

JULY  
2026  
EDITION

# PINE MOUNTAIN LAKE NEWS

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U.S. POSTAGE  
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ABS DIRECT

Change Service Requested

## INDEPENDENCE DAY FIREWORKS AT THE MARINA ON SATURDAY, JULY 4



**APPROVED  
RESOLUTION**  
SEE PAGE 30

**REMINDER**  
ALL PERSONAL FIREWORKS  
ARE **ILLEGAL** IN  
ALL OF  
TUOLUMNE COUNTY

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## ABOUT EACH OF THE PROGRAMS

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

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

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

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

## — NOTICE —

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

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

PMLA ADMINISTRATION OFFICE  
1-209-768-3998

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

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

### AD DESIGN and PROOFS

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

### SUBMISSION DEADLINES

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

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

# PINE MOUNTAIN LAKE ASSOCIATION

## 1.209.962.8600

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

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

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

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

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

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

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

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

**PMLA**-Publisher  
**DAVID WILKINSON**-Publishing Editor  
**SABRE DESIGN & PUBLISHING**  
 Design/layout  
**PINE MOUNTAIN LAKE NEWS**  
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 Tel: 1.209.962.0613  
**E-mail: PMLNews@SabreDesign.com**

# PINE MOUNTAIN LAKE ASSOCIATION

## 1.209.962.8600

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



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

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

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

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

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

**JULY 18, 2026**

**AUGUST 15, 2026**  
 (Annual Meeting)

**SEPTEMBER 26, 2026**  
 (4th Saturday of the Month)

**OCTOBER 17, 2026**  
 (Board Budget Meeting)

**NOVEMBER 21, 2026**

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

# PML SAFETY REPORT

	1st Qtr	APRIL	MAY	2nd Qtr	YTD
Guest Passes Issued	2,473	986	1,442	2,428	<b>4,901</b>
Vendor Passes Issued	1,246	474	552	1,026	<b>2,272</b>
Access Passes Issued	2,520	1,317	2,280	3,597	<b>6,117</b>
Vehicles Admitted	30,108	12,607	19,771	32,378	<b>62,486</b>
Vehicles Refused Entry	748	302	416	718	<b>1,466</b>
Phone Calls Received	5,937	2,338	2,737	5,075	<b>11,012</b>
Residential Alarm	4	3	2	5	<b>9</b>
Animal - Loose	23	14	10	24	<b>47</b>
Animal - Impounded	7	3	2	5	<b>12</b>
Animal - Dead/Injured	49	27	31	58	<b>107</b>
Animal - Disturbance	7	1	2	3	<b>10</b>
Patrol Assist	378	148	203	351	<b>729</b>
Public Assist	11	5	11	16	<b>27</b>
Welfare Check	4	1	4	5	<b>9</b>
Transport	15	2	2	4	<b>19</b>
Traffic Hazard	4	2	-	2	<b>6</b>
Traffic Control	1	-	-	-	<b>1</b>
Excessive Speed/Reckless Driving	3	1	4	5	<b>8</b>
Gate - Tamper	2	-	1	1	<b>3</b>
Gate - Follow Through	52	10	28	38	<b>90</b>
Gate - Malfunction	11	2	4	6	<b>17</b>
Gate - Struck by Vehicle	16	8	14	22	<b>38</b>
Control Burn Reported	180	57	56	113	<b>293</b>
Fire Safety - Smoke Complaint	3	-	1	1	<b>4</b>
Hazard - Tree Down	-	-	-	-	<b>-</b>
Residential Disturbance	-	-	-	-	<b>-</b>
Amenity Burglary	-	-	-	-	<b>-</b>
Residential Burglary	2	-	1	1	<b>3</b>
Grand Theft	-	-	-	-	<b>-</b>
Petty Theft	3	-	-	-	<b>3</b>
Trespassing	1	-	1	1	<b>2</b>
Vandalism	1	-	-	-	<b>1</b>
Property Damage - PML	3	-	-	-	<b>3</b>
Property Damage - Resident	1	-	-	-	<b>1</b>
PML Regs Violations Resident	-	-	-	-	<b>-</b>
PML Regs Violations Guest	-	-	-	-	<b>-</b>
Vehicle - Citation Issued	2	-	-	-	<b>2</b>
Vehicle - Accident PML	5	-	2	2	<b>7</b>
Patrolling Unit	4,630	1,489	1,439	2,928	<b>7,558</b>
Amenity Security Check	7,520	2,398	2,456	4,854	<b>12,374</b>
Residence Security Check	106	5	57	62	<b>168</b>
Weapon Violation	-	-	-	-	<b>-</b>
Fixed Post	5	-	5	5	<b>10</b>
Courtesy Notice Issued	17	9	18	27	<b>44</b>
All Other Fees Collected	\$141,125	\$73,877	\$123,253	\$197,130	<b>\$338,256</b>

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

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

Courtesy Notices	80
Notice of Non-Compliance	8
Final Notice of violation	3
Fines Assessed	3
Member Service	845

# PMLA PHONE/EMAIL DIRECTORY

## GENERAL MANAGER

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*gm@pinemountainlake.com*

## ASSISTANT GENERAL MANAGER

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## ADMINISTRATIVE ASSISTANT TO THE GENERAL MANAGER

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## E.C.C. ASSISTANT

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Plan Submittal, Compliance Fees

*ecc@pinemountainlake.com*

## MEMBER RELATIONS

**Shari Pingree - 1.209.962.8632**

Gate Cards, Address Changes, Webmaster,

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## COMMUNITY STANDARDS SPECIALIST I

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## MAIN GATE

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General Safety Inquiries, gate passes,

campground reservations

*campground@pinemountainlake.com*

*maingate@pinemountainlake.com*

## ACCOUNTING

### CONTROLLER

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Accounting Procedures

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## ACCOUNTANT

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## RECEIVABLE/COLLECTIONS/ASSESSMENTS

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## FIRE SAFETY INSPECTOR

**Amanda Birmingham - 1.209.990.5263**

*inspector@pinemountainlake.com*

## FIRE SAFETY INSPECTOR

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*firesafety@pinemountainlake.com*

## GOLF COURSE

### GOLF SHOP

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Golf Pro Shop/Golf Reservations

*golfshop@pinemountainlake.com*

## GOLF PRO

**Mike Cook - 1.209.962.8622**

*golfpro@pinemountainlake.com*

## THE GRILL AT PINE MOUNTAIN LAKE

### FOOD & BEVERAGE DIRECTOR

**1.209.962.8639**

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**Restaurant - 1.209.962.8638**

## OTHER PHONE NUMBERS

### EQUESTRIAN CENTER MANAGER

**Kendra Brown - 1.209.962.8667**

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**Dawn Pretzer - 1.209.962.8631**

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## PML SWIM CENTER

**Dorothy Landrum - 1.209.962.8634**

*pool@pinemountainlake.com*

## PML NEWS

**David Wilkinson - 1.209.962.0613**

Ad/Article Submissions

*PMLNews@SabreDesign.com*

# GENERAL MANAGER'S MESSAGE

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

## 2026 PMLA DIRECTORS ELECTION

The PMLA 2026 Election season is in full swing. One director seat will be open in August. We sent out the call for candidates notice and application by individual mail to all members on April 29th and the deadline for candidate applications to be received by the inspectors of election was June 1st. The pre-ballot notice was distributed and posted to let members know that they should let the Association know if their mailing address has changed, so that we can ensure that they receive their ballot.

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

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.

## GROVELAND COMMUNITY SERVICES DISTRICT FIRE FUNDING BALLOT MEASURE ELECTION DATE

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

The ballots have already gone out and we encourage all members to become informed prior to voting by attending the GCSD community meetings and asking questions. The public hearing and ballot tabulation is scheduled for July 8th at 9 a.m. at the Groveland Community Resilience Center located directly across from

the PMLA Ferretti Road entrance. For more information, please call GCSD directly at **1-209-962-7161**.

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

PG&E and their contractors continue to work on their powerline undergrounding, power pole hardening and replacement projects. Our team continues to work with the PG&E and their contractors to address concerns related to the projects.

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

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

## PMLA FIRST GARROTTE CREEK SEDIMENT REMOVAL PROJECT UPDATE

Last year the Association sought out project proposals from qualified consulting firms to assist with the planning, permitting and design to remove accumulated sediment from the Lake. After consideration of prohibitive full scale dredging project costs, the Board of Directors decided to conduct the project in phases by priority over a period of years starting

with First Garrotte Creek and Big Creek.

The Board of Directors selected the Moffatt and Nichol firm and in earlier this year, finalized an agreement for consulting services.

Moffatt and Nichol have completed the draft Preliminary Design which includes identifying how to make First Garrotte Creek and Big Creek navigable by establishing existing data, data gaps and assumptions.

The data and assumptions guiding the work so far are:

- Water Level data
- Bathymetry data
- Assumed design vessel length
- Assumed design vessel speed
- Assumed Design Low Water (DLW)

DLW is the lowest, applicable water level used as the basis of the design dredge depth. It is currently based on 100% exceedance water level for the recreational season. Basically, how far does dredging need to occur so that members can use their boats and docks in First Garrotte Creek and Big Creek.

Moffatt and Nichol have provided some draft information that will be used for planning, permitting and design. These are needed so that our consulting team can work with the Department of Fish and Wildlife and other State and Federal agencies

during the permitting process.

Next steps will include the onsite visit by our consultants to gather more detailed information. This is scheduled towards the end of the month.

Additional tasks will include preliminary review by our consultants with the Department of Fish and Wildlife and other agencies to determine if they have any issues with our project plans so that we can make the appropriate adjustments before permit applications are submitted.

Our consultants will also provide the Association with a project cost analysis to carry out the projects in 2027 so that we can properly budget and plan for the work.

So far, the project continues on schedule and we are pleased with the progress of our consultants.

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

*Until next month, wishing everyone a fun and safe Independence Day and 250th Anniversary of our Nation! 🇺🇸*

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

# PRESIDENT'S MESSAGE

MIKE GUSTAFSON – PMLA BOARD PRESIDENT

From where I sit, it is a joy to look out over the lake and see all the kayaks, sail boats, pedal boats, pontoons, boards, etc. Summer is officially here. Memorial Day weekend saw the Marina Beach loaded with folks out enjoying that great amenity! Can't wait for the Fourth of July festivities!

On June 6th we had a Grand Opening of the new Pickle Ball courts at Rock Canyon Pickle Ball and Raquet Center. I just made up that name, but it seems to fit. The parking lot was full and lots of people were "thunking" the funny little ball back and forth. The covered bleachers held 55 spectators and folks waiting to try their hand at this new sport. The quality of the work both on the upper tennis courts and the lower Pickle Balls courts

was stunning. DryCo, our contractor, pulled out the stops for us. Swing by and have a look! But don't get too close or the Pickle Ball Club might suck you into trying the game.

The high point of the season, July 4th fireworks, is upon us and yes, the fireworks are on the actual July 4th. This is a special one – we're celebrating 250 years since the signing of the Declaration of Independence and the creation of the United States of America.

While the fireworks are the main attraction, the Friends of the Lake host the PML Boat Parade at 6:00pm that same day. There are usually 25 or so boats all decorated to the hilt and they parade around the lake to show off their handiwork. The Judging

Boat is parked opposite the Marina so everyone on the beach gets a grand view as they sail past the Judges. Great fun is had by all building and sailing their boat. The boats sail along close to shore around most of the lake so everyone can enjoy the show.

PG&E continues their power undergrounding project with Phase Three including replacing many power poles. The new poles are fire hardened to help survive a fire. Some of the old poles will be permanently removed. Smaller "Stub" poles will be installed to support the telephone and cable TV/Internet wiring. A few folks have questioned why those lines were not installed underground as well. Like most things in life, the answer is cost.

Did you know that our local airport

has a new name? Previously known as the Pine Mountain Lake Airport, it has been renamed the Groveland – Yosemite Airport. The name change is no big deal to most of us but to the pilots based here it is a change filled with nostalgia. Boise Cascade built the PML HOA as we all know it, and they also built the airport. At some point the airport was "sold" to Tuolumne County for \$1.00 and they have maintained it ever since. Contrary to some rumors, PML does not own or control the airport.

There is an election for one seat on the PML Board this summer. Please educate yourself about the two candidates and be sure to vote. Ballots will be mailed soon and the results announced at the August Board meeting.

Have fun this summer! 🐼

[www.facebook.com/PineMountainLakeCA](https://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:**

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***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 Five Months Ended May 31, 2026

OPERATION OF AMENITIES	Revenues					Expenses				Budget NET COST (INCOME)	Variance Bud - Act	Variance %	
	Members' Assessments Net of Discount	User Fees	Sales, Net of Cost of Sales	Miscellaneous Income	Total Revenues	Total Expenses	Cost/(Income) Before Depreciation	Depreciation Expense	NET COST (INCOME)				
Golf Course		\$391,379	\$14,614	\$34	\$406,027	\$890,676	\$484,650	\$484,650	\$505,210	(20,560)	-4.07%		
Food & Beverage		\$82	\$375,308		\$375,390	\$748,943	\$373,553	\$373,553	\$336,072	37,481	11.15%		
Marina		\$231,151	\$17,981		\$249,132	\$284,889	\$35,757	\$35,757	\$81,232	(45,475)	-55.98%		
Stables		\$54,803	\$4,487		\$59,289	\$279,533	\$220,243	\$220,243	\$232,701	(12,457)	-5.35%		
Recreation		\$85,483			\$85,483	\$37,089	-\$48,393	-\$48,393	-\$22,857	(25,537)	111.72%		
Roads & Facilities Maintenance		\$75,919		\$140	\$76,059	\$1,310,295	\$1,234,236	\$1,234,236	\$1,445,108	(210,872)	-14.59%		
<b>PROPERTY OWNER SERVICES</b>													
Safety		\$90,855		-\$5,017	\$85,838	\$546,416	\$460,578	\$460,578	\$512,595	(52,017)	-10.15%		
Administration		\$154,079		\$1,180	\$155,259	\$1,256,042	\$1,100,783	\$1,100,783	\$1,317,573	(216,790)	-16.45%		
<b>ASSESSMENTS</b>													
		\$4,029,927			\$4,029,927	\$119,400	-\$3,910,527	\$304,182	-\$3,606,346	-\$4,040,085	433,739	-10.74%	
<b>Totals</b>		\$4,029,927	\$1,083,749	\$412,390	-\$3,663	\$5,522,403	\$5,473,283	-\$49,120	\$304,182	\$255,061	\$367,549	(112,488)	-30.60%

**Pine Mountain Lake Association**  
**Balance Sheet**  
As of 05/31/2026

	Consolidated	Operating Fund	Reserve Fund	New Cap. Fund
<b>ASSETS:</b>				
Cash & Equivalents	\$6,314,397.11	\$1,767,687.39	\$4,383,480.37	\$163,229.35
Due To/Due From	\$0.00	\$439.96	-\$439.96	
Accounts Receivable	\$1,649,277.67	\$1,649,277.67		
Less: Bad Debt Reserve	-\$561,549.34	-\$561,549.34		
Inventory	\$197,554.84	\$197,554.84		
Deposits & Prepays	\$346,885.05	\$346,885.05		
<b>Total Current Assets</b>	<b>\$7,946,565.33</b>	<b>\$3,400,295.57</b>	<b>\$4,383,040.41</b>	<b>\$163,229.35</b>
<b>Fixed Assets</b>				
Land & Buildings	\$17,689,788.93	\$17,689,788.93		
Operating Equipment	\$6,586,344.17	\$6,586,344.17		
Vehicles	\$1,488,826.93	\$1,488,826.93		
<b>Total Fixed Asset Costs</b>	<b>\$25,764,960.03</b>	<b>\$25,764,960.03</b>	<b>\$0.00</b>	<b>\$0.00</b>
Accumulated Depreciation	-\$19,484,232.80	-\$19,484,232.80		
<b>Net Fixed Assets</b>	<b>\$6,280,727.23</b>	<b>\$6,280,727.23</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$14,227,292.56</b>	<b>\$9,681,022.80</b>	<b>\$4,383,040.41</b>	<b>\$163,229.35</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>LIABILITIES:</b>				
Accounts Payable	\$157,783.87	\$119,989.02	\$37,794.85	
Personnel Related Items	\$431,220.88	\$431,220.88		
Accrued Taxes & Liabilities	\$20,376.46	\$20,376.46		
Unearned Dues	\$2,572,752.96	\$2,572,752.96		
Other Liabilities	\$215,498.18	\$215,498.18		
<b>Total Liabilities</b>	<b>\$3,397,632.35</b>	<b>\$3,359,837.50</b>	<b>\$37,794.85</b>	<b>\$0.00</b>
<b>EQUITY:</b>				
Prior Year End Balance	\$10,475,462.19	\$6,544,030.00	\$3,768,211.00	\$163,221.19
Current Year Equity				
Income/(Exp)	716,927.56	(255,061.25)	971,980.65	\$8.16
Asset Transfers from Funds	-	32,216.55	(32,216.55)	
Reserve Expenses	(362,729.54)		(362,729.54)	
<b>TOTAL EQUITY</b>	<b>\$10,829,660.21</b>	<b>\$6,321,185.30</b>	<b>\$4,345,245.56</b>	<b>\$163,229.35</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$14,227,292.56</b>	<b>\$9,681,022.80</b>	<b>\$4,383,040.41</b>	<b>\$163,229.35</b>



## DO YOU HAVE YOUR PIN?



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

# 1-209-962-8600

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

# MONEY MATTERS

STACY GRAY – CONTROLLER

**P**ine Mountain Lake Association's financial results through May continue to reflect a positive trend across many areas of the community. Member participation remains strong, recreational amenities are seeing increased activity, and the Association's overall financial position remains favorable as we enter the busiest season of the year.

One of the most encouraging aspects of this year's performance has been the continued strength of several key operating areas. Golf operations generated approximately \$110,000 in net operating revenue through May.

Strong member participation and tournament activity helped drive those results despite some weather-related challenges earlier in the season.

Activity at the Lake and Marina has also been strong heading into summer. Through May, the department generated approximately \$231,000 in Other revenue, exceeding budget by more than \$16,000. Docking fees, registration revenue, and boat rentals all contributed positively as members and guests prepare for another active lake season.

The Equestrian Center continues to be a valued part of the Pine Mountain Lake experience. Through May, the

department generated approximately \$59,000 in revenue, with event participation exceeding expectations and helping the department perform ahead of budget. Boarding, lessons, and community events continue to attract strong participation from riders, families, and visitors.

Food and Beverage operations are entering their busiest period of the year. While results through May have been somewhat below budget expectations, the summer season provides significant opportunities to strengthen performance. Staff remain focused on delivering excellent service, creating enjoyable dining experiences, and carefully managing

operating costs throughout the season.

At the same time, management continues to focus closely on expense control and operational efficiency. Through May, total expenses were approximately \$667,000 below budget. Lower legal expenses, staffing vacancies in several departments, and savings in utilities, outside services, and operating supplies all contributed to these favorable results.

As a result, PMLA's year-to-date financial position through May is approximately \$112,000 better than budget, providing a solid foundation as community activity reaches its annual peak.

These financial results reflect more than numbers alone. They represent the work of employees across the Association who help maintain facilities, serve members and guests, support recreation programs, manage operations, and ensure the community remains a welcoming place to live and visit.

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

## GUEST & RENTERS HANDBOOK IS AVAILABLE ONLINE!

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

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

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

## PML AUTOMATIC PAYMENT PROGRAM

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

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

## PAY YOUR PML PAYMENTS ONLINE

Did you know you can make your payments online?

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

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

# LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	7	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*	1	* 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.**

## CANDIDATE ENDORSEMENTS

My name is Mary Reynolds, and I am pledging my support for Dianne McDermott for the PML Association Board of Directors.

As a 35+ year owner in the PML community, I have seen many changes over the years. Most beneficial to the community, but with the growth we are experiencing and the rising costs associated with ownership, I feel Dianne's experience and fiscal understanding would be truly beneficial for the lifestyle we all enjoy.

As a retired Bank Operations Manager, I can see the wealth of knowledge in Dianne's resume and feel these skills and experience could truly benefit our community.

In speaking with Dianne over the past five years, I have witnessed the positive growth in her understanding of the needs of the community, and the ideas she brings to the table resonate well in addressing the challenges we are all experiencing.

Personally, Dianne is easy to speak with in communicating the challenges and ideas that are being discussed in our community, and her ideas in addressing our suggestions are well thought out and in harmony with the

PML residents.

Thank you,  
Mary Reynolds  
Groveland, CA

## DIANNE McDERMOTT FOR PML BOARD

You will soon receive ballots to elect a new Board member to represent our interests in this wonderful community. I encourage all to submit your ballots and select Dianne McDermott to fill the Board seat. Dianne was appointed to fill this vacant Board seat early this year and has dutifully taken on the responsibilities required of the position.

Dianne is a long term PMLA community member and advocate of PMLA. She has been capably volunteering on both the Budget & Finance Committee (Committee Secretary) and the Board of Directors. In addition, she volunteers on the PMLA Residents' Club Board, and tutors' local grammar school kids with Brainy Groveland. Prior to PML, Dianne worked in a senior financial position at Fremont Bank (well known for their low rate mortgage loans) and taught financial courses at community colleges. She served as Planning Commissioner for the city of Hayward, Board member of a Hayward HOA, President of the Fremont Chamber

of Commerce, Rotary Club, the Hayward Education Foundation and more!

Over the years Dianne has consistently shown the resolve to faithfully serve those she represents. She understands the need to maintain the well-being of the community and fiscal prudence with a keen eye for future generations.

She will be a benefit to all. Please make sure you submit your ballots and I recommend you vote for Dianne. Thank you,  
Tom Doherty  
Groveland, CA

## Letter of Support for Candidate Dianne McDermott

Dianne McDermott is an excellent candidate for the PML Board of Directors. She was appointed several months ago to fulfill Brian Watson's seat after he left. Dianne has years of experience in public service, a strong financial background, and consistent management principles. Dianne believes in accountability and transparency, which are crucial in running an HOA. Dianne also does volunteer work within our community including the Brainy Groveland program.

I believe Dianne has a solid sense of commitment to our community and she will be an excellent choice to serve on the PML Board of Directors.

Sincerely,  
Amanda Klaahsen  
Groveland, CA

I'm writing to support Dianne McDermott for Director on the PML Board.

Dianne is one of the most qualified candidates we've ever had. Her professional experience in banking and mortgage operations gives her an excellent background for governing in PML. She has also taught college level budget and finance classes. She has served on an HOA board in Hayward and was also a member of the Planning Commission. In other words, she knows her stuff and can handle whatever comes her way.

She has served on the PML Budget and Finance Committee for the last couple of years and is a Brainy Groveland Math volunteer. She is deeply invested in our

community and uses her experiences for the greater good.

I find that Dianne is open minded and listens well when interacting with others. She also asks questions in order to gain insight and understanding for the issue being discussed. In my experience she is a great asset to our HOA and community. I encourage you to vote for Dianne.

Karen Hopkins  
Groveland, CA

Just a gentle reminder: in between scarfing barbecue and playing pickleball, don't forget to vote in this season's PML Board election. I would like to encourage you again to mark your ballot for Dianne McDermott, who will do her best to advocate for the community and answer all your questions along the way. She makes it her mission to be well-informed, but if she can't immediately respond to a query, she won't fake it, but get hot on the trail to find you an honest answer. If that sounds appealing to you, vote Dianne.

Loretta Slocum  
Groveland, CA

After reading the candidate statement from Dianne McDermott in the June PML News, there is no doubt that she is extremely qualified for a position on the PMLA Board of Directors. The previous "Letters to the Editor" expressing support for her have shown how she's already making use of her past experiences to make a difference in both PML and the community. I really cannot add anything more to the discussion of her qualifications. They speak for themselves.

On the personal side, I met her several years ago and since then I feel lucky to call her a friend. Her commitment and concern for not only PML as a collective, but also for the individuals who live in this place we all call home is obvious to those who know her. You might ask, why would she want to take on such a thankless position on the board? It's simple – it's because she cares. Her compassion is truly a strength that should be considered. She loves this community and wishes to see

*(Continued on next page)*

# MAINTENANCE 360°

ROB ABBOTT – MAINTENANCE SUPERINTENDENT

**W**ith the heat of summer now in full swing, I'd like to remind everyone about the importance of hydration and heat stress awareness.

Heat stress can become a serious concern during the summer months. Signs and symptoms may develop suddenly or gradually over several hours, especially during prolonged physical activity or exposure to high temperatures. Common symptoms of heat exhaustion include:

- Cool, moist skin with goosebumps despite the heat
- Heavy sweating
- Dizziness or faintness
- Fatigue
- Weak, rapid pulse
- Low blood pressure upon standing
- Muscle cramps
- Nausea
- Headache

If you believe you are experiencing heat exhaustion, stop all activity immediately, move to a cool or shaded area, rest, and drink plenty of cool water.

Whether you're spending several hours on the golf course, enjoying a day at the beach, or horsing around the stables, extended exposure to heat can increase the risk of heat stress and dehydration. To help reduce these risks:

- Schedule tee times early in the morning

or later in the afternoon when temperatures are cooler.

- Avoid overexertion during the hottest parts of the day.
- Seek shade whenever possible.
- Wear light-colored, loose-fitting clothing.
- Most importantly, stay hydrated.

## MAINTENANCE HIGHLIGHTS

We hope members have noticed some of the many improvements completed over the past few months. Here are a few highlights:

- Installed new concrete, drainage, and bear box pads at the Lake Lodge, along with a new redwood utility cover.
- Stained the Marina pergola and added new overhead shade cloth.
- Revitalized the Bocce Ball court at the Marina.
- Completed roof repairs at the Grill and installed a new façade for signage.
- Finished numerous projects in preparation for the grand opening of the new Pickleball courts.
- Cleared and improved the Rock Canyon Trail, installed new signage, and replaced the deteriorated bridge with a new 12-foot bridge.
- Added new signage for the shooting and archery ranges.
- Improved campsites throughout the

campground, completed repairs, installed campsite signage, and added directional markers to improve navigation.

- Completed small but impactful projects, including new bollard covers at the Marina and delineators at accessible parking spaces.
  - Relocated the Marina ice machine to improve accessibility for members and staff, while also enhancing the employee break area and boathouse access.
  - Installed poles and new event lighting at the Stables dance floor and improved surrounding gravel areas in preparation for upcoming events.
  - Completed the Stables storefront for merchandise sales and installed mini-split systems for heating and cooling.
  - Finished the upper barn wash rack at the Stables.
  - Prepared the pool for opening, including assembling new furniture, repairing sections of the pool deck, and completing several utility room repairs.
- In addition to these projects, our team continues to handle numerous daily maintenance tasks and work orders across the property. Maintenance is always on the move, working hard to preserve and improve everything that makes PML a special place to live, work, and enjoy. 🏡

*(Continued from previous page)*

it thrive for all. That means listening to everyone about their concerns and hopes for their future in PML. This, along with her excellent qualifications make her a great candidate.

Please support her with your vote.

Sylvia Volkman  
Groveland, CA

Larry and I are voting yes on the Fire Assessment for GCSD because we want to make sure we do not lose any fire prevention resources in our community. Do not be misled by postings to social media. To get actual facts regarding the special assessment please review the information provided by GCSD.

Did you know that approximately 80% of the calls received by GCSD fire department are for medical emergencies? This is not a service we want to lose.

Fire insurance is high now and is expected to increase in our zip code by 39%. What will happen to those rates if we do not as a community approve the assessment?

Only ballots returned by the due date of July 8, 2026, will count. Not returning your ballot will not count as a no vote.

Vote Yes on the Fire Assessment!

Catherine Santa Maria  
Groveland, CA

## THANK YOU LETTER

Village on the Hill. The Little House. Charming names for a small facility with a big mission - to serve the community. And serve they do. Our women's cancer support group recently found itself in need of a new home, with the Mountain Lutheran Church closing its doors. When I reached Susan Maki at LH, I barely had the request for a meeting space out of my mouth before I heard "Yes, yes, yes" from her. Thank you to Susan and the staff of LH for their generous spirit and ready willingness to accommodate us. We meet every last Tuesday of the month in the Serenity House, 10:30 - 12 noon.

Loretta Slocum  
19283 Ferretti Rd.

# Happy 250th Birthday to the United States of America

# LET'S ASK ANGELA

ANGELA HICKS-CHURCH – PML ADMINISTRATION OFFICE

JULY! JULY! JULY!

**W**e are knee deep into summer and we are loving every minute of it! The sun is hot, the water is cool and your ice cream cone will melt if you eat it too slow. Grab your beach bag and let's go!



Office during business hours — **Monday through Friday 8:00 AM – 4:30 PM. The Marina will not give out any free wristbands.**

Wristbands can be purchased at the Administration Office prior to the event and on the morning of the 4th

from **8:00AM-12:00PM**. Additional wristbands can be purchased at the Marina on the day of the event. Homeowners will receive 2 free wristbands for this event. Wristband prices are \$15 for Adults and free for children 8 years and younger. You must be a homeowner, long-term renter, or short-term renter to purchase a wristband. For any questions, please call us at **1 (209) 962-8600**.

#### WHERE CAN WE PARK??

Property owners with a current PML Property Owner Parking Sticker and PML Employees that are on duty

will be allowed to park at the Marina on weekends and holidays through September. This restriction will also be extended to the Friday before holiday weekends. ( Memorial Day, Independence Day and Labor Day Weekend.) Property owners may be required to provide a valid PML Property Owner Card for identification purposes.

Property owners receive 2 windshield stickers and 2 hang-tags in the Annual Assessment Packet that is mailed each December.

Additional windshield stickers are available for a fee as per current fee schedule each year. Lost or stolen parking stickers/tags may be replaced or reissued for a fee as per current fee schedule.

#### PMLA OWNER FORMS

Do you need an address change? Do you need HOA Docs? Do you need a rental permit? We have everything you need. If you sign into our website, **pinemountainlake.com** and under the **My PML** you will see **PMLA Owner Forms** you will find **PDF Printable forms** as well as **Fillable On-Line Submission**

**Forms.** There are many forms to address many needs. Please check this section the next time you're logged into the website.

#### CLICKER STOPPED CLICKING?

If you are having the "clicker blues" please come into the Administration Office and we will take a look at it for you. We will be able to diagnose the trouble with your clicker whether it be as simple as changing the battery and/or needing to retire the clicker and purchase a new one. We will get to the bottom of the issue for you.

#### SOUNDS OF SUMMER IN PINE MOUNTAIN LAKE

- Waves gently crashing on the lake shore
- Ice clinking in a cold drink
- Kids laughing and splashing in the pool
- Car windows down, music blasting
- Peaceful stillness after a warm day
- Those are the sounds of summertime in Pine Mountain Lake.
- Come grab ya some!

Friendly summer vibes always...

Angela 🐾

#### 4TH OF JULY WRISTBANDS

Each homeowner can pick up their two free wristbands at the Administration

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

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

# TIME SAVING UPDATES TO THE ECC GUIDELINES

ASHLEY HENDERSON – ARCHITECTURAL CONTROL COMMITTEE

**A**s many of you know, last year the Environmental Control Committee rolled out the new and improved ECC Guidelines. After many meetings, revisions, and conversations with the membership, the County, other HOAs, and special districts, we ended up with a document that provides continuity, clarity, and collaboration.

With the new guidelines, one of our goals was to speed up the overall approval process where we could. So, while the Committee still meets every two weeks to review larger project submittals, the Community Standards Department can now approve certain projects over-the-counter. Over-the-counter approvals include exterior finishes (such as paint from our approved color charts), reroofs, roof mount solar, solar batteries, electrical panel upgrades,

tree removals, driveways, the screening of propane tanks, and the replacement of deck boards/railings.

Additionally, the Committee has implemented a new process which addresses property owners who wish to add curb appeal to their properties by installing landscaping/hardscaping within the front, or rear setbacks. Previously, this would have been handled through our variance process, which can take up to a month to fully approve. Under our new Aesthetic Use Encroachment Permit, property owners can submit a landscape/hardscape plan which can be reviewed and fully approved at one of our meetings held every two weeks. Plant and material selection is critical, and is subject to various restrictions. Vegetation and materials that are combustible in their natural state, and that will readily ignite, burn, or

transmit fire are not approvable. Examples of combustible plants/materials include, but are not limited to: Junipers, Cyprus, Oleanders, and Rosemary. Allowable plants include those with a high moisture content that grow close to the ground, and have a low sap and resin content. Fire resistant plants are to be maintained with space between the plants at maturity, and may not exceed 2 feet in overall height. Any hardscaping must be easily removed, e.g. gravel, pavers, small rocks. For more detailed information regarding these processes, and individual project requirements, you can access our updated ECC Guidelines online by logging into "My PML" on our website.

Both over-the-counter approvable projects, and Aesthetic Use Encroachment Permit projects must be submitted online for review and approval. For your convenience, you can

access the online submittal form using the following QR code:



We also recommend utilizing our wonderful Fire Safety team while drafting your landscape plans, as they can help answer questions regarding fire safe plants, and defensible space requirements. Joe Milani can be reached at **1-209-990-5260**, and Amanda Birmingham can be reached at: **1-209-990-5263**.

And, as always, if you have any questions for me regarding the submittal process, please do not hesitate to reach out: **1-209-962-8605**, or **ecc@pinemountainlake.com** 🐾

# FROM THE FRINGE

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

**T**he Golf Shop is open 7 days a week from 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

July Masters; 4 – Man Team  
Wednesday July 8

### PML Men's Club

Blind Draw; 2 – Man Team  
Saturday July 18

### PML Men's Club

Hamburger; 2 – Man Team  
Saturday August 1

## 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

In the month of July, the first tee time of the day will be at 7:00am. PML Property Owners can make golf reservations up to 14 days in advance, all others can make golf reservations up to 10 days in advance. Call the Golf Shop at **1-209-962-8620**

for golf reservations.

## MERCHANDISE ADDED TO THE GOLF SHOP

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

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

## A SPECIAL THANK YOU

Pine Mountain Lake would like to extend a special thank you to the PML Members, Guests and Public for helping keep the course in such great shape by fixing their ball marks, raking the bunkers and replacing divots. We feel that along with the PML Maintenance Staff you deserve credit for the course conditions also. Keep up the great work!

## DRIVING RANGE

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

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

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

## PINE MOUNTAIN LAKE GOLF WEBCAM

On the [pinemountainlake.com](http://pinemountainlake.com) website we have a live webcam that looks down the 10th hole. Click on the Amenities tab, then go to and click on the 18 Hole Championship Golf Course tab, then scroll down to and click on the Golf Course Webcam. You will be able to see the live conditions at the Golf Course.

## CALLAWAY GOLF CLUB TRIAL SETS

**We have the NEW 2026 Quantum**

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

## PUNCH CARDS

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

## NEW PINE MOUNTAIN LAKE PROPERTY OWNERS

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

## MEN'S & LADIES GOLF CLUBS

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

## PROPERTY OWNER ANNUAL GOLF CART RENTAL AGREEMENT - 2026

Every person who drives a golf cart on the course is required to sign a golf cart rental agreement at the time of registration, before they can drive a golf cart. **PML Property Owners sign the agreement one-time and that covers the entire 2026 year.** If you have not signed your agreement you can go to the PML website ([www.pinemountainlake.com](http://www.pinemountainlake.com)) and fill it out and sign online or you will be asked to sign the form when

you register in the Golf Shop. Click on amenities, then click on golf and you will see the agreement with other forms available. If you have any questions, please call the Golf Shop **1-209-962-8620**.

## CARE OF THE GOLF COURSE

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

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

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

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

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

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

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

# 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](mailto:dmcder44@gmail.com)  
Follow me on Facebook: "Dianne McDermott for PML board"



# Buying or Selling?

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## 209-985-7633

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



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*D.J. Kraft*  
REALTOR



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

[djkraftsells@gmail.com](mailto:djkraftsells@gmail.com)

DRE # 02110007

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### BRINGING VALUE FOR YOUR DOLLAR IN PML

- WEEDING
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- PLANTING
- TREE SKIRTING
- HAULING
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**CALL JASON MURRA**  
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PMLN 0726 Offer Expires 08/15/26

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TWO GUYS PIZZA

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

PMLN 0726 Offer Expires 08/15/26

# BARK BEETLES IN THE SIERRA FOOTHILLS: WHAT EVERY PROPERTY OWNER SHOULD KNOW

## PROTECTING OUR FORESTED COMMUNITY NEAR YOSEMITE NATIONAL PARK

The beautiful pine, cedar, fir, and oak forests that surround our community are one of our greatest assets. However, these trees can be vulnerable to bark beetles—small insects that can cause significant damage and even kill otherwise healthy-looking trees.

Understanding how to identify a bark beetle infestation and what steps homeowners can take to prevent tree stress can help preserve the health, safety, and beauty of our community.

## WHAT ARE BARK BEETLES?

Bark beetles are tiny insects, usually about the size of a grain of rice, that live and reproduce beneath a tree's bark. In California's foothill forests, several species of bark beetles attack pine, fir, and cedar trees.

## WHY ARE SOME TREES MORE VULNERABLE?

Bark beetles are often attracted to trees that are already stressed due to drought, root damage, wildfire impacts, disease, overcrowding, or soil compaction.

## SIGNS OF A BARK BEETLE INFESTATION

- Pitch tubes (small blobs of sap on the bark)
- Boring dust around the base of the tree
- Increased woodpecker activity
- Needles changing from green to yellow to reddish-brown
- Bark peeling away and exposing beetle galleries

## WHAT SHOULD HOMEOWNERS DO?

1. Inspect the tree carefully.
2. Take photos of affected areas.
3. Contact a certified arborist.
4. Report concerns to the Association.
5. Avoid further damaging the tree until evaluated.

## HOW TO REDUCE THE RISK OF BARK BEETLE DAMAGE

- Water trees deeply during extended dry periods.
- Protect tree roots from construction and soil compaction.
- Reduce overcrowding through selective thinning.
- Remove dead and dying trees when appropriate.
- Avoid damaging trunks with equipment.
- Maintain overall tree health.

## CAN INSECTICIDES PREVENT BARK BEETLES?

Professional preventative treatments may help protect high-value trees, but they must be applied before infestation occurs and should only be performed by licensed professionals.

## FIRE SAFETY AND TREE HEALTH

Maintaining defensible space, removing dead vegetation, and monitoring tree health helps reduce both bark beetle impacts and wildfire risks.

## WORKING TOGETHER AS A COMMUNITY

Protecting our forested landscape is a shared responsibility. By routinely inspecting trees and reducing tree stress, homeowners can help preserve the beauty and safety of our community.

## FIRE SAFETY TEAM CONTACT INFORMATION:

**Fire Safety Coordinator: Joe Milani**  
 Phone: 1-209-990-5260  
 Email: [fsc@pinemountainlake.com](mailto:fsc@pinemountainlake.com)



# Bark Beetles in the Sierra Foothills:

## What Every Property Owner Should Know

Protecting Our Forested Community Near Yosemite National Park



The beautiful pine, cedar, fir, and oak forests that surround our community are one of our greatest assets. However, these trees can be vulnerable to bark beetles—small insects that can cause significant damage and even kill otherwise healthy-looking trees.



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-  Needles changing from green to yellow to reddish-brown
-  Bark peeling away and exposing beetle galleries

### Why Are Some Trees More Vulnerable?

Bark beetles are often attracted to trees that are already stressed due to:

  
Drought

  
Root Damage

  
Wildfire Impacts

  
Disease

  
Overcrowding

  
Soil Compaction

### How to Reduce the Risk of Bark Beetle Damage

-  Water trees deeply during extended dry periods.
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### Fire Safety Team Contact Information:

 Fire Safety Coordinator: <b>Joe Milani</b> 1-209-990-5260 <a href="mailto:fsc@pinemountainlake.com">fsc@pinemountainlake.com</a>	 Fire Safety Inspector: <b>Amanda Birmingham</b> 1-209-990-5263 <a href="mailto:inspector@pinemountainlake.com">inspector@pinemountainlake.com</a>	 Fire Safety Inspector: <b>Alexis (Lexi) Richter</b> 1-209-990-5261 <a href="mailto:firesafety@pinemountainlake.com">firesafety@pinemountainlake.com</a>
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WELCOME TO THE  
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[www.PineMountainLake.com](http://www.PineMountainLake.com)

**1-209-962-8620**

# Trivia UNDER THE Stars

AT THE PML EQUESTRIAN CENTER

*Wednesday, July 29*

*5:30pm – 8:00pm*



PINE MOUNTAIN LAKE  
EQUESTRIAN CENTER

FREE & FAMILY FRIENDLY

OPEN TO THE COMMUNITY

PRIZES WILL BE AWARDED

*Light refreshments will be available*

5:30 PM – CHECK-IN AND SOCIAL TIME

6:00 PM – TRIVIA BEGINS

8:00 PM – AWARDS AND CONCLUSION

FOR MORE INFORMATION CONTACT THE STABLES AT

*1-209-962-8667*

## **PROPANE DISCOUNT PROGRAM**

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

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

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# FIRE SAFETY UPDATE

JOE MILANI – FIRE SAFETY COORDINATOR

On behalf of the Fire Safety Team, we would like to thank all property owners who have been diligently maintaining their defensible space. Your efforts are critical, and it is encouraging to see our community working together to prepare for wildfire season. We also wish you and your families a safe and enjoyable Fourth of July.

As conditions become increasingly dry, it is important to remain vigilant. Grasses, leaves, pine needles, and small-diameter branches—commonly referred to as “flash fuels”—are highly combustible. These materials ignite quickly and burn rapidly, significantly increasing fire risk. Proper maintenance, including cutting grass and removing flash fuels around your property, is essential to protecting your home.

To help guide your defensible space efforts, please consider the following recommendations:

- Cut all dry grasses and weeds down to a 4” maximum, pin to pin.
- Ensure that roofs, gutters, and eaves are clear of leaves and other debris.
- Remove any branches, shrubs, or

vegetation that are in contact with roofs or chimneys.

- Eliminate combustible materials in direct contact with your home or outbuildings.
- Remove all dead or dying vegetation, including branches, brush, and trees.
- Clear “ladder fuels” that can allow fire to spread from the ground into trees.
- Remember that fire safety is a year-round responsibility, not limited to a few months each year.

Additionally, please test your smoke and carbon monoxide detectors monthly, and replace any faulty units or low batteries immediately.

Fire safety inspections will continue throughout Pine Mountain Lake. A fire-safe community begins with each of us. If you would like to schedule an inspection or learn more about fire safety practices, our team is here to assist you.

For questions or to schedule an inspection, please contact:

Amanda Birmingham at 1 (209) 990-5263 or [Inspector@pinemountainlake.com](mailto:Inspector@pinemountainlake.com)

Joe Milani at 1 (209) 990-5260 or [fsc@pinemountainlake.com](mailto:fsc@pinemountainlake.com)

# WHO LET THE DOGS OUT?

CARRIE HARVEY – COMMUNITY STANDARDS SPECIALIST II

Here in Pine Mountain Lake, we love our furry friends, but not all of your neighbors want your furry friend in their yard. You may walk your dogs, or maybe your dogs walk you, but please remember to clean up after them, and to keep them on a leash when they are in the common area. We often see dogs running loose without their owners in sight, or we see them wandering through yards that are not their own. If your dog gets loose, or runs off and goes on to private properties, they may be picked up by the Department of Safety, which can lead to a Courtesy Notice and a kennel

fee. Do not let your dogs out to just roam your neighborhood.

**Tuolumne County Ordinance 6.04.280** states every dog owner shall keep it exclusively upon his/her own premises. **PMLA CC&R’s VIII, Section 6- Household Pets (b)-** Dogs shall only be allowed on the Common Area when they are leashed and otherwise under the supervision and restraint of the Owners. Please keep these in mind the next time your dog wants to go for a walk. If you have any questions, please do not hesitate to reach out. I can be reached at 1-209-962-1242 or [compliance@pinemountainlake.com](mailto:compliance@pinemountainlake.com). Happy tails! 🐾

# ANNUAL FIREWORKS WRISTBANDS

It’s that time of year to start picking up your wristbands for the annual Fireworks Event. This year the event will be held on July 4th. Each member can pick up their two free wristbands at the Administration Office during business hours — Monday through Friday 8:00 AM – 4:30 PM. The Administration office will be open on Saturday July 4th, from 8 AM – NOON for wristband pick up. The Marina will not give

out any free wristbands. Additional wristbands can be purchased at the Administration Office prior to the event. Additional wristbands can be purchased at the Marina on the day of the event. Wristband prices will be \$15 for Adults and free for children 8 years and younger. You must be a member, long-term renter, or short-term renter to purchase a wristband. For any questions, please call us at 1 (209) 962-8600. 🐾

## PLACE AN AD TODAY

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

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

## BE SURE TO LIKE OUR PMLA FACEBOOK PAGES:

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

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

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

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

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

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

# FROM PMLA COMMUNITY SAFETY & EMERGENCY PREPAREDNESS COMMITTEE

BOB ASQUITH

There have been significant emergencies in Pine Mountain Lake's recent past. The Flood of 2018 and the Moc Fire evacuation to name two. During these emergency times, effective and timely communication is paramount to preserving life and property. The PMLA Safety Committee is partnering with local Ham Radio operators, Groveland CERT and the Tuolumne County Office of Emergency Communications (OES) to provide a reliable and comprehensive radio backup system. In the weeks ahead, we will be holding Town Hall type meetings to explain how to participate. Here are some preliminary concepts.

## WHAT COULD POSSIBLY GO WRONG:

These are just some of the things.

- Power fails.
- The Internet is not working.
- Your landline is down.
- The SINGLE connection for Land Lines, Cellular services, Internet service fails.

## HOW WILL YOU GET INFORMATION:

These are the kinds of information you will need.

- First – General Awareness of Possible Emergency
- Next – Specific Alert Comes (Emergency Notifications)
- Share – Who Else Needs to Know (someone off the Hill)

**EMERGENCY NOTIFICATIONS:** Be ready to use all of these, Sign up for [all](#).

- Tuolumne County Alert System
  - Landline call
  - Text message to Cell Phone: All local family, some family off the hill.
- PG&E Alert System
- Posts to Social Media – These Trusted Sources ONLY
  - Office of Emergency

- Communications (OES)
  - Sheriff
  - CAL FIRE
- Radio Stations – Do you have a radio? Batteries? Which Station?
- Email – How will you get critical info during power outage?
  - Does your internet work during a power outage?
  - What is your backup plan for email?
- Call from Relative

**SIGN UP FOR ALERTS:** This is most important to be complete.

- Which Numbers
  - ✓ Your landline
  - ✓ Your cell phone
  - ✓ Your family's cell phones (Someone off the hill)
- Trusted Sources Alerts
  - Tuolumne County Emergency Alerts
  - PG&E Alerts

The Pine Mountain 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 us. Please email comments to: [safetycomm@pinemountainlake.com](mailto: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](mailto:SafetyComm@pinemountainlake.com)**

**[pinemountainlake.com](http://pinemountainlake.com) to obtain your invitation.**

**Fire Protection** – GCSD needs more funding to maintain its Groveland Fire Department. For the past few years, expenses have been rising faster than revenue. This is not sustainable. The June 18 Community Meeting explained financial details. For more details, contact GCSD. Public counting of election ballots will be July 8th

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

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

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

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

**Bark Beetle Input** -- This committee provided some input for the Pine Mountain lake information about pine bark beetles.

- Know Your 9-1-1 Address (Hint-First responders do NOT use Unit/Lot)
- Be Visible from Both Directions (Hint-sign perpendicular to road)
- Be Visible in the Dark (Hint-Reflect to protect)

- Use Large Numbers
- Locate Near the Road
- Post Twice on Long or Shared Driveways
- Uncover the Numbers (Hint-trim away vegetation)
- Shared Mailbox Area & Your Driveway (Hint-Make clear way to your home)
- Buy or Make Your Signs (Hint-Order the best signs on the PML Website)

**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/.../PML-Evacuation-Maps.pdf>

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

# ALL PMLA HOMEOWNERS EMAIL OPT-IN PROGRAM

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

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

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

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

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

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



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

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

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

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

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

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



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**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.

# ASHLEY McCLEARY JOINS COMMUNITY STANDARDS DEPARTMENT AS RENTAL SPECIALIST

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

The Community Standards Department announced the hiring of Ashley McCleary as the new Community Standards Specialist I. McCleary will primarily oversee rental registrations and rental code compliance. She brings extensive high-volume customer service experience to the role.



disciplines during her previous tenure. Ashley's background in hospitality and team leadership will be a tremendous asset to Pine Mountain Lake's Community Standards Department.

McCleary is a mother of two and in her spare time volunteers as a 4H leader for the Don Pedro Rattlers. We are excited to

Previously, McCleary managed guest services, front desk operations, and general store management at a large resort and lodging facility. She also supervised employees across multiple hospitality

have Ashley join our team and serve our community. Please give a warm welcome to Ashley McCleary. You can contact Ashley at 1 (209) 962-1245 or [RCC@pinemountainlake.com](mailto:RCC@pinemountainlake.com)

## COMMUNITY ORGANIZATIONS

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

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

FRIENDS OF THE GROVELAND LIBRARY  
Michele Roberts – 1.209.962.4327

HELPING HANDS THRIFT STORE & FURNITURE BARN  
Patti Beaulieu – 1.209.962.7402

SOUTHERN TUOLUMNE COUNTY HISTORICAL SOCIETY (STCHS)  
Harriet Codeglia – 1.415.516.1852

SOUTHSIDE COMMUNITY CONNECTIONS  
Nancy Reggio - 1-209-962-7303

VILLAGE ON THE HILL  
1.209.962.6906 or [info@villageonthehill.org](mailto:info@villageonthehill.org)

# SWIMMING WITH FISH

STEPHEN McCORD – LAKE MANAGER

This article celebrates swimming in Pine Mountain Lake and explains how the lake is managed to keep it swimmable (yet not like a giant swimming pool). There are three shoreline areas designated for swimming: Dunn Court Beach, Marina, and Lake Lodge. Each area has a lawn, picnic tables, restrooms, clean sand, a floating dock, and a perimeter rope. No lifeguards are on duty. Seasonal water taxi service is available at each area. The Friends of the Lake hosts an annual “Lake Swim” from Dunn Court to the Marina. Otherwise, it is best to avoid boat traffic and not swim in the lake’s open waters.



*A typical water sample collected from the lake.*

## OUR ENORMOUS SWIMMING POOL

Pine Mountain Lake holds about as much water as 2,800 Olympic-size swimming pools. Sure, it’d be cool if the water were as clear as a pool, but imagine the chlorine bill?! Instead, our natural pool is rainfed from a fairly clean watershed, dirt settles on the lakebed, and sunlight kills pathogens on the surface. Viewed from above, the lake looks “dirty” but scoop some lake water into a clear cup and you’ll be surprised how clear it is.

To ensure the swimming areas are safe, the Maintenance Department samples surface water weekly from May to October at the Marina and Lake Lodge swimming areas. Testing measures the levels of bacteria that indicate the potential for pathogens. Geese rampant on the beaches during the 2020 pandemic led to high levels and beach closures, but since then we’ve had few concerns.

Additionally, Pine Mountain Lake Association participates in a statewide program to monitor common algae toxins in swimming areas prior to the three major summer holidays (Memorial, Independence, Labor). No such toxins have been detected in the lake since the program started in 2022, although some toxins have been detected at low levels in Bass Pond.

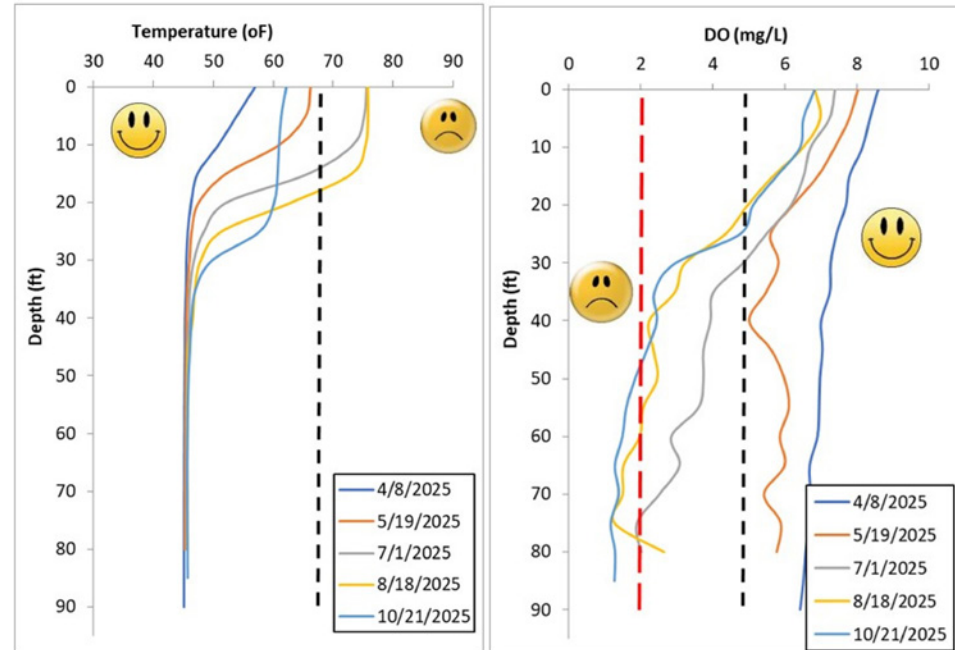
## WHAT LIES BENEATH

In summer when the lake’s surface water is warm enough to invite swimming, try going out to the deepest area and descending to the bottom. Below about 10 feet, two obvious changes remind you that you’re not in a swimming pool: the water gets much colder and darker. Warmer water is less dense, so in summer the warm surface water basically floats on the cold water below. Visibility drops as sunlight is scattered by the particles. Below about 30 feet, the water remains as cold as ice and as dark as night.

If you put a glass of pure water outside, gasses dissolve into the water; dust, spores and more settle onto it; flying critters may land in it--and soon enough...life happens. Likewise, the lake contains plants along the shoreline, algae everywhere above about 30 feet deep, insects eating the plant material, and several fish species eating everything (and doing everything else in the water). If a swimmer drinks lake water, they also consume some of that material and critters.

## THE CLEAN UP GAME

Canada geese defecating on the beaches and in swimming areas is a constant nuisance and can result in “swimmer’s itch.” Recreation staff spend



*Temperature and dissolved oxygen (DO) profiles recorded in 2025, showing warm water floating on cooler water below throughout the dry season, leading to loss of dissolved oxygen in the deeper water.*



*Three staff spend time every morning scooping up geese poop on the Marina lawn.*

several hours every morning cleaning up geese feces and feathers from the beaches. Monitoring the feces over the past few years has found no toxins, but the geese are still a major nuisance. Recent managed hunts of geese at the golf course and marina were successful but are not allowed in summer without special permission from state officials.

Community members can help by not feeding the geese and alerting staff if a nest is found. In early spring when the geese lay eggs, we can oil them to prevent hatching. We want to encourage

the geese to head to Canada where they belong in summer.

*[Stephen McCord is the Association’s Lake Manager. He is a Certified Lake Manager with the North American Lake Management Society and a registered Professional Engineer in California. He received his M.S. and Ph.D. in Civil & Environmental Engineering from the University of California Davis. He is President of McCord Environmental, Inc., based in Davis, CA. Comments and questions can be sent via email to [sam@mccenv.com](mailto:sam@mccenv.com).]*

# PINE MOUNTAIN LAKE GEARS UP FOR A STAR-SPANGLED CELEBRATION OF AMERICA'S 250TH ANNIVERSARY

MELODY WISDOM – RECREATION AND SEASONAL OPERATIONS MANAGER

Pine Mountain Lake is preparing to go all out for America's 250th birthday, inviting residents and guests to spend Independence Day enjoying a full day of family-friendly festivities, lake traditions, and patriotic fun on Saturday, July 4, 2026.

From sunrise to fireworks, the Marina will serve as the center of the PML community celebration honoring the nation's semiquincentennial—a once-in-a-generation milestone marking 250 years of American independence.

The day promises something for everyone. Families can enjoy balloon artists, airbrush face painting, a bubble station, music throughout the day, and visits from Uncle Sam and his patriotic friends. Boaters will continue one of Pine Mountain Lake's favorite traditions with the annual Boat Parade, while visitors on shore can enjoy food, refreshments, and lakeside entertainment.

Festivities begin early, with the Marina parking lot opening at 6 a.m. and the Marina Store opening at 7 a.m. Shuttle service starts at 9 a.m., and attendees are strongly encouraged to use it, as parking near the Marina is extremely limited.

The Lakeside Café opens at 10 a.m., followed by the DJ and beer booth at 11 a.m. Throughout the afternoon, visitors can enjoy activities around the Marina before gathering for one of the day's highlights—the annual Boat Parade, which begins at 6 p.m.

As daylight fades, anticipation will build for the evening's grand finale. Following the singing of the National Anthem, spectators around the lake will be treated to a spectacular fireworks display lighting up the night sky over Pine Mountain Lake.

The Lake Lodge Beach opens at 6 a.m. Beachgoers are reminded that space is available on a first-come, first-served basis,

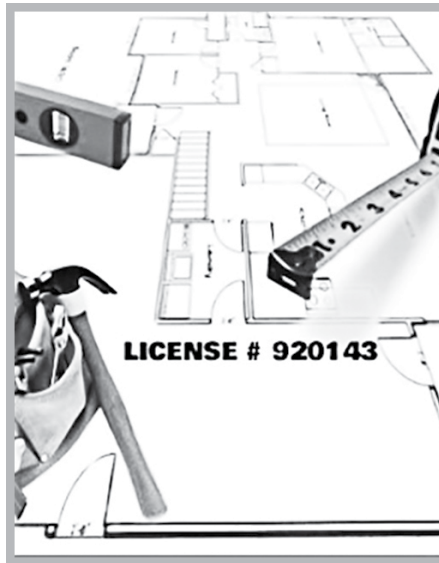
and that setup is not permitted before opening time or in designated emergency access areas.

For those planning to ride the Water Taxi, wristbands will be available for purchase at the Marina Gate and Lake Lodge Dock. We would like to remind guests that outside alcohol is prohibited aboard the Water Taxi and security screenings will be conducted.

To help ensure a safe and enjoyable celebration for all, smoking, vaping, marijuana use, personal fireworks, drones, and dogs (other than service animals) are not permitted during the event.

With patriotic music filling the air, boats cruising across the lake, children chasing bubbles, and fireworks reflecting off the water after dark, Pine Mountain Lake's Independence Day celebration promises to be a memorable tribute to America's 250th birthday and the community spirit that makes the lake such a special place to call home.

For additional information, contact the Marina Store at **1-209-962-8631** or the Recreation Manager at **1-209-962-8604**. 📞



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# PML BUSINESS CONNECT



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

### WHY JOIN BUSINESS CONNECT?

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

### LISTINGS ARE FREE — FOR A LIMITED TIME

No cost to join through January 1, 2027

### HOW TO JOIN

Scan the QR code

Visit: [pinemountainlake.com/connect](http://pinemountainlake.com/connect)

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

# SPECIAL DELIVERY

NATALIE TRUJILLO – DIRECTOR, DEPARTMENT OF SAFETY

“Safety turned me around because I wasn’t on the list.” “The guard won’t let me in without a pass.” Neither of these are things you want to hear after you’ve settled onto the couch for a seamless evening awaiting your carefully selected delivery.

Deliveries from companies like Instacart, DoorDash and Walmart delivery all need to be authorized by members in order to enter Pine Mountain Lake since we employ the use of access gates to keep private roads private. Adding a vendor pass to your authorized list could not be easier this day in age. You are invited to use the GateAccess app, available on both Android and Apple devices, GateAccess.net using your phone number as your user name, your PIN as your password and PMLA as your community code, or by calling the Main Gate at **1 (209) 962-8615**. The Main Gate just needs the name of the company that will be delivering your loot and the date they will arrive. That’s all.

Also, the temperature of the items in your

delivery matters. Whether it’s ice cream or a piping hot pizza, the longer it takes to get ahold of you to authorize a pass the longer your groceries are languishing in the backseat. Adding to this is the fact that Pine Mountain Lake is already extraordinarily far from most major businesses.

In addition to these inconveniences is the reality that gig workers, or those that operate on platforms like Instacart or DoorDash, are on very tight timelines. When a driver is turned around at the Main Gate or has to wait for an authorized pass, they could be missing out on other orders and income. Our aim is to make this process as simple as possible. We can’t do that however, without your involvement.

So please make sure you have a pass waiting for your grocery or food delivery company du jour. If you’ve already used GateAccess.net or the GateAccess app in the past then you know you’ll also be notified of your delivery’s arrival through the Main Gate as soon as the driver is processed. If you have any questions about the GateAccess app or your account on GateAccess.net, please do not hesitate to reach out to me at **1 (209) 962-8633** or by emailing me at [dosdirector@pinemountainlake.com](mailto:dosdirector@pinemountainlake.com). I would be happy to help! 🐾

# BEAR BOXES

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

I am sure you have all seen the videos, and photos circulating online of our neighborhood Yogi and Smokey Bear sauntering through back yards, and ripping open garbage cans like happy meals. And while part me always does that little girl squeal of delight at seeing those videos, thinking (very unwisely) that I would love to pet those bears like overgrown puppies, I know that seeing the bears as often as we have in our community, is neither good for us, nor the bears.

Unfortunately, it seems that it is no longer the rogue, defenseless garbage cans that are attracting the bears to the area—the plastic receptacles, and wooden sheds that used to keep the critters from making charcuterie boards of our garbage are no longer cutting it. Fortunately, bear boxes are an approvable solution to the problem at hand.

While the plastic and wooden receptacles are like cardboard happy meal boxes, bear boxes are more like those sturdy metal lunch boxes our fathers used to carry to work every day—the ones with a matching thermos that could withstand all manner of wear and tear. Bear boxes are made from high quality metal, are securely mounted to a concrete pad or

post, and are designed specifically to thwart a bear’s ability to turn your weekly garbage into a buffet...all the while keeping human access as simple, and easy as possible. And most have safety features like child safety release handles on the inside! Bear boxes can easily be submitted online using the following QR code:



For specific project requirements, you can review our updated ECC Guidelines, which can be found on our website. Just sign into the My PML tab, and then navigate to the governance tab.

And while I may be a little sad that collectively keeping our garbage as secure as possible will reduce the number of videos I see online of cute bears here in Pine Mountain Lake, we will always have Snoop Dogg’s Animal Planet videos to keep us entertained.

If you have any questions about bear boxes, compliant locations, or the submittal process, please do not hesitate to reach out at: **1-209-962-8605** or [ecc@pinemountainlake.com](mailto:ecc@pinemountainlake.com) 🐾

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## ATTENTION NEW PML MEMBERS!

### WELCOME to PML...We’re glad you’re here!

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

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

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

Here you will find:

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

And **MUCH MORE!**





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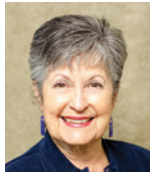
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**DJ Kraft**  
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DRE#02110007



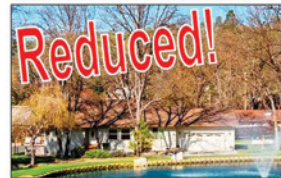
**Ashley Giambrone**  
Realtor®  
510-962-2442  
DRE#02441607



5-77 12689 Mt Jefferson  
3 Bd/2Bth/2 Car  
\$350,000  
MLS# 41130010



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



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



4-436 12629 Cresthaven  
3 Bd/2.5 Bth/2 Car  
\$399,000  
MLS# 41123522



12-37 20985 Hemlock St  
4 Bd/4 Bth/3 Car + Hanger  
\$1,500,000  
MLS# 41137633



1A-3 12855 Moon Light Ct.  
5 Bd/3.5 Bth Oversized Garage  
\$949,000  
MLS# 41138093



4-169 20812 Point View Dr.  
4 Bd/3 Bth/2 Car  
\$485,000  
MLS# 41138046



6-36 19621 Cottonwood  
3 Bd/2 Bth/2 Car  
\$322,000  
MLS# 41117133



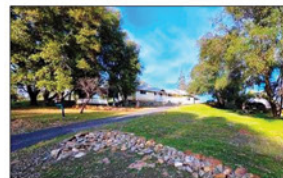
12-216 21076 Hillcroft Dr  
3 Bd/2 Bth/2 Car  
\$309,000  
MLS# 41109933



2-42A 13024 Gamble St.  
3 Bd/2 Bth  
\$297,500  
MLS#41112984



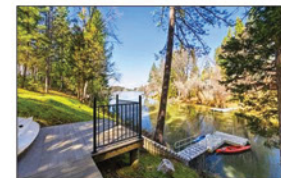
1-49 19279 Pine Mountain Drive  
3 Bd/2 Bth  
\$340,000  
MLS# 41135452



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



7-202 19021 Digger Pine St  
3 Bd/2 Bth/2 Car  
\$324,500  
MLS# 41112084



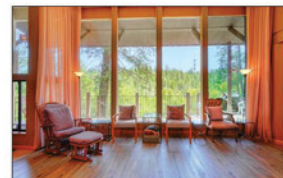
4-101 20602 Longridge Court  
4 Bd/2.5 Bth  
\$1,239,000  
MLS# 41126528



5-250A 19195 Ferretti Rd  
3 Bd/3 Bth/Oversized  
\$455,000  
MLS# 41109933



3-298 20668 Longview  
3 Bd/2 Bth/2 Car  
\$398,000  
MLS# 41131489



10-35A 20783 Nonpareil Way  
2 Bd +2 Areas/3 Bth/2 Car Carport  
\$399,900  
MLS# 41132022



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



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



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



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



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



2-334 13209 Mueller  
3 Bd/2 Bth  
\$269,000  
MLS# 41131626



4-222 20775 Point View Dr.  
4 Bd/3 Bth/2 Car  
\$485,000  
MLS# 41137969



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

# HR'S MILESTONES & RECOGNITIONS

SHANNON ABBOTT, PHRCA – HR MANAGER

## HAPPY SEMIQUINCENTENNIAL!

**A**s we celebrate America's 250th anniversary, we also proudly celebrate our employees and their milestones here at Pine Mountain Lake. Our long-term employees are the heart of our Association, and we value the dedication, and commitment they bring to our community.

Alongside our year-round staff, we are fortunate to have exceptional seasonal employees who return year after year. This July, we recognize our returning seasonal team members for their milestones of continuous years of service. Their energy and enthusiasm bring life to our amenities, and for many, Pine Mountain Lake is their very first job. We are honored to play a role in their early professional development and to support them as they grow in the workforce.

**Happy 250th, America** — and congratulations to our incredible staff

for their many years of service to Pine Mountain Lake!

Your commitment makes our community shine.

### 20 YEARS OF SERVICE

July 20 – **Mike Ireland** – Outside Services

### 15 YEARS OF SERVICE

July 15 – **Clyde Romine** – Equipment Operator

### 5 YEARS OF SERVICE

July 30 – **Greg Sarratt** – Outside Services

### SEASONAL STAFF MILESTONES FOR 2026

#### 10 Years of Continuous Return Service

**George Navarro** – Water Taxi/Boat Patrol

**Gary Metz** – Water Taxi/Boat Patrol

#### 5 Years of Continuous Return Service

**Van Holt** – Marina Assistant Manager

**Dorothy Landrum** – Pool Manager

**Austan Marshall** – Lakeside Café

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### NEW PRICE - \$320,000

Charming Exceptionally Maintained 2 Bedroom, 2 Bath Home in Pine Mountain Lake! Open Concept Floor Plan, Features include a Covered Front Porch, Updated Roof, Mini-Split System, Generac Whole-House Generator, Laundry Room and Lower-Level Workshop/Storage Area. Located on a Quiet Street and Priced to Sell.

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2-96 13163 Jackson Mill Dr.  
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4-128 20158 Pine Mountain Dr.  
Lakeside Property 3/4 Acre  
\$85,000 MLS# 41104702

2-248 19364 Ferretti Rd,  
Beautiful Views 0.26 Acre  
\$10,000 MLS# 41131616

13-361 12301 Tower Peak,  
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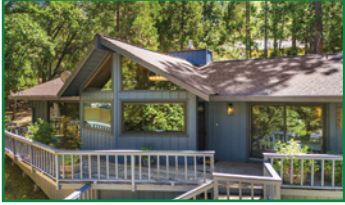
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**19271 Pine Mountain Dr. U1 L51 \$388k** Must see - 3b,2ba 2car, spacious beau Aframe cabin w/high rustic ceil/high wndws, dbl side frpl, updated Kitch/Ba/flrs/windows, level pkg.



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



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



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



**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.



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



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



**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



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



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

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# PINE MOUNTAIN LAKE BOAT PARADE JULY 4 ★ 6PM

ORGANIZED BY FRIENDS OF THE LAKE

DECORATION THEME:  
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*Photo by Uriel Vargas*



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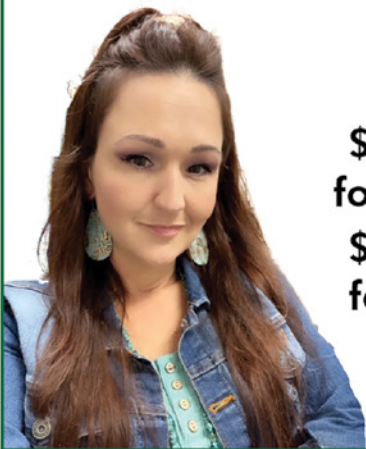
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**PINE MOUNTAIN LAKE**

**FRI 7/17 & SAT 7/18 8AM -12PM**



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**Open to kids age 6-17 - Friends & Family of Property Owners  
Registration starts on June 10, and is limited to 20 Friday  
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## Update to the Schedule of Monetary Penalties

In accordance with Pine Mountain Lake Association's CC&R's, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved the update to the Schedule of Monetary Penalties.

The purpose of this update is to revise the Association's Schedule of Monetary Penalties to improve clarity and incorporate additional violation categories.

This was published in the May and June editions of the PML News and posted on the PML website for member review and comment.

This update to the Schedule of Monetary Penalties was approved and adopted by the Board of Directors at a duly noticed meeting on June 20, 2026.

## PINE MOUNTAIN LAKE ASSOCIATION SCHEDULE OF MONETARY PENALTIES

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

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

### DEFINITION OF A VIOLATION

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

#### 8.1. Fines for Traffic Violations

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

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

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

##### A. Property Use Restriction Violations

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

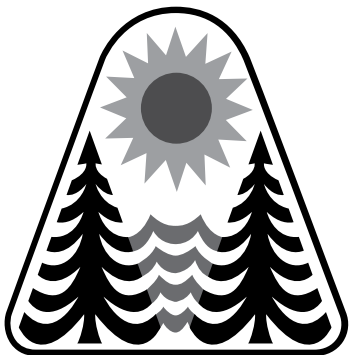
1. Each violation: \$100.

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

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

Fire Safety Violations – Dead standing trees  
Downed Trees  
Defensible Space: Zone 0, Zone 1, and Zone 2  
Weeds/Annual Grasses pin to pin  
Flammable debris/slash/brush  
Burning without permit  
Unsafe burning

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



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

C. **Environmental Regulation Violations**

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

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

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

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

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

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

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

5. Miscellaneous Items

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

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

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

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

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

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

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

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

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

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

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

### **8.3 Fines for Violation of the Rules and Regulations**

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

### **Further Legal Action**

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

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

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

### **PMLA Short-Term Rental Violation Point System**

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

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

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

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

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

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

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

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

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

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

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

Violation Point Count: 1 of 6 points.

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

Reference Table below:

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

The Board of Directors hereby rescinds all previous schedules of monetary penalties and nullifies any portion or provision in any previous resolution, policy or rule that conflicts with this resolution until such time that the resolution, policy or rule can be updated to reflect the adoption of this resolution.



# JULY AT THE EQUESTRIAN CENTER: PATRIOTISM, HORSES, AND SUMMER FUN

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

July is one of my favorite times of year at the Equestrian Center. As we celebrate Independence Day, I'm reminded of the important role horses and cowboys have played throughout our nation's history. From the early ranchers and settlers who helped build the American West to the hardworking men and women who continue to care for livestock and open spaces today, the cowboy spirit remains a symbol of independence, determination, and pride in our country.

While many people will be celebrating with barbecues and fireworks this Fourth of July, we'll be celebrating the values that make the western lifestyle so special—hard work, stewardship, community, and a deep appreciation for our horses.

Summer is in full swing, and the

Equestrian Center has been bustling with activity. We are currently at full capacity with our boarding program, a testament to the wonderful community we have built here. We appreciate the continued support of our boarders and thank everyone for helping make the barn a welcoming place for riders of all disciplines and experience levels.

Looking ahead, we have several exciting events planned for July:

**Open Arena Night** continues on the second Wednesday of each month from 4:30 PM to 7:00 PM. This low-key, community-focused event is open to riders of all ages and disciplines. Whether you want to work on obstacles, practice patterns, ride with friends, or simply enjoy an evening in the arena, Open Arena Night is a great opportunity to get out and ride.



On **July 24**, we are excited to host our **Cowboy Dressage Clinic** with Angela Gentry. Cowboy Dressage blends the softness and precision of classical horsemanship with practical western riding skills. This clinic is a fantastic opportunity for riders looking to improve communication, balance, and partnership with their horses while enjoying a welcoming and supportive learning environment.

We're also introducing a fun new social event, **Trivia Under the Stars**. Join us for an evening of friendly competition, laughter, and community as teams test their knowledge on a variety of topics. Whether you're a trivia enthusiast or simply looking for a fun night out with friends and family, we hope you'll join us.

As always, thank you for your continued support of the Equestrian Center. We wish everyone a safe and enjoyable Fourth of July and look forward to seeing you around the barn this summer.

Happy Trails,

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

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MAIL COMPLETED FORM TO:  
Pine Mountain Lake Association  
Attention: Janessa Owens  
19228 Pine Mountain Drive  
Groveland, CA 95321  
Email to  
[gmassist@pinemountainlake.com](mailto:gmassist@pinemountainlake.com)  
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# TURNING BACK THE LIGHT CLOCK

BOB ASQUITH

**W**hen we first moved here more than 15 years ago, we noticed how very dark Pine Mountain Lake could be at night. And we also noticed that there were so many stars. In fact, so many, we started stargazing – looking at the planets in their positions and just generally enjoying astronomy for the first time. We came from the Bay Area where there are no stars. And it never gets dark.

Yet over time, Pine Mountain lake has become brighter and brighter at night. As our population Grows and more people come from urban areas, urban lighting is spoiling the Pine Mountain lake darkness. We do long for those days when we can stand in our driveway and see the Milky Way, see the planets near the moon, and just enjoy the dark skies.

Together, we can turn back the Light Clock and return Pine Mountain Lake skies to a darkness that benefits us all.

In 2020, the International Dark-Sky Association partnered with the Illuminating Engineering Society to promote five principles for responsible outdoor lighting that meet human needs for artificial light at night in outdoor spaces while protecting the integrity of natural nighttime conditions to the greatest practical extent:

1. Use light only if it is needed
2. Direct light so it falls only where it is needed
3. Use light only when it is needed
4. Light only to the brightness needed
5. Minimize blue light to the amount needed

## DEFINITIONS

“Fully shielded” means lighting whose design prevents the direct emission of light at angles above the local horizontal. Fully shielded lighting generally consists of lighting products whose light sources (i.e., lamps) are concealed within an opaque housing and whose light emerges such that it is only directed toward the ground.

“Correlated color temperature” (CCT) means a numerical rating characterizing the color qualities of a light source. It is measured in units of kelvins (K). Under U.S. Energy Department rules, CCT must appear on the packaging of all new lighting products sold in the U.S.

“Light trespass” means a condition in which light emitted on one property is directly visible from any other property. Light trespass is defined to exist regardless of whether the receiving property owner finds the light objectionable.

## USE LIGHT ONLY IF IT IS NEEDED

! The purpose of outdoor lighting should be evident from its design, including placement, aiming angle, brightness and other characteristics.

! Note that this does not preclude the use of architectural, landscape and similar ‘aesthetic’ lighting, including lighting of water features and swimming pools, provided that their design minimizes any impacts on other property owners.

! Consider defining permitted and prohibited uses according to the preferences of the community.

## DIRECT LIGHT SO IT FALLS ONLY WHERE IT IS NEEDED

! All outdoor lighting should be designed, installed and aimed such that it only illuminates its intended target and prevents emission of light into the night sky.

! Allowable outdoor lighting should strictly avoid creating conditions of light trespass.

! Property owners must ensure that architectural, landscape and similar lighting is, to the greatest practical extent, confined to the surfaces and objects it intends to highlight.

## USE LIGHT ONLY WHEN IT IS NEEDED

! All night “security” lighting should not generally be permitted

! Outdoor lighting can enhance



nighttime security through the use of active controls such as timers and motion-sensing switches.

! Property owners should be obligated to properly maintain control equipment in good working order.

! Motion sensors should be adjusted according to manufacturers’ specifications in terms of both trigger sensitivity and trigger duration

- Sensitivity should be set such that triggering occurs only upon sensing large objects such as animals and people
- Trigger duration should not exceed five (5) minutes, at which point the lamp is extinguished

! Controls must fail into the “OFF” condition and not the “ON” condition.

## LIGHT ONLY TO THE BRIGHTNESS NEEDED

! Light should be neither too bright nor too dim for the task.

! Selecting the proper amount of light, along with properly directing the light and limiting the duration of its use, is important to minimize glare.

## MINIMIZE THE EMISSION OF BLUE LIGHT

! Lighting should use lamps with the “warmest” color appearance possible.

! For general applications, the correlated color temperature of lamps should not exceed 3,000 kelvins.

! It is not possible to determine the CCT of a lamp by visual inspection, so consult manufacturer data sheets or product packaging for the specification of a particular lighting product. 🏠

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

## PML Organized Groups & Clubs

Contact the individuals below if you are interested in joining!

### Aviation Association

Bob Mackey 1-408-373-2625

### Crest Valley Firewise Community

Terre Passeau 1-209-962-5364

### Friends of the Groveland Library

Virginia Richmond 1-209-962-6336

### Friends of the Lake

Mike Gustafson 1-209-962-6336

### Garden Club

Linda Flores 1-209-770-6063

### Ladies Club

Sharon Newell 1-415-244-7515

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

### Needle Crafts

Barbara Klahn 1-209-916-5420

### Pickleball Club

Tammy Talovich 1-209-605-7904

### Pine Needlers Quilt Guild

Julie Kuhn 1-650-245-1439

### PML Ladies 18 Hole Golf Club

Laura Kramer 1-209-840-0129

### PML Niners

Stacie Brown 1-209-962-7397

### PML Pool Wellness Club

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

### PML Safe Streets Campaign

Leslie Dudley 1-209-962-4911

### PML Shooting Club

Bill Kornele 1-415-933-7922

### PML Waterski & Wakeboard

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

### Racquet/Tennis Club

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

### Residents Club

Brad Nelson 1-209-996-0106

### ROOFBB

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

### Rotary Club of Groveland

Pete Stevenson 1-209-814-1382

### Southern Tuolumne County Historical Society (STCHS)

Harriet Codeglia 1-415-516-1852

### Southern Valley Srs. Golf Group

Rich Robenseifner 1-707-486-9115

PML ORGANIZED CLUBS

# PML LADY NINERS

TAMMY TALOVICH

**Quote of the month: "Just don't give up trying to do what you really want to do." Ella Fitzgerald**

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

**MAY 7TH:** We invited the 18 Holers to play with us! We had 23 players and played 1 best net ball and 1 best putt

**1st place team:** S. Hancock, N. Brewster, C. Hollaway, T. Talovich

**2nd place team:** T. Skelley, J. Awai, P. Eshaugh, B. Lenorak

**3rd place team:** L. Kramer, P. Park, D. Martini, S. Brown

**Chip-ins:** #12, 18 D. Martini

**Birdies:** #10 L. Lorant

**Pars:** #11,13,14,15,16 L. Lorant, #12,15 D. Martini

**Low putts:** L. Lorant, D. Martini w/16

**Low gross:** L. Lorant w/38, S. Brown w/50

**Low net:** L. Lorant, T. Talovich both w/36

**MAY 14TH:** We had 15 players and played Cry Baby

**1st place:** Tammy Talovich

**2nd place:** Barbara Lenorak

**3rd place:** Stacie Brown

**4th place:** Mary Steinkamp

**Pars:** #1, 3, 6, 8, 9 Lindsey Lorant, #6 Deanie Martini, #3 Stacie Brown, #7 Tammy Talovich

**Low Gross:** Stacie Brown w/49

**Low Net:** KC Lennen w/35

**Low Putts:** Stacie Brown, Lindsey Lorant w/15

**MAY 21ST:** We had 21 players and played Blind Partners

**1st place team:** Deanie Martini and Tammy Talovich

**2nd place team:** KC Lennen and Christina Baines

**3rd place team:** Sheryl Garcia and Patty Nelson

**Birdies:** #11 Lindsey Lorant

**Pars:** #12,13,17 Lindsey Lorant, #10,13 Deanie Martini

**Low gross:** Lindsey Lorant w/41 and Deanie Martini w/45

**Low net:** Tootie Kline w/32

**Low putts:** Pat VanGerpen and Deanie Martini w/15

**MAY 28TH:** We were rained out!

### CAPTAIN'S CORNER:

**"IT'S NOT ABOUT BEING BETTER THAN SOMEONE ELSE, IT'S ABOUT BEING BETTER THAN YOU WERE THE DAY BEFORE."**

Golf has a beautiful way of reminding us

that the real competition is the quiet one happening within ourselves. When we slip into the mindset of needing to beat someone else, the game tightens up—pressure creeps in, tension builds, expectations spike, and suddenly the joy drains away. But when you focus on your game today—the swing you have, the body you have, the energy you have—you free yourself to play with clarity and confidence. One blow-up hole doesn't define your round unless you let it. Recover quickly, breathe deeply, and use positive self-talk to reset your rhythm. A relaxed mind creates relaxed swings, and relaxed swings create those harmonious, effortless shots we all love.

Your attitude on the course is more powerful than any club in your bag. When you show up with a calm, joyful, and centered presence, you not only elevate your own game—you inspire the people playing alongside you. Golf becomes lighter, friendlier, and far more fun. So the next time you're out with friends or stepping into a high-stakes match, set aside the ego push and the emotional pressure. Choose a detached-from-outcome mindset, stay present, and let the game unfold. You may just find that when you stop trying so hard to win, you actually have more fun, play better golf!

Have fun, see you on the course!

Lindsey PML Lady Niner's Captain 🏌️

PML ORGANIZED CLUBS

## ROOFBB "CARING HEARTS-HELPING OTHERS"

AUDREY PROUSE

The Rockin' for ROOFBB fundraiser on May 30 was a creative and sun-filled afternoon at Around the Horn Brewery — and the results were nothing short of fabulous. The ROOFBB mission is simple: raise funds that give back to community projects, local schools, and neighbors in need. This event embodied that spirit perfectly, centering around a rock painting activity that proved to be a hit with attendees of all

ages. Participants gathered to unleash their inner artists, decorating stones while enjoying the relaxed, welcoming atmosphere of our local brewery. By the end of the event, over \$600 had been raised — a testament to the generosity and enthusiasm of everyone who showed up to participate. A special thank you goes out to Cindy, whose tireless organization and talent as a rock painting teacher made the day run smoothly and kept everyone inspired brush stroke after brush stroke. Thanks also

to Around the Horn Brewery for hosting, our amazing ROOFBB volunteers, and to every participant who made this afternoon such a resounding success!

Connect with us on Facebook, Instagram, NextDoor [@roofbbcharity](https://www.instagram.com/roofbbcharity) Visit our website [charity@roofbb.org](https://www.charity@roofbb.org)

Make a donation today!



# PML'S MATCH PLAY TEAM IS ON FIRE!

CHUCK OBESO-BRADLEY

**P**ine Mountain Lake's Men's Golf Club has participated for many years in the Northern California Golf Association (NCGA) Team Match Play Competition, and this year our opponents are Copper Valley, Greenhorn Creek, and Sequoia Woods. Each club plays one Home Match and one Away Match with each opponent, **and right now our team is doing something that no other PML team has ever done.**

PML is 3-0 so far in the Team Match Play Competition, with three more matches on the schedule before the playoffs begin. We won our first Home Match against Sequoia Woods 25-11, and then we won our first Away Match (winning an away match is pretty rare) at Copper Valley 20-16, which put us into a tie for the lead with Greenhorn Creek. On June 4th, Greenhorn Creek visited PML for our second Home Match, and we were able

## GROUP 18 →

	Win	Loss	Tie	Points
1 Pine Mountain Lake GC	3	0	0	6
2 Greenhorn Creek GC	2	1	0	4
3 Copper Valley GC	0	2	0	0
4 Sequoia Woods CC	0	2	0	0

to beat them 19-17, **so now we are all alone in 1st Place in our division.**

We are very proud of how well our players have competed against these other clubs, and we are hoping to keep the wins going for the rest of the competition. Congratulations to all of our PML players who have played in at least one match so far: Marc Allyn, Mark Christensen, Bryan Eshagh, Paul Funston, Jim Grant, Steve Grant, Dave Gregg, Andrew Hughan, Joe Parisi, Joel Plum, Ben Rebiskie, Jon Rivera, Greg Sarratt, Mike Skonovd, Larry Torres, Dave Villaroman, and John Wilkins. 🏆

# LABOR DAY BBQ - STCHS FUNDRAISER

PATRICIA GIBSON

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

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

Children's games will be presented 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 offer line dancing instruction during the event.

The fundraiser is one of the Historical Society's major annual events and supports its mission of preserving the history and heritage of Southern Tuolumne County. The organization operates the local museum, maintains historical collections

and properties, and provides community space for the Groveland Library, the Friends of the Library, Book Nook, and local group meeting space.

STCHS is staffed entirely by volunteers and relies on memberships, donations, and two fundraising events to support its programs and facilities.

We are also seeking quality donations for the silent auction. Businesses and individuals wishing to contribute items are encouraged to contact the us. As a registered 501(c)(3) nonprofit organization, STCHS can provide receipts for in-kind donations.

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

For more information, to volunteer, or to donate an auction item, contact Patricia Gibson at **209-962-0300** or **PatG.STCHS@gmail.com**. Thank you for your support. 🏆

PML ORGANIZED CLUBS

## SAVE THE DATE!

# COMMUNITY AIRPORT DAY: OCTOBER 3

VIRGINIA RICHMOND

**M**ark your calendars now! The Pine Mountain Lake Aviation Association invites everyone to our annual Community Airport Day on October 3 from 12:00 - 3:00pm at the Groveland-Yosemite County Airport. This is a great fun and free way to visit your airport to see interesting aircraft and exciting flying exhibitions.

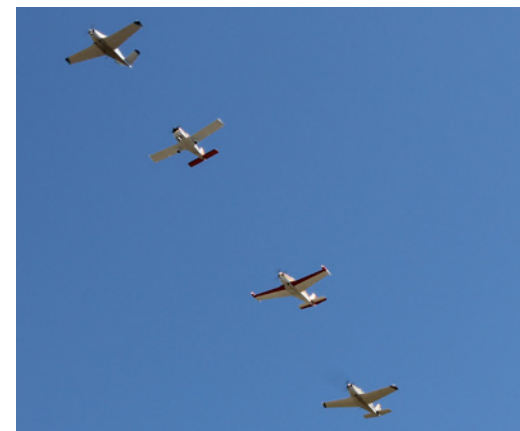
Planned special events include

cool flying demonstrations, unusual aircraft, stunning formation flying, and some special aerial surprises! In between special events, guests can visit current and vintage planes up close. Watch for more details next month.

This is a great opportunity to check out your local county airport, see aircraft up close and meet local pilots. Refreshments will be available for your convenience. Admission is free.

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. 🏆

*Formation flight over PML Airport*



# PML PICKLEBALL CLUB

PAM RODGERS



away your opponents' recovery time and forces them into rushed mistakes.

## THE BOTTOM LINE

Traditional drills have their place, but blending intention, strict time limits, and aggressive positioning into live-play scenarios creates durable skills that stick when the pressure is on.

## PICKLEBALL CLUB CELEBRATES NEW COURTS

With the overwhelming popularity of pickleball and the slow decline of tennis players, PML has made a change. ½ of the tennis courts on Pine Mountain Drive by Fisherman's Cove have been converted to new pickleball courts. New courts - New Location. Exciting news for "picklers" because we now have bathrooms, covered shade seating and storage. It's a great location for tournaments, events and weekly play. Come check out the new location and learn this popular sport.



## COME OUT AND PLAY! FOR MORE INFORMATION:

Current Play Times:  
Winter Hours: M,W, F 10 am -12 pm  
Summer Hours M,W, F 9 am -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](mailto:TamTally1@gmail.com)  
For All other Pickleball related questions call the Front Gate at **209.962-8615** 📞

## 2. MASTER THE 10-MINUTE ISOLATED WARM-UP

Most players spend just two minutes warming up. To maximize your time, expand your pre-game routine with a bounded, high-focus block.

- **The Routine:** Set a phone alarm for exactly 10 minutes and isolate one specific sequence with your partner.
- **The Action:** Spend the entire block hitting nothing but backhand-to-backhand dinks or transition-zone resets. The strict timeframe keeps your brain engaged and grooves your muscle memory right before the match.

## 3. STEAL TIME AT THE KITCHEN LINE

Build court dominance during live play by staying aggressive at the non-volley zone. Instead of playing passively, lean forward and actively look to take your opponents' shots out of the air as volleys. You don't need overwhelming power; simply cutting the ball off early strips

## 3 PICKLEBALL DRILL ALTERNATIVES TO FAST-TRACK YOUR PROGRESS

Standard drilling—like hitting 100 identical baseline shots in a row—is often tedious and fails to mimic live match play. According to pro and coach Tanner Tomasi, you can fast-track your progress and practice smarter by combining focus with real-game pressure using these three drill alternatives.

### 1. PLAY RECREATIONAL GAMES WITH INTENT

Instead of playing just to win, use recreational matches as stealth practice grounds. Before stepping onto the court, commit to one tactical goal for the entire game.

- **The Challenge:** Vow to only hit third-shot drops, or focus exclusively on backhand dinks.
- **The Benefit:** This forces you to execute a specific skill under live competitive pressure against opponents actively trying to disrupt your rhythm.

PML ORGANIZED CLUBS

# PML BOAT PARADE CELEBRATES 250 YEARS!

VIRGINIA RICHMOND

We hold these truths to be self-evident, that all men are created equal, that they are endowed by their creator with certain inalienable rights, that among these our life, liberty, and the pursuit of happiness.

This has been described as the greatest sentence ever written! For a new country made up of people with many different beliefs and backgrounds, this sentence defined our common ground and created the American dream. 250 years later, we celebrate the independence that began with this declaration.

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

250 years ago on July 4, 1776.

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

Boat owners can sign-up at the Marina Store; there's no fee to participate and there are prizes and bragging rights for the best decorations in each category: electric boats, gas pontoons, ski/fishing boats, and non-motorized. The PML Boat Parade is organized by Friends of the Lake. 📞



*Tall Ships celebrating 250 years*

# PML LADIES 18 HOLE GOLF CLUB

THELMA FAUX

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

## MAY 21, 2026 INDIVIDUAL POINT BOGY

**First Place:** Lupe Moore - 39

**Second Place:** Elisa Hoppner - 33

**Third Place:** Helena McMillian - 34

**Fourth Place:** Tied – Anne Clark, Cindy Hollaway – 33

**Sixth Place:** Tied – Thelma Faux, June Von Rotz -32

## JUNE 4 2026 2 PERSON SCRAMBLE PAR 3S

**First Place:** Elisa Hoppner, Cheryl Johnson - 40

**Second Place:** Helena McMillian, Mary Steinkamp - 43

**Third Place:** Laura Kramer, Debbie Tores – 44

**Fourth Place:** Thelma Faux, Susan Dwyer – 46

**Fifth Place:** Tied – Sally Wrye, Tammy Talovich & Paula Parisi, Patty Douglas - 47

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**. 📞

# PINE MOUNTAIN GARDEN CLUB

LINDA NEUSCHWANDER

Summer never looked so good! Well, a bit toasty perhaps, but that's summer! On with the show! Yes, Groveland is looking golden and gorgeous (not yet completely toasted), and our lovely Pine Mountain lake beckons locals and visitors alike to indulge in a cool and friendly dip in the lake. Come right on in, the water's fine. Don't forget to use your noodle! Not a swimmer? Then grab a folding chair and take a summer snooze in the deep shade of our ancient giant oaks and fragrant incense cedars. Join the squirrels! To add to the ambiance, most days nature sends us gentle and welcomed breezes to rustle and whisper soothing secrets in our napping ears. But if you are up for adventure, why not take a drive to the spectacular high country of Yosemite National Park and visit Tuolumne meadows or Tenaya lake to enjoy a

refreshing and much less crowded spot. And it is cool up there! The PM Garden Club has been enjoying gathering for our club meetings and dishing the dirt. (or compost- come to a meeting and learn the difference!) We just had an entertaining presentation on garden succulents as creative and easy care works of art for small spaces. And Join us for our August meeting to create a selection of garden themed art projects. Next month we will be breaking out and dolling up our scarecrows for autumn. \_\_And just like that, summer is over! Want to learn more about Local native plants and gardens? Join our club! Let's be friends! (and have fun in the garden...) Questions? contact any one of us. 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 📞

# POKER RUN ON PINE MOUNTAIN LAKE

VIRGINIA RICHMOND

Friends of the Lake held a fun event in June with dinner at the marina followed by a poker run on boats around the lake. We traveled around the lake and picked up our cards at four different docks. Back at the marina, we collected a fifth card and "played" our hands. It was wonderful to enjoy a lake cruise on a beautiful evening, lots of delicious food, and a fun activity.

Our thanks to Friends of the Lake board members Larry and Catherine Santa Maria for organizing the event. Special thanks to our boat drivers Rodney Smedt, Catherine Santa

Maria, Ed Sullivan, Craig Hochhaus, Al Rojas, and Paul Gibson. Poker master Larry helped figure out the best hands. The lucky winners had their pick of prizes. First place went to Audrey Prouse, second place Rick Marler and third place Cathy Shakespeare.

Friends of the Lake is a PML social club focused on the safe and equitable use of the lake. We have fun lake-centered events all summer. You can join at any of our events, or send your name and email address with \$20 annual family dues to Friends of the Lake, PO Box 591, Groveland. 📞



*Poker master Larry Santa Maria*



*Poker winners Cathy Shakespeare, Rick Marler, and Audrey Prouse.*

# PINE CONE SINGERS SPRING CONCERT

BOB SWAN

**T**hey Say It's Spring" was the concert title, and the weather cooperated. Scheduling conflicts caused our performances to be on Mothers' Day weekend. We appreciate those who were able to join us for an upbeat and varied show, and we're sorry if you had to miss it. As always, there are a lot of people to thank for making the concert happen, so here goes:

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

We thank Nic Coffman (N.I.Creations) for program and advertising design; Tom Franco for sound management; Frank Perry for videography; Frank Jablonski for box office and general enthusiasm; ushers Gloria Marler, Bob Shannon, Delia Self, and Holly Chandler; and Monica Herenden for her maiden flight as emcee.

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

We certainly want to acknowledge our instrumentalists: Pianist Jason Jeffrey, percussionist Amy Mannon, reed man Len Otley, and Linelle Marshall on fiddle as well as rehearsal accompanist. Of course we also thank the man who chooses the music – and makes us enjoy learning it – our Music Director, Dennis Brown.

We regroup on Tuesday, August 25

to begin rehearsing for our Holiday Concert. Consider joining us! Rehearsals are on Tuesdays from 2:00 to 4:30 at the Fellowship Hall of Gateway Community Church. You do NOT have to read music. We provide rehearsal CDs or mp3s for you to learn your part – and, in the process, learn to read music. For more information, please contact Bob Swan at (408) 398-4731. 📞

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# WELCOME TO JOHN LEE, OUR NEWEST WHEELS VOLUNTEER!

BETH MARTIN – SENIOR TRANSPORTATION COORDINATOR

When John Lee retired after 30 years as a letter carrier in Southern California, he knew what he was looking for next: mountains, hiking trails, and a close-knit community. In September 2024, he traded Los Angeles-area traffic for the peaceful beauty of the Sierra Foothills.

“I wanted to be in the country, in the mountains, close to Yosemite,” John said. “I like to go hiking a lot.”

John was already familiar with the area; he and his late wife had vacationed

in the Groveland area often, renting homes in Pine Mountain Lake, camping in Yosemite, and exploring communities along Highway 120. After settling in Yosemite Vista Estates with his two Chihuahua-terrier mixes, he became a docent at the Groveland Museum and joined the local Thursday hiking group.

While on a hike in April, John got to talking with Beth Martin, another



avid hiker who is also a transportation coordinator at Southside Community Connections. He was immediately intrigued by SCC’s Wheels program, which connects volunteer drivers with local seniors and residents who need transportation for grocery shopping, appointments, errands, and other essential trips. For many riders, the service provides independence and helps them continue

living in the community they love.

“Being a Wheels driver is something else I can do to help in the community,” he said. “Some people don’t have any way to get around themselves. We can get in the car and go, but they can’t. It’s great that I can do this little thing that most of us just kind of take for granted.”

*To learn more about the Wheels program, 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. 📍*

## OUR COMMUNITY

# SCC – THE LITTLE HOUSE

SAMANTHA WEST – SUPERVISOR

There’s always something happening at The Little House, and this summer is no exception! Be sure to follow our social media pages for announcements about exciting new programs, activities, and opportunities for all ages.

**Mountain Moms & Tots** launched on June 10.. This bi-weekly gathering meets from 2:15 p.m. to 3:15 p.m. at The Little House and offers a welcoming space for parents, grandparents, caregivers, and young children to connect. Each session includes light refreshments, playful activities designed for little ones, storytime, music, and plenty of opportunities to build friendships and create lasting memories.

**SAVE THE DATE: TEDDY BEAR PICNIC – JULY 10, 2026**

The fun continues as we celebrate National Teddy Bear Picnic Day with a special community picnic for children and

their favorite furry friends! Families are invited to bring a teddy bear, a blanket, and their picnic spirit for an afternoon filled with treats, activities, stories, music, and lots of adorable photo opportunities. It’s sure to be a memorable day.

And there’s even more to look forward to this summer! Upcoming activities include:

- **Travel Talk Tuesdays**
- **Tai Chi Classes**
- **Baking Classes**

Watch for additional details and registration information in the coming weeks.

For more information about Mountain Moms & Tots, the Teddy Bear Picnic, or any of our upcoming programs, contact The Little House at (209) 962-7303 or Program Lead **Samantha West** at (209) 219-5662 by call or text.

We look forward to seeing you at The Little House this summer! 📍

## OUR COMMUNITY

# SOUTHSIDE COMMUNITY CONNECTIONS

NANCY REGGIO – EXECUTIVE DIRECTOR

The hot weather has arrived and so have many area visitors. Town is busy, and it’s wonderful to see people enjoying all that the Groveland/Big Oak Flat area has to offer.

Southside Community Connections is an important part of this community. Life brings challenges, changes, and unexpected needs, and many residents turn to us for referrals, assistance, information, or simply someone to talk with.

As I write this, I am sitting in my office listening to the voices of people gathered for Thursday’s congregated lunch. It is a happy sound. They are sharing stories, opinions, health updates, family news, laughter, and encouragement. What I hear is friendship, support, and companionship in action.

The word “connections” is at the heart of our name and our mission. We connect people with services, transportation, information, resources, and, perhaps most importantly, with one another.

Southside Community Connections does much more than many people realize. We strive every day to meet the needs of those who reach out to us. If you know someone who could benefit from our programs or services, please send them our way. Join us at an event. Volunteer with us—perhaps helping serve lunch on Thursdays for a few hours. Communities thrive when people support one another, and we truly need each other.

We appreciate you. Thank you for helping us build a stronger, more connected community.

Happy Summer. 📍

# HELPING HANDS HAPPENINGS

PATTI BEAULIEU

Now that we're still on our summer hours of 4 p.m. closure instead of 3, which are our winter hours, we all have more time to spend outdoors, shopping, and donating. Our staff has to adjust to this change each year, which makes our volunteer days longer, but we're happy to give locals, and visitors alike, more time to shop and enjoy our store and all of Groveland. Speaking of our volunteers, they were all honored at our ANNUAL VOLUNTEER APPRECIATION LUNCHEON, which was held at the Pine Mountain Lake Grill on Monday, June 8th. We had a spectacular meal prepared by the Grill staff and were treated royally by the attending servers. We shared some history of our organization and our buildings, since we have a lot of history in this town. We've been continually serving the Groveland Community since 1982. Many of our volunteers are rather new, and have not heard how we were started and the changes that have been made throughout

the years. We're still going strong and will, hopefully, be around for many more years helping and serving the community as we do in so many ways. Our organization is passionate about our community and our mission is and has always been, to provide financial support where and when needed.

We continue to receive many wonderful donations so look for many sales each week help us control our inventory. The sales are posted on social media each Monday for the coming week. You can find the advance sale notices on the HELPING HANDS OF GROVELAND Facebook page, our web page, which is [www.helpinghandsofgroveland.com](http://www.helpinghandsofgroveland.com), or on our NEXT-DOOR page. If you follow us on Facebook, you'll automatically get our updates. Please keep in mind that our information is correct on our pages, but not necessarily on Google, which we do not have an account with.

Enjoy the month of July and our Country's 250th Birthday! We'll be open on Saturday, July 4th. Come say hello if you're in town. 🐾

# JERRY BAKER

JERRY BAKER, FOUNDER OF CAMP TUOLUMNE TRAILS & THE JERRY AND PAULA BAKER FOUNDATION, PASSED AWAY ON MAY 22, 2026

It is with profound sadness that we share the passing of Jerry Baker, founder of Camp Tuolumne Trails and the Jerry and Paula Baker Foundation. Jerry passed away peacefully on the morning of May 22 after courageously fighting brain cancer for more than a year.

Jerry dedicated his life to creating a place where individuals with intellectual and developmental disabilities could experience joy, belonging, adventure and unconditional acceptance. Through Camp Tuolumne Trails and over 18 years, he touched more than 5,000 campers' lives and built a community rooted in compassion, dignity and inclusion.

The inspiration for the camp came in 2001 when the Bakers started looking for ways to give back. Many years before, the seed of supporting children with special needs was planted when their youngest son Scott was diagnosed with a brain tumor. While all turned out well, the traumatic experience of caring for a seriously ill child gave them a perspective that would affect the rest of their lives.

After Jerry retired as Executive Vice President of Global Operations at Fairchild Semiconductor in 2001, he and Paula felt it was time to move into the world of philanthropy. The Jerry & Paula Baker Foundation was established and work began on finding the appropriate land to build Camp Tuolumne Trails--specifically to serve children and adults with physical and developmental disabilities. After three years of construction, they opened the doors to its first campers in June 2008.

According to Jerry's elder son, Christopher Baker, president of Camp Tuolumne Trails' board of directors, "He lived more than one third of his life following his passion of giving back to those in need." He and wife Paula, decided to build a camp to give back in



honor of their son Scott, as well as Jerry's closest friend who died at an early age from cancer.

Jerry also served 11 years on Tuolumne County Planning Commission, before resigning in 2020 to focus on advocating for people with disabilities during the COVID-19 pandemic.

While Camp Tuolumne Trails has closed its doors, Jerry's vision and legacy will continue through the Jerry and Paula Baker Foundation Inc., which remains committed to supporting individuals with intellectual and developmental disabilities and the organizations that serve them.

We are deeply grateful for the love, support and memories shared by our campers, families, staff, volunteers and community over the years. Jerry's impact will live on in every life he touched.

A celebration of life will be held at a later date, with details to be determined. 🐾

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# FRIENDS OF THE LIBRARY GIVES BOOKS TO TENAYA STUDENTS

VIRGINIA RICHMOND



First grader Lincoln shows off his choice.



Third graders are excited about their new books

Just before school closed for the summer, Friends of the Groveland Library (FOGL) arrived at Tenaya elementary school with several hundred books to give away. Students were able to select a free book to take home and keep. They were pretty excited!

FOGL volunteers Cathy O'Connell and Michele Roberts arranged the books by grade level, and helped the kids select a "just right" book. We love seeing children excited about books. Research shows that being a good reader is the single most important indicator of future academic success.

Friends of the Groveland Library is dedicated to helping our children and community with multiple literacy projects at the school and library.

Be sure to bring your children and grandchildren to the Groveland Library for a nice selection of books and movies for kids. Pre-school Storytime at the library is fun for the little ones on Fridays at 10:30am. In addition, come to the Book Nook Saturday mornings for a great selection of bargain-priced children's books and movies. The Summer Reading Program meets during six weeks in June/July. Stop by the library for more information on any of these programs. 📖

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## **MOORE BROTHERS PREPAID BAG BIN**

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

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

## **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.

# Pine Mountain Lake Electric

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## VACATION RENTAL OPTIONS FOR TRASH SERVICE

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

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

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

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

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

### Maximum Occupancy for Rental Property

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

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

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

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

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

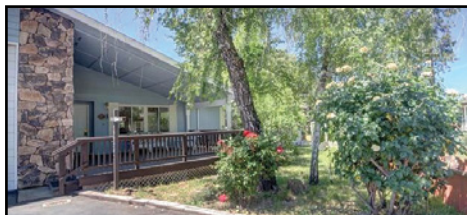
# YOSEMITE REGION REAL ESTATE

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**YOSEMITE REGION**  
Real Estate



19331 Reid Circle **UPGRADED CHALET**. Nestled on a level lot, this spacious 4bd, 3ba, home is near the Pine Mountain Lake Grill restaurant, golf course, the lake and swimming pool. Great room, vaulted Knotty-Pine ceiling, wood-burning stove, open kitchen and numerous upgrades: 30-yr roof (2021), HVAC (2022), dishwasher (2025). Attached carport and matching storage shed. Make this your Yosemite base camp for fun adventures, vacations or full-time enjoyment. \$439,000 #41135769



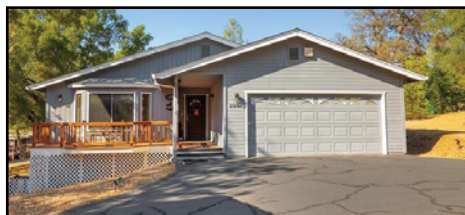
22857 Rolling Woods Dr **ACTIVE SENIOR COMMUNITY** home in the Yosemite foothills. Built in 1991 on a corner lot. 2bd plus den or 3rd bdrm, 2ba, 1620sf, and an attached 1248sf garage. Single level, vaulted ceiling, central H/A, fireplace, skylight. Master suite with large cedar closet, garden tub, stall shower & dual sinks. Recent interior paint, new carpet, laminated plank flooring and new roof in 2021. Updated kitchen with a gas cooktop and stainless appliances. All this on a beautifully landscaped lot framed by a fencing. \$223,900 #41135722



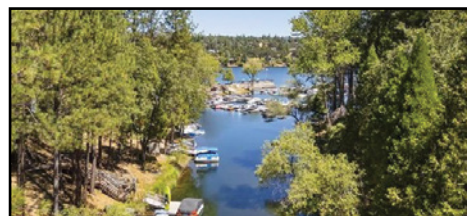
19710 Butler Way **COTTAGE BEAUTY**. Known for fine craftsmanship, architectural interest and stylish floor plans this "Carroll Cottage" two-story home has 3bd, 2ba, 1444sf. Covered entry, interior archways, pillars, hardwood floors, Palladian windows, Berber carpet. Propane heat stove w/stone hearth. Central H/A and whole-house fan. 2-car garage. \$405,000 #41087764



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



20747 Rising Hill Circle **SPACIOUS SINGLE-STORY** with vaulted Knotty-Pine ceiling and a free-standing propane fireplace. Stainless appliances and recent upgrades: Laminate flooring, int/ext paint, a whole-house Generac® backup generator with an automatic transfer switch. Central H/A, covered back deck, 2-car garage plus a carport for RV or boat storage. Furnishings negotiable. \$383,500 #41109806



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



20029 Upper Skyridge Dr **RESORT LIVING**. Enjoy tree-framed lake views and close proximity to the main PML Marina. Stucco exterior, tiled roof and natural wood floors. Granite tile in kitchen, plenty of counter space and cabinetry. Breakfast bar plus separate dining room. Front and rear decks. 4 bedrooms, including a master suite w/dressing area and separate bath. Laundry facilities and 4th bathroom on upper level. 3-car garage, currently a game room. \$539,000 #41129879



20872 McKinley Way **CALLED "LIL' OAK HILL"**, this home is located on a 0.74-acre, double merged lot, on a cul-de-sac. Main living space on upper level, with Knotty-Pine ceilings and a covered redwood deck. 2bd, 2ba, with a large downstairs bonus room (or 3rd bdrm), which has a 2nd fireplace, additional bath and deck. Finished workshop plus a finished & insulated 2-car garage with a 3rd wood stove and 3 phone electric wiring for commercial machinery. All furniture included. \$326,000 #41137895

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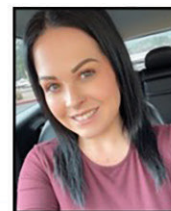


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**RedAwning**



Trisha Richardson  
Guest Services



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