot.

Light refreshments will be provided. We look forward to seeing you there!

# TEE TO GREEN

ROB ABBOTT – MAINTENANCE SUPERINTENDENT

(Continued from previous page)

Recently, there was a house fire several blocks from my house. The fourth engine to arrive on scene came from Columbia. With red light and siren on full, that is about an hour drive for a 75,000-pound fire engine.

The point of this example is to illustrate differences from what we have been used to and what happens in our local, rural community. It is to set expectations appropriately and help readers understand they have a far greater responsibility in the Groveland area to prepare for and respond to fire. In other words, the help you are used to arriving in minutes will take a lot longer. In the dispatches below, note many of those resources come from distant fire stations. So, while they are all moving on the time of dispatch, they will arrive on scene as much as an hour later. This is quite different from urban fire response.

In an article next month, we list some of the ways of getting fire help in rural areas such as ours. Firewise is one of these. Preparing a Go-Bag is important. CAL FIRE and the Tuolumne County Office of Emergency Services list on their websites ways you be prepared. Below are the fire resources dispatched for distinct kinds of fires in different seasons.

Resources dispatched depend on the call type, location, and availability of those resources. CAL FIRE has multiple dispatch levels for winter vs. summer and in the summer has multiple levels for fires in the state responsibility area. Note that during peak fire season, some of these resources may already be dispatched to fires and not available locally. In the Groveland area, these are normal dispatches:

**Vegetation Fire Summer - High Dispatch** (responding from - assuming all are in quarters)

- 1 CAL FIRE Battalion Chief (Tuolumne County area coverage)
- 1 CAL FIRE Safety Officer (Tuolumne/Calaveras County area coverage)
- 8 CAL FIRE Fire Engines (Groveland (2), Coulterv (2), Blanchard (1), Green Spr (1), Copperopo (1), Stdard (1)

- 2 CAL FIRE Hand Crews (Baseline or Sonora)
- 1 CAL FIRE Bulldozer (Baseline)
- 1 GCSD Fire Engine (Groveland)
- 3 TCFD Water Tenders (Chinese Camp, Mono Village, Blanchard/Don Pedro)



- 1 CAL FIRE Air Tactical (supervisor in the sky) (Columbia)
  - 2 CAL FIRE Air Tankers (Columbia)
  - 1 CAL FIRE Helicopter (Columbia)
- You may get one or two engines from the US Forest Service if available.

### Vegetation Fire - Low Dispatch

- 1 CAL FIRE Battalion Chief (Tuolumne County area coverage)
- 3 CAL FIRE Fire Engines (Groveland (2), Coulterville (1))

**Structure Fire - High Dispatch** (Adds engines from Mariposa County & TCFD Jamestown & drops one water tender)

- 1 CAL FIRE Battalion Chief (Tuolumne County area coverage)
- 1 CAL FIRE Safety Officer (Tuolumne/Calaveras County area coverage)
- 8 CAL FIRE Fire Engines (Groveland (2), Coulterville (2), Blanchard (1), Green Springs (1), Copperopolis (1), Standard (1))
- 2 CAL FIRE Hand Crews (Baseline or Sonora)
- 1 CAL FIRE Bulldozer (Baseline)
- 1 GCSD Fire Engine (Groveland)
- 2 TCFD Water Tenders (volunteers)
- 1 TCFD Engine (Jamestown)
- 1 MCFD Engine (Coulterville)
- 1 CAL FIRE Air Tactical (supervisor in the sky) (Columbia)
- 2 CAL FIRE Air Tankers (Columbia)
- 1 CAL FIRE Helicopter (Columbia)

**Structure Fire - Low Dispatch - Summer**

- 1 CAL FIRE Battalion Chief (Tuolumne

**G**olf course etiquette is about understanding and respecting the rules of the game as they relate to fellow golfers, Golf Shop staff, maintenance crews, and the course itself.

For fellow golfers, remember that everyone is here to enjoy a day of outdoor sportsmanship. Being quiet and courteous, staying aware of others when hitting, avoiding walking on someone's putting line, and not standing in a player's line of sight on the tee are all essential. Unfortunately, we've all seen poor behavior—clubs thrown, broken in frustration, or even tantrums over a bad shot. This creates a negative experience for everyone. Take a moment, enjoy the surroundings, and remember: you're here to have fun. Keep your cool.

From the Golf Shop's perspective, punctuality for tee times, maintaining pace of play, and adhering to the proper dress code are all important.

Etiquette related to course maintenance is simple: leave the course as you found it—or better. Rake bunkers, repair divots and ball marks, follow golf cart and pushcart rules, pick up broken tees, and dispose of trash properly. Every action that affects the course impacts players behind you. Consider what conditions would be like if everyone skipped these responsibilities, even for a single day.

It is widely recognized in the golf industry that many golfers still fall short when it comes to properly repairing ball

marks and divots. This is critical. A ball landing in an unrepaired divot or on an unrepaired ball mark puts players at a disadvantage.

A properly repaired ball mark—within about 10 minutes—can heal smoothly in two to three days. Left unrepaired, it may take up to three weeks and result in an uneven putting surface.

When replacing a divot, always return it in the same direction it came out and press it down firmly so it can re-root and won't be displaced by mowing. If the divot cannot be replaced, smooth the area by gently pulling the edges inward with your feet.

Ball mark repair is one of the simplest and most impactful ways to care for the course. Follow these steps:

1. Use a proper repair tool (a pronged tool works best).
2. Insert the tool around the edges of the mark—not the center.
3. Gently push the edges toward the center, working your way around.
4. Lightly tamp the area flat with your putter or foot.

On an average day, our greens mower operator repairs 15-20 ball marks per green clear evidence that more attention is needed in this area. Improper or delayed repairs significantly extend healing time and affect play quality. Your efforts make a meaningful difference in course conditions and continued self-monitoring is greatly appreciated. 🙏

- County area coverage)
- 3 CAL FIRE Fire Engines (Groveland (2), Coulterville (1))
- 1 TCFD Engine (Jamestown)
- 1 MCFD Engine (Coulterville-volunteers)
- 2 TCFD Water Tenders (volunteers)

**Medical Aid-** Most medical are one engine year-round except for: CPR

Extrication/rescue  
Bariatric patients  
Unusual circumstances

Please refer to the article next month for what you can do to be prepared for fire. Every step you take keeps you safer and protects your home in Pine Mountain Lake.

Please email comments to: [safetycomm@pinemountainlake.com](mailto:safetycomm@pinemountainlake.com) 🙏



# NEED A NOTARY?

*Shari L. Pingree*

**1.209.962.8632**

**pmlmr@pinemountainlake.com**

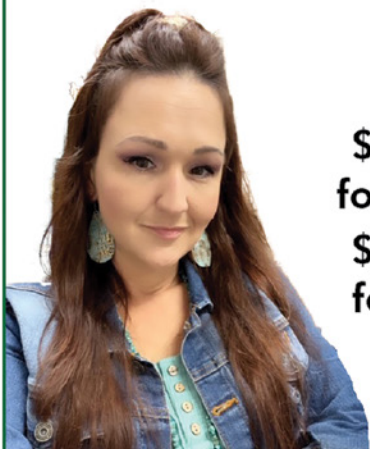
**1.209.352.6514**

**Affidavits • Acknowledgements  
Deeds • Employment Documents  
Oaths • Power of Attorney  
Promissory Notes  
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Titles • Wills  
and more!**

**\$10 per signature  
for PMLA members**

**\$15 per signature  
for non-members**

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



ADMINISTRATION

# CALLING ALL CANDIDATES PMLA BOARD OF DIRECTORS ELECTION

**P**ine Mountain Lake Association is seeking candidates for one position, a three-year term, on its Board of Directors. These are volunteer positions.

**THE DEADLINE TO FILE NOMINATION PAPERS IS MONDAY, JUNE 1, 2026 AT 5 PM**

To be eligible to be a candidate for election to the Board of Directors, the candidate must a) be a Member of the Association b) who is current in the payment of regular and special assessments, unless the nominee has paid the regular assessment under protest pursuant to Civil Code section 5658, entered into a payment plan pursuant to Civil Code section 5665, or has not been provided the opportunity to engage in internal dispute resolution pursuant to Civil Code section 5900 et seq.; and c) is insurable under the Association's existing fidelity bond.

Board application information is available at the **The Inspectors of Election (TIE)** via email at [info@theinspectorsofelection.com](mailto:info@theinspectorsofelection.com) (PREFERRED METHOD), via mail at

2794 Loker Ave W, Suite 104, Carlsbad, CA 92010, or via fax at **1 (888) 211-5332**. Applications and nominations must be received no later than 5:00 PM on Monday, June 1, 2026.

Serving on the Board requires a commitment to attend monthly Board Meetings, Executive Sessions, and other interim meetings, as required, and to review materials diligently prior to taking Board action.

According to CAI (Community Associations Institute), characteristics of good Board members include being fair and impartial, detail-oriented, dependable, flexible, people-oriented, a team player, punctual and able to weigh the overall good for the majority of owners against the rights, freedom and the good of the individual.

If you are interested in becoming an active participant who makes decisions for the Pine Mountain Lake Association membership, and you are willing to devote your time for this purpose, we encourage you to submit an application and nomination materials for candidacy to The Inspectors of Election (TIE) by 5:00 PM, Monday, June 1, 2026. 📍

ADMINISTRATION

# DARK SKIES COMMUNITIES BENEFIT US ALL

BOB ASQUITH

**D**ark sky communities are towns or regions committed to reducing light pollution and preserving the natural night environment. Through thoughtful lighting practices, these communities limit excessive or misdirected artificial light, allowing stars to remain visible and ecosystems to function properly. Common measures include using shielded fixtures, directing light downward, and

choosing lower-intensity, warm-colored bulbs.

The benefits of dark sky communities extend beyond stargazing. Reduced light pollution helps protect wildlife, especially nocturnal species and migratory



birds that rely on natural darkness. It also supports human health by maintaining normal sleep cycles, which can be disrupted by excessive nighttime lighting. In addition, energy-efficient lighting lowers

electricity use and costs.

Public education and local ordinances play a key role in these efforts, encouraging residents and businesses to adopt responsible lighting. By balancing safety, sustainability, and beauty, dark sky communities demonstrate that it is possible to enjoy modern lighting while preserving the timeless wonder of the night sky.

Without Dark Skies, check out what you are missing. 📍



**TWO GUYS PIZZA PIES**  
 18955 Ferretti Rd., Groveland  
 (Just 1/2 Block Off Hwy 120)

Check out our weekday  
**LUNCH SPECIAL!**

We ♥ Phone Orders  
**(209) 962-4897**

**\$1.00 OFF**  
 ANY SIZE TWO GUYS  
 PIZZA OR CALZONE

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

PMLN 0526 Offer Expires 06/15/26

**\$2.00 OFF**  
 ANY LARGE OR EXTRA LARGE  
 TWO GUYS PIZZA

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

PMLN 0526 Offer Expires 06/15/26

# MURRA'S TOTAL YARD MAINTENANCE



**BRINGING VALUE FOR YOUR DOLLAR IN PML**

- WEEDING
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- LEAF REMOVAL
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**209-352-3750**  
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## Buying or Selling?

**PERSONALIZED, NOT FRANCHISED**

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Contact me today for a market analysis on your home or to view featured listings.



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

*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](mailto:djkraftsells@gmail.com)  
**DRE # 02110007**

# FROM THE FRINGE

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

**T**he Golf Shop is open 7 days a week from 7:00am 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 (As of 4/9)

### Ladies 18-Hole Golf Club

Weekly Play Day – Thursdays

### PML Men's Club

Razzle Dazzle – 2 Man Team  
Saturday May 9

### PML Men's Club

May Mayhem – 4 Man Team  
Wednesday May 20

### 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 customer's rate the Golf Courses that they play and in the latest list of the top 25 Golf Courses in America, **Pine Mountain Lake Golf Course is rated #4 in the Country.** We are truly blessed with a great Golf Course and thank you Rob Abbott our Golf Course Superintendent and his crew for the wonderful condition of our Hidden Gem.

## SPRING TEE TIMES

The first tee time of the day will be at 7:30am beginning on May 4.

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](http://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 May 1, the Driving Range will be open from 7:00am 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 you bag or push cart, there is

space available. Call or come to the Golf Shop for more information or an application.

## PINE MOUNTAIN LAKE GOLF WEBCAM

On the [pinemountainlake.com](http://pinemountainlake.com) website we 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 in to 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 come into the Golf Shop.

## NEW PINE MOUNTAIN LAKE PROPERTY OWNERS

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

## MEN'S & LADIES GOLF CLUBS

If you are interested in joining the Men's or Ladies Golf Clubs, you can call the Golf Shop **1-209-962-8620** and we will give you the information you need. Applications are available

in the Golf Shop. The Men's Club has a website ([www.pmlmgc.com](http://www.pmlmgc.com)) that you can visit to sign-up online for your membership (see Men's Club eligibility rules) or to print an application. Once you are a Men's Club Member, you can sign-up for tournaments online.

## PROPERTY OWNER ANNUAL GOLF CART RENTAL AGREEMENT - 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](http://www.pinemountainlake.com)) and fill it out and sign online or you will be asked to sign the form when you register in the Golf Shop. Click on amenities, then click on golf and you will see the agreement with other forms available. If you have any questions, please call the Golf Shop **1-209-962-8620**.

## CARE OF THE GOLF COURSE

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

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

*(Continued on next page)*

(Continued from previous page)

not intact, then fill the divot hole with mulch and smooth the mulch with your foot so it is level with the ground.

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

**Insert the divot tool just outside the edge of the ball mark, use the divot tool to mend in the outside portion if the ball mark towards the middle. Then use your putter to tap down the**

**repaired turf. If a ball mark is repaired properly, you will not even be able to tell that there was a ball mark.**

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

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

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

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

12765 MUELLER DRIVE • GROVELAND, CA. 95321



*Championship Golf Course*



*Beautifully Manicured Greens*



*Stunning Vistas & Surroundings*



*Mountain Golf*  *at its Finest!*

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

**1-209-962-8620**



**PINE MOUNTAIN LAKE  
MOTHERLODE  
INVITATIONAL**  
— SINCE 1978 —

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

**THE MOTHER LODE  
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](mailto: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](http://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 \$12 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**

# PLEASE SLOW DOWN FOR FAWNS THIS SEASON

As spring turns to summer, our community enters fawn season, a time when young deer are especially vulnerable near roads and neighborhoods. From May through September, residents are encouraged to slow down, stay alert, and watch carefully for fawns and other wildlife.

During these peak months, fawns may be hidden in grass, resting near roadways, or unexpectedly following does across streets and driveways. Their small size and unpredictable movements can make them difficult to spot, which is why extra caution behind the wheel is so important.

Driving a little slower can make a big difference. Reduced speeds give drivers more time to react and help protect the

wildlife that shares our community. A moment of patience can help prevent injury to animals, damage to vehicles, and distress for residents.

To help spread awareness, "Please Drive Slowly" yard signs are available for purchase at the Administration Office for \$10.00 each. These signs serve as an important reminder to motorists to use caution during fawn season.

Please note that each property may display one sign, and signs may be displayed from May through September.

By working together and staying mindful on our roads, we can help keep both wildlife and neighbors safer during this special time of year.

For more information, please call Melody Wisdom at **1-209-962-8604**. 📞

## COMMUNITY ORGANIZATIONS

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

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

### FRIENDS OF THE GROVELAND LIBRARY

Michele Roberts – 1.209.962.4327

### HELPING HANDS THRIFT STORE & FURNITURE BARN

Patti Beaulieu – 1.209.962.7402

### SOUTHERN TUOLUMNE COUNTY HISTORICAL SOCIETY (STCHS)

Harriet Codeglia – 1.415.516.1852

### SOUTHSIDE COMMUNITY CONNECTIONS

Nancy Reggio - 1-209-962-7303

### VILLAGE ON THE HILL

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

# RECREATION UPDATE

MELODY WISDOM – RECREATION AND SEASONAL OPERATIONS MANAGER

As we head into another boating season, Pine Mountain Lake is continuing to follow the same Aquatic Invasive Species (AIS) prevention protocols that help protect our lake from harmful invaders such as quagga, zebra, and golden mussels.

These species pose a serious risk to the lake's ecosystem, infrastructure, and recreational quality, which is why prevention remains one of the most important tools we have. We appreciate our members' continued cooperation and commitment to keeping Pine Mountain Lake clean, safe, and enjoyable for everyone.

To launch at PML, all members must schedule a launch appointment and have their watercraft inspected by a certified PML staff member. Before arriving, please be sure your watercraft is registered for 2026 and arrives clean, drained, and dry, with the drain plug removed.

## PROTECTING THE LAKE WITH INSPECTION SEALS

An important part of PML's AIS Prevention Program is the boat inspection seal system, which helps reduce the risk of invasive species entering the lake.

Boats that pass inspection receive a green seal, allowing for a quicker re-entry process. All vessels, however, must still complete a verification check before launch.

Boats that do not pass inspection will receive a red seal, identifying them as high-risk and requiring a mandatory 15-day quarantine period. During that time, the boat must remain clean, drained, and dry and may not enter any other body of water.

Inspection seals are provided free of charge when a boat exits the lake after inspection. If a boat has already been inspected and sealed at another lake, PML may be able to verify that information through a shared inspection database, helping expedite the launch process.

## LAUNCH PROCEDURES

### Boats with a Green Seal

Staff will verify and remove the seal before launch.

### Boats Without a Seal

A full internal and external inspection is required. Boats must be clean, drained, and dry. If a boat does not pass inspection, a red seal will be issued and the 15-day quarantine period will apply.

### Non-Motorized Vessels

Kayaks, paddleboards, canoes, and other non-motorized vessels do not require an appointment. A Marina Attendant at the Marina, Lake Lodge, or Dunn Court beach will inspect the vessel before launch. Owners must present a current PML vessel registration. If the vessel does not pass inspection, it must be cleaned, drained, and dried before entering the lake.

We encourage all members to continue practicing Clean, Drain, Dry every time they leave and return to the water. These simple steps go a long way in protecting Pine Mountain Lake for today and for future generations.

## MARINA STORE OPERATING HOURS

**Sept. 1 to April 30 (Monday through Friday)**

Marina Hours: 8:00 AM to 4:30 PM

Launch Reservations: 8:15 AM to 3:30 PM

**May 1 to May 21 (7 days a week)**

Marina Hours: 8:00 AM to 5:00 PM

Launch Reservations: 8:15 AM to 4:00 PM

**May 22 to Sept 7 (7 days a week)**

Marina Hours: 7:00 AM to 7:00 PM

Launch Reservations: 7:15 AM to 6:00 PM

For more information, please contact the Marina Office at **1 (209) 962-8631** or email [marina@pinemountainlake.com](mailto:marina@pinemountainlake.com). 📍



IMPORTANT NOTICE FOR ALL MOTORIZED BOATS



# PINE MOUNTAIN LAKE LAUNCH PROTOCOL

**PLANNING TO LAUNCH YOUR WATERCRAFT?**  
Please read **before** heading to the Marina.

### YOU MUST HAVE A LAUNCH APPOINTMENT!

To help protect our lake and keep launch operations running smoothly, the following is **REQUIRED**:

#### • CONFIRMED LAUNCH/INSPECTION APPOINTMENT

Appointments are **mandatory** for all watercraft launches and inspections.

Call the Marina Office to schedule: **1 (209) 962-8631**

#### • CURRENT PML REGISTRATION & STICKERS

All vessels must display current PML registration and sticker **on the boat**.

#### • OPEN AND EMPTY COMPARTMENTS

All compartments must be **completely emptied and open** for Aquatic Invasive Species (AIS) inspection.

**If you arrive without an appointment or do not meet these requirements:**

**You will be required to turn around and exit the Marina.**

Then, call the Marina Office to check for availability and schedule an inspection/launch appointment.

**Help us keep PML safe, clean, and enjoyable for all!**

Thank you for your cooperation.

For more information, please contact Melody, Recreation Manager:  
1 (209) 962-8604



# NON-MOTORIZED WATERCRAFT LAUNCH ALERT PINE MOUNTAIN LAKE NO APPOINTMENT REQUIRED



**But registration and inspection still matter!**  
**PLANNING TO LAUNCH A KAYAK, CANOE, PADDLEBOARD,  
OR OTHER NON-MOTORIZED VESSEL?**

Here's what you need to know:

### NO APPOINTMENT NEEDED

Non-motorized watercraft **do not** require a launch appointment. However, proper registration and inspection are **mandatory**.

### LAUNCH PROCEDURE

#### Check-in with the Marina Attendant

Upon arrival at the Marina, Lake Lodge, or Dunn Ct. launch areas, please stop and check in.

#### Provide Current PML Registration

You must present your current Pine Mountain Lake vessel registration.

Vessels **without valid registration and stickers will not be allowed to launch** and will be directed to the Marina Office.

#### Vessel Inspection

The Attendant will inspect your vessel to ensure it is:

**CLEAN** (no visible mud, plants, or debris)

**DRAINED** (no standing water)

**DRIED** (sun-dried and free of moisture)

#### Launch Approval

Once your vessel passes inspection, you'll be cleared to launch.

If it does not pass, launching will be denied until the vessel meets all requirements.

### HELP PROTECT OUR LAKE:

**Clean, Drain, Dry** every time you move your vessel between waterbodies!

**Enjoy the lake safely and responsibly.**

**Thank you for doing your part to protect PML!**

For more information, please contact Melody, Recreation Manager: 1 (209) 962-8604



## 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 occurs within one 24-hour period 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, the ECC Design Guidelines, or the Short-Term Rental Policies (the Governing Documents):**

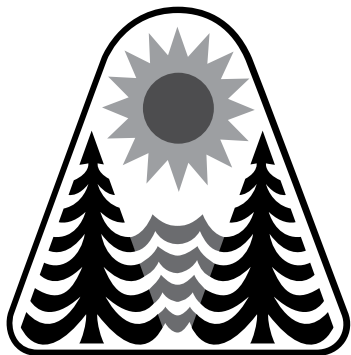
A. **Property Use Restriction Violations**  
Uncorrected violations of the Governing Documents pertaining to property use restrictions or property maintenance (CC&R's, Articles VII, VIII, IX, and X):

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), Resolution 95.04-Fire Safety Policies and Procedures, and Resolution 10.05-PMLA Outdoor Burning Standards and Procedures):

Fire Safety Violations – Dead standing trees  
Downed Trees  
Defensible Space: Zone 1 and Zone 2  
Weeds/Annual Grasses  
Flammable debris/slash  
Burning Without Burn 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, patios, and other 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.

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

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, including the Schedule of Fines set forth in Resolution 95.10, Governing Document Enforcement Procedures, which is hereby replaced by this Schedule of Monetary Penalties, while all other provisions of Resolution 95.10 shall remain in full force and effect.



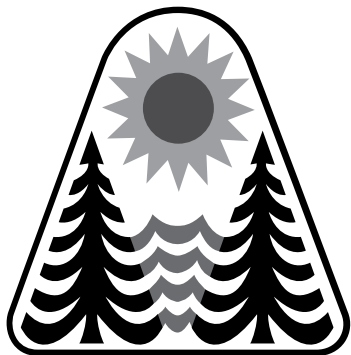
**RESOLUTION #26.09  
Pine Mountain Lake  
Association Policy  
Defining Recognized  
Organized Groups**

In accordance with Pine Mountain Lake Association's CC&R's, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved the adoption of Resolution 26.09 Pine Mountain Lake Association Policy Defining Recognized Organized Groups.

The purpose of this resolution is to establish clear criteria for recognizing Organized Groups, outline their privileges in using Association facilities, and describe their responsibilities to ensure equitable access, appropriate facility use, and adherence to Association rules.

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

This new Resolution 26.09 was approved and adopted by the Board of Directors at a duly noticed meeting on April 18, 2026.



**PINE MOUNTAIN LAKE ASSOCIATION  
POLICY DEFINING RECOGNIZED ORGANIZED GROUPS**

**SUBJECT:**

Adoption of Pine Mountain Lake Association policy defining requirements, privileges, and responsibilities of Organized Groups within the Pine Mountain Lake Association community.

**PURPOSE:**

To establish clear criteria for recognizing Organized Groups, outline their privileges in using Association facilities, and describe their responsibilities to ensure equitable access, appropriate facility use, and adherence to Association rules.

**AUTHORITY:**

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

**EFFECTIVE DATE:** April 18, 2026

WHEREAS, the Board of Directors has a fiduciary duty to enforce governing documents to enhance and protect the value, desirability, and attractiveness of the Pine Mountain Lake Association;

WHEREAS, the Association benefits from member-organized social, cultural, and recreational groups, which contribute to community engagement and enrichment;

WHEREAS, the Board of Directors finds it necessary to establish clear standards and requirements governing Organized Groups to ensure fair use of Association facilities and compliance with rules and regulations;

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

1. Definition of an Organized Group, is a group that meets the following criteria and is formally recognized by the PMLA Board of Directors and approved at a duly noticed open meeting of the Board of Directors.
  - A group of individuals whose principal activities occur within the Pine Mountain Lake community.
  - The organized group's primary purpose is the social, cultural, or recreational enhancement of Pine Mountain Lake and its members.
  - Membership in the organized group is limited to PMLA members and long-term renters who have been assigned PMLA owner privileges.
  - The organized group meets at a minimum on a quarterly basis.
  - The organized group is required to provide a copy of their bylaws stating their purpose, membership requirements, a list of officers, a list of group members, and their total membership count. This information shall be kept on file at the PMLA Administration Office, and shall be updated and submitted to the PMLA Administration Office annually by January 5th.
  - Organized groups' bylaws will define the group's non-profit status, if any.
2. Privileges of Organized Groups
  - Organized Groups may schedule use of the Lake Lodge up to twelve (12) months in advance at no charge for normal use, subject to availability. Scheduling will open up annually on December 1st.
  - The Association retains the right to cancel reservations so that the Association can use the Lake Lodge, with forty-five (45) days' notice to an Organized Group.
  - Organized Groups may invite guests to scheduled functions provided that all guests comply with current guest pass procedures, and the ratio or percentage number of guests to members in attendance is no more than 10%.
  - Organized Groups may use standard equipment provided at the Lake Lodge, including kitchen equipment, dishes, and related amenities.
3. Responsibilities of Organized Groups
  - Provide prompt notice to the Administration Office of any event cancellation.
  - Adhere strictly to the scheduled time of use to maximize availability for the community.

- Leave the Lake Lodge and all used equipment in appropriate, clean condition, including cleaning the kitchen, dance floor, vacuuming carpets, and storing tables and chairs properly.
- Non-compliance with rules or improper facility use may result in withdrawal of Organized Group recognition. Groups will be notified in writing if issues arise.
- Notify the Administration Office promptly of any changes in contact persons, whose name and phone number must remain on file at all times.

#### 4. Scheduling Priorities

- PMLA may schedule Association-sponsored meetings or events up to one (1) year in advance, before scheduling by any other individuals or groups.
- PMLA Property Owners may schedule private parties up to six (6) months in advance.
- Organizations or other groups not recognized as Organized Groups but sponsored by an owner will be treated as private parties and must pay applicable use fees. No common areas including the Lake Lodge may be used for commercial activity or business purposes, without the explicit written permission of the PMLA Board of Directors or General Manager.
- All private parties are subject to the current PMLA Fee Schedule.
- Exceptions to the policy: Organizations that are themselves members of PMLA are exempt from the regular meeting requirement and membership limitations, provided all other regulations are followed (e.g., churches listed on Association rolls).
- Organizations with non-PMLA members (as allowed under the exception) must follow all PMLA guest policies.

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #01.05. The adoption of this resolution also nullifies any portion or provision in any previous resolution, policy, or rule that conflicts with this resolution until such time that the resolution, policy, or rule can be updated to reflect the adoption of this resolution.

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

Respectfully submitted,

---

Dania Schaffer, Board Secretary

JP 4/18/26





# PINE MOUNTAIN LAKE REALTY

An Agent Owned Company 18919 Ferretti Road • PO Box 738 • Groveland CA 95321 • 209-962-7156 • www.pmlr.com



**Barry Scales**  
Broker/Owner  
209.484.7123  
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**Lynn Bonander, GRI**  
Realtor®  
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Owner/Broker Assoc.  
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DRE#01268655



**Eleda Carlson**  
Owner/Realtor®  
209-814-4123  
DRE#00632516



**DJ Kraft**  
Owner/Realtor®  
209-985-7633  
DRE#02110007



12689 Mt Jefferson  
5-77  
\$399,999  
MLS# 41130010

### Desirable Single Level Home

3 Bd/2 Bth, 2 Car Garage/Work Shop, Bonus Rm, Bright Open Floor Plan, Lighted Ceiling Fans, White Brick Wall w/FP, Kitchen Island, Dbl Ovens, Open Dining, Primary Bed/Bth, Jetted Tub, Double Vanity, Laundry W/D Included. Entrance Gate, Brick & Stucco Siding, Circular Driveway. Close to Many Amenities!



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

### Peaceful Setting with Privacy!

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



19621 Cottonwood  
6-36  
\$359,000  
MLS# 41117133

### Charming Home - Spacious Double Lot!

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



12552 Tannahill  
5C-315B  
\$549,000  
MLS# 41093488

### Rare Golf Course Lot - Pond & Fountain Views

3 Bd/2.5 Bth, 2 Car Garage, Open Floor Plan, Well Maintained, Modern Finishes Thru-out, Coffered Ceilings, Abundance of Natural Lighting, Stone FP, Brfst Bar, Stone Countertops, Pantry, Primary Suite, Deck Access, Soaking Tub, Vanity, Laundry Rm w/Sink & Cabinets, Deck w/Golf Course Views, Landscaped Front Yard, Low Maintenance. Close to Club House, Pickle Ball Cts, Private Pool, Pro Shop.



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

### Step Right in - Fully Furnished Cabin

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



11350 Big Creek  
Shaft  
\$469,000  
MLS# 41104972

### Charming Farm-Style Cottage 4.3 Acres

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



19563 Cottonwood  
6-17A  
\$240,000  
MLS# 41112328

### Charming Mountain Cabin Retreat!

2 Bd/1 Bth, 0.69 Acre, Open Living Area, Cathedral Ceilings, Free Standing Wood Burning Stove, Dramatic Wall of Windows providing Natural Lighting, Cathedral Ceiling, Solid Surface Counters, Brfst Bar, Open Dining Area, Laundry Hook-ups, Newer Deck, Screened in Sunroom, Seasonal Creek, Pretty Views.



22857 Rolling  
Woods  
\$225,000  
MLS# 41096951

### The Very Best Buy - A Rare Find!

3 Bd/2 Bth, Great Room, FP w/Stone Mantel, Brfst Bar, Open Dining, Primary Bd/Bth w/Cedar Lined Walk-in Closet, Soaking Tub, Shower. New: Paint, Carpet, Floors thru-out, Appliances & 5 Burner Range Top. Laundry Rm. Newer Roof. Huge Garage, 4 Car or Large RV & 2/3 Cars + Shop & Loft Area. Covered Porch & Deck.



19032 Dyer  
5-11  
\$209,900

### Turnkey Golf Course Condo

Remodeled 2 Bd/2 Bth, 2 Level End Unit on #5 Fairway. Living Rm w/ Stone/Tile Flooring. Slider to Patio. Granite Countertops, & Brfst Bar, 3-Dakin Heating/Cooling Wall Mini-Split Systems, Master Bedrm w/ Balcony, Inside Laundry, W/D Side by Side. Deck & Balcony also Remodeled. MLS# 41125127



19099 Raboul  
2-274  
\$449,900

### Comfort~Privacy~ Easy Living!

3 Bd/2 Bth, Large 2 Car Garage, Approx 1910sf, Vaulted Ceiling, Skylights, Ceiling Fans, Great Rm w/FP Spacious Kitchen, Brfst Bar, Pantry, Primary Bd/Bth w/access to Rear Deck, Upgrades: Exterior Paint, Roof, Deck & Appliances. Greenbelt & Seasonal Creek. MLS# 41121417



22877 East  
Parkwood Dr.  
\$189,000  
MLS# 41112084

### Bright~Cheerful Great Community

3 Bd/2 Bath, 2 Car Garage, Corner Lot, 55+ Development. Single Level, Living Room, Kitchen w/ Solid Surface Countertops, Dining Area, Primary Bd/Bth w/Double Vanity, Walk-in Closet, Inside Laundry, W/D Included. Amenities Pool, BBQ Area, Game Rm, Club House.



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

### Peaceful & Quiet Neighborhood!

3 Bd/2 Bth, 2 Car Attached Garage, Living Rm w/Stone Woodburning FP, Brfst Bar, Solid Surface Counters, Garden Window, Dining, Primary Bd/Bth w/Dual Sinks, Shower Stall, Soaking Tub, Inside Laundry, W/D included, Pretty Trex Deck, Roof replaced in 2015.



19779 Pine Mtn Dr  
1-438  
\$569,000  
MLS# 41096878

### Short Walk to Main Marina!

4 Bd/3 Bth, 2 Car Garage, 2 FP, Open Beam Vaulted Ceilings, Large Living Rm, Well-appointed Kitchen, Brfst Bar, Garden Window, Dining Rm, 3 Roomy Bdrms w/King Size Bds, Large Lower Bonus Rm, Inside Laundry, Plenty of Extra Parking, Newly Rebuilt Deck w/Lake Views thru the Tree Tops.



21076 Hillcroft Dr  
12-216  
\$333,900  
MLS# 41109933

### Peaceful Wooded Setting on 1.39 Acres

3 Bd/2 Bth, 2 Car Garage w/a Great Workshop below. Large Great Rm, Woodburning FP, French Doors to Covered Deck, Brfst Bar, Solid Surface Countertops, Open Dining, Primary Suite, Walk-in Closet, Dual Sinks, Shower, Laundry W/D Included. Whole House Generator. Lower Level 3rd Bdrm w/Large Walk-in Closet. Room can be Converted in many Ways. RV + More Parking.



12305 Mills St  
8-108  
\$349,000  
MLS# 41126880

### Snow Capped Mountain Views!

3 Bd/2 Bth, Attached 2 Car Garage, 0.56 Acre. Single Level, Open Floor Plan, Vaulted Knotty Pine Ceilings, Living Rm w/Free Standing Fireplace, Kitchen, Solid Surface Countertops, Open Dining Area. Spacious Primary Suite, Large Walk-in Closet. Laundry in Garage, W/D Included. Level Driveway. Back Deck provides Breathtaking Views of Yosemite Park Snow-capped Mountains and Beautiful Sunsets!



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

### Great Business Opportunity!

Charming Multi-use Property in Coulterville Currently used as a Church, this Versatile Bldg is Zoned Residential & Offers endless Opportunities. Apx 3000sf on 0.54 Acre, Includes a Full Kitchen, 2 Classrooms, Large Room w/Office Area, 2 Full Baths, Fenced Backyard, Storage Area, Lovely Patio w/Picnic Tables and Chairs, Landscaped Yard, and a Concrete Parking Area. Yes, can be Converted to a Unique Home or Live/Work Setup!



12629 Cresthaven  
4-436  
\$439,000  
MLS# 41123522

### Newly Remodeled ~ Move-in-Ready

3 Bed/2.5 Bath, 2 Car Attached Garage, Living Room w/Stone Free Standing Fireplace, New Kitchen Counters, Top-of-the-Line Appliances, Updated Flooring, Fresh Paint, New Bath Rms. Primary Suite, 2nd Fireplace. Inside Laundry Rm. Large Deck & a Patio in the Back. The Property offers an optional adjacent Vacant Lot for Purchase, adding Privacy and Helping Preserve your Scenic Views for Years to Come.



20887 McKinley Way  
2-10  
\$280,000  
MLS# 41091868

### Secluded Mountain Retreat

4 Bd/2.5 Bths, 0.54 Acre on a Quiet Cul-de-sac, Open Floor Plan, Pretty Rock Wood Burning FP, Open Beam Knotty Pine Ceilings, Open Kitchen/ Dining. Prime Bdrm is a true Retreat. Seating Area in Upper Loft. Lower Level is a Generous Bonus/Game Rm with a Wet Bar and Access to Deck. Laundry Rm/Half Bath. Tranquil, Breathtaking Views, Seasonal Creek that Roars in the Winter and Spring. Well Maintained.

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20668 Longview  
3-298  
\$429,000

**Yosemite Awaits You!**

Only 24 mi. to the Northern Gate! "Views abound all around this Amazing Neat & Clean Move-in Ready Home, offers 2 Bdrms/3Bths w/Bonus Rm serving as a 3rd Bdrm just off the Family Rm. Living Rm w/a Vermont Casting Wood Burning Stove. Move-in Ready, Fully Furnished. Remodeled Open Kitchen, Large Island, Brfst Bar, Walk-in Pantry. Separate Dining Rm. & Kitchen have easy access to Large Deck. Lovely Covered Porch. Separate Laundry Rm w/Utility Sink. Level Driveway, 2 Car Garage. All on this on a Merged 0.59 Acre.



22715  
Hells Hollow Rd  
\$1,299,000  
MLS# 41126416

**Exquisite Custom Ranch-Style Home!**

3 Bd/2 Bth, 1100sf 3 Bay Garage & Shop. 61.8 Acres. Approx 2807sf Single Level Home. Open Great Rm, Stone FP w/Raised Hearth, Gourmet Kitchen, Island, Brfst Bar, Granite Countertops, Dining Area w/View. Central Vacuum, Primary Suite, Large Dual Shower, Soaking Tub, Heated Flooring, Outside Access. Laundry Rm, Sink & Cabinets, W/D Included, 2200sf multi-level Deck, Wired Generator to House & Garage/Shop. Caretaker's Cottage w/ Garage & Well. Many More Features



20602 Longridge  
4-101  
\$1,350,000  
MLS# 41126528

**Lakefront Living at it's Finest!**

5 Bd/2.5 Bths, 2 Levels, Approx 2793sf on 0.49 Acre. Expansive Windows fill the Spacious Living Rm, Kitchen & Dining Area w/Natural Lighting. Wood Burning Fireplace, Kitchen Island, Brfst Bar, Open Dining Area. Primary Suite on Main Level. The Lower Level has 4 Spacious Bdrms, Full Bath, and Family/Game Room. Inside Laundry. Expansive Decks on Both Levels Provide Multiple areas to Relax, Entertain, and Soak in the Stunning Views. Private Dock with access to the Peaceful Cove. Offered fully Furnished.



19195 Ferretti Rd  
5-250A  
\$490,000  
MLS# 41109933

**Beautiful Quality Golf Course Home!**

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

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**20160 Pleasant View 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**



**13025 Gamble St. U2 L50A \$300k**  
Charming A Frame Cabin on .71 Acre merged lot, 3B, 1 1/2Ba, Open floorplan, Wdburn Firpl, granite kitch ctrs, level parking.



**22690 Prospect Heights, Yosemite Vista Estates \$168,900** Spacious Manufactured Home with Fabulous Hill & Mtn Views! 3B, 2Ba, 2c gar, open floorplan, Wdburn Firpl, 55 yr age HOA



**19650 Butler Way U8 L211 \$275K** Turnkey Updated Cabin Close to Marina & Golf 4B 2 Full Ba, 1c gar, 5 HVAC ductless units, newer deck, smart home features.



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



**12046 Breckenridge Rd. U13 L114 \$495K** Move-in ready, immaculate home & property 3 bdrms/ 3 bath 2366sf, loft, bonus rm w/wet bar, vaulted ceilings w/tons of windows, granite counters



**19867 Pine Mountain Dr. U13 L9 \$395k** Super Spacious A Frame 1/2 Block from the Lake! New Flooring, 3B, 3Ba, Loft, WoodBfirpl, 2212 sf. 2212 sf, large deck areas.



**19555 Ferretti Rd (Cottonwood St.) U6L207 \$325k** Move-In Ready Nice Cabin Home, .58 Acre Dbl Merged Lot 3B, 2Ba, 2c gar, 1c carport, 1 boat/RV carport, great condition!



**19809 Pine Mountain Dr. U1 L466 \$485k** Turnkey By the Lake Across from Marina! Move-In Ready 3B, 2 1/2Ba, 1821sf w/game rm, 1c gar, carport EV Charger, great Airbnb

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# Pine Mountain Lake Association **MEMBER NOTICE**

THE TENNIS COURTS WILL BE CLOSED  
APRIL 27TH – MAY 15TH



## TENNIS COURTS 1 & 2 RESURFACING COURTS 3 & 4 CONVERTING TO PICKLEBALL

For more information call the Recreation and Seasonal Operations Manager **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**

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**FIREWISE USA®**  
Residents Reducing Wildfire Risks

Join together with your Pine Mountain Lake neighbors to organize and apply for your area to become a recognized Firewise USA® community.

**FIREWISE USA®** is a grassroots effort of neighbors working together to reduce the risk of wildfire damage to their homes and neighborhoods.

### Benefits of a Firewise USA® community? Why go Firewise USA®?

- **Participate in building a safer community:**

Be involved in wildfire preparedness planning for your property and your neighborhood.

- **Reduced risk to life and property:**

This program empowers communities to reduce their vulnerability to wildfires and enhance their ability to protect homes and properties.

- **Community building and organizing:**

Neighbors working together build stronger bonds. Sharing tools, networking resources to collectively responds to fires and other emergencies.

- **Financial benefits “fire insurance”:**

Recognized Firewise USA® communities may receive preference for grants made for wildfire safety or fuel mitigation. Most insurance companies provide incentives to residential properties within recognized Firewise USA® communities.

- **Peace of mind:**

Residents living in a Firewise USA® community gain peace of mind, knowing that they have taken proactive measures to protect their homes and families from the threat of wildfires.

With fire insurance premiums skyrocketing over the last several years, California has enacted the “Safer from Wildfires” regulations that require insurance companies to recognize Firewise USA® designated communities by providing discounts to property owners in those communities.

### How to become a Firewise USA® community USA site

Before beginning the process, consider holding a neighborhood meeting to learn about the Firewise USA® community program, to promote interest and support, and to recruit volunteers. Information from this meeting can help you determine boundaries for your Firewise USA® community map.

1. **Organize It:** form a board/committee that is comprised of residents and other applicable wildfire stakeholders.
2. **Plan It:** Create a written wildfire risk assessment with your Cal fire representative, local fire district representative or PMLA fire safety team. The assessment should be a community-wide view that identifies area of successful wildfire risk reduction areas where improvements could be made.
3. **Do It:** Your board/Committee will develop an action plan. A prioritized list of risk reduction projects/investments, along with suggested homeowner actions and education activities that participants will strive to complete annually, or over a period of multiple years.
4. **Submit It:** Submit application to Firewise USA® portal. Firewise.org site liaisons will approve applications, with final processing completed by the NFPA.
5. **Implement It:** Implement your action plan. At a minimum, each site is required to contribute one volunteer hour per dwelling unit in wildfire risk reductions.
6. **Renew It:** participating sites must submit an annual renewal to maintain their “in good standing” status. Part of being a Firewise USA® site is reporting out on the ongoing work residents complete each year to reduce wildfire risks.

### NFPA RESOURCES:



Please scan the QR code or visit:  
<https://www.nfpa.org/education-and-research/wildfire/firewise-usa>

### PROGRAM RESOURCES:

For more detailed information and help in getting started contact the Tuolumne fire safe council at [tcfirewise@gmail.com](mailto:tcfirewise@gmail.com). Please scan QR code for a current map of all nationally recognized communities within Tuolumne County.



Scan for a map of  
Firewise USA® communities in  
Tuolumne County

### PMLA RESOURCES:

Contact PMLA fire safety coordinator at **1-209-990-5260** or email at [fsc@pinemountainlake.com](mailto:fsc@pinemountainlake.com).



Scan this QR code for more  
information about the Tuolumne  
County firesafe council and the  
Firewise USA® program

# The Pine Cone Singers

present

## They Say It's Spring?

A Choral Concert

**Dennis Brown** Music Director  
**Jason Jeffrey** Accompanist

**Friday** **May 8**  
**@ 7 pm**

**Saturday** **May 9**  
**@ 2 pm**

**Sunday** **May 10**  
**@ 2 pm**

**Groveland Gateway Community Church**  
**19172 Ferretti Rd**

**Suggested Donation \$15 (Children under 13 admitted free)**  
Tickets available in Groveland at  
**UMB Bank, B Beautiful Salon & Spa,**  
or any Pine Cone Singer

**For more information,**  
please call **408.398.4731**

# 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?  
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## 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](http://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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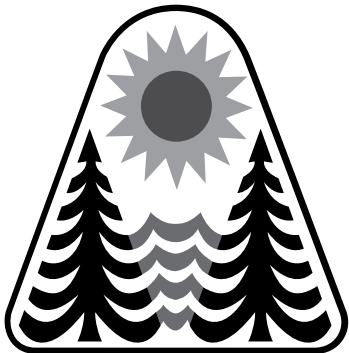
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**PROPOSED CHANGES  
TO RESOLUTION #05.01  
Pine Mountain Lake  
Association Boating and  
Lake Rules**

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

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

The purpose of this revision is to establish clear 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.



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: \_\_\_\_\_, 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 <b>SLOW</b> 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,

\_\_\_\_\_  
Tom Moffitt, **Dani Schaffer**, Secretary

4/14/26 jo



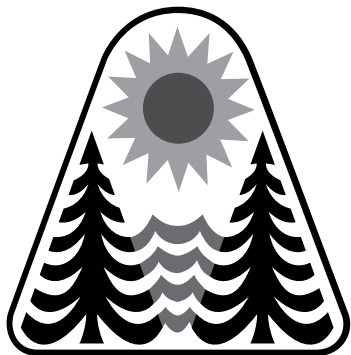
**RESOLUTION #00.06  
– Pine Mountain Lake  
Designated Open Water  
Swim Area Policy &  
Procedures**

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 00.06 Pine Mountain Lake Designated Open Water Swim Area Policy & Procedures.

The purpose of this resolution is to clearly define where and how individuals may swim in open water in Pine Mountain Lake.

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

This amendment of Resolution 00.06 was approved and adopted by the Board of Directors at a duly noticed meeting on April 18, 2026.



Resolution #00.06  
Adopted: April 24, 2000  
Amended: June 22, 2001  
Amended: September 9, 2006  
Amended: February 18, 2023  
Amended: April 18, 2026

**PINE MOUNTAIN LAKE DESIGNATED OPEN WATER SWIM AREA  
POLICY & PROCEDURES**

It has been determined by the PMLA Board of Directors that an open water swim area policy is necessary to promote safety among open water swimmers and boaters. The purpose of this policy is to clearly define where and how individuals may swim in open water in Pine Mountain Lake. The Board of Directors grants the PMLA General Manager the authority to deviate from this policy to hold the Annual PML Lake Swim Race.

**Open Water Swim Areas:**

- 1) Specific open water swim areas for eligible vessels:  
At designated and marked mooring buoys that are located at the east end of the Dam and just outside the mouth of the entrance to Big Creek.  
From the 5-mph buoy at the mouth to the entrance of Big Creek to the end of the Big Creek Cove.
- 2) Swimmers starting from the shore must remain within the confines of the designated beach swim areas.
- 3) Open Water swimming is only allowed from a boat that is secured to a designated open water swimming area mooring buoy or anchored within Big Creek.
- 4) The open water swim areas will be available for swimming between 9:00 am and one-half hour prior to sunset, seven days a week.

**ELIGIBLE VESSELS:**

- 1) Boat must be at least 14' in length for stability.
- 2) Boats must have an affixed factory standard boarding ladder and/or ski boat rear access platform.
- 3) Boats must carry a life preserver for each person on board. Children, ages 12 and under are required to wear a Coast Guard approved life jacket/vest at all times while on/or swimming from boats. Pine Mountain Lake Association recommends all swimmers wear a Coast Guard approved life jacket/vest while in deep open water.
- 4) Only two boats are allowed to be attached to one mooring buoy at a time.
- 5) The boat must be moored within 10 feet of mooring buoy.
- 6) Open water swimmers must stay within 20 feet of their boat while secured to the designated open water swimming mooring buoy.
- 7) Open water swimmers may not impede boat traffic by swimming or floating into the path of boats travelling past the boats that are moored to the designated open water swim buoys.
- 8) Open water swimmers assume all risk and PMLA assumes no liability for this activity.

Respectfully submitted,

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

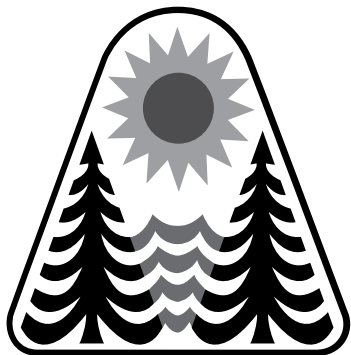
**RESOLUTION #26.08  
Pine Mountain Lake  
Association Policy  
Governing Use and Fees  
for the Lake Lodge**

In accordance with Pine Mountain Lake Association's CC&R's, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved the adoption of Resolution 26.08 Pine Mountain Lake Association Policy Governing Use and Fees for the Lake Lodge.

The purpose of this resolution is to define the eligibility, use conditions, scheduling priorities, fee requirements, and responsibilities associated with the use of the Lake Lodge by Recognized Organized Groups and Association property owners.

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

This new Resolution 26.08 was approved and adopted by the Board of Directors at a duly noticed meeting on April 18, 2026.



**PINE MOUNTAIN LAKE ASSOCIATION  
POLICY GOVERNING USE AND FEES FOR THE LAKE LODGE**

**SUBJECT:**

Adoption of Pine Mountain Lake Association policy establishing requirements, restrictions, and fee standards governing the use of the Lake Lodge.

**PURPOSE:**

To define the eligibility, use conditions, scheduling priorities, fee requirements, and responsibilities associated with the use of the Lake Lodge by Recognized Organized Groups and Association property owners.

**AUTHORITY:**

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

**EFFECTIVE DATE:** April 18, 2026

WHEREAS, the Board of Directors has a fiduciary duty to enforce the governing documents for the purpose of enhancing and protecting the value, desirability, and attractiveness of Pine Mountain Lake Association;

WHEREAS, the Lake Lodge serves as a recreational and social amenity intended primarily for Association board meetings and the use and enjoyment of Association members;

WHEREAS, it is necessary to maintain clear policies regarding access, fees, required deposits, cleaning responsibilities, and scheduling in order to ensure fair and consistent use of the Lake Lodge;

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

1. Use of the Lake Lodge by PMLA Recognized Organized Groups
  - PMLA Recognized Organized Groups consisting of twelve (12) or more property owners may schedule use of the Lake Lodge.
  - A list of approved Recognized Organized Groups shall be maintained by the Association.
  - Future groups may be added upon approval of the Board of Directors.
  - Recognized Organized Groups may use the Lake Lodge as long as the group has not been suspended by the PMLA Board of Directors for use violations.
  - Use fees shall be established by the Board of Directors and may be changed from time to time.
2. Cleaning Requirements and Additional Charges
  - After each event, the Lake Lodge will be inspected for cleanliness and proper condition.
  - If the premises are deemed unsatisfactory, Recognized Organized Groups will be charged a cleaning fee equal to the amount billed to the Association by the Janitorial Service for special clean-up, plus the Administration charge per the current fee schedule.
  - Failure to pay assessed charges will result in removal from the Recognized Organized Group list.
3. Use by Property Owners for Private Parties
  - PMLA property owners in good standing may reserve the Lake Lodge for private parties or gatherings.
  - Reservations must be made at least sixty (60) days in advance.
  - A security and clean-up deposit shall be required as per the current fee schedule.
  - Use fees will be charged as established by the Board of Directors.
  - The deposit will be refunded within fifteen (15) working days if the premises are left in clean and orderly condition as determined by the Association.
4. Restrictions on Use by Non-Owners or Outside Groups
  - No outside groups or non-property owners may reserve the Lake Lodge.
  - Property owners may not reserve the Lake Lodge on behalf of outside groups or non-property owners.
  - Property owners using the Lake Lodge for a private event are required to follow all Association policies and rules for serving of alcoholic beverages and State law.

5. Compliance with Rules and Regulations

- Use of the Lake Lodge is subject to all rules and regulations adopted by the Board of Directors.
- These rules and regulations may be amended by the Board from time to time.

6. Association Scheduling Priority


- The Association reserves the right to cancel and reschedule Recognized Organized Groups in order to accommodate Association-sponsored events.
- Recognized Organized Groups will be given at least forty-five (45) days’ notice of any cancellation unless there is an emergency as determined by the Association.
- The Association will make reasonable efforts to reschedule the affected group to another available date.

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution 90.02 and any prior policy or rule in conflict with this resolution until such policies or rules are updated to reflect the adoption of this resolution.

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

Respectfully submitted,

-----  
Dania Schaffer, Board Secretary

JP 4/18/26 

**RESOLUTION #26.10  
Pine Mountain Lake  
Association Policy  
Governing Donations and  
Contributions**

In accordance with Pine Mountain Lake Association’s CC&R’s, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved the adoption of Resolution 26.10 Pine Mountain Lake Association Policy Governing Donations and Contributions.

The purpose of this resolution is to establish clear guidelines for the acceptance, review, and approval of donation or contribution requests directed to Pine Mountain Lake Association, ensuring such expenditures are consistent with the Association’s fiduciary duties and provide direct benefit to the community.

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

This new Resolution 26.10 was approved and adopted by the Board of Directors at a duly noticed meeting on April 18, 2026.

Resolution #26.10  
Adopted: April 18, 2026

**PINE MOUNTAIN LAKE ASSOCIATION  
POLICY GOVERNING DONATIONS AND CONTRIBUTIONS**

**SUBJECT:**

Adoption of an updated Pine Mountain Lake Association policy governing donations and contributions made by the Association.

**PURPOSE:**

To establish clear guidelines for the acceptance, review, and approval of donation or contribution requests directed to Pine Mountain Lake Association, ensuring such expenditures are consistent with the Association’s fiduciary duties and provide direct benefit to the community.

**AUTHORITY:**

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

**EFFECTIVE DATE:** April 18, 2026

**WHEREAS,** the Board of Directors has received requests for donations and contributions and recognizes the need for a consistent and transparent policy governing such requests;

**WHEREAS,** the Board has a fiduciary duty to ensure that Association funds are used only for purposes that benefit the membership collectively and not for private, unrelated, or non-qualifying purposes;

**WHEREAS,** the Association previously adopted Resolution 81.10 (amended September 11, 2010) governing donations and contributions; and

**WHEREAS,** the Board desires to modernize, clarify, and restate that policy in a form consistent with current governance standards and Association practices;

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

### 1. Eligible Requests

Requests for donations or contributions will only be accepted from:

- Recognized charitable 501(c)(3) charitable organizations; or
- PMLA Officially Recognized Organized groups or clubs.
- Official public entities.

### 2. Evaluation of Requests

All requests shall be reviewed and considered by the Board of Directors on an individual basis. Each request must include:

- The purpose of the donation;
- The requesting organization's status (charity, official PMLA recognized group, club or public entity);
- The specific community benefit provided to Pine Mountain Lake Association.

No more than one donation request will be considered by the PMLA Board for any charitable organization, PMLA officially recognized organized group, or club in a calendar year.

### 3. Direct Community Benefit Requirement

Donations or contributions shall be approved only when they clearly provide a direct benefit to Pine Mountain Lake Association Members' interests. Specifically, if it promotes the recreation, health, safety, and welfare of individuals who own and/or reside in PMLA.

### 4. Documentation

All donation requests must be submitted in writing and include supporting documentation demonstrating eligibility and community benefit. PMLA may provide an official donation request form for this purpose.

### 5. Board Discretion

The Board reserves full discretion to approve or deny any donation request. Approval of one request does not obligate the Board to approve future requests.

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #81.10.

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

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

Respectfully Submitted,

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Dania Schaffer, Board Secretary

JP 4/18/26



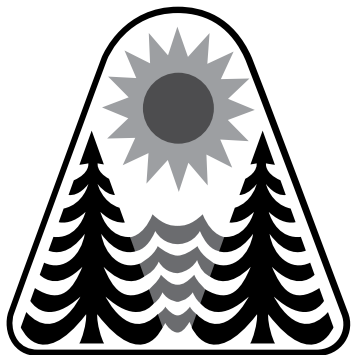
**RESOLUTION #26.11  
Pine Mountain Lake  
Association Policy  
Regarding Service  
of Alcohol on PMLA  
Premises**

In accordance with Pine Mountain Lake Association's CC&R's, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved the adoption of Resolution 26.11 Pine Mountain Lake Association Policy Regarding Service of Alcohol on PMLA Premises.

The purpose of this resolution is to establish a policy outlining requirements, restrictions, and responsibilities related to alcohol service on Pine Mountain Lake Association premises in order to ensure safety, legal compliance, and protection of Association assets.

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

This new Resolution 26.11 was approved and adopted by the Board of Directors at a duly noticed meeting on April 18, 2026.



Resolution # 26.11  
Adopted: April 18, 2026

**PINE MOUNTAIN LAKE ASSOCIATION  
POLICY REGARDING SERVICE OF ALCOHOL ON PMLA PREMISES**

**SUBJECT:**

Adoption of Pine Mountain Lake Association policy governing the service of alcoholic beverages by groups or organizations utilizing PMLA facilities.

**PURPOSE:**

To establish a policy outlining requirements, restrictions, and responsibilities related to alcohol service on Pine Mountain Lake Association premises in order to ensure safety, legal compliance, and protection of Association assets.

**AUTHORITY:**

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

**EFFECTIVE DATE:** April 18, 2026

**WHEREAS,**

the Board of Directors has a fiduciary duty to enforce the governing documents to enhance and protect the value, desirability, and attractiveness of the Pine Mountain Lake Association;

**WHEREAS,**

the Board of Directors recognizes the importance of regulating alcohol service on Association property in order to reduce liability exposure and ensure safe enjoyment of facilities;

**WHEREAS,**

certain events and gatherings may involve the service of alcoholic beverages, requiring clearly defined standards and procedures for approval, liability coverage, and operational control;

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

**1. Pine Mountain Lake Official Recognized Groups, Clubs, or Organizations**

A PMLA group, club, or organization that is officially recognized by the Board of Directors may serve alcohol at designated Association facilities without providing its own liquor liability insurance only if:

a. The officially recognized group, club, or organization has received advance approval from the Board of Directors, which shall consider:

- Whether members are all of legal drinking age
- Guest policies
- Prior behavior and compliance history
- The general nature, place, and time of the event

b. The designated leader of the officially recognized group, club, or organization agrees to sign an Association-issued Indemnification/Hold Harmless Agreement on behalf of the group prior to the event, which includes an obligation to verify the identification of individuals suspected to be minors.

c. The officially recognized group, club, or organization is advised that an ABC license may be required prior to their event, and they are required to contact the California Department of Alcoholic Beverage Control (Stockton office) to confirm and adhere to the event licensing requirements.

**2. Non-Recognized PMLA Groups, Clubs, Organizations, or Events**

Non-Recognized PMLA groups, clubs, outside organizations, weddings, or events where minors may be present must comply with one of the following:

a. Provide proof of adequate liquor liability insurance and an appropriate liquor license covering the specific event dates; or

*(Continued on page 50)*



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

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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](http://www.pinemountainlake.com)  
or from the  
Administration Office.

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

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# LOTS FOR *Safe*

19336 James Cir



2/291 Ferretti Rd



19378 Ferretti Rd



13212 Mohrmann



20546 Nob Hill Cir



7/273 Jackson Mill  
Dr



13/199 Pine Mountain Dr



19291 Ferretti Rd



PRESENTED BY  
KRISTIN FRANKHAUSER  
DRE#01988702



# LOTS FOR *Safe*

19364 Ferretti Rd



2/287 Ferretti Rd



2/306 Ferretti Rd



6/235 Ferretti Rd



2/305 Ferretti Rd



19426 Ferretti Rd



19795 Ferretti Rd



20465 Pine Mountain Dr



10/008 McKinley Way



8/143 Hillhurst Cr



2/047 Gamble St



7/239 Digger Pine St



PRESENTED BY  
KRISTIN FRANKHAUSER  
DRE#01988702

(Continued from page 45)

b. signs an Association-issued Indemnification/Hold Harmless Agreement on behalf of the group prior to the event, which includes an obligation to verify the identification of individuals suspected to be minors.

c. The non-recognized group, club, organization or individual responsible for the event is advised that an ABC license may be required prior to their event and they are required to contact the California Department of Alcoholic Beverage Control (Stockton office) to confirm and adhere to the event licensing requirements.

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #88.06.

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

The Board of Directors reserves the right to amend or rescind this resolution in the future.

Respectfully submitted,

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Dania Schaffer, Board Secretary

Jo 4/18/26



**RESOLUTION #26.12  
Pine Mountain Lake  
Association Policy Defining  
Adverse Health and Safety  
Violations**

In accordance with Pine Mountain Lake Association's CC&R's, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved the adoption of Resolution 26.12 Pine Mountain Lake Association Policy Defining Adverse Health and Safety Violations.

The purpose of this resolution is to establish a policy making a non-exclusive list of commonly recurring adverse health and safety violations and a finding of the Board of Directors in an open meeting that this non-exclusive list of violations will result in an adverse health or safety impact on the common area or an association members property/separate interest.

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

This new Resolution 26.12 was approved and adopted by the Board of Directors at a duly noticed meeting on April 18, 2026.

Resolution #26.12  
Adopted: April 18, 2026

**PINE MOUNTAIN LAKE ASSOCIATION  
POLICY DEFINING ADVERSE HEALTH AND SAFETY VIOLATIONS**

SUBJECT: Adoption of Association policy defining common adverse health and safety violations

PURPOSE: To establish a policy making a non-exclusive list of commonly recurring adverse health and safety violations and a finding of the Board of Directors in an open meeting that this non-exclusive list of violations will result in an adverse health or safety impact on the common area or an association members property/separate interest

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

EFFECTIVE DATE: April 18, 2026

WHEREAS, the Board of Directors has determined that poorly drafted legislation (AB 130) has limited the Associations ability to effectively enforce its governing documents, leading to an increase in costly legal actions against members who violate the governing documents; and

WHEREAS, current law caps all Association fines at \$100, but allows the exception of levying a monetary penalty above \$100 for adverse health and safety violations; and

WHEREAS, the Board of Directors has a fiduciary duty to enforce the governing documents; and

WHEREAS, the Board of Directors intends with this resolution to define and clarify adverse health and safety violations to set expectations for the betterment of the membership; and

WHEREAS, there are commonly recurring violations that exist that can be clearly defined as adverse to health and safety; and

WHEREAS, the Board of Directors understands that there may be other violations that may have an adverse health and safety impact to the common area, and individual Association members properties and that the list of violations in this policy is non-exclusive; and

WHEREAS, the Board of Directors makes a finding the subsequent non-exclusive list after intense scrutiny and review by the Board of Directors is determined to have an adverse health and safety impact on the common area or another association member's property; and

NOW THEREFORE BE IT RESOLVED, that the Association adopts this resolution which delineates adverse health and safety violations which are subject to enforcement at a monetary penalty that is higher than \$100. This non-exclusive list is attached to this resolution as Exhibit "A".

#### **EXHIBIT A**

#### **NON-EXCLUSIVE LIST OF VIOLATIONS THAT HAVE BEEN DETERMINED BY THE BOARD OF DIRECTORS TO BE ADVERSE TO THE HEALTH AND SAFETY OF THE COMMON AREA AND ASSOCIATION MEMBERS PROPERTIES**

1. Smoking or vaping in the common area
2. Exceeding the speed limit in the common area
3. Any violation of the California Vehicle Code
4. Parking any vehicle, trailer, boat or conveyance on any roadway owned by the Association in violation of any Association rule or blocking traffic with a vehicle or any type of material
5. Any violation of California Boating Regulations
6. Any violation of PMLA Swim Center rules
7. Any violation of PMLA Shooting Range rules
8. Illegal feeding of any wildlife within the community or any violation of the California Fish and Wildlife code
9. Pulling a fire alarm as a prank in the common area
10. Parking in front of a fire hydrant in the common area
11. Riding motorcycles, e-bikes or any other device on established PMLA Equestrian, hiking, or walking trails
12. Using unlicensed contractors for the repair or installation plumbing and electrical lines
13. Hoarding that leads to insect or rodent infestation
14. Improper vehicle or equipment storage that results in the contamination of the environment
15. Leaving trash out overnight or improper storage of trash
16. Littering or illegal dumping
17. Allowing dogs off of their leash in the common area or loose dogs that trespass on private property
18. The use of illegal drugs in the common area
19. Using private member property for any criminal activity
20. Illegal entry into private property and homes
21. Entering into a private home and squatting
22. Setting off fireworks
23. Allowing any fire safety condition on a member's separate interest that is in violation of Cal Fire regulations or PML policy
24. Burning without a valid Cal Fire and PMLA permit when permits are required
25. Engaging in an act of workplace violence against a PMLA employee, director or committee member
26. Harassing or verbally abusing a PMLA employee, director or committee member in the furtherance of their duties
27. Swimming outside of designated PML swim areas while visiting common areas
28. Throwing snow balls, rocks or anything at vehicles or individuals in the common area that may cause damage or injury to anyone
29. Allowing deterioration of a home or improvement that presents a safety hazard that may cause injury to anyone on a member's separate interest
30. Allowing or causing a violation of environmental law and county ordinance code such as an overflowing failed septic system
31. Any action or activity that causes damage in the common area that as a result causes a safety hazard
32. Cutting into the asphalt of any PMLA roadway without express written approval by the Association

Respectfully submitted,

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

JP 4/18/26



# ROOFBB

"CARING HEARTS-HELPING OTHERS"

AUDREY PROUSE



As spring brings renewed energy to the Groveland community, the ROOFBB ladies are keeping busy with their ongoing mission: raising funds to support local schools, community projects, and neighbors facing financial hardship. Through a mix of creative events and meaningful outreach, ROOFBB continues to turn generosity into real impact.

One of the season's highlights is the upcoming Rockin' for ROOFBB FUNdraiser on **May 30th**, taking place

from 12:00 to 2:00 PM at the Around the Horn Brewery beer garden. This family-friendly event invites guests of all ages to enjoy a relaxed and creative afternoon. For \$20 per person, attendees receive all the materials needed to paint two rocks, along with a sweet treat to enjoy. No artistic experience is required—just a willingness to have fun and support a good cause. Raffle tickets will also be available, offering the chance to win a variety of prizes while contributing to our charitable efforts.



In addition to fundraising events, ROOFBB remains committed to supporting local students. On **June 3rd**, ROOFBB members will attend the Tioga High School graduation, when scholarships will be awarded to deserving seniors from the Class of 2025. This tradition reflects our dedication to investing in the future of Groveland by helping students take the next step in their educational journeys. The organization extends its congratulations to all graduates and their families on this important milestone.

ROOFBB has also been active in recent community events, including a successful fundraiser at Tioga's FFA To-Go dinner. Attendees had the chance to purchase a variety of homemade desserts, from cupcakes and cookies to beautifully crafted cakes. The event not only raised funds but also strengthened community connections, with many locals stopping by to support the cause. ROOFBB expressed appreciation to Tioga for the opportunity

to collaborate on such a successful event.

For those in need of assistance, ROOFBB encourages early submission of funding requests. Applications are reviewed during monthly board meetings, and submitting in advance allows for a smoother and more timely process. Waiting until the last minute may result in delays, so planning ahead is key. More information can be found at [charity.roofbb.org](http://charity.roofbb.org) or by contacting [charity@roofbb.org](mailto:charity@roofbb.org).

Whether through volunteering, attending events, or seeking support, ROOFBB continues to embody the spirit of community in action. Get involved today!

DONATE



venmo

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# AUTHORS DAY IN GROVELAND

VIRGINIA RICHMOND – FOGL

Groveland is fortunate to have many published authors among our residents. Friends of the Groveland Library recently honored five local authors representing a variety of genres such as nonfiction, novels, travel, and a cookbook at the Authors Day



Connie Corcoran reads from her book



Dori Jones tells about her recipe book



Russ Jones has suggestions for local exploration



Randy Bartlett encourages gratitude



Billy Ferraiolo discusses his new novels

event at the library. Each author spoke about and displayed his or her book, gave us some background on how or why they wrote it, and read from their work. The audience was entertained and impressed!

We celebrate these authors for their

accomplishment:

**Connie Corcoran** “Illusions I Recall: Elegy for a Flower Child”

**Randy Bartlett** “An Abundance of Gratitude”

**Dori Jones** “Dori's Tea Cottage Recipes”

**Russ Jones** “Adventures Outside the Park”

**William Ferraiolo** “The Ethical Assassin”

These books and thousands more are

available in your Groveland Library and/or Museum.

Special thanks to FOGL board member Tami Keller for coordinating arrangements with the authors and to Cathy O’Connell for handling the lovely refreshments. 🍷

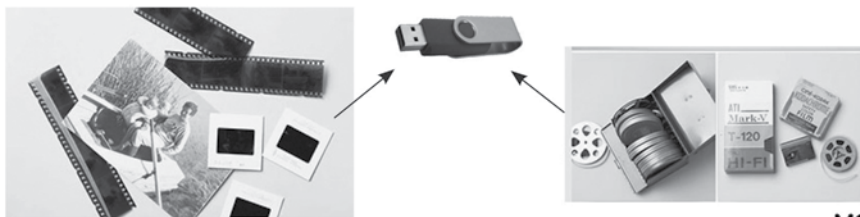
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## PML Organized Groups & Clubs

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

Michele Roberts 1-209-962-4327

### Friends of the Lake

Mike Gustafson 1-209-962-6336

### Garden Club

Linda Flores 1-209-770-6063

### Ladies Club

Sharon Newell 1-415-244-7515

**Men's Golf Club** [www.pmlmgc.com](http://www.pmlmgc.com)

### Needle Crafts

Barbara Klahn 1-209-916-5420

### Pickleball Club

Tammy Talovich 1-209-605-7904

### Pine Needlers Quilt Guild

Julie Kuhn 1-650-245-1439

### PML Ladies 18 Hole Golf Club

Laura Kramer 1-209-840-0129

### PML Niners

Stacie Brown 1-209-962-7397

### PML Pool Wellness Club

Vickie Schultz  
[pmlpoolclubpresident@gmail.com](mailto:pmlpoolclubpresident@gmail.com)

### PML Safe Streets Campaign

Leslie Dudley 1-209-962-4911

### PML Shooting Club

Bill Kornele 1-415-933-7922

### PML Waterski & Wakeboard

Dean Floyd 1-408-915-8848  
[www.pinemountainlakewaterskiclub.com/](http://www.pinemountainlakewaterskiclub.com/)

### Racquet/Tennis Club

Ron Bass [pmlatennis@gmail.com](mailto:pmlatennis@gmail.com)

### Residents Club

Brad Nelson 1-209-996-0106

### ROOFBB

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

### Rotary Club of Groveland

Pete Stevenson 1-209-814-1382

### Southern Tuolumne County Historical Society (STCHS)

Harriet Codeglia 1-415-516-1852

### Southern Valley Srs. Golf Group

Rich Robenseifner 1-707-486-9115

PML ORGANIZED CLUBS

# PML MEN'S GOLF CLUB

STEVE BURKE

**O**ur March Madness tournament was played on the March 25. This was a 4-man cha cha cha, a really difficult format. We had one flight, and paid 6 places.

### 1st Place – 121

Paul Kuhn  
Rich Martinez  
Joe Vautier  
Tim Jordan

### 2nd Place – 123

Michael Skonovd  
David Bealby  
Hank Wrigley

### 3rd Place – 123

Marc Allyn  
Gus Climent  
Will Hoppner

### 4th Place – 123

Ted Toffey  
Rod Raine  
Joel Pluim  
Larry Torres

### 5th Place – 125

Dave Berthold  
Jeff Serra  
Bud Roberts  
Dave Gibson

### 6th Place – 126

Edvard Eshagh  
Steve Burke  
Craig Herendeen  
Dana Solomon

### APRIL TOURNAMENTS

We had two tournaments in April: April 18th we played the Spring Shootout, a 2-man Chapman Scotch format, and on April 29th we played the April Awakening, our first 4-man scramble. We will report on those results next month.

### MAY TOURNAMENTS

May 9th – Razzle Dazzle 2-man BB/Scramble/Chapman

May 20th – 4-man best ball, 1 on red, 2 on white, 3 on blue

Sign up for these tournaments on [pmlmgc.com](http://pmlmgc.com)

### 2026 MOTHER LODE 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](mailto:golfshop@pinemountainlake.com)

### 12MAN COMPETITIONS

Each year PML competes against 3 other local clubs in individual and team net matches. There are 3 home and 3 away matches. Away matches include free golf and lunch. Home matches are \$25. Matches are usually May thru July, and are played on Thursdays. Mike Cook needs to know how many men are interested in playing some or all matches. Email Mike with your availability: [golfpro@pinemountainlake.com](mailto:golfpro@pinemountainlake.com)

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### TOURNAMENT TEE SELECTION

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

### WEBSITE TOURNAMENT SIGN UP

Use the Men's Golf Club website, [pmlmgc.com](http://pmlmgc.com), to sign up and pay for our tournaments. All members are welcome to play, as are their guests. Guests must have a GHIN Handicap Index. We have players from young to wise, and with handicaps from brilliant, to not so much. It's a level field with an accurate handicap index.

### JOIN THE MEN'S GOLF CLUB

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

PML ORGANIZED CLUBS

# PML KIDS' WATER SKI DAYS RETURN

**S**ave the Date! Friday & Saturday ONLY. July 17 & 18, 2026. Registration will ONLY be on-line. On-line website information will be forthcoming. Reminder, this event is limited to kids who are family members of PML property owners. Proof of such will be required.

# PML LADY NINERS

TAMMY TALOVICH

**Quote of the month:** *“Try to be a rainbow in someone else’s cloud.”*  
Maya Angelou

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!

**MARCH 3RD:** We invited the 18 Holers to join us, for a wonderful play day! The weather was beautiful! We made it challenging by playing with only 4 clubs! Lots of fun for everyone!

**MARCH 10TH:** We had 12 players and played 1 best net and 1 worst net score.

**1st place team:** Deanie Martini, Barb Lanorak, Nancy Brewster, Claudia Day

**2nd place team:** Mary Steinkamp, Linelle Marshall, Susan Dwyer, Linda Wall

**Chip-in:** Nancy Brewster #12

**Pars:** Barb Lanorak #5,14,17, Deanie Martini #12, 17, Stacie Brown

#10,11, Susan Dwyer #10

**Low putts:** Stacie Brown w/15

**Low Gross:** Deanie Martini and Stacie Brown w/46

**Low Net:** Mary Steinkamp w/32

**MARCH 17TH:** We had 15 players and the game was ‘Luck of the Irish’ – Putts only

**1st place:** Deanie Martini w/13 putts

**2nd place:** Anne Toner w/15 putts

**3rd place:** Linelle Marshall w/16 putts

**Team Winner:** Deanie Martini, Stacie Brown, Trudy Alt, Claudia Day

**MARCH 24TH:** We had 14 players and played Good, Bad and Ugly

**1st place team:** Patty Nelson, Deanie Martini, Lindsey Lorant, Sheryl Garcia

**2nd place team:** Barbara Connelly, Anne Toner, Pat VanGerpen, K.C. Lennen

**Birdies:** #15 Lindsey Lorant

**Pars:** #11 Pat VanGerpen, #14 K.C. Lennen, Lindsey Lorant, #17 Patty Nelson

**Low putts:** Lindsey Lorant, Linelle

Marshall, Trudy Alt w/17

**Low gross:** Lindsey Lorant w/41

**Low net:** Patty Nelson w/30

**MARCH 31ST:** We were rained out

**CAPTAIN’S CORNER:**

*“Practice does not make perfect. Only perfect practice makes perfect.”* — Vince Lombardi

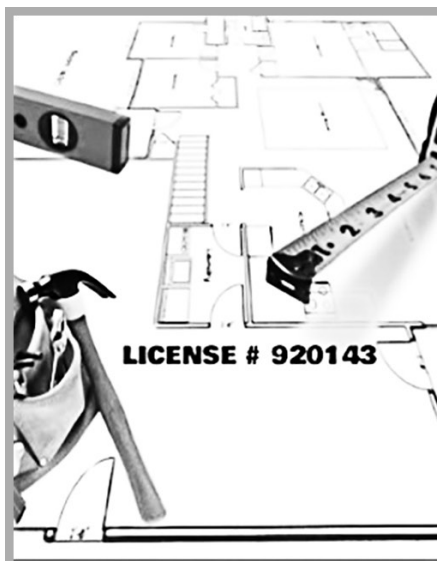
After a great golf lesson, the fastest way to lock in your progress is to practice with purpose—especially in the short game, where strokes are won and confidence is built. Start by revisiting the exact feels your instructor gave you for both putting and chipping. For putting, focus on the fundamentals your pro emphasized: a light grip, eyes over or just inside the ball, and a smooth, pendulum-like stroke driven by the shoulders. Recreate the drills you were shown—such as short-distance start-line work, gate drills, or distance-control ladders—and keep your sessions short, upbeat, and intentional. Perfect practice means repeating the correct motion,

not rushing through reps, so celebrate the putts that roll end-over-end and stay patient with the ones that don’t.

For chipping, bring the same clarity and positivity. Rehearse the setup your instructor taught you—slightly narrow stance, weight favoring the lead side, and a quiet lower body. Then practice a few simple, repeatable shots: bump-and-runs, mid-trajectory chips, and soft land-and-stop shots. Use small targets, vary your lies, and keep your tempo smooth. The goal isn’t to hit miracle shots; it’s to build reliable contact and distance control. When you practice with intention, joy, and the same fundamentals your pro reinforced, you turn each session into meaningful improvement. That’s the spirit of Lombardi’s message—perfect practice isn’t pressure, it’s precision with a positive mindset, and it transforms your short game one confident swing at a time.

Have fun, play better golf and see you on the course!

Lindsey PML Lady Niner’s Captain 🏠



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# PML PICKLEBALL CLUB

PAM RODGERS

THE CULT OF THE PLASTIC BALL: *WHY YOU'RE ABOUT TO LOSE YOUR WEEKENDS*



WHY YOU'LL BE HOOKED BY TUESDAY

Pickleball solves the loneliness epidemic one "paddle-up" at a time. Most courts operate on a revolving-door system: you put your paddle in a rack, and when a game ends, you jump in with three strangers. Within twenty minutes, you've shared a laugh, argued over a line call, and probably made a new best friend or a friendly rival.

It's low-stakes, high-reward, and mildly ridiculous. You'll show up for the workout, but you'll stay because you finally found a place where "getting pickled" (losing 11-0) is just a badge of honor on the way to your next win.

**Fair warning:** Once you start, your tennis rackets will start gathering dust, and you'll find yourself Googling "portable net systems" at 2 AM. See you at the Kitchen line.

READY TO JOIN THE RANKS?

Don't let the fear of a "missed dink" keep you on the sidelines. Whether you're a seasoned athlete or haven't picked up a paddle since gym class, there's a spot waiting for you at the kitchen line.

**Grab your court shoes, head to the court, and put your paddle in the rack. Your new favorite obsession is only one serve away!**

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.

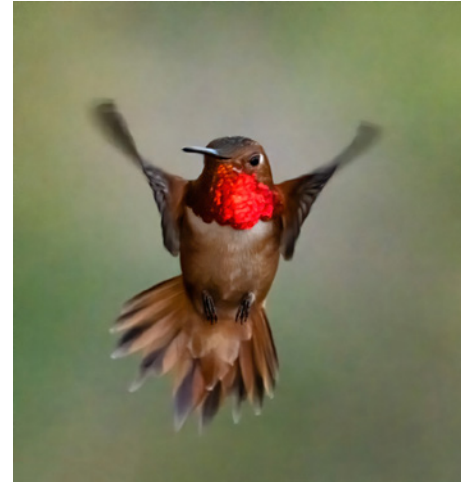
Check out: PlayTime Scheduler for Pickleball

For PML Pickleball Club Info: Email [TamTally1@gmail.com](mailto:TamTally1@gmail.com)

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

# AMAZING WILDLIFE PHOTOGRAPHY AT FRIENDS OF THE LAKE

VIRGINIA RICHMOND



The Friends of the Lake Club announces its 2026 summer schedule and you're invited!

Friends of the Lake is a PML social club open to everyone who is committed to enjoying our beautiful lake and ensuring safe and equitable usage. Membership is just \$20 per family/year and includes all our events.

First up this year is a presentation on Sunday, May 17th by PML resident and acclaimed nature photographer Dave Douglass. Dave specializes in "long lens" photography which allows him to get great pictures of birds and other wildlife at a respectful distance. Dave is a retired technical illustrator from Silicon Valley. He finds most of his subjects here in PML, including our resident eagles, with occasional forays to San Luis and Merced Wildlife Refuges His stunning action shot photos and the stories that go with them will blow you away!

We'll meet for a potluck supper at 5:00pm at Lake Lodge, followed by



the presentation. It's free and everyone is welcome. Bring your plates and a dish to share.

To join Friends of the Lake and receive information on each upcoming event, please send your contact information and a check for \$20 per family to Friends of the Lake, PO Box 591, Groveland, CA 95321. Be sure to include your email address, as all club communication is by email. 📧

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

# PML LADIES 18 HOLE GOLF CLUB

THELMA FAUX

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

Only a few days of play this month. Mostly...



## MARCH 12, 2026 – TWO PERSON ALTERNATE SHOT

**First Place:** Jodie Awai, Sara Hancock - 67

**Second Place:** Elisa Hoppner, Cheryl Johnson - 69

**Third Place:** Anne Clark, Jane Reynolds - 73

## MARCH 19, 2026 – TWO BEST PUTTS PER HOLE

**First Place:** Cindy Holloway, Denise Russell, June Von Rotz, Liz Columbo - 49

**Second Place:** Jodi Awai, Pricilla Park, Kitty Edgerton, Sara Hancock - 53

**Birdies:** Liz Columbo #11, Kitty Edgerton #14, Denese Russell #3, Mary Beth Torpey # 10, June Von Rotz #8 & #10

## APRIL 9, 2026 – BETTER BALL

**First Place:** Jodie Awai, Sara Hancock – 58  
**Second Place:** Paula Parisi, Helena McMillian – 60

**Tied Third Place:** Laura Kramer, Sally Wrye – 68 and Linda Sarratt, Kathy McEvoy - 68

**Fifth Place:** Cheryl Johnson, Elisa Hoppner - 72

**Birdies:** Laura Kramer #10 , Paula Parisi #8 & #15

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

# ANNUAL PML BOAT PARADE – JULY 4

VIRGINIA RICHMOND



2025 "Under the Sea" winner



Happy Birthday, America!

**I**t's May, boats are in the water. Time to start planning your boat parade decorations. The PML Boat Parade is on July 4 at 6:00pm. All PML boat owners are encouraged to participate. In honor of the 250th anniversary of the signing of the Declaration of Independence in 1776, our theme this year is "Happy Birthday, America." We're always impressed with the creativity of PML boaters!

Prizes will be awarded in four categories: 1.) electric boats, 2.) gas pontoon boats, 3.) fishing or ski boats, and 4.) non-motorized boats such as canoes, sailboats, and kayaks. Starting June 1, you can sign up at the Marina store to participate. There's no fee.

The annual PML Boat Parade is organized by Friends of the Lake. If you have any questions, please call Virginia at **209-962-6336**. 📞

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

# MAY CLIPPINGS

LINDA NEUSCHWANDER

The Garden Club hit the ground running! We buckled down to spring cleaning our jail garden from top to bottom, inside and out. First we addressed the reality that the existing plank flooring originally installed in the late 1800's directly onto dirt has been reduced to mostly dirt and had become accessible to rodents-yuck! So we got to work. Our budget was very small (like nil) but we were blessed by the labor, skills, material donations and time of our friends and neighbors, in particular the good folks at Romulus Constriction. They brought energy, tools, and wood for the floor. They, along with a number of our die-hard club members got er'done. The results look solid and serviceable until we can afford a more lasting solution. So come by and check it out (and a donation would be appreciated for further work.) The garden itself looks robust and beautiful. We celebrated spring together with a wonderful field trip to Al's Bonsai Garden. Open to all, the garden is serene and beautiful. Al and Anna's tour and lecture held our attention and made us want to know more. The classes they offer in creating your own bonsai's looked great, and they also offer many unique and splendid bonsai specimen for purchase. Next up, The April Modesto Garden Club's Home Garden Tour (a club favorite) could not have been better. Unbelievable how many outstanding private gardens there to visit in Modesto. We never see the same gardens twice! This all day outing is so inspirational, If you missed it this year, Promise you will join us next year. And let's not forget Our Groveland Mom's day plant and bake sale -As always this is not only a fun way to celebrate MOM, and join with friends but a great opportunity to spend time with friends and family

out of doors on a beautiful spring day!

So-many interesting plans are in the works. STAY TUNED!

Want to learn more about Local native plants and gardens? Join us! Let's be friends! (and have fun in the garden...) Questions? Contact one of us at 650-773-2207 (Vicki) or 209 770 6063 (Linda). We meet most months, the 2nd Monday at 11:00 at the PM Lake Lodge. We can be reached at P. O. Box 167, Groveland, CA 95321 📍

# PINE CONE SINGERS: "THEY SAY IT'S SPRING"

BOB SWAN

By the time you read this, you may have seen our posters, and possibly been buttonholed by a Pine Cone Singer, so you know that our Spring Concerts are almost at hand. In fact, they are almost on top of us, because this year they will be ON Mothers' Day Weekend, 5/8, 5/9, and 5/10.

The theme this time is "They Say It's Spring", and we've certainly seen a bit of unseasonable spring weather so far this year. As usual for the Spring show, there will be a wide variety of arrangements, from madrigals, to jazz, to show music, to pop music, to gospel, to Americana, and exactly

one short "classical" piece. We're having a lot of fun rehearsing the show, and we think you will find it very enjoyable.

The concerts will be held at Gateway Community Church on Ferretti Road, 7PM on Friday, May 8, and 2PM on Saturday and Sunday, May 9-10. (Again, Mothers' Day Weekend. Bring Mom). Tickets may be used for any one of the shows, and are available at UMB Bank, B Beautiful Salon, and from any Pine Cone Singer. Suggested donation is \$15, with children 12 and under free. We hope you can join us.

If you have questions, please contact Bob Swan at 408-398-4731. 📍

## Who We Are

### Background

Southside Community Connections (SCC) was founded in 1984 to support the well-being of Groveland and Big Oak Flat residents, particularly older adults. We are now a trusted community hub where people of all ages find support, connection, and purpose. From providing transportation to offering classes and social activities, we empower individuals to live independently and stay actively engaged in their community.

### Values

We believe in dignity for all, the power of neighbors helping neighbors, and the importance of lifelong learning. We approach every interaction with compassion and respect, creating a culture where everyone feels welcomed, valued, and encouraged to grow.

### Goals

Our goals are simple but powerful: reduce social isolation, support aging in place, and strengthen the community bonds. We work to ensure that no one feels left behind, offering programs that meet real needs, inspire personal growth, and foster meaningful human connection.

Want to volunteer?  
Need a ride?  
Interested in  
hosting a class?  
We'd love to hear  
from you!

Staff available M-F 10 am-2 pm

11699 Merrell Road  
P.O. Box 63  
Groveland, CA 95321

Main Office (209) 962-7303  
Transportation (209) 962-6952

[www.southsidecommunityconnections.org](http://www.southsidecommunityconnections.org)

0226

*Southside*  
COMMUNITY CONNECTIONS



# SOUTHSIDE COMMUNITY CONNECTIONS

NANCY A. REGGIO – EXECUTIVE DIRECTOR

May has arrived, and with it comes the beautiful weather we've all been looking forward to. It's an energizing time of year, and here at Southside Community Connections (SCC), we feel especially grateful for the many volunteers and donors who make our programs and activities possible.

One question we often hear from prospective donors is: *Can my donation be directed to a specific project?* The answer is absolutely yes. In fact, many of our supporters find it meaningful to contribute to something tangible and immediate within our community.

Right now, SCC is focused on raising funds to purchase a newer, more reliable van for our transportation program. As many of you know, this program is

a lifeline for residents who depend on us to get to medical appointments and essential services. Ensuring we have safe, dependable vehicles is a necessity.

We are thrilled to share that we've already received three generous donations totaling more than \$15,000 toward this effort—an incredible start that speaks to the strength and compassion of our community. (We look forward to sharing more about these gifts next month!)

If you're interested in joining us in this important fundraising project, we would love to hear from you. Every contribution, no matter the size, helps move us closer to our goal.

For more information or to get involved, please call **209-962-7303**.

Thank you for being such an important part of the SCC community. 🙏

# MOTHER NATURE'S SURPRISE FOILS HELPING HANDS EVENT

PATTI BEAULIEU

For the first time since COVID and the Community Hall fire, we were so excited to, once again, have our seasonal Giveaway on April 11-12. We are indebted to Nancy Reggio, the Director of the Southside Community Connections for allowing us to have it in their largest room. We set up and all was well. We welcomed many friends and neighbors on Saturday and were able to give away a huge amount of off-season clothing, shoes, linens, purses and other items. Then on Sunday, although rain was predicted, we were

doused by the largest hail storm of the season. For everyone's safety, we closed the event after the first hour. The one day was deemed a success, however, we wished we could have extended it to Sunday, as planned.

In tandem with the removal of all the winter clothing, shoes, scarves, skiwear, etc., comes the placement of the spring and summer inventory. We have filled our racks with this season's goods and will be replenishing them daily. Come in for a fresh look of the warm weather items.

# HAVE A MEDICAL APPOINTMENT IN SACRAMENTO? RIDE THE WAVE!

BETH MARTIN – SENIOR TRANSPORTATION COORDINATOR

When Janis Schreiber's husband, Art, needed retinal surgery in Sacramento that would leave him unable to drive for several months, Janis wasn't sure how she would get him there. In the past, the longtime Groveland residents had relied on friends—a difficult ask, given the long distance and time commitment. And Art would need multiple follow-up visits.

Instead, Janis decided to give the WAVE bus a try.

"I can handle Sonora and Modesto, but traffic in Sacramento is something I do not want to deal with anymore," she said. "I've known about the WAVE for years but never needed it until now."

Within a week of her call to Southside Community Connections (SCC) in late February, everything was arranged. With Janis' careful planning—coordinating multiple doctors over several days—the trip came together smoothly. WAVE driver Dave picked Janis and Art up at their home, drove them to Sacramento, and returned two days later to bring them back.

"It was a complete success," Janis said. "The WAVE makes the occasional challenges of being in our 70s much easier to navigate."

In addition to Sacramento, the WAVE



Janis & Art Schreiber

provides rides for Groveland and Big Oak Flat residents to other out-of-county locations for medical needs (subject to vehicle and driver availability, and with at least one week's advance notice). Destinations include Modesto, Fresno, Stockton, Merced, and more. Best of all, there is no cost for rides, although donations are gratefully accepted.

Programs like WAVE do more than provide transportation—they help residents remain independent and continue living in the community they love.

"It would not have been possible without the WAVE," Janis said.

To learn more about where the WAVE goes and how to schedule a ride, call **(209) 962-6952** or stop by The Little House (11699 Merrell Rd, Groveland), Monday through Friday, 10 a.m. to 2 p.m. 🙏

Remember Mom or Grandma on Mother's Day, Sunday May 10th with something from her favorite local store, Helping Hands, or even with a Gift Certificate, which we now provide.

This month of May, the Thrift Store will be open on Sunday, May 24th since the Memorial Day holiday is on Monday, May 25th. No donations can be accepted that day, but plenty

of shopping time from 11-3. Then on Wednesday, May 27th, we'll change to our extended SUMMER HOURS of 11-4 for shopping and 11-3 for donations at both the Thrift Store and the Furniture Barn.

We look forward to this season of renewal, warm weather, and vacationers. Summer will be here before we know it. 🙏

# STUDENTS OF THE MONTH

## TENAYA STUDENT OF THE MONTH

**W**e are proud to recognize **Gracelyn Smith** as our Student of the Month! Gracelyn's witty personality brings laughter and positive energy to the classroom. She shows a strong eagerness to complete projects, always approaching her work with determination. Gracelyn is also incredibly responsible-she is punctual with all assignments and often turns in her work early, setting a great example for her peers.

Keep up the amazing work, Gracelyn, your dedication truly stands out! 🏆



*Gracelyn Smith*

## TIOGA STUDENT OF THE MONTH

**W**e are proud to recognize **Matthew Phipps** as our May Student of the Month! Matthew is a dedicated and hardworking student whose commitment and positive attitude make a difference both in and out of the classroom. Through his involvement in Ag Computer Science, Ag Mechanics, and Culinary, Matthew shows a strong work ethic and a genuine interest in learning practical, hands-on skills that prepare him for success, likely for his future career in Information Technology.

Matthew is also a reliable young man who consistently demonstrates a willingness to step in wherever help is needed. His friendly demeanor and dependable nature make him someone staff and peers can count on. His dedication, service, and strong character



*Matthew Phipps*

make him a deserving recipient of this recognition. Congratulations, Matthew! We are proud to celebrate you as our May Student of the Month!

Matthew lives in Groveland, son to Sherri Hokada. 🏆

## HOMEOWNER CHECKLIST

### CHECK OUT YOUR CONTRACTOR

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

### BUILDING PERMITS

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

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

### DOUBLE-CHECK THE CONTRACT

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

## PLACE AN AD TODAY

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

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

## 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**.

# Pest Control

- Ants, spiders, mice, wasps, earwigs, etc.
- Fast service, great prices
- Squirrel and bat Exclusion
- Termite Inspections
- Weed Control
- Poison Oak
- Star Thistle



962-5710  
800-464-3772  
Free estimates

# 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.

# Pine Mountain Lake Electric

## Residential and Commercial Electrical Contracting

State Contractor's Lic. 404081



*The local electrician*

TOM KATOSIC  
209/962-6949

P.O. Box 25  
BIG OAK FLAT, CA 95305



## BUSINESS HOURS

Monday - Friday:  
8:00am - 5:30pm  
Saturday: 8:00am - 2:00pm  
Sunday: CLOSED

## Well Stocked Parts House:

*For All of Your Heavy Duty Needs!*

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- LED Lights
- Air Brake Valves & Hoses
- CB Radios, Antennas & Accessories
- Logging & Dump Truck Parts
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- Full Service Chassis & Lube Center
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**Groveland (209) 533-1010**



# CHECK OUT YOUR GROVELAND LIBRARY

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



BOOK NOOK  
USED BOOK SALE  
SATURDAYS  
10AM-1PM

PRE-SCHOOL STORY TIME FRIDAYS AT 10:30AM

Visit the Library for a great selection of books, magazines, newspapers, CDs, & DVDs.  
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MOORE BROS. SCAVENGER CO., INC.

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



## VACATION RENTAL OPTIONS FOR TRASH SERVICE

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

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

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

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

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

### Maximum Occupancy for Rental Property

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

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

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

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

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



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



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



20706 Non Pareil Wy **YOUR MOUNTAIN CABIN AWAITS!** Enjoy canyon, tree, and mountain views, along with modern conveniences. Located between the Lake Lodge and Pine Mountain Marina. 3bd, 2ba, 1440sf. 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. \$325,000 #4118094

## OFFICE SPACES FOR LEASE

### MOUNTAIN LEISURE CENTER

#### 18687 MAIN STREET GROVELAND



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Each private suite has access to the Lobby, Kitchen, Bathrooms  
and Upstairs Conference Room.  
Security Alarm System & External Video Recording.

**SUITE B-4:** Private, separate suite to the right of Suite C: \$700/mo.

**SUITE C:** Four suites available on the lower level: \$350/mo.

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

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

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



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



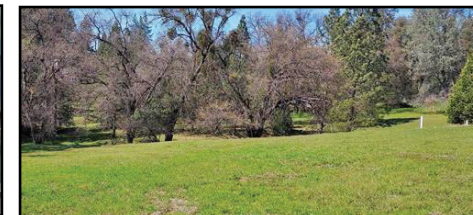
13048 Jackson Mill Dr **TURN-KEY RENOVATED HOME**. Open floor plan, 3bd, 2ba, private deck w/hot tub. Fully remodeled kitchen, with new cabinets, granite counters, stainless appliances and tile flooring. New laminate flooring, updated bathrooms and fresh int/ext paint. Fully furnished, including décor & artwork. Ideal as a primary residence, vacation getaway or income-producing rental. \$365,000 #41105424



19400 Reid Circle **GOLF COURSE HOME** located at the 16th fairway. Covered deck, new roof in 2024, tankless water heater, leased solar w/ battery backup. A Bertazzoni gas range/oven, wall-mounted pot filler, Shaker cabinetry, granite counters, hardwood floors and wine cooler. High-end French doors installed in 2018. Vaulted Knotty-Pine ceilings extending from the living room over the covered back deck. \$600,000 #41114094



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 steel 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 #41128063



19808 Cottonwood St **AN IDEAL SETTING** for your mountain retreat. A beautiful .27-acre parcel, with a gentle downslope, mostly open terrain, majestic oak trees and a seasonal stream on the backside of the property. Perfectly suited for a full-time residence or a weekend getaway. Enjoy close proximity Pine Mountain Lake and its amenities, as well as the historic town of Groveland. \$7,500 #41129081



ROB STONE  
OWNER/REALTOR®  
DRE #01025463



BJORN WAHMAN  
BROKER  
DRE #00706559



TARA STONE  
MANAGER/DPG  
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LIZ MATTINGLY  
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DRE #00709818



MIRIAM MARTIN  
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ANDREW RIETVELD  
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DRE #00997621



CAPRICE KROW  
PROP. MGR/LDP  
DRE# 01179023



CORY STONE  
PHOTOGRAPHER  
VIDEOGRAPHER



Gabe Morford-Cheibub  
General Manager

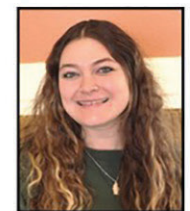
## FEATURED HOME



**THREE WILD TURKEYS** is a 3-level, 2,000sf home with modern comforts, scenic decks and a full-home backup generator for uninterrupted comfort, in case of a power outage. WIFI, TV, DVD, Central H/A, plus ceiling fans. A fully-equipped kitchen, with microwave, dishwasher, coffee maker, blender and toaster. Washer/Dryer, iron & ironing board. Two spacious decks with outdoor furniture for 10. Gas BBQ (propane not included but tank available can be refilled at the local market). Sleeps 14 total. Come and enjoy this private setting in beautiful Pine Mountain Lake or hike in Yosemite Park, about 25 miles away.



Trisha Richardson  
Guest Services



Keri Miller  
Guest Services

- LOCAL VACATION RENTAL SERVICES
- OWNER-APPROVED RATES
- ACCIDENTAL DAMAGE PROTECTION

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