

SEPTEMBER
2026
EDITION

PINE MOUNTAIN LAKE NEWS

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COMMUNITY AIRPORT DAY
OCTOBER 3, 2026 • NOON - 3PM



**PINE MOUNTAIN
LAKE ASSOCIATION**
1.209.962.8600

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

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

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

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

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

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

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

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

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PINE MOUNTAIN LAKE ASSOCIATION
1.209.962.8600
www.pinemountainlake.com



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

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

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

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

SEPTEMBER 12, 2026
(Reconvened Annual Meeting of Members)

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

OCTOBER 17, 2026
(Board Budget Meeting)

NOVEMBER 21, 2026

www.PineMountainLake.com

PMLA PHONE/EMAIL DIRECTORY

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THE GRILL AT PINE MOUNTAIN LAKE

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PML NEWS

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PMLNews@SabreDesign.com

GET IMPORTANT NEWS VIA EMAIL



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

ABOUT EACH OF THE PROGRAMS

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

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

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

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

— NOTICE —

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

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

PMLA ADMINISTRATION OFFICE
1-209-768-3998

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

NOTICE

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

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

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

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

Submission Guidelines

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

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

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

DEADLINES

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

MEDIA ACCEPTED email

SOFTWARE (Articles)

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

SOFTWARE (Advertisements)

PSD, JPG, PDF, EPS or TIFF only.

TEXT/GRAPHICS

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

E-MAIL TEXT/GRAPHICS

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

AD DESIGN and PROOFS

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

SUBMISSION DEADLINES

Articles — 10th each month

Ads — 10th each month

Classifieds — 15th each month

VISIT US ONLINE
www.pinemountainlake.com

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

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

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

KEEP YOUR INFORMATION UP TO DATE

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



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

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

GOVERNING DOCUMENT ENFORCEMENT ACTIONS JULY 2026

Courtesy Notices`	79
Notice of Non-Compliance	27
Final Notice of violation	9
Fines Assessed	2
Member Service	1084

PML SAFETY REPORT

	1st Qtr	2nd Qtr	JULY	YTD
Guest Passes Issued	2,473	4,118	2,511	9,102
Vendor Passes Issued	1,246	1,620	541	3,407
Access Passes Issued	2,520	6,607	3,376	12,503
Vehicles Admitted	30,108	59,810	25,621	115,539
Vehicles Refused Entry	748	988	465	2,201
Phone Calls Received	5,937	7,826	2,777	16,540
Residential Alarm	4	12	5	21
Animal - Loose	23	39	10	72
Animal - Impounded	7	8	7	22
Animal - Dead/Injured	49	78	26	153
Animal - Disturbance	7	6	5	18
Patrol Assist	378	561	251	1,190
Public Assist	11	25	8	44
Welfare Check	4	7	4	15
Transport	15	4	1	20
Traffic Hazard	4	4	-	8
Traffic Control	1	-	-	1
Excessive Speed/Reckless Driving	3	6	1	10
Gate - Tamper	2	1	-	3
Gate - Follow Through	52	74	46	172
Gate - Malfunction	11	9	10	30
Gate - Struck by Vehicle	16	34	9	59
Control Burn Reporte	180	113	-	293
Fire Safety - Smoke Complaint	3	6	1	10
Hazard	16	11	9	36
Residential Disturbance	-	-	2	2
Amenity Burglary	-	-	-	-
Residential Burglary	2	1	-	3
Grand Theft	-	-	1	1
Petty Theft	3	1	-	4
Trespassing	1	5	4	10
Vandalism	1	-	-	1
Property Damage - PML	3	-	2	5
Property Damage - Resident	1	1	-	2
PML Regs Violations Resident	-	1	2	3
PML Regs Violations Guest	-	-	2	2
Vehicle - Citation Issued	2	-	29	31
Vehicle - Accident PML	5	3	6	14
Patrolling Unit	4,630	3,792	754	9,176
Amenity Security Check	7,520	6,887	1,965	16,372
Residence Security Check	106	193	115	414
Weapon Violation	-	-	-	-
Fixed Post	5	5	4	14
Courtesy Notice Issued	17	53	23	93
All Other Fees Collected	\$141,125	\$360,398	\$185,287	\$686,810

GENERAL MANAGER'S MESSAGE

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

2026 PMLA DIRECTORS ELECTION LACK OF QUORUM

The 2026 Annual Meeting of the Membership and Directors election was held at the PMLA Lake Lodge at 9 a.m. on Saturday, August 15, 2026. The Inspectors of Election reported that they received 988 ballots or 30.01%. The required quorum to hold the Annual Meeting and election of directors is 34%. As a result, the Board President Gustafson announced that the meeting was adjourned and that the Annual Meeting would be reconvened on Saturday, September 12, 2026 at 9 am at the Lake Lodge. In accordance with Civil Code Section 5115, when quorum is not reached in the director's election, the required quorum drops to 20% at the reconvened meeting.

The Inspectors of Election will count the ballots and report the election results at the reconvened meeting on September 12th. As a cost savings measure, rather than paying the Inspectors of Election to fly back out and attend the reconvened meeting in person, they will be counting the ballots at their office in Southern California remotely online and all members may witness the counting of the ballots at the Lake Lodge on our large screen televisions or at home remotely online by Zoom.

We have verified with Association General Counsel that this remote method of counting of the ballots at the reconvened Annual meeting is appropriate and legally compliant.

Following the adjourned Annual Meeting, the Board of Directors held their annual organizational board meeting to select board officers' positions for the coming year, in accordance with Section 8.02 of the PMLA Bylaws.

The following is the new list of PML Board officer positions:

President, Dania Schaffer
Vice President, Chuck Obeso-Bradley
Secretary, Mike Gustafson
Treasurer, Dianne McDermott
Director-at-Large, Craig Prouse

GCSD IS NOT GOVERNED OR MANAGED BY PMLA

We continue to see members conflating the Groveland Community Services District with Pine Mountain Lake Association and the roles and responsibilities of each entity regarding governance, fees and management.

The Groveland Community Services District or GCSD is responsible for water and sewer service in PMLA, Groveland and Big Oak Flat as well as parks and the fire department in Groveland.

Pine Mountain Lake Association, or PMLA owns governs, maintains and controls all common areas, amenities, streets within Pine Mountain Lake and enforces the governing documents of our association. PMLA has no authority or control over the monthly water and sewer fees or other activities governed and controlled by GCSD.

Recent dramatic increases in water and sewer fees that PMLA members are seeing in their monthly GCSD bills have resulted in a lot of discussion within our community and online. Unfortunately, some PMLA members are under the impression that GCSD and PMLA are one entity. This is incorrect. We recommend that all PMLA members attend not just PMLA board meetings but also GCSD board meetings so that they stay engaged and informed.

Members who wish to express concerns or complaints regarding water and sewer fees, should contact the Groveland Community Services directly with the information provided below.

Groveland Community Services District
18966 Ferretti Road, Groveland,
CA, 95321

209-962-7161

Info@gcsd.org

Monday-Thursday: 9am-4:30pm

Friday: 9am-4pm

Regular Meetings are scheduled on the second Wednesday of each month at 9am in the board room located at the Groveland Community Resilience Center 18986 Ferretti Road, Groveland, CA, 95321.

<https://www.gcsd.org/>

UNAUTHORIZED PARKING AT THE PML ADMINISTRATION OFFICE

We continue to see more and more short-term renters and guests, leaving multiple cars in the PML Administration parking lot all day and car-pooling to the lake. There is already limited space now for members to park at Admin to take care of their business.

This has had an impact on our members, committees and others just trying to conduct business at the Admin Office. As a result, we are ramping up our monitoring and have been issuing parking tickets. If the trend continues, we may be forced to update our policies to include increasing the parking fine. We have already sent out notices to all short-term rental owners to make sure that they notify their tenants about unauthorized parking so that the owner does not become subject to fines as well for the behavior and violations by their tenants.

JUST A REMINDER

Just a reminder that it is important to use official methods of communication with the Association if you are looking for factual information or if you have a concern or issue that you wish to convey to the Board or the management team. Our contact information is readily available on the Official PML Website at www.pinemountainlake.com and in the monthly PML News Magazine. Posting questions to unofficial social media sites may get you a lot of responses from other members and non-members, but you are not reaching the Association team where we can actually assist you. All Official PML social media pages display the Official PML logo for easy identification.

PML ADVISORY COMMITTEE OPENINGS

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

Until next month, wishing everyone a fun and safe Labor Day! 🇺🇸

www.PineMountainLake.com

PRESIDENT'S MESSAGE

DANIA SCHAFFER – PMLA BOARD PRESIDENT

This month, we gather not just to celebrate a holiday, but to honor the heart and sacrifice of working people all across this great country. The holiday serves as a reminder that our nation's progress has depended on the labor of millions of people across generations. The day is also a moment to say thank you to those who continue to work with strength, patience, and pride. May we never forget that every job has value, every worker deserves respect, and every act of honest labor helps build a better future.

Labor Day is also associated with parades, community events, travel, barbecues, and the unofficial end of

summer. But at PML, our summer fun isn't over yet. We will still enjoy some weeks of warm weather perfect for swimming, boating and fishing. To support all this activity, all three beaches will remain open and the cafe at Marina beach has extended food and drink service on weekends until Sunday, September 27th.

If you have visited the Grill lately you probably noticed some changes to the access stairs. The old stairs and sidewalk in front of the Grill were demolished. New electrical lines for the existing lighting were installed and new water lines to accommodate irrigation were added. Staircases and landing cement were poured,

and finishing work, including ADA requirements, are completed. Check out the improvements next time you grab a bite at the Grill.

September also begins the annual Association budget process. Time for the Board to take a look how we will fund our higher water bills, health, fire and insurances rates, as well as various other requirements while keeping an eye on balancing the budget, providing the services you desire, and keeping the annual assessment level as reasonable as we can.

This month brings not only a seasonal change to our community, but a change to our Board of Directors as well. Each of the Board member

has assumed a new position. Here is your new PML Board for 2026/2027:

Dania Schaffer – President

Chuck Obeso-Bradley – Vice President

Dianne McDermott -Treasurer

Mike Gustafson – Secretary

Craig Prouse – Member at Large

A reminder to all members, since we did not receive a 34% quorum for our election this year, we will hold our next meeting to finalize the election on Saturday, September 12, 2026, at 9:00am. As usual, it will be held at the Lake Lodge. Members can attend in person or online via Zoom.

Hope to see you at the meeting. 🏡

www.Facebook.com/PineMountainLakeCA

COMPOST & ARCHERY RANGE HOURS OF OPERATION

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

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

SHOOTING RANGE – TUES, THUR, SAT 9AM TO 3PM

PLEASE NOTE Hours may vary depending on weather conditions, safety concerns, or other situations beyond control. Archery & Gun Range users must check-in with compost attendant.

HOURS SUBJECT TO CHANGE WITHOUT NOTICE
Call Main Gate at 1-209-962-8615



PML Website



PML Facebook Page

BE SURE TO LIKE OUR PMLA FACEBOOK PAGES:

Facebook.com/PineMountainLakeCA

Facebook.com/PMLARecreation

Facebook.com/PMLMaintenanceDept

Facebook.com/PMLGrill

Facebook.com/PMLAEquestrianCenter

Facebook.com/PMLSwimCenter

PINE MOUNTAIN LAKE ASSOCIATION
SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES
For Seven Months Ended August 2, 2026

OPERATION OF AMENITIES	Revenues					Expenses				Budget		
	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)	NET COST (INCOME)	Variance Bud - Act	Variance %
Golf Course		\$707,698	\$29,461	\$4,756	\$741,916	\$1,316,171	\$574,256		\$574,256	\$645,103	(70,848)	-10.98%
Food & Beverage		\$183	\$628,532		\$628,715	\$1,155,260	\$526,545		\$526,545	\$486,836	39,709	8.16%
Marina		\$282,946	\$212,900		\$495,846	\$683,771	\$187,925		\$187,925	\$234,397	(46,472)	-19.83%
Stables		\$91,139		\$6,617	\$97,756	\$399,501	\$301,745		\$301,745	\$315,028	(13,283)	-4.22%
Recreation		\$23,612			\$23,612	\$120,070	\$96,458		\$96,458	\$86,628	9,830	11.35%
Roads & Facilities Maintenance		\$0		\$160	\$160	\$1,891,486	\$1,891,326		\$1,891,326	\$2,101,764	(210,437)	-10.01%
PROPERTY OWNER SERVICES												
Safety		\$23,776		-\$3,476	\$20,300	\$798,620	\$778,320		\$778,320	\$795,397	(17,077)	-2.15%
Administration		\$218,713		\$4,454	\$223,167	\$1,770,070	\$1,546,903		\$1,546,903	\$1,790,119	(243,217)	-13.59%
Vehicle Access Fees		\$634,147			\$634,147	\$0	-\$634,147		-\$634,147	-\$549,723	(84,424)	
ASSESSMENTS												
	\$5,739,605				\$5,739,605	\$170,714	-\$5,568,891	\$427,128	-\$5,141,762	-\$5,593,367	451,605	-8.07%
Totals	\$5,739,605	\$1,982,214	\$870,894	\$12,511	\$8,605,224	\$8,305,664	-\$299,560	\$427,128	\$127,568	\$312,184	(184,616)	-59.14%

Pine Mountain Lake Association
Balance Sheet
As of 08/02/2026

	Consolidated	Operating Fund	Reserve Fund	New Cap. Fund
ASSETS:				
Cash & Equivalents	\$5,984,025.14	\$1,659,610.73	\$4,161,173.09	\$163,241.32
Due To/Due From	\$0.00	-\$276,402.71	\$276,402.71	
Accounts Receivable	\$2,084,025.44	\$2,084,025.44		
Less: Bad Debt Reserve	-\$598,200.20	-\$598,200.20		
Inventory	\$186,749.82	\$186,749.82		
Deposits & Prepaids	\$702,972.15	\$702,972.15		
Total Current Assets	\$8,359,572.35	\$3,758,755.23	\$4,437,575.80	\$163,241.32
Fixed Assets				
Land & Buildings	\$17,684,535.08	\$17,684,535.08		
Operating Equipment	\$6,640,883.76	\$6,640,883.76		
Vehicles	\$1,588,803.21	\$1,588,803.21		
Total Fixed Asset Costs	\$25,914,222.05	\$25,914,222.05	\$0.00	\$0.00
Accumulated Depreciation	-\$19,601,925.80	-\$19,601,925.80		
Net Fixed Assets	\$6,312,296.25	\$6,312,296.25	\$0.00	\$0.00
TOTAL ASSETS	\$14,671,868.60	\$10,071,051.48	\$4,437,575.80	\$163,241.32
LIABILITIES & EQUITY				
LIABILITIES:				
Accounts Payable	\$135,114.03	\$96,271.36	\$38,842.67	
Personnel Related Items	\$772,105.03	\$772,105.03		
Accrued Taxes & Liabilities	\$35,400.33	\$35,400.33		
Unearned Dues	\$2,354,670.00	\$2,354,670.00		
Other Liabilities	\$209,410.72	\$209,410.72		
Total Liabilities	\$3,506,700.11	\$3,467,857.44	\$38,842.67	\$0.00
EQUITY:				
Prior Year End Balance	\$10,475,462.19	\$6,544,030.00	\$3,768,211.00	\$163,221.19
Current Year Equity				
Income/(Exp)	1,154,969.58	(127,568.38)	1,282,517.83	\$20.13
Asset Transfers from Funds	-	186,732.42	(186,732.42)	
Reserve Expenses	(465,263.28)		(465,263.28)	
TOTAL EQUITY	\$11,165,168.49	\$6,603,194.04	\$4,398,733.13	\$163,241.32
TOTAL LIABILITIES & EQUITY	\$14,671,868.60	\$10,071,051.48	\$4,437,575.80	\$163,241.32



DO YOU HAVE YOUR PIN?



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

1-209-962-8600

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

MONEY MATTERS

STACY GRAY – CONTROLLER

MORE THAN THE BOTTOM LINE: WHAT KIND OF “BUSINESS” IS PMLA?

“Why doesn’t PMLA operate more like a business?”

It’s a fair question—and one that often comes up when we talk about budgets, amenities, expenses, and whether a particular operation is making or losing money.

The answer begins with three important words: **mutual benefit corporation**.

Article I of the Association’s Bylaws states that Pine Mountain Lake Association was formed under California nonprofit corporation law as a mutual benefit corporation. Simply put, PMLA exists to **benefit its members**, rather than to generate profits for shareholders.

Think of it this way: PMLA’s job isn’t to make money from its members. Our job is to responsibly use Association resources to provide services, maintain our community, and deliver benefits to the membership.

That distinction is especially important when we talk about amenities. You may use some regularly and others rarely—or never. But an amenity’s value isn’t necessarily limited to the members who use it. Some benefits are direct: recreation, dining, activities, services, and opportunities to gather with friends and neighbors. Others are indirect, contributing to the overall attractiveness and enjoyment of living in Pine Mountain Lake.

In a traditional for-profit corporation,

a fundamental question is, “**What return will this generate for our shareholders?**”

At PMLA, the question is different: “**What benefit does this provide our members, and can we provide that benefit responsibly?**”

That doesn’t mean every expense is justified simply because someone benefits from it. And being a nonprofit certainly doesn’t mean the numbers don’t matter. **They absolutely do.**

PMLA has an obligation to make sound, prudent financial decisions, manage expenses carefully, and consider the long-term impact of how Association resources are used.

The challenge is finding the right balance. Providing benefits at any cost

wouldn’t be responsible, but neither would providing poor service simply because it’s cheaper.

Good financial stewardship means **providing meaningful value to members while managing our resources responsibly.**

For those of us accustomed to the for-profit world, this can require a shift in thinking. Profitability is useful information, but it isn’t the only measure of whether something provides value to PML.

As budget season approaches, there will naturally be different opinions about spending, services, amenities, and priorities. That’s healthy. Members should ask questions, understand where their money goes, and care about how Association resources are managed.

Reasonable people can look at the same numbers and reach different conclusions.

As those conversations begin, I hope we remember one important idea:

PMLA isn’t here to make a profit. It’s here to provide value to its members—and to do so responsibly.

So let’s ask good questions, listen to one another, and remember that we’re ultimately talking about how best to care for a community we all share.

And, as always, be kind. 🙏

GUEST & RENTERS HANDBOOK IS AVAILABLE ONLINE!

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

WWW.PINEMOUNTAINLAKE.COM

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

PML AUTOMATIC PAYMENT PROGRAM

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

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

PAY YOUR PML PAYMENTS ONLINE

Did you know you can make your payments online?

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

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

LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	2	DEFERRED TO NEXT EDITION BY	0
DENIED BY EDITORIAL COMMITTEE	0	EDITORIAL COMMITTEE	0
Exceeds 250 word maximum	0	DENIED BY BOARD OF DIRECTORS	0
Content	0	DEFERRED TO NEXT EDITION BY	0
Not a property owner	0	BOARD OF DIRECTORS	0
"THANK YOU" LETTERS RECEIVED*	0	* Thank you's do not require editorial committee approval	

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

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

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

REGARDING ASSOCIATION RESPONSE
TO LAST MONTH'S LETTER

I was just reading the August edition to the PML News Magazine and found the Association response to Sandi Kenneally's letter to the editor interesting.

I find it interesting that the association response elected to provide definition of MEMBER in regard to the CC&Rs, when Resolution #03.01 doesn't use the term MEMBER and instead states PROPERTY OWNER.

Although the CC&Rs does not define PROPERTY OWNER, it does define OWNER. It defines OWNER as "the person, firm, corporation or other entity holding a fee simple interest of record to any Lot. Except where the context otherwise requires, the term "Owner" shall include the family, guests, tenants and invitees of an Owner." There is no verbiage in Resolution #03.01 that would provide context that where it does not include family, guests, tenants and invitees of an Owner. In fact it would be similar to the application of Resolution #25.04 where the dependents over 14 and those with special user cards can use the pool from 10am to 12pm by providing their cards upon entry.

If the application of Resolution #03.01

is meant to be as stated in the Association response to be MEMBERS, then I believe the resolution should be modified to make that clear and not run afoul of the definition of OWNER in the CC&Rs.

As it stands now, those with dependent ID cards and special user cards should not be denied access if they have the applicable property owner parking passes in their vehicle.

Respectfully,
Christopher Vogan
San Bruno, CA

RESPONSE TO DIRECTOR'S CORNER
ARTICLE IN AUGUST PML NEWS

In the Director's Corner article written by a PML Board member he stated that he "wanted to compare apples to apples" regarding the pricing at the Marina Cafe compared to Greenhorn Creek and Teleli Golf in Sonora.

First of all, the cafe's at Greenhorn and Teleli are sit down cafes where you are inside an air conditioned building and your food is served at your table and cooked by full time trained chefs as opposed to our cafe where you sit outside in the heat with the flies and goose poop

ANNUAL MEETING
DIRECTORS ELECTION –
NO QUORUM REACHED

At the Annual Meeting of the Membership on Saturday, August 15, the Inspectors of Election announced that they did not receive enough ballots to reach a quorum. As a result, the Board President announced that the meeting was adjourned and will be reconvened on September 12th at 9 am at the Lake Lodge. In accordance with the civil code, the quorum requirement will drop to 20% at this meeting. This percentage has already been reached so the election results will be determined on that date.

The Board held their organizational meeting following the Annual Meeting and selected board officers for the 2026/2027 term.

The following is the new list of officer positions:

PRESIDENT



DANIA
SCHAFFER

VICE-PRESIDENT



CHUCK
OBESO-BRADLEY

SECRETARY



MIKE
GUSTAFSON

TREASURER



DIANNE
McDERMOTT

DIRECTOR-AT-LARGE



CRAIG
PROUSE

and your food is prepared by 18 year old's who have limited if any cooking experience.

I personally think the pricing at the Marina (snack bar- not a cafe) are atrocious. The vast majority of PML residents that I have spoken to have chosen NOT to patronize this amenity as a silent protest over pricing.

Previously, I had written an email to PML management expressing my outrage at the snack bar pricing and to date, I have had no response other than "our managers will take it into consideration". Well guess what????

Richard Faux
Groveland CA

A SPONGE, AN ALGAE, AND A JELLYFISH WALK INTO A LAKE...

STEPHEN McCORD – PMLA LAKE MANAGER

Sounds like the start of a good limnology joke, but sorry—there's no punchline. Only strange but true information about some fascinating things living in Pine Mountain Lake. Three fascinating organisms found in the lake over the past few years could star in a low-budget sci-fi movie: large bulbs of green algae, small translucent jellyfish, and the freshwater sponge. They all tend to thrive during the summer season in calmer waters, especially in the lake's coves and marina. The only problem casting them as movie monsters is that none of them are harmful. So, meet some of your more unusual swimming buddies.



A colony of green algae found near Lake Lodge in summer 2024.



A freshwater sponge found on the hull of a boat docked all summer at the marina.

sponge's range.

A freshwater sponge was first spotted in 2025 attached to the hull of a boat removed from the marina in October after spending the entire summer there.

LEARN MORE ABOUT OUR SCI-FI CHARACTERS

Curious to learn more? Here are reliable sources with additional information on these three unusual lake residents:

- Green algae (*Mougeotia*): en.wikipedia.org/wiki/Mougeotia
- Freshwater jelly (*Craspedacusta sowerbii*): nas.er.usgs.gov/queries/FactSheet.aspx?speciesID=1068
- Freshwater sponge (*Spongilla lacustris*): inaturalist.org/taxa/231429-Spongilla-lacustris#articles-tab

Feel free to share photos of other weird plants and animals observed in the lake!

[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.]



Stock photo of a freshwater jellyfish, like those found in Pine Mountain Lake.

ELEPHANT SNOT, A NICKNAME THAT SAYS IT ALL

The green algae *Mougeotia* is sometimes called elephant snot by lake scientists (raising the obvious question: Are limnologists responsible adults?) because it forms gelatinous colonies that can grow as large as an adult person. It is found around the world because its spores can travel long distances and it can thrive in a wide range of water chemistry and sunlight. Although not toxic, it is inedible for most aquatic insects.

Individual cells look like tiny pieces of spaghetti under a microscope, but they stick together to form large colonies that sway with the currents. These large blobs (not the technical term) have been observed in various coves of the lake, as well as in Bass Pond. If you look closely, you can notice little bubbles—oxygen released during photosynthesis.

JELLYFISH...IN A LAKE?

The freshwater jellyfish is native to China's Yangtze River basin but

now is found worldwide. It is about the size of a penny and translucent with a whitish tinge (so hard to see, like a ghost). Bell-shaped, they propel themselves around by expanding and contracting. They eat a variety of aquatic insects, but do not seem to be prolific enough in the lake to change the ecology. Crayfish will eat them, but crayfish are on the lakebed while jellyfish are in the overlying water.

These jellyfish have been spotted in the lake's open water in summer, but you have to look carefully (since they're small and translucent) and be patient (there aren't so many).

SPONGES, BUT THEY WON'T CLEAN YOUR KITCHEN

The freshwater sponge (*Spongilla lacustris*) lives in lakes and rivers throughout much of the Northern Hemisphere. It inhabits rivers and lakes, often growing on logs or rocks, doing fine over a wide range of sunlight and temperature. It comes in a wide variety of shapes and colors. It is squishy and conforms to the shape of whatever it's hanging on. Its color depends on the type and amount of algal living with it "symbiotically" (meaning they both benefit from the relationship). The algae produce oxygen and sugars through photosynthesis, while the sponge provides a protected place for the algae to live.

The sponge feeds by filtering tiny particles and microorganisms from the surrounding water. They are in turn consumed by some insects. One of its more fascinating predators is the caddisfly *Ceraclea*, which also uses the sponges' spicules to build hard, protective cases for themselves. When the insect reaches adulthood and leaves the sponge, it helps disperse sponge fragments to spread the

PROTECTING OUR COMMUNITY

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

Living alongside native wildlife is one of the greatest privileges of our area, but it comes with a shared responsibility. As human development expands into natural habitats, interactions between residents and black bears are becoming increasingly common. The number one driver of these encounters is simple: improperly secured household garbage. Transitioning to certified bear-resistant trash enclosures is the single most effective action we can take to keep both our neighborhoods safe and our local bear populations wild.

When a bear finds an easy meal in a garbage can, it learns that neighborhoods are a reliable place to find food. Those lessons are hard to unlearn, and they often lead to repeated conflicts between bears and people.

The good news? This is one conflict we can help prevent.

- Keep trash secured until the morning of collection. Do not place trash cans out the night before or leave cans open to wildlife.
- Eliminate odors by cleaning your cans with bleach or ammonia to reduce smells.
- Place all garbage fully inside the container; loose bags or trash left beside a bin defeat its purpose.
- Avoid keeping unsecured garbage on your property.
- **Use an animal-resistant facility**, also known as a **Bear Box**. A bear box is a heavy-duty metal enclosure. A bear box is a simple upgrade that can help keep bears out of your trash and reduce conflicts in your neighborhood.

Standard plastic, lightweight metal or wood trash enclosures offer virtually no defense against a determined bear. Black bears are incredibly strong and can easily crush, rip apart, or chew through standard household bins.

Certified bear-resistant containers are engineered and rigorously tested by organizations like the Interagency Grizzly Bear Committee (IGBC). These specialized containers feature reinforced materials, heavy-duty hinges, and mechanical latching systems that require human dexterity—such as pushing a hidden button or manipulating a recessed lever—to open. While a bear may try to roll, bite, or claw at a certified container, it will eventually give up when it cannot gain access, teaching the animal that human neighborhoods are not a viable food source.

Securing our waste is not just about avoiding a messy cleanup on your driveway; it is a vital community effort to protect our families and preserve our local wildlife. By investing in and properly using bear-resistant containers, we can ensure that humans and bears safely coexist for generations to come.

Bear boxes can easily be submitted on-line at www.pinemountainlake.com under the resources tab, click on the Community Standards Icon or Scan the QR code for quick on the go access. For specific project requirements, you can review our ECC Rules, Guidelines, and Construction standards which can be found on our website. Just sign into the My PML tab, and then navigate to the Governance tab.

As always, if you have any questions, please feel free to reach out to me, Suzette Laffranchi at 1 (209) 962-1241 or communitystandards@pinemountainlake.com. I am happy to guide and provide you with the information you need to navigate your governing documents to maintain our beautiful community. 🐻



PROTECT YOUR PERMIT

3 STEPS TO NAVIGATE THE NEW STR POINT SYSTEM

ASHLEY McCLEARY

As part of our ongoing commitment to maintaining the safety, peace, and beauty of our neighborhood, we recently introduced our new Short-Term Rental (STR) Violation Point System. This system modernizes our pre-existing enforcement procedures by linking violations directly to an easy-to-track point scale. Our goal is not to penalize, but to encourage communication, fast resolution, and responsible renting.

The enforcement process itself has not changed, but owners now accrue points based on the type of violation and the time it takes to respond. Points are tracked on a **rolling 12-month window** that begins on the exact day of your first violation. Your point balance resets back to zero 365 days after a violation is fully cured.

To keep you fully informed, every official enforcement letter you receive will display your current point status in the footer (e.g., Violation Point Count: 1 of 6 Points). Fines and penalties begin once an owner accumulates **more than 6 points**.

Certain violations, are minor violations that carry an escalating scale of Courtesy Notice (1 point), Non-Compliance (2 points), and Final Notice (3 points). Minor violations include barking dogs, construction rules, garbage, noxious activity, storage, temporary structures, or use of lots/streets/common areas. Major Violations like unregistered rentals, gate issues, or unsafe burning with or without permits, carry a flat 3 points per violation and can lead to suspension or fines.

An owner can receive 6 separate

courtesy notices for 6 different minor issues before a penalty, or 1 standard violation could progress through all 3 stages (1+2+3=6 points). Your 12-month tracking window begins on the exact day of your first violation and resets back to zero 365 days after cured violation. Every official enforcement letter you will receive will list your current point status in the footer of each letter. (e.g., Violation Point Count: 1 of 6 Points. Points include all violations). Once you are above 6 points, you can start getting penalties, applied in accordance with the schedule of monetary fines.

What can you do as a Short-Term Rental Property Owner?

- 1) **Verify your permit:** Ensure your rental property is properly registered, to avoid rapid point accumulation.
- 2) **Educate your guests:** Review rules regarding garbage, noise, and proper entry into PMLA with your tenants before their arrival.
- 3) **Act fast!** Address Courtesy Notices immediately to stop point escalation.

Thank you for your cooperation and for being a vital part of keeping our community a wonderful place to live and visit! As always, I am here to answer any questions you may have. I can be reached Monday – Friday from 8am – 4:30pm at 1 (209) 962-1245 or by email at RCC@pinemountainlake.com.

Happy Renting! 🏡

www.PineMountainLake.com

FROM THE FRINGE

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

In the month of September, the Golf Shop will be open 7 days a week from 7:30am until 6:00pm and 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
Fall Classic; 2-Man Team
Wednesday September 9

PML Men's Club
Italian Open; 4-Man Team
Saturday September 19

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

From September 1 through September 6, the first tee time of the day will be 7:30am. Beginning on Monday September 7, the first tee time of the day will be 8:00am. PML Property Owners can make golf reservations up to 14 days in advance, all other players 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
- Pocket Coins with a Removable Ball Marker
- More to Come...

DRIVING RANGE

In the month of September, the Driving Range will be open from 7:30am until 4:00pm (Last Ball Hit at 4:00pm).

CALLAWAY GOLF CLUB TRIAL SETS

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

PUNCH CARDS

Pine Mountain Lake Association Property Owners can save up to \$9.00 per round by purchasing a Punch Card

in the Golf Shop. There are 9-Hole & 18-Hole Punch Cards available. For more information call or come into the Golf Shop.

NEW PINE MOUNTAIN LAKE PROPERTY OWNERS

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

MEN'S & LADIES GOLF CLUBS

If you are interested in joining the Men's or Ladies Golf Clubs, you can call the Golf Shop **1-209-962-8620**, and we will give you the information you need. Applications are available in the Golf Shop. The Men's Club has a website (www.pmlmgc.com) 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. 🏌️

IS YOUR EQUINE EASEMENT CLEAR?

CARRIE HARVEY – COMMUNITY STANDARDS SPECIALIST II

It's September, Summer is heading out, Fall is on the horizon, and us here in the Community Standards Department are ready to inspect your equine easements. By the time you read this, your equine easement may have already been inspected, or will be inspected soon.

What is an easement? An easement is essentially the legal right of a second party to cross or make limited use of another person's property. It is the responsibility of the Property Owner to keep that easement clear and ready for its intended use. If you have an equine easement on your property, be aware

that they are meant to be shared, horses must be able to safely get through. Please keep the easement clear, well maintained and do not block them.

Please take a moment and read your **CC&R's** regarding easements:

CC&R's, Article X, Section 4. Equestrian Easement. Those strips of land designated on the Subdivision Map as "Equestrian Easements" for the use and maintenance of riding trails. Without limiting the foregoing, the Subdivision Map for Pine Mountain Lake, Unit No. 12, recorded in the Office of the Tuolumne

County Recorder on June 26, 1970 in Volume 6 of Subdivisions at Page 27.

CC&R's, ARTICLE X, Section 7. Owner Responsibility. On each Lot, the right-of-way and easement areas reserved by the Association or dedicated to public utilities purposes shall be maintained continuously by the Lot Owner, but no structures, planting, or other material shall be placed or permitted to remain or other activities undertaken that may damage or interfere with the installation or maintenance of utilities; which may change the direction of flow of drainage channels in the easements;

which may obstruct or retard the flow of water through drainage channels in the easements; or which damage or interfere with established slope ratios or create erosion or sliding problems. Improvements within such areas shall be: maintained by the respective Lot Owner, except those for which a public authority or utility company is responsible.

If you have any questions regarding the easements in your area, or on your property, please do not hesitate to call, you can reach me at **1-209-962-1242** or compliance@pinemountainlake.com

I will gladly assist you! 🏌️

**NOTICE OF RECONVENED MEETING FOR
PINE MOUNTAIN LAKE ASSOCIATION
2026 ELECTION OF DIRECTORS**

To: Members of Pine Mountain Lake Association

The Annual Meeting & Election of Directors scheduled at 9:00 AM on Saturday, August 15, 2026 could not be convened due to a lack of quorum. In accordance with the association governing documents, a quorum is described as 34% or 1116 members. As of the call to order at the date and time listed above, a total of 988 members or 30.10% were represented by ballot. Pursuant to California Civil Code § 5115 (d) (2) and Corporations Code § 7512 (e), the Association may call a subsequent meeting at least 20 days after a scheduled election if the required quorum is not reached, at which time the quorum of the membership to elect directors will be 20% of the association's members voting in accordance with Civil Code Section 5115.

The subsequent meeting has been scheduled for 9:00 AM on Saturday, September 12, 2026 at the Pine Mountain Lake Lodge, 20270 Pine Mountain Drive, Groveland, CA 95321. Please note, there will be no in-person voting. Alternatively, members may watch the opening and tabulation of the ballots via zoom by registering at this link: https://us02web.zoom.us/join/register/WN_3ETsyMBHRDOX9TjILAPVww

Members that have yet to cast their ballot are encouraged to participate in this election. All members were mailed an election package at least 30 days prior to the original meeting date. If you cannot locate your election materials, you may request a replacement election package from The Inspectors of Election, LLC by completing an online form at: <https://inspectorsofelection.com/ballot-replacement> or call 1-888-211-5332.

There is one (1) open position in this year's election to serve a three-year term. The candidates listed below placed their name in nomination for this election and are included on the ballot for this year's election:

Dianne McDermott
Yuri Petushkov

Thank you for your time and participation in helping choose the governance of the Association.

Sincerely,
Pine Mountain Lake Association
Board of Directors 🐾

**Banking and Mortgage Benefits for
Pine Mountain Lake**

As part of the Mechanics Bank Affinity Program, you are eligible to take advantage of banking and home loan benefits.

See full Affinity benefits here



Workplace Checking.¹

Take advantage of a select checking account with no monthly service charge when you sign up for eStatements². Ask us how to get ATM surcharge fee refunds.³



Access to down payment assistance.

Take advantage of our knowledgeable loan advisors who will help you navigate the down-payment assistance programs in your area.



Free financial fitness workshops.

Attend both live and virtual workshops ranging in topics from understanding your credit to the steps to homeownership.



Mortgage savings.⁵

Affinity Program mortgage benefits provide exclusive access to savings on closing costs when purchasing a new home or refinancing an existing mortgage. With guidance from experienced lending advisors, you will receive support throughout the mortgage process and learn about the options available to you.



Rate reductions on select consumer loans.⁴

Receive a 0.25% interest rate discount on a new Mechanics Bank personal loan or line with an additional 0.25% interest rate discount with automatic-debit from a Mechanics Bank personal checking or savings account. Mortgage loans excluded.



Savings opportunities.

Open a new Certificate of Deposit or Savings Account.

Mortgage Benefits

844.440.8047 • affinitylending@mechanicsbank.com

Banking Benefits

800.292.1876 • affinitybanking@mechanicsbank.com



Eligible Participants of Associations are required to self-identify by providing the name of the Association or qualifying Business they are affiliated with. 1) The Workplace Checking account is available to current members and employees of organizations participating in the Mechanics Bank Affinity Program, including retired employees and immediate family members of current members and employees, and retired employees. "Immediate family members" refers to spouses, parents, and children of current members and employees, or retired employees. Unless otherwise specified, all accounts are subject to Mechanics Bank's customary fees. Refer to the Schedule of Fees and Charges for details. 2) The fee to receive a paper statement is \$2 per statement cycle. This fee can be waived by enrolling exclusively in electronic statements. 3) Mechanics Bank will rebate fees charged by other institutions for the use of their ATMs. The rebate is up to \$12 per statement cycle and will be credited to your Workplace Checking account within one (1) business day after the fee is charged. 4) To receive your interest rate discount, you must mention you are an Affinity member prior to loan closing. Interest rate discount excludes mortgage loans. Applicable only for Personal Reserve Accounts or Lift Loans. 5) Eligible Participants of Associations are required to self-identify by providing the name of the Association or qualifying Business they are affiliated with. Actual savings may vary depending on loan amount and services selected. All loans are subject to program eligibility, acceptable collateral, underwriting and credit approval. Other terms and conditions apply. Mechanics Bank NMLS# 442116. Equal Housing Lender. MKT1600-2211/0426





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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!

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PMLN 0926 Offer Expires 10/15/26

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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 0926 Offer Expires 10/15/26

SEPTEMBER AT THE EQUESTRIAN CENTER

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

September is here, and while we may still have some warm summer days ahead of us, we're starting to look forward to fall at the PML Equestrian Center. The next couple of months are packed with opportunities to come out to the barn, whether you ride or simply want to enjoy one of our community events.

Our monthly Open Arena Nights continue in September. Join us Wednesday, September 9, from 4:30–7:00 PM. Open Arena Night is open

to the community and is a relaxed opportunity to bring your horse, use the arena, work through some obstacles, or simply enjoy an evening riding at the Equestrian Center. The cost is \$10 per horse.

October will bring several of our fall events to the barn. We'll kick things off with Pearls in the Pines on Friday, October 2, at 6:00 PM. This will be a fun, casual evening creating pearl art in the barn. We'll have several designs available to choose from, and the cost is \$10 per person.

Our Fall Flea Market returns Saturday, October 17. We always enjoy opening up the Equestrian Center for these community events and giving people another reason to make the trip out to the barn. Come browse, shop, visit with vendors, and see what treasures you might find.

Then we'll wrap up the month with our Fall Festival on Sunday, October 25, from noon–4:00 PM. This has become a fun fall tradition at the Equestrian Center and will include a pumpkin patch, pony rides, a petting zoo,

games, and seasonal food and drinks. Admission is free, so bring the family and spend the afternoon with us.

Even if you don't have a horse of your own, there are plenty of ways to enjoy the Equestrian Center. We offer horseback riding lessons and trail rides throughout the year, and our facility is also available for private event rentals. The Barn Door Boutique is another fun reason to stop in, with PML Equestrian Center apparel, merchandise, and gifts

(Continued on next page)

OPEN ARENA NIGHT

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



4:30 – 7:00 PM
\$10 PER HORSE

Come enjoy some music, freshly worked arena,
friends and horses.
OPEN TO THE COMMUNITY

We have obstacles, barrels and poles on site.

For information contact the Equestrian Center Manager at
1 (209) 962-8667

THE PINE MOUNTAIN LAKE EQUESTRIAN CENTER PRESENTS



HORSEBACK RIDING LESSONS

BY APPOINTMENT ONLY

\$65 FOR PROPERTY OWNERS • \$70 FOR NON-PROPERTY OWNERS

**FOR MORE INFORMATION AND/OR TO MAKE AN APPOINTMENT
PLEASE CALL THE EQUESTRIAN CENTER AT 1 (209) 962-8667**

(Continued from previous page)

available right here at the barn.

There is a lot happening as we head into fall, and we hope you'll find a reason to come out, enjoy the Equestrian Center, and spend a little time at the barn with us.

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

PEARLS in the PINES

MONTHLY PEARL ART NIGHT at the Barn!

\$10 PER PERSON

HALLOWEEN PEARL ART NIGHT

FRIDAY, OCTOBER 2, 2026

6:00 PM-8:00 PM

PML EQUESTRIAN CENTER
13309 Clifton Way, Groveland

RESERVATIONS REQUIRED

Light refreshments available for purchase.

JOIN US FOR A FUN EVENING AT THE BARN
creating your own Halloween Pearl Art!

For reservations or more information, CONTACT KENDRA

1(209)962-8667

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ALL PMLA HOMEOWNERS EMAIL OPT-IN PROGRAM

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

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

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

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

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

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

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

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

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

Mail form below to:
Pine Mountain Lake Association

19228 Pine Mountain Drive • Groveland, CA 95321

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

PMLA Account Number: _____ Unit/Lot #: _____

Name: _____ Phone #: _____

Address: _____

Email Address: _____

Signature: _____

**SPEED
LIMIT
25**

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

COMMUNITY ORGANIZATIONS

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

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

FRIENDS OF THE GROVELAND LIBRARY
Michele Roberts – 1.209.962.4327

HELPING HANDS THRIFT STORE & FURNITURE BARN
Patti Beaulieu – 1.209.962.7402

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

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

VILLAGE ON THE HILL
1.209.962.6906 or info@villageonthehill.org

LET'S ASK ANGELA

ANGELA HICKS – PML ADMINISTRATION OFFICE

DO YOU REMEMBER THE 21ST OF SEPTEMBER?

Are you ready for September? I think we are totally ready. Cooler temperatures, the smell of a distant fall in the air and the joy that only flannel sheets can bring. I say let's jump in with both feet and see what's happening in and all-around Pine Mountain Lake.

DID YOU HEAR THE NEWS?

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 here to help!

ANNUAL PACKETS:

In the beginning of each December, Pine Mountain Lake Association mails everyone their Annual Packet. This packet will be mailed to the mailing address on your account. ***This packet is mailed out one time only.*** This packet will contain new hang tags and window clings for 2027, assessment coupons for the year to use when making your HOA payment and the Annual Policy Statement and Summary of Pro Forma Operation Budget Packet. These packets are mailed out to you annually. If you have moved or are planning on moving, please communicate that to us so we have the most recent mailing address on file for you. If you do not receive your packet, please give us a call as some packets are returned each year due to invalid mailing addresses. If we receive your packet, we will make every attempt to contact you so that you may pick it up at the office or the main gate.

MOORE BROTHERS GARBAGE BAGS:

Moore Brothers Scavenger Co., Inc. is the local waste and recycling provider

serving **Tuolumne County**, including **Groveland** and **Big Oak Flat, California**. The company has been family-owned since **1969** and provides residential and commercial garbage collection, recycling services, roll-off containers (dumpsters), and transfer station operation.

As a courtesy to all our property owners, we sell garbage bags here at the Admin Office in bundles of 5. Property owners are welcome to come in during operating hours and pick some up. Only property owners are allowed to purchase the bags. As I stated before, it's a courtesy. Non property owners may drive to Moore Brothers and purchase bags.

Here is their address: 11300 Wards Ferry Rd, Big Oak Flat, CA 95305

GATE ACCESS CARDS

What do Property Owner, Special User, Tenant, Contractors, Realtors, Emergency Personnel and Dependent cards all have in common? All cards require your photo being taken live, here in the Admin Office. We do not accept a photo previously taken of someone. You must have your photo taken when purchasing said card(s). If you have any questions, please do not hesitate to reach out to Shari or myself.

PERSONAL PIN NUMBERS:

When you arrive in Pine Mountain Lake and come to the Administration Office to receive your welcome packet and gate cards, you will be given a personal pin number that is connected to you and your property. ***This pin number is to never be shared outside of yourself and/or family.*** This is how we identify you as a property owner and you need to have that pin number at the ready whenever you're calling the Main Gate, especially calling in guests to visit.



AUTUMN

Autumn has a gentle way of reminding us that it's okay to let go.

The trees don't fight the changing season. They release their leaves one by one, trusting that new growth will come when the time is right. In the same way, autumn invites us to slow down, rest, and shed the

things we've been carrying for too long. The cool air, golden light, and quiet rustle of leaves seem to whisper that change isn't always an ending. Sometimes it's just a softer beginning.

There is comfort in knowing that nature itself takes time to pause and so can we.

Here is to cooler days and fuzzy sweaters...

Angela Hicks 🍂

Pine Mountain Lake FLEA MARKET YARD SALE AND TACK SWAP/SALE



AT THE PML EQUESTRIAN CENTER

SAT., OCTOBER 17, 2026

SET-UP @ 8AM

GATES OPEN TO THE PUBLIC NOON – 4PM

\$10 FOR A 12X12 SPOT

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

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

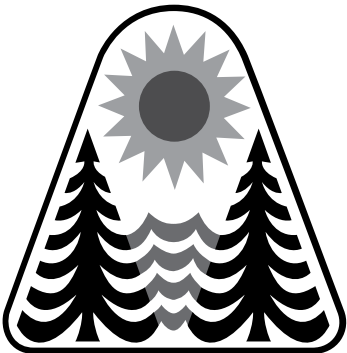
Weather Permitting

**For questions or more info contact the Stables Manager at
1.209.962.8667**

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

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

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



Resolution # _____
Adopted: _____, 2026

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

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

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

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

EFFECTIVE
DATE: _____, 2026

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

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

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

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

Membership List Policy;

Member Contact Information

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

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

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

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

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

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

Opting Out of the Membership List

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

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

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

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

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

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

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

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

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

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

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

Producing the List

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

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

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

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

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

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

Corporate Asset

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

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

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

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

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

Respectfully submitted,

Mike Gustafson, Board Secretary

JP- __/ __/25



RECREATION UPDATE

MELODY WISDOM – RECREATION AND SEASONAL OPERATIONS MANAGER

Just like that, summer has come and gone in the blink of an eye! The kids are heading back to school, vacations are winding down, and the Marina has started to catch its breath. Over the past three months, it's been wonderful to see so many members and guests out swimming, laughing, and making lifelong memories at



Pine Mountain Lake. For those of you who prefer to avoid the summer bustle, now is your time because the lake is still sparkling, the weather is gorgeous, and the crowds have thinned.

And here's the best news: the fun doesn't have to end with Labor Day! Normally, our

Lakeside Café would close its doors after the holiday weekend, but this

year we've decided to keep the good vibes going a little longer. To better serve our members, the Café will remain open Fridays, Saturdays, and Sundays.

September 11th-13th - September

18th-20th - September 25th-27th

So come down, grab a bite, and



enjoy these sunny September weekends at the lake—without the summer rush!

Have you hopped aboard the water taxi yet this season? There's no better way to kick back, relax, and take in

the beauty of Pine Mountain Lake than by zipping around the shoreline without having to do the driving!

And here's a fun tip: did you know the water taxi with driver is also available to rent for private one-hour cruises? Picture this, pick up an early dinner or a soft-serve ice cream from the Café, gather up to 18 of your closest friends, and set sail for a peaceful hour on the water. Good food, good company, and our beautiful lake, it doesn't get much better than that! Evening cruises will continue on Fridays, Saturdays, and Sundays through September. Call the Marina Store to make your reservation now **1 (209) 962-8631**.

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

ATTENTION NEW PML MEMBERS!

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

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

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

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

Here you will find:

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

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

And **MUCH MORE!**



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LISTINGS



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Adorable Mountain Retreat!

Inviting 2 Bd/2 Bth Home w/a Warm Open Floor Plan, Wood Burning Stove & Covered Deck. Recent upgrades include Interior/Exterior Paint, Dual-pane Windows, New Roof & Gutters w/Premium Leaf Guards, 3-Unit Mini-Split HVAC, Swamp Cooler, Standby Generator, Water Heater & Refrigerator. Separate Laundry Rm w/Extra Storage, Lower-Level Storage/Workshop, Spacious Parking area & a Charming Backyard. Move-in Ready & Full of Mountain Charm!

7-238 18996 Digger Pine St.
\$320,000 MLS# 41135797



Mountain Oasis!

Custom-built 3 Bd/2 Bth Home on One Acre. Spacious Living Rm w/ High Ceilings, Bay Window & Propane Fireplace. Primary Suite features a Fireplace, Walk-in Closet & Deck Access. Central Heat/AC, Milgard Windows, Hardwood Floors, Wraparound Deck, Detached Garage & Large Workshop. Roofs replaced approximately 3 years ago. Most Furnishings Included.

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



13-250 20011 Pine Mountain Dr
\$370,000 MLS# 41143559

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This Charming 3BR/3Bth Mountain Retreat offers Approx 1,894 sq.ft. with all Bedrooms and Baths on the Main Level, plus a Bonus/Media Room with Exterior Access to a Peaceful Patio. Cozy Corner Fireplace. A Charming Footbridge Entry over a Seasonal Creek, Forest-View Windows and Wraparound Deck. Turnkey and Ready to Enjoy!



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



NEED A NOTARY?

We have two for you!

Shari L. Pingree

1.209.962.8632

pmlmr@pinemountainlake.com

1.209.352.6514

Michelle Mecredy

1.209.962.8618

pmlact@pinemountainlake.com

**Affidavits • Acknowledgements
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Power of Attorney • Promissory Notes
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and more!**

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

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



Shari Pingree

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



Edward Jones

> edwardjones.com | Member SIPC



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kw SIERRA FOOTHILLS
KELLER WILLIAMS REALTY



Tish Fulton

DRE # 00760019



209-985-0216 • tish.realestate@gmail.com

GROVELAND ROTARY FLEA MARKET SCHEDULE

SEPTEMBER 5, 2026

OCTOBER 3, 2026 (WEATHER PERMITTING)

LOCATION: UMB BANK PARKING LOT

EXHIBITORS SET UP 7:00 AM

SALES START 8:00 AM UNTIL 1 PM

COMMUNITY AIRPORT DAY

OCTOBER 3, 2026 • NOON – 3PM

GROVELAND-YOSEMITE AIRPORT



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SATURDAY,
SEPTEMBER 5

8AM-1PM

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NEW LISTING

20132 Pine Mt Dr U4L136 \$790,000 Lakefront Deep Water w/dock & patio deck, 3bd/2ba plus bonus rm, sleeps 10, lvl parking +, 2c gar, 2 decks beau views, Super Host AirbnB Status, charming decor, turnkey!



NEW LISTING

19749 Pine Mountain Dr. U1L471 \$495k Located 1/2 BLOCK from the BEACH/MARINA! Charming rustic mtn hm, w/peekaboo lake views too! 3bd/2ba, knotty wood open beam vault cigs, tremendous outdr deck/back deck too, updated, solar, single lvl



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



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



12728 Mt. Jefferson U5 L98 \$479k Golf Course Property/ 13th tee, 2 blks fr Lake/Beach, SglLvl, 3B/2Ba, 2c, RV/Boat parking, Rmdl Kitch/Baths, Granite ctrs, Space for Lrg gatherings, Hot Tub, Hrdwd flr, Wdburn Frpl, Huge deck, Awesome Views!



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



5356 Dogtown Rd, Coulterville - \$595k 25+Acres w/panoramic views, creek, 3bd/3ba sgl lvl ranch/contemp 2382 sf, 2 primary bdms, pride of ownership, interior atrium, generac, outbldgs, privacy, garden/orchard, livestock area, see MysticMountainRanch.com



22690 Prospect Heights in Yosemite Vista Estates \$164,900 Majestic Mountain Views, Spacious 3bd, 2ba, 2car gar, wood burn frpl, manufactured home, across from club house/swimming pool, 55yr HOA.



SOLD

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



SOLD

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

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MAINTENANCE 360°

ROB ABBOTT – MAINTENANCE SUPERINTENDENT

GOLF COURSE HIGHLIGHTS

The golf course ponds at our facility serve several important purposes. In addition to providing aesthetic appeal and serving as course features and obstacles, the pond on Hole 9 provides water storage for our irrigation needs.

This season, we have experienced more aquatic growth than usual in the landscape pond on Hole 1. While the amount of vegetation may be noticeable, it does not indicate that the pond is stagnant, mosquito-infested, or in decline. Last year's rainfall likely contributed to an influx of nutrients being carried into the pond. These nutrients provide an abundant food source for aquatic plants and algae.

The pond on Hole 1 is relatively small, measuring less than one-half acre, with a maximum depth of approximately seven feet. Because of its shallow depth, water temperatures can rise significantly during this time of year. Warmer water temperatures can contribute to increased algae growth and periodic algae blooms.

One of the primary types of algae we are seeing is filamentous algae, which typically appears as a slimy green mat on the surface of the water. This algae consists of tiny, hair-like strands that grow and attach to the bottom of the pond. Filamentous algae can be present early in the year and continue growing throughout the warmer months.

As filamentous algae photosynthesize, oxygen becomes trapped within the algae's filaments. Once enough oxygen accumulates, the algae can detach from the pond bottom and rise to the surface, where it forms floating mats. These mats may remain on the surface until they are displaced by significant weather, manually removed, or naturally die off.

The most common method of controlling excessive aquatic vegetation is the application of aquatic herbicides. When properly selected, applied, and managed, herbicides can provide effective

and efficient vegetation control. We have also been using pond dye as part of our management strategy. The dye helps limit sunlight penetration into the water, reducing the amount of light available for photosynthesis and, in turn, helping to manage algae growth.

Our goal is to maintain the pond in a healthy and aesthetically pleasing condition while using appropriate management practices to minimize excessive aquatic growth.

MAINTENANCE HIGHLIGHTS

The Maintenance Department has remained busy throughout the season, completing a wide range of projects across the Association. We have successfully managed numerous large-scale improvements along with many smaller projects that contribute to the overall appearance, safety, and functionality of our facilities.

One of our largest projects this season was the replacement of the Grill stairs, sidewalk, and railing. Although the area remained functional, the entire section had deteriorated significantly and was no longer meeting the standards expected by the Association. The infrastructure was severely outdated and in need of repair and replacement, creating a significant concern for our members, their guests, and the Board of Directors.

The project addressed both safety and appearance concerns while providing a substantial improvement to the overall functionality and presentation of the area. As part of the project, we also took the opportunity to install new electrical conduits, waterlines, and sleeves for future irrigation. All of these improvements were installed before the new concrete was poured, allowing us to address current needs and prepare the area for future improvements without having to disturb the new concrete. The completed project provides a safer, more attractive, and more functional space while also improving the long-term infrastructure of the area.

Another project involved the inspection

and maintenance of our playground facilities. After conducting a thorough inspection of the area, we identified numerous minor issues requiring attention, with the most significant being the fiber bedding at Fisherman's Cove. We researched and located a distributor that could provide the specific material required to meet all state safety requirements, and we brought in 60 yards of compliant material to address the issue. We also replaced several bolts and fasteners throughout the playground with code-compliant repairs, ensuring the equipment was safe and secure for our youngest guests. These improvements not only addressed immediate safety concerns but also helped maintain the playground facilities to the standards expected by our community and visitors.

A big shout-out to Toby Granger and his team for the tremendous amount of work they've put in at the dam this season!

From mucking out manholes in the spillway and freeing up and cleaning drainage lines to prepare for bore scoping, to providing better access to vital infrastructure at the base of the dam, and managing weeds and vegetation across the entire dam footprint—these guys have put in an incredible amount of hard work. Their dedication and attention to detail have made a real difference, and it didn't go unnoticed. The Division of Safety of Dams (DSOD) took notice during our most recent inspection. Thank you, Toby and the entire team, for your outstanding effort and commitment. It's work like this that helps keep our dam safe, accessible, and well maintained. Great job, guys!

We are pleased with the progress made this season and will continue to focus on projects that enhance safety, appearance, and the overall experience for our members and their guests. 🏠



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FIRE SAFETY & GREEN WASTE INFORMATION

JOE MILANI – FIRE SAFETY COORDINATOR

September can be an active month for wildfires due to drying fuels, warm summer winds, and high temperatures. Many of us have prepared our properties for the possibility of wildfire and have worked to create the defensible space necessary to help protect our homes and community.

No matter how prepared we are, thousands of wildfires strike California every year. As Smokey Bear reminds us, only you can prevent wildfires.

GREEN WASTE SITE

Many Pine Mountain Lake residents find themselves wondering, "What am I going to do with all my pine needles?" Each year, PMLA member lots generate a significant amount of green waste, including leaves, pine needles, pine cones, yard clippings, branches, and other dead vegetation.

Many of you are familiar with the compost site, but a surprising number of members may not know this valuable resource is available. Below is the information you need to start taking advantage of the PMLA green waste site.

Location

PML Campground Turnout

13500 Rocky Point Drive
Please follow the signs.

Entrance Requirements

A verifiable PML ID or PML Clicker is required.

Acceptable identification includes:

- Gate card • Day pass
- Fire Safety vendor list
- PML auto sticker

Vendors: Please have the unit/lot number for the job and the property owner's name available.

Days & Hours of Operation

November through March:

8:00 a.m. to 4:00 p.m.

Open Tuesday through Sunday, weather permitting.

April through October:

8:00 a.m. to 4:00 p.m.

Open seven days a week, weather permitting.

Hours are subject to change without notice.

For current information, please call the Main Gate at **1 (209) 962-8615**.

Load Separation

Please separate materials into the appropriate piles:

Slash Pile: Woody debris 6 inches in diameter or less

Compost Pile: Leaves and pine needles only

Horse Manure Pile: Available for members and staff

Load Security & Prohibited Materials

All loads must be securely tied down or covered to prevent materials from spilling during transport.

The following materials are **not permitted**:

- Stumps • Concrete • Dirt • Metal
- Plastic • Food • Trash
- Building materials • Treated wood

Please do not dump materials outside of the designated compost area.

Benefits to PMLA Members

- No fee for green waste delivery
- No limit on the number of delivery trips
- Organic compost available to PMLA members
- Minimal fee for firewood cutting and hauling permits

Firewood Cutting Permits

Firewood cutting permits are available at the Maintenance Office **Monday through Friday, 7:00 a.m. to 2:00 p.m.**

Permits for cutting firewood from the compost pile are **\$20 for one week**. Cash or check only.

Permits are available to **property owners and PML renters only**. Please call the Maintenance Office at **1 (209) 962-8612** before visiting.

Important Reminder

Green waste is limited to slash and yard clippings. **Plastic bags, household garbage, stumps, and construction waste are not permitted.** Please help us keep the site clean and safe by placing all materials in the appropriate designated area.

SMOKE & CARBON MONOXIDE DETECTORS

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

FIRE SAFETY INSPECTIONS

Fire safety inspections will continue throughout Pine Mountain Lake. Remember, **a fire-safe community begins with you!**

If you would like to request an inspection of your property or learn more about wildfire preparedness and

fire safety, our Fire Safety Team is here to help.

For questions or concerns, please contact:

Amanda Birmingham – Fire Safety Inspector

Phone: **1 (209) 990-5263**

Email: inspector@pinemountainlake.com

Joe Milani – Fire Safety Coordinator

Phone: **1 (209) 990-5260**

Email: fsc@pinemountainlake.com

Thank you for doing your part to keep Pine Mountain Lake safe, prepared, and fire resilient. 🏡

PML BUSINESS CONNECT



WORK HERE? GET NOTICED HERE

Pine Mountain Lake Business Connect Directory

Are you a contractor, service provider, or vendor working in Pine Mountain Lake?

Now you can list your business where members actually look.

WHY JOIN BUSINESS CONNECT?

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

LISTINGS ARE FREE — FOR A LIMITED TIME

No cost to join through January 1, 2027

HOW TO JOIN

Scan the QR code

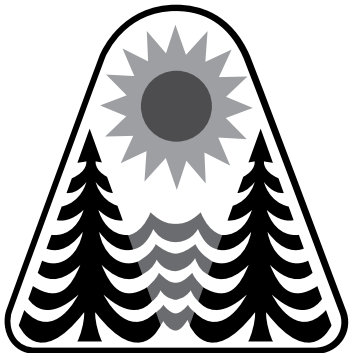
Visit: pinemountainlake.com/connect

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

**PROPOSED ADOPTION
OF NEW RESOLUTION –
PINE MOUNTAIN LAKE
ASSOCIATION
BULLETIN BOARD &
COMMUNITY POSTING
POLICY RESOLUTION**

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

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



Resolution #: _____
Adopted: _____, 2026

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

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

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

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

EFFECTIVE DATE:
_____, 2026

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

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

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

WHEREAS, The Board of Directors finds that a formal policy promotes fairness, consistency, and effective communication while protecting Association resources;
NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby adopts the following Bulletin Board & Community Posting Policy.

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

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

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

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

5. Recognized Association Organizations

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

6. Association Departments

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

7. Prohibited Advertising

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

8. Outside Events

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

9. Election Materials

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

10. Main Bulletin Board Restrictions

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

11. Space Allocation

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

12. Priority of Association Communications

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

13. Administrative Authority

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

14. Enforcement

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

15. Policy Review

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

Rescission of Prior Resolution

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

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

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

Respectfully submitted,

Mike Gustafson
Board Secretary

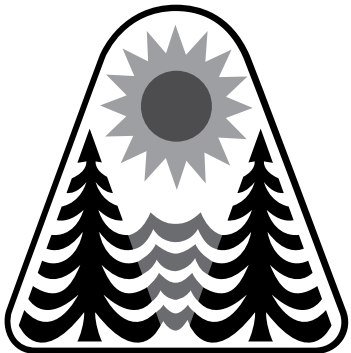
JP __/__/26



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

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

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



Resolution _____
Adopted: _____, 2026

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

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

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

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

EFFECTIVE
DATE: _____, 2026

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

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

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

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

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

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

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

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

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

Respectfully submitted,

Mike Gustafson, Board Secretary

JP__/__/2026

PMLA COMMUNITY SAFETY & EMERGENCY PREPAREDNESS COMMITTEE

BOB ASQUITH

Fire season is right on top of us. The Sheriff may tell you to evacuate in the next few minutes.

You will not have time to figure out what to take. So, prepare a GO BAG now. Have it ready to LOAD & GO. And everyone in the house needs to know where it is and how to “finish it”.

In addition, make a list of important other items – family photos, heirlooms – and other items you “really have to save”. Print the list and place it on top of the GO BAG. If there is time, fetch the items and pack them in the car to go as you evacuate. **PLAN AHEAD NOW.**

GOBAG PLANNING

- Items are in two categories: ***In the Bag*** and ***Put in the Bag***. Some items may not be convenient to always have IN the bag.
- ***In The Bag:*** Load these supplies into the bag. Store the bag in a convenient place where EVERYONE knows. List of “Put in the Bag” on top.
- ***Put in the Bag:*** Some items like Rx added to bag at GO TIME. List must be for someone NOT familiar as you with these items. Scoop these up when you are ready to go and add them to the GoBag.

PERSONAL & FAMILY

- **Personal for each person**
 - Rx for 7 days
 - Prescription meds
 - Over-the-counter meds
 - Hearing aid batteries
 - Medical devices – CPAP, etc.
 - Clothes – Layers, Warm, Hat
 - Sturdy shoes & several sox
 - Glasses & contacts
 - Hygiene kit for 7 days
 - Feminine products
 - Gloves – sturdy
 - Poncho
- **Community**
 - Toilet paper in Zip-Lock bag
 - N95 masks – for smoke & infections
 - Hand sanitizer
 - Notebook & pens

- Whistle
- Water bottles
- Soap – Little sizes (CVS, Rite Aid)
- Extra keys – Car, House, other

SUPPLIES & TECHNOLOGY

- **Supplies**
 - Duct tape – small roll
 - Small first aid kit
 - Towels
 - Garbage bags, Zip Lock bags
 - Flashlight & (batteries not in flashlight) & light sticks
 - Some rope
 - Pliers & multi-tool
 - Scissors
- **Technology**
 - Car charger for Smartphone
 - Home charger for Smartphone
 - Charger for your watch
 - USB cables, charger cables
 - Emergency thumb drive
 - Electronics for kids

DOCUMENTS

- **Papers**
 - Cash – power may be out
 - Credit Cards
 - Contact phone numbers
 - Maps of 2 evacuation routes
 - Family records
 - Birth certificates, Marriage certificate, Power of attorney
 - Advanced Health Care Directives
 - Passports
 - Medical records & doc contacts
 - Vaccination Records (cards)
- **Cloud**
 - Consider storing copies of records in the cloud
 - Copies of records on thumb drive
 - Bank account numbers
 - Credit card numbers
 - Passport numbers
 - Contact info family & close friends
 - Medical records & doc contacts

CHILDREN & PETS

- **Children**
 - Baby supplies
 - Diapers, Formula
 - Meds: Rx – Mark on “Add” list, OTC
 - Clothes

- Entertainment – games

• **Pets**

- Food, Rx, Supplies: Leash, Collar, ID, Carrier, Bowl

ALL THE OTHER STUFF

• **Contact Info – for friends, relatives**

Who do you contact when you leave home to evacuate? Have that person contact other family members and close friends to advise where you are going and when.

• **Navigation Info – Routes to safety maps, at least two**

- Know how to get out of PML and where to go. Also, know where to go and how to get there if your first choice is blocked. Have maps in the GoBag.
- Remember YOU may not be the one evacuating, another family member may do that if you are away.

Plan and practice in advance. Each family member needs to know what to do when it is time to go. Sometimes you have several hours. However, other times you may only have a few minutes. **Be prepared and PRACTICE.** Your life may depend on it.

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

Join Our Committee Meeting:

Members may attend our committee meetings.

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

Speeding – Your safety committee has received a few complaints about speeding

in PML. And monitoring social media, we have noted several other complaints. We are actively reviewing potential solutions.

- Paint “25” on the roadway throughout PML
- Installing Speed Humps
- Installing Speed Tables
- Using radar signs to monitor and report speeders

We welcome your comments and suggestions. Please use the email address below.

Stop the Bleed – Your Safety Committee will partner with Groveland CERT to bring this lifesaving training to PML and Groveland. A person can bleed to death in 5-6 minutes. With this training (90 mins) you could save a life before first responder arrives.

Evacuations – Using the link below, please download the evacuation routes maps and find TWO routes out of PML. Note – The last evacuation (MOC Fire), WB 120 was closed by the CHP. If you have not driven BOTH routes, do so as soon as possible. You may have to go that route.

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.

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

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

- Know Your 9-1-1 Address (Hint-First responders do NOT use Unit/Lot)

(Continued on Next Page)

WHY DARK SKIES MATTER

BOB ASQUITH

A dark sky is more than simply a night without bright lights. It is a natural night-time environment where unnecessary artificial lighting is reduced, allowing us to enjoy the darkness that has been part of our countryside for thousands of years.

Dark skies are valuable for many reasons. For people, a darker night can make our communities more peaceful and relaxing. Excessive artificial light can disturb sleep, affect our natural body clocks and reduce our enjoyment of the night-time environment. Turning off unnecessary lights also saves energy and can reduce household and community electricity bills.

Wildlife benefits enormously from darker skies. Many animals, birds and insects depend on natural patterns



of darkness for feeding, migration, reproduction, and navigation. Excessive lighting can disrupt these behaviors, particularly for nocturnal insects such as moths and for bats.

Most importantly, dark skies allow us to reconnect with the night sky. Away from unnecessary glare, we can see far more stars, planets, and other celestial objects. This provides a wonderful opportunity for families, schools, and communities

to appreciate the beauty of our universe.

Protecting dark skies does not mean living in darkness. It means using lighting thoughtfully—only where it is needed, at the right level, and for the right amount of time. By doing so, we can create healthier, more attractive, and sustainable communities while preserving the wonder of our night skies for future generations.

Over time, PML has changed from Dark Skies as late as 2010 to not very Dark Skies. This as more members put lights on timers and/or switch to high intensity LED style lighting. While these lights may appear helpful for reasons, they are not helpful for Dark Skies. Last month's PML News spelled out the Pine Mountain Lake Association rules for exterior lights. Please review. You can help our community bring back Dark Skies for collective benefit. 🌌

ADMINISTRATION

DRIVEWAYS 101

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

Welcome to this month's episode of "Do I Need to Submit That?" (catchy theme song pending...

but in the meantime, feel free to supply your own little tune). This month is all about driveways! While not the flashiest, or most exciting of projects, they are arguably one of the more vital additions to your property—and as such, in an effort to save you time and money, it is important to know that they are compliant, and constructed correctly.

Driveways can be constructed using rock, concrete, or asphalt—but it is important to note that the first 5 inches between the road/street's edge (not to be confused with the white line), and the driveway must be paved with asphalt. Please see the photo example of white line VS road's edge for better clarification. This helps protect



the integrity of PMLA maintained roadways, and minimizes any damage to snow removal equipment. Concrete driveways that do not maintain the required 5-inch minimum asphalt encroachment from the road's edge, will have to remove the non-compliant portion of concrete, and add asphalt before the project can be finalized. For a more detailed breakdown on our driveway requirements, please refer to our ECC Guidelines, which

can be found on our website. Just sign into the My PML tab, and then navigate to the Governance tab.

Like all exterior projects, driveways must be submitted for approval online using the following QR code:



For your convenience, like for like driveway replacements, or repairs can be approved over the counter. For new driveways, or driveway expansions, the Environmental Control Committee will need to review the project at one of their meetings held every two weeks.

As always, if you have any questions about the submittal process for driveways (or any other exterior projects) please do not hesitate to reach out. I can be contacted at: **1-209-962-8605**, or ecc@pinemountainlake.com 🌲

(Continued from Previous Page)

- Be Visible from Both Directions (Hint-sign perpendicular to road)
- Be Visible in the Dark (Hint-Reflect to protect)
- Use Large Numbers
- Located Near the Road
- Post Twice on Long or Shared Driveways
- Uncover the Numbers (Hint-trim away vegetation)
- Shared Mailbox Area & Your Driveway (Hint-Make clear the way to your home)
- Buy or Make Your Signs (Hint-Order the best signs on the PML Website)

We want your opinions. Please Email them to us:

- ✓ *Speeding*—Looking for solutions to calm PML traffic.
- ✓ *Roadway and Intersection markings*—Speed limits and Evacuation routes
- ✓ *Updates* to PML Safety and Emergency documentation

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

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

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

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

Who should receive these alerts?

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

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

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

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

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

Please email comments to: SafetyComm@pinemountainlake.com 🌲

HR'S**MILESTONES & RECOGNITIONS**

SHANNON ABBOTT, PHRCA –
HR MANAGER

September may not be our busiest hiring month at Pine Mountain Lake, but it is absolutely a moment to pause and recognize the incredible perseverance of our staff. Thank you for an exceptional summer season. You powered through the heat, the crowds, and the excitement of showcasing everything Pine Mountain Lake offers to our Property Owners and guests. Your commitment shines through every day, and we appreciate you. Keep shining bright!

WELCOME TO OUR NEW FOOD & BEVERAGE MANAGER

PML is pleased to welcome **Tabitha Graff** as the new Food & Beverage Manager at The Grill. Tabitha brings extensive experience in both the restaurant and customer service industries — an excellent match for The Grill's atmosphere. We are thrilled to have her join our wonderful team and look forward to the leadership and professionalism she will bring.

When you get a moment, please stop by The Grill and say hello to the newest member of our management team. 🐾

PLACE AN AD

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

pinemountainlake.com/ads/

Southside
COMMUNITY CONNECTIONS



High Country Casino Night Boot Scootin' Boogie



Saturday, November 7th 5 PM to 9 PM
Groveland Community Resilience Center



Heavy Appetizers - Wine - Beer - Spirits - Costume Contest
Music-Line Dance-Casino Games-BINGO-Raffle-Prizes

**General
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southsidecommunityconnections.org



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GROVELAND GAL FRIDAY

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ADIEU AND LOOK
FORWARD TO AUTUMN
AND ALL YOUR
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8/143 Hillhurst Cr



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PROPANE DISCOUNT PROGRAM

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

Pine Mountain Lake
Association has
openings on the
Following Committees:

COVENANTS COMMITTEE

**ENVIRONMENTAL CONTROL
COMMITTEE**

**COMMUNITY SAFETY AND
EMERGENCY PREPAREDNESS
COMMITTEE**

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

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

PML Organized Groups & Clubs

Contact the individuals below if you are interested in joining!

Aviation Association

Bob Mackey 1-408-373-2625

Crest Valley Firewise Community

Terre Passeau 1-209-962-5364

Friends of the Groveland Library

Michele Roberts 1-209-962-4327

Friends of the Lake

Mike Gustafson 1-209-962-6336

Garden Club

Linda Flores 1-209-770-6063

Ladies Club

Sharon Newell 1-415-244-7515

Men's Golf Club www.pmlmgc.com

Needle Crafts

Barbara Klahn 1-209-916-5420

Pickleball Club

Tammy Talovich 1-209-605-7904

Pine Needlers Quilt Guild

Michele Roberts 1-209-962-4327

PML Ladies 18 Hole Golf Club

Laura Kramer 1-209-840-0129

PML Niners

Stacie Brown 1-209-962-7397

PML Pool Wellness Club

Vickie Schultz
pmlpoolclubpresident@gmail.com

PML Safe Streets Campaign

Leslie Dudley 1-209-962-4911

PML Shooting Club

Bill Kornele 1-415-933-7922

PML Waterski & Wakeboard

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

Residents Club

Brad Nelson 1-209-996-0106

ROOFBB

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

Rotary Club of Groveland

Pete Stevenson 1-209-814-1382

Southern Tuolumne County Historical Society (STCHS)

Harriet Codeglia 1-415-516-1852

Southern Valley Srs. Golf Group

Rich Robenseifner 1-707-486-9115

PML ORGANIZED CLUBS

PML AERO CLUB

CATHERINE SANTA MARIA

The PML Aero Club is proud to announce that two of our Student Pilots have Soloed. Tanner Kohl and Robert (Robby) Cammann. Their flight instructor (CFI) Ralph McLaughlin is immensely proud of their progress.

Tanner has scheduled his check ride with the FAA to obtain his Private Pilots license in September 2026.

Robby did his solo flight at the age of 17 years and 17 days old. He will be going back to high school as a senior and when he graduates, he will work on obtaining his Private Pilot's license.

In other news we had some new members join the Aero Club that are already pilots they are Paloma Coche PPL, Todd Lynne Cox PPL, Michael Fisher Student Pilot, Larry Jobe who has his Commercial ASMEL, CFI, IFI, ATP 737,747,757,767,777, PPL, IFR and has over 28,006 hours logged.

The Aero Club, since its inception



Tanner Kohl



Robby Cammann with CFI Ralph McLaughlin.

back in 2009, has produced 15 new pilots. Kudos go to our certified flight instructors (CFIS) Mike Gustafson, Bob Hornauer, Larry Jobe and Ralph McLaughlin, Ken Orloff.

Do you want to be a pilot? Visit our website pmlaeroclub.org. or call Joe Juskiewicz at

1-209-768-2373 if you would like further information. 📞

PML ORGANIZED CLUBS

COMMUNITY AIRPORT DAY: OCTOBER 3

VIRGINIA RICHMOND

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

You'll see cool flying demonstrations, unusual aircraft, stunning formation flying, pilot skills contests, and some special aerial surprises! In between, you can also visit current and vintage

planes and cars and view the PHI and the Merced County Sheriff's department helicopters.

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

We're fortunate to have a local airport that provides not only a home for PML pilots, including those who commute by air to their jobs, but also provides a safe and secure location



Formation flight over our airport

for medical evacuation services and a base for fire fighters and firefighting aircraft during emergencies. 📞

FREE ADULT SEWING CLASS

Learn Basic Sewing Skills



3 monthly classes, 9:30am-noon
Sept 5, Oct 3 and Nov 7 2026

Gateway Community Church-downstairs, 19172 Ferretti Rd Groveland
Sponsored by Pine Needlers Quilt Guild

- No experience required
- Sewing machine and supplies provided
- Group and one-on-one instruction
- Take home your finished projects:
 - Pillow case
 - Fabric tote bag

RSVP to Carol Wilmon, 209 962 7528
bcwillmon@gmail.com

Maximum 5 students

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For additional information, email
charity@roofbb.org



PML ORGANIZED CLUBS

CHARITY BEGINS AT HOME

KAREN HOPKINS



The Pine Needler's Quilt Guild regularly makes quilts for various charities, but last year we added a new program to create 13 quilts for victims of the Chinese Camp fire, many of whom were left with nothing. Our efforts have now come to fruition and we are about to deliver the quilts.

Our program involved nearly all of our members. Each month a Block of the Month "hostess" selected a block pattern, provided instructions and in some cases fabric. Members signed up to make one or more blocks and bring them back the following month. It takes 20 or more blocks to make a quilt. Once the blocks are returned, the hostess sews them together to form the quilt, then another volunteer long arms (top stitch) the piece. Lastly, the hostess or another volunteer will bind and label the quilt. In all cases, we let the recipient know that the quilt is from their neighbors in Groveland and that we wish them well.

Recently our Chinese Camp liaison, Sandy Smith, met with the owner of the Chinese Camp store. He and his wife are coordinating the giveaway process. They are excited to receive the quilts and give them homes. Included with this article are photos of the 13 quilts we created.



The Guild has also decided to continue this program for another 12 months and Chinese Camp is looking forward to receiving those as well.

This program provides a beautiful good will memento for the victims and leaves our members feeling good about helping others in the community. In addition, our members learn some new patterns and skills that last a lifetime.

Our regular meetings are downstairs from the library in the Book Nook, the third Tuesday of every month at 9:30. Feel free to join us for friendship and quilting journeys. 🧵

LABOR DAY BBQ TO BENEFIT SOUTHERN TUOLUMNE COUNTY HISTORICAL SOCIETY

PATRICIA GIBSON

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

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

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

The fundraiser is one of the Historical Society's two major annual events and helps support its mission of preserving the history and heritage of Southern Tuolumne County. STCHS operates the local museum, maintains historical collections and properties, and provides community space for the Groveland Library, the Friends of the Library, the Book Nook, and local organizations.

Staffed entirely by volunteers, STCHS relies on memberships, donations, and fundraising events to



maintain its programs and facilities.

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

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

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

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

www.PineMountainLake.com

PML LADIES 18 HOLE GOLF CLUB

THELMA FAUX

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

Birdies: Paula Parisi - #9

JULY 30, 2026 - 4 PERSON

CHA, CHA, CHA

First: Jayne Reynolds, Jodie Awai, Nelena McMillian, Thelma Faux - 134

Second: Marcee Cress, Linda Johnson, Marlene Drew, Sara Hancock - 135

Birdies: Laura Kramer #1

AUGUST 6, 2026 - 4 PERSON SCRAMBLE

First: Laura Kramer, Jodi Awai - 61

Second: Marcee Cress, Lisa Brown-Jimenez, Sheryl Garcia - 69

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**. 🏌️

**JULY 9, 2026 CRY BABY -
INDIVIDUAL POINT BOGEY**

First Place: Elisa Hoppner - 36

Second: Sara Hancock - 33

Third: Jodie Awai - 32

Fourth: Marcee Cress - 32

Fifth: Laura Kramer - 31

Sixth: Pricilla Park - 31

Birdies: Laura Kramer, Sally Wrye, Marcee Cress

**JULY 16, 2026 - INDIVIDUAL
POINT BOGIE**

First: Paula Parisi - 36

Second: Elisa Hoppner - 36

Third: Sara Hancock - 35

Fourth: Pricilla Park - 34

Fifth: Sally Wrye - 34

Sixth: Tari Skelley - 34

Birdies: Laura Kramer #10, Tari Skelley #11

JULY 23, 2026 2 PERSON BETTER BALL

First: Pricilla Park, Elisa Hoppner - 69

First: Tari Skelley, Lina Sarratt - 69

First: Marcee Cress, Jodi Awai - 69

FIREWOOD CUTTING

PML SLASH AND COMPOST SITE

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

WOOD CUTTING PERMITS AVAILABLE AT THE MAINTENANCE FACILITY

PINE AND FIR AVAILABLE FOR FREE CUT & HAUL

FOR MORE INFORMATION PLEASE CONTACT MAINTENANCE AT

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

PML LADY NINERS

TAMMY TALOVICH

Quote of the month: *"It's the possibility of having a dream come true that makes life interesting."* Paulo Coelho

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

JULY 2ND:

We invited the 18 Holers to play with us! It was a great day! We played Red, White and Blue in honor of the holiday.
1st place team: P. Eshagh, S. Dwyer, L. Kramer
2nd place team: P. VanGerpen, KC Lennen, M. Steinkamp, J. Awai
3rd place team: L. Lorant, L. Marshall, B. Connelly, M. Cress
Birdies: L. Lorant #6, 9
Pars: L. Lorant #1,2,4,5,7, L. Marshall #9, KC Lennen #6
Low gross: L. Lorant w/37, S. Brown w/52
Low net: P. Eshagh w/34, L. Lorant w/34
Low putts: L. Lorant w/14, M. Steinkamp w/15, C. Baines w/15

JULY 9TH:

We had 12 players and played Whack and Hack
1st place team: N. Brewster, B. Connolly, S. Dwyer, L. Lorant
2nd place team: B. Lenorak, L. Marshall, M. Steinkamp, P. Nelson
Birdies: M. Steinkamp #14
Pars: B. Lenorak #17, S. Dwyer #14
Low gross: S. Dwyer, B. Connolly w/50
Low net: B. Connolly w/30, P. Eshagh, S. Dwyer w/36

JULY 16TH:

We had 13 players and played Even Holes
1st place: Patty Nelson

2nd place tie: Pat VanGerpen, Stacie Brown, Lindsey Lorant
3rd place: Linelle Marshall
4th place: Barbara Connelly
Birdies: Lindsey Lorant #10
Pars: Lindsey Lorant #11,12,14, Stacie Brown #10,16, Linelle Marshall #17
Low gross: Lindsey Lorant w/40, Stacie Brown w/46
Low net: Patty Nelson w/32
Low putts: Pat VanGerpen w/14

JULY 23RD:

We played Two best net and One best putt
1st place team: M. Steinkamp, C. Baines, L. Lorant, KC Lennen
2nd place team: P. Nelson, D. Martini, Blind draw, Blind draw
Pars: #3 B. Connelly, S. Garcia, D. Torres, C. Baines, #6 KC Lennen, #7 D. Martini, #1,2,6 L. Lorant
Low gross: L. Lorant w/43, KC Lennen w/49
Low net: P. Nelson w/32
Low putts: S. Garcia, L. Lorant w/15

JULY 30TH:

We had 9 players and played Putts Day
1st place: Lindsey Lorant w/15
2nd place: Pat VanGerpen w/18
3rd place tie: Deanie Martini and Linelle Marshall w/19
Birdies: #10 Lindsey Lorant
Pars: #11,12,15,17 Lindsey Lorant, #10 Barb Connelly, #14,17 Christina Baines
Low gross: Lindsey Lorant w/40, Deanie Martini w/53
Low net: Mary Steinkamp w/33
Putt-putt Scramble: Susan Dwyer w/19 putts
July Ace of Aces: Mary Steinkamp and Linelle Marshall w/33
July Queen of Clubs: Linelle Marshall w/52
July Putter of the Month: Pat VanGerpen w/14
July Putt-Putt Scramble: Lindsey Lorant w/18 putts

CAPTAIN'S CORNER: KEEP IT SIMPLE

Feeling overwhelmed by golf tips?

If you've tried swing techniques from YouTube hoping one might finally "fix" your game, you're not alone. Every golfer goes through this. But constant tweaking often leads to more tension, more confusion, and worse scores.

There's a better way.

Keep it simple: Balance • Tempo • Timing

- **Balance** keeps you centered and steady — in your setup, your pivot, and your finish. When you're balanced, your swing stays connected.
- **Tempo** creates rhythm and flow. It keeps your muscles relaxed and your swing repeatable.
- **Timing** is the natural release that happens when balance and tempo work together. It produces cleaner contact and straighter shots.

WHY DOES IT MATTER?

Practicing these three fundamentals in your full swing, short game, and mental game allows your natural athletic motion to come through. You'll feel more relaxed, more centered, and more confident — especially out on the course where it counts.

FINAL THOUGHT:

Your golf game improves when you stop chasing fixes and start trusting the fundamentals — balance, tempo, and timing.

If you're having trouble with these three things, I highly recommend you dump the YouTube for a while and get more personalized, focused coaching to elevate your BTT with your local PML Golf Professionals. They're here to help you have more fun and play better golf!

Have fun on the course!

Lindsey PML Lady Niner's Captain 🏌️

Ken's Asphalt

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PML PICKLEBALL CLUB

PAM RODGERS

PLAY TO WIN: 6 STRATEGIC WAYS TO KEEP YOUR OPPONENTS GUESSING



If your opponents always know where you are hitting the ball, you are giving away free points. The fastest way to win more matches is to become unpredictable so nobody at the kitchen line feels safe attacking you. Shifting from a passive setup player to an offensive threat changes the whole game.

WHY UNPREDICTABILITY WINS POINTS

Unpredictability forces opponents to respect every option you have, pulling them out of position before you even swing. When they cannot guess your next move, they hesitate—and hesitation at the kitchen line loses points harder to execute under pressure.

1. FIND YOUR OWN OFFENSE

Stop waiting for your partner to end every point. Commit to initiating the attack on two or three balls per game. Taking the initiative relieves pressure on your team and forces the defense to guard both players equally.

2. DIVERSIFY YOUR SHOT SELECTION

You become unpredictable when you have multiple answers for the same ball. Develop the distinct responses to a standard dink: a soft reset, a roll dink, and a flick out of the air. When opponents cannot spot a pattern, you control the rally.

3. MAKE EVERY BALL HEIGHT A THREAT

A speedup works best when you accelerate a ball your opponents expect you to keep soft. If a ball sits slightly high, don't let it be a safe zone for the defense. Master the backhand flick to catch them off guard.

4. COMMIT WITHOUT HESITATION

If you only attack when everything feels perfect, your body language telegraphs

the move. Commit to your attacks fully. An aggressive miss early in a match still buys you points later because opponents must respect the threat.

5. DISGUISE YOUR INTENTIONS

Make different shots look identical until the millisecond of contact. If your backswing changes when you speed up versus when you dink, you broadcast your strategy. Keep your paddle up and your preparation identical.

6. VARY THE RHYTHM

If you play at only one speed, opponents will adapt. Follow a slow dink rally with a sudden, blistering pace change. Conversely, if a hand battle gets too chaotic, intentionally slow the game down with a soft reset to force the game onto your terms.

THE BOTTOM LINE

You don't need flawless highlight-reel shots to win; you just need to strip away your opponent's comfort zone by keeping them guessing on every exchange.



COME OUT AND PLAY! FOR MORE INFORMATION:

Current Play Times:

Summer Hours 8-10 On the Pine Mountain Drive Courts

Winter Hours: M,W, F 10-12

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

Check out: PlayTime Scheduler for Pickleball

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

For All other Pickleball related questions call the Main Gate at **1.209.962-8615** 📞

BRAINY GROVELAND STUFFS THE BUS!

VIRGINIA RICHMOND

The Brainy Groveland volunteer tutoring program for third and fourth graders was happy to participate in Tenaya Elementary's annual "Stuff the Bus" program. This important project ensures that all children have the supplies they need to be "ready to learn" in the new school year. 📖

At the Right: Brainy Groveland donated \$2500 to Stuff the Bus for school supplies.



OUR COMMUNITY

GROVELAND HIGHLANDERS 4-H CLUB NEWS

CAROL WILLMON – COMMUNITY LEADER

As the 2025-2026 4-H year comes to a close, and we prepare for another year, we would like to thank all the volunteers and parents who have helped so many 4-H members "learn by doing". A big THANK YOU goes to Shannon Abbott, assistant Community leader, and Sheep and Rabbit leader; Rob Abbott, Sheep and Rabbit leader, Kim and Shelby Carter, Swine leaders; Erin McNair and Danielle Bradshaw, Line Dancing leaders; Cathy Broome and Carol Willmon, Craft leaders; Lynn Sigafoose, Leslie Timmons, and Carol Willmon, Sewing and Quilting leaders, with helpers Maria Tortorelli and Donna Wolf.

Our club participated in many Community Service projects throughout this year - donating food to Tenaya School, donating socks to the Senior Center, making Valentines for the 49er Parade and Aviation Day, and providing children's games for the

STCHS BBQ. At the Calaveras County Fair, the Sewing members exhibited the items they had made; at the Mother Lode Fair, the members exhibited rabbits, swine, sheep, sewing and quilts.

We are getting ready for our new year to begin in September, with our first meeting on Tuesday, September 8th, at 6:00 pm in the Library Book Room; we will introduce our 4-H program, the leaders and projects available. For more information, please contact Carol Willmon, **209-768-7528**, or Shannon Abbott, **702-275-1426**. All children, ages 9-18 are welcome; we are always looking for more adults who are interested in sharing a hobby or special talent (like Holly Foiles) with our youth in this educational program. 4-H is organized by the Tuolumne County Cooperative Extension Office through the guidelines of the University Of California, with the assistance of local volunteers and community organizations. 📖

FOGL SUPPORTS SCHOOL SUPPLIES FOR TENAYA ELEMENTARY

VIRGINIA RICHMOND

Friends of the Groveland Library treasurer, Harriet Codeglia, presented a check for \$600 to Wynette Hilton to help purchase back-to-school supplies for Tenaya Elementary students. Stuff the Bus is an important project to ensure every student has the supplies needed to be “ready to learn.”

FOGL earns funds to support our local library and children’s literacy programs through membership dues, donations, and our book sales every Saturday in the Book Nook, downstairs at the Groveland Library. Please join us! Membership forms are available in the library or send \$25 and



your name and email address to FOGL, PO Box 43, Groveland 95321. 📧

OUR COMMUNITY

FALL INTO GAME NIGHT!

PASTOR BOB KANDELS

GREETINGS!

The heat of early August is beginning to give way to cooler evenings as we transition toward the fall season. I am grateful for summers here in the Sierra Mountains, along with opportunities to escape to the high country and enjoy cooler temperatures and the refreshing waters of Tenaya Lake.

With our young people back in school and the sun setting earlier each evening, we are reminded that fall is just around the corner. Soon, we will move beyond fire season—thank you to all our firefighters who work so faithfully to protect our communities—and into the beautiful colors of fall and the rainy season.

Before we get too far into the season, I would like to invite everyone to an **Adult Game Night on Thursday, September 10, 2026, from 5:00 to**

7:00 p.m. at Gateway Community Church, located at 19172 Ferretti Road, Groveland, CA.

This evening is for adults and is a simple opportunity to enjoy fun, fellowship, and time together. At Gateway Community Church, we want to be more than a place where people gather on Sunday mornings—we want to be a welcoming part of our mountain community, creating opportunities for families, friends, and neighbors to connect.

We hope you will join us, bring your family and friends, and enjoy an evening of games, laughter, and fellowship. Everyone is welcome!

We look forward to spending time together and building the kind of community where we can encourage, support, and care for one another.

In Christ’s Service,
Pastor Bob Kandels
bobgefc@gmail.com 📧

CHRISTMAS IN BOF/ GROVELAND

THE BOF/CHRISTMAS COMMITTEE

It is that time of year to start putting together a theme for the annual Christmas decorations downtown and the 120 corridor. Its always exciting to create a hallmark Christmas in Groveland. The tourists come and spend time visiting with family, shopping and especially taking pictures.

Hard to think of Christmas when it’s a 100 degrees outside but putting together a festive holiday for Big Oak Flat and Groveland takes planning. The committee begins putting ideas together in August. In September they begin purchasing supplies which include ribbon, bows, white paper, tape, zip ties, just to name a few. Each year the cost of supplies has gone up and we need to reach out to our community for donations.

Speaking of donations, a big shout out to Helping Hands, ROOFBB,

Rotary and those who give us donations every year. Without the donations we would not be able to carry on the 60-year tradition. Yes, it has been 60 plus years that this tradition was started by two local ladies who wrapped red ribbon and sugar pinecones on the poles throughout the 120 corridor and Groveland.

Now that Helping Hands has accepted the Christmas Committee under their 501c3 status, all donations are tax deductible. Donations can be made to:

BOF/Groveland Christmas
P.O Box 201
17852 Highway 120
Big Oak Flat, CA 95305

Thank you for supporting this tradition. 📧

OUR COMMUNITY

GROVELAND LIBRARY

BARBARA CONNELLY – SENIOR ASSISTANT LIBRARIAN, GROVELAND

Summer Reading (SRP) ended on July 22. We had small turnout except when the Recreation Kids came over to participate in the crafts. They had fun making Bristle Bots (little robots), Kaleidoscopes, painting mini flower pots, cloth painting baseball caps, gliders, and a fairy light glass jar. I hope next year I will have more children participating in the 5 book reading challenge so they can earn books for a chance in the raffle ticket drawing.

Our quilting group put up some nice summer and patriotic quilts for June and July for our enjoyment. They make our library look patriotic and colorful! Thank you to them and to

David Volponi for climbing up on the high ladder to pin up the quilts.

Storytime and Crafts on Fridays is always fun for the tots and their parents. Our volunteer readers are great, and everyone has fun doing the craft. Some of the fun ones were a paper plate snail, a Ground Hog, a Mother’s Day card, and a fun 4th of July collage.

Our Book in Box Book Club meets on the 2nd Friday at 2 pm of each month. We all read the same book and then we enjoy discussing it and saying whether we liked it or not!

Be sure and come by the library and check out our NEW Books selection and find a good book to read while you relax and enjoy our summer weather. 📧

CELEBRATING BOOK NOOK VOLUNTEERS

VIRGINIA RICHMOND



Book Nook volunteers

The volunteers who organize, manage and serve you in the Groveland Library Book Nook were honored at a celebratory lunch in early August. Manager Tami Keller expressed appreciation for everyone's efforts and invited suggestions for continued improvements.

The Book Nook is the only bookstore in our area and carries a wide variety of gently-used fiction and non-fiction books for adults and children at bargain prices. In addition to books we offer a large selection of movies on DVDs, books on CDs, and puzzles. We are open every Saturday from 10:00am to 1:00pm, with

special sales most holiday weekends.

If you would like to volunteer at the Book Nook once a month, please contact Tami Keller at takesch@earthlink.net or stop in any Saturday morning. It's fun, you meet people, and get first dibs on all our books!

All proceeds from the book sales benefit your Groveland Library and our literacy projects at the local schools. We also supply books to Tenaya Elementary, the Sonora Jail, and Skyline Assisted Living. You can bring your book donations to our donation box behind the library anytime (no magazines, cookbooks, textbooks, or VHS tapes). 📖

OUR COMMUNITY

YOGA

KATHY MALLOY

THE LITTLE HOUSE HAS YOGA FOR EVERYBODY.

Chair Yoga on Mondays 10:30 -11:30. Suggested donation \$5.00 - ALL the stretch without the up and down off the floor.

On Friday mornings at 9 am, come for a new Hatha influenced Yoga class. Bring your mat. Suggested donation \$10.00.

The poses in both classes can be modified to meet your personal needs. Stretch, strengthen and soften in a friendly atmosphere.

If you can breathe, you can do Yoga okay not the standing on your head, or curling into a human pretzel yoga, but Yoga none the less.

Questions? Call Kathy at 209-840-4777 📞

HELPING HANDS HAPPENINGS

PATTI BEAULIEU

As this September article is being written in early August, we're in the midst of the high 90's heatwave and a rash of fires within our county as well as neighboring counties. So, it seems strange to be writing about the 'end of summer' with Labor Day upon us and back to school time for the kiddos. But here we are – announcing that we've had lots of sales on Summer clothes and kid's clothes, that this is the month we move back to our shortened winter closure hours of 3 p.m. at both the Thrift Store and the Furniture Barn.

As the summer season comes to a close, I'm happy to announce we've had record sales with customers from Amsterdam, Sweden, England, Australia, New Zealand, and almost every other country, as well as from all over the US. I'd like to think they came to visit us and our little town, but the fact is that they all were either on their way to, or were at, Yosemite. Our town is truly a 'gateway to Yosemite' as our visitors all told us that's where they were headed, or that's where they'd been. The out-of-control gas prices sure didn't hinder any road trips this summer. Luckily this was to the benefit of the businesses in town, who also has very profitable summers.

We've had and will continue to have a very successful GROVELAND CARES project that benefits Daniel and Kim Borges' baby daughter Madison's

brain cancer treatment expenses. We'll continue to keep the donation can at the front register, since this is a long road they're on. All your donations are tax deductible and can be brought into the Store or checks can be made out to Helping Hands, and mailed to PO Box 73, Groveland, CA 95321.

SO, HERE'S OUR 'FALL' ANNOUNCEMENTS:

- *We'll be closing at 3 p.m. each day we're open beginning on Wednesday, September 9th and donations will end at 2 p.m.*
- The Thrift Store will be open from 11-4 on Sunday, September 6th for the Labor Day long week-end.
- Look for lots of clothing sales on Summer clothes and shoes as we whittle down the inventory to purge summer and stock fall and winter merch in October, along with the Halloween Costumes and fall décor.
- We appreciate all of our regulars that brought their summer houseguests and visitors to shop with us and just say 'hello'.

Have a wonderful month and hopefully the weather will become more fall-ish soon. Of course, there's always the California Indian Summer that we always seem to get. Weather aside, enjoy the month. 🍂

www.PineMountainLake.com

CLASSIC CAR SHOW – SATURDAY, SEPTEMBER 19

DAWN SILVA

Rev up your engines and join us at Henry's Auto Supply (10:00 am - 4:00 pm) for a day of classic cars, great food, fun, and awards!

Bring your classic car, truck, or motorcycle and spend the day with fellow enthusiasts while supporting a meaningful cause. There is no entry fee, but donations are gratefully accepted. Every dollar donated will help purchase firewood this winter

for local families and individuals in our community who need a little extra warmth.

Whether you're showing a vehicle or simply stopping by to admire the classics, your participation will make a difference.

We hope to see you there!

Henry's Auto Supply
11239 Wards Ferry Road
Big Oak Flat 📍

OUR COMMUNITY

MEET SUSAN: HELPING KEEP OUR COMMUNITY CONNECTED

BETH MARTIN – TRANSPORTATION COORDINATOR

As The Little House's newest part-time WAVE bus driver and part-time Little House Coordinator, Susan is quickly becoming a familiar face to many in the community. Whether she's coordinating activities, serving Thursday lunches, or driving WAVE clients to medical appointments, she says there's no place she'd rather be.



available—and the rest is history. Later, she became a WAVE driver as well.

"What impresses me the most is how wonderful this community is and how generous," Susan says. "A word goes out that someone needs something, and people respond."

Susan especially enjoys planning classes and activities that bring people together, but she is equally passionate about WAVE transportation.

"There are people who wouldn't be able to continue living here if they didn't have a way to get to Sonora, Modesto, or other places for medical appointments," she says. "Even if someone doesn't need our services, they probably know someone who does."

For Susan, the greatest reward is simple: helping others. "I love my job," she says. "I love the people I work with, and I'm proud to be part of what we do." 📍

FALL FUN IS HAPPENING AT THE LITTLE HOUSE

NANCY REGGIO – EXECUTIVE DIRECTOR

Fall is the perfect time to get active, meet new friends, and enjoy everything happening at The Little House!

Our popular **Chair Yoga** continues Mondays at 10:30 a.m., while **Balance and Core** meets Tuesdays and Thursdays at 10:00 a.m. Don't forget our **Group Lunch** each Thursday at 11:30 a.m.—please call by Tuesday to reserve your meal.

We're also excited to offer **Tai Chi** on Wednesdays at 10:00 a.m. and **Travel Tuesday Armchair Travel** once a month. Check the schedule for upcoming destinations! Other favorite groups include Mah Jong, Needleworks, and Wii Bowling. An additional yoga

class is also planned for the fall.

There is something for everyone, and many exercise classes can be adapted to meet your needs. Contributions range from \$5 to free, making The Little House an affordable place to learn, move, laugh, and connect.

Why not give something new a try? Come enjoy your first activity on us—we think you'll love being part of the fun!

And don't miss our fall fundraiser, **High Country Casino Night. Boot Scootin' Boogie**, on November 7 at the Resilience Center. It will be a great time raising funds for a great cause—our community.

For questions or more information, call **209-962-7303**. 📍

OUR COMMUNITY

MARK YOUR CALENDAR AND GET YOUR TICKETS!

NANCY REGGIO – EXECUTIVE DIRECTOR

SOUTHSIDE COMMUNITY CONNECTIONS' FALL FUNDRAISER

HIGH COUNTRY CASINO NIGHT: BOOT SCOOTIN' BOOGIE

Dust off your cowboy boots and get ready for an unforgettable evening of music, dancing, games, and giving! Southside Community Connections (SCC) invites you to **High Country Casino Night: Boot Scootin' Boogie** on **Sat., Nov. 7, 2026**, from **5-9:00** at the **Groveland Resilience Center**.

The evening will feature music, line dancing (watch or join in!), casino games, bingo, raffle prizes, prizes for best-dressed, and plenty of delicious small plate items. You can also enjoy wine, beer, and spirits while supporting

the programs and services that help strengthen our local community.

General admission tickets are **\$95** and include initial gaming tokens. If you want an extra special experience, limited **VIP tickets are available for \$145**. Only **50** VIP tickets will be sold. VIP benefits include a **4-5 p.m.** cocktail party, a complimentary bottle of wine, a special event photo, and additional gaming tokens.

All proceeds benefit SCC and our ongoing work serving residents throughout Southern Tuolumne County. Gather your friends, dress to impress, and join us for a lively night of fun! I hope to see you on the dance floor!

Tickets can be purchased on the website: www.southsidecommunityconnections.org.

If you have questions, call us at **209-962-7303**. 📍

STCHS

HARRIET CODEGLIA

On June 13 STCHS celebrated the 25th anniversary of the opening of the Groveland Museum. The Silver Anniversary party took place in front of the Museum with an audience of over 75 supporters. The ceremony was to honor of the Museum's 25-year achievement as well as to express appreciation for the decade-long commitment of STCHS founders to raise funds for construction of the Museum (and Library). Ground was broken in late 1999, and the Grand Opening was in May 2001.

The President launched the event by welcoming all guests and reviewing the program. Steve Griefer, the County Supervisor for our area, presented a copy of a commemorative resolution passed by the Board of Supervisors. Steve Anker of Priest Station, the son of one of the early leaders, Wally Anker, remembered his father's strong commitment to the cause. Ken Yager from Mariposa, the head of the Yosemite Climbing Museum and a participant in the Grand Opening, recalled the early days of the organization. Scott Belser, Board VP, reviewed parts of the Museum fund-raising campaign, including "Charlie (Heath) the Can Man," who raised \$40,000 by collecting and selling aluminum cans. Many in the audience raised their hands to show they remembered Charlie's incredible campaign.

After the speechifying, guests went into the Museum theater and viewed the premiere showing of a special video describing the multi-year fundraising effort. Around the corner, visitors could also see the new ore cart exhibit with a custom-painted mural of a mine shaft. Kids had the chance for some games and educational activities. Volunteers also served cupcakes and a special celebratory cake from the Museum porch.

Despite the warm temperatures, attendees enjoyed nice shade along the entrance walkway. The area was blocked off from traffic, and "pop-up" tents at strategic locations guided the crowd to the action. Colorful balloons also helped mark the festivities. Dave Douglas, a local banjo picker, provided background music. In recognition of the Museum's core purpose, many volunteers wore vintage outfits. It was without a doubt another memorable event in the history of our Museum.

STCHS offers its heartfelt appreciation to the many volunteers who donated their time before, during, and after the Party. There are too many people to name names, but we'd be remiss not to recognize the incredible work of Kathy Brown, the captain of the ship, and Susie Williams, who spearheaded the history video.

It's a quarter century behind us and a bright future before us. We look forward to the next quarter century and beyond. 🏠

PINE CONE SINGERS: WINTER CONCERT YES, TALENT SHOW NO

BOB SWAN

As usual, I am writing this in August, and it is bloody hot! I'm sorry to say that we've had to cancel our tentative plans for a buffet/talent show in October, but we are still on schedule for our normal Winter Concerts. In fact, by the time you read this, we will have already had our first rehearsal.

However, it's not too late to consider joining us. If you have an interest in choral singing, we encourage you to stop by a rehearsal during the next few weeks. It is

not necessary to read music – we provide rehearsal mp3s (or CDs) that will allow you to learn the material at your own pace.

We rehearse at the Gateway Community Church on Tuesdays from 2 to 4:30, and we'd love to see you there.

For anyone interested in seeing (and hearing) what we sound like, our YouTube channel is [@pineconeperformers2131](#), or you can just search for Pine Cone Singers.

If you have any questions, please contact Bob Swan at **408-398-4731**. 🏠

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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.

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VACATION RENTAL OPTIONS FOR TRASH SERVICE

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

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

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

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

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

Maximum Occupancy for Rental Property

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

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

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

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



CHECK OUT YOUR GROVELAND LIBRARY

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



**BOOK NOOK
USED BOOK SALE
SATURDAYS
10AM-1PM**

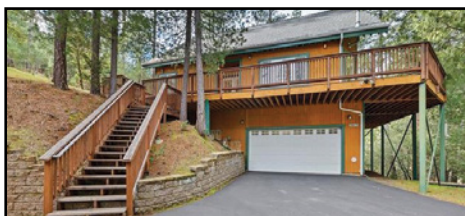
PRE-SCHOOL STORY TIME FRIDAYS AT 10:30AM

Visit the Library for a great selection of books,
magazines, newspapers, CDs, & DVDs.
Also computers and free Wi-Fi!



YOSEMITE REGION REAL ESTATE

18687 Main St, Suite E, Groveland, CA 95321
209-962-1111 ~ DRE #01964114



20015 Pine Mountain Dr **A REAL GEM!** This custom home is accessed by a private bridge, with premium forested views. 3bd, 4ba, 2-car garage. Open concept, picture windows and vaulted ceilings. 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. \$539,000 #41122155



12856 Mueller Dr **NOT YOUR TYPICAL CHALET.** Set back on an upsloping .49 ac lot for premium mountain views. Energy-efficient construction and many appealing features: A great room with picture windows, solid Red Oak tongue and groove flooring and Oak cabinetry. French doors lead to a full-length deck, with access to the master suite. The spacious loft could serve as an additional sleeping area. Plenty of storage and enough land for an additional detached garage. \$339,000 #41143645



19824 Pine Mountain Dr **UPDATED LAKEFRONT RETREAT** just steps away from the 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 views of the lake. Fully furnished, including appliances. Currently a successful short-term rental. This can be an exceptional investment opportunity or a dream lakeside getaway. \$750,000 #41109353



ROB STONE
OWNER/REALTOR®
DRE #01025463



BJORN WAHMAN
BROKER
DRE #00706559



TARA STONE
MANAGER/DPG
DRE# 01106544



LIZ MATTINGLY
BROKER ASSOCIATE
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REALTOR®
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DRE #00997621



CAPRICE KROW
PROP. MGR/LDP
DRE# 01179023



CORY STONE
PHOTOGRAPHER
VIDEOGRAPHER

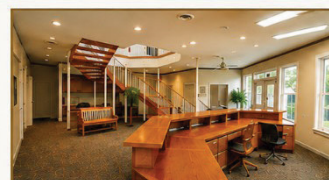


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to schedule a tour or
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Groveland, CA 95321

Yosemite Region Real Estate
DRE #01964114



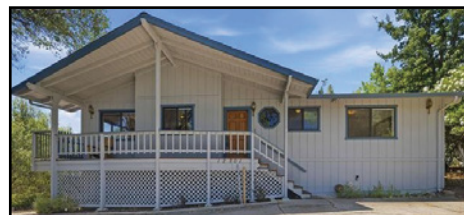
20790 Ferretti Rd **FULLY FURNISHED** and beautifully maintained, single-level home on a rare triple lot. 3bd, 2ba, 1097sf with inviting front patio and rear deck to BBQ and relax. A brick pathway encircles the home and a detached shed serves as both a workshop/hobby and storage space. The garage is currently an entertainment space with air hockey, video games, a media center and inside laundry. Equally suited as a full-time residence, weekend getaway, or investment opportunity. \$299,000 #41147171



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



20144 Lower Skyridge Dr **LAKEFRONT ESTATE** with a private dock. 6bd, 5.5ba, 6,119sf, two living rooms, formal dining, five fireplaces and lake views from nearly every room. Vaulted wood-beam ceilings, dual oversized closets, a private office w/access to the lakeside deck. Jetted soaking tub, step-in shower, bidet, and dual vanity. The entertainment wing is complete with a built-in bar, dance floor and conversation lounge. Recreation room, laundry facilities and 2-car garage w/ plenty of parking. \$950,000 MLS #41139799



12701 Cresthaven Dr **BEAUTIFUL MOUNTAIN HOME** features 2bd, 3ba, a bonus room and an attached 2-car garage. Free-standing pellet stove, large kitchen, remodeled in 2012, with granite counters, stainless appliances, and ample cabinet space. The covered deck overlooks peaceful views. A patio and level, usable backyard offers a fenced area, raised planters, and a low-maintenance thyme lawn. Some furnishings negotiable. \$345,000 MLS #41139915

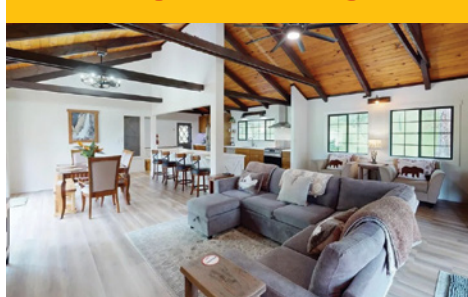


19331 Reid Circle **UPGRADED CHALET** on a level lot. This spacious 4bd, 3ba, home is near the Pine Mountain Lake Grill restaurant, golf course, lake and swimming pool. Great room, vaulted Knotty-Pine ceiling, wood-burning stove, open kitchen and numerous upgrades: 30-yr roof (2021), HVAC (2022), dishwasher (2025). Attached carport and matching storage shed. Make this your Yosemite base camp for fun adventures, vacations or full-time enjoyment. \$414,000 #41135769

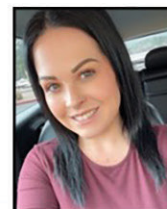


Gabe Morford-Cheibub
General Manager

FEATURED HOME



GRATEFUL GETAWAY is a two-level mountain retreat located at the end of a quiet court in Pine Mountain Lake. It features Sierra views and over an acre of private land with no rear or side neighbors. Fully equipped kitchen with gas range plus dining and seating areas available on both deck levels. Whether you're relaxing on the wrap-around deck, swinging in the hammock, or grilling on the BBQ with family and friends, this secluded home offers a perfect escape—just 35 miles from the entrance to Yosemite National Park. Sleeps 8.



Trisha Richardson
Guest Services



Keri Miller
Guest Services

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

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

- PRE-ARRIVAL INSPECTIONS FOR GUESTS
- PROFESSIONAL DEPARTURE CLEANINGS
- 24-HR EMERGENCY ANSWERING SERVICE