

OCTOBER
2026
EDITION

PINE MOUNTAIN IN LAKE NEWS

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MEETING
OCTOBER 17TH**



Photo by Rick Marler

**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.

PMLA–Publisher
DAVID WILKINSON–Publishing Editor
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Design/layout
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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)				
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
THUR	12/24/2026	CHRISTMAS EVE		

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

OCTOBER 17, 2026
(Board Budget Meeting)

NOVEMBER 21, 2026

www.PineMountainLake.com

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DEPARTMENT OF SAFETY

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maingate@pinemountainlake.com

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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

eSNAP
ELECTRONIC SAFETY, NEWS & ALERT PROGRAM

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

ABOUT EACH OF THE PROGRAMS

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

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

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

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

— NOTICE —

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

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

PMLA ADMINISTRATION OFFICE
1-209-768-3998

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

NOTICE

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

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

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

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

Submission Guidelines

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

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

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

DEADLINES

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

MEDIA ACCEPTED email

SOFTWARE (Articles)

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

SOFTWARE (Advertisements)

PSD, JPG, PDF, EPS or TIFF only.

TEXT/GRAPHICS

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

E-MAIL TEXT/GRAPHICS

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

AD DESIGN and PROOFS

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

SUBMISSION DEADLINES

Articles — 10th each month

Ads — 10th each month

Classifieds — 15th each month

VISIT US ONLINE
www.pinemountainlake.com

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 AUGUST 2026

Courtesy Notices	57
Notice of Non-Compliance	23
Final Notice of violation	8
Fines Assessed	1
Member Service	883

PML SAFETY REPORT

CLASSIFICATION	1st Qtr	2nd Qtr	AUGUST	3rd Qtr	YTD
Guest Passes Issued	2,473	4,118	1,572	4,083	10,674
Vendor Passes Issued	1,246	1,620	541	1,082	3,948
Access Passes Issued	2,520	6,607	2,038	5,414	14,541
Vehicles Admitted	30,108	59,810	18,177	43,798	133,716
Vehicles Refused Entry	748	988	480	945	2,681
Phone Calls Received	5,937	7,826	2,476	5,253	19,016
Residential Alarm	4	12	5	10	26
Animal - Loose	23	39	10	20	82
Animal - Impounded	7	8	3	10	25
Animal - Dead/Injured	49	78	18	44	171
Animal - Disturbance	7	6	-	5	18
Patrol Assist	378	561	213	464	1,403
Public Assist	11	25	2	10	46
Welfare Check	4	7	6	10	21
Transport	15	4	-	1	20
Traffic Hazard	4	4	2	2	10
Traffic Control	1	-	-	-	1
Excessive Speed/Reckless Driving	3	6	8	9	18
Gate - Tamper	2	1	1	1	4
Gate - Follow Through	52	74	21	67	193
Gate - Malfunction	11	9	6	16	36
Gate - Struck by Vehicle	16	34	10	19	69
Control Burn Reported	180	113	-	-	293
Fire Safety - Smoke Complaint	3	6	3	4	13
Hazard	16	11	6	15	42
Residential Disturbance	-	-	-	2	2
Amenity Burglary	-	-	-	-	-
Residential Burglary	2	1	-	-	3
Grand Theft	-	-	-	1	1
Petty Theft	3	1	2	2	6
Trespassing	1	5	-	4	10
Vandalism	1	-	1	1	2
Property Damage - PML	3	-	-	2	5
Property Damage - Resident	1	1	-	-	2
PML Regs Violations Resident	-	1	1	3	4
PML Regs Violations Guest	-	-	-	2	2
Vehicle - Citation Issued	2	-	1	30	32
Vehicle - Accident PML	5	3	1	7	15
Patrolling Unit	4,630	3,792	993	1,747	10,169
Amenity Security Check	7,520	6,887	2,374	4,339	18,746
Residence Security Check	106	193	115	230	529
Weapon Violation	-	-	-	-	-
Fixed Post	5	5	7	11	21
Courtesy Notice Issued	17	53	7	30	100
All Other Fees Collected	\$141,125	\$360,398	\$106,866	\$292,153	\$793,676

GENERAL MANAGER'S MESSAGE

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

2026 PMLA DIRECTORS ELECTION RESULTS

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, Board President, Mike 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 reconvened Annual Meeting was held on September 12, 2026 at the Lake Lodge. The Inspectors of Election counted the ballots and reported the following election results:

Dianne McDermott – 896

Yuriy Petushkov – 161

The following is the new list of PML Board officer positions for 2026/2027:

President, Dania Schaffer

Vice President, Chuck Obeso-Bradley

Secretary, Mike Gustafson

Treasurer, Dianne McDermott

Director-at-Large, Craig Prouse

PG&E FINALIZES UNDERGROUNDING ELECTRICAL AND POWER POLE HARDENING

PG&E and their contractors are in the final stages of their electrical line undergrounding and power pole hardening projects in PML. They are transitioning and energizing the underground electrical lines and completing the installation of hardened power poles as well as trimming and removing trees that are in the utility easement and at risk of impacting powerlines and equipment.

Our team is working with their restoration team in determining when and how they will restore our asphalt roadways and common areas to their original condition before the start of the project.

SUPER EL NIÑO HEADED OUR WAY THIS WINTER

The weather forecasters are projecting a very intense impact by conditions created by a "Super El Niño" event. It is so concerning that our Governor has issued a state of emergency in advance. The PML management team is working diligently to prepare all roadways, drainage and common areas for potential massive rainfall and all other impacts created by the anticipated storms.

Our Maintenance team is upgrading our two sand-bag stations located near Fisherman's Cove, and the PML Maintenance Yard and installing an additional station at the Horseshoe Pits parking area on the corner of Tannahill Drive and Pleasant View Drive. We recommend that all members take action now to prepare

to ensure that their properties are ready for the storms.

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 Halloween! 🎃

THE 2027 PML BUDGET DEVELOPMENT PROCESS

The PML 2027 Budget development process continues, with the setting of the 2027 Fee Schedule at the September 26th Board meeting. Our Controller Stacy Gray will finalize the first draft and roll-up. When that occurs, she will distribute it to the Board, management team and Budget and Finance Committee for review. The individual board members will meet with department managers to review their budgets one more time to ensure that they have a clear understanding as to what is included.

The annual board budget meeting is scheduled for October 17, 2026 at 9 a.m. at the Lake Lodge and all members are welcome to attend.

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.

PRESIDENT'S MESSAGE

DANIA SCHAFFER – PMLA BOARD PRESIDENT

Happy Halloween! It's that time of year when jack-o'-lanterns, ghouls and ghosts abound. Halloween is often traced to Samhain, an ancient Celtic festival marking the end of the harvest season. For these ancient communities, this turning point in the year was associated with darkness, cold weather, and the belief that the boundary between the living and the dead became thinner.

Today, we celebrate Halloween with seasonal decorations, costumes, and pumpkins. Communities organize festivals, parades, and safe trick-or-treat events. One such seasonal event is happening right here at the PML Equestrian Center On Sunday, October 25th, from noon to 4:00pm. There will be pony rides, a petting zoo, games, a

pumpkin patch, and seasonal food and drinks. Admission is free.

Equine and dog owners will appreciate the Vet Clinic being held at the Equestrian Center Barn on Tuesday, October 6. Three Peaks Veterinary Services will be there to provide vaccines, wellness exams and other veterinary needs. To book your appointment call or text **1 (209) 703-0654**. To get more information, contact the stables manager at **1 (209) 962-8667**.

Fall is also the season to get ready for the change in weather. If you have been following weather forecasts, California is facing a very strong El Niño this fall and winter, with heightened chances of above-average rainfall. NOAA (National Oceanic and Atmospheric Administration) is estimating an 81% chance it will reach "very strong" status by

late fall, potentially making it "one of the strongest events since 1950".

In preparation, our maintenance department is developing additional sandbag areas, cleaning out drainages and completing a host of other maintenance projects to help our community withstand this weather onslaught. Here are a few things our community members can do to prepare:

- **Inspect and clear gutters and downspouts** to prevent overflow and water damage.
- **Secure loose items** outdoors (lawn furniture, trash cans, grills) by moving them inside or tying them down.
- **Check your roof, flashing, siding, doors and windows** for leaks or damage; seal gaps with caulk or weatherstripping.
- **Test your sump pump** and consider

adding a battery backup if you lose power during a storm.

- **Charge phones and keep batteries fresh** for communication and power needs.
- **Prepare an emergency kit** with water (1 gallon per person per day for 3 days), non-perishable food, flashlights, extra batteries, a whistle, first aid supplies, and a NOAA weather radio.
- **Create a family emergency plan** with a safe meeting place, evacuation routes, and contact numbers.
- **Help neighbors** prepare, especially those who may need extra assistance, such as the elderly or disabled.

By taking these steps, you can minimize damage, ensure safety, and be ready to respond effectively during inclement weather. 🏠

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

COMPOST & ARCHERY RANGE HOURS OF OPERATION

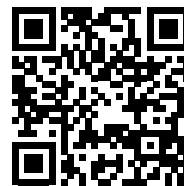
NOVEMBER THRU MARCH TUES. – SUN. 8AM TO 4PM
WEATHER PERMITTING

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

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

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

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



PML Website



PML Facebook Page

BE SURE TO LIKE OUR PMLA FACEBOOK PAGES:

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 Eight Months Ended August 30, 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		\$824,974	\$34,354	\$7,006	\$866,334	\$1,483,532	\$617,198		\$617,198	\$697,034	(79,836)	-11.45%
Food & Beverage		\$1,063	\$726,476		\$727,540	\$1,305,542	\$578,003		\$578,003	\$553,061	24,942	4.51%
Marina		\$301,045	\$254,907		\$555,952	\$776,966	\$221,014		\$221,014	\$338,459	(117,446)	-34.70%
Stables		\$106,376		\$7,289	\$113,666	\$453,077	\$339,411		\$339,411	\$364,286	(24,875)	-6.83%
Recreation		\$26,247			\$26,247	\$144,058	\$117,811		\$117,811	\$111,852	5,959	5.33%
Roads & Facilities Maintenance		\$0		\$200	\$200	\$2,118,995	\$2,118,795		\$2,118,795	\$2,379,258	(260,463)	-10.95%
PROPERTY OWNER SERVICES												
Safety		\$27,540		-\$7,991	\$19,549	\$887,967	\$868,418		\$868,418	\$899,367	(30,949)	-3.44%
Administration		\$244,631		\$5,316	\$249,947	\$1,936,132	\$1,686,185		\$1,686,185	\$2,014,932	(328,748)	-16.32%
Vehicle Access Fees		\$721,039			\$721,039	\$0	-\$721,039		-\$721,039	-\$663,199	(57,840)	8.72%
ASSESSMENTS												
	\$6,594,871				\$6,594,871	\$185,016	-\$6,409,856	\$482,692	-\$5,927,164	-\$6,370,008	442,844	-6.95%
Totals	\$6,594,871	\$2,252,915	\$1,015,737	\$11,820	\$9,875,344	\$9,291,284	-\$584,060	\$482,692	-\$101,368	\$325,043	(426,412)	-131.19%

Pine Mountain Lake Association Balance Sheet As of 08/30/2026				
	Consolidated	Operating Fund	Reserve Fund	New Cap. Fund
ASSETS:				
Cash & Equivalents	\$5,832,429.51	\$1,614,551.20	\$4,054,636.99	\$163,241.32
Due To/Due From	\$0.00	-\$420,722.49	\$420,722.49	
Accounts Receivable	\$1,449,654.95	\$1,449,654.95		
Less: Bad Debt Reserve	-\$614,867.20	-\$614,867.20		
Inventory	\$189,902.70	\$189,902.70		
Deposits & Prepaids	\$631,956.94	\$631,956.94		
Total Current Assets	\$7,489,076.90	\$2,850,476.10	\$4,475,359.48	\$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	-\$19,657,488.98	-\$19,657,488.98		
Net Fixed Assets	\$6,256,733.07	\$6,256,733.07	\$0.00	\$0.00
TOTAL ASSETS	\$13,745,809.97	\$9,107,209.17	\$4,475,359.48	\$163,241.32
LIABILITIES & EQUITY				
LIABILITIES:				
Accounts Payable	\$183,443.86	\$108,043.70	\$75,400.16	
Personnel Related Items	\$565,515.92	\$565,515.92		
Accrued Taxes & Liabilities	\$27,395.90	\$27,395.90		
Unearned Dues	\$1,372,104.00	\$1,372,104.00		
Other Liabilities	\$201,714.63	\$201,714.63		
Total Liabilities	\$2,350,174.31	\$2,274,774.15	\$75,400.16	\$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)	1,528,885.56	101,672.60	1,427,192.83	\$20.13
Asset Transfers from Funds	-	186,732.42	(186,732.42)	
Reserve Expenses	(608,712.09)		(608,712.09)	
TOTAL EQUITY	\$11,395,635.66	\$6,832,435.02	\$4,399,959.32	\$163,241.32
TOTAL LIABILITIES & EQUITY	\$13,745,809.97	\$9,107,209.17	\$4,475,359.48	\$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

As summer winds down at Pine Mountain Lake, the Association's financial results through August reflect another busy season. Members, guests, and visitors made good use of PMLA's amenities, and that activity is evident throughout the year-to-date results.

Total sales through August reached approximately \$1.72 million—about \$25,000 ahead of the same period last year, although below budget. Other operating revenue totaled approximately \$2.26 million, nearly \$181,000 above last year. These results reflect continued activity across the community, particularly in golf, vehicle access, recreation, and other member and guest services.

Golf remained an important

contributor. Public green fees were approximately \$30,000 ahead of last year through August, while guest green fees were nearly \$9,000 higher. Tournament revenue also exceeded last year by more than \$9,000, and public-play cart fees increased by nearly \$15,000. Together, these results reflect strong use of the golf course throughout the summer season.

The Marina and lake operations were also an important part of the season. Through August, Marina food sales reached approximately \$287,000—more than \$10,000 above budget and nearly \$13,000 ahead of last year. Registration fees were approximately \$3,200 above budget and \$7,100 ahead of last year, while amenity entrance fees exceeded budget by nearly \$4,700.

Several other areas posted positive year-over-year results. Equestrian event revenue was approximately \$6,200 ahead of last year, boarding revenue was nearly \$11,000 higher, and vehicle access fees totaled \$721,000. Interest income was also approximately \$14,000 above budget through August.

Careful expense management continues to support the Association's financial position. Through August, total expenses were approximately \$1.10 million below budget. Personnel costs were nearly \$390,000 below budget; materials, supplies, and services were approximately \$486,000 below budget; and utilities were about \$176,000 below budget. These savings helped offset operating revenue that fell short of budget in several areas.

Overall, PMLA reported year-to-date net income of approximately \$102,000 through August, compared with a budgeted net expense of approximately \$325,000. This represents a favorable variance of approximately \$427,000. Although financial results will continue to change during the remaining months of the year, the August statements show the Association entering the fall in a stronger position than budgeted.

As our busiest season comes to a close, we recognize the dedicated employees across PMLA who made another active summer possible. Their hard work, teamwork, and commitment kept daily operations running smoothly and helped members and guests enjoy the Pine Mountain Lake experience. A successful summer is truly a team effort, and we appreciate everyone who contributed.

We also thank our members and their guests for participating in the many amenities and activities available throughout the community. Pine Mountain Lake remains a wonderful place to enjoy during the fall. As we transition into the quieter months, PMLA will continue to focus on responsible financial management, care of our facilities and amenities, and preparation for the community's future needs. 🏡

**Visit the official website of
the Pine Mountain Lake Association at
www.PineMountainLake.com**

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

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

ALL LETTERS APPEAR IN THE ORDER THEY WERE RECEIVED

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.**

RECREATION UPDATE

MELODY WISDOM — RECREATION AND SEASONAL OPERATIONS MANAGER

SHARING THE LAKE WITH OUR FEATHERED NEIGHBORS

Fall is one of my favorite times at Pine Mountain Lake. The mornings are getting cooler, the afternoons are still beautiful, and the changing colors around the lake make it hard not to stop and take it all in.

And, of course, we have some familiar neighbors enjoying the lake right along with us—the geese.

You'll see them hanging out on the beaches, sunning themselves on the docks, wandering through the grass looking for a snack, and sometimes making sure everyone knows they're there first thing in the morning.

As entertaining as they can be, a few reminders are important when it comes to sharing the lake with our feathered friends.

A FEW REMINDERS

Please don't feed the geese.

I know it can be hard to resist, especially when they come wandering over looking for a handout. But feeding them snacks isn't good for them. It also encourages them to stick around in larger numbers, which means more geese—and more mess—around our lawns, beaches, and docks.

Please don't throw things at them.

We all know geese can sometimes be a

little too comfortable around people. But throwing rocks, sticks, or other objects at them isn't the answer. Harassing wildlife is against the law, and nobody wants a disagreement with a goose to turn into a bigger problem.

Enjoy them, but give them some space.

There's nothing wrong with watching them, taking a picture, or enjoying the fact that they've made the lake their home too. Just remember that they are wild animals, so it's best to give them a little room and let them do their thing.

Let's Share the Lake

We're fortunate to have such a beautiful place to enjoy, and the wildlife is part of what makes Pine Mountain Lake special. With a little common sense and consideration, we can enjoy the lake without creating problems for ourselves or the geese.

So, when you see a goose waddling across the beach like it owns the place, go ahead and smile. Just keep your snacks to yourself and give it a little space.

They may act like they own the lake, but thankfully, there's plenty of room for all of us.

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

DEPENDENT BENEFITS IN PML

Dear People,

I have confirmed that my son is not extended the benefit of parking at the Marina parking lot this Labor Day Weekend. I keep hearing the excuse that he is not on the Grant Deed, therefore, is not extended the benefits of a property owner.

I feel the need to remind the Association that when I purchased my home twenty years ago, my son was five years old. It is illegal to list a minor on a Grant Deed. Minors cannot own real property. Furthermore, adding an adult child to a Grant Deed can trigger reassessment under the current Proposition 19 and raise my property taxes. Although my property in PML is in a living trust as recorded on my Grant Deed, that still does not qualify for Association benefits to my son who is the beneficiary.

My original question last August was not answered. When homes are sold in PML does the real estate agent or their office advise their clients that their family is not included in some benefits of the HOA? How is this being communicated to your members?

I have noted that the Association did not respond to the letter from Christopher Vogan of San Bruno in the September news issue.

Sandra Kenneally
San Mateo CA

RESPONSE TO SANDI KENNEALLY:

Given the limited number of parking spaces at the PMLA Marina, the board of directors adopted a Policy Resolution #03.01, to only allow PML members to park there on weekends and holidays from May 1st through September 10th. This policy has been in effect since March 15th 2003. All buyers of property in PMLA are provided with a copy of the governing documents and ALL policy resolutions and rules upon purchase along with all other legally-required disclosures. It is the responsibility of PMLA property owners to familiarize themselves with the governing documents, policies and rules of the Association.

TRANSPARENCY

I have been a homeowner here in PML for 18 years. I have seen some of the same people on the board for that time.

Some have jumped off only then to be right back on it, Why?

Is there a reason why the same people continue to be life long board members? Are there perks for it? I would like to see the current board show their years they have been on the board, weather It be continuous or non, but total combined years they have accumulated. This may give us all a real insight on current displeasure in recalls, HOA fees increases

every year, lawsuits & fines.

This would truly be transparency.

Show and display years on the PML Board Please for all us home owners.

D Maloney
Groveland, Ca

RESPONSE TO DANNY MALONEY:

We believe that it is great that some of our members choose to devote their time and energy to the betterment of

our Association by serving in these unpaid, volunteer board member positions. The Association maintains a detailed history of the names and terms served by the board of directors of our Association and this is available on the official PMLA Website at **www.pinemountainlake.com**. This has been available to the membership for decades. You need only take the time to look.

FROM PMLA COMMUNITY SAFETY & EMERGENCY PREPAREDNESS COMMITTEE – ZONE 0

BOB ASQUITH

On August 19, 2026, after six years of drafts, missed deadlines, and some of the loudest land-use fights Los Angeles has seen in years, the California Board of Forestry voted unanimously to approve the final Zone 0 regulations. It is the first statewide rule in the nation governing the 5 feet immediately around your home.

If you own a home anywhere mapped as high wildfire hazard, this rule is about your yard. The short version: the first 5 feet around the house eventually needs to be free of things that catch embers, on a timeline that starts gently and tightens over 5 years. The longer version is below, and it is less scary than the early drafts that had people planting protest signs. **Groveland is rated Very High Fire Hazard Severity Zone (FHSZ).** FHSZ in SRA became effective April 1, 2024.

FIRST, IS IT ACTUALLY LAW YET?

Almost. The approved rules go to the state Office of Administrative Law for a short legal review in early September, with a brief public comment window. Officials expect them to become legally effective around the end of September 2026. Nothing is enforceable until then, but the content of the rules is now settled.

Why does this exists at all: post-fire research keeps finding the same thing. Around 90 percent of homes lost in wildfires ignite from wind-blown embers, not the flame front, and the first 5 feet is where embers land, collect, and find fuel. The Eaton and Palisades fires in January 2025 turned that research into political will.

DOES IT APPLY TO YOUR HOME?

The rule covers roughly 2 million California structures in two categories: every property in a State Responsibility Area, where CAL FIRE handles fire protection, and properties mapped as Very High Fire Hazard Severity Zones inside city and county fire jurisdictions.

THE TIMELINE: GENTLER THAN YOU PROBABLY HEARD

The final rules phase in over 5 years, measured from the effective date. Enforcement in the early years is explicitly education-first: inspectors are told to look for measurable progress, not perfection.

NEW CONSTRUCTION

Day one (expected late September 2026)
Building permit applications submitted after the effective date must meet every Zone 0 requirement immediately. That includes every Eaton Fire rebuild in Altadena still in permitting.

EXISTING HOMES

Day one
Keep the roof and rain gutters clear of combustible debris. Remove dead and dying branches. Keep branches at least 10 feet from chimneys and out from under eaves.

EXISTING HOMES, PHASE 1

Within 3 years
Remove all combustible material from the first 5 feet: bark mulch, wood chips, fallen leaves, firewood. Clear out the space under decks and stairs. Finish tree work like ladder-fuel removal and 5 feet of clearance above the roof.

EXISTING HOMES, PHASE 2

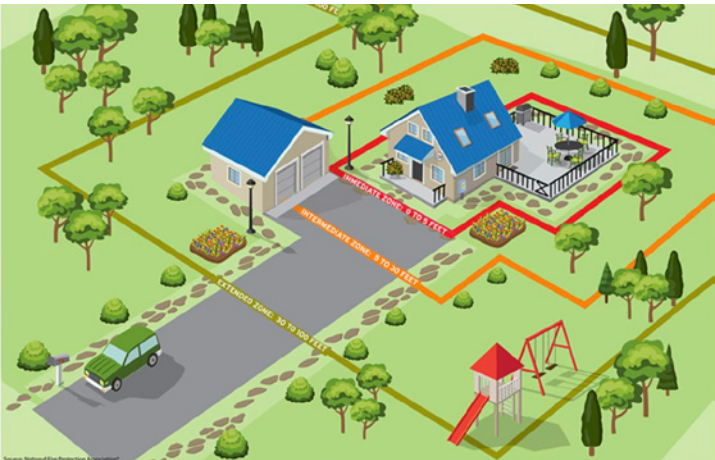
3 years, extendable to 5 by your local fire agency
The vegetation-free buffers at walls, windows, and eaves. Plant allowance compliance. Noncombustible fence and gate sections where they attach to the house. Outbuilding rules.

WHAT GOES, WHAT STAYS

The early drafts read like a ban on landscaping. The final version is narrower: it targets the things embers actually ignite, and it spells out what you can keep. Zone 0 is measured 5 feet out from exterior walls and attached decks, stairs, and pergolas.

Category	Has to go	Can stay
Mulch and debris	Bark mulch, wood chips, gorilla hair, fallen leaves and needles anywhere in the 5 feet	Decomposed granite, pea gravel, stone, concrete
Plants	Woody shrubs like juniper, rosemary, and hedges. Any vegetation under eaves, within 2 feet of windows, doors, and vents, or within 5 feet of attached decks. No new trees planted in Zone 0.	Lawns and ground covers under 3 inches. Non-woody plants 3 to 18 inches tall in small, spaced plantings. Think poppies, bulbs, creeping thyme, non-thatching succulents.
Pots and planters	Combustible planters, large pots against the wall	Noncombustible pots up to 5 gallons with plants under 18 inches, spaced apart
Fences and gates	Combustible fence or gate sections attached to the house, and any new combustible fencing within 5 feet	The rest of an existing wood fence, with a 5-foot noncombustible span where it meets the house. Repairs to existing combustible fences are still allowed.
Trees	Dead or dying branches, branches under eaves, ladder fuels in the bottom 6 feet, anything within 10 feet of a chimney or 5 feet of the roof	Existing healthy trees, pruned to those clearances. Mature shade trees do not have to be removed.
Storage and structures	Firewood, lumber, stored combustibles, items under decks, combustible sheds under 120 sq ft	Noncombustible storage, noncombustible outbuildings

One honest gap: the final rule text says nothing about artificial turf either way. Treatment will come down to inspector judgment under the general combustibility definition, so do not believe anyone selling you a definitive answer on turf yet.



Please email comments to: SafetyComm@pinemountainlake.com 📧

RECONVENED ANNUAL MEETING AND ELECTION OF DIRECTORS RESULTS

The reconvened Annual meeting of the Membership and director's election was held Saturday, September 12. There was one open director seat and two candidates. The results of the ballot tabulation by The Inspectors of Election are as follows:

Dianne McDermott – 896
Yuri Petushkov - 161

As a result, Dianne McDermott was seated for the next three-year term.

The Board officer positions for the new board are as follows:

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

We would like to congratulate Ms. McDermott on her election to the Board and to our new Board officers and their service to our community. 🐾

PLACE AN AD

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

www.pinemountainlake.com/ads/

Banking and Mortgage Benefits for Pine Mountain Lake

See full Affinity benefits here



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



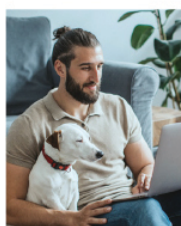
Workplace Checking.¹

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

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Banking Benefits

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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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D.J. Kraft
REALTOR



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

djkraftsells@gmail.com

DRE # 02110007

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PMLN 1026 Offer Expires 11/15/26

OCTOBER AT THE EQUESTRIAN CENTER

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

Everything is here at the PML Equestrian Center, and October is one of our favorite times of year at the barn. The cooler mornings, changing leaves and shorter days are a welcome change after a busy summer, and we have plenty happening throughout the month.

We're starting October with something new! Pearls in the Pines will be held Friday, October 2 from 6:00–8:00 PM. This monthly art night is a chance to spend an evening at the barn, visit with friends and create your own pearl art project. We'll have a few Halloween-themed options for October, along with other designs. The cost is \$10 per person, and reservations are required.

Our Fall Vet Day with Three Peaks Veterinary Clinic is coming up Tuesday, October 6. This clinic is open to the entire community, not just PML residents or Equestrian Center boarders, and appointments are available for both horses and dogs. Call or text Three Peaks Veterinary Clinic at 1 (209) 703-0654 to schedule.

There are even more reasons to visit the barn this month. Open Arena Night returns Wednesday, October 14 from 4:30–7:00 PM, followed by our Fall Flea Market & Tack Swap on Saturday, October 17. Whether you have a horse to bring to the arena, tack to sell or simply enjoy finding a good deal, both events are open to the community.

Of course, we can't talk about October without mentioning our Fall Festival! Join us Sunday, October 25 from noon–4:00 PM for an afternoon of fall fun at the Equestrian Center. We'll have a pumpkin patch, pony rides, a petting zoo, games, seasonal food and drinks, and more. Admission is free, so bring the family and spend the afternoon with us.

I love seeing the Equestrian Center

being used for more than just horses. Whether you're here to ride, attend an event, bring the kids out for the afternoon or simply see what's happening at the barn, there is something for everyone this October.

For more information about any of our upcoming events, contact the PML Equestrian Center at 1 (209) 962-8667.

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

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

PINE MOUNTAIN LAKE EQUESTRIAN CENTER

VET CLINIC
at the Barn

TUESDAY, OCTOBER 6, 2026

Equine & Dogs

THREE PEAKS VETERINARY SERVICES

Call or Text
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to book your appointment

OPEN TO THE COMMUNITY

VACCINES **DENTAL FLOATS** **WELLNESS EXAMS** **AND OTHER VETERINARY NEEDS**

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Quality care. Right here at the barn.

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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

PINE MOUNTAIN LAKE
EQUESTRIAN CENTER

FALL FESTIVAL

SUNDAY, OCTOBER 25
NOON - 4:00 PM

- PUMPKIN PATCH
- PONY RIDES
- PETTING ZOO
- GAMES
- SEASONAL FOOD & DRINKS

**FREE
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GROVELAND, CA

For more information contact 1(209)962-8667

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1-209-962-8620

HOW OUR PML CAN BECOME A DARK SKIES COMMUNITY

BOB ASQUITH



Imagine stepping outside on a clear evening and seeing the Milky Way stretching across the sky, with stars shining brightly above our homes. This is what a Dark Skies Community can help preserve.

Becoming a Dark Skies Community begins with people caring about their night-time environment. Residents, local organizations, and community leaders can work together to learn how unnecessary and poorly directed outdoor lighting affects people, wildlife, and our view of the stars.

The next step is to review existing lighting. Streetlights, security lights, signs, and other outdoor fixtures can be checked to see whether they shine where light is actually needed. Simple changes—such as using warmer-colored bulbs, fitting shields, lowering brightness,

and using timers or motion sensors—can make a significant difference.

Pine Mountain Lake Association has developed sensible lighting guidelines and require residents to follow them. The aim is not to eliminate outdoor lighting, but to use the right amount, in the right place, at the right time. See the PML Community Standards guidelines for acceptable outdoor lighting fixtures -- <https://www.pinemountainlake.com/wp-content/uploads/2024/02/Acceptable-lighting-fixtures-scaled.jpg>

Finally, the community can apply for recognition through an organization such as the International Dark-Sky Association. With cooperation and a few practical changes, our community can protect its night sky for everyone—people, wildlife, and future generations. 🌌

www.PineMountainLake.com

FROM PMLA COMMUNITY SAFETY & EMERGENCY PREPAREDNESS COMMITTEE

BOB ASQUITH

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

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.

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), the CHP closed WB 120. If you have not driven BOTH routes, do so as soon as possible. You may have to go that route. *See article PML News October 2026 edition.*

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.

Speeding – Your safety committee has received a few complaints about speeding in PML. By 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.

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.

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

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

We want your opinions. Please Email them to us:

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

(Continued on next page)

(Continued from previous page)

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

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

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

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

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

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

Who should receive these alerts?

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

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

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

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

<https://www.pinemountainlake.com/.../PML-Evacuation-Maps.pdf>

Please email comments to: SafetyComm@pinemountainlake.com

STOP -- The sheriff just told you that you need to evacuate. So, how?

How many ways out of Pine Mountain Lake?

Which way do I take?

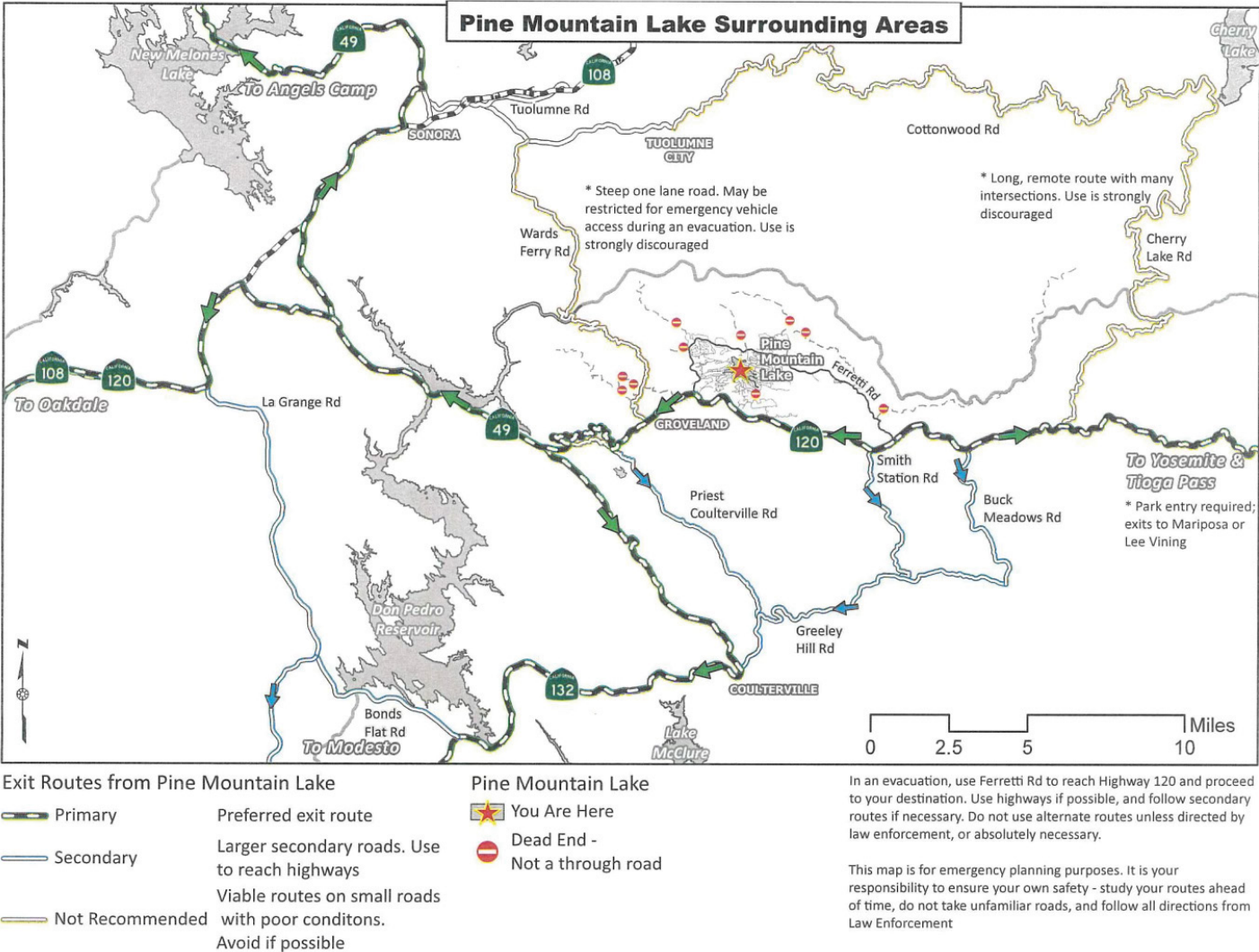
What do I take with me?

How do I let family & friends know I evacuated?

What are the types of evacuations?

These are all good questions, and NOW is the time to have the answers. So, let us take them one at a time and answer completely.

How many ways are there out of Pine Mountain lake?



All of Pine Mountain lake exits to Ferretti Rd.

Ferretti Rd. exits 2 directions to Hwy. 120.

Once on Hwy. 120, you can either go East or West.

- Once on Hwy. 120, you can leave the area via:**
- 1 – Smith Station Rd which goes to Coulterville and on to Modesto on Hwy 132.
 - 2 – Cherry Creek Rd. which will eventually take you to Tuolumne east of Sonora.
 - 3 – East bound to and through Yosemite.
 - 4 – West bound through Big Oak Flat and Chinese Camp.

Which way do I take?

This depends upon several Circumstances

- 1 -- which routes are open. Ask the sheriff when they tell you to evacuate.
- 2 -- Which routes with which you are

familiar. It is important you drive one other route in addition to westbound 120 As westbound 120 may not be available. It was not available during the last evacuation for the Moc fire.

What do I take with me?

Take your Go Bag. See the PML news for assembling a Go Bag.

Take your pets with supplies for them.

Take copies of your important papers such as Credit card numbers, birth certificates, marriage certificates, powers of attorney, advanced health care directives, passports, Contact list.

If there is time, take items from your list of valuable evacuation items. These would include photographs, family heirlooms, other Items that are irreplaceable.

How do I let family & friends know I evacuated?

Have a plan in advance. Text or call a family member or friend and have them

contact others.

Have a designated place to meet in case.

In several separate places at the time of evacuation.

What are the types of evacuations?

Evacuation warning -- the Sheriff will issue a warning so you can prepare. If you will need extra time leaving, then go when the evacuation warning is issued

Evacuation order -- there is an immediate threat, leave immediately.

Shelter in place -- go indoors and stay there until further notice. Close your windows and lock your doors.

Current Evacuation Information will be available from the sheriff and from the office of emergency services. Do not trust other sources as they may not have correct information, particularly on social media.

Please email comments to: SafetyComm@pinemountainlake.com



Deck Plans / Additions / New Houses

Site Plans / Surveying / Mergers

209-532-5173 www.landstruc.com

ALL PMLA HOMEOWNERS EMAIL OPT-IN PROGRAM

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

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

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

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

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

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

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

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

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

Mail form below to:
Pine Mountain Lake Association

19228 Pine Mountain Drive • Groveland, CA 95321

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

PMLA Account Number: _____ Unit/Lot #: _____

Name: _____ Phone #: _____

Address: _____

Email Address: _____

Signature: _____

**SPEED
LIMIT
25**

**SLOW DOWN
WATCH FOR WILDLIFE
AND SLICK ROADS
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

FROM THE FRINGE

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

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

UPCOMING EVENTS

Ladies 9-Hole Golf Club
Weekly Play Day – Thursdays

Ladies 18-Hole Golf Club
Weekly Play Day – Thursdays

PML Men's Club
October Odyssey; 2-Man Team
Wednesday October 7

PML Men's Club
4-Man Team Scramble
Saturday October 24

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 October 1 through October 4, the first tee time of the day will be 8:00am. Beginning on Monday October 5, the first tee time of the day will be 8:30am. 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.

WINTER SHOTGUN STARTS

Beginning on Monday November 2, we will be starting all play at 11:00am using a full course shotgun start. The same reservation procedure as listed above will be used.

2026 HOLIDAY EXPRESS

This year's event will be held on Friday December 11 & Saturday December 12 so mark your calendars. We are encouraging EVERY PML Property Owner whose property borders the Golf Course to light up the Golf Course portion of their property to support this event. If you are not going to be at your PML residence on that weekend, don't let that stop you from lighting up your property as there are many SOLAR POWERED LIGHTS that work great and you won't even need to be there to turn them on as they will automatically come on at dark. Reservations for the tours will be open on November 1. If you have any questions or need some information about SOLAR POWERED LIGHTS, please call the Golf Shop at **1-209-962-8620**.

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 October, the Driving Range will be open from 8:00am 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 go into the Golf Shop.

NEW PINE MOUNTAIN LAKE PROPERTY OWNERS

If you are a new Pine Mountain Lake Property Owner and you are interested in

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

MEN'S & LADIES GOLF CLUBS

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

ADMINISTRATION

TRASH TALK

CARRIE HARVEY – COMMUNITY STANDARDS SPECIALIST II

Managing garbage and preventing wildlife messes is crucial in Pine Mountain Lake, especially during the busy Fall and holiday seasons. Under **PMLA CC&R Article VIII, Section 9**, all trash must be stored entirely within covered disposal containers and secured facilities, completely out of view from the street and neighboring lots.

Leaving garbage cans roadside outside of scheduled pick-up days is strictly prohibited. Doing so creates an eyesore and invites local wildlife to forage, creating a massive mess for you and your neighbors. Property owners are highly encouraged to install an approved **bear box** to keep the neighborhood clean and secure.

GUEST TRASH CHECKLIST

Please share these required steps with all personal and rental guests before they arrive:

- **Use Covered Containers:** Place all trash

and recycling inside the designated covered bins inside a secured facility.

- **Keep Out of Sight:** Ensure all garbage containers remain inside the garage, enclosure, or secured facility. They must never be visible from the street or neighboring properties.
- **No Roadside Storage:** Do not leave garbage cans by the road on days other than the scheduled pick-up day.
- **Secure on Departure:** At the end of your stay, place all garbage in the appropriate container inside the secured facility. Never leave trash cans out by the road when checking out.

For extra trash or special collection services, contact **Moore Bros. Scavenger Co. at 1-209-962-7224**.

If you see scattered garbage or need information on bear boxes, contact the Community Standards Department at **1-209-962-1242** or email compliance@pinemountainlake.com. 🏌️

HR'S MILESTONES & RECOGNITIONS

SHANNON ABBOTT, PHRCA – HR MANAGER

Pine Mountain Lake is always proud of our employees and the dedication they show our community. This month, we are pleased to recognize one important milestone:

1 YEAR OF SERVICE

October 30

Tom Radanovich – Safety Officer

As October brings cooler temperatures and the close of the 2026 season, we

extend our sincere appreciation to our seasonal staff at the Marina and Swim Center. They worked incredibly hard throughout a long, hot season, ensuring our amenities remained welcoming, safe, and enjoyable for property owners and guests. Their energy helped make this summer memorable for everyone who visited Pine Mountain Lake.

As we transition into fall, don't forget to say hello to the staff at our year round amenities, they continue to support PML every day, rain or shine. 🌲



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
Deeds • Employment Documents • Oaths
Power of Attorney • Promissory Notes
School Documents • Titles • Wills
and more!

\$10 per signature for PMLA members
\$15 per signature for non-members



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



RESPECT THE BOUNDARIES: KEEPING AUTUMN STROLLS CONFLICT-FREE

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

With cooler weather finally here, it is the perfect time for a peaceful stroll through the woods. However, strolling onto private property can cause unwanted conflict. As a reminder, Pine Mountain Lake is made up of private properties. At no time should guests, tenants, or neighbors wander through private lots, golf course or greenbelt areas without written permission from the owner of record.

To ensure everyone has a peaceful autumn, please remind your guests and tenants that trespassing or parking on private property to access the lake or golf course is strictly prohibited.

Approved Lake Access Points: If you or your guests are looking to enjoy a picnic or some quiet reflection by the water, please utilize our four designated common areas:

- Fisherman's Cove
- Lake Lodge
- Marina Beach
- Dunn Court Beach

Explore Our Walking Trails: Pine Mountain Lake offers beautiful walking trails featuring mountain views, tall pines, and seasonal creeks. We encourage you to visit:

- Big Creek Trail
- Rock Canyon Trail
- The Campground Recreation and Trail Area
- The Equestrian Center (for fun, guided trail rides!)

Resources & Boundary Safety: To help your guests plan their outings and avoid accidental trespassing, please point them



toward our community resources. You can purchase a detailed physical map of the Pine Mountain Lake Association at the administration office for a small fee.

Alternatively, you can visit our resources page at pinemountainlake.com/resources and click on the Community Standards tab and scroll down to the Guest & Renters Handbook—a fantastic tool to share with visitors before they arrive. There, you will find hiking maps and trailhead parking information.



Finally, for your own peace of mind and to prevent disputes, ensure your property corners are clearly marked. Confirming your property pins and maintaining your lot "pin to pin" is the best way to keep boundaries clear and respected by all.

Have a wonderful, safe, and respectful autumn on the trails!

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

MAINTENANCE 360°

ROB ABBOTT – MAINTENANCE SUPERINTENDENT

GOLF COURSE HIGHLIGHTS

Fall Course conditions:

When the leaves begin to change, the nights get longer, the days get shorter, and cooler temperatures prevail, we know fall is upon us. With cooler temperatures comes considerably less turf stress, but irrigation management becomes increasingly difficult. The shorter days and changing sun angles cast large shade patterns throughout the course, making it challenging to keep dry areas adequately watered while maintaining firmness in areas that tend to stay wet. Most of our efforts toward achieving this balance have focused on the greens, tees, fairways, and primary rough.

With cool fall temperatures on their way, we will be completing our late-season fertilization and overseeding programs. The greens will continue on their monthly fertilization program through the end of the month. The best results from late-season fertilization are achieved by applying fertilizer early enough in the season while the plants are still actively photosynthesizing and absorbing nutrients. This provides the

plant with a boost of nutrients going into winter while also supplying the necessary nitrogen reserves to promote a strong start in the spring.

We will also continue our course aerification program throughout the month. We began this process in late September with the greens, tees, and approaches and will continue with the fairways and roughs until the entire course has been completed. Aerification is an invaluable tool in our quest to maintain premium playing conditions. Its benefits include reducing soil compaction, promoting air exchange, enhancing water penetration, improving the root zone, and managing thatch accumulation in turf most notably on putting greens.

As the mowing season slows down, we will turn our attention to fall cleanup of leaves and needles. This cleanup process typically continues through the end of the year and is usually completed around the first of the year. Daily blowing of tees, greens, and fairways, along with sweeping, relocating leaves to our designated mulch areas, and grinding them up, requires a considerable amount of time and effort.

The reason for the extensive cleanup is

the abundance of trees throughout the course.

Our staff will be trimming lower canopies and removing suckers from the smaller trees. Weather permitting, this project will take up much of the winter.

As always, our goal is to continue preparing the course for the seasons ahead while maintaining the best possible playing conditions throughout the year. We appreciate your patience and understanding as we work through these important seasonal maintenance practices.

MAINTENANCE HIGHLIGHTS

With the potential for a very wet winter ahead, our staff has begun preparations to help protect our roads, drainage systems, and common areas. Our roads crew has started winter preparations within the common areas that fall under our responsibility.

As part of our sandbag preparations:

- Cleaning up and improving our sandbag filling areas.
- Installing concrete blocks for sand containment.
- Anchoring the bag filling stands.
- Stocking up on sandbags at both of our current sandbag filling locations.
- Exploring the possibility of establishing a

third sandbag filling location within the association to provide more convenient access for all members.

Inspect drainage:

- Clean storm drains, catch basins, culverts, swales, and drainage channels.
- Remove leaves, mud, and other debris.
- Check that runoff has clear path from buildings and infrastructure.

Roofs and buildings:

- Inspect HOA owned roofs, gutters, and downspouts
- Clear gutters and roof debris through fall.
- Check downspout drainage through all of winter.

We will continue preparing throughout the fall and will keep you informed as additional preparations are updated. Our goal is to be as proactive as possible and ready to respond should we experience significant rainfall this winter.

For those of you visiting the Grill, I know the construction has been a nuisance, but it was necessary, and we have done everything possible to minimize the impact on day-to-day operations. I've been asked why we chose this time of year for the project, and the answer is simple: much of the work involved completely removing and replacing existing infrastructure, which would not have been compatible with inclement weather. We always plan these projects with the goal of having as little impact on our members as possible, while also taking into consideration projects that are dependent on weather conditions. The good news is that the concrete work at the Grill is complete, as is all of the new stonework. The area is safe, clean, refreshed, and looks absolutely amazing. We are now simply waiting for the new railings to be installed. This project was long overdue and represents a significant upgrade to the Grill's infrastructure. Thank you for your patience and understanding while we worked through the construction. We're excited for everyone to enjoy the finished space. 🏡

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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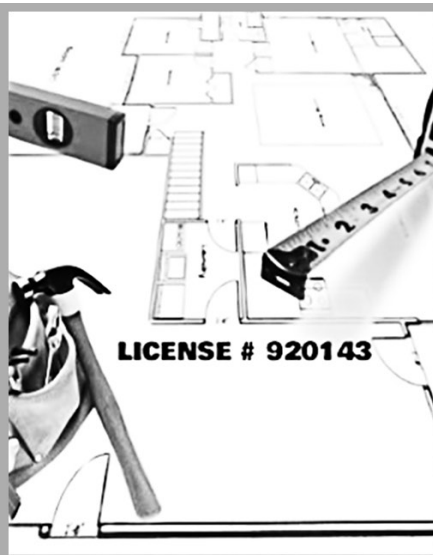
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OUR LISTINGS**



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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/



Mountain Oasis!

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

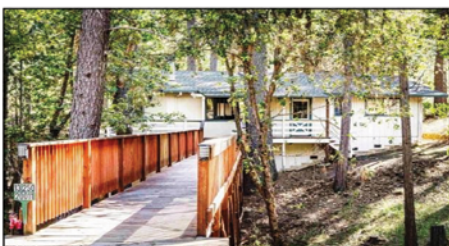
2-96 13163 Jackson Mill Dr.
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Adorable Mountain Retreat!

Inviting 2 Bd/2 Bth Home w/a Warm Open Floor Plan, Wood Burning Stove & Covered Deck. Recent upgr Exterior Paint, Dual-pane Windows, Nades include Interior/ew 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



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

Nestled in the Pines!

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!



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GROVELAND ROTARY FLEA MARKET SCHEDULE

OCTOBER 3, 2026 (WEATHER PERMITTING)

LOCATION: UMB BANK PARKING LOT

EXHIBITORS SET UP 7:00 AM

SALES START 8:00 AM UNTIL 1 PM



- Launching
- Winterizing
- House Calls
- Dock Calls
- Service
- Repairs
- Storage
- Trailer Repair

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COMMUNITY AIRPORT DAY

OCTOBER 3, 2026 • NOON – 3PM

GROVELAND-YOSEMITE AIRPORT



Bring a chair and enjoy the entertainment!

Our Airport – Our Community Resource!

Organized by PML Aviation Association

For more information, call (209) 962-7904

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CALL TONY @ 209-984-6377



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DRE 01226555

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Lakefront Deep Water



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!

1 Block from Lake



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

NEW Listing - Super Cute



19933 Pine Mountain Dr. \$334,000 1810 sf 3/2 .32Acre Beautiful updated, turnkey cabin, newer deck, vault ceil, granite cnts, ss appl, beau views, many windows, stone gas firpl, outdoor storage shed, backup generator.

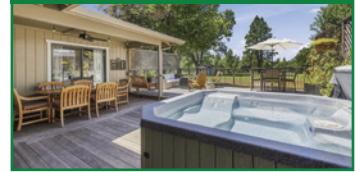
Coming Soon!



Excellent Condition/Beautiful Cabin on DBL Mrg Lot

19991 Pine Mountain Dr. U13 L245 \$575,000 .78 Acre Lot, 3Bd, 2Ba, 2cGar, Generac, 1911sf, Open flrpln 1711sf w/Grt Rm, Vlt Ceil, Stone WFirpl, grand opn kitch, 2 decks plus 10x20 bnusRm, private.

Golf Course Property



12728 Mt. Jefferson U5 L98 \$459k Golf Course Property/ 13th tee, 2 blks fr Lake/Beach, SglLvl, 3B/2Ba, 2c, RV/Boat parking, Rmdl Kitch/Baths, Granite cnts, Space for Lrg gatherings, Hot Tub, Hrdwd flr, Wdburn Frpl, Huge deck, Awesome Views!

Adorable!



12998 Jackson Mill U7 L94 \$295k 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.

Gorgeous Country Estate



5356 Dogtown Rd, Coulterville - \$569k 25+Acres w/panoramic views, creek, 3bd/3ba sgl lvl ranch/contemp 2382 sf, 2 primary bdrms, pride of ownership, interior atrium, generac, outbldgs, privacy, garden/orchard, livestock area, see MysticMountainRanch.com

Spectacular Views



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

Owner Financing Available



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



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

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About Me

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COMMON SENSE LEADERSHIP FOR GCSD

DUDLEY

BRUCE DUDLEY

I proudly call Groveland home since retiring in 2015, however my connection to this community began much earlier. I came to Groveland in 1968 at age 11 and have watched our community grow while maintaining the character that makes it a special place.

My 36-year career with AT&T prepared me to serve on the GCSD Board. I advanced from technician to Area Manager, Design Engineer, and Project Manager, gaining experience in budgeting, project management, problem-solving, and making sound, fact-based decisions. These experiences taught me the importance of planning ahead, managing public resources responsibly, and working collaboratively to solve complex challenges.

Community service has been important to me; I helped establish the Groveland Community Emergency Response Team (CERT) through GCSD, volunteer with Red Cross, and serving as Executive Director of the Community Service Unit for the Tuolumne County Sheriff's Office.

I enjoy spending time with our horses at the Stables and cherishing time with our three children and two grandchildren. Our miniature horse visits residents at a local long-term care center, bringing smiles to many.

I will work to ensure GCSD provides reliable services, plans responsibly, remains fiscally accountable, and preserves the quality of life that makes Groveland our home.

Paid political ad paid for by Dottie Davis

FELTS

DON FELTS – Candidate for Groveland Community Services District Board

I am running for the Groveland Community Services District Board because I believe Groveland deserves experienced leadership, responsible financial stewardship, and dependable water and sewer services for today and future generations.

During my professional career, I served as Senior Vice President of the American Automobile Association (AAA), providing leadership for multiple AAA Clubs, and later as Chief Executive Officer of Club Assist North America, leading a multi-state organization with responsibility for strategic planning, financial stewardship, operations, organizational improvement, and board governance.

My governance experience includes service on numerous corporate and nonprofit boards, including the Better Business Bureau of San Francisco, Bay Area Commuters, AAA Emergency Road Service Boards, the National Automotive Subcommittee Board, Response Telematics Company, and St. John's Lutheran Church. I serve as Head Elder at Gateway Community Church.

These experiences have taught me that effective leadership begins with listening, asking thoughtful questions, evaluating facts carefully, and making sound decisions with integrity, transparency, fiscal responsibility, and accountability.

If elected, I will work collaboratively to strengthen public trust, encourage communication, promote responsible financial management, support long-term planning for our water and sewer infrastructure, and ensure GCSD remains well-managed, financially sound, and focused on providing reliable service to our community.

THOMPSON

BRUCE M. THOMPSON

My family has called Pine Mountain Lake home for fifty years, and I have been a full-time resident for the past four years. I am running for the GCSD Board of Directors because my professional background directly addresses the district's most pressing challenges.

I am a retired CPA with an MBA and a B.S. in Engineering from the University of Southern California. Over thirty-eight years I served as controller, auditor, and chief financial officer for companies with combined revenues exceeding thirty million dollars annually, including SEC-reporting responsibilities. Sound financial oversight, honest auditing, and responsible stewardship are the foundation of my career.

GCSD faces genuine challenges: funding reliable water service, managing drought resilience investments, and rebuilding community trust following the failed fire suppression assessment. These require exactly the skills I have spent a career developing — rigorous financial analysis, transparent reporting, and clear communication with the people being served.

Locally, I am active in the Groveland Rotary Club, the PML Marina and Lake Committee, and the PML Water Ski Club, where I have helped train up to fifty young people each summer.

I am retired, deeply committed to this community, and ready to serve. I respectfully ask for your vote.

CREDENTIALS

CPA (CA License #25168) — State of California, 1977
M.B.A., 1973 — University of Southern California
B.S., Engineering, 1971 — University of Southern California

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PML BUSINESS CONNECT



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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.

PLACE AN AD TODAY

With an ad in the Pine Mountain Lake News
your ad will go directly to every PMLA member
every month.

Go to our website for more information and prices.

www.pinemountainlake.com/ads/

LET'S ASK ANGELA

ANGELA HICKS – PML ADMINISTRATION OFFICE

GREETINGS OCTOBER!!

October arrives with crisp air, golden leaves, and the gentle transition into autumn's full beauty. It is a month of cozy evenings, harvest celebrations, and colorful landscapes that invite us to slow down and appreciate the changing season. Sit back, relax and take a sneak peek at what October intends to do.

AT YOUR SERVICE...

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

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

GENTLE REMINDERS...

- Writing your account number on your HOA checks really helps with processing.
- Please be mindful of your speed in and around Pine Mountain Lake – it is 25 MPH.
- Please have your gate card ready to show when entering the swim center, no exceptions.

NEED A NOTARY PUBLIC?

You never know when you will need to have something notarized and we are here to help you out. We are fortunate to have 2 staff members who are notaries. At this time, you can reach out to either of the members below and schedule your notary. They are available by appointment Monday-Friday 8:00am-3:30pm.

Shari Pingree 1-209-962-8632
pmlmr@pinemountainlake.com

Michelle Mecredy 1-209-962-8618
sracct@pinemountainlake.com

LAKE LODGE RENTAL

Are you planning a surprise birthday party, baby shower or spring wedding? Let PML help with that. The PML Lake

Lodge is a 4,000 square foot multi-purpose building with full kitchen facilities and can accommodate up to 120 guests. A dance floor occupies one wing overlooking a large sun-picnic deck, beach and the lake. A large stone fireplace lends warmth to the open-beamed interior. The Lake Lodge is located on Pine Mountain Drive between Cresthaven Drive and Rock Canyon Way on the lake shore.

The PML Lake Lodge is for member use only. This amenity does not have sleeping accommodations.

The beach at the Lake Lodge is especially suitable for family groups. Barbecue grills, picnic tables, a large sandy beach, rest rooms, seasonal water taxi service and a large swim area. No lifeguard on duty.

LODGE RENTAL FEES

The PML Lake Lodge is for members use only.

Usage fee * \$350 (non-refundable)

Refundable cleaning deposit \$350 per event

Refundable Organized Group Cleaning Deposit \$350

*Usage fee:

Special event with outside catering per meeting - \$350 usage fee

Regular meeting - organized PML recognized group - No Charge

For more information or to inquire on availability of the Lake Lodge call **1 (209) 962-8600**.

JUST IMAGINE...

In simple terms, a social contract is the understanding that people cooperate and follow rules so everyone can live together more effectively. We pay taxes, voting and civic participation and following laws. Imagine a neighborhood where everyone agrees to respect each other's property, follow community rules and helps to maintain shared spaces. As a bonus, everyone agrees to do these things with kindness, thoughtfulness and humility.

Can you imagine?

Enjoy all the jack-o-lanterns, witches and ghosts... Angela 🍂

COMMUNITY UNITY:

KEEPING OUR MOUNTAIN NEIGHBORHOOD SAFE AND CLEAN

ASHLEY MCCLEARY – COMMUNITY STANDARDS SPECIALIST

Garbage is a universal reality—everyone has it, no one wants it, and managing it properly is a team effort. To keep our charming mountain community beautiful and safe, we need to work together to ensure all household waste is properly secured and hauled away, rather than scattered across our streets.

While our community thrives on a shared love for the outdoors, certain habits can unintentionally invite unwanted neighborhood visitors. The primary reasons residents receive outreach from our community office regarding waste management typically involve unregistered rentals, garbage cans left out on non-pickup days, or improperly secured trash.

When garbage cans are left outside—whether full or empty—it dramatically increases the chances of attracting bears and other local wildlife looking for an easy meal. Because wildlife aren't the neatest eaters, this inevitably results in scattered trash, neighborhood messes, and safety hazards.

This issue stretches far beyond our neighborhood. In fact, an overreliance on human waste was the primary reason Yosemite National Park closed its dump sites back in the 1970s. When bears become too comfortable around humans, it poses a severe threat to everyone. While black bears are naturally wary of people, they become highly dangerous if they habituate to human food or are caught by surprise. Over the decades, Yosemite implemented strict measures to reduce this reliance, such as utilizing bear-proof receptacles and regularly cleaning them

to eliminate lingering scents.

We face the exact same challenges here. A bear possesses more than 100 times the smell receptors of a human and can easily track a scent from over a mile away. They are highly intelligent, fast learners who will return to the exact same properties year after year if they find an abundant food source.

While we can't train the local wildlife to change their habits, we can easily change ours. Keeping your garbage cans in a clean, secured enclosure—such as a **designated bear box**—is the single best step you can take to protect our local wildlife, prevent habituation, and keep our streets pristine.

Managing our waste responsibly ensures that our neighborhood remains a safe place for families, renters, and wildlife alike. If you have any questions about local disposal rules, scheduling, or how to properly secure your trash bins, please contact me at the community standards office. I can be reached at **1 (209) 962-1245** or email me at RCC@Pinemountainlake.com. Together, by properly managing trash and educating guest and renters, we can reduce those chances of having an unexpected evening visitor.

Can't sleep because the bears are activating your security cameras, go visit our web page at www.pinemountainlake.com, click on the resource page, then on the Community Standards Icon. Here you will have access to submit to the PMLA, ECC for that much needed bear box, get a copy of the Renters Brochure or get answers to some frequently asked question.

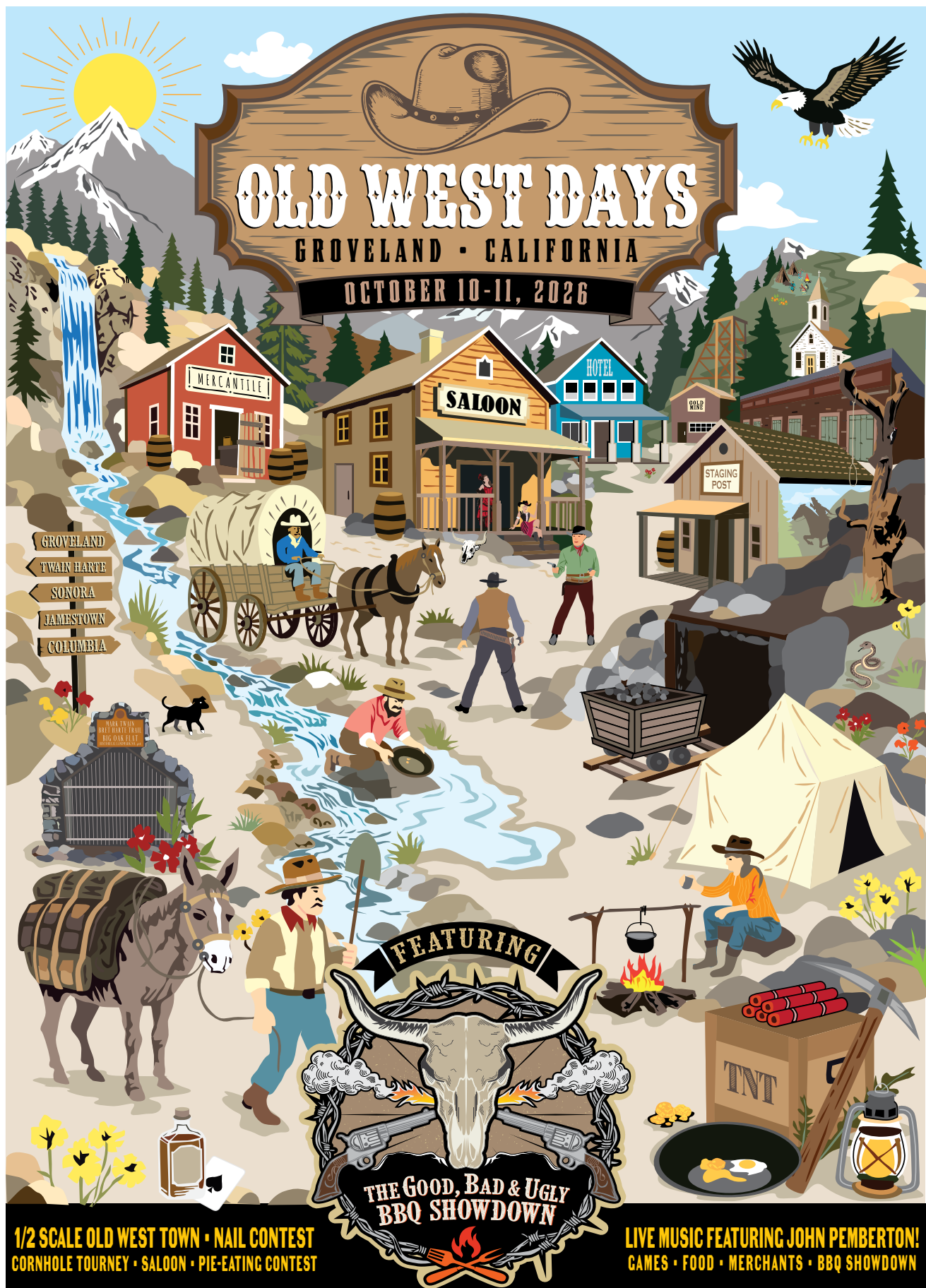
Let's all do our part to keep our mountain home safe and charming! 🍂

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Go to our website for more information and prices.

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CORNHOLE TOURNEY • SALOON • PIE-EATING CONTEST**

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MEET OUR PARTNERS



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TO PURCHASE A LAND CLAIM, BE A VENDOR, BECOME A SPONSOR OR FOR MORE INFORMATION, VISIT OUR WEBSITE AT WWW.OLDWESTDAYS.ORG

FIRE SAFETY

JOE MILANI — FIRE SAFETY COORDINATOR

October brings cooler temperatures and shorter days, but when it comes to fire safety, we are not out of the woods just yet. Due to climate change and unmanaged forests, wildfire season is beginning earlier and lasting longer. Changing fire behavior continues to create new challenges and potential threats for our communities and surrounding forestland.

At Pine Mountain Lake Association, we practice fire safety year-round to help ensure that your home and property are better prepared for wildfire. If you would like to schedule a fire safety inspection or home-hardening assessment, please contact our office to make an appointment.

SAFE CHARGING IS A SUPERPOWER!

Fire Prevention Week™ is October 4–10, 2026.

This year's theme, "**Charge Into Fire Safety™: Safe Charging Is a Superpower,**" reminds us that simple, everyday charging habits can help reduce the risk of lithium-ion battery fires and keep our homes, families, and communities safer.

From phones and laptops to power tools and e-bikes, lithium-ion batteries are part of our daily lives. Taking a few extra precautions when charging and using these devices can make a big difference.

Plug in. Power up. Charge safely. Stay safe.

CALIFORNIA ZONE 0 UPDATE: THE FIRST FIVE FEET MATTER

California has established Zone 0, the first 5 feet around a structure, as an ember-resistant area intended to reduce the risk of wildfire ignition. The California Board of Forestry and Fire Protection continues to provide information and guidance regarding Zone 0 requirements.

This area is especially important because wind-driven embers can travel ahead of a wildfire and ignite combustible materials near a structure. Creating and maintaining an ember-resistant Zone 0 can help reduce the opportunity for

those materials to ignite and expose your home to fire.

Homeowners should pay particular attention to the area immediately surrounding their homes:

- Remove dead leaves, pine needles, bark, and other combustible debris from around the structure.
- Keep firewood, lumber, furniture, and other combustible materials away from the home.
- Keep vegetation and combustible landscaping materials away from the structure.
- Keep gutters, roof areas, decks, and other potential ember-collection points free of debris.
- Pay close attention to areas beneath decks and around windows, doors, and vents where embers may accumulate.

Pine Mountain Lake residents are encouraged to stay informed about current Zone 0 requirements and guidance. We will continue to provide updates as additional information becomes available.

FIRE SAFETY INSPECTIONS CONTINUE

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

Whether you would like to schedule a fire safety inspection, learn more about protecting your home, or simply become better prepared for wildfire, our fire safety team is here to help. We encourage residents to take a proactive approach to fire safety and home preparedness.

If you have questions or would like to schedule an inspection, please contact:

Amanda Birmingham — Fire Safety Inspector
1 (209) 990-5263
inspector@pinemountainlake.com

Joe Milani — Fire Safety Coordinator
1 (209) 990-5260
fsc@pinemountainlake.com

Together, we can help make Pine Mountain Lake a safer, more fire-resilient community. 🏡

ROOFBB

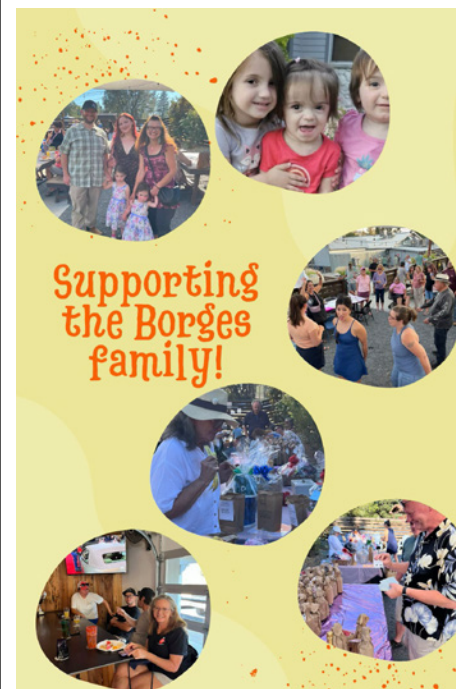
"CARING HEARTS-HELPING OTHERS"

AUDREY PROUSE



"A picture is worth a thousand words." Please enjoy looking at what ROOFBB charity has been up to this summer...

AUGUST- MADISON'S BACKYARD BASH



SEPTEMBER- RUMMAGE SALE



Want to learn more about ROOFBB or even join? Follow us on Instagram, Facebook, and Nextdoor. Looking for a volunteer opportunity that's both fun and fulfilling? ROOFBB is the place for you! We also welcome donations to support our cause and fulfill our mission. Thank you for being part of our community and helping us make a difference!

DONATE!



CONTACT US!

charity@roofbb.org

FOLLOW US!

Facebook, Instagram,
NextDoor

www.PineMountainLake.com

PML Organized Groups & Clubs

Contact the individuals below if you are interested in joining!

Aviation Association

Bob Mackey 1-408-373-2625

Crest Valley Firewise Community

Terre Passeau 1-209-962-5364

Friends of the Groveland Library

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

FRIENDS OF THE LAKE TRIVIA CRUISE

VIRGINIA RICHMOND

The August Friends of the Lake event was a fun-filled evening with friends, boat rides, potluck supper, and games.

Karen Hopkins organized the event in which boat teams collected trivia questions during boat rides around the lake and then tried to answer the questions as a team. Each member of the winning team was awarded a PML gift card.

Our boat drivers included Catherine Santa Maria, Al Rojas, Rod Smedt, Ed Sullivan and Mike Gustafson. Congratulations to the Sullivans' winning boat team including Ed and Gabriela Sullivan, Michele and

David Roberts, Rick Marler, Penny Christensen and Harriet Codeglia.

Our final event of the summer was "Bingo on the Beach" on Sunday, September 13, organized by Dora and Dennis Hockett.

Friends of the Lake is a social club for people who care about and enjoy Pine Mountain Lake. We hold fun member events each month during the summer and also organize the annual Boat Parade and Lake Swim for everyone's enjoyment. To join Friends of the Lake and receive information on each event, please send your contact information and a check for \$20/ family to Friends of the Lake, PO Box 591, Groveland, CA 95321. Be sure to



A team of Friends of the Lake members puzzles over the trivia questions.

include your email address, as all club communication is by email. 📧

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! This year you'll also see a jet, a cool gyrocopter and an exhibition of drones and radio controller planes.

This is a great opportunity to check out your local county airport (with its new name!), see aircraft and vintage cars up close and meet local pilots. Refreshments will be available for your convenience. Admission is free. Bring a folding chair and a sun hat and have fun! Parking is on Elderberry Way.

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

COMMUNITY AIRPORT DAY

OCTOBER 3, 2026 • NOON – 3PM

GROVELAND-YOSEMITE AIRPORT



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

Bring a chair and enjoy the entertainment!

Our Airport – Our Community Resource!

Organized by PML Aviation Association
For more information, call (209) 962-7904

LABOR DAY BBQ – STCHS FUNDRAISER

PATRICIA GIBSON

STCHS LABOR DAY BBQ A COMMUNITY SUCCESS

The Southern Tuolumne County Historical Society (STCHS) extends a heartfelt thank-you to everyone who attended our annual Labor Day BBQ fundraising event. We are also grateful to our generous sponsors, the many volunteers who gave their time, PMLA for its support and use of the Stable Event Center, and our STCHS board members for their hard work and dedication in making the event a tremendous success.

There was something for everyone this year, including Celebrity Chef and County Supervisor Steve Griefer, an antique photo display, silent auction, bake sale, 4-H games, tug-of-war, watermelon-eating contest, children's water feature, line-dancing instruction, and live music by Sequoia Tree-O. It



was a wonderful evening of fun, food and community, and we were pleased to welcome several new members to our local museum.

Congratulations to this year's raffle winners: the **Grand Prize** went to Rachel from the 650 area code; **Second Prize** went to our beloved volunteer, Mike Millard; and **Third Prize** went to longtime STCHS supporters Ed and Marianne Quinn. Thank you to everyone who purchased raffle tickets and supported the museum.

The proceeds from the Labor Day



BBQ help fund ongoing updates to museum displays and renovation work at the historic Gamble Block. STCHS is planning an **Open House at the Gamble Block for Halloween**, so watch for details this fall and plan to stop by for a visit.

This spring, STCHS celebrated **25 years since the opening of its museum**. The museum is open Thursday through Sunday from 10 a.m. to 2 p.m., with free admission.

If you missed this year's BBQ, mark your calendar for next year. The event is always held on **Labor Day Sunday from**



4 to 7 p.m. We sold out of tri-tip this year, so be sure to come early!

STCHS is a 501(c)(3) nonprofit organization dedicated to preserving the history of Southern Tuolumne County and several historic buildings in the Big Oak Flat/Groveland area. The Society operates the local museum with an all-volunteer staff and relies on donations and two annual fundraising events to continue its work.

Thank you to our entire community for helping us preserve and share our local history for generations to come! 🙏

PML ORGANIZED CLUBS

IT HAS BEEN A STCHS SUMMER!

HARRIET CODEGLIA

We started the summer with a wonderful Wine Tasting Cruise in May. Some homes were new to the Cruise, as were some of the wineries. Everyone had a great time. As always we thank our volunteers who drove their boats, the helpers on shore, the food providers who donated the food. May 22, 2027, is the next cruise!

We entertained hundreds of visitors in the museum, including some groups from Road Scholar travel company, tourists visiting Yosemite and locals who keep coming in for more.

On Saturday, June 13, STCHS held its Silver Anniversary Party at the Museum. Enthusiastic supporters celebrated the Museum's first 25 years

as a community landmark. Cake, music, commemorative remarks, exhibits new and old, and the world premiere of our video telling the Museum's story. Another occasion

for a great Museum memory!

In keeping with its mission to promote awareness of local history, STCHS presents regular talks of community interest. Now scheduled for the first Friday of each month (with winter break), the presentations take place at 7 p.m. in the Groveland Community Resilience Center. Groveland residents and visitors are invited



for an enjoyable evening of learning, candy snacks, and neighborly friendship. The events are free, but donations are welcomed.

Past programs are available for viewing on the Museum's

YouTube channel.

STCHS just celebrated its annual Labor Day BBQ at the Pine Mountain Lake Equestrian Center. The weather was perfect, the children's activities were a big hit and 200 folks of all ages came on Sunday, Sept. 6, to enjoy a spectacular day of perfect temps, good dancin' and listenin' music, tasty food, and good

friendship under the oaks. Supervisor Steve Griefer and the STCHS grill team cooked up a storm of tri-tip and dogs. Thanks to an army of volunteers under Patricia Gibson's coordination, the event was definitely one for the record books. Be sure to mark your calendars for next year!

With all this going on, we are asking for some help. Catherine Santa Maria has served as treasurer on the STCHS Board for 13 years and has kept the financial side running smoothly. Catherine has retired from the Board, and we need to find a replacement! Here is your chance to keep your finance skills up to date and support this wonderful organization. Contact us at gygmstchs@gmail.com for more information!

Thank you to all for the continued support! 🙏

PML PICKLEBALL CLUB

PAM RODGERS

DOMINATE THE COURT: 5 PICKLEBALL HABITS TO BUILD THIS MONTH

Whether you are trying to break out of an intermediate plateau or simply want to stop giving away easy points during weekend open play, elevating your pickleball game doesn't require reinventing your mechanics. Most recreational matches aren't won by highlight-reel resets or blistering 80-mph drives—they are lost on unforced errors. By committing to a few fundamental habits, you can dramatically elevate your play in just thirty days.

Here are five high-impact adjustments to focus on this month:

1. WARM UP WITH 10 MINUTES OF DINKING

Before jumping straight into a competitive game, spend ten dedicated minutes at the kitchen line. Focus on soft, controlled dinks that clear the net with minimal margin. This builds touch, calibrates your paddle distance, and sets a patient rhythm for the rest of your session.

2. KEEP YOUR PADDLE UP AND READY

It is common to drop your paddle to waist level while tracking a shot. Force yourself to reset to an active "chest-high" ready position after every single hit. Keeping the paddle face up cuts your reaction time in half when an unexpected speed-up comes your way.

3. TRACK THE OPPONENT'S PADDLE FACE

Don't just watch the ball. Pay close attention to the angle and speed of your opponent's paddle as they make contact. Their paddle face acts as an early warning system, telling you the ball's direction,



spin, and pace before it even clears the net.

4. MOVE YOUR FEET INSTEAD OF REACHING

Reaching out or leaning off-balance leads to popped-up balls and mis-hits. Focus on taking quick, small adjustment steps to get your body directly behind the ball, setting a stable base before you initiate your stroke.

5. PRIORITIZE CONSISTENCY OVER POWER

High-velocity shots are fun, but unforced errors destroy momentum. Focus on landing deep serves, soft third-shot drops, and safe dinks consistently before adding extra power to your put-aways.



THE BOTTOM LINE

Rethinking your approach to pickleball

comes down to understanding how points are actually scored. By eliminating unforced errors and forcing your opponents to hit one extra shot, you naturally tilt the odds in your favor. Stick to these five core habits over the next month, and you will quickly watch your win rate climb.

COME OUT AND PLAY!

FOR MORE INFORMATION:

Current Play Times:

Winter Hours: M,W, F 10-12

Summer Hours 8-10

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

Check out: PlayTime Scheduler for Pickleball

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

For All other Pickleball related questions call the Front Gate at 1-209.962-8615. 🐼

PINE NEEDLERS QUILT GUILD—IT'S AN OBSESSION

KAREN HOPKINS

Someone recently told me that my quilting is not a hobby. They said it's an obsession. That's probably because of the sheer volume of tools, works in progress and fabric I have. Never mind the number of sewing machines, and, amazingly, I'm not alone.

Here in Groveland we have a very active quilt guild. We are friends, encouragers, in some cases enablers (oh, you definitely should buy that fabric). We know how to have fun and also be charitable in the community (reference last month's article about the quilts we made for Chinese Camp Fire victims). Many of us also belong to small "sewing bee" groups and meet separately from the guild meetings. I can tell you the friendships I have found in my bee, the Queen Bees, have

encouraged and helped me with many more things than quilting.

In our defense, quilting is creative, fun, social and many skills are required for success. Not the least of which is patience. We genuinely enjoy each other's company. Personally I think we will all live longer because of quilting.

If any of this sounds good to you we meet in the Book Nook room the third Tuesday of the month at 9:30 AM. Come join us. There is a lot of project show and tell and demonstrations. We also have classes to hone our skills and try new techniques. We are people who are willing to help someone with a quilt problem and often give things we're no longer using to our fellow quilters.

We look forward to seeing you. 🐼

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

PML LADY NINERS

TAMMY TALOVICH

Quote of the month: *“With the new day comes new strength and new thoughts.” Eleanor Roosevelt*

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 Thursday mornings; it only takes a few hours and is a great opportunity to meet some awesome ladies!

AUGUST 6TH: We had 8 players and played Low net plus putts

1st place tie: KC Lennen and Trudy Alt

2nd place: Christina Baines

3rd place: Barb Connelly

Pars: #14 KC Lennen

Low gross: KC Lennen and Trudy Alt w/52

Low net: Trudy Alt w/34

Low putts: Christina Baines w/15

Putt-putt Scramble: Lindsey Lorant w/19 putts

AUGUST 11TH AND 13TH: We had our Ladybugs and Butterflies Tournament; it was close 9-11

Winning team: Ladybugs: Stacie Brown, Deanie Martini, KC Lennen, Anne Toner, Patricia Eshagh, Linelle Marshall, Nancy Brewster, Tootie Kline, Trudy Alt, Debbie Torres

Way to go ladies!

AUGUST 20TH: we had 15 players and played Scramble

1st place tie: Linelle Marsahl, KC Lennen, Syd Robenseifner and Lindsey Lorant, Nancy Johnson

2nd place: Deanie Martini, Debbie Torres

AUGUST 27TH: we had 14 players and played Odd Holes

1st place: Mary Steinkamp

2nd place: Lindsey Lorant

3rd place: Barb Connelly

Team winners: Lindsey Lorant, Patty

Nelson, Susan Dwyer

Birdies: #4,11 Lindsey Lorant

Pars: #13,14,15,17 Lindsey Lorant, #10,11 Deanie Martini, #10,16 Barb Lenorak, #14,17

Susan Dwyer, #14 Debbie Torres

Low gross: Lindsey Lorant w/37, Susan Dwyer w/50

Low net: Lindsey Lorant w/35

Low putts: Lindsey Lorant w/15, Deanie Martini w/16

August Ace of Aces: Lindsey Lorant w/35

August Queen of Clubs: Trudy Alt w/52

August Putter of the Month: Lindsey Lorant w/15

August Putt-Putt Scramble: Lindsey Lorant w/19 putts

CAPTAIN’S CORNER: *“Golf Is Not a Game of Perfect”* - Bob Rotella

The heart of golf isn’t perfect swings - it’s smart strategy, steady thinking, and playing the game you have today.

Golf gives us flashes of beauty - that soaring high draw, that crisp iron that feels like butter, that putt that rolls end-over-end like it’s guided. But for most of us die-hard golfers, those moments are the bonus, not the baseline. The real goal of the game is simple: get the ball into the hole in the fewest strokes possible. That’s it. Not perfection. Not pretty. Not heroic. Just steady, thoughtful progress from tee to green.

It’s easy to get caught chasing the “perfect” shot - expecting mega distance, flawless ball flight,

or a tour-level strike every time. And when it doesn’t happen, frustration creeps in. But here’s the truth every golfer (even the pros) knows deep down: golf is a game of more perfect strategy than perfect shots. A smart decision will save you strokes far more often than a miracle swing will.

Think of strategy as your quiet superpower.

- A smart lay-up can beat a risky hero shot.
- A safe line can beat a bold one that brings trouble into play.
- A calm mind can beat a tense one every single time.

It’s like driving a car: you don’t need to floor it to get somewhere efficiently - you need awareness, pacing, and good choices. Or cooking: you don’t need a gourmet technique to make a great meal - you need timing, patience, and a plan. Golf works the same way. Strategy is the recipe. Strategy is the map.

Course management isn’t complicated - it’s empowering. It’s choosing shots that fit your game today, not the game you wish you had. It’s playing to your strengths, avoiding unnecessary risks, and staying mentally centered when the round gets bumpy.

And the best part? You don’t have to

figure it out alone.

Your local PML Golf Professionals are here to help you build a personalized strategy that fits your swing, your tendencies, and your goals. They can help you:

- plan smarter targets
- choose the right clubs
- manage the course with confidence
- stay mentally steady under pressure

When you combine thoughtful strategy with a calm, positive attitude, golf becomes lighter, more

fun, and far more rewarding. You stop chasing perfection and start playing your game - the one that gets the ball to the hole efficiently, joyfully, and with a whole lot less stress...

So you have more fun, play better golf!

—Lindsey, PML Lady Niners’ Captain 🏌️

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PML LADIES 18 HOLE GOLF CLUB

THELMA FAUX

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

AUGUST 13, 2026 I

INDIVIDUAL PUTTS DAY

First Place: Sara Hancock - 31

Second Place: Laura Kramer - 32

Third Place: Anne Clark -34

Fourth Place: Kathy McEvoy -35

Fourth Place: Marcee Cress - 35

Birdies: Laura Kramer #7 and #8

AUGUST 20, 2026 2 PERSON NOPE

First Place: Priscilla Park & Linda Sarratt - 41

Second Place: Marlene Drew & Jodi Awai - 45

Second Place: Marcee Cress & Sara Hancock - 45

Fourth Place: Tari Skelley & Elisa Hoppner - 46

JUNE 24, 2026 INDIVIDUAL

POINT BOGEY

Four Players Tied for 1st - Jane Reynolds, Priscilla Park, Tari Skelley, Cindy Holloway

AUGUST 27TH, 2026 -

2 BEST BALLS OF 4

First Place: Elisa Hoppner, Linda Sarratt, Tari Skelley, Cheryl Johnson - 125

Tie 2nd Place: Laura Kramer, Marcee Cress, Sally Wrye, Mary Beth Torpey - 130

Tie 2nd Place: Jane Reynolds, Jodi Awai, June Von Rotz, Sara Hancock - 130

Birdies

Tari Skelley #7

Sally Wrye #7

Laura Kramer #10

Marcee Cress #9

2026 CLUB CHAMPIONSHIP & HANDICAP TOURNAMENT

CHAMPIONSHIP FLIGHT

1st - Laura Kramer - 262

2nd - Tari Skelley - 264

FIRST FLIGHT

1st - June Von Rotz - 273

2nd - Marcee Cress - 291

SECOND FLIGHT

1st Kathy McEvoy - 312

2nd - Sara Hancock - 331

CLUB HANDICAP RESULTS

1st June Von Rotz - 213

Tie 2nd Tari Skelley - 222

Tie 2nd Marcee Cress - 222

Tie 4th - Jodie Awai - 223

Tie 4th - Sara Hancock - 223

Birdies

Laura Kramer - #10 Round 1

Tari Skelley - #9 Round 1 & #14 Round 2

June Von Rotz - #6 Round 1 and Round 3

Paula Parisi - #10 Round 2

Kathy McEvoy - #14 Round 3

Elisa Hoppner - #7 & 10 Round 3

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

PINE MOUNTAIN GARDEN CLUB CLIPPINGS

LINDA NEUSCHWANDER

Our PM Garden has never been busier or having better time with artistic projects along with friends. On hotter club meeting days we gather in the lake lodge for interesting discussions on all things horticultural, asking and answering gardening questions and solving plant problems along with comparing notes on what is new and exciting in the world of flowers and such. Snacks always abound.

On other days we jump into artistic projects and enjoy exercising our creative side. Lately, we've created rock painting garden markers for the jail garden -And we expanded our efforts to learning the art of mosaic tiling with artist Barbara Bussler of Black Bear Mosaic Studios. You should come by and see our tiled sunflower masterpiece. The possibilities are endless!

And just like that, summer has shot past us like Halley's Comet, fast on the way to cooler days and sweet starry nights. Yes, we know that October still holds plenty of warmth with lovely autumn days, cool welcome nights

and glorious fall color painting our wooded wonderland, So enjoy! Get inspired! Break out your garden gloves, shoes and clippers before it's too late. This is a great time to prune your fruit and deciduous trees for the upcoming year. Many orchardists have found that late summer (September being ideal) pruning of fruiting trees such as stone fruit and apples promotes more measured growth. This can make for easier pruning as the tree canopies are a bit smaller with less leaves along with branches that are easier to see through. I have found that my summer starved deer welcome the snack of green fruit leaves laying at their feet. The feast tends to last one night at best. All that is left to do is pick up and dispose of the trimmed bare branches.

Want to learn more about Local native plants and gardens? Join our club! Let's be friends! (and have fun in the garden...) Questions? Contact any one of us. We meet most months, the 2nd Monday at 11:00 at the PML Lake Lodge. We can be reached at P.O. Box 167, Groveland, CA 95321 📞

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OLD WEST DAYS

CHRISTINA WILKINSON

Dust off your cowboy boots and step back in time as Groveland transforms into a bustling frontier town for the highly anticipated Old West Days festival

The two-day community celebration kicks off at 9 AM to 10 PM on Saturday, October 10 and Sunday, October 11 from 9 AM to 4:30 PM on Sunday, October 11, offering an immersive heritage experience packed with entertainment, competitions, and flavors for all ages.

Frontier Fun & Entertainment

Attendees can experience the wild frontier firsthand with thrilling Gunslinger reenactments; Check out the schedule for times and location. Stunning 1/2 scale miniature Old West buildings are a huge highlight featuring a saloon, schoolhouse,

newspaper, telegraph, train depot and many more! These little gems are only 8' tall! The event being held in Mary Laveroni

Park and downtown Groveland,

California also hosts a vibrant artist marketplace showcasing various types of crafters. There is also a custom painted photo cut-out of

Marshall Dillon

from Gunsmoke to take your photo.

The frontier energy continues well into the evening with live music by John Pemberton and dancing from 6 to 9 PM to keep the

town alive on Saturday night.

John has recorded in Nashville, Tennessee, with original music available on all major streaming platforms. Over the years, he has had the opportunity to open for major country artists including Pam Tillis, Miranda Lambert, Easton Corbin, and others.



John Pemberton

Whether he's performing solo or with his band, John Pemberton and the Shotgun Riders, John brings energy, crowd interaction, and a love for traditional country music to every stage.

A highlight of the festivities is the official crowning of Mr. and Mrs. Old West Days, which includes two additional categories for contestants as young as school-age.

The Good, Bad & Ugly BBQ Showdown

Barbecue aficionados can look forward to the premier The Good, Bad & Ugly BBQ Showdown. This high-stakes culinary battle features mouth-watering selections by up to ten teams throwing their aprons in the fire to compete for a grand prize valued at \$1,000. Grand prize includes a new 820 sq. in. grill, a 19"x11" cutting board custom engraved with the BBQ Showdown logo artwork and George Navarro of Black Widow Knives created a custom knife as part of the package!

An esteemed panel of judges crown the BBQ Showdown Champion. The judges panel features legendary local couples:

Wayne and Kathy Miller

Kevin and Randi Reynolds

David and Christina Wilkinson

In addition to the competition, a diverse lineup of food vendors are serving up exceptional eats. Enjoy BBQ by Wayne Miller, Rockit Tacos, savory pasta, classic hot dogs, and a wide array of sweet treats guaranteed to pacify any sweet tooth.

Grit & Games – High-stakes friendly competition takes over the lawns with a massive Cornhole Tournament. Because no frontier festival is complete without classic old-fashioned games, brave competitors can test their grit in several other crowd-favorite events:

Pie-Eating Contest – A delicious test of speed and appetite for all ages.

Beard & Mustache Contest – A chance to show off the region's best facial hair.

Paul Bunyan Nail Contest – A traditional competition to prove your raw physical strength.

Whether you are coming for the food, the music, or the frontier history, Old West Days promises an unforgettable weekend of community spirit. Mark your calendars and prepare to experience the magic of the Old West!

For more information go to www.OldWestDays.org 🐾

BRAINY GROVELAND GOES BACK TO SCHOOL

VIRGINIA RICHMOND

The Brainy Groveland reading and math programs have resumed for the new school year at Tenaya Elementary school.

Brainy Groveland is a volunteer program that helps Tenaya elementary students develop sound reading and math skills. We meet once a week to help fourth graders gain a strong foundation in basic math and to encourage third graders to enjoy reading by choosing "just right" books and discussing them with a caring volunteer.

The math program meets for an hour on Monday afternoons and the reading program is an hour on Thursday afternoons.

The program is staffed by a team of 40 wonderful volunteers who meet with students and provide the caring support



Volunteer Bob Mackey helps a student with a math problem

that kids so need. We appreciate their service to our young students. Volunteers typically sign-up for one session a month. The Tenaya teachers are big supporters



Volunteer Tami Keller discusses a book with a student

of the program, as they see its positive results. The students also develop strong relationships with their kind volunteers.

If you are interested in learning more



Volunteer Ron Cone and friend

about the Brainy Groveland program, please contact Virginia Richmond at **962-6336**. We provide training and all program materials. 🐾

RED TAIL RANCH EARNS STATEWIDE CAMPING HONOR

JAMES WARNER SMITH



Red Tail Ranch at Yosemite, on Ferretti Road just a few miles from Pine Mountain Lake, has been named one of the Best Hipcamps in California in Hipcamp's 2026 Awards.

The 90-acre ranch is run by longtime Groveland residents Robb and Regina Hirsch. Biologists and ecologists by background, the couple describe themselves as caretakers of the property, with a focus on protecting wildlife habitat and connecting visitors with the natural environment.

Set among oak woodlands, meadows and conifer forest, the property has deliberately remained small, with just 10 options for tent campers, RVs and overnight lodging.

Recent campers have praised Red Tail for its peaceful setting and thoughtful touches. Guests describe the land as

“wild and serene” and a “true hidden gem,” with reviews highlighting star-filled nights, walking trails, outdoor showers and exceptionally clean facilities. Others mention seeing mule deer, fawns and jackrabbits around the property.

The ranch is also part of a growing form of rural tourism. Hipcamp is an app that helps private landowners welcome campers onto their land, providing the booking tools, support and insurance needed to get started. For landowners, even a small number of campsites can create additional income, while giving visitors more reasons to stay and spend in gateway communities like Groveland.

Hipcamp's annual Awards recognize private landowners and campground operators providing some of the best outdoor experiences on the platform, based on camper bookings, ratings and reviews. 🏡

GROVELAND'S BOOK STORE

VIRGINIA RICHMOND



The Book Nook team

Did you know Groveland has a book store! It's downstairs at the library and it's open every Saturday from 10:00am to 1:00pm. The “Book Nook” is operated by Friends of the Groveland Library and offers gently-used, bargain-priced books for all ages. In addition to books, we also stock a wonderful variety of movies (DVD), audio books, music (CDs) and puzzles.

All proceeds support our library and help provide literacy support programs at school and purchase new books for the library.

Our Book Nook manager is Tami Keller along with a great team of volunteers. Our volunteers will handle your donations and help you find just the book, movie or puzzle you're looking for. The Book Nook team could use a few more volunteers. You work one Saturday a month and you get first dibs on all the books that come in!

In addition to offering books for sale to the Groveland community, we provide free books to the Tenaya teachers' lounge, the county jail and juvenile center, and Skyline Assisted Living. We also invite local teachers to select books for their classrooms at no charge.

You can drop off your gently-used books anytime using our donation box behind the library. We can't take encyclopedias, cook books, VHS tapes or computer/business books more than five years old. We're always on the lookout for more children's books.



Book Nook manager Tami Keller



A great selection of movies and novels

Aren't you glad to live in a community that values both our library and bookstore? 🏡

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COMMUNITY CONNECTIONS BEGIN AT THE LITTLE HOUSE

NANCY REGGIO – EXECUTIVE DIRECTOR

At Southside Community Connections, we believe strong communities are built through connection—one conversation, one shared meal, one class, and one helping hand at a time.

The Little House is a welcoming place for residents of all ages to gather, learn, stay active, and make new friends. Our programs include Chair Yoga, Core and Balance, Tai Chi, Yoga, Needleworks, Mah Jong, Wii Bowling, social groups, special presentations, and weekly Congregate Lunches.

Through our Wheels volunteer driver program and WAVE transportation service, we help residents reach medical appointments, shopping, banking, and other essential destinations. Village on the Hill, Friendly Faces, and Handy Helpers provide additional support to help neighbors remain safe, independent, and connected at home.

These services are possible because of

our community's generosity. Volunteers give their time, donors provide essential financial support, and local partners help us respond to the needs of Southern Tuolumne County.

Please support SCC by attending SCC's **High Country Casino Boot Scootin' Boogie Fundraiser** on **Saturday, November 7, 2026**, at the **Groveland Resilience Center**. Enjoy an evening of fun while helping provide transportation, programs, social opportunities, and practical support for our neighbors.

Tickets are \$95 for General Admission and \$145 for VIP.

For tickets and additional information, call **209-962-7303** or visit www.southsidecommunityconnections.org. We hope to see you there!

Thank you for helping Southside Community Connections keep our community active, caring, and connected. 🙏

FALL INTO COMMUNITY AT THE LITTLE HOUSE

SAMANTHA WEST

There's something special about fall in the mountains. The mornings get a little cooler, the leaves begin to change, and suddenly it feels like the perfect time to slow down, reconnect, and spend a little more time with the people around us.

At The Little House, that is what community is all about.

Southside Community Connections' Little House is a place where people can come together to learn something new, stay active, share a meal, enjoy a hobby, or simply sit down and visit with a neighbor. From fitness and wellness classes to games, crafts, educational opportunities, and social activities, there is always something happening.

And you don't have to know anyone when you walk through the door. That's one of the best things about The Little House. Come by, introduce yourself, grab a cup of coffee, and see what we're all

about. You might discover a new favorite activity, meet someone who becomes a good friend, or find that the hour you planned to spend here turns into an afternoon of conversation and laughter.

The Little House belongs to this community, and it takes all of us to keep it thriving.

This fall, make a point to stop by and see what's happening at The Little House. Check out our current class and activity schedule, bring a friend, and give yourself a chance to become part of the community happening right here in Groveland.

And if you love what The Little House brings to our community, consider becoming a Friend of SCC. Your support helps make the programs, activities, and welcoming gathering place we all value possible.

Come for a program. Stay for the conversation. Leave with a smile. 🙏

NEED A RIDE TO THE DOCTOR? WE CAN HELP!

BETH MARTIN – TRANSPORTATION COORDINATOR & PROGRAM SUPPORT SPECIALIST

With the Groveland medical clinic now operating as a walk-in-only clinic, most of us who live full-time in Groveland and Big Oak Flat have had to go off the hill to find a doctor or nurse we can see regularly. That means traveling to Sonora, Oakdale, Modesto or elsewhere for routine care. That can be a transportation challenge. The good news is, SCC can help!

We offer two programs to make those trips a little easier. WAVE is our free shared bus service that makes regular trips from Groveland to Sonora and Modesto. We also do special rides (still free!) to longer-distance locations, including UC Davis in Sacramento. When you're in Sonora and Modesto, you can also go shopping or run errands depending on how many other riders are on the trip and where they need to go. In addition

to our eight-passenger, wheelchair-accessible bus, we have a comfortable SUV for smaller groups. Rides must be scheduled in advance.

Our other transportation program is Wheels. This membership program is for seniors 55+ who can no longer drive and don't have anyone to help. Our friendly volunteer drivers will pick you up at home in their car and take you to your medical appointments, shopping and errands in Groveland, Big Oak

Flat and Sonora (a limited number of volunteers will also go to Modesto). Membership is \$120 per year or \$30 per quarter. This program needs an application filled out in advance, then two days' notice when you need a ride.

So, if your doctor is no longer just down the road, don't let the distance keep you from getting the care you need. Let SCC help get you there!

For more information or to schedule a ride, call us at **(209) 962-6952**. 🙏

HELPING HANDS HAPPENINGS

PATTI BEAULIEU

The calendar says we're into fall, but as this is being written in mid-September, I'm not sure what the weather is like as you are reading this. We're still in the summer season now but hopefully the fall, crisp air is coming soon. We're so thankful that we had a very profitable summer season, with a record number of visitors to town and lots of shoppers visiting us. The Labor Day week-end marked the end of our 'summer hours' of closing both stores at 4 p.m. Our hours are now from 11-3 p.m. and donations end at 2 p.m. on our open days, which are Friday and Saturday at the Furniture Barn and Wednesday through Saturday at the Thrift Store.

We'll have a lot of sales on summer clothing this month and then we'll purge our Thrift Store of summer clothing and shoes to make way for our Winter inventory. If you've been in the store since mid-September, you've seen our abundant supply of fall, autumn and Halloween décor. We've also had our costumes out since mid-September so those early goblins can decide what to be, or complete their costume for Trick or Treat night downtown. We'll be handing out treats again in front of our Store

on Halloween night, like we've done every year since Downtown Trick or Treat started many, many years ago.

As soon as Halloween is over, we work like busy elves to put out our VERY EXTENSIVE inventory of Christmas items. Unfortunately, or fortunately, we have so much that it literally takes over almost the entire Thrift Store and much of the Furniture Barn. Shop early and often for holiday items because we have so much in storage that it cannot all come out at once. More will continue to be put out as space permits, right up until Christmas.

We're still collecting donations for Madison Borges, the baby girl with brain cancer. Her family is local and our entire community has come together to assist with the finances that are overwhelming. Tax deductible donations can be made in the Thrift Store, or a tax-deductible check can be written and mailed to HELPING HANDS, PO BOX 713, GROVELAND, CA 95321. In times like this, it's certain that GROVELAND CARES!!

Enjoy the fall and wander downtown to see the autumnal decorated planters and how fall has graced our downtown businesses. 🍂

OUR COMMUNITY

CHRISTMAS IS COMING

DAWN SILVA

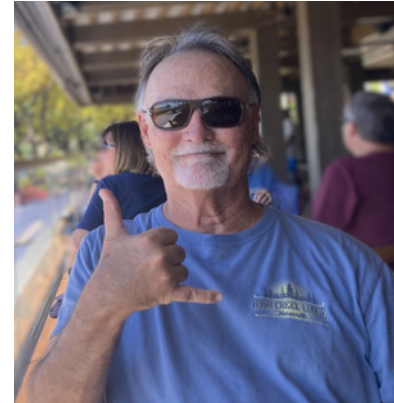
The hustle and bustle of Christmas is just around the corner. People will be coming for Thanksgiving and family gatherings here in Groveland. This is the time of year when the Christmas Committee begins preparing to decorate our town for the holidays after Halloween.

The committee begins by putting together a theme, preparing the decorations and getting all the garland, ornaments, lights, etc. in working order. This cannot be done without the help of all the little Christmas Elves that show up. Once we are finished preparing the garland our famous stilts man, David Volponi, puts it up on the

TIMOTHY RUSSELL KING

OCTOBER 11, 1953 – AUGUST 19, 2026

Timothy Russell King passed away August 19, 2026 at UC Davis Medical Center at the age of 72 with his wife by his side, after a long battle with complications from a bone marrow transplant.



Timothy Russel King

He was born in Hollister in October

1953 to Frank & Dolores King. He grew up in Sunnyvale, graduated from St. Francis High School, and earned a degree in accounting from San Diego State. He worked various jobs until he found his true calling, computer programming. He started out writing software for the mortgage industry where he met a client, Pam, who became the love of his life. After they were married, he switched gears and began writing software for Pathology. He had a beautiful mind and was always writing code, even in his sleep.

Tim had a great sense of humor and always tried to bring a smile. He loved a challenge. It was what drove him as an athlete and a coach in his youth. It was this same drive that gave Tim a healthy taste for the art of debate with his closest friends and family. This passion for a challenge is what he loved about writing

code, solving riddles, and playing games. In his retirement he was an avid golfer, always in competition with himself to improve upon his game. He continued writing code to create programs for personal use. He liked sitting on his deck enjoying the wildlife or hiking with his loved ones. He faced his last

and final challenge in fighting cancer. Even in his final moments Tim accepted the challenge and fought hard to the very end. Tim deeply loved his family, his dog and his God.

Proceeded in death by his parents Frank & Dolores, his brothers Stephen and Michael. He is survived by his loving wife of 30 years, Pamela King; his children Amanda (Max) King Margolin, Caleb (Robin) Galvan and Bryce (Amanda) Galvan; and his six grandchildren; his brother Tom (Suzi) King; along with many nieces and nephews.

A Celebration of Life will be held on October 11, 2026 at the Pine Mountain Lake Lodge in Groveland at 1:00PM. Casual attire please, and if you have one wear your favorite Hawaiian shirt.

In lieu of flowers please consider a donation to Southside Community Connections or Hospice. 🍂

buildings with help from our volunteers. David has been doing this for over 20 years. What would we do without him.

Then the wrapping of poles with ribbon and bows from Groveland all through the 120 corridor and Big Oak Flat. The amount of work to get this all done by Thanksgiving is exhausting, but the result is worth it. Our little town begins to look like a Hallmark movie and brings tourist back every year just to take pictures. It also helps our economy because they come to

find that special little gift in our businesses.

For us to continue doing this every year we rely on the community volunteers and donations. Donations are tax deductible since we are under a 501c3. You can make checks out to BOF/Groveland Christmas and mail them to:

Big Oak Flat/Groveland Christmas
P.O. Box 201
17850 Highway 120 Big Oak Flat, CA 95305 🍂

PINE CONE SINGERS WINTER CONCERT

BOB SWAN

Who knows what kind of weather the expected El Nino will bring us in December? Not us. But we do know that if we can make it to Gateway Community Church on the second weekend of the month, we'll be presenting our annual Holiday Concerts. As I write this (September), we've already started rehearsals, and we're excited to be back singing with our friends.

As usual, we have a wide variety, from

holiday-themed show tunes to "O Holy Night", with only one brief excursion into Latin (the language, not the rhythm). If you've attended our holiday shows before, you may recognize several of them.

Please save the date(s): Friday, 12/11 at 7PM; Saturday 12/12 at 2PM; and Sunday 12/13 at 2PM; at Gateway Community Church on Ferretti Road. We look forward to celebrating the holidays in music with you.

For more information, please call Bob Swan at **408-398-4731**. 📞

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STUDENT OF THE MONTH

TIOGA HIGH STUDENT OF THE MONTH



Reanna McLoughlin

Reanna McLoughlin has been selected as Student of the Month in recognition of her outstanding leadership, dedication, and the genuine kindness she brings to our school community each day. She proudly serves as our ASB President and FFA Vice President, and she consistently leads by example with a positive attitude and willingness to help wherever she is needed. Reanna is a true self-starter and the kind of student who can always be counted on to step up, even volunteering in second grade at Tenaya Elementary. Beyond her accomplishments as a student leader, Reanna is truly one of the sweetest young people you could ever hope to know. She has a huge heart, a bright personality, and a way of making our

campus a happier place simply by being herself. She cares deeply about her school, her classmates, and her community, and that compassion is evident in everything she does. Reanna sets an incredible example for our student body, and we could not be more proud of the young woman and leader she has become. We are so lucky to have her at Tioga! 📞

HOMEOWNER CHECKLIST

CHECK OUT YOUR CONTRACTOR

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

BUILDING PERMITS

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

www.cslb.ca.gov

DOUBLE-CHECK THE CONTRACT

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

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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**



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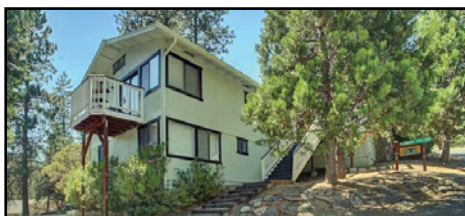
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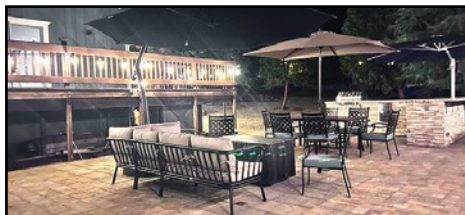
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20097 Ridgecrest Way **CASUAL ELEGANCE**. Originally the home of an architect, this tastefully updated cabin is fully-furnished and equipped down to the last detail. Natural lighting throughout, quality laminate flooring and wainscoting, a floor-to-ceiling stone hearth surrounding the wood burning fireplace. The main level includes 2 spacious bedrooms and the downstairs master suite offers a private entrance. The second level features a private balcony and a spacious guest bathroom. \$395,000 #41146109



19462 Grizzly Circle **PRISTINE TURN-KEY CABIN**. This adorable, fully-furnished cabin has been beautifully renovated and is truly move-in ready! 3bd, 2ba, 1440sf. New upgrades: Kitchen & appliances, windows, central H/A, tankless water heater, flooring and paint. Relax and entertain on the spacious deck and patio while you enjoy using the gorgeous outdoor kitchen, overlooking a seasonal creek and wooded backyard. \$475,000 #41144130



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. \$335,000 #41143645



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OWNER/REALTOR®
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BROKER
DRE #00706559



TARA STONE
MANAGER/DPG
DRE# 01106544



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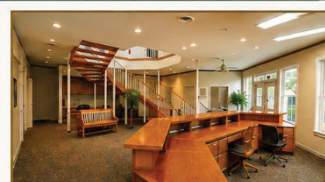
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20872 McKinley Way **LIL' OAK HILL CHALET** is situated on a double-merged 0.74 acre on a cul-de-sac. Main living space is on the upper level. Knotty-Pine ceilings and a covered redwood deck. Downstairs bonus room with 2nd fireplace, bathroom, finished workshop and deck (could be 3rd bdrm). Finished & insulated 2-car detached garage, with wood stove and 3-phase electrical wiring. All furniture included. \$285,000 #41107241



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



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



Gabe Morford-Cheibub
General Manager

FEATURED HOME



BIG FOOT RETREAT is a single-level, 1232 sf cabin located just ½ mile from the Lake Lodge Beach and playground in the private, gated community of Pine Mountain Lake. Modern amenities include: Wifi, four TV's, Central Heat & A/C, Wood-burning stove, Washer/Dryer and a fully-equipped kitchen, with a dining table that seats 6. Bed configuration: One King, Two Queens, plus One Twin. Sleeps 7 total. Outdoor deck with gas BBQ and gas fire-pit. (Firewood & Propane not included—tanks available to be refilled at local market).



RedAwning



Trisha Richardson
Guest Services



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Guest Services

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