

AUGUST
2026
EDITION

PINE MOUNTAIN LAKE NEWS

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ANNUAL MEETING & ELECTION AUGUST 15TH



**DRAFT
RESOLUTIONS**
SEE PAGES 20-22 & 30-33

Photo by Terre Passeau



**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

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19228 Pine Mountain Drive
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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
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For non-members: \$10 per year

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

For the mutual benefit of all property owners,
the Pine Mountain Lake News reserves
the right to edit all copy submitted for
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a private enterprise, not a public entity, and
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the area of its publication. Pine Mountain Lake
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PINE MOUNTAIN LAKE ASSOCIATION
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ADMINISTRATION OFFICE HOURS
8:00 AM TO 4:30 PM – MON THRU FRI

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

2026 ADMINISTRATION OFFICE HOLIDAYS (ADMIN OFFICE WILL BE CLOSED)					
MON	9/7/2026	LABOR DAY	THUR	12/24/2026	CHRISTMAS EVE
WED	11/11/2026	VETERANS DAY	FRI	12/25/2026	CHRISTMAS DAY
THUR	11/26/2026	THANKSGIVING	THUR	12/31/2026	NEW YEARS EVE
FRI	11/27/2026	DAY AFTER THANKSGIVING	FRI	1/1/2027	NEW YEARS DAY

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

AUGUST 15, 2026 (Annual Meeting)	OCTOBER 17, 2026 (Board Budget Meeting)
SEPTEMBER 26, 2026 (4th Saturday of the Month)	NOVEMBER 21, 2026

www.PineMountainLake.com

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GET IMPORTANT NEWS VIA EMAIL



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

ABOUT EACH OF THE PROGRAMS

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

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

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

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

— NOTICE —

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

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

PMLA ADMINISTRATION OFFICE
1-209-768-3998

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

NOTICE

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

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

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

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

Submission Guidelines

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

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

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

DEADLINES

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

MEDIA ACCEPTED email

SOFTWARE (Articles)

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

SOFTWARE (Advertisements)

PSD, JPG, PDF, EPS or TIFF only.

TEXT/GRAPHICS

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

E-MAIL TEXT/GRAPHICS

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

AD DESIGN and PROOFS

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

SUBMISSION DEADLINES

Articles — 10th each month

Ads — 10th each month

Classifieds — 15th each month

VISIT US ONLINE
www.pinemountainlake.com

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

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

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

KEEP YOUR INFORMATION UP TO DATE

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



Staying connected helps us keep you informed about important updates, news, and events in our community.

<https://www.pinemountainlake.com/address-change-2/>

GOVERNING DOCUMENT ENFORCEMENT ACTIONS JUNE 2026

Courtesy Notices	34
Notice of Non-Compliance	21
Final Notice of violation	7
Fines Assessed	0
Member Service	997

PML SAFETY REPORT

	1st Qtr	JUNE	2nd Qtr	YTD
Guest Passes Issued	2,473	1,690	4,118	6,591
Vendor Passes Issued	1,246	594	1,620	2,866
Access Passes Issued	2,520	3,010	6,607	9,127
Vehicles Admitted	30,108	27,432	59,810	89,918
Vehicles Refused Entry	748	270	988	1,736
Phone Calls Received	5,937	2,751	7,826	13,763
Residential Alarm	4	7	12	16
Animal - Loose	23	15	39	62
Animal - Impounded	7	3	8	15
Animal - Dead/Injured	49	20	78	127
Animal - Disturbance	7	3	6	13
Patrol Assist	378	210	561	939
Public Assist	11	9	25	36
Welfare Check	4	2	7	11
Transport	15	-	4	19
Traffic Hazard	4	2	4	8
Traffic Control	1	-	-	1
Excessive Speed/Reckless Driving	3	1	6	9
Gate - Tamper	2	-	1	3
Gate - Follow Through	52	36	74	126
Gate - Malfunction	11	3	9	20
Gate - Struck by Vehicle	16	12	34	50
Control Burn Reported	180	-	113	293
Fire Safety - Smoke Complaint	3	5	6	9
Hazard	16	3	11	27
Residential Disturbance	-	-	-	-
Amenity Burglary	-	-	-	-
Residential Burglary	2	-	1	3
Grand Theft	-	-	-	-
Petty Theft	3	1	1	4
Trespassing	1	4	5	6
Vandalism	1	-	-	1
Property Damage - PML	3	-	-	3
Property Damage - Resident	1	1	1	2
PML Regs Violations Resident	-	1	1	1
PML Regs Violations Guest	-	-	-	-
Vehicle - Citation Issued	2	-	-	2
Vehicle - Accident PML	5	1	3	8
Patrolling Unit	4,630	864	3,792	8,422
Amenity Security Check	7,520	2,033	6,887	14,407
Residence Security Check	106	131	193	299
Weapon Violation	-	-	-	-
Fixed Post	5	-	5	10
Courtesy Notice Issued	17	26	53	70
All Other Fees Collected	\$141,125	\$163,267	\$360,398	\$501,523

GENERAL MANAGER'S MESSAGE

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

2026 PMLA DIRECTORS ELECTION

The PMLA 2026 Election season ends this month. One director seat will be open on August 15th. We sent out the call for candidates notice and application by individual mail to all members on April 29th and the deadline for candidate applications to be received by the inspectors of election was June 1st. The two candidates are Dianne McDermott and Yuriy Petushkov.

A PMLA election informational packet was sent to the two candidates and it included the PML Election rules, Editorial Policy and pertinent sections of the Bylaws. This information detailed how candidates could get their candidate statements and information in the PML News and all other information needed to run a campaign in the election in accordance with our rules.

The ballots and election information was mailed to all members on July 9th and we have verified that members were receiving their ballots.

The Annual Meeting of the Membership and Directors election is scheduled to be held at the PMLA Lake Lodge at 9 a.m. on Saturday, August 15, 2026. All interested members are encouraged to attend to observe the counting of the ballots and final tabulation by our independent Inspectors of Election.

PMLA FIRST GARROTTE CREEK SEDIMENT REMOVAL PROJECT UPDATE

The PML team met with our consultant team and conducted onsite inspections of the two projects sites in mid-July. They met at the Marina and after a quick discussion they traveled out to the project sites via pontoon boat.

1st Garrotte Creek: They monitored the water depth throughout the inlet and traveled as far into the cove as conditions allowed. Those present observed significant sediment buildup at the furthest accessible

point, and GPS coordinates were recorded at the areas with the greatest accumulation. Our consultants also captured photographs and video footage to document site conditions.

Afterward, they traveled to our creek access point and walked the shoreline, where they observed additional sediment buildup as well as areas of shoreline erosion. This site visit provided a valuable opportunity to evaluate our access points, discuss potential mitigation strategies for the current sediment issues, and develop a plan to use the deepest portion of the cove as a natural sediment containment area with more frequent sediment removal and maintenance in the future.

Big Creek:

The project team also toured Big Creek and found that access was relatively good, allowing them to travel to the end of the lakeshore. During the inspection, they identified one notable area of concern where approximately half of the channel has experienced significant sediment buildup. This location was photographed, GPS coordinates were recorded, and the area was documented for future reference.

The buildup appears to be the result of a sunken tree that has acted as a natural sediment dam, causing material to accumulate over several years. Our team will make a determination as to its removal.

Review of the Sediment Disposal Site:

The teams toured our green waste/compost facility to review the proposed disposal site for dredged material. Our consultants were impressed with the size, accessibility, and cleanliness of the site and indicated that they saw no issues with transporting and disposing of dredged material there.

Conclusion:

Upon completion of the site visit, both teams had a productive discussion regarding the lake's history, previous projects, and several potential

approaches moving forward. We expect to have a definitive plan and project cost estimate in place before October, providing a clear direction for work to be undertaken next year.

JULY 4TH POST EVENT DEBRIEF

We held our post-event debrief for July 4th Fireworks event shortly after it was held.

Murphy's Law says "anything that can go wrong, will go wrong". The Independence Day Fireworks display and activities is the biggest event of the year. Adding to the importance of this day was the fact that July 4th fell on a Saturday and it was the 250th anniversary of our country. As a result, we saw much higher attendance and our community was at capacity with members, guests and visitors. We sold 602 additional event wristbands compared to last years event.

The fireworks display turned out to be a big disappointment as the show started late, the timing of the fireworks was out of sync, and the normal 25–30-minute show lasted about an hour.

The pyrotechnic company that we contracted with has been providing quality, fun fireworks displays for us for 17 years. They apologized for the substandard performance and provided some information. The explanation that they provided was that the onsite operator that they assigned to our show ran into electrical issues and ended up hand-firing the rounds. Additionally, he had arrived late to set up due to truck issues and they unexpectedly came up short two crew members at the last minute. Regardless of the reasons, we are very dissatisfied with the performance and working with the vendor to ensure that they make it right financially by our Association.

We ran into similar issues with the shuttle bus service that we hired for the event. We contracted with the shuttle bus service to provide two buses for transportation of members and guests from various locations around the Association to the Marina

due to the lack of parking and number of vehicles and attendees.

Again, this is a company that we have contracted with for 7 years and they have always provided excellent service. The shuttle bus operator had a scheduling issue and a driver that ended up in urgent care that day. As a result, they were late getting a bus to our location and could only provide one of the two that we expected. Our staff is working with the operator to make it right financially by the Association as well.

We apologize for the two disappointing outcomes from the July 4th event. We strive for excellence and we are already adjusting planning details and procedures to help reduce the likelihood that this will happen in the future.

In an effort to address the long lines at the Main Gate, our team implemented a new system where we issued a temporary gate card for all guests and renters. DOS staff walked the line and directed vehicles to park in the Admin parking lot and to go up to the pedestrian window to check in to get their vehicle access passes and temporary cards. This reduced the long line and number of returning vehicles through the Main Gate over the weekend.

PML ADVISORY COMMITTEE OPENINGS

We currently have openings on three committees, specifically, the Covenants Committee, Environmental Control Committee (architectural) 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 everyone a fun and safe August! 🍷

PRESIDENT'S MESSAGE

MIKE GUSTAFSON – PMLA BOARD PRESIDENT

Not sure what is going on weather-wise but some days here in early July, it is actually cold in this Tucson boy's opinion, and other days the temperature is just right, around 90F. Global Warming, go figure.

We are just coming out of the July 4th weekend celebration and what a weekend it was. As you would expect, major crowds everywhere and especially the three main beaches. The lake was full of boats and the water skiing was non-stop during the morning hours. At one point I needed to drop by the Marina Office so I poked my head around the corner and the café food ordering line was backed up to the bathrooms. The line was moving along, but still! The good news was

that everyone was having a good time and getting along just fine. As you know, our fireworks and shuttle vendors had challenges that affected their performance. Unfortunately, things happen, even with experienced vendors. Fortunately, they are willing to "make good" on their charges.

By now I am sure you have heard about the GCSD special fire assessment vote. Unfortunately, the proposition failed, 633 votes for yes and 882 votes for no. In the long run it will be interesting to see how this will play out. We need options.

September starts our annual budget process. Just like you, the Association faces high water bills, and medical and fire insurance rates. It's always a challenge to balance our desire to keep

HOA dues low and still provide the services you desire.

The Pine Mountain Aviation Association will host Hot August Nights on August 1 at 5:00pm at the airport. \$50 gets you dinner and a great band, but it's free to just walk around and check out the cars and airplanes on display.

Speaking of making notes in your calendar, the PML Community Airport Appreciation Day will be held at the airport on October 3 from 12:00 to 3:00pm. This is a yearly event and it is free to all. See the article in this paper for more details.

On August 15th at 9:00am, we have our Annual Membership meeting to elect a new member to the Board of Directors. There are two candidates

running for the one open position so there will be a counting of the ballots by our Inspector of Elections at that meeting. You are encouraged to attend in person but you can also "Zoom" into the meeting as well. Be sure to mail in your ballot by the deadline.

As part of the election process your Board selects which members will fill each position, President, Vice-President, Treasurer, Secretary, and Director at large.

The August BoD meeting will be my last meeting as your president. It has been my honor to serve as your Board President. The 2025/2026 Board has faced many challenges and I feel that we have all made good decisions and have always kept the homeowners best interests at heart.

Hope to see you at the meeting. 🙏

www.Facebook.com/PineMountainLakeCA

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 Six Months Ended June 28, 2026												
OPERATION OF AMENITIES	Revenues					Expenses	Cost/(Income)			Budget		
	Members' Assessments Net of Discount	User Fees	Sales, Net of Cost of Sales	Miscellaneous Income	Total Revenues	Total Expenses	Before Depreciation	Depreciation Expense	NET COST (INCOME)	NET COST (INCOME)	Variance Bud - Act	Variance %
Golf Course		\$535,814	\$21,737		\$557,551	\$1,079,881	\$522,331		\$522,331	\$559,957	(37,626)	-6.72%
Food & Beverage		\$100	\$469,654		\$469,754	\$921,739	\$451,985		\$451,985	\$416,810	35,175	8.44%
Marina		\$314,253	\$73,978		\$388,231	\$425,815	\$37,584		\$37,584	\$95,928	(58,344)	-60.82%
Stables		\$68,017	\$5,357		\$73,374	\$331,493	\$258,119		\$258,119	\$269,599	(11,479)	-4.26%
Recreation		\$127,746			\$127,746	\$74,789	-\$52,957		-\$52,957	-\$31,475	(21,482)	68.25%
Roads & Facilities Maintenance		\$111,482		\$160	\$111,642	\$1,564,882	\$1,453,240		\$1,453,240	\$1,691,565	(238,325)	-14.09%
PROPERTY OWNER SERVICES												
Safety		\$130,082		-\$7,313	\$122,769	\$656,328	\$533,559		\$533,559	\$578,607	(45,048)	-7.79%
Administration		\$186,345		\$2,610	\$188,955	\$1,461,295	\$1,272,340		\$1,272,340	\$1,533,035	(260,695)	-17.01%
ASSESSMENTS												
	\$4,884,404				\$4,884,404	\$143,264	-\$4,741,140	\$359,706	-\$4,381,434	-\$4,816,726	435,292	-9.04%
Totals	\$4,884,404	\$1,473,838	\$570,726	-\$4,543	\$6,924,426	\$6,659,486	-\$264,939	\$359,706	\$94,767	\$297,300	(202,533)	-68.12%

Pine Mountain Lake Association Balance Sheet As of 06/28/2026				
	Consolidated	Operating Fund	Reserve Fund	New Cap. Fund
ASSETS:				
Cash & Equivalents	\$6,532,457.54	\$2,172,745.07	\$4,196,471.15	\$163,241.32
Due To/Due From	\$0.00	-\$132,515.70	\$132,515.70	
Accounts Receivable	\$1,352,269.22	\$1,352,269.22		
Less: Bad Debt Reserve	-\$578,213.34	-\$578,213.34		
Inventory	\$190,209.88	\$190,209.88		
Deposits & Prepaids	\$319,911.74	\$319,911.74		
Total Current Assets	\$7,816,635.04	\$3,324,406.87	\$4,328,986.85	\$163,241.32
Fixed Assets				
Land & Buildings	\$17,684,535.08	\$17,684,535.08		
Operating Equipment	\$6,621,995.17	\$6,621,995.17		
Vehicles	\$1,588,803.21	\$1,588,803.21		
Total Fixed Asset Costs	\$25,895,333.46	\$25,895,333.46	\$0.00	\$0.00
Accumulated Depreciation	-\$19,534,503.68	-\$19,534,503.68		
Net Fixed Assets	\$6,360,829.78	\$6,360,829.78	\$0.00	\$0.00
TOTAL ASSETS	\$14,177,464.82	\$9,685,236.65	\$4,328,986.85	\$163,241.32
LIABILITIES & EQUITY				
LIABILITIES:				
Accounts Payable	\$177,093.64	\$177,044.84	\$48.80	
Personnel Related Items	\$742,181.24	\$742,181.24		
Accrued Taxes & Liabilities	\$22,649.49	\$22,649.49		
Unearned Dues	\$1,927,800.00	\$1,927,800.00		
Other Liabilities	\$198,454.10	\$198,454.10		
Total Liabilities	\$3,068,178.47	\$3,068,129.67	\$48.80	\$0.00
EQUITY:				
Prior Year End Balance	\$10,475,462.19	\$6,544,030.00	\$3,768,211.00	\$163,221.19
Current Year Equity				
Income/(Exp)	1,032,449.11	(94,766.85)	1,127,195.83	\$20.13
Asset Transfers from Funds	-	167,843.83	(167,843.83)	
Reserve Expenses	(398,624.95)		(398,624.95)	
TOTAL EQUITY	\$11,109,286.35	\$6,617,106.98	\$4,328,938.05	\$163,241.32
TOTAL LIABILITIES & EQUITY	\$14,177,464.82	\$9,685,236.65	\$4,328,986.85	\$163,241.32



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

When people think about PMLA's budget, they often think about maintaining roads, operating amenities, or caring for our facilities. One important expense that's less visible—but just as essential—is insurance.

Because PMLA owns and operates a wide variety of amenities and services, we need much more than a standard homeowner's insurance policy. We carry several types of coverage to help protect the Association's property, finances, and members.

Our General Liability insurance protects the Association if someone is

injured on PMLA property or if the Association is found responsible for damage to someone else's property.

We also insure our buildings, equipment, and vehicles. These policies help cover repairs or replacement costs when property is damaged by events such as storms, accidents, or other covered losses.

Like many property owners across California, PMLA has also been affected by the changing insurance market. Because wildfire coverage has become more difficult to obtain through traditional insurers, we carry fire insurance through the **California FAIR Plan**, along with additional

coverage to help fill gaps and provide more complete protection.

Some of our amenities also require specialized insurance. For example, our **Equestrian Center** and **Shooting Range** each present unique risks that require additional coverage beyond a standard liability policy. These specialized policies help protect the Association while allowing members and guests to safely enjoy these popular recreational amenities.

We also carry **Crime and Cyber Liability** insurance, which helps protect the Association from financial losses related to employee theft, fraud, or cyber incidents involving sensitive information.

Another important policy is **Directors and Officers (D&O) Liability** insurance. This coverage helps protect members of the Board of Directors and the General Manager as they carry out their responsibilities on behalf of the Association.

Finally, we maintain an **Umbrella Liability** policy, which provides an extra layer of protection above the limits of several of our other insurance policies.

Every one of these coverages plays an important role in protecting the Association's financial health. Just as homeowners insure their homes, PMLA insures the community assets and operations that benefit all of us.

To make sure we're receiving the best value, we work with an experienced insurance broker who reviews our coverage each year and shops multiple insurance carriers. This helps us secure competitive pricing while maintaining strong protection for the Association.

Insurance may not be the most exciting topic, but it's one of the most important ways we protect PMLA's assets and fulfill our responsibility to the community. We're committed to maintaining the right coverage at the best value for our members. 🏡

GUEST & RENTERS HANDBOOK IS AVAILABLE ONLINE!

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

WWW.PINEMOUNTAINLAKE.COM

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

PML AUTOMATIC PAYMENT PROGRAM

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

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

PAY YOUR PML PAYMENTS ONLINE

Did you know you can make
your payments online?

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

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

LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	6	DEFERRED TO NEXT EDITION BY	
DENIED BY EDITORIAL COMMITTEE	0	EDITORIAL COMMITTEE	0
Exceeds 250 word maximum	0	DENIED BY BOARD OF DIRECTORS	0
Content	0	DEFERRED TO NEXT EDITION BY	
Not a property owner	0	BOARD OF DIRECTORS	0
"THANK YOU" LETTERS RECEIVED*	0	* Thank you's do not require editorial committee approval	

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

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

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

FAMILY BENEFITS

Dear People,
I am writing to you to bring up a subject not much talked about. It pertains to PML access. I am a homeowner and have been for twenty years. When my husband and I purchased our home in 2006, our son was five years old. He is now twenty-five years old. Today, he was turned away from parking at the marina. He was told that his PML card was a special access card, no different from a short-term rental guest pass. Paying more than \$3600 a year for the HOA does not include family members for special events!
I found this absurd as he was parked in line since 3am to park at the marina and enjoy the beach and fireworks show. He and his friends were forced to carry their belongings (lounge chairs, canopy, and cooler) a long distance to the beach since they were forced to park on Pine Mountain Lake Drive. There is no shuttle service nearby in my unit that could have taken my son and his friends to the marina beach.
This brings up a bigger issue. When homes are sold in PML does the real estate agent or their office advise their clients that their family is not included

in some benefits of the HOA? How is this being communicated to your members?
Sandi Kenneally
San Mateo, CA
ASSOCIATION RESPONSE:
PML Board Resolution #03.01 the "WEEKEND & HOLIDAY PARKING AT PML MARINA" policy was adopted 23 years ago in response to a demand by the PML membership. The Marina has limited parking and members felt that they should be first in line to use these spaces on weekends and holidays.
A PML member is defined in the CC&Rs as someone who is on the deed of a property in PML. Family members of PML property owners are NOT members of the Association and do not receive the same privileges or benefits as members. If a property owner would like their family members to have the same rights and privileges as members, then they need to legally add them to the property deed.
Information regarding the July 4th event was published in the PML News, on the PML website and posted on all bulletin boards and sent out by direct email blast on our eSNAP program.
We continue to encourage all

members to become informed and engaged so that they are aware of Association rules and policies, so that they and their families have a more pleasant experience in our community.
CANDIDATE ENDORSEMENTS
DIANNE McDERMOTT FOR THE PML BOARD OF DIRECTORS
Dianne McDermott has been filling the vacancy on the PML Board of Directors left by Brian Watson in September 2025. Prior to that she served, and was active, on the PML Budget and Finance Committee where she was able to exercise her extensive pre-retirement finance and banking experience. She has expertise in budgeting, and understands the needs of the Association balanced with the interests and concerns of the Property Owners. Dianne is also a 'people person' very approachable and a woman of excellent character and collaborative spirit.
As a monthly PML Board Meeting attendee, I am impressed at the interest she takes in every discussion and questions items to gain clarity and enlighten those Property Owners in attendance. She has consistently demonstrated sound judgment, strategic thinking, and a deep commitment to good governance. Her qualifications and genuine concern for the financial health of the HOA balanced with the well-being and concerns of the Property Owners is what makes Dianne an excellent Board Member. She is now running for the position that she currently is filling and, when elected, will continue to be an asset to the PML membership and the Board of Directors. Please cast your vote for Dianne.
Patti Beaulieu
Groveland, CA
My name is Paul Gibson and I am writing to support Dianne McDermott for our Board of Directors in this election. I have known her for many years through her participation in many community clubs and services. She is an excellent communicator and has great analytical skills. I have worked directly with her for several years through Brainy Groveland as

a 4th grade math tutor. She is a very reliable and effective in this role and a great overall contributor. She has a clear commitment to improving our community as demonstrated by her volunteering efforts. Many people have good intentions and skills but Dianne spends her time using her skills to make our community better. Common sense, communication and commitment are three words that sum up why I support Dianne McDermott for the PML board position.
Paul Gibson
Groveland ,CA
To the Editor,
I am writing to express my strong support for Dianne McDermott for the Pine Mountain Lake Board of Directors. As full-time residents, we need board members who possess a deep understanding of complex financial operations to protect our property values and effectively manage our community amenities. Dianne's extensive professional background in finance makes her uniquely qualified for this role. She has already demonstrated her commitment on the Budget and Finance Committee and as an appointed board member, consistently advocating for transparency and responsible fiscal management.
Dianne has the proven expertise and objectivity we need to guide PMLA forward. I encourage you to join me in casting your vote for Dianne McDermott.
Sincerely,
Katy Fitzgerald
Groveland, CA
If you have not already received your ballot for the PMLA election for the Board of Director's position, you soon will. My wife and I strongly encourage you to take the time and vote on this position. Whether you are a full-time resident, weekender, renting out your home here, or just own a lot, your vote does make a difference in how PMLA is run and

(Continued on next page)

(Continued from previous page)

in your property values. Our general manager reports directly to the Board and his review and development plan are put together by the Board President. As such, he is directly responsible to the Board and manages all the departments in PMLA. Each director, therefore, must be very knowledgeable about many aspects on PMLA and translate owners wishes and demands into actionable items for the General Manager and association to carry out. Dianne McDermott is such an individual. As you can see from her candidate statement and advertisement, she has a splendid background for the position and is very knowledgeable of PML having been a full-time resident here for more than 6 years. She has served in many volunteer positions including the PMLA Budget and Finance Committee where I have worked directly with her. She also has a head start as she has been on the Board, appointed to the position that Brian Watson vacated, for the last 9 months. Dianne is the best choice for this position and we urge you to vote for her.

Steven C. Engstrom
Groveland, CA

To the PML Editor,

I am proud to endorse Dianne McDermott in the upcoming election for the Pine Mountain Lake Board of Directors. Dianne is deeply invested in the well-being of our community, not just through her current service on the board, but through her active volunteer work, including tutoring local youth. She understands that running PML requires a delicate balance between maintaining our excellent amenities, our safety department, recreation, golf facilities and keeping a sharp eye on operating costs. Dianne listens to residents, respects community input, and uses her financial background to make well-informed, objective decisions. She is exactly the type of dedicated leader we need on the Board. Please join me in voting for Dianne McDermott for the Board of Directors.

Anne Petersen
Groveland, CA

ADMINISTRATION

KAREN HOPKINS RECEIVES APPRECIATION OF THE BOARD



As pictured, Karen Hopkins (left) receives a gift of appreciation from Board President Mike Gustafson (right) in recognition of her invaluable contributions to facilitating the Association's Strategic Plan update. Pine Mountain Lake Association extends its sincere appreciation to Karen Hopkins for her time, professionalism, and dedication in facilitating the update of the Association's 2026 Strategic Plan. 🐰

ADMINISTRATION

HR'S MILESTONES & RECOGNITIONS

SHANNON ABBOTT, PHRCA – HR MANAGER

Pine Mountain Lake has amazing employees who dedicate their time, talents, and heart to the Association, and we couldn't be happier to honor them this August. Our staff work day in and day out to make Pine Mountain Lake a wonderful place to work and live. Please join us in congratulating the following employees on their milestone years of service.

20 YEARS OF SERVICE

August 31

Teri Cathrein – DOS Sergeant

5 YEARS OF SERVICE

Shari Pingree – Member Relations

1 YEAR OF SERVICE

August 1

Julie Fernandez – Food Server

Vanessa Nguyen – Busser

August 22

Chalyse Behm – Stable Hand

PINE MOUNTAIN LAKE IS PLEASED TO WELCOME TWO NEW STAFF MEMBERS TO OUR ADMINISTRATION TEAM.

Michelle Mecredy – Accountant

Michelle brings years of customer service and banking experience to our Accounting Department, strengthening our financial operations with her expertise and professionalism.

Claudia Luevanos – HR Assistant

Claudia recently relocated to the Groveland area and joins us with her excellent administrative and customer service skills. We are excited to have her support our HR Department and contribute to our growing team.

We are thrilled to welcome both Michelle and Claudia to our outstanding Administration staff and look forward to the positive impact they will make.

Congratulations to everyone celebrating their milestones with Pine Mountain Lake, and a warm welcome to our newest team members. Your dedication, enthusiasm, and commitment continue to make PML an exceptional place for our employees, members, and community. 🐰

FROM THE FRINGE

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

The Golf Shop is open 7 days a week from 6:30am until 6:00pm and our staff and I are here to assist you in any way we can. Please call us if you have any questions or need to make a reservation for golf at **1-209-962-8620**.

UPCOMING EVENTS

Ladies 9-Hole Golf Club

Weekly Play Day
Thursdays

Ladies 18-Hole Golf Club

Weekly Play Day
Thursdays

PML Men’s Club

Hamburger; 2 – Man Team
Saturday August 1

PML Men’s Club

August Shamble; 4 – Man Team
Wednesday August 13

PML Men’s Club

Men & Ladies Mixer
Saturday August 22

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

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

TEE TIMES

August 1 through the 16th, the first tee time of the day will be at 7:00am. Beginning on Monday August 17, the first tee time of the day will be 7:30am. 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.

2026 MOTHER LODGE INVITATIONAL

The 48th Annual Mother Lode Invitational was held on June 25, 26 & 27. This year’s field consisted of 64 PML Property Owners & Guests. The weather was very mild which made for great conditions. The activities were many; from horse races to short game contests. The format for the 2-man team; 2-day event was a 2-man better ball on day 1 and both scores counted on day 2. Here are the top 3 finishers in each flight of the 2-day main event:

Gold Flight

- 1st Al Conceicao & Bong Soliman
- 2nd Robby Torres & Alonzo Rivera
- 3rd Gus Climent & Chance Climent

Silver Flight

- 1st Vinnie McEvoy & Paddy Daly
- 2nd Paul Kuhn & Rich Martinez
- 3rd Brad Wilson & Michael Torosian

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
 - Pocket Coins with a Removable Ball Marker
 - More to Come...

DRIVING RANGE

In the month of August, the Driving Range will be open from 6:30am until 5:00pm (Last Ball Hit at 5:00pm).

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.

PUNCH CARDS

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

DIRECTOR’S CORNER

VICE PRESIDENT CHUCK OBESO-BRADLEY

“COMPARING PRICES OF OUR
PML LAKESIDE CAFÉ WITH THOSE
OF OTHER NEARBY CAFES”

This Summer has been a mild one so far, with plenty of lovely days spent at the Marina boating, kayaking, and swimming with the entire family. And when my family gets hungry, we always get some lunch or ice cream at the Lakeside Café, if we have not brought anything from home. Which got me wondering: how do the prices at our Lakeside Café compare to other nearby cafes in similar resorts? I was able to download the café menus from the West Wind Café at Teleli Golf Course in Sonora, as well as the Camps Café at Greenhorn Country Club in Angel’s Camp – I wanted to use resorts similar to PML in order to compare apples to apples. These are the prices from nearby resorts compared to our Lakeside Café below,

a partial list of the offerings at each resort:

PML Lakeside Café	Greenhorn Creek Angels Camp	Teleli Golf Sonora
Cheeseburger \$17.50	\$18.00 (incl fries)	\$22.00 or \$18.00 (incl fries)
Chicken Wings \$15.00	\$10.00	\$17.00
Chicken Sandwich \$15.00	\$19.00	Not Offered
Steak Sandwich \$16.00	\$20.00	\$18.00
French Fries \$6.00	Included w/Burgers & Sandwiches	

As you can see, some of the PML items are a little more expensive than the others, but some of the others are more expensive than PML. All in all, I think that we can confidently say that the prices at our PML Lakeside Café are fairly similar to what our neighbor resorts are charging at their cafes. 📞

LET'S ASK ANGELA

ANGELA HICKS-CHURCH – PML ADMINISTRATION OFFICE

AUGUST AND EVERYTHING AFTER...

August is the eighth month of the year. It has 31 days, it was named after Augustus Caesar, the first Roman emperor and the final full month of the summer season! By now, all the ice cream and corndogs have been consumed and your sunburn has now turned into a great looking tan. Let's see what's happening in and around Pine Mountain Lake.



*always here to help!
Let's get into it!*

LOOKING FOR A LITTLE EXTRA HELP...

Please visit the front page of ***pinemountainlake.com*** and you will find a link to our **PML Business**

Connect. This is a great place to find someone who can help with autos, boat repairs, financial services, plumbing and vacation rentals. PML Business Connect may be the best place to start. Please check this out during your next read.

TENNIS AND PICKLEBALL ANYONE?

If you participate in either of these popular activities, our Administration Office sells the monthly and annual memberships for both activities. Daily passes are sold at the Main Gate only. Please stop by and see us for a membership!

PSSST...

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

*Feel free to call **1-209-962-8600** or email me at **admin@pinemountainlake.com** with any questions or concerns. We are*

CLICK AND SUBSCRIBE!!

Communication, by definition, is the process of sending, receiving and understanding information, ideas, thoughts or feelings between individuals or groups. Pine Mountain Lake Association strives to excel at communication and there are many ways that you can receive information from us. If you log onto our website under My PML you will find Communication Settings. You can subscribe to what information you would like to receive. Having additional information is always better than not enough!

Areas of communication notifications are as follows:

PML News and Notifications

PML Amenities

The Grill at Pine Mountain Lake

WHY ISN'T MY GATE CARD WORKING?

One reason a gate card could fail would be that the moment you approach the gate, it could very well be "rebooting itself". All of our gates are computerized and will boot up and down throughout the day. If this happens, wait a few

seconds and try the gate again. If you continue to have trouble, we ask that you drive back to the Main Gate and try your card there. If your card works at the Main Gate, proceed with caution and continue on your day. This simply means it was a gate issue, and not your card. If your card continues to not work, please come into the Administration Office to see Shari and I, and we will run a test on your card. Gate cards are proximity cards that have wires running through the card, once a card is bent, melted or cracked, the card will no longer work for you. If any of these scenarios ring true for you, please do not hesitate to bring it by the office and we will check it out for you.

August tells us that we are on the tail end of summer and often brings hot days, and the anticipation of autumn. Many memories old and new contribute to who we are and how we see ourselves. We hope you've had an amazing summer!

Easing into fall...

Angela 🐾

THE HOOF PRINT

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

AUGUST AT THE BARN

It's hard to believe August is already here. Summer always seems to fly by, and before we know it, kids will be heading back to school and everyone will be settling into their fall routines. Even though school is starting back up, the barn doesn't slow down. Lessons, trail rides, boarding, and time spent with our horses will all continue through the season. We know schedules get busy this time of year, but there's something special about coming out to the barn after a long day. Whether you're taking a lesson, going for a ride, or simply spending time with your

horse, it's a great way to unwind and enjoy these last weeks of summer.

With the warm August temperatures, it's also important to keep our horses happy and healthy. Hydration is key, so always make sure your horse has access to plenty of clean, fresh water. Fly season is still in full swing, and keeping flies under control goes a long way in keeping horses comfortable.

Here at the PML Equestrian Center, we're fortunate to have an automatic fly spray misting system installed throughout both barns, including every stall and aisleway. This year we're using a natural-based fly spray, and we've been very pleased with

the results. Our horses also wear fly masks during daytime turnout to help protect their eyes and ears from insects. Behind the scenes, our staff works hard to keep the facility clean, with manure and compost hauled away regularly to help reduce fly breeding areas.

If you've been looking for a unique place to celebrate, don't forget that the Equestrian Center is available for birthday parties and private events! Our lawn area provides a beautiful setting for family gatherings, and our horse-themed birthday party packages continue to be a favorite. Whether you're planning a cowboy or cowgirl party or simply looking for a scenic

outdoor venue, we'd love to help make your event special.

As always, thank you to our boarders, lesson families, volunteers, and visitors for making the Equestrian Center such a wonderful community. We appreciate your continued support and wish all of our students a successful start to the new school year. We look forward to seeing everyone around the barn this August!

Kendra Brown
Equestrian Center
13309 Clifton Way
Office: **1-209-962-8667**
stables@pinemountainlake.com
website: **pmlequestriancenter.com** 🐾

DIANNE McDERMOTT for PML



I am honored to run for a seat on the Pine Mountain Lake Association Board of Directors. For the last nine months, I have been serving as an appointed board member, completing Brian Watson's term. I am "up to speed" on how our association works, the regulations that govern us, and what it takes to be a Board member.

As a native Californian and a resident of Pine Mountain Lake for the past six years, I care deeply about this community, and the people who live, vacation, and invest here. My husband, a retired firefighter, and I chose PML for its natural beauty, strong sense of community, and shared commitment to preserving what makes this place special. My parents had a cabin here and I grew up appreciating the beauty of the area. Now with two grown children and a lifetime of public service, I am ready to contribute my experience, steady temperament, and strong fiscal background to the Board.

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

Analysis courses at two community colleges, further strengthening my ability to understand and explain financial matters clearly and thoughtfully.

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

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

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

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

Please visit me on Facebook at Dianne McDermott for PML Board.

Dianne McDermott for PML Board

"Effective Leadership for PML"

My Commitment to YOU:

- Fiscal Responsibility
 - Spend cautiously, monitor expenses, maintain our investments
 - Plan for the future; support and improve our amenities
- Objectivity and Integrity
 - Apply rules fairly and objectively
 - Represent the interests of *all* homeowners
- Teamwork
 - Work collaboratively with Board and HOA staff to create a positive experience for everyone

My Qualifications:

- Retired Bank executive
- Expertise in financial controls and budgeting.
- Current PML Board member (appointed Sept. 2025)
- Serving on PML Budget & Finance Committee
- Experience on Hayward HOA and Planning Commission
- Hayward "Volunteer of the Year"
- PML resident since 2000



Questions? Contact me at dmcder44@gmail.com
Follow me on Facebook: "Dianne McDermott for PML board"



Buying or Selling?

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djkraftsells@gmail.com

DRE # 02110007

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PMLN 0826 Offer Expires 09/15/26

PMLA COMMUNITY SAFETY & EMERGENCY PREPAREDNESS COMMITTEE

BOB ASQUITH

WILDFIRE PREPAREDNESS: PROTECTING YOUR HOME FROM WIND-BORN EMBERS

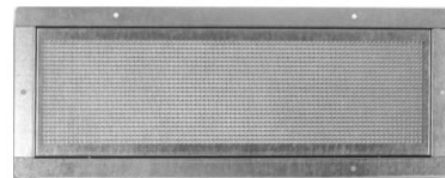
When we think of wildfires, we often picture large walls of flames moving toward homes. While direct flames are certainly dangerous, many homes are not lost because the fire front reaches the structure. In many cases, homes ignite from wind-borne embers that can travel far ahead of the main fire, a mile or more.

These embers can land on roofs, collect in gutters, enter attic or crawl space vents, or settle near combustible materials around the home. Once embers find a vulnerable area, they can ignite leaves, debris, wood fencing, patio furniture, mulch, or other flammable materials. This is why home hardening is such an important part of wildfire preparedness.

One of the most effective steps homeowners can take is upgrading to ember-resistant vents. Standard vents can allow embers to enter attics, crawl spaces, garages, and other enclosed areas. Ember-resistant vents are designed to help block ember intrusion while still allowing the ventilation your home needs.

A licensed contractor can help evaluate your current vents, measure the correct sizes, recommend appropriate products, and complete the installation. There are multiple approved and highly rated vent options available, and the right choice will depend on your home's construction, vent locations, and local requirements.

Homeowners may also be eligible for insurance discounts or credits after completing certain wildfire-hardening improvements, including the installation of ember-resistant vents. Because requirements vary by carrier, it is a good idea to contact your insurance provider before or after installation to ask what documentation may be needed.



Examples of ember-resistant vent vendors include:

Brandguard Vents
Vulcan Vents
Fire Shield

Taking these steps now can help reduce your home's vulnerability and may provide added peace of mind for you and your neighbors.

Please email comments to:
SafetyComm@pinemountainlake.com

The Pine Mountain Lake Community Safety & Emergency Preparedness Committee is a standing committee authorized by the PMLA Board of Directors to inform its decision making and promote its mission. The Committee meets every month.

Join Our Committee Meeting:
Members may attend our committee meetings.

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

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

Wildfire Preparedness Workshop – Your safety committee partnered with Groveland CERT to bring members up to date in the latest preparations they should make. Speakers included the Tuolumne County (TC) Sheriff office, TC Animal Control, TC Office of Emergency Services, Red Cross, and CAL FIRE.

Neighborhood Watch – This committee wants to bring more portions of Pine Mountain Lake into this valuable program. We are working with the Tuolumne County Sheriff's Department to get this initiated.

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

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

- Know Your 9-1-1 Address (Hint-First responders do NOT use Unit/Lot)
- Be Visible from Both Directions (Hint-sign perpendicular to road)
- Be Visible in the Dark (Hint-Reflect to protect)
- Use Large Numbers
- Located Near the Road
- Post Twice on Long or Shared Driveways
- Uncover the Numbers (Hint-trim away vegetation)

- Shared Mailbox Area & Your Driveway (Hint-Make clear the way to your home)
- Buy or Make Your Signs (Hint-Order the best signs on the PML Website)

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

✓ **Speeding** – Looking for solutions to calm PML traffic.

✓ **Roadway and Intersection markings** – Speed limits and Evacuation routes

✓ **Updates** to PML Safety and Emergency documentation

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

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

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

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

WHO SHOULD RECEIVE THESE ALERTS?

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

Emergency Evacuation—These maps are approved and ready to use. Maps show the routes out of PML and the major evacuation routes away from Groveland. Additional emergency information is found at

<https://www.pinemountainlake.com/emergency-information-and-resources/>

Evac Maps are on the PMLA website. Download & print your copy.

<https://www.pinemountainlake.com/wp-content/uploads/2023/03/PML-Evacuation-Maps.pdf>

Please email comments to: SafetyComm@pinemountainlake.com 📧

WHY PINE MOUNTAIN LAKE SHOULD BECOME A DARK SKIES COMMUNITY

BOB ASQUITH

Have you noticed how few stars we can now see from our own community? Many of us remember looking up on clear evenings and being amazed by a sky filled with countless stars, the Milky Way stretching overhead, and the occasional shooting star. Today, much of that natural wonder has been hidden by unnecessary artificial light. The good news is that, by working together, we have the opportunity to reverse this trend and become a recognized Dark Skies Community.

A Dark Skies Community is not about switching off all the lights or making our streets less safe. It is about using the right light, in the right place, at the right time. Simple improvements, such as installing fully shielded, downward-facing lights, using warmer-colored LED bulbs, and turning off unnecessary lighting overnight, can significantly reduce light pollution while maintaining safety and security.

The benefits are far-reaching. Reducing wasted light lowers electricity consumption, saving money for households, businesses, and community while reducing carbon emissions. It is a practical step towards meeting environmental goals and making our community more sustainable.

Our local wildlife would also benefit. Bats, owls, hedgehogs, moths, and many other species depend on natural darkness to feed, navigate, and reproduce. Excessive lighting disrupts these natural behaviors, while darker nights help restore healthier habitats and improve biodiversity across our countryside.

There are important benefits for people too. Exposure to excessive artificial light



at night can interfere with our natural sleep patterns, whereas darker evenings encourage healthier routines and a greater appreciation of the natural world. Imagine families gathering in their gardens to watch a meteor shower, children learning about the constellations from their teachers, or local astronomy groups hosting community stargazing evenings. These shared experiences strengthen community spirit and reconnect us with the beauty of the night sky.

Achieving Dark Skies Community status would also raise the profile of our community. Visitors interested in astronomy, photography, walking, and nature are increasingly seeking destinations where they can experience truly dark skies. This could provide a welcome boost for local cafés, pubs, accommodation providers, and other businesses, supporting our local economy while promoting responsible tourism.

Protecting our dark skies is about preserving a precious natural heritage that belongs to everyone. With thoughtful lighting and the support of residents, businesses, and the community council, we can create a safer, greener, and more beautiful environment. By acting now, we can ensure that future generations will once again be able to look up from our community and marvel at a sky full of stars—a legacy that will benefit both our community and the natural world for many years to come. 🌌

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ALL PMLA HOMEOWNERS EMAIL OPT-IN PROGRAM

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

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

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

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

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

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

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

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

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

Mail form below to:

Pine Mountain Lake Association

19228 Pine Mountain Drive • Groveland, CA 95321



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

PMLA Account Number: _____ Unit/Lot #: _____

Name: _____ Phone #: _____

Address: _____

Email Address: _____

Signature: _____



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COMMUNITY ORGANIZATIONS

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

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

FRIENDS OF THE GROVELAND LIBRARY

Michele Roberts – 1.209.962.4327

HELPING HANDS THRIFT STORE & FURNITURE BARN

Patti Beaulieu – 1.209.962.7402

SOUTHERN TUOLUMNE COUNTY HISTORICAL SOCIETY (STCHS)

Harriet Codeglia – 1.415.516.1852

SOUTHSIDE COMMUNITY CONNECTIONS

Nancy Reggio - 1-209-962-7303

VILLAGE ON THE HILL

1.209.962.6906 or info@villageonthehill.org

ARTIFICIAL LIGHT AT NIGHT

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

The annoying noxious activity of ALAN. Not ALAN the person but acronym ALAN which stands for Artificial Light At Night. ALAN is a hot topic of many dark sky enthusiasts as well as the reason we receive that early morning call from the neighbor whose sleep pattern has been disrupted from the glare of the over lighted cabin across the lake. This party ready illumined yard might look great on Instagram but the excessive **light pollution** has several adverse effects.

Light Pollution is the excess or inappropriate artificial light outdoors. Light pollution occurs in three ways: glare, light trespass, and skyglow.

Outdoor lighting is often necessary for a productive modern society, nonetheless the widespread use of artificial light has substantially altered the natural pattern of darkness and obscured our view of the natural night sky. Light scattered through the atmosphere brightens the night sky, making stars and planets impossible to see due to the reduced contrast. Light pollution also prevents the human eye from fully dark-adapting and reaching its maximum sensitivity. Sometimes, the more light there is at night, the less we can see. Light pollution also disrupts ecosystems, wastes energy, increases impacts of climate change and can have adverse health effects in humans.

Here are some helpful tips to help light the walking path without polluting our night skies or lighting up the neighbor's bedroom window.

Just remember "The right light, in the right place, for the right time".

- Use the correct amount and color of light: Employ the minimum brightness necessary and choose warm-white or amber lights over blue-white light.
- Light only where needed: Shield lights to ensure they are directed downward, not outward or upward.

- Only light when needed: Use timers or motion sensors for outdoor lights.

The goal is to minimize glare, reduce light trespass, and reduce light pollution. Remember also that ALL exterior lighting must be approved by the Environmental Control Committee (ECC), so while planning your lighting project ensure that you choose lighting that...

- Avoid glare
- Avoid over-lighting
- Utilize dimmers, sensors, timers and other appropriate lighting controls.
- Minimize short wavelength 'bluish' light in the nighttime environment.

The ECC has also provided us with some helpful resources concerning acceptable lighting in the PMLA, ECC Rules, Guidelines and Construction

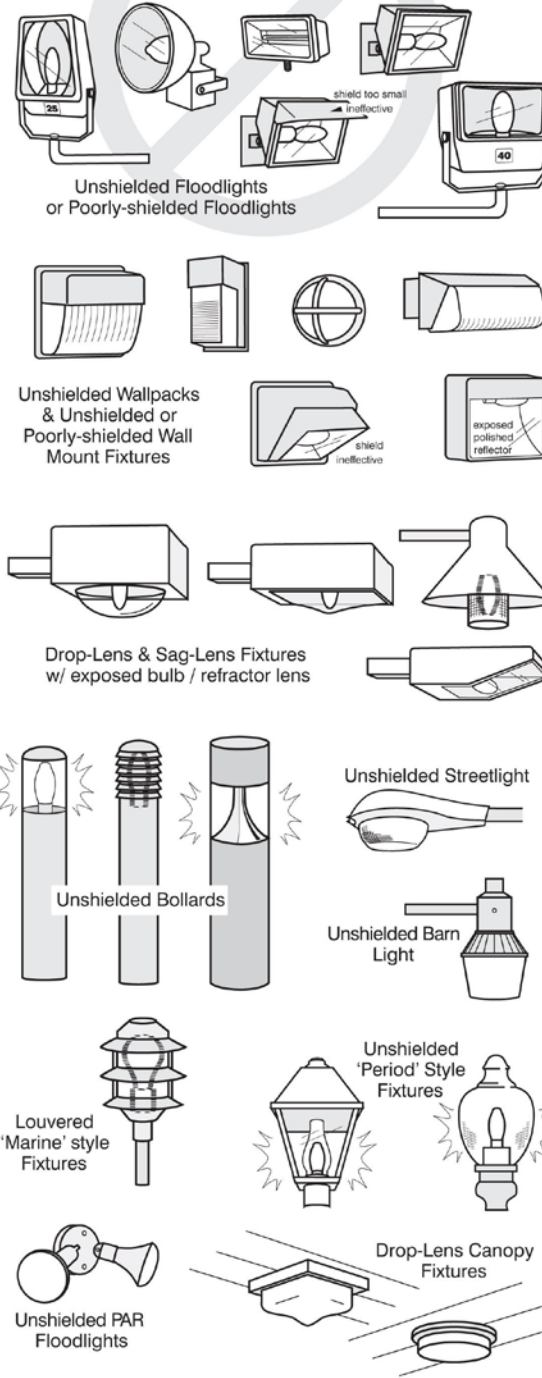
Standard that are accessible on the Pine Mountain Lake web page at <https://www.pinemountainlake.com/ecc-committee/>

Let's work together to shield, dim and reduce the lights. "The right light, in the

Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



right place, for the right time". Not only will this make the lighting more effective and could result in an overall cost savings too.

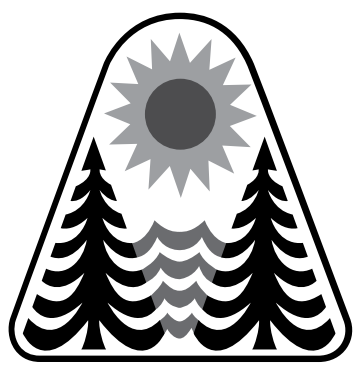
As always, if you have any questions, please feel free to reach out to me at 1 (209)

962-1241 or communitystandards@pinemountainlake.com. I am happy to help you navigate these dark sky guidelines so you can reduce the impact of ALAN while still maintaining its benefit. 🌙

**PROPOSED ADOPTION
OF NEW RESOLUTION –
PINE MOUNTAIN LAKE
ASSOCIATION
MEMBERSHIP LIST POLICY
AND PROCEDURES**

In accordance with Pine Mountain Lakes’ CC&Rs, Article III, Section 7 (a) (ii)-Association Policies & Association Rules, the Board of Directors has approved a first reading for the proposed new resolution as shown below: The resolution will be published for 30 days in the PML News to give members the opportunity to provide feedback to the Board prior to adoption.

The purpose of this resolution is to establish a policy defining the policies and procedures for requesting to inspect or copy the Association’s membership list.



Resolution # _____
Adopted: _____, 2026

**PINE MOUNTAIN LAKE ASSOCIATION
MEMBERSHIP LIST POLICY AND PROCEDURES**

SUBJECT: Adoption of Pine Mountain Lake Association policy regarding the dissemination of the Association’s membership list to members for use for a proper purpose

PURPOSE: To establish a policy defining the policies and procedures for requesting to inspect or copy the Association’s membership list

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

EFFECTIVE
DATE: _____, 2026

WHEREAS, from time to time the Association receives a request for a copy of the names and addresses of PMLA members ["membership list"];

WHEREAS, the board recognizes a membership list can be used for proper purposes [those relating to the requesting person's interest as a member of our Association] or for improper purposes [including the sale of the list or use of commercial purposes] and wishes to adopt a policy and procedure that protects the Association but accommodates legitimate interest in the list;

WHEREAS, Association members can opt-out of the disclosure of their contact information in accordance with Corporations Code § 8330(c);

THEREFORE, BE IT RESOLVED, that the board of directors adopts the following:

Membership List Policy;

Member Contact Information

The Association keeps a record of its members, with their names and addresses as legally required. Members must, on an annual basis, provide their contact information to the Association in accordance with the law. The information is used for sending notices and disclosures to members and goes into forming a membership list. The Association, in turn, annually provides written notice to the membership of their obligation to provide the following information:

- The address or addresses to which notices from the association are to be delivered.
- An alternate or secondary address to which notices from the association are to be delivered.
- The name and address of a legal representative who can be contacted during the owner’s extended absence.
- Whether the members property (separate interest) is owner-occupied, rented out, or vacant.

If an owner fails to provide contact information, the property address in the development is deemed the address to which notices are delivered.

Right to Review & Copy. Members can inspect and copy the association's membership list. A membership list is defined to include a member's name, property address, mailing address, and email address but not including information for members who have opted out in accordance with Civil Code § 5220.

Telephone Numbers. The right to a membership list does not include the right to phone numbers. The membership list only includes members' names, property addresses, mailing addresses, and email addresses.

Email Addresses. By law, members' email addresses, which are officially made available to an association, must be added to the membership list information. With the steady increase in junk email, identity theft, malware, and hacking, most owners do not want their email addresses made public without their permission. Fortunately, the Davis-Stirling Act allows members to opt out of the membership list (see below).

Opting Out of the Membership List

Association members retain the right to opt out of disclosure of their contact information and addresses when a copy of the membership list is requested by another member.

A member of the association may opt out of the sharing of that member's name, property address, email address and mailing address by notifying the association in writing that the member prefers to be contacted via the alternative process described in the Corporations Code. This opt-out shall remain in effect until changed by the member.

Alternative Methods for Contact. Opting out does not mean owners are immune from contact with other members. The statute that allows opting out also provides that the association must provide an alternative means for contacting members.

If the Request is deemed to be for a proper purpose, the contact information for those members who have opted out of the membership list shall not be provided, but the Response shall give the Member an alternative reasonably calculated to achieve, within a reasonable time period, the purpose[s] for which the request for the list was made ("Reasonable Alternative"). This Reasonable Alternative can include an agreement whereby PMLA mails to each member in good standing a copy of whatever information is sought to be distributed ("Information") by the Member subject to the following conditions:

The Member and author(s) of the Information are completely and solely responsible for the contents of the Information and will be required to defend and indemnify PMLA and its directors and employees from claims arising out of the distribution of the Information;

The Association shall mail the Information to all members in good standing of PMLA who have chosen to opt out of the membership list;

The Member shall pay all out-of-pocket expenses incurred by PMLA to distribute the Information including without limitation, photocopying, mailing, envelope costs, etc. but the Member shall not be required to pay for up to 2 hours of "staff time" spent by one PMLA employee as part of the distribution process. PMLA shall estimate the cost, of mailing the Information which sum shall be tendered by the Member ("Deposit") before the Information is mailed. The Association shall provide to the Member an accounting of all sums received and spent in connection with distribution of the Information;

The Information shall be distributed by bulk mail or first-class mail, at the option of the requesting member or at PMLA's option if the Member does not specify;

Other Alternative. PMLA Applies the Labels. Members who want to mail a letter to opt-out members can deliver their letter to the association in sealed envelopes with postage already applied. The association will then apply mailing labels from the list of opt-out members to the envelopes and drop them in the mail;

The Information shall be mailed within five (5) business days of its receipt or receipt of the required Deposit unless the nature of the information makes it obvious that distribution must occur sooner. In any event, PMLA shall have no duty to mail the Information until it receives the Deposit and it shall not be required to distribute the information for at least twenty-four (24) hours after receipt absent a health or safety emergency.

All of the above defense and indemnification requirements apply. PMLA will not "censor" or edit the contents of the Information. It urges all members to communicate in a respectful and productive manner and without personal attacks on any individual or group.

Producing the List

Upon receipt of a request ("Request") for a list of PMLA members from a PMLA member in good standing ("Member"), the General Manager or his or her designee shall promptly review the Request and determine whether or not it seeks the list for a "Proper Purpose." A Proper Purpose is one that relates to the member's interest in the operations and affairs of the Pine Mountain Lake Association, which could include a desire to express views contrary to those of Association directors or its board.

If the General Manager determines that the Request is for a Proper Purpose. He or she will process the request in accordance with current procedures. In the event the Request is denied, the Response shall, with reasonable specificity, cite the reasons therefore including the basis upon which the Request was determined to be for an improper purpose. The Response shall include a copy of this Resolution.

Copying Costs. The Association will bill the requesting member for the direct and actual cost of copying the membership list in accordance with the current fee schedule. The Association will inform the member of the costs before copying the requested documents. The member will be required to pay the fee for the cost to produce the list prior to receiving a copy of the membership list.

Upon written request, members can inspect the membership list during normal business hours of the Association. Members are required to contact the PMLA Administration Office to schedule a time in advance of inspecting the membership list.

Purpose of the Request. The member requesting the list shall state the purpose for the request, which purpose shall be reasonably related to the requester's interest as a member. For example, a member cannot request the list, so he/she can solicit real estate listings. If the Association reasonably believes that the information in the list will be used for another purpose, it may deny the member access to the list.

Mailing Labels & Delinquent Owners. Members do not have the right to demand that the association print the membership list as mailing labels, or in a format that can be used to produce a mailing list, nor do they have the right to demand that delinquent owners be identified on the list.

Corporate Asset

A membership list is a corporate asset. Without the consent of the PMLA board, the membership list may not be:

- Used for any commercial purpose or purpose in competition with the corporation.
- Sold to or purchased by any person.
- Used for any reason not authorized by the PMLA board or in conflict with the law or PMLA governing documents.

Penalty for Misuse. Any person who misuses the PMLA membership list is liable for any damage caused by its misuse, including punitive damages for fraudulent or malicious misuse.

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #02.07.

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.

Respectfully submitted,

Dania Schaffer, Board Secretary

JP- __/ __/25



WHO TO CALL: HANDLING SUMMER RENTAL ISSUES IN REAL TIME

ASHLEY MCCLEARY – COMMUNITY STANDARDS SPECIALIST 1

Summer is in full swing. Pine Mountain Lake is buzzing with visitors. While short-term rentals boost our local economy, they also bring unique neighborhood challenges. Many guests do not know the rules that keep our community safe, clean, and quiet. As property owners, you play a critical role in bridging this gap.

REAL-TIME ISSUE RESOLUTION

Our goal is to resolve neighborhood

concerns quickly without unnecessary middle-men. The Community Standards team allows neighbors, guests, and renters to report issues directly. When a report is filed, the property owner or manager is notified in real-time to fix the problem immediately.

WHAT TO DO WHEN ISSUES ARISE

If you need to report a violation or follow up on an ongoing issue at a neighboring property, please contact us.

Please have the full address (or unit/lot number) and specific details about the concern ready when you call.

• During Business Hours

- Contact: Ashley McCleary, Community Standards Specialist 1
- Phone: **1 (209) 962-1245**
- Email: rcc@pinemountainlake.com
- Hours: Monday–Friday, 8:00 AM – 4:30 PM (Closed 12:00 PM – 1:00 PM)

• After Hours & Weekends

- Contact: Department of Safety
- Phone: **1 (209) 962-8615**
- Hours: Available 24/7 for on-the-spot responses

Thank you for your continued partnership in keeping Pine Mountain Lake a wonderful place to live and visit! 🌲

ATTENTION NEW PML MEMBERS!

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

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

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

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

Here you will find:

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

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

And **MUCH MORE!**



PROPANE DISCOUNT PROGRAM

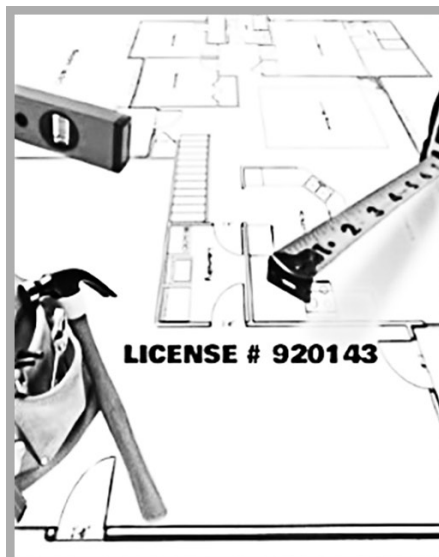
Suburban Propane – As the preferred provider of PML we are happy to provide an exclusive members only program to all residents.

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For more than four decades, Pine Mountain Lake Realty has helped buyers and sellers achieve their real estate goals throughout Groveland, Pine Mountain Lake, and the Sierra foothills.

With over 100 years of combined local experience, our team provides trusted guidance, expert market knowledge, and personalized service every step of the way.

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About Me

I was raised here and understand the unique fire risks our community faces. My agency has options to help you get **better coverage** than the **California FAIR Plan**, even for homes in high fire-risk areas. **Let's protect** your greatest asset—your home!

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\$320,000 MLS# 41135797



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2-96 13163 Jackson Mill Dr.
*\$488,000 MLS# 41138129

*PRICE CORRECTION

The correct Listing Price for 13163 Jackson Mill Drive, MLS #41138129, is \$488,000. The price of \$448,000 published in the July issue was incorrect. We apologize for the error.

Lot
4-128 20158 Pine Mountain Dr.
Lakeside Property 3/4 Acre
\$85,000 MLS# 41104702

Lot
2-283 19364 Ferretti Rd,
Beautiful Views! 0.26 Acre
\$10,000 MLS# 41131616



Lynn Bonander
GRI REALTOR®
Cell 209-484-7156
www.pmlr.com
DRE# 00683485



NEED A NOTARY?

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Shari L. Pingree

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SEPTEMBER 5**

8AM-1PM

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PARK, GROVELAND**



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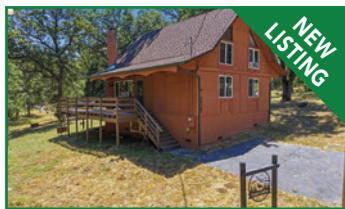
NEW LISTING

12728 Mt. Jefferson U5 L98 \$499k Golf Course Property/ 13th tee, SglLvl, 3B/ 2Ba, 2c, RV/Boat parking, 2 blks from Dunn Ct beach, Rmdl Kitch/Baths, Granite ctrs, Space for Lrg gatherings, Hot Tub, Hrdwd flr, Wdburn Frpl, Huge deck, Awesome Views!



NEW LISTING

12998 Jackson Mill U7 L94 \$310k 2B/1BA Rustic Country Charm decor, Move-in ready successful AIRBNB, newer roof, vaulted ceiling knotty wood open beam ceiling, Lrg windows, dual pane windows, wdburn fireplace, granite counters, SS appl, updated bathrm, Lrg covered porch patio.



NEW LISTING

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



NEW LISTING

12312 Tower Peak Ct., U13 L369 \$354k Adorable & Spacious w/ Picturesque Views! Near Marina, cul-de-sac, move-in ready, sngl lvl 2b 2ba 2c, successful Airbnb, turnkey, beau vault knotty clngs & wood styl flrs, spac kitch w/granite ctrs, wdburn frpl, lrg private back deck w/gorgeous views!



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



PENDING

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



PENDING

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



SOLD

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



SOLD

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



SOLD

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

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GROVELAND ROTARY FLEA MARKET SCHEDULE

AUGUST 1, 2026

SEPTEMBER 5, 2026

OCTOBER 3, 2026 (WEATHER PERMITTING)

LOCATION: UMB BANK PARKING LOT

EXHIBITORS SET UP 7:00 AM

SALES START 8:00 AM UNTIL 1 PM

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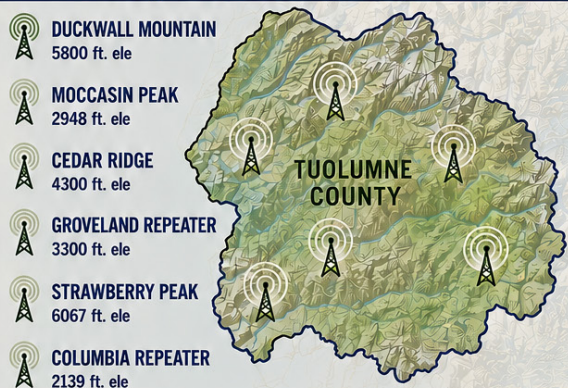
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- Communicate with neighbors,
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- Report smoke or fire
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Rotary Club of Groveland

Savage Diggins MC



PROUDLY INVITE YOU TO THE 2026



Shrimp Fest

SATURDAY, AUGUST 22, 2026

Louisiana Style Shrimp and Sausage

with all the Trimmings

Bar opens 4:30pm ... Family Style Table

service Dinner 5:30pm

Mary Laveroni Park

\$45 For Adults ... \$50 at the Gate

\$15 for children ages 10 and under

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PML BUSINESS CONNECT

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Are you a contractor, service provider, or vendor working in Pine Mountain Lake?
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- ✓ Be visible to thousands of PML homeowners
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- ✓ Help members find trusted local services
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- ✓ Create your listing in just a few minutes

LISTINGS ARE FREE — FOR A LIMITED TIME
No cost to join through January 1, 2027

HOW TO JOIN
Scan the QR code
Visit: pinemountainlake.com/connect

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

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Have a safe and fun summer!



FREE Tire Disposal

August 1st - 31st, 2026



Big Oak Flat/Groveland Tire Amnesty Event

Groveland Transfer Station
Every Wednesday and Saturday in August
No Appointment Necessary
10700 Merrell Rd., Groveland

- ✓ **9*** Waste Tires per vehicle, per trip maximum
- ✓ NO commercial or business tires
- ✓ Tires diameter must be less than 40"
- ✓ Tires on rims are NOT accepted

Funding for this program is limited. Tuolumne County reserves the right to stop accepting tires for free disposal at any time, with or without notice.

*California law prohibits transport of more than nine (9) tires at any time.

Sponsored by Tuolumne County Public Works Department,
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Funded by a grant from the Department of Resources, Recycling and Recovery (CalRecycle)



For additional information, please contact:

**Tuolumne County
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Solid Waste Division
(209) 533-5588**

or

**Moore Bros.
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2026 HOUSEHOLD HAZARDOUS WASTE COLLECTION DAYS



Sonora Area

Saturday, May 16

9:00 am - 1:00 pm

Event Location:
Cal Sierra Recycling Center
14959 Camage Ave.

For Appointment Call
After April 15, 2022 -24/7
1-800-811-2435

Big Oak Flat/Groveland Area

Saturday, August 22

9:00 am - 1:00 pm

Event Location:
Take Hwy 120 to Big Oak Flat.
Take Catholic Cemetery Rd. &
Follow the Signs

No Appointment Required
for Groveland Event

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Thinners, Wood
preservatives,
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fluid,
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preventatives,
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drain
cleaners,
Mothballs,
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aerosol cans,
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Household cleaners,
Nail polish remover,
Shoe polish

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Follow these simple steps:

1. Keep waste in original container
2. Do not mix material
3. Prevent leakage or spills
(Place container in tub or box and surround with paper or kitty litter)
4. Transport wastes in trunk or secured in bed of truck

Restrictions:

- No containers larger than 5 gallons
- Limit toxic items to 15 gals. or 125 lbs. per trip (California State Law)

We do not accept:

- Ammunition or explosives
- Asbestos, tires, or medical waste
- Radioactive waste
- Marine flares
- Non-hazardous wastes or regular trash

For **Small Business Hazardous Waste** or any other questions please contact
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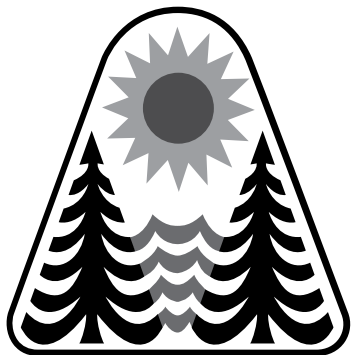
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**PROPOSED ADOPTION
OF NEW RESOLUTION –
PINE MOUNTAIN LAKE
ASSOCIATION
BULLETIN BOARD &
COMMUNITY POSTING
POLICY RESOLUTION**

In accordance with Pine Mountain Lakes' CC&Rs, Article III, Section 7 (a) (ii)-Association Policies & Association Rules, the Board of Directors has approved a first reading for the proposed new resolution as shown below: The resolution will be published for 30 days in the PML News to give members the opportunity to provide feedback to the Board prior to adoption.

The purpose of this resolution is to establish uniform standards governing the use of Pine Mountain Lake Association bulletin boards, electronic bulletin boards, and other Association-controlled posting locations for official notices, community information, organizational announcements, and approved advertising while preserving limited posting space for Association communications.



Resolution #: _____
Adopted: _____, 2026

**PINE MOUNTAIN LAKE ASSOCIATION
BULLETIN BOARD & COMMUNITY POSTING POLICY RESOLUTION**

SUBJECT:

Adoption of the Pine Mountain Lake Association Bulletin Board & Community Posting Policy.

PURPOSE:

To establish uniform standards governing the use of Pine Mountain Lake Association bulletin boards, electronic bulletin boards, and other Association-controlled posting locations for official notices, community information, organizational announcements, and approved advertising while preserving limited posting space for Association communications.

AUTHORITY:

The Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, Bylaws of the Pine Mountain Lake Association, the Davis-Stirling Common Interest Development Act (California Civil Code §§4000 et seq.), and the Board of Directors' authority to regulate Association property and communications.

EFFECTIVE DATE:

_____, 2026

WHEREAS, The Pine Mountain Lake Association maintains physical and electronic bulletin boards to communicate information to Members, residents, guests, and the public;

WHEREAS, The Association's bulletin boards are intended primarily to communicate Association business, community activities, and information beneficial to the membership;

WHEREAS, The available posting space is limited and requires consistent standards to ensure fair and orderly use;

WHEREAS, The Board of Directors finds that a formal policy promotes fairness, consistency, and effective communication while protecting Association resources;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby adopts the following Bulletin Board & Community Posting Policy.

1. Purpose

Association bulletin boards, including electronic bulletin boards operated by the Association, are intended to provide timely information regarding Association business, community activities, and other approved announcements consistent with this policy.

2. Scope

This policy applies to all Association-owned bulletin boards, electronic bulletin boards located at Association facilities, future electronic display systems designated by the Association, and Association-managed posting locations.

3. Meeting Notices

Advertisements or notices announcing the time and location of meetings may be posted no earlier than twenty (20) days prior to the scheduled event unless otherwise authorized by the General Manager.

4. General Informational Notices

Informational notices may remain posted for a maximum of thirty (30) consecutive days. Expired notices may be removed without notice.

5. Recognized Association Organizations

Recognized PMLA-sponsored clubs, committees, organizations, and officially sanctioned community groups may utilize Association bulletin boards, including the Main Gate electronic bulletin board, subject to available space and administrative procedures.

6. Association Departments

Association departments and amenities may utilize Association bulletin boards and electronic displays for official Association business.

7. Prohibited Advertising

Property owner business advertisements, commercial advertising, third-party commercial promotions, and solicitation for private financial gain are prohibited unless specifically authorized by the Board of Directors.

8. Outside Events

Advertisements or announcements for events not sponsored by the Association may only be posted with prior written approval of the General Manager or designee.

9. Election Materials

Campaign materials relating to PMLA or GCSD elections may only be posted with prior authorization of the Board of Directors.

10. Main Bulletin Board Restrictions

Printed paper notices shall not be attached to or displayed on the Main Gate electronic bulletin board or any electronic display system.

11. Space Allocation

No organization, club, committee, or outside group shall occupy more than one-fourth (1/4) of the available posting space unless specifically authorized by the General Manager.

12. Priority of Association Communications

Official Association notices shall take precedence over all other postings and may displace other materials when necessary.

13. Administrative Authority

The General Manager shall administer this policy and may approve or deny postings, remove unauthorized materials, establish posting procedures, and designate responsible staff.

14. Enforcement

Any posting made in violation of this policy may be removed immediately. Repeated violations may result in suspension of posting privileges or other action deemed appropriate by the Association.

15. Policy Review

The Board of Directors shall periodically review this policy and may amend it as necessary.

Rescission of Prior Resolution

With adoption of this Resolution, the Board of Directors hereby rescinds Resolution No. 85.07.

The adoption of this Resolution also supersedes any portion of any prior resolution, rule, guideline, or policy that conflicts with this Resolution until formally updated.

The Association Board of Directors reserves the right to amend, revise, suspend, or rescind this Resolution at any time.

Respectfully submitted,

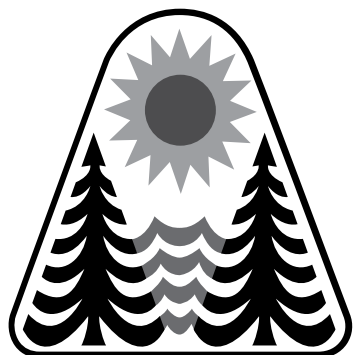
Dania Schaffer
Board Secretary



**PROPOSED ADOPTION
OF NEW RESOLUTION –
PINE MOUNTAIN LAKE
ASSOCIATION
POLICY REGARDING
ENGAGEMENT OF LAW
FIRMS AND INTERFACING
WITH LEGAL COUNSEL**

In accordance with Pine Mountain Lakes' CC&Rs, Article III, Section 7 (a) (ii)-Association Policies & Association Rules, the Board of Directors has approved a first reading for the proposed new resolution as shown below: The resolution will be published for 30 days in the PML News to give members the opportunity to provide feedback to the Board prior to adoption.

The purpose of this resolution is to establish a policy delineating when and how the Board of Directors and General Manager will engage law firms and attorneys and delegation of operational authority to interface and communicate with same in carrying out responsibilities related to the legal representation of the Association.



Resolution _____
Adopted: _____, 2026

**PINE MOUNTAIN LAKE ASSOCIATION
POLICY REGARDING ENGAGEMENT OF LAW FIRMS
AND INTERFACING WITH LEGAL COUNSEL**

SUBJECT: Adoption of Association policy regarding the engagement of law firms and attorneys and authorization of management to interface with same

PURPOSE: To establish a policy delineating when and how the Board of Directors and General Manager will engage law firms and attorneys and delegation of operational authority to interface and communicate with same in carrying out responsibilities related to the legal representation of the Association

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

EFFECTIVE
DATE: _____, 2026

WHEREAS, the Board of Directors has determined that preservation of attorney/client confidentiality is necessary; and

WHEREAS, the Pine Mountain Lake Association has found it necessary from time to time, to consult with various attorneys and law firms regarding legal issues affecting the Association; and

WHEREAS, the Association's routine business necessitates establishment of an ongoing attorney/client relationship with one firm as the Association's general counsel; and

WHEREAS, it is important to control legal expenses and to maximize the efficiency and cost effectiveness of legal services provided to the Association;

WHEREAS, information in Association legal files concerning threatened or pending litigation is confidential and accessible only by the General Manager and current Board of Directors,

NOW THEREFORE BE IT RESOLVED, that the Association adopts the Policies and Procedures concerning interfacing between the Association and its legal counsel which are attached to this resolution as Exhibit "A".

**EXHIBIT A
POLICIES AND PROCEDURES CONCERNING REGARDING ENGAGEMENT OF LAW FIRMS
AND INTERFACING WITH LEGAL COUNSEL**

1. Except as otherwise provided in these policies and procedures, the services of the Association's general counsel or other attorneys or law firms should not be engaged on behalf of the Association without prior authorization of the Board of Directors.
2. Any Director or the General Manager may recommend to the Board of Directors that the advice of legal counsel be obtained if that Director or General Manager believes that the Board or management will be aided in the proper discharge of their duties if the advice of legal counsel is first obtained.

3. The requirement of prior Board approval of the engagement of a lawyer or law firm to render services on behalf of the Association shall not apply in the following situations:
- (i) When the contact by the General Manager is with the Association's general counsel or special counsel appointed by the Association's insurance carrier and the purpose of the call or communication relates to routine business of the Association or pending litigation or contract development or negotiations that the attorney is handling on the Association's behalf;
 - (ii) Situation in which either the President or the General Manager determines that the delays associated with the requirement of prior Board approval may seriously compromise the Association's position or the best interests of its membership, as a whole, with respect to threatened or pending litigation. Under either circumstance described in this section in which it is necessary to engage the services of legal counsel without prior Board approval, the President or General Manager (depending on whom is contacting the attorney) shall disclose to the Board the substance of the communication or other contact with the attorney and explain why the contact was made without Board approval. This shall be done promptly and as reasonable as possible, but no later than 72 hours.
4. If notification of a member of the Board is done in writing and the substance of the communication is considered confidential and subject to the protection of the attorney client privilege, the notification shall be clearly marked as CONFIDENTIAL. Any oral notification shall be made in the context of a Board meeting and may be made in Executive Session when necessary and appropriate to the extent permitted by the law.
5. Board approval for the engagement of legal counsel in connection with a particular matter of issue shall thereafter apply to all services subsequently rendered which arise out of or are reasonably related to the approved engagement, unless the Board otherwise directs. When the Board requests a legal opinion, the request will be made in writing and all responses by the attorney will be prefaced by the question asked.
6. Communications between counsel and the General Manager or any Director shall be provided to all Directors unless the action or dispute involves a Director and protection of the attorney-client privilege merits the exclusion of the involved Directors from access to the communication.
7. Whenever legal services are required which are likely to involve more than a single demand letter of legal opinion, such as the filing and prosecution of litigation on behalf of the Association or the drafting of legal contracts or other documents, the General Manager shall endeavor to obtain an estimate from the attorney who is engaged to render the services of the likely legal expenses that will be incurred. The General Manager will then communicate that estimate to the Board at its next meeting.
8. In the case of litigation, legal counsel will be asked to provide the General Manager with a written status report concerning the litigation at 30-day intervals, who will then provide a status report to the Board of Directors.
9. In order to ensure the confidentiality of communications between the Association and its attorneys, a separate file or files shall be established and maintained by the General Manager for all correspondence between the Association and its legal counsel. In the event that the Association is involved in litigation, separate litigation files will be established and maintained for each case.
10. In order to protect and maintain the privileged nature of communications between the Association and its attorneys, no Director, manager or Association employee shall divulge any written or oral advice received from Association's attorneys without prior approval of the Board of Directors in consultation with legal counsel.

Respectfully submitted,

Dania Schaffer, Board Secretary

JP__/__/2026

MAINTENANCE 360°

ROB ABBOTT – MAINTENANCE SUPERINTENDENT

With the Fourth of July holiday behind us, we can once again turn our full attention to maintenance activities and ongoing improvement projects throughout the community.

GOLF COURSE HIGHLIGHTS

The golf course continues to be in outstanding condition and received high praise following last month's Motherlode Invitational, as well as several outside tournaments. These events are valuable opportunities to showcase our facility, as visiting golfers often share their experiences and course conditions with fellow players back home. Ed and his staff continue to do an exceptional job maintaining the course.

In early June, we experienced a minor billbug infestation, primarily in the fairways and a few tee areas. Thanks to a preventative treatment applied earlier in the spring and careful monitoring throughout the season, the impact was minimal. Billbugs typically cause the greatest turf damage from mid-June through late July, although they can continue feeding throughout the summer. Young larvae initially hollow out grass stems, causing discoloration, before moving into the crown and thatch layer as they mature. As feeding progresses, turf begins to appear stressed and dry, with small brown patches developing. Left untreated, billbugs can consume the root system, resulting in significant turf loss.

By identifying affected areas early, we were able to treat them with an appropriate insecticide before widespread damage occurred. The few locations that experienced more severe activity were overseeded and have recovered well.

Our greens fertility program, which utilizes liquid fertilizer applications every two weeks, continues to produce excellent results. This season we have also implemented a greens maintenance program consisting of weekly light sand topdressing and bi-weekly verticutting, a

practice highly recommended by USGA Agronomist Brian Whitlark during one of his site visits.

Sand topdressing plays a critical role in reducing surface moisture while diluting thatch and organic matter. Given our approximately eight-month growing season, the goal is to apply roughly 25 cubic feet of sand per 1,000 square feet annually (approximately 2,500 pounds per 1,000 square feet). While a significant portion of this sand is incorporated during spring and fall aeration, the remainder is applied through light, frequent topdressing throughout the growing season.

The purpose of the verticutting program is not to cut into the soil, but to lightly trim horizontal leaf growth and thin the *Poa annua* canopy. Combined with regular topdressing, this helps produce smoother, firmer, and faster putting surfaces while promoting healthier turf.

MAINTENANCE HIGHLIGHTS

Maintaining and improving our community's common areas remains the primary focus of the Maintenance Department. Responsibilities include landscaping, repairs to walkways, railings, roads, and woodland areas; upkeep of amenities; lighting, plumbing, painting, and structural repairs; entry gate maintenance; lake and pond management; beach facilities; ball courts; the equestrian center; and the many other assets that make our community unique.

A well-maintained community enhances the Association's appearance, protects property values, and improves the overall experience for members and their guests. Despite another busy summer season and the significant increase in visitors enjoying our facilities, the Maintenance staff has done an outstanding job keeping our amenities open, safe, and operating smoothly. Their dedication and hard work continue to make a noticeable difference throughout the community. 🐾

SUMMER FUN IS IN FULL SWING AT PML

MELODY WISDOM – RECREATION AND SEASONAL OPERATIONS MANAGER



Pine Mountain Lake's Independence Day celebration brought the community together for a full day of patriotic fun. Families enjoyed balloon twisting, face painting, a bubble station, costumed characters, boat parade, and delicious food.

A special highlight was Lizzie Cander's live performance of the National Anthem, accompanied by a patriotic fireworks sequence. Thank you to our staff, volunteers, vendors, and emergency personnel who worked tirelessly to make the celebration possible. We are also grateful to everyone who attended and helped make Pine Mountain Lake's Semiquincentennial celebration one to remember.

Even though the Fourth of July celebration has passed, summer fun is still going strong at Pine Mountain Lake.

There are plenty of ways to enjoy the season with family and friends.

Stop by the Marina for a delicious soft-serve ice cream, or rent a family pedal cruiser and explore the lake together. If the lake is not quite your style, spend the day cooling off at the Swim Center. You can also grab your paddle or racket and enjoy a game of pickleball or tennis at our newly renovated Tennis/Pickleball Courts.

For another outdoor adventure, visit the Equestrian Center and enjoy a scenic trail ride. For more information or to make a reservation, call **1-209-962-8667**.

There is still plenty of summer left, so make the most of it and enjoy everything PML has to offer!

For more information, please contact Melody Wisdom at **1-209-962-8604**. 🐾

ROOFBB

AUDREY PROUSE

Of Course We Can Help! We are honored to be part of a very special fundraising event. On August 5th from 5:00PM–9:00 PM, Around the Horn Brewery will host **“Madison's Backyard Benefit Bash”** and ROOFBB is proud to volunteer by hosting games, raffles, and a silent auction.

This event will help support the Borges family during an incredibly difficult time. Their daughter, Madison, is courageously battling cancer and undergoing intensive treatment. While nothing can ease what they're facing, this fundraiser is an opportunity for our community to come together and provide meaningful financial support while surrounding the family with love and encouragement. We hope you'll join us for an evening of great food, fun, and community—all for a wonderful cause. Please read more about the event and help us support the Borges family.

Purchase dinner tickets here:

<https://www.eventbrite.com/e/madisons-backyard-benefit-bash-tickets-1993028294279?aff=ebdsoporgprofile>

Stars, Stripes, & Steals! SAVE THE DATE: We are excited to announce that planning is underway for ROOFBB Rummage Sale on **Saturday, Sept. 5th** down at Mary Laveroni Park, starting at 8am. Look for additional information on social media posts and when flyers are distributed throughout Groveland.



Contact Hannah McCandless (270-401-2032) or Nicole Nowak (510-590-6559) for information regarding donations (you donate—we sell everything as our fundraiser).

Are You Ready For Some Football? Monday Night Football is Back! We are happy to announce ROOFBB ladies will be hosting MNF on **October 19th** at The Lake Lodge. Mark your calendars now and come cheer on the 49ers as they take on The Commanders. Details to follow in the upcoming weeks.

Want to learn more about ROOFBB? Follow us on Instagram, Facebook, and Nextdoor. Looking for a volunteer opportunity that's both fun and fulfilling? ROOFBB is the place for you! We also welcome direct donations to support our cause.

Thank you for being part of our community and helping us make a difference!

DONATE



CONTACT US! charity@roofbb.org

FOLLOW US! Facebook, Instagram, NextDoor @roofbbcharity 📍

www.PineMountainLake.com

PML LAKE SWIM RESULTS!

VIRGINIA RICHMOND



Fastest lake swimmers: Sierra Geringer (3) Sophia Pietkiewicz (1), Emily Bice (2)

Congratulations to the 33 intrepid swimmers who completed the 2026 Lake Swim from Dunn Court to the Marina Beach, organized by Friends of the Lake. Some swam for speed and many people did it just for the personal challenge. It's one-third of a mile and it's not easy! Many thanks to the PML boat patrol and our kayak safety line of Dora and Dennis Hockett for keeping everyone safe.

First place at 7:08 was Sophia Pietkiewicz from Fremont, visiting her PML relatives. Sophia was on the swim team and played water polo in school; she's now on a masters team in Oakland. Sophia came in second last year, but this year she took first place.

Right behind her was Emily Bice at 7:12. This is her first time doing the PML Lake swim and she did great. Emily lives in Turlock where she's on her high school swim team; she loves visiting her grandparents at PML.

Third place went to Sierra Geringer at 7:13. Sierra is from San Jose and is entering her senior year of high school where she is on the swim and polo teams. This is her second time coming



Bill Bent gives last minute instructions as the swimmer get ready to start

in the top three in the lake swim.

The three fastest swimmer received prizes, and everyone received a certificate recognizing their achievement. Congratulations to all!

Special thanks to Friends of the Lake event organizers Bill Bent, Karen Hopkins and Mike Gustafson, and Michele and Dave Roberts who timed the race.

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. 📧

SAVE THE DATE!

COMMUNITY AIRPORT DAY: OCTOBER 3

VIRGINIA RICHMOND

Mark your calendars now! The P M L Aviation Association invites everyone to our annual Community



cars up close and tour a giant helicopter from the Merced County Sheriff's department.

This is a great opportunity to check out your local county

Airport Day on October 3 from 12:00 noon – 3:00pm at the Groveland-Yosemite Airport. This is a great fun and free way to visit your airport to see interesting aircraft and exciting flying exhibitions.

airport, see aircraft and vintage cars up close and meet local pilots. Refreshments will be available for your convenience. Admission is free. Bring a folding chair and a sun hat and have fun!

We're fortunate to have a local airport that provides not only a home for PML pilots, including those who commute by air to their jobs, but also provides a safe and secure location for medical evacuation services and a base for fire fighters and firefighting aircraft during emergencies. 🚒

Planned events include cool flying demonstrations, unusual aircraft, stunning formation flying, pilot skills contests, and some special aerial surprises! In between, guests can visit current and vintage planes and

COMMUNITY AIRPORT DAY

OCTOBER 3, 2026 • NOON – 3PM

GROVELAND-YOSEMITE AIRPORT



FORMATION FLIGHTS
RC PLANES • HELICOPTERS
FLYING SKILLS CONTESTS
SPECIAL AERO SURPRISES!
AIRPLANE/CAR DEMONSTRATIONS
AIRPLANES & CARS DISPLAY
REFRESHMENTS AVAILABLE

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Organized by PML Aviation Association

For more information, call (209) 962-7904

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If you wish to be
considered for committee
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or from the
Administration Office.

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

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

Needle Crafts

Barbara Klahn 1-209-916-5420

Pickleball Club

Tammy Talovich 1-209-605-7904

Pine Needlers Quilt Guild

Michele Roberts 1-209-962-4327

PML Ladies 18 Hole Golf Club

Laura Kramer 1-209-840-0129

PML Niners

Stacie Brown 1-209-962-7397

PML Pool Wellness Club

Vickie Schultz
pmlpoolclubpresident@gmail.com

PML Safe Streets Campaign

Leslie Dudley 1-209-962-4911

PML Shooting Club

Bill Kornele 1-415-933-7922

PML Waterski & Wakeboard

Dean Floyd 1-408-915-8848

www.pinemountainlakewaterskiclub.com/

Residents Club

Brad Nelson 1-209-996-0106

ROOFBB

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

Rotary Club of Groveland

Pete Stevenson 1-209-814-1382

Southern Tuolumne County Historical Society (STCHS)

Harriet Codeglia 1-415-516-1852

Southern Valley Srs. Golf Group

Rich Robenseifner 1-707-486-9115

PML ORGANIZED CLUBS

PML LADY NINERS

TAMMY TALOVICH

Quote of the month: *"All dreams are within reach. All you have to do is keep moving towards them."* Viola Davis

If you would like to learn more about becoming a member of the Lady Niner's contact Lindsey Lorant at lindseylorant@gmail.com. We play 9 holes on Tuesday mornings; it only takes a few hours and is a great opportunity to meet some awesome ladies! We have moved back to playing on Thursday's!

JUNE 4TH: We were invited to play with the 18 Holers! It was a great day! We played 18 holes of par 3's, scramble! Fun game!

1st place team: Cheryl Johnson and Elisa Hoppner

2nd place team: Helena McMillian and Mary Steinkamp

3rd place team: Laura Kramer and Debbie Torres

4th place team: Thelma Faux and Susan Dwyer

5th place team tie: Paula Parisi and Patty Douglass, Sally Wyre and Tammy Talovich

JUNE 11TH: We had 12 players and played Blind Holes (16, 17, 18)

1st place: Patty Nelson

2nd place: Deanie Martini

3rd place tie: Lindsey Lorant and

Tammy Talovich

4th place tie: Susan Dwyer, Linelle Marshall, Patricia Eshbaugh

Pars: #12,17 L. Lorant, #3,17 L. Marshall, #14,17 Barbara Lenorak, #17 D. Martini

Low Gross: Lindsey Lorant w/43, Deanie Martini w/52

Low Net: Patty Nelson w/ 32

Low Putts: Linelle Marshall and Deanie Martini w/17

JUNE 18TH: we had 12 players and played Individual Point Bogey

1st place: KC Lennen

2nd place: Patricia Eshbaugh

3rd place: Deanie Martini

4th place: Tammy Talovich

Pars: #13,14,15,16,17 L. Lorant, #11,15,16 KC Lennen, #10 B. Lenorak, #14 B. Connelly, D. Martini, P. Eshbaugh

Low gross: Lindsey Lorant w/40, Deanie Martini 3/46

Low net: Patricia Eshbaugh and KC Lennen w/31

JUNE 25TH: No organized golf because of Motherlode Tournament. Everyone's on their own!

CAPTAIN'S CORNER: TRUST THE MOTION, NOT THE MAGIC

Golf gets a whole lot easier when we stop searching for the "perfect swing"

and start trusting a repeatable motion. Consistency doesn't come from trying harder – it comes from simplifying what you ask your body to do. When your setup is steady, your rhythm is smooth, and your expectations stay realistic, your swing becomes something you can rely on instead of something you have to fix. One of the best ways to build that trust is through small, focused fundamentals. A balanced stance, a relaxed grip, and a steady tempo create a foundation that holds up under pressure. When you keep your triangle moving together and let the club fall naturally, your contact improves without forcing anything. The more you repeat these simple pieces, the more your swing starts to feel familiar – almost automatic. And remember, trust grows fastest when you practice with intention, not intensity. A few minutes of slow, mindful reps can do more for your game than an hour of rushed swings. Let your body learn the motion, let your rhythm settle in, and let the game feel fun again. Build trust in the simple things, and the rest of your game will follow. Above all else, "Have More Fun, Play Better Golf"!

Have fun on the course!

Lindsey PML Lady Niner's Captain 🏌️

PML ORGANIZED CLUBS

FRIENDS OF THE GROVELAND LIBRARY PAYS COUNTY

VIRGINIA RICHMOND

Did you know that Friends of the Groveland Library must raise \$10,000 each year to pay Tuolumne County for our fifth day of library services? The county pays for only four days. In the photo, FOGL treasurer Harriet

Codeglia, delivers our check to County library operations supervisor, Anita Simpson.

We thank our members, donors, and Book Nook patrons for helping raise the necessary funds to keep our library open five days a week. 🙏



LABOR DAY BBQ

PATRICIA GIBSON

TO BENEFIT SOUTHERN
TUOLUMNE COUNTY
HISTORICAL SOCIETY



maintains historical collections and properties, and provides community space for the Groveland Library, the Friends of the Library, the Book Nook, and local organizations.

Staffed entirely by volunteers, STCHS relies on memberships,

donations, and fundraising events to maintain its programs and facilities.

The Society is also seeking quality donations for its silent auction. Businesses and individuals interested in contributing items are encouraged to contact STCHS. As a registered 501(c)(3) nonprofit organization, the Society can provide receipts for in-kind donations.

Advance tickets are available through the museum office, with discounted pricing offered through Aug. 26, 2026. Tickets will also be available at the gate on the day of the event.

For more information, to volunteer, or to donate a silent auction item, contact Patricia Gibson at **209-962-0300** or **PatG.STCHS@gmail.com**.

Thank you for your support. We look forward to seeing you at this year's Labor Day BBQ! 🍷

The Southern Tuolumne County Historical Society (STCHS) will host its annual Labor Day BBQ Fundraiser on Sunday, Sept. 6, from 4 to 7 p.m. at PML Stables.

This family-friendly event will feature a country barbecue dinner with a choice of tri-tip or hot dog, served with salad, rolls, and dessert. Live music will be provided by Sequoia Tree-O. Guests can also enjoy a silent auction, bake sale, and a variety of activities for all ages.

Children's games will be hosted by local 4-H members, while Groveland Librarian Barbara Connelly will lead family activities, including a tug-of-war and watermelon-eating contest. Joanne Prieto will provide line dancing instruction throughout the evening.

The fundraiser is one of the Historical Society's two major annual events and helps support its mission of preserving the history and heritage of Southern Tuolumne County. STCHS operates the local museum,

SOUTHERN TUOLUMNE COUNTY HISTORICAL SOCIETY (STCHS) NEWS

HARRIET CODEGLIA – STCHS PRESIDENT

The year 2026 is the 25th anniversary of our museum.

After more than a decade of dedicated organization and fundraising and community support, the Museum opened its doors in May 2001. To honor this achievement and all those who gave so much to realize their dream, STCHS celebrated its Silver Anniversary with a community event on June 13, 2026. The local County Supervisor Steve Grier presented a commemorative resolution passed by the Board of Supervisors. Other speakers from the Museum's past shared their memories of STCHS. Guests could view a new video ("From Dream to Reality") that tells the story of the Museum's origins, of the amazing fundraising efforts that built our building. There were snacks and cake, banjo music, new exhibits (both inside and out), and other activities for the entire family. Over a hundred folks came to celebrate with us, including several of the "originals". Steven Anker spoke about his father Wally who founded STCHS with other local citizens and Ken Yager (Founder of the Yosemite Climbing Museum) spoke about his involvement 25 years ago.



STCHS invites all to our monthly speaker program, held the first Friday of each month at the Groveland Community Resilience Center. The programs are free and topics range from area history, wildlife, and Yosemite ranger presentations. All programs are recorded and available for viewing on the museum YouTube channel. Our next speaker August 7 is Dave Douglass, presenting his wonderful local wildlife photography.

We would like to expand our Board and our list of volunteers. Contact Harriet Codeglia at **hcodeglia@gmail.com** if you have any questions.

Our next big event is the Labor Day BBQ, held at the Pine Mountain Lake Equestrian Center September 6. 🍷

PML ORGANIZED CLUBS

PINE MOUNTAIN GARDEN CLUB

LINDA NEUSCHWANDER

July was HOT but the PM garden club has been even hotter! Our busy band of plant people have not stopped for a minute since our very successful neighborhood plant sale and now continues to make available at the jail garden various member-grown plants for purchase! Check it out! Donations for the plant that catches your eye on the table in front of the jail can be dropped into our black donation box

there. Your generosity has enabled us to pay for several much needed projects, so thank you- thank you thank you! I personally must say how very much I appreciate being a part of our PM Garden club as I stand in awe of the energy our members expend as well as the horticulture know-how they increase in with every event. And we have such a good time as well! (the quality snacks we share do play a part!). Yes, and talk about congenial

community involvement! honestly, I see their little green fingerprints all over Groveland and Big Oak Flat. From helping neighbors maintain the hanging baskets and beautiful planters spilling over with lush, colorful seasonal flowers all along our streets and enhancing our businesses, to helping create the new patriotic mural in front of Around Brewery on Highway 120.

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. 🍷

PML LADIES 18 HOLE GOLF CLUB

THELMA FAUX

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

JUNE 11, 2026 CRY BABY – THROW OUT TWO WORSE HOLES

First Place: Cheryl Johnson - 47
Second, Third and Fourth - Place: Tied – Thelma Faux, Sally Wrye, Jodi Awai - 50
Fifth Place: Anne Clark - 52
Sixth Place: Tied – Nancy Johnson, Linda Sarratt - 54

JUNE 18, 2026 RAZZLE DAZZLE

Four Players Tied for 1st
Second Place: Sara Hancock, Thelma Faux - 72
Third Place: Paula Parisi, Helena McMillian

JUNE 24, 2026 INDIVIDUAL POINT BOGEY

Four Players Tied for 1st – Jane Reynolds, Pricilla Park, Tari Skelley,

Cindy Holloway

KNOW THE RULES

Let's take a look at the outcomes for **hitting your ball with a practice swing on different areas** of the golf course:

- **On the Tee:** When you are playing a ball from the teeing area, the ball is not in play until a stroke is made at it. This means that when your ball is teed or on the ground in the teeing area and you make a practice swing that accidentally strikes and moves the ball, you have not made a stroke or moved a ball in play. The Rules allow you to simply re-tee that same ball or another ball **without penalty**. Note that there is also no penalty if this occurs when playing again from the teeing area after starting the hole (such as after hitting a ball out of bounds or hitting a tee shot that strikes a tree and ricochets back within the teeing area). This is covered under [Rule 6.2b\(5\) and 6.2b\(6\)](#). Please note that the "teeing area" does not include the entire tee box. **It only includes the two club-**

length-deep area measured from the tees you are playing.

- **On the Putting Green:** Just as in the teeing area, the Rules are lenient if this occurs on the putting green. If you strike and move your ball with a practice swing on the putting green (or accidentally cause your ball to move in any other way), you can simply **replace your ball on its original spot without penalty** and play on. This is covered under [Rule 13.1d\(1\)](#).
- **Anywhere Else:** This category would include a ball that lies in a bunker, a penalty area, or anywhere in the general area (defined as anywhere on the golf course that is not the teeing area, the putting green, a bunker or a penalty area). When your ball lies in any of these areas, it is already in play. If you then take a practice swing and cause your ball to move, you still have not made a stroke, but you will get a **one-stroke penalty for moving your ball**

in play. The ball must be replaced on its original spot. This is covered under [Rule 9.4](#). **If the player instead plays the ball from where it was moved to after their practice swing, it becomes a two-stroke penalty** (or a loss-of-hole penalty in match play) and the player may or may not be required to correct their mistake (see [Rule 14.7](#) for more information).

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**. 🏌️

PML ORGANIZED CLUBS

PML PICKLEBALL CLUB

PAM RODGERS



ELEVATE YOUR KITCHEN STRATEGY: THE SNEAKY 4TH-SHOT TARGET FOR FREE POINTS

From recreational parks to highly competitive clubs, the golden rule of pickleball is always the same: keep the ball at your opponents' feet. Forcing players to hit from their shoelaces is undeniably effective, but a subtle adjustment on your fourth shot can catch opponents off guard and earn you easy points.

Instead of aiming for the court at their feet, try aiming directly for their shins.

THE SETUP

We see this sequence play out in almost every game:

1. Your opponent serves from the baseline and stays back.
2. Your team delivers a deep return and takes control of the Non-Volley Zone line (commonly known as the kitchen line).
3. The opponent answers with a

third-shot drop and begins rushing forward toward the kitchen.

THE PROBLEM WITH THE FEET

When opponents rush the kitchen after a mediocre third-shot drop, your instinct is probably to push the ball straight down at their feet.

However, letting the ball bounce naturally slows it down. This extra

fraction of a second gives your opponent time to adjust, reset the ball with another soft drop, and neutralize your advantage.

WHY THE SHIN TARGET WORKS BETTER

If the incoming drop shot isn't flawless, take the ball out of the air. Instead of pushing it low to the ground, drive a fourth-shot volley straight at their shins while they are still in motion.

Forcing an opponent to hit a volley from below their knees—especially while

(Continued on next page)

PML BOAT PARADE WOWS

VIRGINIA RICHMOND

The PML boat parade on July 4, organized by Friends of the Lake, entertained participants and spectators alike. The theme this year was “Happy 250th Birthday, America” and everyone enjoyed an amazing array of colorful and creatively decorated boats.

First place in the electric boat category was won by Bob Brown and family with patriotic decorations.

Gas pontoon winners were Lisa Artacho and friends in an amazingly-detailed birthday cake adorned with historic flags and the Tim McKinley family who boat featured costumed characters from American history, Uncle Sam in a birthday cake, and even Mount Rushmore.

The winning ski boat was a combination of two boats helmed by the Slezak and Lackovic families hosting a flock of giant bald eagles.

As always, we’re impressed by the creativity and enthusiasm of our PML neighbors in the parade. Congratulations to all. Special thanks to Trudy Alt in the escort boat keeping everyone going in the right direction, our LA-based judges, and the PML boat patrol for keeping us safe.

The annual Independence Day boat parade is organized for the community by the Friends of the Lake Club. 🇺🇸



Lisa Artacho and friends in the giant birthday cake.



Bob Brown and family's decked out electric boat.



The Slezak and Lackovic families in the giant eagles' nests.



The McKinleys with historical figures and a flying eagle.

(Continued from previous page)

forward momentum carries them into the kitchen—is an incredibly awkward adjustment. Because they cannot let it bounce and lack the leverage to hit upward effectively, they will almost always make a mistake. They will typically dump the ball into the net, overcompensate and sail it long, or pop up a weak “sitter” that you can easily smash away.

By shifting your target from the ground to the shins, you strip away their reaction time and force an immediate



error. Give this sneaky placement a try next time you're holding the line!

THE BOTTOM LINE

While hitting down at an opponent's feet is a reliable foundation, allowing a weak third shot to bounce gives moving players a second chance to reset the point. By taking the ball out of the air and firing a volley directly at their shins, you exploit their forward momentum and lack of upward leverage, forcing an awkward, low-contact mistake that instantly closes out the rally.

COME OUT AND PLAY!

FOR MORE INFORMATION:

Current Play Times:

Winter Hours: M,W, F 10 AM - NOON

Summer Hours: 9-11 AM

*We tend to change the hours in line with the time change.

Check out: PlayTime Scheduler for Pickleball

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

For all other pickleball related questions call the Front Gate at **1.209.962-8615**. 🇺🇸

OLD WEST DAYS IS COMIN'!

CHRISTINA WILKINSON

DUST OFF YOUR BOOTS: OLD WEST DAYS IS ROLLING INTO GROVELAND THIS OCTOBER!

Saddle up, partners! The most anticipated weekend of the year is officially full steam ahead. Downtown Groveland and Mary Laveroni Park are transforming into a rip-roaring 1800s frontier settlement. Old West Days is riding into town on Saturday and Sunday, October 10–11, 2026, bringing a heavy dose of grit, glory, and good old-fashioned fun to the community.

The dedicated event committee, consisting of Dorothy Landrum, Les Miller, Barbara Rascoe, Bob Turney, and Christina Wilkinson, has been working overtime to corral an absolutely massive lineup of entertainment. From high-noon shootouts to smoky backyard barbecue wars, this weekend promises non-stop action for pioneers of all ages.

THE GOOD, BAD & UGLY BBQ SHOWDOWN: A HIGH-NOON CULINARY DUEL

If you think your grilling skills can outdraw the competition, it is time to prove your grit. This August, applications officially open for The Good, Bad & Ugly BBQ Showdown. But beware, trail bosses, this competition isn't for the faint of heart or the light of grill.

The Standoff: Only 10 teams of two earn a spot on the ledger, and slots are sure to disappear faster than a draw at high noon.

Day One (Saturday, Oct. 10): Teams face off in a brutal elimination round, preparing a rack of ribs and a side dish for a panel of judges.

Day Two (Sunday, Oct. 11): The field narrows to the top three teams. The final survivors must step back up to the fire for a definitive grill-off, where chicken takes center stage as the mandatory main meat.

The Bounty: The overall BBQ Champion takes home the ultimate bragging rights and a spectacular custom knife, hand-forged and donated by Black Widow Knives.

OUTLAWS, HONORS, AND ARCADE HONORS

Keep your eyes peeled as you wander through the festival grounds because historical chaos is bound to break out! Professional gunslingers take over the main stages on both days, performing live-action gunfighting re-enactments complete with dramatic skits, wild stunts, and loud, smoky shootouts.

If you prefer your competition a bit friendlier, head over to the old-fashioned arcade and carnival game area. Packed with vintage games and plenty of prizes, it is designed for big kids and little kids alike. The weekend also plays host to the highly anticipated Mr. & Mrs. Old West Days contest. The committee crowns a local married couple as the ultimate frontier pair. Not part of a duo? Don't worry! Separate crowns and prizes are awarded to individual singles (a top Cowboy and Cowgirl) and a young youth Cowboy and Cowgirl.

PAN FOR GOLD AT THE ARTISAN MARKETPLACE

The festival footprint doubles as a massive marketplace showcasing incredible local artisans and cottage creators. It's the perfect place to grab an authentic piece of Gold Country heritage.

Bob Price Ceramics: Bob is creating and selling official, limited-edition Old West Days mugs. Be sure to stop by early before these collector's items sell out!

The Gilbert Family & Out of the Woods: Browse stunning custom woodworks, including intricate laser-cut wooden ornaments and home goods crafted by David and Christina Wilkinson.

Ashley Lopez & Sweet P's Apothecary: Discover beautifully crafted handmade wooden toys and pens from Ashley, then pivot to luxurious tallow skincare products and relaxing bath soaks from Mary Garvey.

Green and Grounded & Custom Sodas: Add some life to your homestead with tropical pop-up plants and accessories from Troy Ford, and wash your food down with custom small-batch sodas and syrups from Samantha West.

When all that exploring leaves your stomach rumbling, a fleet of food vendors are

5TH SUN. CHRISTIAN HYMN SING IS AUG. 30

RETIRED PASTOR GINGER DUMARS

Everyone is most welcome to come & choose your favorite hymns to sing at First Baptist Church of Big Oak Flat (BOF) at 6:00 p.m. on Aug. 30. The church is at 11347 Wards Ferry Road, 2 blocks off Highway 120 in BOF. Call the church for more info. at 209-962 - 7038. Anita Millard will accompany us on the piano or keyboard. After an

hour of inspiring hymn singing & a couple prayers we'll enjoy a welcoming reception with delicious food, new & old friendships & reunions. Come & enjoy singing with a variety of Christians from all our local & other churches as we feel blessed by God's Love & Grace & Spirit together!

With Faith, Hope & Love

Retired Pastor Ginger DuMars 🙏

ready to lasso your appetite. Dig into plates from Rockit Tacos, Doggie Delights, Shaved Ice, and Lotsa Pasta. Plus, the local Rotary Club is on hand serving up ice-cold beer to keep the adults refreshed.

THE MINIATURE WESTERN TOWN: 100% PHILANTHROPIC REAL ESTATE

The true soul of Old West Days lies in its massive philanthropic mission. The event is 100% nonprofit, with all proceeds flowing back into community organizations, local non-profits, and families in need.

The crowning jewel of this charity drive is the construction of a Miniature Western Town right inside Mary Laveroni Park. Local groups and individuals have been stepping up to claim official "Land Certificates" to build 1/2-scale, historic-looking storefronts.

HOW THE LAND CLAIM VOTING WORKS

1. Buy voting tickets at the park (\$1 = 1 Vote).
2. Drop your ticket in your favorite building's box.
3. The building's chosen charity keeps 75% of funds!

Multiple "Land Claims" have already been staked out by organizations supporting fantastic causes, including The Little House, the Groveland Youth Center, and the Today is a New Day Women's Recovery Home in Greeley Hill. The committee is aiming for a bustling town of 20 miniature buildings, turning healthy community competition into vital local funding!

STAKE YOUR CLAIM: HOSTS, SPONSORS & VOLUNTEERS

This incredible shindig is brought to life by main hosts Turnkey Construction Management Institute (a proud 501(c)3 nonprofit) and the Women Veterans Alliance.

An event this grand takes a village, or in this case, a whole posse. The historical parade down Main Street is being coordinated and steered smoothly by the Groveland Community Services District (GCSD). Meanwhile, the festival's premier "Gold Strike" sponsor, Mechanics Bank, stepped up with a massive \$2,000 contribution to help kickstart the weekend, along with a hearty donation from Visit Tuolumne. Heartfelt thanks also go out to fellow community pillars: Sabre Design, Miller Bros. Automotive, and Trail Less Traveled.

WANT TO JOIN THE POSSE?

The committee is actively looking for helping hands! Volunteers are needed on Friday, October 9, to assist with assisting in setup, as well as throughout the weekend to act as arcade game attendants, token handlers, and ticket sellers.

To lock down a vendor booth, sign up as a corporate sponsor, register to volunteer, or simply find more information, ride on over to the official Old West Days website www.OldWestDays.org. Don't forget to tip your hat and follow the trail online at www.facebook.com/grovelandoldwestdays to catch live updates as the festival gets closer! 🙏

GRATEFUL FOR A GENEROUS COMMUNITY

PASTOR BOB KANDELS

The Groveland community is an incredibly generous and caring community. As the pastor of Gateway Community Church, I am deeply grateful for that spirit.

On Saturday, June 6, Gateway Community Church invited our entire community—from Buck Meadows to Greeley Hill, down to Big Oak Flat, throughout Pine Mountain Lake, and beyond—to a Community Barbecue. It was a wonderful day filled with games and prizes for the children, a pie-throwing contest (yes, yours truly, Pastor Bob, took a few pies to the face!), and plenty of grilled hamburgers, cheeseburgers, hot dogs, chips, and delicious homemade ice cream.

Our community came together for a day of fun, fellowship, and encouragement. It was truly a special occasion where neighbors and friends were able to sit together, smile, laugh, hug, and reconnect. Thank you to everyone who

made it a priority to join us and celebrate our wonderful mountain community.

This event would not have been possible without the generous support of our local businesses and community organizations. I would like to extend my heartfelt thanks to Mechanics Bank of Groveland for your generous donation, ROOFBB Charity for helping fund this event, and Helping Hands Thrift Store & Furniture Barn for your generous support. A special and delicious thank you goes to The Grove Mercantile for donating their scrumptious homemade ice cream, which was enjoyed by so many.

Thank you, Groveland, California, for once again demonstrating what makes this community so special. Your generosity, kindness, and willingness to come together continue to strengthen the bonds that make us more than neighbors—we are family.

In Christ's Service,

Pastor Bob Kandels

Gateway Community Church 📍

OUR COMMUNITY

GROVELAND CARES

PATTI BEAULIEU

Helping Hands Thrift Store's adjunct charity, GROVELAND CARES, will have a donation tin in the Thrift Store for the Madison Borges family. She is 20 months old and has brain cancer. She will be starting chemotherapy, and she is too young for radiation. Her father, Daniel, works for Pine Mountain Lake Association in the golf maintenance department, and the family also has a 4-year-old daughter, and Madison is a twin. They are currently staying at the Ronald McDonald House. Feel free to donate in the Thrift Store, or you can send a tax-deductible check to Helping Hands Thrift Store, PO Box 713, Groveland, CA 95321. Every cent we collect will go DIRECTLY to the family with no overhead. We've successfully assisted several other community members as well as fire victims with these collections. 📍

PINE CONE SINGERS: MAYBE TWO EVENTS?

BOB SWAN

So, when you read this, it's August and probably hot. Like you, Pine Cone Singers are just enjoying the summer, and waiting for September to begin rehearsals for our Holiday Concerts which will happen on December 11, 12, and 13.

However, this year we are also planning something else -- a variety show on Sunday, October 11, at the Lake Lodge. While several of our members plan to perform, we really would like a lot of community participation. We know

you're out there; we've done this in the past with memorable performances from folks in the neighborhood.

So, this is a casting call. Acts do not have to be (but can be) vocal music. Or music at all. If you've got a shtick that involves inflatable unicorns, give us a call. Of course, musical acts are also nice. We are hoping for a wide VARIETY of entertainment.

If you're interested in joining us on October 11, or if you have any questions at all, please contact Bob Swan at **408-398-4731**. 📍

OUR COMMUNITY

TENAYA PARENT ASSOCIATION ANNOUNCES FIFTEENTH ANNUAL "STUFF THE BUS" CAMPAIGN

WYNETTE HILTON

The Tenaya Parent Association launched the "Stuff the Bus" campaign fifteen years ago to help offset the impact of state budget cuts on classroom resources. Over the years, we have been overwhelmed by the generosity of our community. Last year alone, we collected over \$9,000 in school supplies and cash donations. With these contributions, the Tenaya Parent Association was able to purchase essential school supplies for every student at our school, easing the financial burden on families.

In partnership with the Big Oak Flat-Groveland Unified School District, we will be collecting school supplies and cash donations on **Saturday,**

August 1, from 8:00 AM to 12:00 PM at Mary Laveroni Park. Suggested school supplies include: pencils, binder paper, Sharpies, Crayola crayons, glue sticks, Crayola colored pencils, Crayola markers, binders, dry-erase markers, pocket folders, white glue, and highlighters. Many big-box stores offer significant discounts on school supplies at this time of year, making it a great opportunity to give.

As many of you know, I retired last June. However, this project remains so important to me that I have volunteered to lead it for another year. **You can make a difference in the life of a student!** For more information, please contact Wynette Hilton at **(209) 768-7115** or email **whilton@bofg.org**. 📍

A BEARY WONDERFUL DAY AT THE LITTLE HOUSE!

SAMANTHA WEST – TLH PROGRAM SUPERVISOR

A big thank you to everyone who joined us for our Teddy Bear Picnic at The Little House! We were thrilled to welcome twelve children and three babies for a morning filled with laughter, imagination, and fun.

Families gathered for a special story time, enjoyed a hearty picnic-style snack, and wrapped up the event by creating fun crafts to take home. Of course, the real stars of the day were the stuffed friends our young guests brought along. We saw everything from classic teddy bears to cuddly cats, and even one very memorable stuffed hamburger that brought smiles to everyone!

Events like these are a wonderful way to bring families together, create lasting memories, and introduce children to the welcoming community at The Little House.

Thank you to all the families who spent part of their day with us and helped make this event such a success. We loved seeing so many smiling faces and hope everyone had as much fun



as we did.

Be sure to follow Southside Community Connections to find out when our next family-friendly event will be held. We can't wait to make more memories with you! 🐻

OUR COMMUNITY

SOUTHSIDE COMMUNITY CONNECTIONS

NANCY REGGIO – EXECUTIVE DIRECTOR

FALL FUN IS COMING TO SOUTHSIDE COMMUNITY CONNECTIONS!

SAVE THE DATE SATURDAY, NOVEMBER 7, 2026 4PM-9PM

The long, sunny days of summer are here—but believe it or not, fall is just around the corner! One of the questions

we hear often at The Little House is, "Will there be a fall event this year?" Closely followed by, "What's the theme?"

I'm happy to say the answer is a resounding YES! There will be an event this year.

Southside Community Connections is busy planning another memorable Fall Gala, and our team is hard at work creating an evening filled with fun,

VOLUNTEER OF THE QUARTER SPOTLIGHT: SUE PETERSEN

BETH MARTIN – SENIOR TRANSPORTATION COORDINATOR

Southside Community Connections (SCC) is proud to honor Sue Petersen as our Volunteer of the Quarter, celebrating someone who has been part of the Wheels program since day one.

Wheels, SCC's volunteer driven transportation program, helps Groveland and Big Oak Flat residents get to medical appointments, errands, and other important destinations while providing something just as valuable — connection and companionship.

Sue and her husband, Kurt, became involved with Wheels after meeting its founders, Isobel and the late Alex Wiley at a neighbor's gathering in 2012. Alex was recruiting volunteers to help launch the program.

"Kurt was a scheduler, and I was a driver," Sue said. "We did it from the very beginning."

That spirit of helping others has continued ever since.

Sue and Kurt moved to Groveland full time from Pleasanton in 2010. Sue quickly became active in the community through volunteer work, including serving as a museum docent, volunteering at Helping Hands, and driving for Wheels.

Over the years, Sue has enjoyed hearing the stories of the people she drives, especially those who may not otherwise



have much social interaction. One recent rider even sent Sue a heartfelt text afterward, thanking her for making the experience feel comfortable and reassuring.

"You feel like you're doing something important and helpful," she said.

When she's not volunteering, Sue enjoys reading, working on jigsaw puzzles, and occasionally spending time on Pine Mountain Lake with Kurt on their pontoon boat.

Sue says many riders are deeply grateful for the Wheels program and the independence it provides. SCC is equally grateful for volunteers like Sue, whose kindness and dedication have helped keep Wheels rolling from the very start!

To learn more about Wheels or how to become a volunteer, call SCC at (209) 962-6952 Mon-Fri between 10 am and 2 pm or stop by The Little House at 11699 Merrell Rd. in Groveland. 🐻

laughter, and community spirit. So, save the date **Saturday, November 7, 2026, 4 PM-9PM**. We will be partying at the Groveland Resilience Center. Live entertainment, table games, bingo, dancing, food and drink will be had.

Be sure to watch our social media pages for sneak peeks, theme and menu updates, ticket sales information, and announcements. So, mark your calendars

and start looking forward to a wonderful evening with friends, neighbors, and our SCC family.

We can't wait to celebrate with you! If you have any questions or would like to learn more about the event or sponsorship opportunities, please call us at **209-962-7303**.

Looking forward to seeing you, Nancy 🐻

HELPING HANDS HAPPENINGS

PATTI BEAULIEU

Welcome to August, the last full month of Summer. Are we all asking 'where does the time go?' The years sure seem to fly by. We had a super summer and we're so pleased to welcome several new volunteers to our 'family'. In June we welcomed **Marianne Hochhaus, Jill Hesler, Stephanie Annatone, Rosmary Wilson and Dennis Sanfillipo**. These generous volunteers are spread out amongst each of our work areas, and this helps us out tremendously. So, if you're in the Store, the Barn or donating to the back and you see a new face, please be sure to welcome them. We know our regular donors and customers know most of us by now, so look for a few new faces in the Store and the Furniture Barn.

Our donations are coming in fast and furiously and are much appreciated. Please be sure whatever you donate is in good condition, working order and clean. Our sorting room staff takes care in only putting items and clothing in good or

better condition and it's disappointing to accept bags of items that have to be thrown away. If you wouldn't buy it or use it due to the condition, please dispose of it.

Please understand if we cannot accept your donation, it's probably due to the fact that we have more than we can possibly use and there are times that we have no place on the salesfloor or in our storage areas to keep things. Currently, we have more DVD's than we can possibly sell, so we are not accepting any at this time. You can always call to see if we are accepting particular items. ALWAYS call the Furniture Barn prior to loading up your items and bringing them. Again, because of space limitations we may have to turn your items away, so it's always best to check first.

Thanks so much for the support you have given our organization, by donating, purchasing or volunteering. Without this symbiotic relationship, we'd be unable to assist our community, teachers, students and organizations the way we have for the past 44 years - and we're still going strong!! 🙏

CHARLES HENRY STOLL

JUNE 6, 1941 – JUNE 4, 2026

Charles Henry Stoll, 84 passed away at his home in Groveland on June 4, 2026. Born on June 6, 1941 in Lincoln, IL, he graduated Mt. Pulaski High School in 1959. He went on to study engineering science at the University of Illinois graduating in 1964 with both bachelor and master degrees.

Charlie built successful careers at Sandia National Laboratories, military weapons division and G.E. Nuclear Power Plant giving him high security priority.

Charlie's many interests included fishing, duck hunting, golf, singing and entertaining. He was a member of the Pine Cone Singers for many years. His favorite "buddy" was Charlie McCarthy whom he brought to life at many community events. Charlie was such a "ham" and always the life of the party!

Charlie is survived by his wife Alice; a



brother & two nephews and their families and two step-children & their spouses.

A Celebration of Life was held on June 20th at Gateway Community Church. 🙏

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

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

MOORE BROS RECYCLING NOTICE

WE HAVE DROP-OFF RECYCLING!!

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

Acceptable materials include:

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

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

CARDBOARD BIN ACCEPTABLE MATERIALS INCLUDE:

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

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

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

BEFORE YOU BEGIN CONSTRUCTION ON YOUR LOT

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

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

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

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

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

VEHICLE USE:

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

PERSONAL CONDUCT:

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

WORK RELATED CONDUCT

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

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



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VACATION RENTAL OPTIONS FOR TRASH SERVICE

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

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

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

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

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

Maximum Occupancy for Rental Property

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

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

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

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

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19666 Cottonwood St **CHARMING MOUNTAIN CABIN** 2bd, 2ba, plus spacious bonus room on the lower level, currently a 3rd bdrm. Vaulted Knotty-pine ceiling in great room and free-standing wood burning stove. Side and back decks overlook the large usable yard. Recent updates: Vinyl dual-pane windows, sliding door, bathroom vanities, toilets & light fixtures. Most furniture negotiable. \$300,000 MLS#41139947



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



Lot 748 El Prado Rd, La Grange **A "SPECIAL COMMERCIAL"** designation, by Tuolumne County, this 3.1 acres is a unique opportunity to construct either a single-family residence or a retail establishment. Situated in the center of La Grange's commercial district, adjacent to a storage facility and nestled between Lake Don Pedro and Lake McClure. \$145,000 #41117824



ROB STONE
OWNER/REALTOR®
DRE #01025463



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TARA STONE
MANAGER/DPG
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CAPRICE KROW
PROP. MGR/LDP
DRE# 01179023



CORY STONE
PHOTOGRAPHER
VIDEOGRAPHER



RETAIL / OFFICE SPACE FOR LEASE

MOUNTAIN LEISURE CENTER

GROVELAND, CA



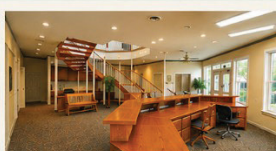
HIGH VISIBILITY LOCATION
ON HIGHWAY 120



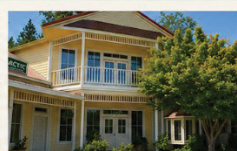
STEADY TRAFFIC
YEAR-ROUND



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FOR CUSTOMERS & TENANTS



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Join a vibrant mix of local businesses
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serving residents and Yosemite
visitors alike.

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Ideal for:

- Ⓞ Retail Shops
- Ⓞ Professional Offices
- Ⓞ Wellness & Personal Services
- Ⓞ Executive Suites
(utilities & internet included)
- Ⓞ And More!

SPACES AVAILABLE VARIOUS SIZES COMPETITIVE RATES

\$250 to \$950 per month



Let's grow together.

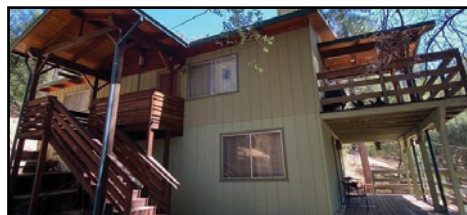


CONTACT US TODAY
to schedule a tour or
for more information!

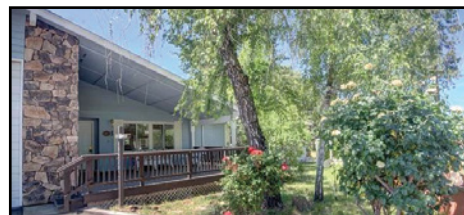


209-962-1111
18687 Main Street
Groveland, CA 95321
Yosemite Region Real Estate
DRE: 01964114

MOUNTAIN
LEISURE CENTER
GROVELAND, CA



20872 McKinley Way **LIL' OAK HILL** is a Chalet situated on a double-merged 0.74 acre on a cul-de-sac. Main living space on upper level. Knotty-Pine ceilings and a covered redwood deck. Downstairs bonus room with 2nd fireplace, bathroom, finished workshop and deck (could be 3rd bd). Finished & insulated 2-car detached garage, with wood stove and 3-phase electrical wiring. All furniture included. \$326,000 #41107241



22857 Rolling Woods Dr **ACTIVE SENIOR COMMUNITY** home on a corner lot, in the Yosemite Foothills. 2bd, den or 3rd bdrm, 2ba, 1620sf, and a 1248sf garage. Single level, vaulted ceiling, central H/A, fireplace, skylight. Master suite w/large cedar closet, garden tub, stall shower & dual sinks. Recent interior paint, new carpet, laminated plank flooring and new roof in 2021. Updated kitchen, gas cooktop and stainless appliances. Beautifully landscaped lot framed by fencing. \$218,900 #41135722

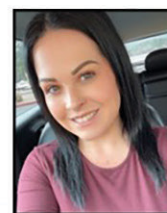


20747 Rising Hill Circle **CHARMING SINGLE-STORY**. Vaulted Knotty-Pine ceiling and a free-standing propane fireplace in living room. Large kitchen, stainless appliances and recent upgrades: Laminate flooring, int/ext paint, and a whole-house Generac® generator with automatic transfer switch. Central H/A, covered back deck, 2-car garage plus a carport. Furnishings negotiable. \$383,500 #41109806

FEATURED HOME



The **NUT HOUSE** is a cozy 1549sf home with five flat-screen tv's, Satellite & Roku, WiFi, Central H/A, a propane fireplace, washer/dryer, iron/board and hair dryers. Fully-equipped kitchen, range/oven, microwave, dishwasher, coffee maker, toaster, blender, rice cooker, wok & tea kettle. Game room in garage, with Pool Table & Ping Pong. Hot Tub, Exercise Bike, Board Games, Books and Small Tee-Pee for children. Propane BBQ & Fire-Pit. Sleeps 8. Note: Firewood & propane are not included but can be purchased at the local market.



Trisha Richardson
Guest Services



Keri Miller
Guest Services



Gabe Morford-Cheibub
General Manager

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

LOCAL NUMBER: (209) 962-4396
E-MAIL: realfun@yosemiteregionresorts.com

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- PROFESSIONAL DEPARTURE CLEANINGS
- 24-HR EMERGENCY ANSWERING SERVICE