NOVEMBER
2026
EDITION

PINE MOUNTAIN LAKE NEWS

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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
SABRE DESIGN & PUBLISHING
Design/layout
PINE MOUNTAIN LAKE NEWS
P.O. Box 605, Groveland, CA 95321
Tel: 1.209.962.0613
E-mail: PMLNews@SabreDesign.com

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)

NOVEMBER 21, 2026

www.PineMountainLake.com

PMLA PHONE/EMAIL DIRECTORY

GENERAL MANAGER
Joseph Powell
gm@pinemountainlake.com

ASSISTANT GENERAL MANAGER
Michelle Cathey – 1.209.962.8640
agm@pinemountainlake.com

ADMINISTRATIVE ASSISTANT TO THE GENERAL MANAGER
Janessa Owens – 1.209.962.8627
gmassist@pinemountainlake.com

HUMAN RESOURCES
Shannon Abbott – 1.209.962.8628
pmlhr@pinemountainlake.com

HUMAN RESOURCES ASSISTANT
Claudia Luevanos – 1.209.962.8616
pmlhra@pinemountainlake.com

E.C.C. ASSISTANT
Ashley Henderson – 1.209.962.8605
Plan Submittal, Compliance Fees
ecc@pinemountainlake.com

MEMBER RELATIONS
Shari Pingree – 1.209.962.8632
Gate Cards, Address Changes, Webmaster, Lake Lodge Scheduling, Notary
pmlmr@pinemountainlake.com

COMMUNITY STANDARDS DIRECTOR
Suzette Laffranchi – 1.209.962.1241
communitystandards@pinemountainlake.com

COMMUNITY STANDARDS SPECIALIST II
Carrie Harvey – 1.209.962.1242
compliance@pinemountainlake.com

COMMUNITY STANDARDS SPECIALIST I
Ashley McCleary – 1.209.962.1245
RCC@pinemountainlake.com

RECEPTIONIST
Angela Hicks – 1.209.962.8600
General Info, Gate Cards,
admin@pinemountainlake.com

DEPARTMENT OF SAFETY

MAIN GATE
1.209.962.8615
General Safety Inquiries, gate passes, campground reservations
campground@pinemountainlake.com
maingate@pinemountainlake.com

DIRECTOR OF SAFETY
Natalie Trujillo – 1.209.962.8633
dosdirector@pinemountainlake.com

SERGEANT
Teri Cathrein – 1.209.962.1244
dossgt@pinemountainlake.com

ACCOUNTING

CONTROLLER
Stacy Gray – 1.209.962.8606
Accounting Procedures
controller@pinemountainlake.com

ACCOUNTANT
Michelle Mecredy – 1.209.962.8618
pmlacct@pinemountainlake.com

RECEIVABLE/COLLECTIONS/ASSESSMENTS
Sally Owens – 1.209.962.8607
pmlar@pinemountainlake.com

ACCOUNTS PAYABLE
Tina Parmalee – 1.209.962.8626
pmlap@pinemountainlake.com

IT MANAGER
Yuris Daudish – 1.209.962.1243
ITManager@pinemountainlake.com

RECREATION AND SEASONAL OPERATIONS MANAGER
Melody Wisdom – 1.209.962.8604
pmlfun@pinemountainlake.com

MAINTENANCE DEPT

MAINTENANCE SUPERINTENDENT
Rob Abbott – 1.209.962.8610
super@pinemountainlake.com

ADMINISTRATIVE ASSISTANT
Patty Groothuyzen – 1.209.962.8612
maintenance@pinemountainlake.com

FIRE SAFETY DEPARTMENT

FIRE SAFETY COORDINATOR
Joe Milani – 1.209.990.5260
fsc@pinemountainlake.com

FIRE SAFETY INSPECTOR
Amanda Birmingham – 1.209.990.5263
inspector@pinemountainlake.com

FIRE SAFETY INSPECTOR
Alexis Richter – 1.209.990.5261
firesafety@pinemountainlake.com

GOLF COURSE

GOLF SHOP
Doug Schmiett – 1.209.962.8620
Golf Pro Shop/Golf Reservations
golfshop@pinemountainlake.com

GOLF PRO
Mike Cook – 1.209.962.8622
golfpro@pinemountainlake.com

THE GRILL AT PINE MOUNTAIN LAKE

FOOD & BEVERAGE MANAGER
1.209.962.8638
clubmgr@pinemountainlake.com

RESTAURANT
1.209.962.8638

OTHER PHONE NUMBERS

EQUESTRIAN CENTER MANAGER
Kendra Brown – 1.209.962.8667
stables@pinemountainlake.com

MARINA MANAGER
Dawn Pretzer – 1.209.962.8631
marina@pinemountainlake.com

PML SWIM CENTER
Dorothy Landrum – 1.209.962.8634
pool@pinemountainlake.com

PML NEWS
David Wilkinson – 1.209.962.0613
Advertising/Article Submissions
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 SEPTEMBER 2026

Courtesy Notices	34
Notice of Non-Compliance	15
Final Notice of violation	8
Fines Assessed	3
Member Service	950

PML SAFETY REPORT

CLASSIFICATION	1st Qtr	2nd Qtr	SEPT	3rd Qtr	YTD
Guest Passes Issued	2,473	4,118	1,382	5,465	**12,056**
Vendor Passes Issued	1,246	1,620	492	1,574	**4,440**
Access Passes Issued	2,520	6,607	1,676	7,090	**16,217**
Vehicles Admitted	30,108	59,810	12,191	55,989	**145,907**
Vehicles Refused Entry	748	988	325	1,270	**3,006**
Phone Calls Received	5,937	7,826	2,336	7,589	**21,352**
Residential Alarm	4	12	2	12	**28**
Animal - Loose	23	39	10	30	**92**
Animal - Impounded	7	8	3	13	**28**
Animal - Dead/Injured	49	78	8	52	**179**
Animal - Disturbance	7	6	1	6	**19**
Patrol Assist	378	561	198	662	**1,601**
Public Assist	11	25	8	18	**54**
Welfare Check	4	7	1	11	**22**
Transport	15	4	-	1	**20**
Traffic Hazard	4	4	-	2	**10**
Traffic Control	1	-	-	-	**1**
Excessive Speed/Reckless Driving	3	6	8	17	**26**
Gate - Tamper	2	1	-	1	**4**
Gate - Follow Through	52	74	22	89	**215**
Gate - Malfunction	11	9	11	27	**47**
Gate - Struck by Vehicle	16	34	14	33	**83**
Control Burn Reported	180	113	-	-	**293**
Fire Safety - Smoke Complaint	3	6	-	4	**13**
Hazard	16	11	-	15	**42**
Residential Disturbance	-	-	-	2	**2**
Amenity Burglary	-	-	-	-	**-**
Residential Burglary	2	1	-	-	**3**
Grand Theft	-	-	-	1	**1**
Petty Theft	3	1	-	2	**6**
Trespassing	1	5	-	4	**10**
Vandalism	1	-	1	2	**3**
Property Damage - PML	3	-	-	2	**5**
Property Damage - Resident	1	1	-	-	**2**
PML Regs Violations Resident	-	1	-	3	**4**
PML Regs Violations Guest	-	-	-	2	**2**
Vehicle - Citation Issued	2	-	-	30	**32**
Vehicle - Accident PML	5	3	1	8	**16**
Patrolling Unit	4,630	3,792	1,075	2,822	**11,244**
Amenity Security Check	7,520	6,887	2,287	6,626	**21,033**
Residence Security Check	106	193	26	256	**555**
Weapon Violation	-	-	-	-	**-**
Fixed Post	5	5	-	11	**21**
Courtesy Notice Issued	17	53	16	46	**116**
All Other Fees Collected	$141,125	$360,398	$92,015	$384,167	**$885,690**

GENERAL MANAGER'S MESSAGE

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

2027 ANNUAL BUDGET REVIEW AND APPROVAL MEETING

Well, another annual October budget meeting has come and gone, and your Board of Directors and management team diligently reviewed every line item in development of the annual budget for the coming year.

The Board and management team work hard to prepare a budget that allows for the proper maintenance of the facilities and common areas, operation of the Association, and provides for the excellent level of service our members have come to expect.

Many factors contribute to overall increases in costs to the Association, GCSD water and sewer fees, PG&E rates, fire insurance, refurbishment and repair needs of common areas and facilities, and the rising cost of materials and supplies. Inflation continues to impact everything we buy. Nevertheless, we continue to find savings where we can and implement new methods of efficiency so that we can provide the same level of service to our members going forward.

I would like to thank our Budget and Finance Committee members for their diligent review and assistance during this process. Having multiple reviews of the proposed budget, only serves to improve it with each iteration.

The final draft of the 2027 Budget was approved at the end of the October17th monthly Board meeting. The assessment and budget package will be finalized and mailed out to the membership at the end of this month.

OFFICIAL PML SOCIAL MEDIA SOURCES AND COMMUNICATION

Just a reminder that Nextdoor and the public Facebook group pages that are maintained and administered by individual PML members, are NOT official PML social media resources. Given the number of UNOFFICIAL PML Facebook pages that are out there, it may seem difficult to know if the page is an OFFICIAL PML source or not. It is actually pretty easy to determine. If you are unsure if the page or group is the OFFICIAL PML page, just look for the PML Logo. If the Pine Mountain Lake logo is at the top of the page, then it is the Official PML page. Our staff also uses the official logo when posting content on the unofficial pages so that members know that it is coming from an OFFICIAL PML source.

We put out timely information on Facebook and Nextdoor and through our direct email opt-in program called eSNAP. Members can sign up to get directed email on Association topics that interest them. Just visit the Official PML Website at ***www.pinemountainlake.com*** for more information or call the PML Administration Office at **1 (209) 962-8600** and our staff will assist you.

Please note that most Official PML social media postings are for distributing information. Members who have questions regarding PMLA operations, governance and enforcement, should contact me or my staff or the PMLA Board directly at our official email addresses, by letter, or telephone and we will be happy to respond.

FEEDING DEER AND OTHER WILDLIFE IS ILLEGAL

We continue to observe PML members and guests feeding the deer and other wildlife. Feeding any wildlife is illegal and dangerous as well as harmful to the animals. It attracts dangerous predators into our area around our homes, children and pets. Increasing numbers of deer come into contact with vehicle and aircraft and this can cause major damage and injuries.

Mountain lions are attracted to areas where deer herds travel. Increasing the likelihood of a dangerous interaction between mountain lions and humans is not wise. Additionally, while the deer might appear docile and friendly, they are wild animals that can harm you or your pets. I cringe every time I see a social media posting of a photo or video of someone's grandkid feeding a large doe by hand.

We are also seeing an increase in the number of photos or videos of water buckets or feed dishes that members put out for wildlife. They then install a game camera to capture video or pictures of deer and bears drinking from the water bowl or eating grain. While it may seem like great fun to capture up-close video of these wild animals, it is a dangerous and unsafe activity. Unnatural feed is bad for wildlife and can inevitably kill them. Attracting any wildlife to your property increases the chances of a dangerous interaction with a wild animal. A 300-pound bear can easily kill property owners or their pets. The bear could also harm your family, friends and unsuspecting neighbors.

Members and tenants are also leaving trash cans out overnight. This attracts bears and puts members and their pets at risk of an inadvertent bear attack. Please do your part and secure your trash in your garage or PMLA approved bear-resistant receptacle.

Information is posted to our website to help inform members and encourage compliance with the laws and our rules. If you witness someone illegally feeding the wildlife especially within PML please ask them to stop and/or notify the California Department of Fish and Wildlife. Help keep the PML wildlife "Wild". The contact number for the California Department of Fish and Wildlife, Central Region (Tuolumne County is in Region 4) is **1 (559) 243-4005**.

PML ADVISORY COMMITTEE OPENINGS

We currently have openings on four committees, specifically, the Budget and Finance Committee, 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 happy and safe Thanksgiving!

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

This month, we celebrate two meaningful American holidays: **Veterans Day** and **Thanksgiving**. Both offer opportunities to honor sacrifice, appreciate our blessings, and strengthen our community. By recognizing those who have served our nation and expressing gratitude for what we have, we uphold our country's values and inspire future generations to serve, give back, and appreciate one another.

The 38th Annual Groveland Community Thanksgiving Dinner returns to the Resilience Center on November 26 from 11:30 a.m. to 4 p.m. This event is free for the community. To volunteer to serve, donate, or reserve space for a party of six or more, call **1-209-459-6762**.

General Election Day is November 4. If you haven't completed your ballot, I encourage you to take time to make your choices. Voting gives you a direct voice in shaping laws, protecting your rights, holding leaders accountable, and sustaining democracy. Local residents can drop their ballots at the official county ballot box at the Resilience Center parking lot. Everyone can also drop off ballots at their local post office.

As noted last month, California faces a very strong El Niño this fall and winter, increasing the likelihood of above-average rainfall. Our maintenance department has established sandbag stations and is clearing drainage areas and completing other projects to prepare our community for severe weather. Sand and sandbags are available at:

- Fisherman's Cove
- PML maintenance yard
- The intersection of Tannahill Drive and Pleasant View Drive, near the horseshoe pits

As a reminder, you can also prepare by taking these steps:

- **Check and clear gutters and downspouts** to prevent overflowing water and related damage.
- **Secure loose outdoor items** such as lawn furniture, trash cans, and grills by moving them indoors or tying them down.
- **Inspect your roof, flashing, siding, doors, and windows** for damage or leaks, and seal gaps with caulk or weatherstripping.
- **Check that your sump pump works** and consider a battery backup in case a storm causes a power outage.
- **Keep phones charged and batteries fresh** to meet communication and power needs.
- **Assemble an emergency kit** with water (1 gallon per person per day for 3 days), nonperishable food, flashlights, extra batteries, a whistle, first-aid supplies, and a NOAA weather radio if available.
- **Develop a family emergency plan** that includes a safe meeting place, evacuation routes, and contact numbers.
- **Assist neighbors with preparations**, especially those who may need extra help, including older adults and people with disabilities.

Your Pine Mountain Lake Board of Directors and I wish you a Happy Thanksgiving! May your day be filled with love, laughter, delicious food, and many reasons to give thanks.

In closing, to all my fellow veterans, thank you for your service!

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/PineMountainLakeEquestrianCenter
Facebook.com/PMLSwimCenter

PINE MOUNTAIN LAKE ASSOCIATION
SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES
For Nine Months Ended October 4, 2026

	Revenues					Expenses						
OPERATION OF AMENITIES	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)	Budget NET COST (INCOME)	Variance Bud - Act	Variance %
Golf Course		$950,191	$38,626	$7,016	$995,834	$1,721,510	$725,676		$725,676	$810,496	(84,820)	-10.47%
Food & Beverage		$1,488	$845,539		$847,028	$1,510,990	$663,963		$663,963	$624,306	39,656	6.35%
Marina		$319,126	$269,204	$0	$588,329	$872,706	$284,377		$284,377	$393,715	(109,338)	-27.77%
Stables		$119,147		$8,444	$127,591	$516,705	$389,114		$389,114	$401,120	(12,006)	-2.99%
Recreation		$28,081			$28,081	$173,282	$145,202		$145,202	$144,201	1,000	0.69%
Roads & Facilities Maintenance		$0		$240	$240	$2,453,907	$2,453,667		$2,453,667	$2,706,121	(252,454)	-9.33%
PROPERTY OWNER SERVICES												
Safety		$30,239		-$7,070	$23,168	$1,035,067	$1,011,899		$1,011,899	$1,024,908	(13,010)	-1.27%
Administration		$274,494		$1,252	$275,746	$2,203,800	$1,928,054		$1,928,054	$2,266,375	(338,322)	-14.93%
Vehicle Access Fees		$816,892			$816,892		-$816,892		-$816,892	-$751,173	(65,719)	8.75%
ASSESSMENTS												
	$7,449,772				$7,449,772	$251,377	-$7,198,395	$551,810	-$6,646,585	-$7,146,649	500,064	-7.00%
Totals	$7,449,772	$2,539,658	$1,153,369	$9,882	$11,152,680	$10,739,345	-$413,335	$551,810	$138,475	$473,422	(334,947)	-70.75%

Pine Mountain Lake Association
Balance Sheet
As of 10/04/2026

	Consolidated	Operating Fund	Reserve Fund	New Cap. Fund
ASSETS:				
Cash & Equivalents	$5,588,255.86	$1,505,903.08	$3,919,099.35	$163,253.43
Due To/Due From	$0.00	-$565,372.51	$565,372.51	
Accounts Receivable	$2,361,635.48	$2,361,635.48		
Less: Bad Debt Reserve	-$653,197.70	-$653,197.70		
Inventory	$165,107.17	$165,107.17		
Deposits & Prepaids	$644,616.14	$644,616.14		
Total Current Assets	$8,106,416.95	$3,458,691.66	$4,484,471.86	$163,253.43
Fixed Assets				
Land & Buildings	$17,684,535.08	$17,684,535.08		
Operating Equipment	$6,681,245.50	$6,681,245.50		
Vehicles	$1,660,495.05	$1,660,495.05		
Total Fixed Asset Costs	$26,026,275.63	$26,026,275.63	$0.00	$0.00
Accumulated Depreciation	-$19,726,607.04	-$19,726,607.04		
Net Fixed Assets	$6,299,668.59	$6,299,668.59	$0.00	$0.00
TOTAL ASSETS	**$14,406,085.54**	**$9,758,360.25**	**$4,484,471.86**	**$163,253.43**
LIABILITIES & EQUITY				
LIABILITIES:				
Accounts Payable	$193,394.01	$145,194.88	$48,199.13	
Personnel Related Items	$696,073.82	$696,073.82		
Accrued Taxes & Liabilities	$22,352.55	$22,352.55		
Unearned Dues	$1,992,991.01	$1,992,991.01		
Other Liabilities	$197,102.59	$197,102.59		
Total Liabilities	$3,101,913.98	$3,053,714.85	$48,199.13	$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)	1,454,039.78	(138,170.60)	1,592,178.14	$32.24
Asset Transfers from Funds	-	298,786.00	(298,786.00)	
Reserve Expenses	(625,330.41)		(625,330.41)	
TOTAL EQUITY	$11,304,171.56	$6,704,645.40	$4,436,272.73	$163,253.43
TOTAL LIABILITIES & EQUITY	**$14,406,085.54**	**$9,758,360.25**	**$4,484,471.86**	**$163,253.43**

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

KEEPING OUR COMMUNITY STRONG WHILE BEING MINDFUL OF YOUR WALLET

As we prepare for 2027, we have some good news to share with Pine Mountain Lake property owners!

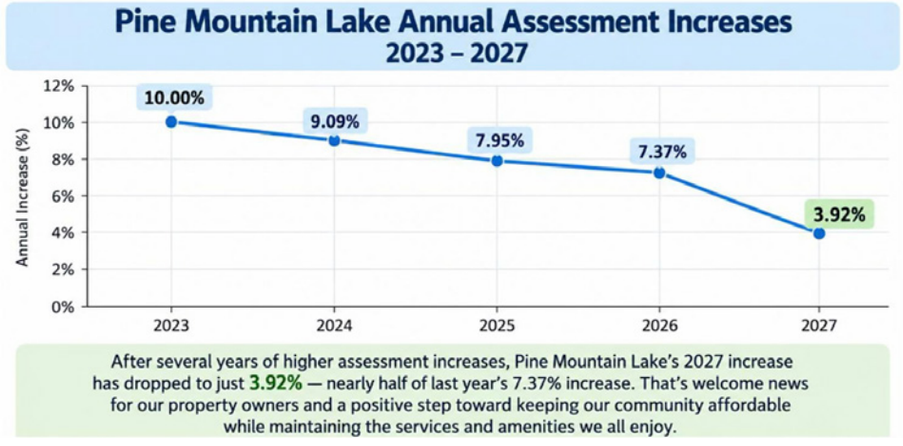
We know that nobody likes to see their annual assessment go up. With the rising costs of just about everything these days, we understand how important it is to keep expenses under control.

That's why we're pleased to share that **the 2027 assessment increase is just 3.92% — the lowest percentage increase since 2022!** After several years of larger increases, this is a welcome change and something we can all feel good about.

WHAT DOES THIS MEAN FOR YOU?

For 2027, the annual assessment will be **$3,816**, compared to $3,672 in 2026. That's an increase of **$144 for the year, or just $12 per month**.

Here's a quick look at how assessment increases have changed over the past several years:



As you can see, the 2027 increase is considerably smaller than what we've experienced over the last four years.

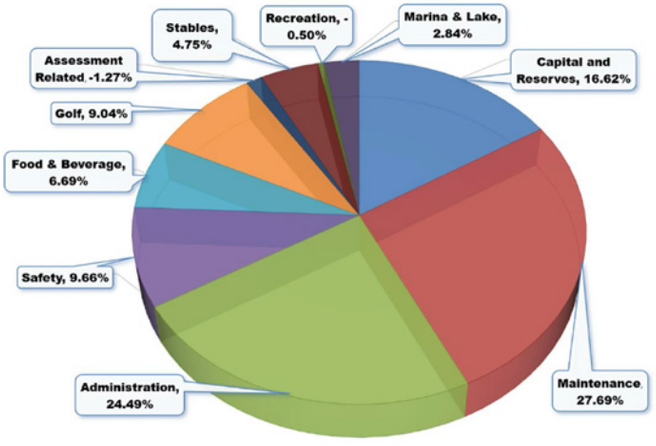
While we can't promise that future increases will always be this low, we're certainly pleased with the direction we're heading.

WHERE DOES YOUR ASSESSMENT MONEY GO?

Pine Mountain Lake is much more than just a neighborhood. We're a community with roads, parks, a beautiful lake, recreational facilities, a golf course, an equestrian center, safety services, and many other amenities that require year-round care.

Keeping everything running takes careful planning and a substantial budget. For 2027, the Association's total budget is approximately **$12.5 million**. So, where does the money go?

Our 2027 Assessment by Department pie chart provides a helpful breakdown.



The largest portions of assessment dollars go toward:

- **Maintenance (27.69%)** – Taking care of our roads, buildings, common areas, and other community facilities.
- **Administration (24.49%)** – Keeping the Association running, including customer service, accounting, and day-to-day management.
- **Capital and Reserves (16.62%)** – Setting money aside for major repairs, replacements, and future community needs.
- **Safety (9.66%)** – Helping maintain a safe and secure community.
- **Golf (9.04%)** – Supporting golf course operations.
- **Food & Beverage (6.69%)** – Supporting our dining operations.
- **Stables (4.75%)** – Supporting our equestrian facilities.
- **Marina & Lake (2.84%)** – Helping maintain one of Pine Mountain Lake's most treasured amenities.

These percentages help show how assessment dollars support the many services and amenities that make Pine Mountain Lake such a special place to call home.

TAKING CARE OF TODAY AND PLANNING FOR TOMORROW

One important part of the 2027 budget is our continued commitment to saving for future repairs and replacements. Just like owning a home, maintaining Pine Mountain Lake means planning ahead.

Roads eventually need repairs, buildings need improvements, and equipment wears out. Rather than waiting until something breaks and facing a large unexpected expense, the Association sets aside money each year to help cover these future costs. For 2027, reserve funding to just over **$2 million**. That's an important investment in the future of our community. And we're doing it while keeping the annual assessment increase significantly lower than in recent years.

A LITTLE GOOD NEWS GOES A LONG WAY!

We know that an assessment increase is never something anyone looks forward to. But when we look at where we've been over the past several years, **a 3.92% increase is definitely a step in the right direction**. Our goal is to continue providing the services and amenities our members enjoy, take good care of our community, and make thoughtful decisions about how assessment dollars are spent. We also recognize that every dollar counts, and we appreciate the trust our members place in the Association to manage these funds responsibly. While there's always more work to do, we're encouraged by the 2027 budget and the progress it represents.

A smaller assessment increase, continued investment in our community, and planning for the future — that's something worth smiling about!

Thank you for being part of what makes Pine Mountain Lake such a wonderful place to live.

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	1	DEFERRED TO NEXT EDITION BY EDITORIAL COMMITTEE	0
DENIED BY EDITORIAL COMMITTEE	0	DENIED BY BOARD OF DIRECTORS	0
Exceeds 250 word maximum	0	DEFERRED TO NEXT EDITION BY BOARD OF DIRECTORS	0
Content	0		
Not a property owner	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.**

ABOUT LETTER RESPONSE

The Response to my letter in the Oct News

Opens more questions then what was asked. I asked why is it not "Printed" in the PML newspaper somewhere, anywhere, the years Continuous and non continuous Current board members have and are still serving on the board? The response that was printed ? "We" believe that it is great that some of our members choose to devote their time and energy to the betterment of Our Association. Question, Who is "We"? Because a recall was forced into action recently because of some of these board members decisions that were ridiculous. To respond back to we feel it is great for our members here to serve some time on our board , Yes I agree , but not the same people for decades as that shows more like lifetime Politicians and to what can I get out of it. I am assuming the response to my Letter is from "The Editor " so at the end of the response letter it should be signed just as we need to do when submitting our letters. For the record going to www.pinemountain lake.com and trying to find any Information on current board members and how many Years served, was useless. Transparency Fail

D Maloney
Groveland,Ca

RESPONSE TO LETTER

To access this information, we encourage you to contact the Association's Administration Office directly, as this is the most effective way to obtain detailed information and assistance. Our staff would be happy to help you navigate our website, locate information regarding Board members and their service history, and answer any additional questions you may have. – PMLA Administration

PINEMOUNTAINLAKE.COM

ADMINISTRATION

HOA RULES AND MAINTENANCE: PROTECTING OUR COMMUNITY TOGETHER

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

Living in our community comes with shared benefits and shared responsibilities. The guidelines established in our Covenants, Conditions, and Restrictions (CC&Rs) and Bylaws exist to preserve local aesthetics, protect property values, and ensure our common areas remain well-maintained.

Property maintenance is a core responsibility for every homeowner. Each owner must maintain their property in accordance with our community standards. When rules are overlooked, the Association's goal is always compliance rather than punishment. Most issues are quickly resolved with a friendly reminder via phone or mail. However, ignoring communications can cause minor infractions to escalate into formal warnings, fines, or legal action.

Community standards apply to everyone, including renters. Property owners are fully responsible for the actions, misconduct, and rule adherence of their tenants or occupants. If you rent your property, you must provide your tenants with a current copy of the Association Rules and Regulations so they understand the community guidelines.

By keeping up with property maintenance, reviewing community communications promptly, and ensuring guests and tenants follow the rules, we keep our neighborhood safe, beautiful, and valuable for everyone.

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.

ADMINISTRATION

HR'S MILESTONES & RECOGNITIONS

SHANNON ABBOTT, PHRCA – HR MANAGER

The cooler temperatures at the end of a long season are always a welcome change. As hiring for Pine Mountain Lake is a year-round effort, we are proud to recognize our November milestone.

10 YEARS OF SERVICE
November 2
Cliff Owens
Maintenance Mechanic II

Cliff Owens has been a heartbeat of our Maintenance Department for the past 10 years. He has meticulously serviced our vehicles, ensuring they remain in tip-top shape and safe for our employees to operate. In addition, Mr. Owens maintains our vessels at the Marina, keeping operations running smoothly for staff. We extend our sincere appreciation for his decade of dedication to Pine Mountain Lake Association.

With the holiday season beginning, we remain grateful for our staff and their continued commitment to making Pine Mountain Lake enjoyable for everyone.

MAINTENANCE 360°

ROB ABBOTT – MAINTENANCE SUPERINTENDENT

PREPARING FOR EL NIÑO: GETTING PINE MOUNTAIN LAKE READY FOR WINTER WEATHER

As we head into the winter months, Pine Mountain Lake residents are reminded that preparing early for heavy rain can help protect homes, roads, drainage systems and our community.

El Niño weather patterns can bring periods of increased precipitation to California. While no two winters are exactly alike, residents should be prepared for the possibility of significant rainfall, saturated ground, localized flooding, clogged drainage systems and rapidly changing weather conditions.

At Pine Mountain Lake, preparation is a community effort. PMLA Maintenance crews monitor drainage areas, roadways, culverts and other facilities during significant storms, but every property owner can take steps now to reduce the potential for water damage.

PREPARE YOUR PROPERTY BEFORE THE RAIN ARRIVES

Residents should take some time before the next major storm to inspect their property and identify areas where water could become a problem.

A few simple steps can make a significant difference:

- Clear leaves, pine needles and other debris from gutters and drainage areas around your home.
- Check that roof drains, downspouts and culverts are clear and directing water away from structures.
- Inspect areas around doors, garages and other low points where water could enter.
- Secure outdoor furniture, equipment and other items that could be moved by heavy wind or water.
- Have flashlights, batteries, drinking water, medications and other emergency supplies readily available.
- Keep vehicles, generators and other equipment prepared in case roads or utilities are affected.

PMLA has experienced significant storms in the past, including events that caused substantial flooding and drainage challenges throughout the community. During major storms, Association Maintenance crews have worked to keep roads and drainage systems clear and have provided sandbag stations for members.

SANDBAGS AVAILABLE FOR PML MEMBERS

Sandbags can be an important tool for directing water away from vulnerable areas and helping protect property from localized flooding. PMLA maintains sandbag locations for member use.

The three locations are:

1. **Fisherman's Cove**
2. **Par Court, near the Maintenance Shop**
3. **Tannahill Drive and Pleasant View Drive, near the horseshoe pits**

Members should bring a shovel and be prepared to fill and place their own sandbags. PMLA has previously advised members to contact the Maintenance Department for additional information or assistance. The Maintenance Department can be reached at **1-209-962-8612**.

Sandbags are most effective when placed before water begins flowing onto a property. Residents should not wait until a storm is already underway to determine where protection may be needed.

WORK TOGETHER AND STAY INFORMED

Heavy rain can affect more than individual properties. Stormwater can quickly move across streets, drainage easements and common areas, creating hazards for drivers and pedestrians.

PMLA's Department of Safety is staffed around the clock, and the Association provides emergency notifications for events such as road closures, power outages, wildfires and other community emergencies. Members can also subscribe to PMLA alerts and notifications through the Association's communication system.

During severe weather, residents should avoid driving through standing or moving water and should never assume that a roadway is safe simply because the water appears shallow.

PREPARE NOW, NOT DURING THE STORM

The best time to prepare for a major rain event is before the clouds arrive. Take a walk around your property, check your drainage, gather necessary supplies and know where your nearest sandbag station is located.

Pine Mountain Lake has a strong history of neighbors helping neighbors during severe weather. With individual homeowners taking reasonable precautions and PMLA crews continuing to monitor and maintain community infrastructure, we can all help reduce the impact of winter storms.

Prepare early. Stay informed. Look out for your neighbors. And be ready for whatever this winter brings to Pine Mountain Lake.

MANAGING A RENTAL FROM AFAR? A REMINDER ON RESOLUTION 24.05

ASHLEY MCCLEARY – COMMUNITY STANDARDS SPECIALIST 1

Do you have a local rental property that you're trying to manage from a distance? If you are constantly fielding long-distance phone calls about arriving guests, dealing with garbage issues, or worrying because you don't live nearby, it might be time to consider hiring an independent, local property manager or designated local agent.

Per Pine Mountain Lake Association's **Resolution 24.05**, all short-term rental property owners are required to have a designated contact who can respond to and **resolve issues within 60 minutes**. Having your own reliable, third-party contact person in the area ensures you stay in compliance, handles emergencies in a timely manner, and keeps things running smoothly when you can't be here.

There are many independent property managers and management companies in the region. Please note that our office **does not recommend specific professionals or provide property management services ourselves**, but finding a trusted local contact can save you an immense amount of time and stress.

Oftentimes at the Community Standards office, we receive calls from concerned neighbors about a rental property. If the owner lives hours away, it can take an unnecessary amount of time to get a simple issue sorted out, putting you at risk of a violation.

Please remember that violations accrue points, and reaching the maximum limit of 6 points could result in a monetary fine, suspension of your privilege to short-term rent or both. Having your own local property manager alleviates that stress and keeps your property protected and compliant.

Of course, you can always reach out to me here at the Community Standards Department as well. Bringing issues to our attention allows us to contact the property owner directly so they can loop in their chosen management team to meet the required response window.

I can be reached Monday through Friday, from **8:00 AM to 4:30 PM** at **1-209-962-1245** or via email at ***RCC@pinemountainlake.com***. For assistance during off-hours, please call the **Department of Safety** at **1-209-962-8615**.

With the holidays approaching and all the hustle and bustle they bring, let's work together to keep our neighborhood beautiful, compliant, and stress-free! Happy Fall, Y'all!

POWER BACKUP AND GENERATORS

BOB ASQUITH – PMLA COMMUNITY SAFETY & EMERGENCY PREPAREDNESS COMMITTEE

The 2026 – 2027 winter is projected to have substantially more storms than typical winters. It is expected these storms will be more severe and longer duration. These will produce widespread power outages that may be of longer duration. Advanced planning becomes crucial for your comfort and safety.

A home back-up generator is an invaluable resource in our area, but it requires proper knowledge, planning and maintenance to get the most during winter power outages. There are several types 1 – Fully automatic units that start up and switch over when a power outage occurs. They have a transfer switch that isolates your home (or a portion of your home powered by the generator) from the power grid while the generator is running. 2 – Portable generators that power a portion of your home and are isolated from the power grid through separate power cords or other means. All generators must be isolated from the power grid, receive preventative maintenance and planning. **They must also be operated outside and well away from doors and windows to avoid CO poisoning.**



FUEL: In our area most generators run on gasoline or propane. Propane supplied by the main house tank offers the largest capacity and simplest refilling option. Most generators capable of running on propane can be connected to the house system via a professionally installed supply line to the generator. Smaller propane tanks like the ones used for an outdoor barbecue can be used on portable generators. In either case propane fuel is stable and can be stored for long periods of time, ready to use at any time. Gasoline powered units can store a single tank of fuel for months. Gasoline is not stable for long periods of time and requires a stabilizing additive to keep it ready to use at any time.



How long your fuel will last is something you should determine before a long duration power outage occurs. During an outage you can determine your consumption based upon how much fuel is used per hour/day. How much gasoline is consumed over a specific time is easy to calculate. Propane usage can be gauged by how often a new tank is connected or in the case of a large house tank using the capacity gauge to determine fuel use. Plan ahead of bad weather to have sufficient fuel ready to use. During a severe storm you may not be able to get out for more fuel and/or your propane supplier may not be able to refill your tank right away.

If you expect a long power outage and are concerned about fuel usage there are a few things to consider. Even if there is little load on a generator it still consumes a considerable amount of fuel. They do not idle like a car engine, instead they are always running at a constant speed (typically 1,800 to 3,600 rpm). Your owner's manual may include information about how much fuel your unit uses. It will usually list consumption based upon how much of its rated power capacity is being delivered. Most of the time if you are just running some lights, refrigerator, computer/tv etc., the load is low and may be 25-50% of the capacity. If you are running a Dryer, Electric Oven / Water Heater, AC or car charger the load may be near the maximum rated for your generator. That is why monitoring your consumption over a longer power outage will give you a good idea of your consumption. In an extreme situation you can ration the use of your generator. For example, turning it off during the day when you do not need lights, keeping the fridge closed and being able to remain comfortable will save fuel.

MAINTENANCE: Your generator can sit for months without being used but to make sure it is ready when you need it requires some pro-active work. Exercise is good for all of us, and it turns out our generators need it as well. Most automatic systems will periodically start the engine and 'exercise' for 10-15 minutes. If you have a manual system, you can do the same thing on your own. You should exercise your generator at least once a month. You should run it long enough to get the engine to normal operating temperature, typically 15 minutes. Regular exercise makes sure that you can reliably start the engine when needed, keep the battery charged and test the entire engine/fuel system. It's also a good time to inspect the generator to make sure it is in good shape for operation. The owner's manual should include a checklist. At a minimum you should check the fluid(s) level, Battery connections and cables, look for loose, chewed or frayed wires and inspect all louvers and vents for obstructions.

Make sure you follow the recommended maintenance schedule for your unit. Maintenance intervals are usually expressed as time and hours. Like an odometer in your car most generators track the number of hours they have been running. For **example**, your generator manual may state oil and filter change every 2 years or 100 hours. Maintenance items may include Oil/Filter, Battery Replacement, Air Filter, Coolant, Sparkplugs/Ignition, Belts/Hoses, periodic engine adjustments.

HOME BATTERY BACK-UP: Many homes are adding Home Battery systems to store power for Grid Resale and back-up power during outages. Like generators they can be designed for partial or whole house supply. The primary use of the batteries is to feedback excess Solar generation in the evening when it may be financially beneficial. The system can be configured to retain a percentage of capacity for back-up purposes in case of an outage overnight. If a significant storm is forecasted, many systems will automatically suspend the grid feedback so that the maximum amount of storage is available for back-up power. You should be familiar with how your system operates and be able to determine if your system is set up for maximizing back-up capacity before a storm. These systems are usually capable of using solar panels to recharge the batteries during daylight hours. They also can have tools to help you determine your home's typical usage and project how much back-up capacity you can expect. Recently, systems have been developed that can also connect a generator to recharge the batteries and keep supplying back-up power. In these systems, the generator only runs when required to keep the batteries charged instead of running constantly like a generator-only back-up system.

YOUR CAR: Keeping your car in good condition and maintained are the first steps in being prepared. Most people generally keep gas tanks at least half full in case of emergency. Electric cars should also be kept at least 50% charge. Your car manual will have recommendations about charging levels. Generally most recommend a level less than 100% (typically 80%). If you anticipate bad weather, it is best to charge up before a potential power outage. If the power is out there are still several options to charge an electric car at home. If your generator has sufficient capacity, you can use your Level 2 charger in the garage. You should know the capacity being delivered to the car (can be set by the car and/or charger. Most cars display the charge rate while charging) and can be between 7 – 15 kW. Your generator must be able to deliver the charging amount required PLUS all other house loads on the system. Remember, most cars allow you to reduce the level of charge, this is a good option if you are concerned about generator capacity. Alternatively, most electric cars come with a Level 1 charger (or they can be purchased separately). These chargers can be plugged into a standard 120-volt outlet. They typically charge at 1.5kW and require many hours more charging time.

SHORT TERM RENTALS: If you own and operate a short term rental we recommend you provide your clients with the above information as the appropriate per year rental unit. In particular, if they have electric vehicles, they should be encouraged to keep them charged before the storm. It is also recommended that you provide information what they should be doing in the event of a long-term power failure.

FROM PMLA COMMUNITY SAFETY & EMERGENCY PREPAREDNESS COMMITTEE

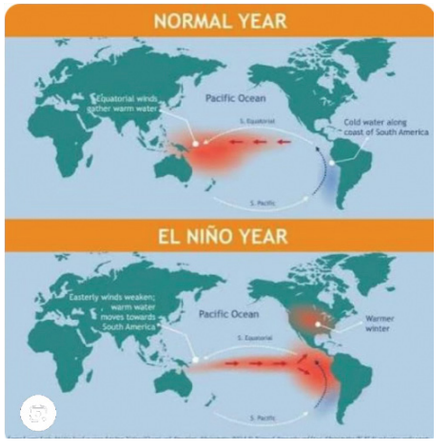
BOB ASQUITH

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.

A Super El Nino is here -- Your safety committee has been researching



the consequences of this periodic weather event. 2026-2027 Looks to be the most severe version of this event. There are important actions that PML members can take in preparation forwinter storms. ***See article PML News November 2026 edition.***

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 route 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 October2026 edition**.

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

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.

We want your opinions. Please Email them to us:

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

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

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

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

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

Who should receive these alerts?

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

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

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

Evac Maps are on the PMLA website. Download & print your copy. ***https://www.pinemountainlake.com/.../PML-Evacuation-Maps.pdf***

Please email comments to: ***SafetyComm@pinemountainlake.com***

The Pine Mountain Lake Community Safety & Emergency Preparedness Committee is actively working to provide PML Members with the information they will need to stay safe and comfortable during the 2026-2027 El Nino weather event.

A Super El Nino is here – Your safety committee has been researching the consequences of this periodic weather event. 2026-2027 Looks to be the most severe version of this event. There are important actions that PML members can take in preparation forwinter storms. ***See article PML News November 2026 edition***.

Power Outages – Groveland has experienced Power outages in the past during Storms. This winter, they may be stronger and more frequent. As they are expected to be widespread throughout California, plan for longer duration outages.

Generator safety – Many members have generators to provide power during outages. They fall into two types: permanent generators wired to the house and portable generators to be plugged into the house as needed. ***See Generator Safety article PML news November 2026 edition***.

Flooding – This winter is forecast to bring multiple atmospheric rivers directed into central California. This may result in flooding of streets and property. If your property is a candidate for flooding, plan for using sandbags. The PML maintenance department operates 3 sandbagging locations. Find the nearest one and figure out what you will need in advance.

Essential Supplies – Make advance preparations include stockpiling non-perishable food, water as road flooding or falling trees may block access to stores for a day or two.

Medications – Plan ahead to ensure that your prescription medications will be available if you cannot get to the pharmacy for several days.

Transportation – It is recommended that you keep your car's fuel tank half full during the winter months. And EVs, keep your vehicle charged. Power outages and road blockage may prevent access to fuel and charging locations.

Pets – Stock up for your pets in advance.

Communications – Communications are important this winter. Judging from past events, our communications may be temporarily unavailable. This includes landlines, cell phones, and Internet service. All these services use the same single fiber link outbound from Groveland. There are several exceptions such as Starlink. However, we strongly recommend that you have GMRS radio to compensate for loss of communications. ***See Emergency Communications Update article PML news November 2026 edition***.

Short Term Rentals – Update information for renters about actions you would like them to take during winter storms with power outages and blocked roadways.

Neighbors – As you are able, check on your neighbors. This may be a difficult winter for some of our members. Checking in on those nearby helps our community.

Please email comments to: ***SafetyComm@pinemountainlake.com***

Land & Structure
SURVEYING | ENGINEERING | DESIGN

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: _____

WEEDEATING

LANDSCAPING

IRRIGATION / PLUMBING

HANDYMAN SERVICES

PROPERTY MANAGEMENT

HOUSEKEEPING

CALL TONY @ 209-984-6377

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*

EMERGENCY COMMUNICATIONS UPDATE

BOB ASQUITH – PMLA COMMUNITY SAFETY & EMERGENCY PREPAREDNESS COMMITTEE

The recent events in Tuolumne County have again demonstrated the value of multiple communications methods. Groveland has a single path supported by one fiber optic cable that runs from Groveland to Sonora. That carries almost all land lines, cell lines, and Internet services.

- When that single cable goes out – YOU have NO communications.
- It has gone out during the Moc Fire and the Washington Fire (Sonora).
- The ONLY other communication channel is via RADIO.
- All you need is the Radio and the FCC radio license.
- Join the GROVELAND GMRS Radio network.
- One notable exception is Starlink. If the router has power, it should work.

The PML Safety Committee recommends you 1) buy a radio, 2) obtain your license and 3) join the more than 300 residents of Groveland/BOF that already are participating.

Please email comments to: ***SafetyComm@pinemountainlake.com***

This explains GMRS radio use – ***https://www.youtube.com/watch?v=ziz7ZZcEd_k***

This shows how to get license – ***https://www.youtube.com/watch?v=xOuOIB1KCQ4***

This radio works well – Radioddity GM-30– ***https://www.youtube.com/watch?v=bwA8sjW60io***

For additional info about Groveland GMRS - ***https://www.facebook.com/groups/885555812498346***

https://tcnrw.com/

https://tuolumnecountygmrs.weebly.com/radio-nets.html

Permission to join the GMRS Network and use the repeater is solely vested in Net Control.

PLEASE DON'T LEAVE THE LIGHTS ON

BOB ASQUITH

Motel 6 had this catchy slogan a few ad campaigns back. However, whether you are a full-time PML resident or have a place for an occasional visit, please don't leave those outside lights on. There are several reasons that are important to others.

Leaving outdoor lights on all night may seem like an effective way to protect your home, but it can create more problems than it solves. By switching off unnecessary lights, you can save money, protect wildlife, and help preserve our beautiful night skies.

First, all-night lighting wastes energy and money. Even energy-efficient LED lights use electricity, and the cost adds up over time. Turning lights off when they are not needed is a straightforward way to reduce your energy bills and carbon footprint.

Second, bright outdoor lights do not necessarily prevent crime. Poorly positioned lights can create deep shadows and glare, making it harder to see clearly. Motion-sensor lights provide illumination when someone approaches, without keeping your property lit unnecessarily throughout the night.

Third, artificial light harms wildlife. Moths, bats, birds, and other creatures depend on natural darkness for feeding, navigation, and reproduction. Excessive lighting can disrupt these essential activities.

Finally, unnecessary outdoor lighting hides the stars and contributes to light pollution, robbing us of the wonder of a naturally dark sky.

The solution is simple: switch off lights when you go to bed, use motion sensors where appropriate, and choose warm-colored, downward-facing lights when illumination is necessary.

By making these minor changes, you can save money, support wildlife, improve your outdoor environment and help keep our night skies dark for everyone to enjoy.

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!**



ADMINISTRATION

BE GATE AWARE, DO NOT SHARE!

CARRIE HARVEY – COMMUNITY STANDARDS SPECIALIST II

Gate cards and clickers, do you know where your gate card/clicker is? Do you know who is using your gate card/clicker? Some of you may have purchased a gate card or a gate clicker and forgot about it, or have loaned it out to a family member or guest and never got it back. Many times, if you loan your card or clicker out, your family member or guest will continue to use it, and if there is a gate issue when your card or clicker is being used, you are surprised to hear from us. If your gate clicker is cloned into a vehicle and it is used, or just being used in general, you are responsible for anything that happens associated with it because it is registered to you.

Per **PMLA Resolution #04.04- Gate Card, Clicker Policies and Procedures**. Cloning, pirating, copying, or any other unauthorized use of gate cards or clickers will be subject to deactivation of the device. Gate cards and photo I.D. cards are non-transferable.

Please refrain from sharing your gate access device with anyone. If you have parents or children that visit your property often, you may apply for them to have a Special User card, so they can access the gates the proper way and without the hassle of any gate issues. Additionally, do not loan your gate card or clicker out to your Contractor. Often times they use it, and they may not even be going to your residence, and you are still responsible for any issues that arise. Again, do not share your gate access device with anyone! If you have any questions, please do not hesitate to contact me at **1-209-962-1242** or ***compliance@pinemountainlake.com*** Happy Fall!

Banking and Mortgage Benefits for

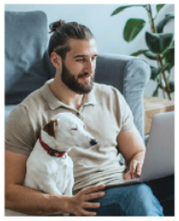
Pine Mountain Lake

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

See full Affinity benefits here



Workplace Checking.[1]
Take advantage of a select checking account with no monthly service charge when you sign up for eStatements[2]. Ask us how to get ATM surcharge fee refunds.[3]



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



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.



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.



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.



Savings opportunities.
Open a new Certificate of Deposit or Savings Account.

Mortgage Benefits
844.440.8047 • affinitylending@mechanicsbank.com

Banking Benefits
800.292.1876 • affinitybanking@mechanicsbank.com

Mechanics Bank®

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

FDIC MEMBER FDIC | EQUAL HOUSING LENDER

PINE MOUNTAIN LAKE REALTY

Buying or Selling?

PERSONALIZED, NOT FRANCHISED

209-985-7633

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!

www.djkrafthomes.com

DJ Kraft
Realtor® /Owner

djkraftsells@gmail.com
DRE # 02110007

MURRA'S
TOTAL YARD MAINTENANCE



BRINGING VALUE FOR YOUR DOLLAR IN PML

- WEEDEATING
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- HAULING
- AND MORE

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Check out our weekday LUNCH SPECIAL!

We ♥ Phone Orders
(209) 962-4897

$1.00 OFF
ANY SIZE TWO GUYS PIZZA OR CALZONE
One coupon per order, per visit. May not be combined with any other offer and/or coupon. Not valid on delivery.
PMLN 1126 Offer Expires 12/15/26

$2.00 OFF
ANY LARGE OR EXTRA LARGE TWO GUYS PIZZA
One coupon per order, per visit. May not be combined with any other offer and/or coupon. Not valid on delivery.
PMLN 1126 Offer Expires 12/15/26

FROM THE FRINGE

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

In the month of November, the Golf Shop will be open 7 days a week from 7:30am until 5:00pm 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
Turkey Shoot – Saturday November 14

Thanksgiving Day
10:00am Shotgun
Thursday November 26

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.

WINTER SHOTGUN STARTS

Beginning on Monday November 2, we will be starting all play at 11:00am using a full course shotgun start. If you are not familiar with shotgun starts; it is where everyone starts at the same time on different holes. 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.

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
- Skechers Slip-In Men's & Ladies Golf Shoes
- More to Come…

DRIVING RANGE

In the month of November, the Driving Range will be open from 8:30am until 3:00pm (Last Ball Hit at 3:00pm).

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 $6.00 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.



LEAVING TOWN?

CONSIDER REGISTERING FOR A SPECIAL RESIDENCE WATCH WITH THE DEPARTMENT OF SAFETY

NATALIE TRUJILLO – DIRECTOR, DEPARTMENT OF SAFETY

WHAT IS A SPECIAL RESIDENCE WATCH?

Although the weather has been pretty darn hot lately, winter will be here before you know it. With the holidays fast approaching as well, many Pine Mountain Lake members may find themselves traveling out of the area, sometimes for extended periods of time. Whatever your reason for needing to be away from your home, I would like to take a moment to explain one of the services the Department of Safety currently provides to members of Pine Mountain Lake Association. Part of the benefits to living in a homeowners association with a public safety department means that we have the unique ability to offer Special Residence Watches to members that will be away from their homes.

HOW SAFETY OFFICERS HELP

During a Special Residence Watch, Safety Officers will regularly check the perimeter of your home for the duration of your absence. As the officer patrols the outside of your home he or she will note the condition of all windows and doors essentially inspecting your home for signs of tampering or an intrusion. The Safety Officer will make an attempt to conceal door tags, packages, etc. in order to preserve the appearance that the house is still occupied. If a Safety Officer discovers anything on your property that may need your immediate attention, we will make every effort to contact you or your emergency contact person by telephone.

PROGRAM PARAMETERS

This service is intended for members that will be gone for 3 or more days with a maximum of 3 consecutive months, or 90 days. Since there are a limited number of available openings on our Special Residence Watch roster, the 3-month maximum limit allows the Special Residence Watch program to benefit as many members as possible in any given year. I would like to encourage all permanent Pine Mountain Lake residents to take advantage of this service while they are away. If you are planning to be absent from your home for periods of time longer than 3 months or your home is vacant for most of the year, we highly recommend installing one or more permanent security measures, such as an alarm system or video monitoring system.

HOW TO SIGN UP

If you would like to place your house on a Special Residence Watch you can either stop by the Main Gate to pick up a form or go online to ***www.pinemountainlake.com***, select the 'Resources' tab and use the link for the Weekly Residence Watch form to submit your request electronically. If you would prefer, the form can also be printed out at home and dropped off at the Main Gate with an officer on duty. Please make sure that you fill out the form in its entirety. This enhances the effectiveness of our Special Residence Watches while also limiting the number of times we may have to disturb you during your absence. If you expect to return home earlier than you had originally intended please inform the Main Gate as soon as it is convenient so that we may remove you from our list. We would not want to unintentionally disturb you (or scare you!) when you return home.

As always, please remember to contact the Main Gate at **1 (209) 962-8615** to report any suspicious or objectionable activity. Thank you for your continued vigilance!

WELCOME TO THE
Hidden Jewel of the Foothills
PINE MOUNTAIN LAKE
GOLF & COUNTRY CLUB
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Mountain Golf PINE MOUNTAIN LAKE GOLF & COUNTRY CLUB *at its Finest!*
www.PineMountainLake.com
1-209-962-8620

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

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

The purpose of this revision is to further clarify the Association's Bulletin Board and Community Posting Policy by establishing guidelines for outside organization and event postings.

Resolution #: _____
Adopted: _____, 2026

PINE MOUNTAIN LAKE ASSOCIATION
BULLETIN BOARD & COMMUNITY POSTING POLICY RESOLUTION

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

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

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

EFFECTIVE DATE:
_____, 2026

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

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

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

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

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

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

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

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

DRAFT

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

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

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

8. Religious Organization and Event Postings
Religious promotional materials that contain proselytizing elements, rather than merely a neutral announcement of a community event are prohibited. Flyers and notices may only identify a church-sponsored event, date, time, and location.

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

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

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

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

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

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

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

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

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

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

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

Respectfully submitted,

_____
Mike Gustafson, Board Secretary

JP __/__/26

DRAFT

PROPOSED UPDATE TO SCHEDULE OF MONETARY PENALTIES

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

The purpose of this proposed amendment is to revise the Association's Schedule of Monetary Penalties to provide greater clarity regarding Health and Safety violations and the Short-Term Rental (STR) point system.

PINE MOUNTAIN LAKE ASSOCIATION SCHEDULE OF MONETARY PENALTIES

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

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

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

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

1. First violation: $100 - $250.

2. Second violation within one year of the preceding violation shall be $500.

3. Each subsequent violation within one year of the preceding violation shall be $750.

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

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

1. Each violation: $100.

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

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

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

DRAFT

1. First violation: $100 - $1,000.

2. Each subsequent violation within one year of the preceding violation: $2,000.

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

1. Unauthorized Earth Work and Site Alteration

a. Grading of lot/putting in trenches without a permit: $100.

2. Construction Violations

a. Initiating new construction without ECC approval.

(i) House, garage, additions, docks, lakeside decks, merge of lots without approval, encroachment into setbacks, multiple projects: $100.
(ii) Sheds, decks and minor alterations: $100.

b. Failure to pick up permit prior to commencing approved construction: $50 - $100.

c. Failure to clean up construction debris: $100.

d. Failure to obtain extension prior to expiration of permit: $50 - $100. Additional deposit may be required.

e. Failure to complete project within allotted time frame: Up to $100 per individual violation.

f. Failure to schedule final inspection within time required by CC&R's: $50 - $100.

3. Deviations from Approved Plans

a. Major deviations without prior approval (i.e., changes from approved design, color, and/or materials): $100.

b. Minor deviations and changes without prior approval (i.e., window changes on side/rear elevations, minor changes to front elevation): $50 - $100.

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

4. Unauthorized Tree and Brush Removal and Limbing

a. Tree removal, per tree: $100.

b. Tree removal from common area or from property owned by others, per tree: $100.

c. Failure to properly dispose of tree removal debris: $50 - $100.

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

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

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

5. Miscellaneous Items

a. Exterior alteration to existing structures or lots without ECC approval (i.e., changes on roof material or color, changes to exterior surfaces, color or material, addition of windows and/or doors, landscaping, hardscaping, driveways, etc.): $50 - $100.

b. Exterior lighting fails to meet acceptable standards, per fixture: $25 - $100.

c. Violation of sign ordinance: $50 - $100.

d. Installation of fence without prior approval: $100.

e. Owner Maintenance: $50 - $100

f. Owner's Responsibility - failure to properly maintain easements or obstruction of easements: $100

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

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

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

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

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

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

2. If any portion of any such assessment, late charge, interest or cost of collection remains unpaid ninety-one (91) days after the original due date, a "Notice of Intent to Lien" will be prepared and sent to the owner(s) by certified mail. The Notice will, among other things, state the current charges owed by the owner(s), and any additional information required by California Civil Code Section 5660 or comparable superseding statute. All resulting collection fees and reasonable costs and charges will be added to the total delinquent amount.

3. The Association may, at its discretion, send any account that is ninety-one (91) days past the due date to a professional collection agency.

4. If all such amounts have not been received one hundred and thirty-one (131) days after the original due date thereof, or forty (40) days after the mailing of a "Notice of Intent to Lien", whichever is later, a Notice of Delinquent Assessment ("Lien") will be prepared and recorded as to the delinquent property and the owner(s) thereof, and all resulting collection fees and costs will be added to the total delinquent amount secured by the lien.

5. If all such amounts have not been received, in full, within thirty (30) days after the recordation of such Lien, or within the time

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frame outlined in Civil Code Section 5700, whichever occurs later, the Association may, without further advance notice to the owner(s), proceed to take any and all additional enforcement remedies as the Association, in its sole discretion, deems appropriate, including, without limitation, non-judicial foreclosure of such Lien, judicial foreclosure, small claims court or suit for money damages, all at the expense of the property owner(s).

6. The Association may recover all reasonable costs incurred in collecting any delinquent assessment, including reasonable attorney's fees.

7. In addition to pursuing any other collection alternatives, membership in the Association must be maintained in good standing in order for the member to retain privileges of membership, including the right to vote and to use and enjoy Association recreational common facilities. The Board of Directors reserves the right to suspend membership privileges to those members who are delinquent in their assessments.

8. The Board may, for good cause based upon the Board's sole discretion, agree to a payment plan, which permits payment of the delinquent assessment(s), late charges, interest and collection costs.

9. Unless the Board agrees to a payment plan as specified in Section 8 above, all amounts due pursuant to this policy, and all other assessments and related charges thereafter due to the Association until all such amounts are paid, must be paid in full and the Association shall not be required to accept any partial or installment payments from the date of the institution of an action to enforce the payment of delinquent amounts to the time that all such amounts are paid in full.

10. All payments received by the Association, regardless of the amount paid, will be directed to the oldest assessment balances first, until such time as all assessment balances are paid, and then to late charges, interest and costs of collection unless otherwise specified by written agreement.

11. All above-referenced notices will be mailed to the owner(s) at the last mailing address provided in writing to the Association by such owner(s).

12. The mailing address for overnight payment of assessments: Pine Mountain Lake Association, 19228 Pine Mountain Drive, Groveland, CA 95321.

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

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

A. First violation: $50 - $100.

B. Each subsequent violation within one year of the preceding violation shall be $100.

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

8.4 Fines for Adverse Health and Safety Violations

A. First violation: $250.

B. Second violation occurring within one year of the preceding violation shall be $500.

C. Third violation occurring within one year of the preceding violation shall be: $750.

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D. Each subsequent violation within one year shall increase by $250 from the amount of the preceding fine.

Further Legal Action

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

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

PMLA Short-Term Rental Violation Point System

In accordance with PMLA Board Resolution 24.05, adopting Short-Term Rental (STR) permit policy and operation rules, the following point system is adopted to allow the accrual of points per violation to address ongoing repeated violations of individual member properties rented for less than 30 days.

In addition, the monetary penalties described above, a penalty will be issued to STR owners, if the maximum point threshold has been surpassed, specifically, the temporary revocation of the STR permit allowing the member to rent their property for less than 30 days.

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

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

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

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

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

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

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

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

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

- The point system is applicable to short-term rentals, and will follow the current enforcement tracking and notification procedures that long-term, and non-renters are required to follow equally.
- The point system applies to the current Schedule of ~~Fines~~ **Monetary Penalties**.
- The PMLA Covenants Committee will administer a penalty based on the facts and point count of violation(s).

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• The PMLA Compliance department is tasked with tracking compliance information and data.
• Each notice sent to a member throughout the process will have a point count listed in the footer of the enforcement letter. For example,

Violation Point Count: 1 of 6 points.

~~More than~~ ***Accumulating*** 6 points leads to a penalty per the Schedule of ~~Fines~~ **Monetary Penalties** and the PMLA STR Permit Policy.

Reference Table below:

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

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

Respectfully submitted,

_____

~~Dania Schaffer~~ **Mike Gustafson**, Secretary

9/17/26 DRAFT

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

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

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

Resolution # _____
Adopted: _____, 2026

PINE MOUNTAIN LAKE ASSOCIATION
MEMBERSHIP LIST POLICY AND PROCEDURES

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

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

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

EFFECTIVE
DATE: _____, 2026

WHEREAS, Civil Code section 5200(a)(9) states that a membership list, including name, property address, mailing address, and email address, is an Association record subject to inspection by a member if requested for a proper purpose and if information regarding members who have opted out of the membership list pursuant to Civil Code section 5220 are not included in the membership list made available for inspection;

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

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

WHEREAS, Association members can opt-out of the disclosure of their contact information in accordance with Civil Code § 5220 and Corporations Code § 8330(c);

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

Membership List Policy;

Member Contact Information

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

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

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

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

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

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

Opting Out of the Membership List

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

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

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

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

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

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

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

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

If delivered by email, there will be no additional charge for distributing the Information. The email will be sent in a "bcc" format which ensures that recipients do not see the email addresses of the opt out Members.

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

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

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

Producing the List

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

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

Copying Costs. The Association will bill the requesting member for the direct and actual cost of copying the membership list in accordance with the current fee schedule. The Association will inform the member of the costs before copying the requested documents. The member will be required to pay the fee for the cost to produce the list prior to receiving a copy of the membership list.
Upon written request, members can inspect the membership list during normal business hours of the Association. Members are required to contact the PMLA Administration Office to schedule a time in advance of inspecting the membership list.

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

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

Corporate Asset

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

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

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

With the adoption of this resolution, the Board of Directors hereby rescinds Resolution #02.07.
The adoption of this resolution also nullifies any portion or provision in any previous resolution, policy or rule that conflicts with this resolution until such time that the resolution, policy or rule can be updated to reflect the adoption of this resolution.

Respectfully submitted,

_____
Dania Schaffer, Board Secretary

JP __/__/26

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19749 Pine Mountain Dr. U1L471 $475k Located 1 BLOCK from the BEACH/MARINA! Charming rustic mtn hm, w/peekaboo lake views too! 3bd2ba, knotty wood open beam valt clgs, tremendous outdr deck/back deck too, updated, solar, single lvl

NEW - Beautiful Golf Course Home



19272 Salvadore Ct. U5 L33 $655,000 Excl Cond Beau sngl lvl home on 2nd fairway w/stunning views, spac Lv area w/great rm concept,vaulted clng,open ktch w/granit ctrs,radiant heat flrs throughout,generac generator,tankless wtrhtr,gas firpl,3 c gar,stamped concrete covered patio.

New Listing



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 $439k Golf Course Property/ 13th tee, 2 blks fr Lake/Beach, SglLvl, 3B/2Ba, 2c, RV/Boat parking, Rmdl Kitch/Baths, Granite ctrs, Space for Lrg gatherings, Hot Tub, Hrdwd flr, Wdburn Frpl, Huge deck, Awesome Views!

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.

Super Cute



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

Spectacular Views



12312 Tower Peak Ct., U13 L369 $310k Adorable & Spacious w/ Picturesque Views! Near Marina, cul-de-sac, move-in ready, sngl lvl 2b 2ba 2c, successful Airbnb, turnkey, beau vault knotty clngs & wood styl flrs, spac kitch w/granite ctrs, wdbrn frpl, lrg private back deck w/gorgeous views!

Million Dollar View



22690 Prospect Heights in Yosemite Vista Estates $149,900 Majestic Mountain Views, Spacious 3bd, 2ba, 2car gar, wood burn frpl, manufactured home, across from club house/swimming pool, 55yr HOA.

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20915 Elderberry Way U11 L41 by PML Airport $54,000 Custom build your home in beautiful Pine Mountain Lake on this wonderful spacious lot with previous home foundation pad on lrg corner lot at Rosetta Ct. Zoned R-3, multi unit potential. Great Opportunity!



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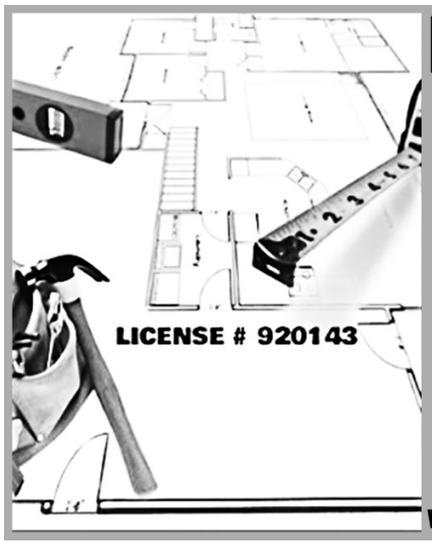
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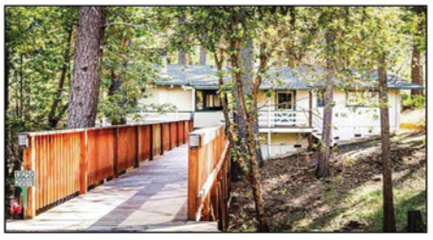
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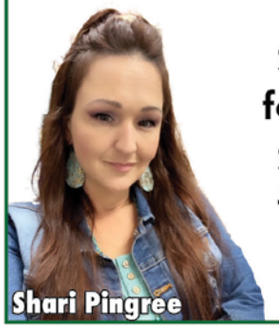
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Shari L. Pingree
1.209.962.8632
pmlmr@pinemountainlake.com
1.209.352.6514

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

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

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

Resolution _____
Adopted: _____,2026

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

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

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

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

EFFECTIVE
DATE: _____, 2026

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

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

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

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

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

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

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

1. Except as otherwise provided in these policies and procedures, the services of the Association's general counsel or other attorneys or law firms should not be engaged on behalf of the Association without prior authorization of the Board of Directors.

2. Any Director or the General Manager may recommend to the Board of Directors that the advice of legal counsel be obtained if that Director or General Manager believes that the Board or management will be aided in the proper discharge of their duties if the advice of legal counsel is first obtained.

3. The requirement of prior Board approval of the engagement of a lawyer or law firm to render services on behalf of the Association shall not apply in the following situations:

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(i) When the contact by the General Manager is with the Association's general counsel, other counsel previously engaged by the Board for particular matters, or special counsel appointed by the Association's insurance carrier and the purpose of the call or communication relates to routine business of the Association, pending litigation or contract development or negotiations, or other pre-existing matters that the attorney is handling on the Association's behalf;

(ii) Situations in which either the President or the General Manager determines that the delays associated with the requirement of prior Board approval may seriously compromise the Association's position or the best interests of its membership, as a whole, with respect to threatened or pending litigation. Under either circumstance described in this section in which it is necessary to engage the services of legal counsel without prior Board approval, the President or General Manager (depending on whom is contacting the attorney) shall disclose to the Board the substance of the communication or other contact with the attorney and explain why the contact was made without Board approval. This shall be done promptly and as reasonable as possible, but no later than 72 hours after the initial communication.

4. If notification of a member of the Board is done in writing and the substance of the communication is considered confidential and subject to the protection of the attorney client privilege, the notification shall be clearly marked as CONFIDENTIAL. Any oral notification shall be made in the context of a Board meeting and may be made in Executive Session when necessary and appropriate to the extent permitted by the law.

5. Board approval for the engagement of legal counsel in connection with a particular matter of issue shall thereafter apply to all services subsequently rendered which arise out of or are reasonably related to the approved engagement, unless the Board otherwise directs. When the Board requests a legal opinion, the request will be made in writing and all responses by the attorney will be prefaced by the question asked.

6. Communications between counsel and the General Manager or any Director shall be provided to all Directors unless the action or dispute involves a Director and protection of the attorney-client privilege and/or a determination that the involved Director or Directors has a conflict of interest merits the exclusion of the involved Directors from access to the communication.

7. Whenever legal services are required which are likely to involve more than a single demand letter or legal opinion, such as the filing and prosecution of litigation on behalf of the Association or the drafting of legal contracts or other documents, the General Manager shall endeavor to obtain an estimate from the attorney who is engaged to render the services of the likely legal expenses that will be incurred. The General Manager will then communicate that estimate to the Board at its next meeting.

8. In the case of litigation, legal counsel will be asked to provide the General Manager with a written status report concerning the litigation at 30-day intervals, who will then provide a status report to the Board of Directors.

9. In order to ensure the confidentiality of communications between the Association and its attorneys, a separate file or files shall be established and maintained by the General Manager for all correspondence between the Association and its legal counsel. In the event that the Association is involved in litigation, separate litigation files will be established and maintained for each case.

10. In order to protect and maintain the privileged nature of communications between the Association and its attorneys, no Director, manager or Association employee shall divulge any written or oral advice received from Association's attorneys without prior approval of the Board of Directors in consultation with legal counsel.

Respectfully submitted,

_____
Dania Schaffer, Board Secretary

JP__/__/2026

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PROPOSED CHANGES TO RESOLUTION #04.16 - PINE MOUNTAIN LAKE ASSOCIATION GOLF COURSE POLICIES & PROCEDURES

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

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

The purpose of this revision is to update the Golf Course Policies and Procedures to reflect current golf course operations and practices. Revisions include updates to starting times and winter shotgun procedures, golf cart eligibility and use requirements, tournament and tee time procedures, and organized group play.

Resolution #01.16
Adopted: October 15, 2001
Amended: September 9, 2006
Amended: July 21, 2012
Amended: May 21, 2016
Amended: XX/XX/XXXX

PINE MOUNTAIN LAKE ASSOCIATION GOLF COURSE POLICIES & PROCEDURES

A. Golf Course Hours and Use:

1. The Pine Mountain Lake Golf Course is open seven (7) days per week, year-round, except:
   i. Christmas Day
   ii. On approximately the 3rd Monday and Tuesday in the months of April and September for greens aeration.

2. The golf course may be closed by the joint decision of the Head Golf Professional or Assistant Professional and the golf Course Superintendent or Assistant Superintendent with proper notification to the General Manager. Closure is based on unsafe conditions for players and possible damage to the facility. Golf cart use restrictions may be imposed to limit damage to the facility.

3. Hours of Operation:
   i. Hours of operation are established by the Board of Directors with advice from the General Manager and the Golf Professional.
   ii. Normal Hours of Golf Shop Operation:
      a. Pacific Daylight Time – One hour prior to the first tee time – 6:00 p.m.
      b. Pacific Standard Time – 8:00 a.m. – 5:00 p.m.

4. Twilight begins at ~~2~~**1**:00 p.m. all year round

5. Player Registration:
   i. All players are required to register in the Golf Shop at least ~~30~~**15**-minutes prior to play and pay the appropriate fees.

6. Starting Play **(Tee Times)**:
   i. Starting the Monday after daylight savings time begins, until the Sunday before the end of daylight savings time ends, tee times are assigned at ~~9~~**10**-minute intervals from the first tee. The Golf Shop Starter is in control of the tee, and no players are to start without being called to the tee. Tournaments, special events, and holiday weekends may require other starting methods to maximize golf course use.
   ~~ii. From the Monday at the end of daylight savings time through Sunday before daylight savings time begins the play format will be an 11:00 a.m. shotgun.~~
   ii. Beginning on the First Monday after Daylight Savings Time begins: 9:00 a.m. first tee time.
      Beginning on the first Monday in April: 8:30 a.m. first tee time.
      Beginning on the first Monday in May: 7:30 a.m. first tee time.
      Beginning on the first Monday in June: 7:00 a.m. first tee time.
      Beginning on the third Monday in August: 7:30 a.m. first tee time.
      Beginning on the first Monday in September: 8:00 a.m. first tee time.
      Beginning on the first Monday in October: 8:30 a.m. first tee time.

Note: The first tee time of the day may be adjusted by the Head Golf Professional due to events that may be scheduled on certain days.

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~~iii. From the second Monday in November to the second Sunday in March play is started with an 11:00 a.m. shotgun.~~
~~iv. Play will start at 9:00 a.m. from the start of PST until the first Sunday of April.~~
~~v. Play will start at 8:00 am from the first Monday of April to the first Sunday of May.~~
~~vi. Play will start at 7:030 a.m. from the first Monday of May to the first Sunday of September.~~
~~vii. Play will start at 8:00 a.m. from the first Monday of September to the first Sunday of October.~~
~~viii. Play will start at 9:00 a.m. from the first Monday of October to the end of PST.~~
~~ix. Earlier tee times may be prearranged with the Head Golf Professional.~~

7. Starting Play (Winter Shotguns):

i. Beginning on the Monday after Daylight Savings Time ends, through the Sunday before Daylight Savings Time begins, the starting of play will be an 11:00 a.m. Shotgun Start (weather permitting).

ii. Thanksgiving Day, the Friday and Saturday after Thanksgiving Day, will be 10:00 a.m. Shotgun Starts (weather permitting).

B. Etiquette and General Rules:

1. All divots must be replaced or sanded, ball marks on the greens must be repaired, and bunkers raked after use.
2. Practice is allowed in designated practice areas only.
3. Five-somes are not permitted unless prearranged with the Head Golf Professional and/or the Assistant Golf Professional. If the five-some cannot or will not keep pace with the group in front of them, they will be split into two groups. Opportunities for future five-somes may be denied if the group does not maintain pace of play.
4. Golf Course grounds are limited to playing golf only. No walkers, joggers, athletic events, or unauthorized vehicles are allowed on the grounds.
5. Range balls are for use exclusively on the driving range tee and practice greens.
6. No pets are allowed on the golf course. **Service animals may be allowed. Under the Americans with Disabilities Act (ADA), a service animal may be an animal of any breed or size that is trained to perform a specific task for a person with a disability. Emotional support animals do not qualify.**
7. No swimming, fishing or wading is permitted in designated water hazards (reclaimed wastewater).
8. There are no refunds, rain checks, or snow-checks once a player has begun their round of golf.
9. Players causing damage to houses or other personal property are responsible for that damage.
10. No foul or abusive language.
11. Refer to Inside and Outside Tournament Play for food and beverage restrictions. Refer to Section F. **H**. 1. ix **7** thru xi **8**.

C. Dress Code For Pine Mountain Lake Golf Course (PMLGC):

1. All clothing must be neat and clean in appearance at all times. Appropriate golfing attire is required for users of the Golf Course and is defined as follows:
    - i. Blue denim or cotton sweat pants are not permitted on the golf course.
    - ii. Men:
        - a. Tops: Collared shirts are required. Mock turtlenecks, both short and long sleeved are acceptable. No T-shirts, tank tops, or muscle shirts will be allowed.
        - b. Pants & Shorts: Shorts must be no shorter than mid-thigh in length. No cut-offs or swimsuits.
    - iii. Women:
        - a. Tops: T-shirts are permitted as well as sleeveless tops with a minimum 4" shoulder strap. No tank tops or half shirts.
        - b. Pants & Shorts: Shorts must not be shorter than mid-thigh in length. No cut-offs or swimsuits.
    - iv. Shirts and non-metal spiked shoes are necessary at all times on the golf course and practice areas.
    - v. T-shirts and blue denim are permitted on the practice areas at PMLGC. Practice areas are defined as the driving range, the chipping green, and the putting green.

D. Pace of Play and Marshalling:

1. Players will be required to maintain the pace of play. The maximum round should be 4 ½ hours for 18 holes and 2 ¼ hours for 9 holes (e.g. 15 minutes per hole).

2. Players falling more than one hole or 15 minutes behind will be given their first warning and asked to either increase their pace of play or allow the faster groups to play through.

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3. After a second warning for slow play, the Marshall will request that the group either move aside, allowing faster players through, or "skip" the next hole to get back to their proper position on the golf course.

4. Flagrant violations of Golf Course Policy or continued slow play will result in removal from the Golf Course and possible loss of playing privileges.

5. The Golf Course will be marshaled when play and conditions warrant it.

6. "Ready Golf" should be employed when it is safe and appropriate. See appendix A for definition of ready golf.

E. Golf Cart Rental Eligibility:

PML Property Owners, Guests, and Public Eligibility

1. In order to operate a golf cart, an individual MUST be 18 years of age or older and have a valid driver's license and insurance.
2. If there is an accompanying adult (18 years of age or older) playing in or riding along with the group, may operate a golf cart if they have a valid driver's license and insurance.
3. All individuals operating a golf cart MUST sign the PMLA Golf Cart Agreement before they begin their round of golf.
4. PMLA Property Owners can sign the PMLA Golf Cart Agreement one time per year and it will be valid for the entire calendar year.
5. All individuals operating a golf cart MUST follow the golf cart restrictions for that day.

PMLA Employee Eligibility:

1. In order for any PMLA Employee to operate a golf cart, they MUST be currently employed by PMLA and be 16 years of age or older and have a valid driver's license and insurance.
2. Any non-employee individuals playing in the same group with a PMLA employee must follow the non-employee eligibility rules as stated above.
3. All individuals operating a golf cart MUST sign the PMLA Golf Cart Agreement before they begin their round of golf.
4. PMLA Employees can sign the PMLA Golf Cart Agreement one time per year and it will be valid for the entire calendar year.
5. All individuals operating a golf cart MUST follow the golf cart restrictions for that day.

~~E.~~ **F**. Golf Cart Rules:

1. Players using golf carts will be held financially responsible for any damage to the cart.

2. Property Owners are assuming responsibility for the golf cart upon checking in and must return it in the same condition as issued.

3. All non-property owners renting carts must sign the cart rental agreement.

4. Rental and use of a PML Golf Cart is at the Renter's risk. The Renter will hold Pine Mountain Lake Association and its employees harmless for any and all injuries or damage to any person(s) or property arising from the use of the golf cart. The Renter will use care and precaution necessary to prevent injury to the renter, to others, or damage to the cart or other PML property. No one under age 18 may rent a cart. Age 16 or older may drive a cart, with a valid driver's license.

5. The Renter of the cart must be one of the riders in the cart.

6. Cart capacity is limited to two persons and two sets of clubs. Only paid riders and their clubs may use the golf cart. The Renter will not allow walking golfers to ride in the cart or on the back of the cart, or place clubs on the cart.

7. Golf cart use is mandatory for guests and public play on weekends until twilight time. Golf cart use is mandatory for all play on all holiday weekends.

8. Golf carts must remain on the cart paths around all tees and greens.

9. Weather permitting; golf carts may be driven across the fairways at 90 degrees (Drive your cart on the paths and in the rough, crossing 90 degrees to the ball).

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10. Golf carts may not be driven past the ~~cart signs~~ **stakes or signs directing carts back to cart path** on the fairways (unless occupant has a blue flag).

11. Players using carts must observe posted "no cart area" **signs**.

12. Carts must not be driven outside the boundaries of the course.

13. Golf carts shall be used for playing the game of golf and golf shop staff use. Non-golf use of golf carts is not permitted.

14. "Blue Flag" Policy

i. Members and Guests must present the Head Golf Professional **yearly** with a letter from a physician stating the reason for special use of the golf cart or provide a Medical Card to be copied and kept on file.

ii. When carts are allowed off the cart paths "Blue Flag" holders may drive carts beyond signs that direct carts off the fairway. "Blue Flag" holders ~~should~~ **must** observe posted "No Cart Area" signs and should stay 30-feet from all tees, greens, and bunkers.

iii. Blue flag holders shall not take the cart out on fairways that have been restricted to "cart paths only".

iv. Blue Flag holders will be required to sign an annual Blue Flag policy agreement.

~~14. Personal (1-bag) carts must be kept 20 feet from all tees, greens, and bunkers.~~

~~F.~~ **G**. Golf Course Use Privileges and Applicable Rates:

1. Regular Play:

i. Property Owners:

a. All Association Members in good standing may use the golf course at Property Owner rates.

b. Children that are 17-years of age and younger, and live at home are considered Association Members and pay property owner fees.

c. Holidays are defined as New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and the day after Thanksgiving.
~~If a holiday falls on a weekday, it is both a holiday and weekday for golf annual purchasers.~~

ii. Guests:

a. Guests of Association Members may use the golf course. To receive guests' rates Association Members must play with their guests or they must contact the Pro Shop and provide their Unit, Lot number and phone number.

iii. Public:

a. The Public may use the golf course at public rates.

iv. Replay Policy:

a. Players may be allowed to replay the golf Course when space is available with approval of the Golf Professional. A reduced green fee and regular cart fees will be charged.

v. Professional Courtesy Play:

a. PGA and LPGA Members, Golf Course Superintendents, General Managers and Directors from other clubs may use the golf course. These players must be approved by the Head Golf Professional or the General Manager.

b. Green fees are waived, and Guest cart fees are charged unless waived by the General Manager and/or the Head Golf Professional.

vi. Employee Play:

a. If times are available prior to twilight on the day the employee wishes to play the Golf Shop may accommodate their request.

b. Loss of playing privileges shall result if an employee violates any Golf Policies and Procedures.

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c. A Department Manager may choose to set up a golf outing for his/her staff. This may be done through the Golf Professional.

d. Employees must wear proper golf attire. Work uniforms are not acceptable.

e. Tee times may not be made more than 5 days in advance.

f. Employees and their families use privileges are governed by the PMLA Employee Manual.

g. Employees must sign a Golf Cart Rental Agreement.

vii. Special Business Guests:

a. Special Business Guests may play when authorized by the General Manager and/or the Head Golf Professional.

b. Fees may be waived at the discretion of the General Manager and/or the Head Golf Professional.

viii. PML Organized Groups:

a. Pine Mountain Lake Men's Club may use the golf course for special events that are approved by the Head Golf Professional.

b. The Pine Mountain Lake 18-Hole Ladies Club may use the golf course for special events that are approved by the Head Golf Professional.

c. The Pine Mountain Lake 9-Hole Men's Club may use the golf course for special events that are approved by the Head Golf Professional.

d. The Pine Mountain Lake 9-Hole Ladies Club may use the golf course for special events that are approved by the Head Golf Professional.

ix. Invitationals and waived green fee tournaments and practice rounds:

a. Property Owner cart fees are charged for all participants in the Mother Lode and Pine Tree Invitational with the approval of the Board of Directors.

b. Guest cart fees are charged for non-property owner players on Women's Golf Association of Northern California (WGANC) open days, team play days and senior events with the approval of the Board of Directors.

c. All Food & Beverage for waived green fee tournaments must be purchased from The Grill and/or Snack Bar.

x. Inside Tournament Play:

a. A limited number of inside tournaments are allowed each year. Tournament fees will be charged. Tournament fees are negotiable by the Head Golf Professional with the approval of the General Manager.

b. All Food & Beverage for property owner and/or club tournaments that is consumed at the Golf Course must be purchased from The Grill and/or Snack Bar.

~~EXCEPTION: With prior approval of PML management, a property owner may provide food to tournament players on the golf course, upon the condition that the tournament players are charged customary green fees and cart fees.~~

c. No outside coolers will be permitted on the course without the approval of the General Manager and/or Head Golf Professional at least 14-days prior to the event.

xi. Outside Tournament Play:

a. A limited number of outside tournaments are allowed each year. Tournament fees will be charged. Tournament fees are negotiable by the Head Golf Professional with approval of the General Manager.

b. Tioga High School's Golf tournament schedule must be approved by the General Manager. Waiver of green fees for Tioga High School golf tournaments must be approved by the Board of Directors.

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c. All Food & Beverage for outside tournaments that is consumed at the Golf Course must be purchased from The Grill and/or Snack Bar.

d. No outside coolers will be permitted on the course without the approval of the General Manager and/or Head golf Professional at least 14-days prior to the event.

~~G.~~ **H**. Tee Time Reservations:

1. Association Members:

i. During the Tee Time season, Association Members may make tee times up to 14 days in advance by telephone only at the designated call in time.

ii. During the Shot Gun Season Members may make tee times up to 14 days in advance by telephone only starting at 8 a.m.

iii. Tee time reservations for Holiday Weekends are taken for all days of the weekend 14 days in advance of the first day of the holiday weekend.

a. Holiday weekends are defined as New Years Day, Memorial Day, Independence Day, Labor Day, and Thanksgiving Day.

2. Guests and Public:

i. During the Tee Time and Shotgun season, guests and public may make tee times up to 10-days in advance.

ii. Tee time reservations for Holiday Weekends are taken for all days of the weekend 10 days in advance of the first day of the holiday weekend.

a. Holiday weekends are defined as New Years Day, Memorial Day, Independence Day, Labor Day, and Thanksgiving Day.

iii. Guests of Association Members may have the Member make the tee time reservation for them. (All guidelines in Section F **G**, 1, i & ii apply).

3. No Show/Cancellation Policy

i. All reservations should be cancelled at least 24-hours prior to your start time.

~~ii. All property owners (including annual members) will be charged the appropriate daily fee if they fail to cancel their reservation 24-hours prior.~~

~~iii. Under special circumstances (weather conditions, illness, etc.) the Head Golf Professional or the Assistant Professional may waive fees.~~

4. Professional Courtesy Play:

i. Members of the PGA, LPGA, and the Superintendent's Association must contact the Head Golf Professional or Superintendent to ~~block~~ **reserve** a starting time.

ii. General Managers and Directors from other private clubs must call the General Manager and/or the Head Golf Professional to ~~block~~ **reserve** a starting time.

5. Special Association Business Guests:

i. The General Manager or Administrative Assistant may ~~obtain~~ **reserve** starting times for special guests. Times are given on a space available basis.

6. PML Organized Groups:

i. All recognized groups must submit their tournament schedule prior to the end of the year for approval by the Head Golf Professional.

7. Inside Tournaments:

i. Inside Tournaments are any group (outside of the normal PML Organized Group Tournament Schedule) that is being booked, hosted, or organized by a PML Organized Group member.

~~ii. Inside tournament groups consist of 13 or more players~~.

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~~iii~~ **ii**. All inside groups will be contracted with deadlines, due dates, and deposits clearly defined.

~~iv~~ **iii**. All inside groups are to be approved by the Head Golf Professional.

~~iv~~. Inside tournaments may schedule events after PML Organized Group schedules have been approved by the Head Golf Professional.

~~vi~~. Golf carts are mandatory for all inside tournaments.

8. Outside Tournaments:

~~i. Outside tournament groups consist of 13 or more players.~~

~~ii~~. **i**. All outside groups will be contracted with deadlines, due dates, and deposits clearly defined.

~~iii~~. **ii** All outside groups are to be approved by the Head Golf Professional.

~~iv~~ **iii**. Outside tournaments may schedule events after PML Organized Group schedules have been approved by the Head Golf Professional.

iv. Outside tournament groups are required to have their food and beverage service provided by either The Grill or the Snack Shack.

~~vi~~. Golf carts are mandatory for all outside tournaments.

9. Men's and Ladies' Day (During the Tee Time Months):

~~i. PML Men's Golf Club~~

~~a. Wednesdays from the start of play until 11:00 a.m.~~

~~ii~~. **i**. PML Ladies Golf Club **9-Hole & 18-Hole Golf Clubs**

~~a. Thursdays are Ladies' Days~~

~~a. 9:00 a.m. to 11:30 a.m. (when first time is at 9:00 a.m.)~~

~~b. 8:00 a.m. to 10:30 a.m. (when first tee time is 8:00 a.m. or earlier)~~

~~iii. 9-Hole Men~~

~~a. Wednesdays are reserved for 9-Hole Men~~

~~b. March – June will start Wednesday at 12:00 Noon with tee times.~~

~~c. July – August will start Wednesday at 7:30 a.m. in a shotgun.~~

~~iv. 9-Hole Ladies~~

~~a. Thursdays are also reserved for the 9-Hold Ladies Club. The 9-Hole Ladies Club uses the back nine holes.~~

~~b. The last Thursday of each month the 9-Hole Ladies will use the front nine.~~

a. Blocks of tee times will be reserved for the Ladies Golf Clubs at various times, depending on the format and number of players.

~~v.~~ **ii**. Unused or unfilled times may be filled with property owners, guests and or public play.

~~vi.~~ **iii**. The nines may be reversed whenever Golf Course Operations require it.

~~H.~~ **I.** Rules and Policy Violations:

1. Violations of Golf Course policies and procedures may result in removal from the Golf Course and possible loss of playing privileges.

2. Further action may be taken in accordance with Pine Mountain Lake Association's current Enforcement Procedures Policy. This document is available at the Pine Mountain Lake Association Office.

~~I.~~ **J.** Club Storage and Locker Facilities:

1. The club storage facility is used for storing clubs and articles likely to be in golf bags only (no valuables).

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2. Property Owners using the club storage facility may store one golf bag and its contents (no loose items may be stored unless they are properly stowed in the golf bag).

3. Apparel locker facilities are not intended for golf club storage.

4. All items must be stored inside locker. Items may not be stored above locker.

Respectfully submitted,

_____
~~Mike Gustafson, Secretary~~ **Mike Gustafson, Secretary**

Appendix A

READY GOLF GUIDELINES
By ~~David Rau~~ **Mike Cook**, PML Head Golf Professional

1. BE AWARE-Watch yours and your playing partner's tee shots. When you see where the ball has come to rest pick a landmark (tree, bush, cart sign, etc.) to help you remember the area where the shot came to rest.

2. BE PREPARED-On the way to the shot, start thinking about how far the ball is from the green or your next target and which club or clubs you will be most likely to use. Take 2 or 3 clubs with you to the ball.

3. BE ON THE BALL-If you are playing with another golfer or a whole four-some, once someone is at their ball, walk or ride over to yours so that by the time they hit their shot you are ready to hit yours. This will also give you more time to decide and commit to a shot and club selection. Once they hit, you're ready. In cart play, after you hit a shot get into the cart and drive to the second player's ball. At the second player's ball replace the head cover and put the club in your bag.

4. PUTT OUT-Once you're on the green a good rule to follow is continuous putting. Unless, of course, your stance would be interfering with someone else's line.

5. KEEP MOVING-Once your group has finished putting out, move immediately to the next tee box. Write your scores down on the next tee NOT while you are parked by the green.

6. KEEP POSITION-KEEP UP WITH THE GROUP IN FRONT OF YOU. This is how you know if you are out of position on the golf course. Remember; your position on the golf course is dictated ONLY by the group in front of you NOT the group behind you.

DRAFT

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Happy ThaNksgiViNg

Come join us at the Annual Groveland Community Thanksgiving Dinner

Free to all!! Bring the Family

GROVELAND COMMUNITY RESILIENCE CENTER - 18986 FERRETTI ROAD

THURSDAY, NOVEMBER 26, 2026

11:30 A.M. – 4:00 P.M.

Turkey, Ham and all the Trimmings

Reservations accepted for parties of 6 or more

Donations Gladly Accepted and Appreciated
Checks can be sent to:
Groveland Community Thanksgiving
PO BOX 308, Big Oak Flat, CA 95305

For Questions or to Volunteer
Please call 209-459-6762

PROPANE DISCOUNT PROGRAM

Suburban Propane – As the preferred provider of PML we are happy to provide an exclusive members only program to all residents. Benefits include: Propane at a discounted rate, Tank rental at a discounted rate, Free basic tank installation, Easy payment options, 24/7 Tech support, Flexible delivery options, 24/7 live phone support. Contact our local staff for further details and current rates.

Suburban Propane
Jamestown California

(209) 984-5283
1 (800) PROPANE

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

Pine Mountain Lake Association has openings on the Following Committees:

COVENANTS COMMITTEE

ENVIRONMENTAL CONTROL COMMITTEE

COMMUNITY SAFETY AND EMERGENCY PREPAREDNESS COMMITTEE

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

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

Edward Jones

> edwardjones.com | Member SIPC

Want to become a more tax-efficient investor?

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David Cazares
Financial Advisor
13923 Mono Way
Sonora, CA 95370
209-692-1859



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GROVELAND GAL FRIDAY

DON'T "FALL" BEHIND ON YOUR TO-DO LIST!

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19378 Ferretti Rd



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13/199 Pine Mountain Dr



19291 Ferretti Rd





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KRISTIN FRANKHAUSER
DRE#01988702

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6/235 Ferretti Rd



2/305 Ferretti Rd



19426 Ferretti Rd



19795 Ferretti Rd



20465 Pine Mountain Dr



10/008 McKinley Way



8/143 Hillhurst Cr



2/047 Gamble St



7/239 Digger Pine St





PRESENTED BY
KRISTIN FRANKHAUSER
DRE#01988702

FIRE SAFETY: PREPARE FOR A SAFE HOLIDAY SEASON AND WINTER

JOE MILANI – FIRE SAFETY COORDINATOR

THANKSGIVING AND HOLIDAY COOKING SAFETY

The kitchen is often the heart of the home during the holidays, but a busy kitchen can quickly become a fire hazard. According to the National Fire Protection Association (NFPA), Thanksgiving is the leading day of the year for home cooking fires. An estimated 1,446 home cooking fires were reported to U.S. fire departments on Thanksgiving Day in 2023—nearly five times the daily average. Unattended cooking remains a leading contributing factor in cooking fires and fire deaths. ***https://www.nfpa.org/***

Here are some important ways to keep your holiday celebrations safe:

- **Stay in the kitchen**. Never leave food unattended while cooking on the stovetop. If you need to leave the room, turn off the burner.
- **Keep children and pets at a safe distance**. Establish a three-foot safety zone around the stove and other hot cooking equipment.
- **Watch the oven, too**. Stay home while roasting your turkey and check it regularly.
- **Keep flammable items away from heat**. Dish towels, paper towels, oven mitts, food packaging, and wooden utensils should be kept away from burners.
- **Keep matches and lighters secure**. Store them out of children's reach, preferably in a locked cabinet.
- **Use extra caution with turkey fryers**. The NFPA strongly discourages outdoor oil-based turkey fryers because of the risk of severe burns and fires. Never use one indoors, in a garage, on a deck, or beneath a covered structure.

If a small grease fire starts in a pan, turn off the heat if you can do so safely and cover the pan with a lid. **Never use water on a grease fire**. If the fire spreads or you cannot control it immediately and safely, evacuate and call 911.

For additional guidance, visit the NFPA's website at ***https://www.nfpa.org/***.

WOOD STOVES, FIREPLACES, AND CHIMNEY MAINTENANCE

For many Pine Mountain Lake residents, wood-burning stoves and fireplaces are an important source of winter heat. Before using them regularly this season, I strongly encourage homeowners to arrange a professional inspection and cleaning by a qualified chimney or wood-stove professional.

Creosote, a combustible deposit that accumulates inside chimneys, can ignite and cause a dangerous chimney fire. Routine maintenance helps reduce this risk and keeps heating equipment operating more safely.

The California Air Resources Board recommends regular inspection and maintenance of wood-burning appliances. Pay particular attention to the following:

- Chimney caps and spark screens: Check for leaves, nests, and other debris that can restrict airflow. Inspect the spark screen for damage and have it cleaned or replaced when necessary.
- Chimneys and flues: Arrange professional inspection and cleaning at least annually, or more often if recommended by a qualified professional based on use and buildup.
- Stovepipes and connections: Inspect for corrosion, loose fasteners, leaks, and damaged sections.
- Door gaskets and seals: Replace worn or damaged gaskets to help maintain a proper seal.
- Furnace cement and seams: Check for cracked, brittle, or missing sealant that could allow smoke or combustion gases to escape.
- Firebricks and stove components: Replace broken or missing firebricks and repair cracked grates or stove bottoms as needed.

Burn only appropriate, seasoned firewood, follow the manufacturer's operating instructions, and dispose of ashes in a covered metal container placed outdoors on a noncombustible surface, well away from the home and anything that could burn. Ashes can retain heat long after a fire appears to be out.

For more information, consult the California Air Resources Board's Woodburning Handbook: ***https://ww2.arb.ca.gov/es/resources/documents/woodburning-handbook***.

PINE MOUNTAIN LAKE FIRE SAFETY INSPECTIONS

Fire safety inspections will continue in Pine Mountain Lake. A fire-safe community starts with each of us taking responsibility for our homes and helping our neighbors stay informed.

If you would like to request a property fire safety inspection or learn more about protecting your home, please contact our fire safety team:

Amanda Birmingham
Phone: **1-209-990-5263**
Email: ***inspector@pinemountainlake.com***

Joe Milani, Fire Safety Coordinator
Phone: **1-209-990-5260**
Email: ***fsc@pinemountainlake.com***

Wishing everyone a safe, healthy, and happy Thanksgiving!



PROPOSED ADOPTION OF NEW RESOLUTION – PINE MOUNTAIN LAKE ASSOCIATION POLICY FOR PROPER STORAGE AND PLACEMENT OF GARBAGE FOR DISPOSAL

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

The purpose of this resolution is to establish clear requirements for the safe and sanitary storage of garbage in Pine Mountain Lake, reduce wildlife access and habituation, minimize odors and debris, protect public safety and property, and maintain a clean and welcoming community.

Resolution # _____
Adopted: _____2026

PINE MOUNTAIN LAKE ASSOCIATION
POLICY FOR PROPER STORAGE AND PLACEMENT OF GARBAGE FOR DISPOSAL

SUBJECT: Proper storage, containment, placement, screening, and retrieval of household garbage and garbage containers.

PURPOSE: To establish clear requirements for the safe and sanitary storage of garbage in Pine Mountain Lake, reduce wildlife access and habituation, minimize odors and debris, protect public safety and property, and maintain a clean and welcoming community.

AUTHORITY: The Declaration, Bylaws, and Articles of Incorporation of the Association; PMLA Environmental Control Committee (ECC) Guidelines; and applicable California and Tuolumne County law and ordinances.

EFFECTIVE
DATE: _____, 2026

WHEREAS, the Association is located in a wildlife-prone environment where unsecured garbage attracts black bears and other wildlife, creating threats to public safety, property, and wildlife through animal habituation; and

WHEREAS, Article VIII, Section 9 of the CC&Rs provides that no rubbish, trash, or garbage shall be allowed to accumulate on Lots and that trash accumulated outside the interior walls of a Residence shall be stored entirely within appropriate covered disposal containers and facilities screened from view from any street, neighboring Lot, or the Common Area; and

WHEREAS, Article VIII, Section 10 of the CC&Rs provides that storage of personal property on any Lot shall be entirely within enclosed storage areas; and

WHEREAS, the PMLA ECC Guidelines establish standards for garbage can receptacles, bear boxes, and garbage can holders, including requirements intended to prevent wildlife access and address placement, screening, setbacks, easements, line-of-sight, serviceability, and encroachment permits; and

WHEREAS, the Board of Directors desires to clarify the distinction between facilities intended for storage between collection days and garbage can holders intended only to secure garbage cans on the scheduled collection day; and

WHEREAS, the purpose of these regulations is to maintain a safe, clean, and welcoming environment for members, guests, and local wildlife by managing waste to reduce odors, debris spillage, pest activity, and wildlife intrusion; and

NOW THEREFORE BE IT RESOLVED, that the Association adopts the Proper Storage and Placement of Garbage Policy set forth in Exhibit "A," which shall be applied together with the Association's governing documents and applicable ECC requirements.

EXHIBIT A
PROPER STORAGE AND PLACEMENT OF GARBAGE POLICY

1. **Proper Storage of Garbage**. All garbage stored outside the interior walls of a Residence must be entirely contained within appropriate covered disposal containers and facilities. Garbage shall not be allowed to accumulate on a Lot. Homeowners are highly encouraged to use approved, heavy-duty bear boxes in recognition of Pine Mountain Lake's wildlife-prone environment.

DRAFT

2. **Wildlife-Proof Enclosures**. The Association reserves the right to mandate a specific wildlife-proof enclosure for any Lot with a history of wildlife tampering with garbage or garbage containers.

3. **Collection-Day Placement**. Garbage bins may be placed curbside only on the scheduled day of collection, no earlier than 6:00 AM. Except as otherwise permitted for an approved bear box, garbage shall not be stored curbside between collection days.

4. **Retrieval After Collection**. Empty bins must be removed from the curb and returned to the required storage location promptly following collection and no later than 8:00 PM on the collection day. This requirement is intended to prevent roadside eyesores and traffic hazards.

5. **Overflow**. All garbage, including overflow garbage, must be entirely stored within proper covered disposal containers and facilities. Garbage bags, loose refuse, or other waste may not be left outside an approved covered container and facility.

6. **Facilities**. For purposes of this policy, a bear box, approved garbage can receptacle, shed, or garage may constitute a facility when properly located and used. A garbage can holder is not a storage facility and may be used only on the scheduled collection day as provided below.

7. **Garbage Can Receptacles**. Consistent with ECC Guidelines, the base platform must be a solid material such as concrete, gravel, wood, or asphalt. Construction must be sturdy enough to prevent wildlife from accessing the garbage. All storage containers must be secured, and the access opening must have a latch for secured closure. Receptacles are to be placed next to or behind the Residence in accordance with applicable shed and ECC requirements. If highly visible, screening is required.

8. **Bear Boxes**. Bear boxes are recommended to protect garbage from surrounding wildlife. Unlike wooden or plastic fully enclosed receptacles, bear boxes may be reviewed and approved for placement in the front 20-foot setback. If located in the front 20-foot setback or 15-foot maintenance easement, the bear box must be at least 5 feet from the road edge and is subject to removal for easement needs or nuisance. Bear boxes are approved on a revocable encroachment permit. Residences on County roads also require a Tuolumne County encroachment permit. A bear box must meet all requirements of Tuolumne County Ordinance 17.22, shall not exceed 8 square feet, and shall not obstruct line-of-sight, right-of-way, easements, or snow storage areas. Serviceability will be reviewed case by case. Bear boxes in the front 20-foot setback must be front-loading; top-loading boxes are not approvable in that setback. Only one bear box may be approved in the front setback, and it may not be combined there with a garbage can holder.

9. **Garbage Can Holders**. Garbage can holders are intended to secure 32-gallon garbage can(s) on the scheduled collection day only. A holder shall have an open design with no more than three sides and a chain or board to secure the cans in place. A holder may not exceed 30 inches in height from the lowest grade. Each plan will be reviewed case by case, considering slope, access, view obstruction, and service-provider input. If located in the front 20-foot setback or maintenance easement, the holder must be at least 5 feet from the road edge and is subject to removal for easement needs or nuisance. Holders are approved on a revocable encroachment permit. Residences on County roads also require a Tuolumne County encroachment permit. A property may have either one garbage can holder or one bear box in the front 20-foot setback, but not both.

10. **Screening**. Approved bear boxes and collection-day garbage can holders do not require screening. Garbage can receptacles used for storage next to or behind a Residence must be screened when highly visible, consistent with the governing documents and ECC Guidelines.

11. **Bin Hygiene**. Owners are encouraged to rinse and clean garbage bins regularly to control pests and unpleasant odors.

12. **Compliance**. The requirements of this policy are intended to supplement, not replace, the CC&Rs and ECC Guidelines. Where a proposed facility requires ECC review, an encroachment permit, or a County permit, the Owner remains responsible for obtaining all required approvals before installation or use.

Respectfully submitted,

_____
Mike Gustafson, Board Secretary

JP- __/ __/26

DRAFT

ADMINISTRATION

FALLING TO PIECES

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

November has always held a sort of bittersweet nostalgia for me growing up here in our slice of California—it's the time of year when summer suddenly docks its boat, and waves goodbye along with our friends who were just visiting for the season. This somewhat abrupt shift always reminds me of the Oscar Wilde quote, "And all at once, summer collapsed into fall." But that sadness at the loss of summer is always quickly soothed by fall's chilly embrace—a physical reminder that the holidays are fast approaching. And the holidays mean family, friends, football, and food. A gathering together to celebrate the end of one season, and the beginning of a another.

But its hard to host this year's (insert celebration here) when your deck is following summer's lead by threatening to collapse. Fortunately, the weather often cooperates enough to give you (and a licensed contractor) time to remedy that. Like all exterior projects, you can submit your deck to the Environmental Control Committee online at:

The Committee meets every two weeks, and will need: a plot plan, deck plans including elevation drawings, material and finish color, and all applicable Tuolumne County permits.

As always, if you have any questions about the submittal process, or need someone to remind your deck that it should leave falling to pieces to Patsy Cline, please do not hesitate to reach out. ***ecc@pinemountainlake.com*** or **1-209-962-8605**.

2027 BUDGET/ ASSESSMENT PACKETS

2027 Packets will be mailed out on December 1, 2026. If you have moved or changed your address in the last year, please check with the Administration Office at **1 (209) 962-8600** now, to verify that we have your correct address on file.

While you are at it, why not give us an email address and join our Email Opt-In members? Less paper, less waste! Email Opt-In members receive the bulk of the budget and assessment information via email. If you are already an Email Opt-In member, please check with Administration to verify that we have your correct email address on file. We want you to receive your 2026 Assessment/Budget Packet in a timely fashion and save you and your Association time and money.

IF YOU HAVE NOT RECEIVED YOUR 2027 PACKET BY DECEMBER 15, 2026, please contact the Administration Office at **1 209-962-8600**.

ADMINISTRATION

RECREATION UPDATE

MELODY WISDOM – RECREATION AND SEASONAL OPERATIONS MANAGER

SAVE THE FAWNS: THANK YOU FOR MAKING A DIFFERENCE!

We would like to extend a heartfelt thank you to all our PML members who participated by purchasing and displaying a Save the Fawns yard sign. Your support has helped raise awareness about the importance of slowing down, staying alert, and protecting the wildlife that makes our community so special.

It has been wonderful to see these signs displayed throughout PML, serving as friendly reminders to drivers to slow down and watch for deer, especially during the spring and summer months when newborn fawns are most vulnerable.

While fawning season may be over, our responsibility to protect wildlife continues year-round.

As we head into fall and winter, deer and other wildlife remain active throughout our community. Young deer are still learning to navigate their surroundings, and animals of all ages may unexpectedly cross our roads. Wildlife can be especially difficult to see during early morning and evening hours when visibility is reduced.

We encourage everyone to continue practicing safe driving habits throughout the year. Slow down, stay alert, watch the roadsides, and remember that when you see one deer, others may be nearby. Taking a few extra moments to drive cautiously can make a difference in protecting both our wildlife and our community members.

LOOKING AHEAD TO THE 2027 FAWNING SEASON

If you didn't have an opportunity to participate this year, we encourage you to join us next fawning season! Save the Fawns yard signs will be available for purchase beginning in April 2027 for $10 each.

Signs may be displayed May through September, helping bring attention to the increased presence of newborn fawns during these important months.

Although the signs are seasonal, the message behind them is not. Protecting our wildlife is a shared responsibility that continues all year long.

Thank you again to everyone who supported this year's campaign.

Together, we can make PML a safer place for our wildlife, one careful driver at a time!

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



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
Lindsey Lorant 1-936-224-0203

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 LADY NINERS

TAMMY TALOVICH

Quote of the month: *"If you don't like something, change it. If you can't change it, change your attitude."* Maya Angelou

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

SEPTEMBER 3RD: WE HAD 16 PLAYERS AND PLAYED PAR 4'S

1st place: Trudy Alt
2nd place tie: Deanie Martini, Lindsey Lorant, Barb Lenorak
3rd place tie: Stacie Brown, Barb Connelly, Mary Steinkamp
Birdie: #17 Stacie Brown almost a hole in one
Pars: #10,11,13,14,17 L. Lorant, #18 D. Martini, #14 B. Connelly, #11 S. Brown, #14 T. Alt, #14 T. Talovich
Low gross: Lindsey Lorant w/40, Deanie Martini w/50
Low net: Trudy Alt w/33
Low putts: Lindsey Lorant w/15

SEPTEMBER 10TH: WE HAD 14 PLAYERS AND PLAYED BLIND HOLES

1st place: Deanie Martini
2nd place: KC Lennen
3rd place: Pat VanGerpen
4th place tie: Sheryl Garcia, Barb Lenorak
Chip-ins: #18 Claudia Day, #12 Sheryl Garcia
Birdies: #11 Barb Lenorak, #10 Deanie Martini
Pars: #10,14 KC Lennen, #10,17 Pat VanGerpen, #11,15 Deanie Martini, #17 Chistina Baines, #17 Patricia Eshagh, #14 Patty Douglass
Low gross: Barb Lenorak and Deanie Martini w/45
Low net: Barb Lenorak and Deanie Martini w/32
Low putts: Sheryl Garcia w/15
Putt-putt Scramble: Lindsey Lorant w/21 putts

SEPTEMBER 17TH: WE HAD 16 PLAYERS AND PLAYED SOLHEIM PRACTICE

1st place: P. Nelson/M. Steinkamp, P. Douglass/T. Alt
2nd place: S. Dwyer/P. VanGerpen, A. Toner/C. Day
3rd place: D. Torres/T. Kline, S. Garcia/T. Talovich
Pars: #14 L. Marshall, D. Torres, S. Dwyer, P. VanGerpen, M. Steinkamp, #17 T. Talovich, P. Nelson, T. Alt

SEPTEMBER 24TH: NO PLAY FOR THE NINER'S, 18 HOLER'S WERE HAVING THEIR PTI TOURNAMENT

Good Luck to them!

CAPTAIN'S CORNER:

"Set a goal to achieve something that is so big, so exhilarating that it excites you and scares you at the same time!"—

Bob Proctor's reminder is a perfect spark for fall golf: choose a goal that energizes you, stretches you, and gives you a clear direction forward.

The key is making that exciting goal specific and structured. Instead of "I want to get better," or "I want to be more consistent," try something you can track — like reducing threeputts over the next month, hitting more fairways with a more refined teeshot pre-shot routine, or improving centerface contact using a weekly drill. When your goal is clear, you can build a simple stepbystep plan to reach it.

Write your goal down — it makes it real. Then outline your practice schedule, checkpoints, and the small actions that move you forward. Big goals become achievable when they're on paper and broken into steps.

And remember, your PML Golf Professionals are here to help you refine your personal goals. Reach out anytime for lesson. They can help you clarify your target, measure progress, and build a timeline that fits your game so you can achieve your latest exciting goal, have more fun and play better golf!

—Lindsey, PML Lady Niners' Captain

CELEBRATING
OUR VETERANS
Thank you for your service!

PML PICKLEBALL CLUB

PAM RODGERS

THE 70% RULE: *WHY SLOWER PICKLEBALL DRIVES WIN MORE POINTS*

Most recreational pickleball players believe hitting the ball harder wins points faster. In reality, maxing out your drive speed creates less control, causes higher error rates, and robs you of time to position for your next shot.

THE HIDDEN FLAW OF RIPPING DRIVES

When you swing at 100% effort, you race against yourself. The ball reaches your opponent so fast that you have no time to reset your feet, read their return, or advance to the kitchen line.

Overswinging leads to loose mechanics, an open paddle face, and floating balls that give your opponent an easy attack. Since drives win a rally outright only 5% of the time, treating a drive as an immediate winner is a strategic mistake. The other 95% of the time, your drive is purely a setup shot.

MASTER THE "DRIP DRIVE"

Taking pace off your drive doesn't mean floating a weak shot. A **drip drive** is hit at 60% to 70% effort with topspin, keeping the ball low and skimming just over the net to dip at your opponent's feet.

- **Buys Recovery Time**: You finish your swing and transition forward comfortably while the ball is in the air.
- **Tighter Mechanics**: Driving from your hips and shoulders rather than whipping your arm produces consistent, clean contact.
- **Forces Upward Returns**: A low ball forces opponents to hit upward, creating an easy pop-up for you to punish.

USE SPEED AS A SURPRISE CHANGE-UP

Driving at 70% pace should be your default. When you consistently deliver low, controlled drip drives, opponents get used to that rhythm. Mixing in an occasional full-pace hard drive catches them completely off-balance through contrast.

HOW TO APPLY IT IN YOUR GAME

1. **Slow Your Swing**: Focus on a smooth, compact 70% swing speed instead of a full windup.
2. **Target the Middle**: Drive toward the opponent's feet or down the middle of the court to reduce their counter-attack angles.
3. **Recover Immediately**: Do not stand and watch your shot. Bring your paddle back up instantly so you are ready to punish the floating return your slow drive creates.

THE BOTTOM LINE

A drive isn't meant to end the rally—it's meant to set up your next shot. Back off to 70% pace to gain control, stay low, and give yourself the time needed to attack the return.



COME OUT AND PLAY!
FOR MORE INFORMATION:
Current Play Times
on the Rock Canyon Courts:

Fall & Spring Hours: M,W, F 9-11
Winter: 10-12
Summer Hours 8-10

**Pickleball Club time changes are generally seasonal and based on the courts being too hot or too frosty.*

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

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

PML LADIES 18 HOLE GOLF CLUB

THELMA FAUX

This month we had 2 major tournaments. The Club Champion and the Club Handicap Champion. And the Pine Tree Invitational. Congratulations to all the winners!

CONGRATULATIONS 2026 CHAMPS

Club Champion – Laura Kramer
Club Handicap Champion – June Von Rotz
Club Champion Second Place – Tari Skelley
First Flight First Place – June Von Rots
First Flight Second Place – Marcee Cress
Second Flight First Place – Kathy McEvoy
Second Flight Second Place – Sara Hancock

2026 HANDICAP RESULTS

Second Place Tie – Tari Skelley, Marcee Cress
Fourth Place Tie – Jodie Awai, Sara Hancock
Birdie Ladies – Laura Kramer, Tari Skelley (2), June Van Rotz (2), Paula Parisi, Kathy McEvoy, Elisa Hoppner

PTI 2026 Results

LYKVERA

Team # 1	Fri	Sat	Total
Torpey, Marybeth Ward, McKinsey Frampton, Rosie Schroen, Annette	113	129	242 2nd

Team # 2	Fri	Sat	Total
Von Rotz, June Robinson, Wendy Grohl, Robin Brown, Ruth	128	135	263

Team # 3	Fri	Sat	Total
Hollaway, Cindy Colombo, Liz Moore, Lupi Willms, Gale	124	130	254

Team # 4	Fri	Sat	Total
Kramer, Laura Skelley, Tari Perea, Carolyn Torres, Debbie	112	125	237 1st

Team # 5	Fri	Sat	Total
Brown-Jimenez, Lisa Kelly, Mary Marshall, Jane Arnold-Ebster, Dana	132	137	269

Team # 6	Fri	Sat	Total
Brown, Stacie Hanak, Shelly Nelson, Fran Duburg, Lisa	120	132	252 3rd

MANU

Team # 7	Fri	Sat	Total
Reynolds, Jane Erdman, Valerie de Visser, Cindy Lazarus, Mary	122	125	247 1st

Team # 8	Fri	Sat	Total
McMillan, Helena Perry, Sue Vegas, Sheree Cummins, Diane	128	127	255 2nd

Team # 9	Fri	Sat	Total
Parisi, Paula Brown, Cathy Garcia, Sheryl Menkemeller, Vickie	124	138	262 3rd

Team # 10	Fri	Sat	Total
Johnson, Linda Hancock, Sara Glattke, Pat Viera, Luz	122	145	267

Team # 11	Fri	Sat	Total
McEvoy, Kathy Rees, Bev Hagan, Lily O'Sullivan, Jan	125	149	274

Team #12	Fri	Sat	Total
Rodriguez, Jodie Crocker, Linda Wilson, Shelley Maucere, Paula	133	133	266

Team #13	Fri	Sat	Total
Cress, Marcee Whitworth, Virgie Baines, Christina Awai, Jodie	129	135	264 4th

BURU

Team # 14	Fri	Sat	Total
Clark, Anne White, Ann Holm, Bernita Abrams, Jan	128	140	268 3rd

Team # 15	Fri	Sat	Total
Lennen, KC Day, Claudia Wrye, Jessie Wrye, Sally	128	132	260 1st

Team # 16	Fri	Sat	Total
Lovell, Michelle Perry, Susie Ficker, Tina Herd, Pam	135	142	277

Team # 17	Fri	Sat	Total
Sarratt, Linda Johnson, Nancy Dwyer, Susan Brewster, Nancy	128	136	264 2nd

Team # 18	Fri	Sat	Total
Drew, Marlene Clark, Barbara Oddo, Lynne Rubio, Karen	154	159	313

Team # 19	Fri	Sat	Total
Berbena, Becky Medina, Corrine Smith, Gail Richardson, Patty	133	138	271

PLACE AN AD TODAY

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your ad will go directly to every PMLA member
every month.

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ROOFBB

"CARING HEARTS-HELPING OTHERS"

AUDREY PROUSE

NOV. 8 - ROOFBB All-Member Fall Meeting & Dinner, Lake Lodge

NOV. 28 - Groveland Giving Tree Lighting Party, Around the Horn Brewery

DEC. 12 - Pancake Breakfast with Santa & Mrs. Claus, Little House at SCC

DEC. 16 - Groveland Giving Tree Wrapping Party, Around the Horn Brewery

MAKING OUR COMMUNITY STRONGER, TOGETHER

We know you've heard about ROOFBB, and maybe you've wondered, "How much time would I need to give if I joined?" The answer is simple: as much time as you have available. Becoming a ROOFBB member is a wonderful way to give back to our community—whether volunteering behind the scenes, serving on the board, helping at events, or lending a hand when you can.

ROOFBB has a simple but powerful mission: to raise funds supporting our local schools, community projects, and neighbors in need. Ladies, whether you're retired, working full-time, or somewhere in between, there's a place for you. Your time and talents can make a real difference, and you'll feel good knowing you're helping strengthen our community. A great place to start is our Fall All-Member Meeting on November 8 at 4 p.m. Please reach out if you'd like to attend! Contact: charity@roofbb.org

ROOFBB HIGHLIGHT: BACK-TO-SCHOOL SHOPPING SPREE

ROOFBB continued its annual tradition of taking Tenaya Elementary students on a special back-to-school shopping spree! This meaningful field trip helps students start the school year with confidence by providing essential clothing and shoes.

Making this event possible is a true community effort, with funding generously provided by Groveland Rotary, Helping Hands, Tenaya Elementary, ROOFBB, and Ladies Club. This year, 20 students benefited from the experience, accompanied by a wonderful group of volunteer "fairy godmothers" who helped make their shopping trip extra special!

GROVELAND'S GIVING TREE SHINES BRIGHT

ROOFBB is honored to support the Groveland Giving Tree. This holiday tradition helps brighten the season for local children in need by fulfilling their holiday wishes. Working with local schools, youth programs, and our shut-in seniors, organizers gather wish lists from families and create "gift ornaments" for the Giving Tree. Community members can select an ornament, shop for the requested items, and return the gifts to Around the Horn Brewing Company, where they'll be delivered to families in time for the holidays. Join us on Saturday, November 28th at 5 PM for the Groveland Giving Tree Lighting Party at Around The Horn Brewery. Enjoy holiday music, photos with Santa and Mrs. Claus. and kids crafts. ROOFBB will be there volunteering and hosting the cookies and cocoa station! For questions, folks can reach out to ***grovelandgivingtree@gmail.com***.

SUPPORTING OUR COMMUNITY THIS HOLIDAY SEASON

The holiday season is a time for joy—but we also know it can bring financial strain for many families. If this season feels overwhelming or finances are tight, our organization is committed to easing the burden and spreading a little extra warmth where it's needed most. We encourage anyone experiencing hardship to reach out to us in confidence to see how we can help ***charity@roofbb.org***.

Join the FUN-get involved with ROOFBB! We hold fundraising events throughout the year to support our initiatives. Keep an eye on our social media and local flyers for details on our upcoming events. Your support and attendance is crucial to our success!

DONATE

CONTACT US! ***charity@roofbb.org***

FOLLOW US! Facebook, Instagram, NextDoor ***@roofbbcharity***

COMMUNITY AIRPORT DAY A BIG SUCCESS!

VIRGINIA RICHMOND

October 3 was a special day for the Pine Mountain Lake Aviation Association and our Groveland neighbors. Hundreds of people turned out to enjoy an afternoon of aviation magic and gain an appreciation of the benefits our airport brings to the local community. Many, many volunteers helped make the day a success. Thank you all!

We had terrific performers, including PML pilots in fast planes and slow planes, the visiting Beech Boys and the Formation RVs who really wowed the crowd. Our local pilots did a great job in the flying skills demonstrations. Congratulations to Bob Mackey who won top prize with his precision flying skills. Air boss Larry Jobe precisely managed the airspace for everyone's safety.

Ramp boss Mike Gustafson and his team organized everything on the ground, including three fun plane vs. car exhibitions, and his own annual "grudge match" against Michael Thoben's Vulcan

Special thanks to our food tent organizers Sally Simkahl, Phil Boortz and Cheryl Fisher fed the hungry participants and audience.

The afternoon ended with the iconic and very moving "Missing Man" formation honoring pilots we have lost this year, including Dennis Smith, Armin Abusaidi, Jerry Baker, John Stone and Alan Buckner.

We also appreciate Groveland Highlanders 4-H, CalFire the Merced County Sheriff's participation and everyone who displayed cars or planes. We hope everyone gained new appreciation for the benefits of our airport and the many services it offers local citizens, especially during emergencies.



The "Beech Boys" formation team lines up



CalFire's water drop demo



The RV team over PML Airport

The PML Aviation Association meets monthly with speakers of interest to aviation enthusiasts; we also sponsor aviation-oriented recreational and educational activities. For more information, please see our website: ***www.pmlaa.org***.

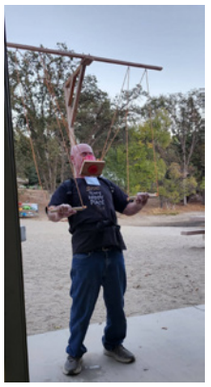
FRIENDS OF THE LAKE AND PUMPKINS

VIRGINIA RICHMOND

Friends of the Lake club celebrated October with a terrific Octoberfest dinner, a marionette drinking contraption, ohm-pah music, and a hilarious pumpkin carving contest.

Dennis Hockett created the marionette and several brave people tried it with only a few wet shirts. Teams of four got very creative with their pumpkin carving, then we judged them. Winner received "medals."

First place went to Catherine and Larry Santa Maria and Pam and Al Rojas. Second place to Patricia and Dave Douglass with Kim and Bob Dixon. And third place to Dora and Dennis Hockett and Marion and Cameron Lawrence. We had so much fun, we decided to do it again next year!



Bob Dixon mastered the marionette.



Dave and Patti Douglass get serious with their pumpkin



The winning team and our pumpkins



Cathy and Mark Shakespeare and Marianne and Craig Hochhaus at work

STAY AT HOME RETREAT

KAREN HOPKINS

Quilters often attend multi-day retreats away from home. The retreat setting gives concentrated and focused time to work on projects. All in a social setting. Sometimes there are classes or group projects to participate in. More often all participants work on their own projects and usually bring 2-3 items to work on. Participants make the rounds and visit everyone's work area to be inspired or talk about an unfamiliar technique. And, we take great pride in getting the bell rung for finished work.

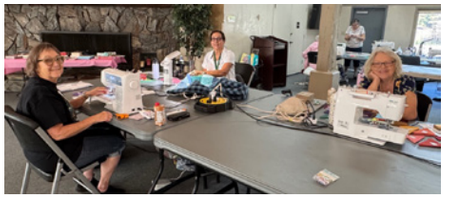
Last month the local Pine Needlers Quilt Guild enjoyed a "Stay at Home" retreat at the PML Lake Lodge. Costs stay low because there are no hotel rooms involved. This was 3 days of fun for 24 quilters. The retreat was organized by Michele Roberts and Dee Small. The beauty of this retreat is that we "pack in" all equipment on day 1 and leave it in the facility until the final day. And when I say, "pack in", I mean it. Most use wagons to get the multiple pieces of equipment into the room. It's quite an operation. The guild is very grateful to have such a fantastic facility to gather in.

To learn more about our guild, we meet at the Book Nook every third Tuesday of the month at 9:30. Or see us on Facebook at Groveland CA Quilt Guild.









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/

FIREWOOD CUTTING

PML SLASH AND COMPOST SITE

OAK AND CEDAR REQUIRES A $20 PML WOOD CUTTING PERMIT

WOOD CUTTING PERMITS AVAILABLE AT THE MAINTENANCE FACILITY

PINE AND FIR AVAILABLE FOR FREE CUT & HAUL

FOR MORE INFORMATION PLEASE CONTACT MAINTENANCE AT

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

LIGHT THE SEASON:

A NIGHT OF REMEMBRANCE, COMMUNITY & HOLIDAY SPIRIT

SAMANTHA WEST

The holidays can be a wonderful time of year, but they can also bring back memories of the people no longer sitting around our table. At Southside Community Connections, we believe there is something special about taking a moment to remember those we have lost while celebrating the community we still share.

That is the heart of **Light the Season**.

On **Friday, November 27, from 6:00 p.m. until 7:30 p.m.**, we invite our neighbors to gather at The Little House for an evening filled with warmth, remembrance, music, and a little holiday magic.

Our beautiful tree, located on the corner of **Highway 120 and Merrell Road**, will shine throughout the holiday season. Each light represents someone special: a loved one you would like to honor or someone you wish to remember.

Donate to dedicate a light on the tree in their name. As the tree begins to glow, so does the collective memory of the people who have touched our lives and helped make our community what it is today.

The evening will feature a wonderful variety of homemade soups from community members, Christmas carols, and a special time to remember those who are no longer with us. Enjoy warm conversation, holiday spirit, and a chance to pause from the busy season and simply be together.

Light the Season isn't about having the biggest celebration or the fanciest decorations. It's about remembering, honoring, and coming together.

We hope you will join us at The Little House for this very special evening.

Want to put a light on the tree? **Make a donation in honor or remembrance of someone special** and help us fill the tree with lights that carry a story and a memory. Visit us online at southsidecommunityconnections.org for more information.

And while you're here, take a look around. Attend a class. Join a group. Meet your neighbors. The Little House exists because this community believes in caring for one another.

Join us Friday, November 27, from 6:00 to 7:30 p.m.



BOOT SCOOTIN' BOOGIE FUNDRAISER INVITES THE COMMUNITY

NANCY REGGIO – EXECUTIVE DIRECTOR

Southside Community Connections invites the community to its High Country Casino Night Boot Scootin' Boogie Fundraiser on Saturday, November 7, from 5 to 9 p.m. at the Groveland Resilience Center. General admission tickets are $95; VIP tickets are sold out.

What should you expect? Line dance instruction, food by Devon's Delectables, non-host bars, bingo, casino games, a photo booth, raffle, door prize, amazing auction items, dancing and a few surprises. Bring friends for an evening of fun and community spirit. Proceeds support SCC programs, transportation and community services.

For general admission tickets, call **209-962-7303** or visit southsidecommunityconnections.org.

Come join the fun.





OUR COMMUNITY

FOGL DONATES TO TENAYA AND TIOGA

JENNY FERRAIOLO

Friends of the Groveland Library (FOGL) is proud to support literacy efforts in the Groveland area. That includes helping with volunteers and funds at our local library and supporting reading programs at Tenaya Elementary School and Tioga High School.

At the beginning of the school year, FOGL donated $4,000 to Tenaya and $1,000 to Tioga to assist teachers in purchasing new books for their classroom libraries. The students get excited about new books, and we hope that leads them to become better readers. Research proves that liking to read is the single biggest predictor of academic success.

✏ ***Tips to make reading a daily, fun, and interactive habit by creating a literacy-rich environment at home:***

• *Fill your home with books: Keep shelves stocked with age-appropriate titles, magazines, and graphic novels, which you can check out at the Groveland Library or purchase at bargain prices at the Book Nook every Saturday from 10 a.m. to 1 p.m.;*

• *Label objects and spaces: Put up signs for rooms, shelves, and items to model print use; and*

• *Set up a cozy reading nook: A comfortable spot with good lighting encourages independent reading.*



FOGL President Michele Roberts presents $4,000 check to Principal David Smith



FOGL President Michele Roberts presents $1,000 check to Principal Alexa MacGregor

With all of us working together, we can encourage love of reading and learning in our youth and get them on the path to success.

OUR COMMUNITY

HOLIDAYS, DECORATIONS AND VOLUNTEERS

DAWN SILVA

Time seems to be doing a sprint, and the holidays will be upon us before we know it! Before long, you will see the little ghosts and goblins running around collecting their treats on October 30th. Shortly after that, the decorating of Big Oak Flat and Groveland will begin for the Christmas season.

The committee will begin pulling all the Christmas decorations out of storage, preparing them, and getting everything ready to be placed along Big Oak Flat and Groveland and the 120 corridor.

This wonderful tradition has been part of our community for the past **58 years**. It began with two ladies, **Thyera and Beverly**, who hung red-ribboned sugar pinecones on the poles throughout Big Oak Flat and Groveland. Over the years, the decorations evolved, but the spirit of the tradition has remained the same.

Today, this tradition transforms our little towns into a beautiful holiday destination filled with Christmas cheer. It brings smiles to our community and creates a special place for families, friends, and visitors to enjoy during the holiday season.

Volunteers Needed! Wrapping poles will begin November 9th at 9:00 am.

If you would like to help, please meet us in the Serendipity parking lot. **Bring a friend, a stepstool, and your holiday spirit and come have a good time with us!** Volunteers are the heart of this tradition, and we simply could not get everything done without the amazing people in our community who give their time.

Help Keep the Tradition Going. For us to continue this special tradition year after year, we rely on the generosity of our community. Donations help us purchase ribbon, bows, lights, garland, supplies and other items needed to keep our decorations looking beautiful.

Donations are tax deductible since we are under a 501c3 organization. If you would like to help support the Christmas decorations, checks can be made payable to BOF/Groveland Christmas and mailed to:

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

Thank you to everyone who has supported this tradition over the years. **It truly takes a village to make Christmas magic happen!**

OUR COMMUNITY

GROVELAND COMMUNITY THANKSGIVING DINNER 2026

RICK WHYBRA

We are pleased to announce and celebrate our 38th annual Thanksgiving Day Dinner for Groveland, and ALL surrounding communities. It will be held on Thursday, November 26th, 2026. Seating hours are 11:30 am – 4:00 pm.

Turkey & ham, stuffing, mashed potatoes & gravy, yams, peas & carrots, corn, dinner rolls and three types of pie are all on the menu.

First come, first served. We are now accepting reservations of six (6) or more for your party. There is no charge for your dining experience. However, **DONATIONS** are 'Gladly Accepted and Appreciated'. Checks can be sent to:

Groveland Community Thanksgiving - P.O. Box 308 - Big Oak Flat, CA 95305

Please join us at the Groveland Community Resilience Center located at 18986 Ferretti Road in Groveland. This will be our fourth year holding our event at this location, so be sure to come and reunite and visit with your friends, neighbors and community.

If you are willing and able to volunteer, please let us know. You may select one or more of three available shifts for food preparation, kitchen duties, buffet line or table serving.

To sign up as a volunteer, make a reservation for six (6) or more in your group or if you have any questions, please call us anytime on **209-459-6762**.

Thank You!
HAPPY THANKSGIVING!!!

OUR COMMUNITY

PINE CONE SINGERS WINTER CONCERT

BOB SWAN

As I write this in early October, we may be finished with heat waves for the year, as we await what El Nino will bring us, and Pine Cone Singers are well into rehearsals for our Winter concerts. Music Director Dennis Brown has selected a well-balanced assortment of carols, jazzy pieces, show tunes, and just plain fun sounds of the season. Some are old favorites of ours, a few are brand new. We think you will enjoy all of them.

By the time you read this, tickets should be available from any Pine Cone Singer. Other outlets will be listed on flyers. Suggested donation is $15. Children under 13 are admitted free.

Please save the date(s): Friday, 12/11 at 7PM; Saturday 12/12 at 2PM; and Sunday 12/13 at 2PM; at the 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**.

OUR COMMUNITY

A SEASON OF THANKSGIVING

PASTOR BOB KANDELS

GREETINGS!

As we move into the month of November, we enter a season when we are reminded to give thanks. I would like to challenge all of us not to take being thankful too lightly.

This November, I would like to invite you to join us at Gateway Community Church as we find ways to give thanks together as a church family and as a community.

NOVEMBER AT GATEWAY COMMUNITY CHURCH

1. Men's Retreat — November 5–7, 2026

Our Men's Retreat will begin Thursday evening, November 5, and conclude at 11:00 a.m. on Saturday, November 7. The retreat will be held at Old Oak Ranch Retreat Center.

The cost is $250 per person, which includes lodging, meals, and the speaker fee. You can reserve your spot with a $75 deposit, with the remaining balance due by Thursday, November 5, or earlier.

For more information, please call the church office at **209-962-7131** or email ***grovelandefc@gmail.com***.

2. Community Potluck — Sunday, November 15, 2026

Join us for Sunday worship at 10:00 a.m., followed by a community-wide potluck in the Fellowship Hall.

We invite you to bring a small dish to share as we enjoy a meal and fellowship together. What better way to express our thankfulness than by gathering around the table as a community?

3. Community Thanksgiving Eve Gathering — Wednesday, November 25, 2026

Please join us for our Community-Wide Thanksgiving Eve Gathering from 5:00–7:00 p.m.

5:00–6:00 p.m. — Community Thanksgiving Meal

6:00–7:00 p.m. — Thanksgiving Devotional

OUR COMMUNITY

HENRY'S AUTO SUPPLY CAR SHOW

DAWN SILVA

Thank you to all who attended the second annual Henry's Auto Supply Car Show. We had a great turn out and received enough donations to provide firewood for the winter to several Big Oak Flat and Groveland families.

This community has a huge heart for our people, and we can't thank you enough for supporting our fundraiser. We are going to begin planning next year's Third Annual Car Show some time at the beginning of the new year. Watch for flyers and announcements on Facebook and Next Door.

Let's make the third annual car show bigger and better.

Thank you

Paul Henry, Dorothy Landrum and Dawn Silva

OUR COMMUNITY

HELPING HANDS HAPPENINGS

PATTI BEAULIEU

It's difficult to believe that the November article is being written. These years just seem to fly by. We're now in our HOLIDAY phase, with Halloween behind us and in the midst of Fall, we have to start putting out our Christmas merchandise or we'll never get it all sold – we NEVER do, in fact, because we have so much in storage. From the looks of the donations we get of Christmas items, it appears as though folks are not decorating or having as big of holidays as they once did, and most of their items are being donated. We have full sets of holiday dishes, and everything imaginable that will be on sale this month and next. There are wonderful, high-quality items that we have this season, so be sure to give us a look, when you're starting your decorating process. There will be holiday items for sale at the Thrift Store and the Furniture Barn.

October was budget month for us, as well as for most businesses. We continue to build Community Supported events into our budget each year, as supporting the community and schools is a priority for our organization. Because of the wonderful and generous donations we receive, we're able to give back and financially support the community each year.

We continue to collect donations for the Borges Family and the medical issues for their baby daughter, Madison, who is bravely fighting brain cancer. This is a long road and heavy load for this local family and the community support has been, and will continue to be, given. Tax deductible donations can be sent to Helping Hands, PO Box 713, Groveland, CA 95321. Every cent collected goes directly to the family.

Again this year, we're proud to sponsor the Groveland Community Thanksgiving Dinner at the Groveland Community Resilience Center on Thanksgiving Day. There are still openings for volunteers in each area and they're just 2 hours shifts. We need about 50 in total to put this event on. Please see the article for the number to call to volunteer. If you want to enjoy a great meal, interact with your friends and neighbors, and meet new people, please join us for this traditional community event. Please see the flyers around town and the article in this publication and come join your FREE dinner on Thanksgiving Day.

We, at Helping Hands, wish everyone a peaceful, loving and thankful holiday, however you spend it.

STUDENT OF THE MONTH

TENAYA ELEM. STUDENT OF THE MONTH



Leah Carrion Martinez

September's Student of the Month is Leah Carrion Martinez! Leah is always ready to learn and puts her best effort into everything she does. She follows our classroom and school rules and truly loves coming to school each day. Leah is a kind and caring friend, and her sweet and silly personality brings such a positive light to our classroom family. She works hard, is always eager to learn, and is a wonderful example to her classmates. I am so happy to have Leah in my class and am very proud of her!

Leah was nominated by her 1st Grade Teacher, Mrs. Heidi Ludwig.

Leah is the daughter of Raquel Martinez & Jose Carrion of Groveland.

OUR COMMUNITY

STUDENT OF THE MONTH

TIOGA HIGH STUDENT OF THE MONTH



Asher Mansfield

This month, we are proud to recognize Asher Mansfield as our Student of the Month! Asher is an incredibly intelligent and motivated student who continues to challenge himself academically while also making a positive impact on our campus. In addition to his high school coursework, he is currently participating in dual enrollment through Columbia College, demonstrating his ability to take on college-level academics while still in high school. His intelligence, curiosity, and strong work ethic are evident in the way he approaches his classes and his future goals.

Asher is also a valuable member of our Leadership class, where he is helpful and brings fresh ideas such as creating a general donation box to have out at sporting events. He brings that same willingness to serve to his community service, giving his time and energy to help others and support our school and community. We are incredibly proud of Asher for his academic accomplishments, his willingness to challenge himself, and the positive example he sets for others.

Asher is the son of Angelina Sage and Grandson of Linda and Pete Kocher of Groveland, CA.

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.)

JACK IS BACK!!!



Jack Proctor

Heating & Air Conditioning

- Complete commercial & residential services
- Service & repair - all makes and models
- Heating & ventilation
- Heat pump specialist
- Air conditioning troubleshooting expert
- Installation and remodeling
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Since 1975

Before replacing your unit, ask us for a 2nd opinion.
Chances are, we CAN repair it!

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.



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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- Ants, spiders, mice, wasps, earwigs, etc.
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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.

YOSEMITE REGION REAL ESTATE

YOSEMITE REGION Real Estate

18687 Main St, Suite E, Groveland, CA 95321

209-962-1111 ~ DRE #01964114



19331 Reid Circle **UPGRADED CHALET** on a level lot. This spacious 4bd, 3ba, home is near the Pine Mountain Lake Grill restaurant, golf course, lake and swimming pool. Great room, vaulted Knotty-Pine ceiling, wood-burning stove, open kitchen and numerous upgrades: 30-yr roof (2021), HVAC (2022), dishwasher (2025). Attached carport and matching storage shed. Make this your Yosemite base camp for fun adventures, vacations or full-time enjoyment. $399,000 #41135769



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





19652 Butler Way **ALL YOU NEED!** This is currently a turn-key vacation home with great reviews. Comfortable and spacious enough for large groups or families, the great room is open and airy, with large windows and you can enjoy a roaring fire in the wood burning stove. The kitchen has been updated with granite countertops and backsplash plus a stainless sink & faucet, along with contemporary lighting. 4bd, 3ba, 2394sf and a 2-car garage. $470,000 #41150224



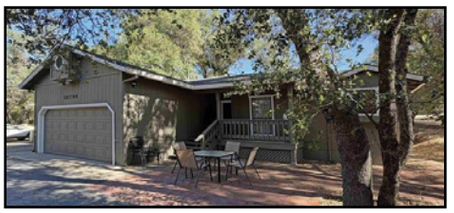
20144 Lower Skyridge Dr **LAKEFRONT ESTATE** with a private dock. 6bd, 5.5ba, 6,119sf, two living rooms, formal dining, five fireplaces and lake views from nearly every room. Vaulted wood-beam ceilings, dual oversized closets, a private office w/access to the lakeside deck. Jetted soaking tub, step-in shower, bidet, and dual vanity. The entertainment wing is complete with a built-in bar, dance floor and conversation lounge. Recreation room, laundry facilities and 2-car garage w/ plenty of parking. $850,000 MLS #41139799



19666 Cottonwood St **CHARMING MOUNTAIN CABIN** 2bd, 2ba, plus spacious bonus room on the lower level, currently a 3rd bdrm. Vaulted Knotty-pine ceiling in great room and free-standing wood burning stove. Side and back decks overlook the large usable yard. Recent updates: Vinyl dual-pane windows, sliding door, bathroom vanities, toilets & light fixtures. Most furniture negotiable. $269,000 MLS#41139947



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



20790 Ferretti Rd **FULLY FURNISHED** and beautifully maintained, single-level home on a rare triple lot. 3bd, 2ba, 1097sf with inviting front patio and rear deck to BBQ and relax. A brick pathway encircles the home and a detached shed serves as both a workshop/ hobby and storage space. The garage is currently an entertainment space with air hockey, video games, a media center and inside laundry. Equally suited as a full-time residence, weekend getaway, or investment opportunity. $299,000 #41141771



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



ROB STONE
OWNER/REALTOR®
DRE #01025463



BJORN WAHMAN
BROKER
DRE #00706559



TARA STONE
MANAGER/DPG
DRE# 01106544



LIZ MATTINGLY
BROKER ASSOCIATE
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MIRIAM MARTIN
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CAPRICE KROW
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CORY STONE
PHOTOGRAPHER
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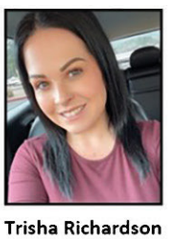
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General Manager

FEATURED HOME



STAR OF THE MOUNTAIN is a spacious, one-level, 2,450-square-foot retreat located just ½ mile from Marina Beach in Pine Mountain Lake. WIFI, TV, DVD, Central A/C, wood-burning fireplace, washer/dryer, iron/board, microwave, dishwasher, coffee maker, toaster oven, tea kettle, blender, and crockpot. One king-size bed, 2 queen, 1 queen sleeper sofa in living room. Game room in garage with pool table and ping pong. Sleeps 8 people. This home is a comfortable base for relaxing, entertaining, and exploring Yosemite, just 25 miles away.

Red Awning



Trisha Richardson
Guest Services



Keri Miller
Guest Services

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