

THE OFFICIAL NEWSPAPER OF, AND FOR, PINE MOUNTAIN LAKE PROPERTY OWNERS

# The Pine Mountain Lake News



2021  
JULY

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INDEPENDENCE DAY 2021

**HAPPY BIRTHDAY AMERICA!**



19228 Pine Mountain Dr. Groveland, CA 95321

PRSR STD  
U.S. POSTAGE  
PAID  
ABS DIRECT  
Change Service Requested

**OUTDOOR BURNING  
NOW PROHIBITED**

**CANDIDATE FORUM  
JULY 10 AT PML LAKE LODGE  
See Page 18**

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

**MEET THE CANDIDATES  
FOR PMLA BOARD OF  
DIRECTORS  
See Pages 14, 20-21**



**PINE MOUNTAIN LAKE ASSOCIATION****209.962.8600**[www.pinemountainlake.com](http://www.pinemountainlake.com)**ADMINISTRATION OFFICE HOURS\*****8:00 AM TO 4:30 PM – MON THRU FRI****OPEN AT 8:45 AM SECOND TUESDAY OF EACH MONTH****THE OFFICE IS CLOSED BETWEEN 12:00 & 1:00 EACH DAY****\* SUBJECT TO COVID-19 RESTRICTIONS****2021 ADMINISTRATION OFFICES HOLIDAYS****(ADMIN OFFICE WILL BE CLOSED)**

<b>MON. 7/5 INDEPENDENCE DAY</b> (Observed)	Fri. 11/26 Day After Thanksgiving
Mon. 9/6 Labor Day	Thur. 12/23 Christmas Eve (Observed)
Thur. 11/11 Veterans Day	Fri. 12/24 Christmas Day (Observed)
Thur. 11/25 Thanksgiving	Thur. 12/30 New Years Eve (Observed)
	Fri. 12/31 New Years Day (Observed)

**PMLA BOARD MEETINGS SCHEDULE**

Meetings held remotely during COVID-19 protocols &amp; start at 9 AM

See website, [www.pinemountainlake.com](http://www.pinemountainlake.com), for details**(THIRD SATURDAY – UNLESS OTHERWISE NOTED)**

<b>July 17</b>	October 16 (Board Budget Meeting, Begins at 8AM)
August 21 (Annual Member Meeting/Election)	November 20 (Saturday before Thanksgiving)
September 18	December 18 (To be determined)

**PINE MOUNTAIN LAKE NEWS DELIVERY**

Although we guarantee that the PML News is mailed from Modesto, CA on the same day (between the 26th-30th of month), most post offices (except Groveland) sort Bulk Mail after First Class mail. So, consider a First Class delivery subscription for just \$20/yr. (\$20 per year for property owners and \$30 per year for non-property owners) Interested? Call the PMLA Office at 209/962-8632 or see form above.

The Pine Mountain Lake News is also available (in PDF format) at: [www.pinemountainlake.com](http://www.pinemountainlake.com).  
New editions are posted by the 1st of the month.

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[PMLNews@SabreDesign.net](mailto:PMLNews@SabreDesign.net)

**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.

The PML News receives more than 100 Tuolumne County/Groveland community related submissions each month. All such 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.net](mailto:pmlnews@sabredesign.net).

**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

**GET IMPORTANT NEWS VIA EMAIL**

Signing up for the new eSNAP program is quick and easy and gives you the ability to sign up for the information that you want to receive. Just head over to [www.PineMountainLake.com](http://www.PineMountainLake.com) and sign up today.



ELECTRONIC SAFETY, NEWS & ALERT PROGRAM

**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!*

**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**

**COMPOST & ARCHERY RANGE HOURS OF OPERATION**

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

**NOVEMBER THRU MARCH – TUES. – SUN. 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 209-962-8615**

**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](http://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. Up to 500 copies are rack-sold in the local Groveland area. 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 (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](http://www.pinemountainlake.com) for a downloadable PDF of the News posted by the 1st of the month and a downloadable PDF list of ad rates.

**Subscribe to the PML NEWS TODAY!**

Name \_\_\_\_\_

Unit \_\_\_\_\_ Lot \_\_\_\_\_

Mailing Address \_\_\_\_\_

NO CHARGE for Property Owners (bulk)  
 \$6/yr for Co-Owners (bulk);  
 \$10/yr for Non-Property Owners (bulk)  
 \$20/yr for PROPERTY OWNERS (1<sup>st</sup> class)  
 \$30/yr for Non-property owners (1<sup>st</sup> class)

Enclosed is my check in the amount of  
 \$ \_\_\_\_\_ (Payment due in full)

**Send this subscription to:**  
 Pine Mountain Lake Association  
 19228 Pine Mtn. Dr. Groveland, CA 95321  
 Attn: Anita

**VISIT US ONLINE**

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

# General Manager's Message

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

## 2021 ANNUAL MEETING AND ELECTION OF DIRECTORS

The 2021 Annual meeting and election of directors is scheduled to be held on August 21, 2021 starting at 9 a.m. There are two open positions in this election to serve a three-year term. The pre-ballot notice was posted and distributed last month.

The nomination deadline was May 28th and as of the deadline five members have placed their name in nomination for this election and will be included on the ballot unless they choose to rescind their nomination prior to the preparation and distribution of the election materials. Election packages including the ballot and instructions will be mailed to the membership at least 30 days prior to the Annual Meeting and Election of Directors.

More information can be found on the Official PML Website at [www.pinemountainlake.com](http://www.pinemountainlake.com). Click on the "Governance" tab and then the link to "2021 Annual Meeting and Election Information".

## TRANSITIONING OUT OF COVID DURING A STAFFING SHORTAGE

As we transition from COVID restrictions to some form of normalcy in our community, we would like our members to be aware that some impacts from the COVID-19 pandemic may continue on for several months.

For anyone paying attention to the news, employment is down nationwide by several million from pre-pandemic levels. I am sure we have all seen the "help-wanted" signs in the windows of every store and restaurant we visit.

We are operating most amenities and departments under a staffing shortage and it may get worse before it gets better. We are currently advertising 16 different jobs ranging from entry level to executive management on our website, and this represents around 25-30 open positions at any given time.

We may have to make adjustments in hours of operation at some amenities or continue to operate at 50% capacity in some areas temporarily while the COVID impacts slowly improve. Regardless, our managers have been stepping up and working additional shifts and adjusting to make sure we still provide the best service we can to our membership, and we appreciate the extra effort.

We would like to thank those members who have been positive and supportive as we continue to work through these challenging times.

## STABLES HORSE RIDING LESSONS, TRAIL RIDES AND FENCING PROJECT

The riding lessons and trail rides are going well. There has been a lot of interest and our staff have held over 400 lessons so far. The Stables lawn and picnic area has been in use for

groups of 50 or less and we have been receiving positive comments regarding our staff and the operation. As COVID restrictions are lifted, we will allow larger group events as appropriate. As I mentioned last month, the fencing replacement project has been delayed. The vendor was having trouble getting materials due to a steel shortage. They have been working to resolve this issue and plan to ship the fencing materials soon and we hope to begin installation this month.

## STABLES MOVIES UNDER THE STARS

Our Stables and recreation staff have brought back our movies under the stars events. This year they will be held at the PML Equestrian Center lawn picnic area. These events will be held through the summer for our members and their families and guests until the end of September. Look for more information on our Official Website and Facebook page. You can find links and online addresses in the PML News.

## MAINTENANCE FIRE ABATEMENT PROJECTS

Our Maintenance crews have been working hard on various fire abatement projects in multiple greenbelts within the Association. The latest include treatment area 1 which is in and near Big Creek, areas near Otter Street and Ferret Court, and the PML dam access road

in treatment area 5. Cal Fire has shut down all burning, so we are masticating the green waste material and will most likely be grinding all of the green waste that is being brought up to our compost site near the Campground. Cal Fire is already reporting a 26% increase in wildfires this year over last, so we ask our members to please be fire safe and create a defensible space around your home and property.

## FISHERMAN'S COVE PLAYGROUND

Our Maintenance staff completed the installation of the access walking bridge at the Fisherman's Cove playground last month and the project is nearly complete. Maintenance is scheduled to install the permanent fencing and half-basketball court before the end of the month.

## LAKE LODGE PROJECT

Our Maintenance staff has nearly completed the work at the Lake Lodge building for this season. Once the building work is completed, they will reinstall the deck shade panels. As we mentioned before, we had to remove some trees at this amenity and we are evaluating various shade structures to replace the trees and hope to have a finalized plan soon.

*Until next month, wishing everyone a fun and safe Independence Day!*

## ATTENTION NEW PML MEMBERS!

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

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

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

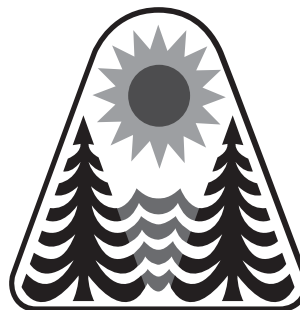
### The New Member Orientation page is **JUST FOR YOU!**

Here you will find:

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

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

And **MUCH MORE!**



## GUEST & RENTERS HANDBOOK IS AVAILABLE ONLINE!

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

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

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



# President's Message

MIKE GUSTAFSON – INTERIM PRESIDENT

As you may have heard, Steve Grier, former president of the Board of Directors, sold his PML property and moved to a 10 acre spread where he can prepare for retirement and become a gentleman farmer. We will miss Steve and his steady guidance. Steve will continue to be seen around PML in his capacity as a CHP officer so keep a sharp eye on your rear-view mirror; it's the one place you do not want to "see" Steve! Thank you Steve for your dedication and support.

The summer season is in full bloom all around the association. The Marina Café is open for lunch and early dinner. I still say the Café makes the best burgers on the hill! The Golf Course is in the best shape ever and open for all of you who like chasing little white balls. The Equestrian Center is looking good and offers riding lessons and trail rides. The pool is open and offering water aerobics and swimming lessons. Check the Recreation Guide or the PML website for all the details. The Water Ski Club will again be offering water ski lessons on the lake, stay tuned for the exact date.

The Grill at Pine Mountain Lake is open for your lunch and dining pleasure, reservations are highly suggested because they are still operating on 50% capacity due to a lack of staff.

While on the topic of the Grill, our drink and menu prices will have gone up a bit by the time you read this. As a result of the 14 months of "shut-downs" across the food industry, the pipe-line is low and the

scarcity of products is driving up the cost of food, as well as staples like ketchup, cups, lids, etc. Fresh beef, seafood, and chicken costs have gone up as demand has come back faster than suppliers are able to fill orders. The old "law of supply and demand" has kicked in. The wholesale industry is predicting these higher costs and shortages will last through 2021. The Grill staff are all working hard to do what they can to maintain the high quality dining experience you come to expect at our Grill.

There is a serious lack of available workers across all the departments at PML. Hardest hit is the Marina and the Grill. We are competing with other employers for the few available people and wages have increased dramatically as we strive to maintain good member service. Lack of affordable housing in our area is another difficulty in hiring.

Assuming the June 15 complete relaxation of Covid rules occurs, PML will once again present the fireworks display on Saturday evening, July 3rd. Earlier in the day there will be the PML Boat Parade and the airplane "Splash and Dash". Check the Recreation Guide for more info.

This year we have two openings coming up on your Board of Directors. The ballots go out July 19th; I encourage you to participate and vote. You will find candidate info in your PML News to help you form your opinion. The Candidate Forum on July 10 is also a great way to ask your questions directly. See the ad in

this paper.

Having been on the board for a number of years, I have a few thoughts on what it takes to make a good candidate: Probably the most important trait is the ability to work with others. Each Director is only one vote out

of five. The successful candidate will understand that, and be willing to compromise and work together for the common good. The next important trait is understanding that you don't know what you don't know about the operation of this small city. It typically takes six months for a new Board member to come up to speed on the various complicated topics. Standing on the outside looking in it is easy to say, "Well, just do this and the problem is solved," but it is never that easy. Finally, a good board member must understand that the BoD is about governance, not about day-to-day operations. The board has only one employee and that is the General Manager. The Board's biggest project is working with the G.M. and staff to create the yearly budget. The power of the BoD is clearly spelled out in our Bylaws. Potential Board members should read and understand those Bylaws.

Enjoy your summer season,



Mike Gustafson  
PMLA Interim  
President

## Pine Mountain Lake Association 209.962.8600

### BOARD OF DIRECTORS

Mike Gustafson – Interim President  
Nick Stauffacher – Secretary  
Karen Hopkins – Treasurer  
Tom Moffitt – Director-at-large

### GENERAL MANAGER

Joseph M. Powell, CCAM-LS, CMCA, AMS

### CORRESPONDENCE TO DIRECTORS

Pine Mountain Lake Association  
19228 Pine Mountain Drive  
Groveland, CA 95321  
PMLBoard@pinemountainlake.com

### ADMINISTRATION OFFICE

#### HOURS OF OPERATION\*

Monday - Friday 8:00 AM - 4:30 PM  
Closed 12:00 - 1:00 PM  
Tel: 209/962-8600

\* Subject to COVID-19 Restrictions

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

#### SUBSCRIPTION RATES:

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

#### SUBMISSION DEADLINE

10th of the month by 4:30 PM  
LATE SUBMISSIONS MAY NOT BE  
ACCEPTED

Visit [www.pinemountainlake.com](http://www.pinemountainlake.com) for ad rates and submission guidelines or email:

[PMLNews@SabreDesign.net](mailto:PMLNews@SabreDesign.net)

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.

DAVID WILKINSON – Publishing Editor  
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## On the Cover



Happy Independence Day!  
Summer on Pine Mountain Lake  
and Bald Eagles in a tree at the lake.  
Photo by Terre Passeau

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



**PINE MOUNTAIN LAKE ASSOCIATION**  
**SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES**  
For The Five Months Ended May 30, 2021

OPERATION OF AMENITIES	Revenues					Expenses				Budget	
	Members' Assessments Net of Discount	User Fees	Sales, Net of Cost of Sales	Miscellaneous Income	Total Revenues	Total Expenses	(Cost)/Income Before Depreciation	Depreciation Expense	(NET COST) INCOME	(NET COST) INCOME	Variance Bud - Act
Golf Course	\$ -0-	\$ 340,436	\$ 12,187		\$ 352,623	\$ 582,711	\$ (230,088)		\$ (230,088)	\$ (387,743)	157,655
Restaurant & Bar	-0-	538	226,803		227,341	494,392	(267,051)		(267,051)	(369,352)	102,301
Marina	-0-	212,661	7,455		220,116	238,835	(18,719)		(18,719)	(70,126)	51,407
Snack Shack	-0-		14,651		14,651	19,795	(5,144)		(5,144)	(14,936)	9,792
Stables	-0-	46,464		1,440	47,904	133,661	(85,757)		(85,757)	(109,214)	23,457
Recreation	-0-	69,078			69,078	30,602	38,476		38,476	19,483	18,993
Roads & Facilities Maintenance	-0-	56,304		340	56,644	850,609	(793,965)		(793,965)	(1,043,615)	249,650
<b>PROPERTY OWNER SERVICES</b>											
Safety	-0-	66,061		543	66,604	431,748	(365,144)		(365,144)	(429,865)	64,721
Administration	-0-	182,419		7,017	189,436	754,326	(564,890)		(564,890)	(640,881)	75,991
<b>ASSESSMENTS</b>											
Assessments	2,602,055			45,437	2,647,492	28,123	2,619,369	286,511	2,332,858	2,256,375	76,483
<b>Totals</b>	\$ 2,602,055	\$ 973,961	\$ 261,096	\$ 54,777	\$ 3,891,889	\$ 3,564,802	\$ 327,087	\$ 286,511	\$ 40,576	\$ (789,874)	830,450

**CAPITAL EXPENDITURES 5 Months Ended May 30, 2021**

	TOTAL RESERVE FUNDS	NEW CAPITAL ADDITIONS FUND	TOTAL CONTRIBUTION TO CAPITAL
<b>2021 Beginning Fund Balances</b>	2,269,966	\$ 90,361	2,360,327
Interest Income	1,035	1	1,036
Bank Fees/Discounts Taken	83	12	95
Assessments Earned	902,085 <sup>(1)</sup>	80,290 <sup>(2)</sup>	982,375
Other Income/Expense			
<b>PURCHASES BY AMENITY</b>			
Golf Course	(98,563)	(70,608)	(169,171)
Country Club			-
Bar			-
Marina	(186,802)	(10,332)	(197,134)
Snack Shack			-
Swim Center	(2,039)		(2,039)
Stables	(49,684)	(10,086)	(59,770)
Recreation		(1,497)	(1,497)
Roads & Facilities Maintenance	(62,502)	(44,638)	(107,140)
<b>PROPERTY OWNER SERVICES</b>			
Safety	(18,576)		(18,576)
Administration	(21,731)	(10,430)	(32,161)
Non-Capital Reserve Expenses	(189,231)		(189,231)
<b>Total transfer to Operating Fund for property and equipment additions and reserve expenses</b>	(629,128)	(147,591)	(776,719)
<b>Adjusted Fund Balances</b>	\$ 2,544,041	\$ 23,073	\$ 2,567,114

**Notes to the Financial Statements**

(1) The Budgeted Reserve Fund assessment for 2021 is \$2,165,000

(2) The Budgeted New Capital Additions Fund assessment for 2021 is \$192,698

**PAY YOUR PML PAYMENTS ONLINE**

Did you know you can make your payments online?

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

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

**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:



**(209) 962-8600**



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

**PML AUTOMATIC PAYMENT PROGRAM**

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

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

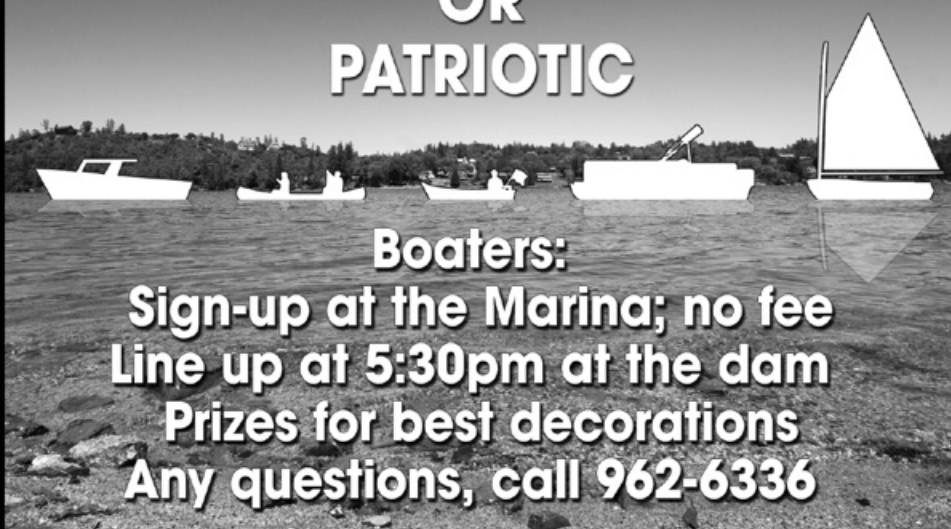


ORGANIZED BY FRIENDS OF THE LAKE

# Pine Mountain Lake Boat Parade

July 3 at 6:00pm

**THEME:  
"SUPER HEROES"  
OR  
PATRIOTIC**



**Boaters:  
Sign-up at the Marina; no fee  
Line up at 5:30pm at the dam  
Prizes for best decorations  
Any questions, call 962-6336**

**GOVERNING DOCUMENT ENFORCEMENT ACTIONS MAY 2021**

Courtesy Notices	26
Notice of Non-Compliance	7
Final Notice of violation	4
Fines Assessed	2
Member Service	202

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

## Recreation Update

MICHELLE CATHEY – RECREATION & SEASONAL OPERATIONS MANAGER

Our Independence Day celebration is on Saturday, July 3. We're so excited and thankful to be able to have this event this year.

The fireworks are going to be awesome! Please remember to be kind, be safe and have fun.

A new activity to do this season is to enjoy a movie on the lawn area at the equestrian center. Will be having "Movies under the Stars" a couple times per month. There are a variety of titles that have been selected for family fun.

The show starts right after the sunsets. Remember to bring your own snacks, a blanket or low chair to sit on and enjoy the show!

Horse riding lessons and trail rides are

going great. If this is something that interests you or someone in your family and called Equestrian Center to make a reservation at (209)962-8667.

The Swim Center is open until 8 PM now and were able to resume normal capacity. This is exciting news for everyone. Please take the time to enjoy this amenity.

As COVID-19 restrictions change and become less restrictive, we will start to see more things open up around the association. The official PML

Facebook page is used to share this type of information.

Also, the PML recreation page shares event announcements, seasonal job postings and anything recreation-based.



## Recycling Notice from Moore Bros

**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.

**Acceptible 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.**



## LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	6	DEFERRED TO NEXT EDITION BY	
DENIED BY EDITORIAL COMMITTEE	0	EDITORIAL COMMITTEE	0
Exceeds 250 word maximum	1	DENIED BY BOARD OF DIRECTORS	0
Content	0	DEFERRED TO NEXT EDITION BY	
Not a property owner	0	BOARD OF DIRECTORS	0
"THANK YOU" LETTERS RECEIVED*	1	* Thank you's do not require editorial committee approval	

Submit Letters to the Editor by sending to "Editor, PML News"  
 Mail: 19228 Pine Mountain Drive, Groveland, CA 95321  
 Email: PMLNews@sabredesign.net • Fax: 800-680-6217

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

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

### BOARD CANDIDATE SUPPORT

In Support of Chuck Obeso-Bradley

This letter is to communicate my support for Chuck Obeso-Bradley's candidacy for the PMLA Board of Directors. I have worked closely with Chuck as members of the PML Men's Golf Club Board of Officers, and have seen, first hand, Chuck's ability to work in a collaborative, cooperative, results oriented manner. His leadership has been key to the Men's Club Board's ability to manage our way through a very difficult COVID era, which has resulted in a very successful 20-21season. I believe Chuck would be an excellent addition to the PMLA Board, and his election would benefit all of Pine Mountain Lake. Join me in voting for Chuck for the PMLA Board.

**Steve Burke**  
 Groveland, CA

### THANK YOU TO STAFF

As a full-time resident since 1976, I have seen PML grow into a wonderful little community tucked away here in the south county. I have received compliance notices each spring for the upcoming fire season, and always followed their direction. This year however, I also received a thank you notice after completing my property clean-up. Knowing the person who signed the letter, it came as no surprise. Amanda Darrow and her husband Chris were both students here and growing up our paths crossed several times. Her thoughtful follow-up letter was in keeping with the honor student who always submitted

excellent work and added to our classroom activities. Many PML employees are graduates of our local schools and it is extremely gratifying to watch them evolve into productive community members and valued employees.

Just one more reason why this is a terrific place to live.

**Pete Steinmetz,**  
 Groveland CA

### BOARD CANDIDATE SUPPORT

Hello,

I highly recommend Chuck Obeso-Bradley for PML board. I've known Chuck for many years and have found him to be a caring, active, and responsible member of PML. I'm confident Chuck will represent the property owners' interests and ensure the association maintains fiscal responsibility while ensuring that the amenities we all enjoy remain in good order.

During my tenure as your board member, I appreciated your support. Now I ask that you support and vote for Chuck.

Thank you,  
**Wayne Augsburger**  
 Past PML Board member  
 Groveland CA

### BOARD CANDIDATE SUPPORT

My wife, Ginny, and I have lived in PML for 33 years and I have served on our Board of Directors, including as President. It is critical to our association to have board

Go to the official online presence of the  
 PMLA for the latest news & information

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

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

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

Sign up for PML's eSNAP program to receive  
 news, updates, safety bulletins and more  
 directly in your email inbox

Sign up at [www.PineMountainLake.com](http://www.PineMountainLake.com)

members with honesty, integrity and a willingness to serve and do what's right for the whole of PML. For the 2021 election I am endorsing Chuck Obeso-Bradley and Craig Prouse for the following reasons:

Chuck O-B, a long time property owner with the perspective of living off the hill, was a teacher and school administrator, and held other executive positions before retiring. He is active in our community and is already using his leadership skills as an officer of the men's golf club and serves on the lake and marina committee.

Craig and his wife have been property owners for 17 years and have recently made PML their full-time home. He has 15 years of experience as treasurer of a small Bay Area HOA. His experience is already adding value to our community and is making significant contributions to the Governing document committee. In addition, he and his wife run their own short-term rental property within PML. He is very tuned in to how to be a good property manager and neighbor.

I urge all of you to take the time to get to know Chuck and Craig better and learn how they will work hard for our association.

**Bruce Lay**  
 Groveland CA

### BOARD CANDIDATE SUPPORT

I'm voting for Chuck Obeso-Bradley. It's nearing election time again and I will be voting for Chuck Obeso-Bradley. I've known Chuck for many years. He is smart, thoughtful, calm and gets things done. He reaches out as much as he can and

takes input from a broad range of sources.

I've worked with him on the PML mens golf club board where he was president. He did a fantastic job of attracting new members and keeping a steady hand on the finances.

Since then he has joined me on the PML Lake and Marina committee. He takes his responsibility seriously and he has brought deep experience from his educating background to discuss and analyze the various items on the agenda. He has quickly made a positive impact.

You can't do better than Chuck,

**David Bealby**  
 Groveland CA

### BOARD CANDIDATE SUPPORT

"Another vote for Chuck Obeso- Bradley"

We are fairly new to Pine Mountain Lake, having moved here in 2020 Chuck Obeso Bradley has been very helpful. He has been there and has showed all of our family the ins and outs of living here at PML. He is always given us great advice on all manner of things regarding the association. Chuck Obeso Bradley is a very detailed orientated and committed individual that would add make an out standing board member.

Chuck is endorsing Craig Prouse for the other open seat, so we are voting for Chuck Obeso Bradley and Craig Prouse for the PML Board.

**Luis and Yolie Escamilla**  
 Groveland CA



## PMLA Independence Day Fireworks Spectacular, Boat Parade and More! Saturday, July 3, 2021



Photo by David Wilkinson

**REMEMBER: ALL personal fireworks are ILLEGAL in Tuolumne County. Get your wristband and come safely watch these instead.**

## PMLA Safety Committee

BOB ASQUITH

**Y**our Pine Mountain Lake Safety and Security Committee is actively working on these issues:

- **Firewise** – We have begun the process of establishing Firewise Communities within PML. For more local information: <https://www.tuolumnecounty.ca.gov/1242/Firewise-Communities>
- **Safety Classes** – Once we receive the go ahead to meet in groups, we will be offering CPR and First Aid classes as we have done before.
- **Child Safety seat program** – We will also be offering a training program for child car seat installation and operation.
- **Neighborhood Watch** – We are also expanding the Neighborhood Watch program within PML to include as many neighborhoods as possible making all of us safer.

**Your Input is Requested:** Property Owners may attend our committee meetings. Our next meeting is July 7th at 9am via Zoom. Please email: [safetyandsecuritycommittee@pinemountainlake.com](mailto:safetyandsecuritycommittee@pinemountainlake.com) to obtain your invitation and join us.

This summer will surely bring several more PG&E PSPS (power shutoff) events. You S&S Committee is working on steps to recommend PML residents take to provide for their safety.

As we are in fire season; we have

identified issues of importance to Pine Mountain Lake evacuations. We have met with Calfire, Tuolumne County Office of Emergency Services (OES) and our TC Supervisor. We are developing solutions that may come from County, State agencies and/or PMLA. The Moc Fire occurred in August 2020 and highlighted these needs.

**Loss of Land Line Telephone.** Many PML residents use an AT&T land line for communications. When the power is shut off, their telephones do not work for several reasons. One – their telephone needs power to function. Two – their land line is connected to a field installed AT&T system that used a battery. When the battery is done (2-3 hours), the line is dead. How to communicate with them about an evacuation?

**Many Non-residents.** We estimate there are as many as 2,000 people visiting/renting during summer season that may not even know what county they are in. How to communicate with them about an evacuation?

The Pine Mountain Lake Safety and Security Committee is one of the standing committees authorized by the PMLA Board of Directors to inform its decision making and promote its mission. The Committee meets every first Wednesday of the month. For 2021, your committee consists of Bruce Dudley-Chairperson elect, Keith Martin-Secretary, Tim Shanahan-Treasurer, Bob Asquith-Member Relations Specialist, and Len Otley Technical.

Please jot down your comments and email to: [safetyandsecuritycommittee@pinemountainlake.com](mailto:safetyandsecuritycommittee@pinemountainlake.com) or [admin@pinemountainlake.com](mailto:admin@pinemountainlake.com)

## NOTARY SERVICE

ANITA SPENCER, – PMLA NOTARY PUBLIC

(Prices listed are per Signature Rate)

PML Property Owners – \$10

Non-Property Owners – \$15

Witness Fee – \$5

You may call Anita @ 209-962-8612 to schedule an appointment between the hours of 8am – 4pm

## From the Fringe

MIKE COOK – PGA HEAD GOLF PROFESSIONAL

The Golf Shop staff, and I are here to assist you in every way possible so please call us if you have any questions or need our assistance at 962-8620. Our Golf Shop hours are from 7:00am until 6:00pm, 7 days a week.

### UPCOMING EVENTS

**Ladies 9-Hole Golf Club**  
Weekly Play Day – Thursdays

**Ladies 18-Hole Golf Club**  
Weekly Play Day – Thursdays

**Men's Golf Club**  
4 Man, 2 Best Ball – Wednesday July 7

**Men's Golf Club**  
Individual Net Championship  
Saturday & Sunday July 17 & 18

### STARTING TIME

In the month of July our first tee time of the day is 7:30am. Reservation can be made by PML Property Owners up to 14 days in advance by calling the Golf Shop 962-8620.

### CARE OF THE GOLF COURSE

*Taking care of the golf course is everyone's responsibility; please do your part!*

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

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

Insert the divot tool just outside the edge of the ball mark, use the divot tool to mend in the outside portion if the ball mark towards the middle. Then use your putter to tap down the repaired turf. If a ball mark is repaired properly, you will not even be able to tell that there was a ball mark. **NEVER PULL UP THE MIDDLE OF THE BALL MARK.**

### 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 and we will let you know what golfing groups you may be able to join or what golf activities are planned for the year.

### BUNKERS

We are in the middle of completing the replacement of our old bunker sand with new and a better-quality of sand. Hopefully the project will be completed this year.

### MEN'S MOTHER LODE INVITATIONAL

We are still not in a position to hold the MLI this year until the gathering restrictions are relaxed. If things continue to progress, we may be able to hold the event in the fall. Watch for further updates.

### LADIES PINE TREE INVITATIONAL

The Ladies PTI is tentatively scheduled for September 23-25. For more information, please call the Golf Shop 209-962-8620.

### LADIES 9 HOLE WINE IN THE PINES INVITATIONAL

At this time the 9-hole ladies WITPI has been cancelled for 2021.

### PROPERTY OWNER ANNUAL GOLF CART RENTAL AGREEMENT

Every person who drives a golf cart on the course, is required to sign a golf cart rental agreement at the time of registration, before they can drive a golf cart. PML Property Owners sign the agreement one-time and that covers the entire year. If you have not signed your agreement, you can go to the PML website ([www.pinemountainlake.com](http://www.pinemountainlake.com)) and fill it out and sign online or you will be asked to sign the form when you register in the Golf Shop for your round of golf. Click on amenities, then click on golf and you will see the agreement with other forms available. If you have any questions, please call the Golf Shop 209-962-8620.

### COVID-19 GOLF RULES

**Note:** At the time of the writing of this article, the following rules were in place. Contact the Golf Shop to get full updates as things are changing on a weekly basis.

During this unprecedented time, we need to be aware of and follow the precautionary measures outlined by our State and County. Here are a few very important things for all our golfers to be aware of:

- ⇒ All golfers must have a prearranged tee time, no walk-up play is allowed.
- ⇒ If you are feeling ill, please do not come to the course.

## Tee to Green

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

Golf Course Maintenance is easy Right? Run around mow some grass rake a few bunkers, clean up a little bit here and there and you're done. Well think about this, consider the maintenance your own yard or property takes to maintain and multiply that by 1000%. Then have your friends, neighbors, coworkers, and perfect strangers come out and critique your work daily. We deal with this day in and day out and strive to provide the best product possible for a course well over 50 years old. Myself and my staff are always bombarded with comments and questions from golfers regarding various aspects of playability and these questions often coincide with how well the golfer is playing on the given day. A good round of golf, everything is perfect. Bad round of golf, I can't believe the course was set up so poorly. This is the nature of Golf Maintenance not just here but everywhere golf is played. The true work it takes to maintain over 70 acres of the course and the attention required to cover every detail is massive. Organizing staff seven days per

week year round with four distinctive seasons, maintaining our fertility program, short and long term planning, disease monitoring and program design, long term and short term water management, environmental impacts such as geese, gopher, and deer damage, managing the equipment fleet and mechanics needs, constant communication with the G.M., Golf Pro, fellow Managers and the public, course adjustments based on current weather conditions, landscape management and enhancement, building maintenance, pond maintenance, cart path maintenance, budget, budget, budget, large planned improvements to infrastructure and course, professional licensing maintenance, just to name a few. In the end we are maintaining our own back yard, and my staff wants the best-looking yard on the block as do I. So, in closing, I say for those of you with a critique of the course I suggest a positive comment first and think about all the work that goes into the course day after day to provide you with one of the best in the region.

- ⇒ Please do not arrive at the Golf Course more than 15 minutes before your tee time. If you are going to hit range balls before your round, you can arrive 30 minutes before your tee time.
- ⇒ Face coverings are required when entering the clubhouse.
- ⇒ Please keep at least 6 feet away from others on and off the course.
- ⇒ Please do not gather in groups before or after your round.
- ⇒ After finishing your round, please leave the facility unless you have reservations at the Grill.
- ⇒ The Golf Shop is open, with a maximum of 4 people in the shop at a time. Please check-in at the side window before entering the Golf Shop. Merchandise is available for purchase (ask staff for conditions of purchase).
- ⇒ Drinking fountains have been opened up for use.
- ⇒ You may remove the flagstick at this time.
- ⇒ Bunker Rakes are back in the bunkers so play normal bunker rules and please rake the bunker after your shot. Note: If you do not feel comfortable touching the rakes, please ask the Golf Shop for sanitizer or bring your own.
- ⇒ Golf Ball Washers are back also. Note: If you do not feel comfortable touching the ball washers, please ask the Golf Shop for sanitizer or bring your own.
- ⇒ Note: These policies can change at any

time due to State and County regulation changes.

### Men's & Ladies Golf Clubs

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

### PINE MOUNTAIN LAKE GOLF APP

Pine Mountain Lake Golf & CC has an app that you can download FREE from the app store. There are many fun and useful features on the app such as:

- Golf course GPS
- Players can measure their shots
- Golf course hole by hole flyover
- Interactive scorecard
- Score posting
- Player profile and automatic stats tracker
- Special offers
- Food & beverage menus and ordering
- Receive notifications concerning special events
- Weather information
- PMLA Member information & online payments



# Fire Safety

JOE MILANI – FIRE SAFETY COORDINATOR

On behalf of The Fire Safety Team we would like to thank all of the diligent and hardworking property owners that have been hard at work maintaining their defensible space. This is a welcome sight as we all have to work together to prepare for wildfire season. Secondly, we wish you and your families a happy and safe Fourth of July.

Additionally, California is in another drought year. With low rainfall the seasonal grasses have dried out much faster than previous years prompting many to cut their lots early. Grass, leaves, dry pine needles, and small diameter slash are called “flash fuels” they are highly combustible. They ignite quickly and are consumed rapidly by fire. This is why cutting the grass is so important and removing the flash fuels from around your property will help you defend your home. Here are a few tips on getting your defensible space project going.

- Cut all dry grasses and weeds pin to pin.
- Make sure your roof, gutters, and eaves are clean and clear of all debris.
- Remove branches, shrubs, or any vegetation that makes contact with roof or chimney.
- Remove fuel in direct contact with home or out buildings.
- Remove all dead and dying debris, branches, brush, and trees from property.
- Remove all ladder fuels that provide an avenue to transfer fire from ground to trees.
- Remember fire safety practices apply year-round; it is no longer a 3- or 4-month responsibility.

Please remember to test your smoke and carbon monoxide detectors once a month and replace any faulty alarms or



low batteries immediately. The Fire Safety team has also been monitoring tree mortality within the Association. Due to the drought conditions it appears that the bark beetle is back, unfortunately several large pine trees and cedars have died in recent months. If you are concerned about the health of your trees please consider taking preventive measures to mitigate the effects of the drought and the bark beetle. Call a certified Arborist for more information about tree health and tree care options.

Lastly, fire safety inspections will continue in Pine Mountain Lake. Remember a fire safe community begins with you! If you would like an inspection of your property, or you are looking to educate yourself more, our fire safety team would love to help. If you have questions or concerns regarding fire safety, you can contact Amanda Darrow at (209) 990-5263 or email her at [Inspector1@pinemountainlake.com](mailto:Inspector1@pinemountainlake.com). I can be reached at (209) 990-5260 or Email [J.milani@pinemountainlake.com](mailto:J.milani@pinemountainlake.com).

**GRANITE**  
INVESTIGATIONS, LLC.

**MICHAEL HAHN**  
Owner/Qualified Manager

P.O. Box 588  
Groveland, CA 95321

209-770-7798  
[graniteinvestigations@gmail.com](mailto:graniteinvestigations@gmail.com)

**CALIFORNIA PRIVATE**  
INVESTIGATOR № 18754

# Maintenance Matters

RICK LAFFRANCHI – MAINTENANCE AND OPERATIONS MANAGER

*“May we think of Freedom not as the right to do as we please, but as the Opportunity to do what is Right” – Peter Marshall*

July is here, and our bi-annual Roads Work Project, is in the books, thank you all for your cooperation during the difficult times this project can create. This year we had major and minor treatments on 14 different streets with major work taking place on Pleasant view and Chaparral ct. which had the most significant wear of the project. A special thanks to Tim Buss and the team at J.B. Bostick for their fine work on this project.

The Buildings and Grounds team has stayed very busy during the Month of June with the onslaught of visitors to our little community. The technicians spend most days with operational work orders and up keep items related to wear on the facilities amenities. But

the month of June did bring to completion 1 major project, the outside facelift of the Lake lodge Building has been completed, underbudget and completely using PMLA technicians the building was stripped, re-sheared and refaced with Hardi plank to assist in fire hardening the exterior of the building, and finished it off with a high-end tinted primer and our final coats of Wise Owl Base, trimmed with Redwood and Twisted vine.

The PMLA Roads crew will continue with road side brushing, Lake work, and Fire Abatement work within PMLA with a couple of additions. July should see the finish of the Basketball Court and Fence around the newly updated play area at Fish Cove. Thank you for your patience during the little delays caused by our projects. And as always.

Here’s to a wonderful relaxing summer.

# Annual Fireworks Wristbands

MICHELLE CATHEY, CCAM – RECREATION & SEASONAL OPERATIONS MGR

It’s that time of year to start picking up your wristbands for the annual Fireworks Event. This year the event will be held on July 3rd. Each member can pick up their two free wristbands at the Administration Office during business hours — Monday through Friday 8:00 AM – 4:30 pm. The Administration office will be open on Saturday July 3rd, from 8 AM – NOON for wristband pick up. The

Marina will not give out any free wristbands. Additional wristbands can be purchased at the Administration Office prior to the event. Additional wristbands can be purchased at the Marina on the day of the event. Wristband prices will be \$10 for Adults and free for children 8 years and younger. You must be a member, long-term renter, or short-term renter to purchase a wristband. For any questions, please call us at (209) 962-8600.

**HOURS**  
MON-TUE: 11AM - 10PM  
WED 11AM - 9PM  
THU-SUN: 11:00 - 10PM

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

PML0721 EXPIRES 08/15/21

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Off Any Large or Extra  
Large Two Guys Pizza

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PML0721 EXPIRES 08/15/21

## 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 (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](http://www.pinemountainlake.com) under the Resources/Forms > Opt-In Email Program.

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



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

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

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

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

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

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

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## Digitally Evolving

JANESSA OWENS – RENTAL COMPLIANCE COORDINATOR

Massive worldwide changes have shifted the way many live and work which has required us to rethink some of our processes and technologies. With that in mind, I wanted to give everyone a quick update on what I have been up to recently.

At present, we are preparing to kick-off a new software program that will assist us in creating a strong paradigm of communication that will connect our members with a system to address matters concerning all rental properties. We will

also be rolling out a new 24-hour automated hotline which will help us identify and promptly relay important details concerning any non-emergency rental related concerns. This will improve our services by allowing greater flexibility and convenience. With this, I am anticipating the modernization and development of a highly efficient and effective rental program.

Consider me your central point of contact for all rental related topics. You can get a hold of me at (209) 962-1245 or [RCC@pinemountainlake.com](mailto:RCC@pinemountainlake.com).

## Building Our Community

SUZETTE LAFFRANCHI – COMMUNITY STANDARDS DIRECTOR

An important reminder about making improvements to the exterior of your property or home! Be sure to submit your exterior projects to our Environmental Control Committee for review and approval. All exterior improvements, changes, addition, modifications, and landscaping on your property must be submitted to the ECC prior to commencement of the project.

### LANDSCAPING

- Decorative walls and boarders
- Excavation, drainage and soil erosion
- Fences (dog, decorative, garden, safety, privacy)
- Planting new vegetation
- Ponds, fountains, yard ornaments
- Retaining walls • Tree Removal

### LIGHTING

- Exterior Lighting
- Pathways, driveways, landscape, accent lighting

### STRUCTURES

- Additions • Carports • Decks
- Containers • Garages • Sheds
- Enclosures • Receptacles • Holders
- Gazebos • Outbuildings • Storage

### SIGNS

- ALL signs
- Custom address signs (placement and size)

### PARKING AREAS/DRIVEWAYS

- Asphalt • Concrete
- Gravel • Excavating
- Leveling

### PAINT

- ALL paint colors must be reviewed for approval

### PROPANE TANKS

- Painting • Placement • Screening

### LAKESHORE

- Beaches • Docks
- Kayak or boat holders
- Walls • Decks

All these items and many more that I did not name require ECC approval prior to the start of your project. Violations of these rules will result in fines, tear out and/or stop work orders may also be issued.

Be sure to submit your exterior projects to our Environmental Control Committee for review and approval before any changes or improvements are made to your property or exterior of your home. All exterior improvements, changes, addition, modifications, and landscaping on your property must be submitted to the ECC prior to commencement of the project. Visit our new streamlined submittal process at [www.pinemountainlake.com/ecc-project-submittal-process/](http://www.pinemountainlake.com/ecc-project-submittal-process/)

### All projects require a plot plan that includes:

- Setbacks • Easements
- DPA/DE • Property Boundary Lines

The Environmental Control Committee of Pine Mountain Lake Association has made guidelines available to you to acquaint you with the rules, guidelines and Construction Standards. The guidelines also pertain information on document preparation and other information that should simplify your planning process. Also see PMLA, CC&R, Article VI, Minimum Construction Standards for more details on requirements when submitting your project.

If you have question regarding your submittal, documents or construction fees, please contact our ECC Assistant at [ECC@pinemountainlake.com](mailto:ECC@pinemountainlake.com) or call (209) 962-8605.

## The Hoof Print

KENDRA BROWN – EQUESTRIAN CENTER MANAGER

The end of May and June sure brought some atypical weather around here, but the heat is here to stay for a few months I'm sure.

Make sure you're keeping your horses well hydrated during these hot days and spraying them with fly spray at least once a day to help keep those flies off. Both of our barns have a full spray system in each stall and through the aisle ways to help cut down on fly irritation to the horses. We chose to use a natural based fly spray in our system for the year and have been very happy with the performance of it so far. Fly masks go on our horses when they get turned out in the morning and come off when they get put back in their stalls in the evenings. Our compost pile gets

hauled away a minimum of twice a week to help cut down on the fly reproduction as well. Keeping our facility clean and minimizing flies is always a priority around here!

With much excitement we were allowed to open our lawn and arena for event rentals starting in June. All rentals are required to follow current COVID regulations, but don't let that stop you from booking your event today!! My team and I are here to assist you!!

### EQUESTRIAN CENTER

Open Monday-Sunday 7:00am-5:00pm  
13309 Clifton Way  
Office: 209-962-8667  
[stables@pinemountainlake.com](mailto:stables@pinemountainlake.com)

# Movies Under the Stars

PML Equestrian Center  
13309 Clifton Way

Starts at dusk

6/18 – Avengers Endgame

7/16 – Raiders of the Lost Ark

7/30 – Dolittle

8/13 – Godzilla Vs Kong

8/27 – Wonder Park

9/10 – Scooby Doo-The Sword of Scoob

9/24 – The Addams Family (2019)

For more information call the Equestrian Center  
at (209) 962-8667.




## Craig Prouse

### BALANCE AND RESPECT FOR THE FUTURE OF PML

Hello Neighbors, I am a candidate for the Pine Mountain Lake Board of Directors. I'm happy to introduce myself and tell you who I am and why I would appreciate the opportunity to serve you.

I come prepared with 17 years of experience as the treasurer of a homeowners' association in Mountain View, where I was responsible for all aspects of our budget planning, accounts payable and receivable, insurance, state and federal tax filings, and real estate transactions. I am well-equipped to work for you in preparing PML's annual budget and controlling assessments.

My wife, Audrey, a retired elementary school principal, and I first came to

PML as fly-in visitors in 2001. We purchased our weekend property and future retirement home in 2010, then a second property in 2017. Last year we achieved our early retirement goals and now make PML our full-time residence. We have direct experience, respect and empathy for full-timers, part-timers, vacationers, and rental property owners. I have worn all of those hats, so I have a strong commitment to pursue policies that strike an equitable balance for all these constituencies within PML.

After 24 years as an engineer at Apple, I retired in 2013 to pursue personal interests: working part time as a consultant to a successful startup company and spending time with my hobbies at PML. I am

committed to our community and volunteer with Brainy Groveland to tutor fourth graders in mathematics at Tenaya Elementary. I am honored that the Board recently appointed me as a member of the Governing Document Update Ad Hoc Committee, chartered to supervise modernization of the PML Bylaws and CC&Rs.

As your board member I will form my opinions and decisions collaboratively in the best interests of the community where the facts and evidence lead. I have no personal agenda.

For the last four years, we have operated our second property as a short-term rental, catering mostly to tourists visiting Yosemite. I am pleased to say that our experience with STRs has been very

positive and we have never caused a nuisance in our neighborhood. However, I have seen firsthand that this is not universally the case. I believe we should allow STRs under responsible management and with reasonable regulations and oversight to ensure that neighbors are undisturbed. I know how to do it the right way, and I am eager to share what works. Mutual respect is key.

I look forward to meeting you at the candidates' forum on July 10. Please contact me on my Facebook page for any questions or comments: <https://fb.me/CraigProuseforPML>

Chuck Obeso-Bradley is another excellent candidate for one of the two open board seats.



## Vote for CRAIG PROUSE

### PML Board of Directors

#### Balance and Respect For the Future of PML

I am committed to serve the interests of *all* PML Homeowners

- 17 years experience in HOA financial leadership
- 11 years a PML Homeowner
- 4 years an Airbnb Superhost at PML
- Member of PML Governing Document Update Ad Hoc Committee
- Committed to sound financial management and maintaining our amenities for the long-term
- Non-political problem-solver

Visit *Craig Prouse for PML Board* on Facebook at  
<https://fb.me/CraigProuseforPML>





# FEEL *The* FUN Of VOTED #1



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# DINNER MENU

WED, THURS & SUNDAY 5PM – 9PM

FRIDAY & SATURDAY 5PM – 9:30PM



**CLOSED MONDAY & TUESDAY**  
**RESERVATIONS ARE**  
**REQUIRED FOR DINNER**  
**CALL 209.962.8638**

Please note: prices and items subject to change

## APPETIZERS

### Shrimp and Crab Cocktail

bay shrimp, crab meat and a prawn tossed in our house cocktail sauce **12**

### Crispy Calamari

lightly battered served with cocktail sauce **21**

### Crispy Brussels Sprouts

Fried and topped with lemon aioli and chives **10**

### Artichoke Fritters

Curry seasoned artichoke hearts fried in a goat cheese batter and topped with spicy aioli **12**

### Avocado Toast

lightly grilled sourdough, creamy avocado, tomatoes and arugula with green goddess dressing **12**  
add grilled shrimp **6** • add grilled chicken **5**

## SALADS

### Shrimp Louie

bay shrimp and prawns over a bed of crisp greens with avocado, egg, tomato, cucumber and thousand island dressing **18**

### Seared Ahi Tuna Salad

seared tuna on a bed of fresh greens with bell pepper, avocado, cucumber, carrot, topped with wonton strips with sesame dressing **23**

### Traditional Spinach Salad

spinach, bacon, mushroom, feta cheese, egg & marinated red onion with vinaigrette dressing **13**

### Sierra Salad

crisp romaine lettuce, tomato, artichoke hearts, marinated red onion and feta cheese with caesar dressing **13** • add grilled shrimp **6** • add grilled chicken **5**

## 14" BRICK OVEN ARTISAN PIZZA

substitute cauliflower pizza crust add, **2**

### Classic Margherita

sliced Roma tomatoes, fresh basil and mozzarella cheese with a light pesto drizzle **15**

### Bacon and Pickle

seasoned olive oil, w/ mozzarella & Parmesan cheese, Dill pickle, bacon, red pepper flakes & chopped dill **19**

### Smoked Gouda

prosciutto, arugula, tomato, olive & sweet onion **19**

### The Italian

Sausage, bell pepper, onion, olives, mushrooms **21**

### Garlic Chicken

chicken, bacon, artichoke hearts, black olives, green onion and mozzarella with a garlic ranch sauce **21**

### Meat Lovers

Sausage, prosciutto, pepperoni, salami, and bacon **25**

## ENTREES

### Half Rack of Lamb

Marinated & finished w/ house made demi-glace served w/ a garlic mashed potato **33** Full rack **52**

### Seared Ahi Tuna

seared medium rare with crispy sushi rice cake, seaweed salad, wasabi aioli & soy ginger vinaigrette **29**

### Roasted Cauliflower Pasta

served over zucchini noodles with walnuts, cherry tomatoes, garlic and grated parmesan cheese **15**

### Grilled Apple Honey Chipotle Pork Chop

White Marble Farms bone-in pork chop topped w/ honey chipotle glaze served w/ garlic mashed potatoes **25**

### Cedar Plank Salmon

Topped with garlic lemon and rosemary served with rice pilaf **26**

### Shrimp Pasta

large prawns sauteed then tossed with linguini in a creamy ginger cilantro sauce **22**

### Pesto Bruschetta Chicken

Grilled boneless skinless chicken breast topped with pesto sauce mozzarella cheese and tomato relish served on a bed of couscous **21**

## BURGERS

All Burgers served with lettuce, tomato, pickle & onion and french fries or sweet potato fries or garden salad. Add: pepper jack cheese, cheddar, blue cheese, swiss or smoked gouda, caramelized onions, mushrooms, bacon or avocado **1** ea  
for an additional **2** ea choose: onion rings, garlic fries or a caesar salad

### Grilled Angus Chuck

Half pound **14**

### Sliders

three Certified Angus Beef mini burgers with your choice of cheese **15**

### Turkey Burger

seasoned ground turkey **14**

### Vegetarian Black Bean Burger

For the veggie lover **12**

### Beyond Burger

plant based patty **12**

We accept visa, MasterCard, American express & discover, no personal checks please.  
**WARNING:** This facility processes nuts, dairy, flour, seafood, etc. which may be considered allergens.

Eating raw or undercooked meat, seafood, poultry and eggs may cause serious foodborne illness



# Now Hiring at the Grill Update

JAY REIS – GRILL MANAGER

The Grill is currently hiring experienced food servers. Our starting wage for servers is \$15 per hour plus tips. We also have openings for Cooks and a dishwasher. For more information call 209-962-8638 or email us at clubmgr@pinemountainlake.com. Or you can apply online Employment Opportunities – Pine Mountain Lake

In anticipation for scheduling upcoming events, we are looking to hire a Banquet/Event Coordinator. This is a full-time position with paid time off and full medical, dental and vision benefits. If you are interested or know someone, just fill out an application online at www.pinemountainlake.com or if you have any

questions call Jay at 209-962-8638

## SUMMER HOURS

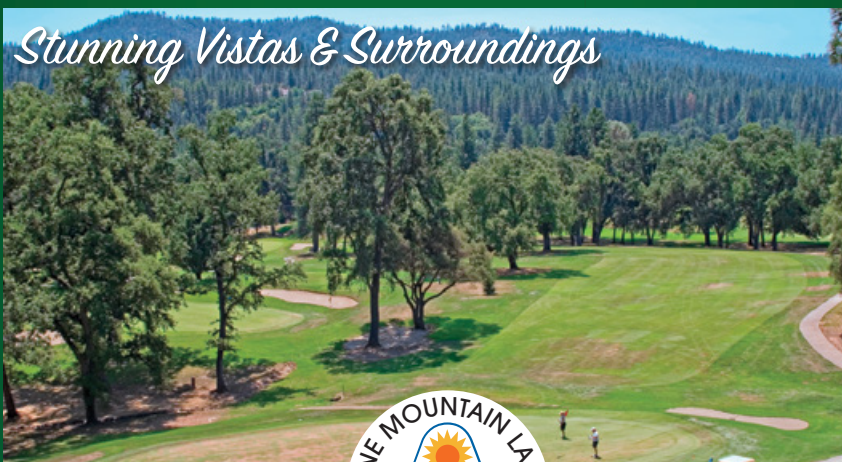
Dinner is served Wednesday, Thursday and Sunday from 5p to 9pm. Friday and Saturday from 5pm to 9:30pm. Lunch is served from 11am to 3pm Wednesday thru Sunday. The bar and restaurant are closed on Mondays and Tuesdays. Reservations are required for Dinner service. You can make reservations a month in advance and typically Friday and Saturdays we are sold out a week prior. You can visit our Website to find our latest menus. Please call the Grill directly for up-to-date information 209-962-8638..



One of PML's resident Bald Eagles keeping watch over the lake. Photo by: Uriel Vargas

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## PML Candidates Forum

### Get to Know the PML Board Candidates

Mike Gustafson, outgoing board director, is hosting a Candidates Forum in preparation for the August 21st Board of Directors Election.

**SATURDAY, JULY 10TH, 10 AM - NOON AT THE PML LAKE LODGE**

This is intended to be a live, in-person event where you will hear from candidates on topics and issues important to our association. Advance questions can be emailed to [director2@pinemountainlake.com](mailto:director2@pinemountainlake.com) (Mike Gustafson). Attendees may also ask questions directly at the forum.

**WE LOOK FORWARD TO SEEING YOU ALL THERE.**



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**ENVIRONMENTAL CONTROL COMMITTEE**

**FIRE INSURANCE**

**WATERFOWL MANAGEMENT**

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](http://www.pinemountainlake.com) or from the Administration Office.

MAIL COMPLETED FORM TO:  
Pine Mountain Lake Association,  
Attention: Debra Durai  
19228 Pine Mountain Drive  
Groveland, CA 95321  
Email to [Debra@pinemountainlake.com](mailto:Debra@pinemountainlake.com)  
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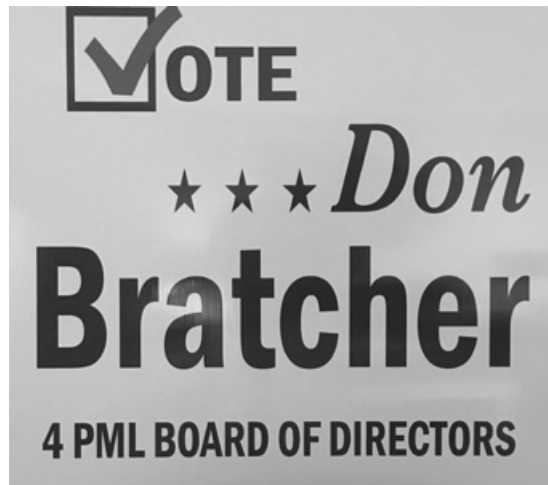
# Don Bratcher for PML Board of Directors

**HELLO AGAIN FRIENDS AND NEIGHBORS.**

My Election Platform is simple, to focus on Marketing and Business planning for our Public Access Amenities. In my current Candidate ad, I include some facts taken from the archives of the PML Newspaper. The trend for usage of our public access amenities appears to have been on a downward trend for several years. If you consider all that we have to offer, it is surprising that this is occurring. The impact of these trends is continually increasing HOA dues and fees, and yes, we all understand the cost of doing business rises. To my knowledge, PML has no significant Marketing plan in place to attract new owners or visitors. In addition to no Marketing plan, there also appears to be no Business plan for our individual amenities. This is where I believe I can

help with over 30 years of business building experience and success.

One of the first things I looked at is, are we targeting and promoting ourselves to the large number of vacationers and visitors that come here, and if not, why not? Here is an example, we have a very busy STR next door to our house and we will generally greet them if we have the opportunity and talk to them about their plans and where they are from. We also ask them if they have any plans



to use our facilities and generally speaking, they have no idea what I'm referring to other than the beach areas. So of course, we explain and encourage them to take advantage of all we have to offer. The question to myself is, why do they not know what we have to offer. Shouldn't there be information regarding our amenities in their rental information? I would say yes, there should be. If elected, I would

work with the Directors, STR Liaison and homeowners to form a marketing committee and ask that their first task be to create a STR's amenity informational packet to be distributed via the owner or booking agent. Working together to build a source of information, and possible incentives, highlighting all the wonderful and fun things to do immediately within our community benefits all homeowners.

If visitors know it's there and easily accessible, they will use them. This will increase usage income and will at some point begin to offset required allocations we budget for each year. We have an extremely talented pool of marketing and business professionals that are PML owners, and we should ask them to be a part of this plan to increase usage of our Public Access Amenities.

I am asking for your vote, Post questions and comments @ *Don Bratcher PML Election Page 2021*

## DON BRATCHER, "A FRESH PERSPECTIVE FOR PML"

As you may already know, I am a candidate with a Fresh Perspective. This does not mean I want to change everything about PML, it means I believe we can manage our association dues in relationship to our allocations for our amenities, specifically our public access facilities, in a better, more sustainable way. Below, are real numbers, and trends, taken from financial reports posted in the PML Newspaper with year-end information for our two largest public amenities:

	2015	2016	2017	2018	2019	*2020
GOLF COURSE EXPENSES	\$1,335,309	\$1,297,406	\$1,295,181	\$1,365,471	\$1,432,660	*\$1,458,900
GOLF COURSE REVENUE	\$897,612	\$855,777	\$831,812	\$788,417	\$766,484	*\$771,450
GOLF COURSE ALLOCATION	\$437,697	\$441,629	\$463,369	\$577,054	\$666,176	*\$687,450
THE GRILL EXPENSES	\$1,214,828	\$1,243,511	\$1,266,991	\$1,261,937	\$1,288,352	\$1,262,982
THE GRILL REVENUE	\$829,303	\$860,062	\$792,010	\$670,912	\$379,985	*\$702,634
THE GRILL ALLOCATIONS	\$385,525	\$383,449	\$474,981	\$591,025	\$908,367	*\$560,348

This information is taken from the PML News archives and is all public information. The obvious pattern is decreasing revenue, which would be the result of less usage, with the impact resulting in increased allocations for all of our public access amenities. These decreasing revenues and increasing HOA dues are the basis of my campaign. We can, with a good marketing and business plan, increase usage of our public access amenities which will increase revenue and reduce the steadily increasing allocations of our HOA dues. It has been stated by some that "Our Amenities are not intended to make money", but I have to ask you, **IS THERE ANY REASON WHY WE CANNOT WORK TOGETHER TO FIND A WAY TO OFFSET THESE ALLOCATIONS?**

Please visit my FB Page @ DON BRATCHER PML ELECTION PAGE 2021





# Vote for Chuck Obeso-Bradley for PML Board of Directors

LEADERSHIP  
EXPERIENCE  
STABILITY

## WHY I AM A CANDIDATE

I was asked about why I am a candidate for the PML Board, and I wanted to share those with you. First and foremost, I was asked to run by PML residents whom I respect and trust. Many of them have seen the work that I have done on the Men's Golf Club Board and the Lake and Marina Committee; they believe in me and believe that I can make a positive contribution to our Association.

Another major reason for my candidacy is my support of all our wonderful amenities. Since 2001 when we first became Part-Time PML property owners, my family has enjoyed almost every amenity up here, and I want to make sure that they continue to receive strong support in the

Association budget for years to come. Indeed, the blend of our wonderful PML amenities is what originally drew many of us to purchase in PML.

Did you know that 80% of our Association dues support the important functions of the Replacement/Refurbish Reserve; Roads, Structures and Maintenance; the Administration, ECC and PML News; and the Safety Department? Only two of our amenities do not require support from the Association dues- the Shooting Range



and the Recreation Department. The other 20% of the Association Budget helps to fund the other amenities like the Lake and Marina, the Grill, the Golf Course, and the Equestrian Center.

It concerns me when I hear that some folks up here would like to use a more "business" approach to how our amenities are operated, in order to reduce the 20% of our Association dues that are allocated to them. What does that mean exactly?

Does that mean service cutbacks? Does

that mean reducing the number of PML employees who work in the amenities, or reducing their pay? Does that mean losing local control and bringing in outside groups to run some or all of our amenities? Or does it mean raising prices to generate more revenue?

I don't want cutbacks to our amenities – I want them to remain healthy and robust, and possibly even to grow in the services that they offer. For example, I was happy that the Equestrian Center has recently expanded its offerings to now include Riding Lessons and Trail Rides, because I know that my family will take advantage of them.

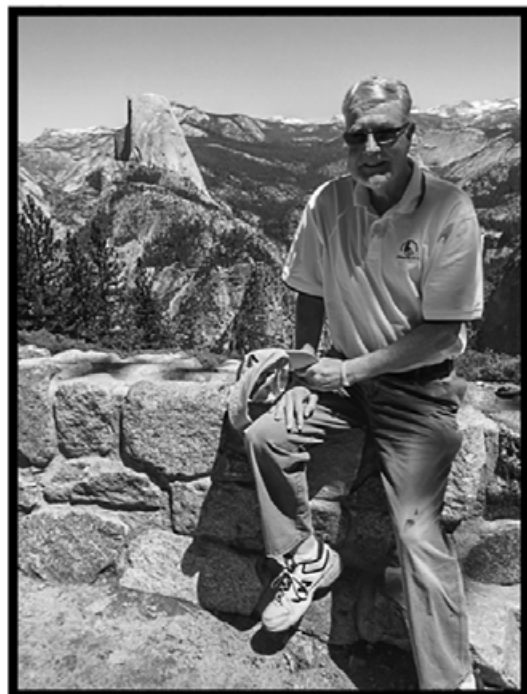
A vote for me and for Craig Prouse is a vote to help keep our Association managed efficiently, and our wonderful amenities healthy and robust.

\*We hope to see you in person at the Candidate Forum on July 10th at 10:00 am, PML Lake Lidge\*

Please visit my FaceBook page at [fb.melchuckobforpml](https://www.facebook.com/fb.melchuckobforpml)

## VOTE FOR CHUCK OBESO-BRADLEY FOR PML BOARD OF DIRECTORS

*Leadership • Experience • Stability*



I am running for the PML Board to ensure that property owners, renters, and guests continue to enjoy ALL of the well-funded, safe, well-maintained, and robust amenities that we all love.

- I believe that our amenities protect and enhance our home values.
- The dedicated PML employees are some of our greatest assets. I applaud the Association's efforts to recruit, train, and retain our wonderful employees.
- Two-thirds of our membership are part-timers; I will always consider their priorities as a member of the PML Board.
- The safety of our members comes first. We must do everything we can to avoid closing our beaches because of the goose problem, and we must continue our fire protection efforts.
- I will encourage creating an online reservation system covering all amenities; the Association tested such a system last year at the Swim Center.

*I endorse Craig Prouse for the other open seat on the PML Board, and I hope to meet you in person at the Candidate Forum on July 10th, location TBD*

Visit @ChuckOBforPML on Facebook for the latest information!

# ECC Rules, Guidelines and Construction Standards

In accordance with Pine Mountain Lake Association’s CC&R’s, Article III, Section 7(c), Adoption and Amendment of Rules, the Board of Directors has approved an amendment to the ECC Rules, Guidelines and Construction Standards document.

The purpose of the amendment is to bring the ECC Rules, Guidelines and Construction Standards current with County ordinances and to reorganize the document for clarity and ease of use by Members.

This amendment was published in the May 2021 edition of the PML News and posted on the PML website for member review and comment.

This amendment to the ECC Rules, Guidelines and Construction Standards was approved and adopted by the Board of Directors at a duly noticed meeting on June 19, 2021, via remote online ZOOM meeting.

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PINE MOUNTAIN LAKE ASSOCIATION

# ECC

# RULES, GUIDELINES AND CONSTRUCTION STANDARDS

ADMINISTERED BY THE PML'S  
ENVIRONMENTAL CONTROL COMMITTEE



*Nick Stauffacher*  
Nick Stauffacher, Secretary  
PMLA Board of Directors

Amended and Adopted June 19, 2021 by  
**Pine Mountain Lake Board of Directors**



**I. OBJECTIVE**

The Environmental Control Committee of Pine Mountain Lake Association has made this guideline available to you to acquaint you with the rules, guidelines, and construction standards that pertain to your building program. The guideline also contains information on document preparation, fees, and other information that should simplify your planning process.

Article V, Section 5, of the PMLA Declaration of Restrictions, defines the requirement for and establishes the contents of this document. In the event of any conflict between this ECC Guideline and the Pine Mountain Lake Association Declaration of Restrictions (CC&Rs), the provisions of the Declarations shall prevail.

Before commencing construction or installation of any Improvement on any Lot within the Properties, the Owner planning such Improvement must submit to the Association's Environmental Control Committee a written request for approval. The Owner's request shall include plans and specifications satisfying the requirements of this ECC Guideline. Until the Committee's approval of the proposal is first obtained, no work on the Improvement, or any portion/sub-project of the Improvement Project, shall be undertaken. The Committee shall base its decision to approve, disapprove or conditionally approve any proposed Improvement on the criteria described in Articles V and VI of the PMLA Declaration of Restrictions. The property owner is encouraged to meet with the ECC during this period to review requirements and any other issues that might impact a successful completion of their improvement project.

The Committee and the ECC inspector are not responsible for the accuracy of project drawings, renderings, plot plans, or any documents provided by the property owners or their contractors. The property owners must agree to complete their project in accordance with the PMLA Declaration of Restrictions and the ECC Rules, Guidelines and Construction Standards before any work is allowed to start.

**II. ENVIRONMENTAL CONTROL COMMITTEE****RESPONSIBILITIES**

The Pine Mountain Lake Association Board of Directors has vested the Environmental Control Committee with the responsibility to rule upon all proposed improvements and modifications to the properties. The Environmental Control Committee is also vested with the responsibility for the environmental management of the properties that shall include the enforcement of remedies as authorized by the Association.

The Environmental Control Committee is entrusted with the task of verifying compliance with the PMLA Declaration of Restrictions. The Committee, as well as the ECC Inspector and ECC coordinator, is available for discussion involving the interpretation of this booklet.

**POLICY**

Article V of the Declaration of Restrictions for Pine Mountain Lake, as restated, provides the authority and prescribes the duties, procedures and objectives applicable to the Environmental Control Committee and further requires that the Committee adopt environmental and land use rules and assure compliance pursuant to the Declaration. Therefore, it is the policy of the Environmental Control Committee to ensure the improvements, modifications, general land use, individual and collective activities be directed and pursued with a view toward enhancement of the natural beauty and character of the properties and the quiet enjoyment thereof by all Owners, residents and guests. All decisions by the committee shall be pursuant to the Declaration, without prejudice. Failure to abide by the ECC Rules, Guidelines and Construction Standards may subject property owners to appropriate fines and penalties. The levying of fines or any other disciplinary action, including without limitation, the initiation of legal proceedings, shall be accomplished in accordance with the procedures as set forth in the Pine Mountain Lake Association's Governing Documents Enforcement Procedures (as amended).

The approval by the Environmental Control Committee of any plans, drawings or specifications for any work of Improvement done or proposed, or for any other matter requiring the approval of the Committee under the Declaration, or any

waiver thereof, shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification or matter subsequently submitted for approval by the same or some other Owner. Different locations for the Improvements, the size of the Improvement structure, proximity to other Residences or Common Facilities and other factors may be taken into consideration by the Committee in reviewing a particular submittal.

**VARIANCES**

The Environmental Control Committee shall be entitled to allow reasonable variances in any procedures specified in Article V, the minimum construction standards specified in Article VI or in any land use restriction specified in Article VIII of the PMLA Declaration of Restrictions to overcome practical difficulties, avoid unnecessary expense or prevent unnecessary hardship to Owner-applicants, provided all of the following conditions are met:

1. If the requested variance will necessitate deviation from, or modification of, a property use restriction that would otherwise be applicable under this Declaration, the Committee must conduct a public hearing on the proposed variance after giving prior written notice to the Board and to any property owner located within 300 feet of the property requesting the variance.
2. The Committee must make a good faith written determination that the variance is consistent with one or more of the following criteria: (i) the requested variance will not constitute a material deviation from any restriction contained in the Declaration of Restrictions or this Guide herein, and that the proposal allows the objectives of the affected requirement(s) to be substantially achieved despite noncompliance; or (ii) the variance relates to a requirement land use restriction or minimum construction standard otherwise applicable hereunder that is unnecessary or burdensome under the circumstances; or (iii) the variance, if granted, will not result in a material detriment, or create an unreasonable nuisance with respect to any other portion of the Properties.

Once a variance has been granted by the ECC, work on an Improvement project involving the approved variance must start within one year from the date of the granting of the variance and complete within one construction season. If the owner does not comply with this requirement, any approval granted for the associated variance shall be deemed revoked, unless the Committee, upon written request by the Owner prior to the end of this period, extends the time for completion.

**III. GENERAL REQUIREMENTS FOR BUILDING AT PINE MOUNTAIN LAKE**

The following is a list of general requirements for constructing new buildings and any improvements to existing buildings or property.

**A. PLAN SUBMITTAL**

1. The following steps should be followed for a quickest review and approval:
  - Submit drawings on-line at [www.pinemountainlake.com](http://www.pinemountainlake.com) for conceptual approval to PMLA. Include setbacks, appearance, elevations, and square footage must be indicated on drawings. Required paperwork will be completed and partial fees paid at this time. A field check will be made on the next scheduled inspection date.
  - Submit plans to Tuolumne County and obtain a building permit.
  - After receiving the County permit, resubmit plans to PMLA with a copy of the building permit and approved drawings, pay remainder of fees – the plans with the County approval will be checked against the plans at PMLA and, if matching, immediately approved.

A Tuolumne County building permit is required prior to final approval by ECC. Tuolumne County Community Resources Agency information and building permit information may be obtained at (209) 533-5633.

GCSD water and sewer information may be obtained by calling (209) 962-7161.

2. Electronic or hardcopy of proposed construction plans must be submitted to the ECC for review. This includes additions and or modifications to previously built structures. All submittals must include the owners name, unit, lot number, parcel number and street address.
3. At the time of Plan Submittal, all property pins must be located, flagged, and property lines strung. The proposed structure outline must also be staked and strung. If necessary, underbrush can be cleared, however, no trees are to be cut prior to approval. In NO case shall it be the responsibility of Pine Mountain Lake Association or the Environmental Control Committee to locate or certify location of property pins. The stringing of the property to establish the acceptable location of the Improvement will be verified as part of the first inspection.
4. A property sign indicating the unit/lot number must be posted where it can be seen from the road before the first inspection. The sign cannot be posted on a tree but should be mounted on wood or steel posts. Signs shall be on permanent material (not cardboard) not larger than 216 square inches. See Tuolumne County Uniform property number system 12.12
5. Tuolumne County approves the specifications of septic tanks, leach fields and associated expansion areas. The County will also determine the need for any additional engineering studies.
6. The Owner or the contractor will pay a Compliance Deposit and Plan Check Fee. The Compliance Deposit will be refunded to the party who paid the deposit.
7. Escrow must be closed and the deed recorded. If the Association does not have a copy of the recorded deed on file, one will be required at the time of plan submittal.
8. Association dues must be current for the property at the time of submittal.
9. All changes, modifications, or deviations from the originally submitted and approved plans shall be resubmitted to ECC for approval before actual changes, modifications or deviations are made.
10. When a project is submitted to the Environmental Control Committee for review, the Committee shall grant the approval only if the Committee, in its sole discretion, finds that all of the following provisions have been satisfied:

The Owner's plans and specifications: (i) conform to the PMLA Declaration and the ECC Rules in effect at the time such plans are submitted to the Committee; (ii) will result in the construction of an Improvement that is in harmony with the external design of other structures and/or landscaping within the Properties and (iii) will not interfere with the reasonable enjoyment of any other Lot Owner of his or her property, including, without limitation, the other Owner's rights to scenic and solar access free of unreasonable obstructions; and

The proposed Improvement(s), if approved, will otherwise be consistent with the architectural and aesthetic standards prevailing within the Properties and with the overall plan and scheme of development of the Properties and the purposes of the Declaration or Restrictions.

If a property improvement is determined to cause a material adverse impact on the view from any adjoining lot, the ECC may condition its approval on a different position or location for the structure so long as topography, setbacks, tree preservation, and other factors are reasonably acceptable.

## B. CONSTRUCTION PLAN REQUIREMENTS:

When submitting plans to the Environmental Control Committee for their review of a new residence, remodeling or addition to an existing residence, the following items must be included in your plans at the time of submittal. The ECC coordinator cannot accept plans unless these required items are included.

1. A complete set of plans are to be submitted for review. Plans shall be legible, dimensioned to scale, and include a plot plan, floor plan, front and side elevations,

roof plan, and exterior stairways and decks. Side elevations must show existing and final finish grades. Square footage of all structures shall be included. See Section C of this Guideline for a description of Plot Plan requirements.

2. All submittals shall include the owner's name, unit and lot number, parcel number and street address.
3. Plans shall show the square footage. Each Single Family Residence constructed shall have a fully enclosed floor area (exclusive of roofed or unroofed porches, decks, terraces, garages, carports or other outbuildings) not less than: (i) 1,600 square feet on lake front Lots or (ii) 1,250 square feet on all other Lots.
4. Plans shall show a minimum roof pitch of 4 in 12, actual – not nominal. The eave/overhang at the lower ends of the roof having a pitch of 4 in 12 shall be a minimum of 24 inches horizontally from the wall, which may include the width of the gutter not to exceed 6". Where the roof pitch is increased to 8 in 12, the minimum eave/overhang shall be 18 inches. Where the roof pitch is increased to 12 in 12, the minimum eave/overhang shall be 12 inches. For roof overhangs at the gable ends of the house, the overhang shall be a minimum of 18 inches. See definitions of Eaves, Overhang and Gable in Section IV, Glossary, of this guideline. Any exceptions due to resulting design conflicts, such as conflicts between the roof of house and a separate garage or an unsafe clearance between the edge of the roof and the ground surface due to large roof pitch, will require the approval of the ECC. Note: Tuolumne County requires any gutter or edge of roof to be at least 7 feet above the adjacent ground surface. Contact the ECC on questions concerning impact on construction items such as dormers, eyebrows, etc.
5. Plans shall specify type and color of roofing material. No roofing material with less than "Class C" noncombustible treatment will be acceptable in Pine Mountain Lake.
6. Trim is required around all doors and windows.
7. House paint colors and trim colors should be selected at the time of plan submittal. ECC approval for exterior paint colors with the approved numbers must be obtained prior to final inspection. Paint colors should be within the range of the paint color charts located in the ECC Office of the Administration Building or on our website. SEE "Paint Guidelines". No house may be painted the same color as the house on adjacent properties.
8. All residences, whether site built or manufactured home units, to be located on a PMLA lot shall be located on a full perimeter, reinforced cement or cement block foundation. Building plans will show compliance with this requirement before authorization to bring the modular home into PMLA is granted.
9. No Owner or resident shall alter or obstruct a natural drainage course, or materially add to the natural water volume of said drainage course without making adequate provisions with respect to neighboring Lots and the Common Area. Any such alterations, obstructions, or additions to water volume shall be considered a work of improvement that is subject to prior review and approval by the ECC & Tuolumne County Community Resource Agency.

## C. PLOT PLAN REQUIREMENTS

1. The plot plan must be to scale and show all property and setback lines. The plan shall include existing topographical conditions with elevations and any proposed revisions. (See example FIG. 1)
2. All easements of record including utility, access, road, equestrian, DPA (drainage protective area), or DE (drainage easements), or any encroachments must be indicated.
3. Indicate location of any existing utility lines and new proposed lines.
4. Show size and location of driveways, parking areas and turn arounds. Indicate degree of slope of driveways. (See "Driveway Requirements" )
5. Location of propane tanks, water box, septic tanks, and drain fields, must be

(Continued from page 32)





# HOMES ON THE HILL

## PMLA OWNED LOTS FOR SALE

2/287	FERRETTI ROAD	\$2,500
3/057	PINE MOUNTAIN DRIVE	\$1,500
5/212	FERRETTI ROAD	\$1,000
6/113	FERRETTI ROAD	\$1,000
6/179	COTTONWOOD STREET	\$1,000
6/211	FERRETTI ROAD	\$2,000
6/252	FERRETTI ROAD	\$1,000
7/049	FERRETTI ROAD	\$1,000

FOR FURTHER INFORMATION REGARDING THESE PROPERTIES PLEASE CONTACT PMLA AT (209) 962-8600

MOORE BROS. SCAVENGER CO., INC.  
P. O. Box 278 • Big Oak Flat, CA 95305 • (209) 962-7224 • FAX (209) 962-7257



### VACATION RENTAL OPTIONS FOR TRASH SERVICE

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

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

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

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

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

#### Maximum Occupancy for Rental Property

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

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

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

## Deardorff Realty

**IT'S HERE!! COMPLETELY REFURBISHED! TURN KEY!**

2 bedroom, 2 bath, fireplace, 2 large decks for entertaining, 2 car garage! New floors, new stove, new paint.



UNIT2 LOT 315

This real charmer sits on 1/4 acre parcel with lots of room for storage of your "toys", boats, motorhomes, etc.

Buy now! Move in now! – And enjoy your new home in Pine Mt. Lake for this great summer and always! Priced to sell only **\$329,500!!!!**

Contact Marilyn Deardorff-Scott - BRE 00396888  
**209-962-0718**

## PAINT DISCOUNT PROGRAM

Kelly-Moore Paint Company has been serving Pine Mountain Lake for 40 years. They want to remind PML property owners of the discount program that has been established for them. This program offers a generous discount on Kelly-Moore paint and accessories such as rollers, brushes, tape, caulk, etc. Delivery is available on orders of 10 gallons or more. This special discount opportunity is available with proof of Pine Mountain Lake membership (Member ID Card) on a cash or credit/debit card basis only (no checks please).

Although this program was initiated through the Sonora store, it will be honored at any Kelly-Moore Paint Company store. If you are interested in this discount program, call your local Kelly-Moore Paint store for details.



**PAUL S. BUNT, ESQ.**  
ATTORNEY AT LAW

ESTATE PLANNING  
PROBATE  
REAL ESTATE  
BANKRUPTCY  
ELDER CARE  
**209.962.6778**

Mountain Leisure Center, Groveland  
appointments available in Sonora and Lake Don Pedro



# CELEBRATING AMERICA'S BIRTH WITH A FEW SPARKS OF OUR OWN



When the time came to make a change, we looked for the same qualities in our Realtor as you do in Yours, **TRUST, INTEGRITY, LONGEVITY & STABILITY.**

Sugar Pine Realty has joined forces with Berkshire Hathaway HomeServices Drysdale Properties. We operate over 40 offices across northern California and northern Nevada with a strong presence in the wider San Francisco Bay Area. Our close knit network of agents puts us in a unique position to provide you with greater access and exposure whether buying or selling your home. Ask us what we can do for you!

## BERKSHIRE HATHAWAY | Drysdale Properties HomeServices



**SECLUDED & QUIET**

**12000 MCGRAW COURT**  
3BD | 2.5BA | 1,939 sq ft | \$499,000  
Very Secluded Area of Pine Mountain Lake. 1.45 acres on a quiet cul-de-sac.  
**Ron Connick (209) 206-0007**



**MOVE IN CONDITION**

**13069 WELLS FARGO DRIVE**  
3BD | 3BA | 2,023 sq ft | \$419,000  
Very Unique Home situated in a quite neighborhood on the "Big Creek".  
**Ron Connick (209) 206-0007**



**IMMACULATE!**

**19970 RIDGECREST WAY**  
3bd | 2.Ba | 1,345 sq ft | \$339,000  
Immaculate home for the perfect retirement or vacation getaway.  
**Ron Connick (209) 206-0007**



**AMAZING PRICE**

**19662 COTTONWOOD STREET**  
2BD | 1BA | 936 sq ft | \$279,000  
An incredible opportunity to own your own vacation home at an amazing price.  
**Kimberly VanPetten (209) 499-8525**



**160 ACRES OF MAGIC**

**TUOLUMNE RD CHERRY LAKE RD.**  
Lot & Land | 160 acres | \$200,000  
This vast quarter section of property is truly a sight to behold.  
**Jair Richards (209) 985-4471**



**LAKE VIEW!**

**UNIT 3 LOT 154 BOITANO**  
Lot & Land | 0.29 acres | \$49,000  
Beautiful lot with panoramic views of the mountains and a great lake view.  
**Linda Willhite (209) 985-2363**



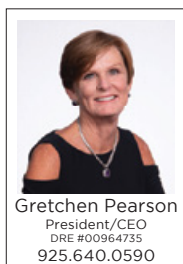
**3 MERGED LOTS**

**UNIT 15 LOT 50 UPPER SKYRIDGE**  
Lot & Land | 0.87 acres | \$29,000  
3 Merged lots 49-50-51 .87 Acre. Backs to Greenbelt with a filtered lake view.  
**Linda Willhite (209) 985-2363**



**PENDING**

**20112 PINE MOUNTAIN DRIVE**  
Lot & Land | 0.5 acres | \$74,900  
LAKEFRONT LOT: Great Building Site Situated on Pine Mountain Lake.  
**Ron Connick (209) 206-0007**



**Gretchen Pearson**  
President/CEO  
DRE #00964735  
925.640.0590



**Linda Willhite**  
Broker Associate  
DRE #00964735  
209.985.2363



**Ron Connick**  
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209.962.7765



**HAPPY 4<sup>th</sup>  
of JULY!**

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Vanessa  
Meyers  
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CEDAR, REDWOOD, HICKORY

be surrounded by the natural richness of real wood. Lindahl cedar home with superbly designed upgrades is a sylvan "forever Sunday". Deck living is the delight here, and you have FIVE to choose from. On .83 acre.

**\$588,000**  
2-281 PML



**\$535,000**

This home will make you a believer in Love at First Sight when you encounter the eye-catching great room. Natural light from the wall of south-facing windows illuminates a phenomenal space to gather family and friends....  
4-507 PML

NO STAIRS  
3 Bedroom  
2 Bath  
1653 sq ft  
Cresthaven Dr  
**\$360,000**



Nothing Will **SIZZLE** in July  
**HOTTER** than the  
Real Estate Market

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value of your property

Have you been sitting on the fence about selling your home? *It's the best market we have seen in years!*

**VETERANS OR SENIORS  
SAVE 25% ON SALE OF  
YOUR HOME\***

\* Home must be listed by August 15th 2021. **CONTACT US TODAY.**

**TIME TO SELL – THE MARKET IS HOT!**



Cedar log home, 2200sf.  
Cedar Ridge, Sonora  
Offered at **\$489,000**



Near lake lodge  
4 bd/3 ba, 2,700 sq. ft.  
Offered at **\$419,000**



Coming Soon Fixer  
Upper in PML on 1.7 acres  
**\$359,000**



Coming Soon  
Tri-Level Home -  
**\$359,000**

Near Lake Lodge U4/L423 – **\$83,950**

Pointview U4/L198 – **\$44,900**

Pointview U4/199 – **\$39,900**

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**Michael O. Bowers**  
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DRE #00901538 [Michael@MichaelBowers.com](mailto:Michael@MichaelBowers.com)



**Emily Hunter**  
Broker Assoc.  
Tech savvy with all  
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**ONE OF A KIND LAKE FRONT LOG CABIN**

[www.tourfactory.com/2882643](http://www.tourfactory.com/2882643)



**20284 Lower Skyridge \$1,400,000** Custom Rustic Log Cabin in beautiful PML on the lake. Towering 21' tall open beam Eastern White Knotty Pine interior ceilings & shiplap paneling, self insulating log construction, lg picturesque windows flr to cng, Open balcony loft + 2bd & full ba on upper level. Wide open spacious kitchen w/concrete countertops, tile flooring, stainless applcs, cherry wood cabinets, slate stone backsplash. Open living room w/stone hearth floor to ceiling f.p. Mstr Bdrm on main level opens to lg back deck balcony overlooking lake & dock. MBa has walk in stone shower, jetted soaker tub w/waterfall, custom concrete sink. Lower level bonus room & lg storage, hobby or work shop. Each bdrm w/own mini-split heating/AC units plus LVrm & lower level. Too many special features to list here.

**ELEGANT COUNTRY LIVING**

[www.tourfactory.com/2870306](http://www.tourfactory.com/2870306)



**20745 HEMLOCK ST UNIT 11 LOT 54 \$639,000** 4bd/2 1/2ba/2car, 2098sf, 1.7ac, Farmhouse style flare, amazing driveways and level parking, with beautiful remodeled upgrades throughout. Granite kitchen counters, new stainless appliances, new flooring, new carpeting, brand new Master Bath w/marble flooring & dual vanity counter top, tankless on-demand hot water heater, central heat & A/C, Masonite Lap siding, Trex type decking on lg wrap around covered porch & lg back stamped concrete patio w/hot tub & new landscaping, low maintenance retaining wall, beautiful view.

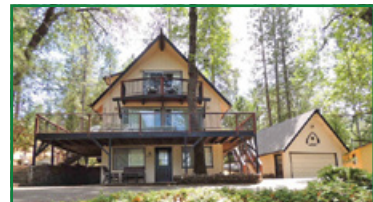
**LUXURY LAKEFRONT LIVING**

[www.tourfactory.com/2803624](http://www.tourfactory.com/2803624)



**20166 PINE MOUNTAIN DR U4/L125 4Bd/3 1/2ba** (2 MBRM) level entry, Lakefront w/stunning lake/ Mtn views w/solar!!! Gourmet kitchen, top-of-the-line stainless applcs, granite & stone, island w/prep sink, skylight, breakfast bar, walk-in pantry/laundry rm, 2 sided gas fp in grt rm, main level mste & guest ba. 2nd downstairs level w/bonus family rm/game rm, beautiful hardwood flrs, fp, full bath, 2 guest bd w/ lake views & balcony access. Downstairs Level 3 Total Flr Mstr Bd or bonus rm w/lake view & access. Private boat dock. RV trailer/boat parking pad.

**PERFECT COZY CABIN BY THE LAKE!!!**



**19729 PINE MT DR U1/L473 - \$425,000** 3Bd/3 1/2Ba 2 Car gar. 1 block from Marina. Across street from lake, peekaboo lake views, 3 lv cabin open wd beam, A-Frame. 2 mstr bdrms. Great rm concept on main mid level, w/1ba w/tub/shower & 1 bdrm, a lg kitchen w/center island & pantry. Open living rm w/cozy wd burning fp & wall to wall windows facing lake & lg deck w/metal railing + a side deck w/sliding door to lower lv fire pit area. Downstairs is a 1/2ba, laundry & lg family rm w/patio. Upstairs 3rd level - 2 private mstr bdrms Lg cement parking area can accommodate several vehicles and/or boat storage.

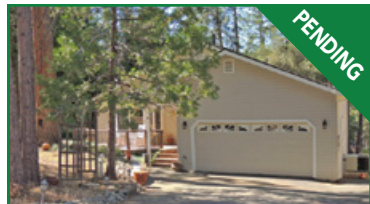
**ADORABLE AFFORDABLE LAKEFRONT HOME**

[www.tourfactory.com/2882129](http://www.tourfactory.com/2882129)



**20292 LOWER SKYRIDGE - \$795,000** Move-in condition lakefront on 1.67ac of natural landscape. 3bdrm/2 1/2ba 1609sf great condition home w/2 car garage built in 2000 is ready for family fun and adventure in beautiful PML. Main level has guest half bath, lg living rm w/propane fp, lg windows w/beautiful views, and back patio deck. Open kitchen w/lg pantry & open dining area. Spacious mstr bdrm w/2 closets, private shower & commode area. Laundry & garage access on the main level. Downstairs 2 guest bedrooms and full bath with tub/shower and additional large lower deck area.

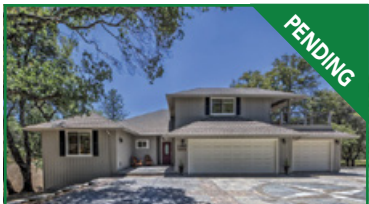
**SIMPLE LUXURY**



PENDING

**20772 BUTTERCUP UNIT 4 LOT 310 - \$450,000** 3bd/2ba, 2 car gar, 1646sf .31ac. Open living space w/vaulted knotty wd ceiling, stone accent wall & propane free standing fp, rich wd look vinyl plank pet friendly flooring, spacious kitchen w/granite counters, built-in serving/wine bar, breakfast bar counter, stainless appliances and gas stove/oven, pantry closet & large dining area. Lg relaxing & entertaining back patio deck w/Timbertech material. Wonderful gazebo w/enclosure, lighting & fan included. Lg mstr bdrm w/upgraded baths, new septic, RV Parking, on demand tankless water heater.

**UPSCALE ESTATE**



PENDING

**20885 Elderberry U11/L42 - \$625,000** Elegant entrance stone walkway patio to formal entry of hardwood floors & bright windows of mountain & tree views. Wall to wall window views w/Great rm kitchen w/lg center island, counters—heavy composite material, dining & living rm w/elegant gas fp, recess lighting, built-in secretary desk & cabinetry, access to covered patio + multi-level beautiful low maint. Trex decking patios. Main level has guest bdrm & bath + lg Mstr Bdrm w/balcony access, dual sinks, jetted tub, sep. shower, private toilet area, lg cedar lined walk in closet.

**QUALITY LIVING**



SOLD

**11082 Merrell Rd - \$310,000** Brand new everything. 3 car gar on .66ac just 3mi from downtown Groveland, Custom woodworking & stylish lighting, quartz kitchen counters, stainless applncs, beautiful island, tall vaulted open beam knotty wd ceilings, great rm concept. Lg new redwood deck, 2bd/2ba in main house & add'l mstr bdrm & Lg laundry area. 3 car garage. Large cement covered breezeway conjoins both roof lines for covered walkway area. Beautiful views!

**LOTS AND LAND FOR SALE**

**Unit 6 lot 41, Unit 3 Lot 468, Unit 3 Lot 469** A steal of a deal only **\$50 each**

**Fiske Hill Rd, Greeley Hill - 2 separate parcels** make up this 19.53ac. Located within community of Greeley Hill yet enjoys the seclusion afforded by this acreage. Mature pines and oaks cover this woody retreat. Gentle rolling terrain with an open meadow. Power close to property. Septic and well will be required. Access has been developed. Close to elementary school **\$134,900**



**Unit 5c Lot 299 - Golf Course Lot** Affordable golf course lot District water and sewer available. Approx 1/3 acre in the gated community of Pine Mountain Lake. Centrally located to all PML amenities **\$30,000**



**12881 Hondo Ct Unit 8/Lot 203 - Beautiful .56ac lot** on corner of cul du sac. Level building site, tree-rimmed lot. Tree & mountain views. Close to Marina. Amenities including lake, boating, swimming, fishing, golf, tennis courts pickle ball courts, swimming pool, riding stables and airport. **\$49,000**



**Unit 4/Lot 348A Big Foot Circle - 1/2 acre** within walking distance of the lake. Gentle terrain and mature oaks create a desirable spot for building your dream house. Property has been evaluated and approved for septic. District water is available. Power is at the lot. The seasonal creek adds another source of beauty and enjoyment. **\$20,000**



**13323 MULE CT U12/LOT 183 - Endless possibilities** for this 1ac level parcel w/water & sewer available. Corner lot on cul du sac. Close to bass pond & stable. Close to airport for flying enthusiasts. Completely fenced, pole barn on site. Enjoy all PML amenities including lake, golf course & tennis courts. Horses welcome here. Gated community. **\$89,000**



**Unit 13/Lot 102 Breckenridge - 1/3ac** Level access from paved rd leads to slightly gentle upslope/level lot. Prime location close to main marina. Mostly open, some mature pines. District water avail. & power conveniently close. PML amenities swimming, fishing, boating, golf, hiking & horseback riding, tennis & pickleball are benefits enjoyed by all in this gated community. **\$15,000**



**Unit 5A Lot 2 2.09ac** Rare find close to town at end of a cul du sac. Amazing affordable opportunity to build a custom home. Short distance to main marina & golf course + other amenities **\$59,900**



**Unit 5/Lot 198 - Golf Course Lot** w/view of Fairway 6 & 1/2 block from Clubhouse/Country Club, pool, pickleball & close to lake access. Gentle slope, slightly over 1/4 acre. Ready to build. Some trees **\$65,000**



**CABIN MANIA**



SOLD

**11966 MT SPRINGS UNIT 13 LOT 218 - \$315,000** 1,902 sq ft Cabin style home on large corner lot in beautiful Pine Mountain Lake. If rustic charm is what you are looking for, this cabin may be it for you and your family and or friends! It has 4 sleeping areas, large lot with tree and mountain views, open floorplan with large updated kitchen, stone fireplace area with clean and efficient pellet heat stove, large parking with 2 car garage and beautiful Central heat & A/C on main level. Open beam lower living room and A-Frame style on upper bedrooms with balcony off one upper room.

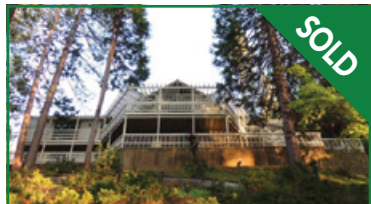
**LAKEFRONT HOME**



SOLD

**20288 Pine Mt Unit 3 Lot 200 - \$899,900** A-Frame style cabin, 180 degrees of lake views!! Move-in condition, w/like-new, LG deck. Dock w/ladder & walkway w/Trex type landing ramp. 2bd/full bath on main level w/great rm kitchen, dining, living room overlooking deck & lake with 20' tall knotty wd, open beam ceilings, floor to ceiling peak windows, gas fp/heat stove. Lg loft area w/full bath & lg deck. Lg mstr bd on ground level w/bath, wet bar. Granite kitchen counters & island/breakfast bar, stainless. Bright windows throughout. Custom storage sheds

**LOCATION LOCATION!**



SOLD

**20697 BIG FOOT U4/L279 - \$535,000** 2.38 ac, over 3000sf, centrally located, level entry. 14' tall open bm clngs, wrap around pergola covered deck. Stone wall wood burning fp, 3bd/2 1/2ba on main level. Mstr ste, 2 closets, sliding door to balcony, lg soaker tub, sep. shower. Remodeled kitchen w/hardwood flooring, solid surface granite counters, stainless appliances, lg pantry cabinet, Breakfast area & formal dining area /built-in glass hutch & bright windows w/gorgeous views - views essentially from throughout.



## PROPANE DISCOUNT PROGRAM

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

Benefits include: Propane at a discounted rate, Tank rental at a discounted rate, Free basic tank installation, Easy payment options, 24/7 Tech support, Flexible delivery options, 24/7 live phone support. Contact our local staff for further details and current rates.  
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Go to the official online presence of the PMLA for the latest news & information

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## WANT RESULTS? LIST WITH LEDA

### LOOKING FOR A HOME IN THE COUNTRY?

**SOLD**



No HOA.... 3ac overlooking a tranquil meadow. "Faux Log" exterior, 2bd/2ba w/bonus rm. Wood stove & gas wall heat. Appealing property is fenced & cross fenced. "Raised bed" garden, dog kennel, green house, shop, wood storage, carports, "Man Cave", storage sheds, det. garage. Outdoor built-in BBQ, patio & deck. "Log Cabin" bunk house with covered deck & porch both front and rear.  
Greeley Hill area \$359,900

### CABIN WITH A VIEW

**PENDING**



Live in the cabin while you build your "forever home" on the property. 2 bedroom 1 bath "fixer-upper" on 9.4 acres of land. Plenty of privacy with an "end of the road" location. Needs work but well worth the effort. Power and well water available on the property.  
Greeley Hill location \$239,900

### MOVE RIGHT IN!

**PENDING**



Vacation or full-time, this fine home is ready for its new owners. An appealing design features an open living/ dining area, gas fireplace, modern kitchen, 4 bdms & 3 full baths + spacious game room & wet bar. Two large decks, (hot tub ready). Ctrl heat & air, 2 car garage, 2250 sqft. 20739 Rising Hill Circle \$437,500

### LOTS FOR SALE IN YOSEMITE VISTA ESTATES



An "Over 55" Community offering affordable retirement living- Clubhouse & pool for residents and their guests. Enjoy the park-like setting where all homes are double-wide with driveways and garages. Underground utilities, water, sewer, propane and electricity. Modest hookup fees. Lots **33,44,45,49,57,58,59,73** are available from \$2,500 to \$9,000

**Eleda Carlson**



**RE/MAX Gold Groveland**

DRE 01215931

Realtor® GRI, SRES, e-Pro DRE 00632516

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[eledac1@gmail.com](mailto:eledac1@gmail.com)

# YOSEMITE AREA REAL ESTATE

PAUL S. BUNT REAL ESTATE – DRE #01221266



### ZONED R-3:MX

Unit 5 Lot 182 Mueller Rd., .25 ac.  
**\$99,000**



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REALTOR – TAXIWAY EXPERT  
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**PENNY CHRISTENSEN**  
BROKER ASSOCIATE – CRS  
**925.200.7149** Cell  
penny@askpenny.com  
DRE #00785760



### HWY 120 COMMERCIAL

73.14 ac. RE-5, 14.99 ac. C-K  
C-K zoned – 1022' Hwy Frontage  
**\$450,000**

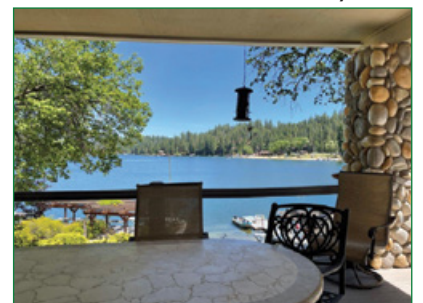
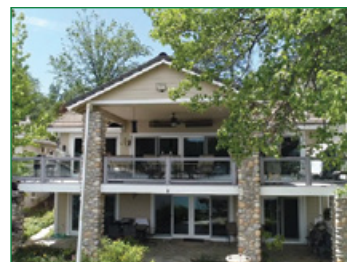
**LOTS FOR SALE**  
**19071 Jones Hill Ct. 4.5 ac \$124,900**  
**20680 Ferretti Rd. \$9,900**  
**20989 Owl Ct. Taxiway \$79,900**

### PREMIER LAKE FRONT HOME \$1,499,900

19765 Pleasantview Dr Unit 1 Lot 277

Huge dock -  
one of the Best on the Lake

Ease of access –  
View of main lake body



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**Lynn Bonander, GRI Owner / REALTOR®**  
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 Office 209-962-7156 / Cell 209-484-7156  
 lynn@pmlr.com www.pmlr.com



DRE# 00683485



**Delightful 3 Level Chalet**

4 Bed/2 1/2 Bath, Large Bonus Rm Downstairs. Approx 2024 SF, Plenty of Deck Space Front & Back, New Gazebo, Lots of Privacy, Parking and Rm for RV. 2 Large Tuff Sheds, New Interior & Exterior Paint. Inside Laundry, Washer and Dryer Included. All Inside Furniture and Deck Furniture Included.

13027 Wells Fargo Dr  
 2-422 \$435,000  
 MLS# 20210287



**Half Way to Heaven!**

20450 Pine Mountain Dr  
 3-62

\$450,000

MLS #20211000

3 Bed/2 1/2 Bths, 2 Car Garage w/the Half Bath, 2 Levels, Great Room, Living Rm w/Propane Fireplace, Central Electric Air/Propane Heat, Cathedral Ceiling, Ceiling Fans, Skylights, Recessed Lighting thru-out, Security System, Dining Area, Granite Countertops, Brfst Bar, Pantry, Stainless Appliances. Hardwood Flooring in Kitchen, Living Room, Hall, Pantry & Storage Room. Master Bedroom with Private Deck, Master Bath w/Separate Shower, Vanity. Garage Level includes, Laundry Room, Washer, Dryer Included, Wash Tub, and a 4'x10' Storage Room. Large Covered Deck w/Lighted Fan overlooking the Serene Tree Top Views. Immaculate and Beautiful! Most Furniture is Included, List is Available.



**Adorable Cottage**

20722 Big Foot Cir  
 4-362A

\$325,000

MLS #20210477

2 Bed/1Bath, 2 Levels, Approx 1,336sf, on Approx 0.34 Acre, Great Room with Propane Heat Stove, Cathedral Ceiling, Window Coverings, Breakfast Area, Kitchen w/Appliances, Pantry, Ceiling Fans, double Pane Windows, Loft, Inside Laundry with Washer and Dryer Included, Covered Porch, Deck. Central Propane Heat/Air, Storage Area under House. Backs up to a Seasonal Creek and close to Lake Lodge and Beach Area. A Great Get-a-Way to relax in, quite and peaceful, Lots of Privacy.



**Lake Front**

0.78 Acre w/161 Feet of Lake Frontage. Beautiful View down the Channel. Architectural Design for a Custom Home can be Available from Seller. Up to an 8'x12' Dock can be added for your Pleasure.

20158 Pine Mountain Dr.  
 4-128 \$89,900  
 MLS 20210766



**Close to Most Amenities!**

0.98 Acre - Zoned R-3! Build a Single Family Home or Several Units. Close to Country Club, Lounge, Pro Shop, Golf Course, Swimming Pool & Pickle Ball. Water, Sewer & Electrical Available. Plenty of Room to Build!

5-23-A Tannahill Drive  
 \$65,000  
 MLS#20210858



**Roomy Golf Course Lot!**

0.35 Acre Over Looking the 6th Fairway. One Block to Country Club, Lounge, Pro Shop, Pickle Ball and Swimming Pool. Gentle Down Slope. Lots of Rom to pick your Building Spot.

Mueller Drive  
 5-199 \$55,000  
 MLS# 20192020



**Convenient Location!**

Close to Country Club, PML Main Gate, Golf Course and More! Easy Lot to Build On. Graveled Parking Area to the Right Side of the Lot.

19511 Chaffee  
 1-106 \$28,000  
 MLS#20151979



**Beautiful Views of the Sierras**

Gentle Upslope 0.29 Acre, with lots of Space to build your Dream Home. Property is close to Fisherman's Cove, Tennis Courts, Lake/Beach and Hiking Trails.

Longview Street  
 3-313 \$20,000  
 MLS# 20210328



**One Block to Lake!**

And a Nice Lot to Build on Your Dream Home or Mountain Cabin. Approximately One Block to the Lake and Beach Area. Also close to Fisherman's Cove, Tennis Courts and More! Sewer Hook-up Available.

Cresthaven Dr.  
 4-435 \$20,000  
 MLS# 20201898



**Beautiful Easy to Build Lot**

This is a 0.52 Acre Lot and is Surrounded by Large Parcels on Both Sides and Back!

19297 Ferretti Rd  
 7-055 \$19,000  
 MLS# 20181471



**Great Buildable Lot**

Gentle Down Slope. Double Access, One off Ferretti Road and One from the Easement Road off Cottonwood Street in back of the Property.

Ferretti Road  
 6-219 \$18,000  
 MLS# 20201552



**Beautiful Lot ~ Pine Tree Setting**

Gentle Upslope Lot size 0.38 Property on the right is merged. Close to the Lake/PML Marina, Swimming, Fishing, Septic system required.

Pine Mountain Dr.  
 13-244 \$15,000  
 MLS# 20160427





# PINE MOUNTAIN LAKE REALTY

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BRE#00683485



**Val Bruce, GRI**  
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BRE#00578336



**Parker 'PJ' Johnson**  
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**Marc Fossum**  
Owner/Realtor®  
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Owner/Realtor®  
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**Michael Beggs**  
Broker Assoc./Realtor®  
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BRE#0133568



**Ann Powell**  
GRI, ABR, RSPS  
209-200-1692  
BRE#01268655



**Spectacular Views**  
12800 Mueller Dr  
5-160  
**\$535,000**  
MLS# 20210817

Beautiful Turn-key 3 Bed/2 Bth, 4 Car Attached Finished Garage, 2 Levels, Approx 2105sf on 0.40 acre, Great Room, Propane Fireplace, Cathedral Ceilings, Kitchen w/Island, Stainless Appliances, Solid Granite Countertops, Hardwood Tile & Partial Carpet Flooring, Master Suite w/Walk-in Closet, Jetted Tub, Separate Shower & Vanity. Walking Distance to the Golf Course, Country Club Restaurant, Swimming Pool & Pickle Ball Courts.



**Lovely Home!  
Pretty Surroundings**  
12866 Crethaven Dr  
3-434  
**\$319,000**  
MLS#20210604

3 Bd/2 Bth, 1 Car Attached Garage, One Level, Approx 1392sf on 0.36 Acre, Great Room, Crown Molding, Ceiling Fan, Living Room with Rock Surround Propane Heat Stove/Fireplace, Evaporative Cooler and Baseboard Heat, Kitchen with Pantry and Solid Surface Countertops, Master Bedroom/Bath with Vanity and Tub/Shower. Covered Porch. Level Driveway with plenty of Parking, including RV Parking.



**Great Bones!  
Well Located!**  
19350 Pleasant View  
1-69  
**\$267,000**  
MLS# 20211096

3 Bed/2 Bath, 2 Car Attached Garage w/Shelves, Approx 1884sf. Great Lighting, Vaulted Ceiling, Skylights, Garden Window in a Spacious Kitchen & Breakfast Bar, Open Dining. Great Room with a Fireplace, Central Air, Central Propane Heat, Master Bedrm w/Mirrored Closets, Bath with Jetted Tub, Separate Shower & Vanity. Bay Window in Guest Bedrooms. Inside Laundry w/Wash Tub and Cabinets. Covered Porch and Deck. Level Concrete Driveway and RV Parking. Great Location near all the Amenities!



**Lovely Home  
Beautiful Views**  
12660 Eagle Ct  
4-492  
**\$499,000**  
MLS #20210570

2 Bd/3 Bth, 2 Car Attached Finished Garage w/Shop, 2 Levels, Approx 2392sf located on 0.86 Acre at end of Cul-de-sac. Great Rm w/Fireplace, Cathedral Ceiling, Security System, Skylights, Ceiling Fans, Central Air/Heat, Brfst Nook plus Open Dining Area, Brfst Bar, Master Suite w/Fireplace, Walk-in Closet, Garden Tub, Separate Shower, Closeted Toilet. Office, Storage, and Bonus Room on Lower Level. Inside Laundry. Deck, Awnings, Shed, Storage, Plenty of Additional Parking including RV Parking. Swim Spa, Owned Solar System, Central Vacuum. Most Furniture available on Separate Bill of Sale.



**Lake Front~With Private  
Gated Access Road!**  
20154 Pine Mountain Dr  
4-130  
**\$829,000**  
MLS# 20210820

This Rustic Mountain Cabin Commands 150ft of Lakefront on the Sunnyside of the Big Creek Deep-water inlet. This Lake-front Compound offers a Main Cabin with 3 Bdrms (ea. w/its own Bathroom), a Bunk Rm that Sleeps 6 w/an additional Bath, Pool Table/Game Rm and a Large indoor Workshop. Boat House and a Separate 2 Car Garage (with a 6-ton capacity Tram to haul items up to the main House). Add'l Storage abounds in all 3 Bldgs. On the water is a 15'x6' floating dock w/an add'l 120sf of Sun Deck & a Patio. All 3 Structures have new Roofs & Exterior Paint. All decks have been recently replaced. This is the only Lake Front property on Pine Mountain Lake that enjoys the Privacy of a Gated Access Road.



**Lake Front  
Dream Home!**  
20100 Lower Skyridge  
15-108  
**\$1,250,000**  
MLS# 20210825

Beautiful Custom 4 Bed/4 Bath Home, 2 Car Attached Finished Garage w/Cabinets & Workbench, Approx 3137sf, Great Room w/Fireplace, Cathedral Ceiling, Skylights, Crown Molding, Granite Countertops, Brfst Bar, Stainless Steel Appliances, Formal Open Dining, 2 Master Suites, One w/Deck and One with 2nd Fireplace. Inside Laundry Room. Unique Atrium, Covered Porch, & Deck. At Lake Level is a Spacious Stamped Concrete Patio w/Water & Electricity, and can Accommodate Several Family & Friends, plus a Floating Dock to tie your Boat to. Enjoy the Spectacular Sunsets & an Unbeatable Seat for the Annual 4th of July Fireworks!



**Location ~  
Location**  
19415  
Pine Mountain Dr  
1-36  
**\$449,000**

This Beautiful Cabin is Meticulous. 3 Bd/2 Bth, 2 Car Finished Garage, Approx 2346sf. Central Air/Central Propane Heat, Cathedral Ceiling, Solid Surface Countertops, Formal Living Rm, Breakfast Bar, Formal Dining Room, Master Bedrm on Entry Level with Private Deck, Master Bath with Vanity & Tub/Shower, Bonus Room (Can be used as 4th Bedroom!), Inside Laundry Room, Deck, Covered Porch and Balcony. MLS# 20210597



**Close to Many of  
the Amenities!**  
19955 Pleasant View  
1-233  
**\$498,000**  
MLS# 20210695

Beautiful 3Bed/3 Bath, 2043sf Home, 2 Car Attached Finished Garage with Cabinets & Shelves, Great Room, Living Room with Efficient Wood Buring Stove, Crown Molding, Ceiling Fans, Central Air, Open Dining, Large Kitchen w/Brfst Bar, Pantry and Plenty of Counter Space. Master Bed Upper Level, Master Bath w/Soaking Tub, Vanity, Inside Laundry, Washer & Dryer Included. Deck, Dog Run, Blacktop Driveway. Greenbelt Lot.



**New Listing!**  
1.29 Acres; R-3 Multi Family per Tuolumne County Zoning. Ok for up to 15 Units/Acre. Good location for Condos, Townhouses, Duplex or Triplex Units. Just Past the Pine Mountain Lake Main Entrance 1/2 Mile off Highway 120.  
**19127 Ferretti Rd. \$98,000**

**Lots for Sale**  
\$ 6,000 - 2-192 Centrally Located  
\$ 6,000 - 2-394 Great Opportunity  
\$15,000 - 4-344 Easy Build - Seasonal Creek  
\$35,000 - 4-211A Beautiful Double Merged  
\$49,900 - 5E-17 Sean Patrick Prime Golf Course Lot Zoned R-3  
\$69,000 - 5E-8 Dyer Court Great Location  
\$237,000 - 30 Acre Parcel Spectacular Views



(Continued from page 24)

indicated. Placement of the propane tank must conform to the guidelines of the Groveland Fire Department. A 125-500 gallon propane tank must be a minimum of 10 feet from the house and located so that the filling connection and fixed liquid level gauge are at least 10 feet from any external source of ignition (i.e. open flame, window A/C, compressor, etc.). A 501-2000 gallon tank must be a minimum of 25 feet away. In addition, the tank should be located 10 feet from the property line. If sufficient space is not available, ECC approval is required before a tank can be located within a setback. The installation of and the painting of the tank must be completed before the final inspection. If painting of the tank is required, it shall be painted the lightest shade of the existing house color.

6. Heat pumps - air conditioners should be placed at the back of the home unless a more favorable location can be determined, subject to approval by the ECC. Special exterior lighting should be indicated.
7. Show layout of dwelling and or other construction with the setback dimensions indicated. Setbacks on a standard lot are: six (6) feet on the sidelines, fifteen (15) feet in the rear and twenty (20) feet in the front. On corner lots the two (2) street frontages both have a twenty (20) foot set back and the remaining sides that run with another lot are six (6) feet. Tuolumne County may require larger setbacks in special circumstances, contact the County Community Resources Agency (209) 533-5633. Lake lot setbacks are located fifty (50) feet from the shoreline at a mean sea level of 2,550 feet (normal lake elevation). For lots located in Unit 5E, contact the ECC Coordinator for detailed information on front setbacks.
8. CC&R, Article X, Section 7 – Owner Responsibility  
On each Lot, the right-of-way and easement areas reserved by the Association or dedicated to public utilities purposes shall be maintained continuously by the lot Owner, but no structures, planting, or other material shall be placed or permitted to remain or other activities undertaken that may damage or interfere with the installation or maintenance of utilities; which may change the direction of flow of drainage channels in the easements; which may obstruct or retard the flow of water through drainage channels in the easements; or which damage or interfere with established slope ratios or create erosion or sliding problems. Improvements within such areas shall be: maintained by the respective Lot Owner, except those for which a public authority or utility company is responsible.
9. All improvements must be shown on plot plans, including hardscape, landscape, retaining walls, and grading. SEE 'Individual Project Requirements' for more information.

#### D. ECC CONSTRUCTION RULES

The following general rules apply throughout the construction project.

1. Inform ECC who the contractor or foreman is on the job.
2. Gate passes may be requested through [www.gateaccess.net](http://www.gateaccess.net) or called in to PML Safety Department at (209) 962-8615 by the owner of record.
3. No work shall start before 7:00 AM or continue after 7:00 PM. No work will be performed on Sunday.
4. Parking is not allowed on streets, adjacent property or on landscaping. Please park on the shoulders of the street and on the construction site. Do not trespass on neighboring lots without written permission from the owner of record.
5. All building materials are to be kept out of the streets and Right-of-Ways.
6. Mud, dirt or any construction debris will be removed from the street each day.

Debris should be placed in a dumpster at the close of construction. Do not wash any debris into the storm drains, including dirt or mud. Do not wash cement truck pour chutes out on neighboring lots, streets or easements.

7. On a daily basis, all trash is to be placed in a container, designated by the owner or contractor. The owner of record will be responsible for trash left in unauthorized areas.
8. All construction sites will have a fire extinguisher.
9. No dogs are allowed at the construction sites.
10. No drugs or alcohol are allowed at any site where construction is in progress.
11. All signs must comply with Pine Mountain Lake Guidelines. Only one General Contractor Sign and one subcontractor sign are permitted. Maximum size of sign is 12" x 18".
12. Radios are allowed, although the volume will be limited to a level that will not interfere with the neighbors.
13. No work will start without ECC approval.
14. Drainage culverts are required when natural drainage is blocked.
15. Removal of trees with trunks larger than a 5" diameter (when measured 2 feet above the ground) require ECC approval.
16. Portable Toilets on site, are not to be located on the road or in the right-of-way. We suggest anchoring the units as securely as possible.

#### E. CONSTRUCTION PROCEDURES

##### DELIVERY / WORKERS ACCESS

Contractor's Cards are available for a fee at the Administration Office. Owner or Agent may request temporary access permits by calling the Safety office, (209) 962-8615.

PMLA gates will not be locked open for deliveries. If PMLA employees are required at a gate for deliveries, an hourly charge will be assessed per the current rate. The necessity of having a PMLA employee on site is at the discretion of the General Manager, Safety Department and/or ECC.

Manufactured home deliveries that require removal of gates will be charged an hourly fee for PMLA employee time and must be accompanied to the construction site by a Safety Department escort. The entrance width varies from gate to gate, check with the Administration office for dimensions.

##### PARKING DURING CONSTRUCTION

To keep streets clear, vehicles shall park off roads when possible; utilize the area on the shoulders and construction site. When appropriate, place warning cones or triangles on the road. PMLA Safety Department monitors parking on the street and may issue a citation.

##### PROCEEDING WITH WORK

Work on any portion or subproject of the improvement project shall not start until the complete improvement project has defined, drawing package completed and approval granted by the ECC. See Article V, Section 1(c) of the Declaration of Restrictions.

In all cases, work on an Improvement project shall commence within one year from the date of ECC approval and shall be completed within one construction season, which is less than or equal to one calendar year. If this schedule is not achieved, any approval given shall be deemed revoked unless the Committee, upon written request of the Owner prior to the expiration of the initial one year period, extends the time for commencement or completion. No such extension shall be granted except upon a finding by the Committee that there has been no change in the circumstances upon which the original approval was granted and that the Owner has established the intention and ability to complete the Improvement project within the time specified in the extension request.



## ECC INSPECTIONS

The following information indicates the number of construction inspections required by the Environmental Control Committee. The Association Office/ Environmental Control Committee must be notified 48 hours prior to required inspections. Failure to notify may result in additional inspection fee.

### Conceptual Review

ECC may review plans conceptually. This step can be both cost and time saving. Useful for new construction, greenhouses, sheds, storage units, etc.

### First / Field Review Check Sheet:

This inspection includes the checking of the placement of the structure on the lot per the approved plot plan, proximity of trees, height restrictions, topography, and street condition for driveway encroachment. (See Item 10, Page 10 of this Guideline for requirements relative to Property stringing and property pin location).

### Second / Foundation Inspection:

You must notify the ECC Coordinator after the foundation has been formed at least two days PRIOR to pouring. Your one (1) year construction season time starts at this point. In addition, all lots with construction taking place MUST have a sanitary facility on site at the time of the second inspection.

### Third / Framing Inspection:

Verify that the roof pitch and the overhang will meet the ECC Guideline requirements. This inspection will occur before roofing material is installed.

### Fourth / Final Inspection:

The following list is the requirements that must be met for approval of a "Final Inspection" and refund of the Compliance Deposit:

- Is the road gutter drainage impaired, or required culvert installed?
- Is the driveway encroachment at any vehicle entry point paved per "Driveway Requirements" defined in Section F of this guideline?
- Is the curb, road surface and gutter adequately replaced or repaired?
- Are the setbacks in accordance with the plot plan?
- Are the eaves/overhangs and Front Elevation per requirements?
- Are the house exterior, trim, garage doors, etc., painted in accordance with the ECC requirements?
- Are exterior materials as called for? (Roofing, stairs, decks, driveway, etc.)
- Is the contractors sign removed from the premises?
- Is the Unit/Lot & House number posted?
- Has the yard been cleaned up properly?

NOTE: If a final inspection is scheduled and any of the above is NOT completed, a fee will be charged for each additional inspection.

## F. INDIVIDUAL PROJECT REQUIREMENTS

All projects must meet PMLA CC&R, Article VI, Minimum Construction Standards. Please note setback requirements must be included on plot plan prior to ECC review. Please see PMLA CC&R, Article VI, Section 5, Setback requirement.

### ACCESSORY DWELLING UNIT (ADU)/JUNIOR ACCESSORY DWELLING UNIT (JADU)

PMLA will follow State law (Government Code Section 65852.2) and Tuolumne County Ordinance (Section 17.52.200) along with PMLA rules in considering ADU/ JADU project submittals.

### ADDRESS AND PROPERTY IDENTIFICATION

All residences in Pine Mountain Lake are required to have an Address, Unit and Lot identification number displayed. The sign must be visible from the street from both directions. No sign of any type shall be affixed to trees.

In accordance with Tuolumne County Ordinance 12.12.080, Display of Numbers:

A.1. Single Family Residential: Size of letters, numbers, and symbols for addresses shall be a minimum of four (4) inches in height, one-half (1/2) inch stroke, reflectorized contrasting with the background color of the sign.

B.1. Any number not attached to a building shall be located at least four (4) feet from the improved shoulder of the adjacent roadway and shall be no higher than four (4) feet from the ground and no lower than three (3) feet from the ground level, and is to be mounted to be visible and legible from the road on which the address is located.

B.2. Where multiple addresses are required at a single driveway, they shall be mounted on a single post with all numbers placed no lower than three (3) feet from the ground level.

PMLA resolution 89.20-Property Identification signs shall not exceed 720 square inches, custom signs must be approved by the Environmental Control Committee (ECC).

### ANTENNA / SATELLITE DISH

Antennas / satellite dishes may be erected to provide property owners with the desired reception. Placement of the devices on trees is not permitted. Owners are urged to consider placement of the units in the least obtrusive location available but one that is consistent with good reception. Always install the devices in a location and manner that will not jeopardize the safety of property or persons.

### BARN

Submittal requirements include illustrations or photos, specifications, plot plan, detailed set of building plans, and any other documentation required by the Declaration of Restrictions for Home Building in Pine Mountain Lake. A barn shall contain no kitchen facilities, and will be subject to restrictions imposed upon the use of lots.

### CIVIL MATTERS

Unresolved disputes regarding easements, water runoff, trespassing, etc. should be reviewed with a private attorney, the appropriate Tuolumne County Office, Title Company, broker or surveyor as necessary. Matters that fall under California State or Tuolumne County jurisdiction shall be resolved through civil court.

Article V, Environmental Management, Section 16, Limitation on Liability, in the Declaration of Restrictions states the Association, its agents, employees, independent contractors and members of ECC, shall not be held liable for any damage, loss or prejudice suffered or claimed on account of any mistakes in judgment, negligence, etc.

### DECKS / DECK COVERS

No new decks, deck covers, or deck replacements shall be constructed without prior approval of the ECC Committee. Request for decks/deck covers should include plot plan, easement and property lines, dimensions and material. Requests for deck replacement shall include construction location, materials. Fees will be determined by the scope of the project. Tuolumne County may require permits for deck work. It is the responsibility of the property Owner to contact the County for any required permits prior to submittal to ECC.

### DOCKS

Submittal Requirements include a scaled plot plan showing property lines, mean sea level at elevation 2,550 feet, dock specifications including materials, landing platform and attachment points. Whenever the Association shall approve plans and specifications for a floating dock or similar structure on or extending into the lake, such approval shall constitute a mere revocable license for the construction, placement and maintenance of the proposed structure.

A private dock shall not exceed ninety-six (96) square feet, excluding ramp. Dock shall not extend into lake more than twenty (20) feet from the high-water line. (High water line is defined as 2,550 feet Mean Sea Level) Material shall be of a non-corrosive material or treated wood. Flotation must be designed with safety factors in mind and should allow for changes in lake level. No permanent pilings are permitted in the lake. One dock per lot is allowed. Each dock must have a Unit and Lot Number placed where it can be seen from lake. (See Addresses & Property ID requirements and PMLA resolution 92.06)

See Lake Shoreline Improvement section of this document for additional requirements.

### **DOG RUNS**

Submit plot plan to the ECC including, height, length, location, property lines, and material to be used. Dog runs are to be constructed on ground level with no ramps used for running to a higher level. Two dogs maximum per dog run. Placement shall be as unobtrusive as possible. Dog runs will be allowed under a revocable use permit.

The square footage of dog runs will be reviewed on an individual basis; recommended size is 180 square feet. Design and materials shall be approved on an individual basis. A maximum of one dog run is permitted on any property.

### **DRAINAGE STRUCTURES, DITCHES AND SWALES**

See Article VII, Section 2 of the PMLA Declaration of Restrictions for Owner responsibilities on water drainage.

### **DRIVEWAY REQUIREMENTS**

All encroachments between an individual property and a PML street/road will be paved. (See Section IV, Glossary for a definition of Encroachment).

All driveways will be rocked and/or paved a minimum of 20 feet from the edge of roadway. If the driveway is less than 20 feet, the entire driveway will be rocked or paved. Driveways can be constructed using rock, cement or asphalt. However, the first 5 inches between the road/street and the driveway must be paved with asphalt only, to minimize damage to snow removal equipment. No driveways shall be installed onto a lot without prior approval. Driveway or parking area extensions, widening or improvements shall not be made without prior written approval from ECC.

If there is an existing dike, it may be cut down by half and used instead of dip. C.M.P. (corrugated metal pipe) sized to meet engineering specifications for water runoff. Per Tuolumne County Road Standards 11.12.060: Driveways shall provide a minimum of 12-foot traffic lane and have 15 feet of unobstructed vertical clearance with a maximum grade of 16%. Turnouts shall be provided at midpoint for driveways between 150 feet and 800 feet in length and at 400-foot intervals for driveways over 800 feet in length. Where residential dwellings are less than 150 feet from the roadway, the driveway grade may exceed 16% to a maximum of 22%, but the driveway shall be paved with asphalt or concrete. In addition, a parking bay at least 10 feet wide and 40 feet long and surfaced in the same manner as the adjacent road shall be provided at road grade. A turnaround bulb or circular drive with a minimum 40 foot radius shall be provided within 50 feet of all residential building sites on driveways over 300 feet in length.

### **EASEMENTS**

All easements granted or abandoned are public record, legally recorded with the Tuolumne County Recorder's Office. Easements should be defined upon the purchase of property as an owner's separate interest (ingress/egress). Easement right disputes should be resolved between the property owners involved. Property owners should consult their own attorney, Title Company, broker or surveyor, as they deem appropriate.

### **EAVES / OVERHANGS**

The eave/overhang at the lower ends of the roof having a pitch of 4 in 12 shall be a minimum of 24 inches horizontally from the wall, which may include the width of the gutter. Where the roof pitch is increased to 8 in 12, the minimum eave/overhang shall be 18 inches. Where the roof pitch is increased to 12 in 12, the minimum eave/overhang shall be 12 inches. For roof overhangs at the gable ends of the house, the overhang shall be a minimum of 18 inches. See definitions of Eaves, Overhang and Gable in Section IV, Glossary, of this guideline.

### **ENCROACHMENT**

Any established connection point between an individual property and a PML Street/Road constructed to allow vehicular access between the street/road and that property.

### **EROSION CONTROL**

Erosion control during construction may be required following the first or second "on-site" construction inspection. Tuolumne County has established erosion

control guidelines. Vegetation removal should be confined to the area needed for the actual construction. Slopes shall not be constructed so as to endanger, disturb or cause a drainage problem to adjoining property. No excavated materials shall be placed close enough to the lake or watercourse where they may be washed away by high water, or storm run-off. All trenches and pits will be backfilled and compacted as soon as possible to minimize any erosion. Straw bales spread out or seeding may be used to minimize erosion.

### **EROSION CONTROL ON ESTABLISHED LOTS:**

Lots shall be planted or maintained by the Owner or resident in such a manner to prevent or retard shifting or erosion of soils. The lot shall be maintained in accordance with Tuolumne County guidelines, to provide proper diversion of water into streets and natural drainage channels, and not cause erosion problems to adjoining property. As a general guide, policy established by Tuolumne County Ordinance 12.20.350, 360 shall be used.

### **EXTERIOR LIGHTING**

All exterior lights must be shielded or hooded, and must be located and constructed so as not to create a nuisance or hazard. The lighting footprint must project downward and should not project beyond the property boundaries. Any fixture that fails to meet the above specifications must be replaced prior to a final ECC inspection. No vapor lights will be allowed. At any time, the ECC may evaluate unduly bright lights that create a nuisance to adjacent property owners or on which a complaint has been received.

### **FENCES**

No fences, retaining walls, landscaping or privacy structures shall be constructed, erected or placed on any lot without prior approval of the ECC. Requests to the ECC for approval shall include a plot plan showing location of desired structure, setbacks, dimensions, list/specifications for material, and the purpose of the structure. Fences shall not exceed six (6) feet in height. Be aware of easements and setbacks when planning fences. See also Retaining Wall requirements.

### **FILL DIRT**

Submit a plot plan showing proposed placement of dirt, state approximate amount, the reason dirt will be placed and what erosion control will be implemented. This will require a field check and fee. Please be aware of Drainage Protected Areas (DPA) and Drainage Easements (DE). It is the property owner's responsibility to check with the Tuolumne County Community Resources Agency (209) 533-5633 to determine if a permit is required.

### **GARAGES / CARPORTS**

Submittal requirements include plot plans, building plans (as needed), and any other documentation required by the Declaration of Restrictions for Home Building in Pine Mountain Lake. A garage shall contain no kitchen facilities, and will be subject to restrictions imposed upon the use of lots.

### **GARBAGE CAN HOLDERS**

Garbage Can Holders are intended to secure the 32 gallon garbage can(s) **on the day of scheduled pick-up ONLY**. A holder shall be an open design with no more than 3 sides and a chain or board to secure the cans in place. Garbage Can Holders cannot exceed 30 inches in height from the lowest grade. Each Garbage Can Holder plan will be reviewed on a case- by-case basis, with consideration of slope, access, view obstruction, and service provider input. If proposed holder is in the 20-foot front setback or maintenance easement, the holder shall be a minimum of 5 feet from the road edge and are subject to removal for easement or nuisance. Holders are approved on a revocable encroachment permit. Residences on County roads will also need a Tuolumne County encroachment permit.

### **GARBAGE CAN RECEPTACLES (also see Storage Buildings and Sheds)**

Plans submitted to the ECC should include; Plot Plan with setbacks, easements, property lines, dimensions, material, and location of receptacle. Base platform must be of solid materials such as concrete, gravel, wood or asphalt. Construction of receptacle should be of materials sturdy enough to prevent wildlife from accessing the garbage inside the unit. All storage containers must be secured. Access opening shall have a latch for secured closure. See CC&R, Article VIII, Section 9 and Tuolumne County Ordinances 17.52.130 & 17.50.180 (c) (2) for



placement requirements.

### **GATES**

Must be approved by ECC. Gates shall be located at least 30 feet from the roadway edge. See Tuolumne County Ordinance 11.12.062

### **GRADING**

Grading shall not commence without approval. This includes, but not limited to, using earthmoving equipment for the removal of vegetation, scraping the top area of soil, driveway or parking improvements. See 'Lot Clearing'.

Plot plans and a description of the proposed work shall be submitted for review. Permits may be required by the Tuolumne County Community Resources Agency (209) 533-5633. It is the property owners' responsibility to check with Tuolumne County.

### **GREENHOUSES**

Submittal requirements include illustrations or photos (as available), specifications, plot plan, detailed set of building plan to scale (as needed), and any other documentation required by the Declaration of Restrictions for Home Building in Pine Mountain Lake.

Greenhouses shall meet all Tuolumne County building requirements and specifications. Greenhouses may stand-alone or be added to the existing house or other out building. The maximum size shall be one hundred twenty (120) square feet. The maximum height of the greenhouse shall not exceed eight (8) feet. The material used in the construction may be wood and/or metal frame with glass, fiberglass and/or plastic windows.

### **KITCHEN / KITCHEN FACILITY**

No more than one kitchen facility shall be installed or maintained in any PMLA Residence. In addition, no garage or other out building will contain a kitchen facility. A kitchen/kitchen facility is defined as any room or area established for the preparation of meals, which contains a stove, range or oven requiring input from either gas lines or 220 VAC.

### **LAKE SHORELINE IMPROVEMENTS**

With Pine Mountain Lake being one of our Association's most visible, valuable and regulated amenities, the ECC has adopted these rules and guidelines when considering all lakefront lot improvements. All lake lot projects will be reviewed based on, but not limited to, the following rules and guidelines, especially any project on the lakeshore side of the property that can be viewed from the lake.

The ECC will be taking into consideration the impact on:

- Views
- Erosion
- Drainage
- Condition and Health of Lake Water
- Overall Aesthetic

Article. IX, Section 1 of the CC&Rs defines the ownership of the lake and lake shoreline: "...The title that will be acquired by Owner...to any lot contiguous to any such lake shall extend only to the shoreline of the lake to which such lot is contiguous as said shoreline would be established on the date hereof if the water elevation in such lake were one vertical foot above the normal maximum water level..."

- Property owners are responsible for compliance with the California Department of Fish and Wildlife regulations. Please visit their website at <https://wildlife.ca.gov>.
- All lakeshore improvements must be reviewed and approved by Groveland Community Services District (GCSD) (Note: GCSD is not a department of PMLA). Approval and/or encroachment permit from GCSD is required due to sewer easements along the lake. Please contact GCSD at (209) 962-7161.
- These documents are required for approval.

**Toxic material such as paint, stain, concrete residue shall not enter the lake.**

**IMPORTANT:** The Governing Documents state that there shall be no building, structure, or improvement in the setbacks of any lot. This includes the 50' Lake lot setback from the shoreline. Any and all proposed improvement(s) within the 50' shoreline setback, such as a walkway or path to a dock, will require a variance. (see CC&Rs, Article 5, Section 13 as well as "Variances" in the ECC Rules, Guidelines and Construction Standards Document).

Plans submitted to the ECC must show:

- Proposed Improvement(s)
- High Water Line (2,550 feet mean sea level)
- Slope
  - ♦ Include minimum of 2 pictures
    - 1 from the lake towards the residence
    - 1 from the residence towards the lake
- D.P.A.s (Drainage Protected Areas)
- GCSD Easement or denoted as "none"
- D.E.s (Drainage Easement) and all other easements
- 50-foot setback from mean sea level (2,550 ft.) and side setbacks
- Location of residence(s), existing structure(s), and existing improvement(s)
- Method(s) and location of erosion control

Plan submittals must also include:

- A letter of approval from GCSD for the proposed improvement(s).
- A letter of approval from Fish and Wildlife for the proposed improvement(s)
- Shoreline Gangway Landing Pad
  - ♦ Lakeshore end of gangway should have a minimum 36 inches by 36 inches level and smooth landing. If the gangway is wider than 36 inches, the smooth and level landing should be equal in width to the gangway and be a minimum of 36 inches in the direction of travel.
  - ♦ Gangway Landing Pad not to exceed a maximum of 4 feet by 8 feet.
  - ♦ If shoreline gangway landing pad has a drop off greater than 30 inches, guardrails will be required.

### **LANDSCAPING / HARDSCAPING**

ECC approval must be obtained for any 'hardscaping' – landscaping, which would include grading, construction of supportive walls, gazebos, garden decks, etc. Be aware of Public Utility Easements that run along property lines refer to PMLA CC&R, Article VI, Section 5, setback requirements.

See "Retaining Walls" for more information on retaining wall requirements.

When planting trees, remember property lines are vertical as well as horizontal. If a tree grows over a common property line, the neighbor has the right to trim the section over his property. All exterior improvements must be approved by the ECC.

### **LOT CLEARING**

Upon notification and approval from ECC, minor clearing of a lot may be done to help string the property line and building site. This is in reference to brushing and cleaning, no grading or tree removal larger than 5 inches in diameter would be included. No mechanical earthmoving equipment shall be used without approval. See 'Grading'.

Removal of limbs should be limited to about one-third of the tree's height. The Fire Prevention Guide established by California Department of Forestry and the Groveland Community Services Fire District shall be the prevailing guideline. Please review the Fire Safety & Prevention Resources that are available on our website [www.pinemountainlake.com](http://www.pinemountainlake.com) under Fire Safety.

### **METAL BUILDINGS / AIRCRAFT HANGARS**

Submittal Requirements include illustrations or photos (as available), specifications, plot plans, detailed set of building plans to scale (as needed) which have been certified, stamped and signed by a civil engineer registered in the State of California. In addition, other documentation required by the Declaration of Restrictions and/or Guidelines for Home Building at Pine Mountain Lake.



**Guidelines for Metal Buildings are as follows:**

A minimum of two (2) major exterior walls shall contain a minimum of one (1) window each. The minimum area of the window glass shall total fifteen (15) square feet per wall. Separate trim, not self-trim, shall be used to frame each window, doorway and building corner. Metal exterior walls and metal roofs shall be either color-coated or painted in a color scheme that is the same as or complimentary with the main structure of the lot, if all surfaces are gloss free. Unpainted galvanized sheeting is not permitted. Roofs shall be gabled or hipped and shall have a minimum roof pitch of a two (2") inch rise per twelve (12") run; flat roofs are not permitted. Roofs shall overhang exterior walls by a minimum of eighteen (18") inches on all sides as measured horizontally from the exterior wall of the building to the drip line of the eaves. Only fluted or high ribbed steel sheeting shall be allowed: corrugated sheet metal shall not be permitted for exterior walls, roofs or doors.

**MODULAR OR MANUFACTURED HOMES**

Any modular or previously constructed home to be located on a PMLA lot shall be on a full perimeter, reinforced concrete or concrete block foundation. Building plans must show compliance with this requirement before authorization to bring the modular home into PMLA is granted.

Modular / Mobile homes must meet the same requirements as stick built homes, including 4 profiles of the home, minimum 4 x 12 pitch roof, (not a nominal 4 x 12), and eave overhangs shall be submitted for approval to the ECC.

A 72-hour notice is required prior to delivery; a drive-through with the Safety Department is mandatory as is oversight by Safety or Maintenance during the placement of the home.

No used building or structures intended for use as a Dwelling Unit shall be placed on any lot.

**NEWSPAPER TUBES (BOXES)**

Newspaper tubes are not allowed within the PML complex. They will be allowed along county roads. (Subject to County regulations).

**PAINT GUIDELINES**

The following information is to assist you in the selection of paint colors for your home that will be pleasing to you and comply with the artistic beauty of the area in which you live.

Visit [www.pinemountainlake.com](http://www.pinemountainlake.com) to explore our color chart. If you have any questions, please contact our coordinator at (209) 962-8605.

1. No home may be painted the same color as a home on the perimeter of the lot in question.
2. Earth tone colors are preferred, subject to review.
3. All paint colors must be submitted to the ECC for approval. Colors shall be selected from PMLA color chart available on the PMLA website listed above.
  - a. Exterior Colors – If color is not on the approved colors chart, the Committee will consider it with a view toward enhancement of the natural beauty and character of the Properties and determine if it is an appropriate color. You may submit an on-line request on the PMLA website listed above, which should include the following items:
    - i. Paint Chip and color number. (i.e. Kelly Moore #178 Plymouth Gray - Body Color)
    - ii. Plot plan that includes location of shade trees adjacent to the dwelling.
    - iii. A photograph or elevation drawing that shows the style of the house.
    - iv. Check surrounding home color schemes. Do not paint your home the same color as one in the immediate visual surrounding.

**PROPANE TANKS**

Placement of the propane tank must conform to the guidelines of the Groveland Fire Department and the Tuolumne County Fire Marshal. The companies that sell or lease and sets the propane tank should know the current regulations and comply with them.

Ideally, the propane tank should be set at least 10 feet away from the property line or building and not within the setbacks. See "Plot Plan Requirements".

**RETAINING WALLS**

A Retaining Wall is any wall built to provide lateral support for a vertical or near vertical face of soil to prevent or minimize the forces of soil erosion, slippage or water drainage. Retaining Walls greater than 47 inches, from the base of the foundation, also require an engineering analysis to ensure that the design takes into account the potential forces, without consideration of which, would result in failure of the retaining wall. Such walls require County and ECC approval prior to construction.

Walls that are less than 48 inches, and constructed either for aesthetic purposes, such as borders around walk ways, trees, etc., or to contain planting/garden areas where failure of the walls would not impact surrounding structures or result in drainage problems, require ECC approval.

Segmented retaining walls constructed using available building blocks should be built in accordance with the manufacturer's recommendations for maximum height, strength and drainage issues. Public Utility Easements run along property lines, see setback requirements. Also see Landscaping/Hardscaping requirements.

**ROAD CUTS – INTO PML MAINTAINED ROADS**

Cuts into Pine Mountain Lake's roads shall be repaired per the standards of Tuolumne County and the State of California Department of Public Works, Division of Highways. Shoulders and/or pavement should not be damaged during use or construction.

Road repairs showing signs of deterioration within one year from the construction completion date will require repair at the expense of the person installing the same or the successor in interest.

**ROOF PITCH**

The slope or pitch of a roof shall be a minimum of 4 inches increase in height for every 12 inches in horizontal or, simply, 4 in 12. Not a nominal 4 in 12. The minimum eave/overhang at the wall of the house created by this pitch will be a function of the actual pitch used. See also the information on Eaves / Overhangs earlier in this section.

**SEA WALLS**

A Sea Wall is a wall or embankment erected to prevent the sea or lake from encroaching on or eroding an area of land. Sea walls will be permitted for the purpose of controlling erosion problems that may exist between the lake and a lake frontage lot. The construction must comply with Federal and State restrictions and regulations. Written approval must be obtained from the Groveland Community Services District, California Department of Fish and Wildlife and Army Corps of Engineers.

Submittals shall include scaled plans of wall with elevations, sections, materials, and dimensions. Plot plan shall include contours, elevations, showing high water line and all easements, and property lines. Base of sea wall shall be located between the side property lines. If property pins are missing, a state registered land surveyor shall locate the property corners. Special conditions may receive further research and determinations by the ECC. A sea wall that is 48 inches (4 Feet) in height or over is considered an engineered wall, which requires a building permit from the Tuolumne County Building Department. Also see Lake Shoreline Improvement section of this document.

**SEPTIC TANK AND LEACH FIELD LOCATION**

The location of septic tanks, leach fields and expansion areas will require approval by the County. The County may also require additional engineering studies, which will be completed by the property owner. It is the responsibility of the property

owner to obtain approval for, and final inspection of, the installation of any septic system. A County permit for the septic system is required prior to receiving a PMLA authorization to proceed with the planned improvement.

### **SETBACK REQUIREMENTS**

No improvements / permanent structures shall be built within the setbacks. Setbacks for any residence or other permanent structure (whether or not attached to the residence) shall be at least: (a) Twenty feet from the front Lot line or according to current standards determined by the County of Tuolumne, whichever is stricter; (b) Fifteen feet from the rear Lot line, or according to current standards determined by the County of Tuolumne, whichever is stricter; (c) Six feet from the side Lot lines or according to current standards determined by the County of Tuolumne, whichever is stricter; and (d) Fifty feet from the shoreline of any lakefront Lot using as such line the normal lake elevation of 2,550 feet mean sea level, provided that on any lakefront Lot there may be constructed and maintained, at or adjacent to such shoreline, a pier or a dock in respect to the size, design, construction or replacement for which the Association has issued a permit or license.

### **SIGNS, CONSTRUCTION**

All construction signs will be in accordance with Pine Mountain Lake Resolution #95.12, dated September 25, 1995. A standard one-piece sign, not to exceed 216 square inches and constructed of permanent materials. (Cardboard signs are not permitted). The sign shall be mounted on wood or steel posts driven into the ground. The sign shall be no greater than 48" from the ground level to top of sign. When construction has been finalized construction signs shall be removed.

### **SIGNS, CUSTOM PROPERTY OWNER IDENTIFICATION— OPTIONAL**

Custom Property Owner signs require ECC approval and must meet the requirements of Pine Mountain Lake resolution #89.20 and Tuolumne County Ordinance 17.62. No sign shall encroach on any setback or right-of-way.

Signs must be designed in a manner that enhances the natural beauty and character of the properties. Reflective numbers and letters may be incorporated into the sign but reflective background is not permitted.

### **SIGNS, PROPERTY IDENTIFICATION – REQUIRED**

Every property is required to be clearly identified in compliance with Resolution 89.20 and Tuolumne County ordinance 12.12.080. any number not attached to a building shall be located at least four feet from improved shoulder of the adjacent roadway and shall be no higher than four feet from ground level and no lower than three feet from ground level, and be mounted on a pressure treated or decay resistant post. The sign shall be visible and legible from the road on which the address is located. Signs are available through the Sheriff's Community Services Unit.

### **SIGNS, REAL ESTATE/OPEN HOUSE**

All Real Estate/Open House signs will be in accordance with Pine Mountain Lake Resolution #95.12, dated September 25, 1995.

### **STORAGE BUILDINGS AND SHEDS**

Submittal requirements include a scaled plot plan showing property lines and setbacks, storage building specifications, picture or elevations. Storage building shall be color coordinated with the permanent residence. Flat roofs are not acceptable. Only one storage building per lot will be allowed unless owner can show a reasonable need for more. All storage buildings, sheds, garbage can receptacles, carports, etc., must be securely anchored to the ground. See 'Storage Units During Construction', 'Storage Buildings' and 'Garbage Can Receptacles' for additional requirements.

### **STORAGE UNITS DURING CONSTRUCTION**

One storage facility is permitted at a construction site. It must be set up on private property, in good shape, not overbearing to neighbors. The unit shall not be used as living quarters. Motor homes, fifth wheel trailers or similar units are not permitted.

PODS (Portable On Demand Storage), Portable storage/moving containers designed for temporary storage or transportation of a resident's personal household goods must be located in the resident's own driveway or parking area.

Such containers may not be located on Common Areas or traffic lanes. Placement requires ECC written approval.

Use of such containers for a period in excess of 10 days is prohibited.

### **SOLAR & VIEWS**

Application for approval of a solar energy system shall be processed and approved in the same manner as any other approval by the ECC. Reasonable restrictions shall apply to the placement of solar panels.

ECC shall be entitled to determine if a construction project poses an unreasonable obstruction to view. Some lots are sized or located so the best or only buildable area on the lot may interfere with another's view. Plans will be reviewed with the understanding of natural limitations and reasonable construction in compliance with Tuolumne County regulations.

### **TEMPORARY STRUCTURES**

No structure of a temporary character, i.e., trailer, mobile home, camper, tent, shack, garage or other out building shall be used on any Lot at any time as a residence, either temporarily or permanently.

Soft-sides structures (carports, storage units, etc.) are not permitted.

### **TREE REMOVAL AND LIMBING**

No existing trees with a diameter greater than five (5) inches shall be destroyed, uprooted, cut down or removed from any lot without first obtaining a tree-cutting permit from the Association. Tree removal request forms are located on-line at [www.pinemountainlake.com](http://www.pinemountainlake.com). Removal of limbs should be limited to about one-third of the tree's height.

### **WELLS**

The construction of wells will be permitted subject to Tuolumne County approval for agricultural use only, and not for domestic, industrial, monitoring, observation or other agricultural purposes. "Agricultural Uses" shall be defined consistent with County Title 13 which defines "Agricultural Wells" as "wells used to supply water only for irrigation or other agricultural purposes". The Applicant will submit full plans and specifications for the proposed well. Only after receiving approval of the ECC, will a county permit be sought. A copy of the permit will be submitted to the committee before start of construction or drilling. A plans check fee and a maximum of two inspections will be required.

No wells will be dug within 1,000 feet of the lake. If permitted wells are determined, at any future time, to be materially detrimental or injurious to other property or improvements in the neighborhood or subdivision, including but not limited to the lake, and Bass Pond, the well or wells will, upon notice by the Association cease to extract water from the ground and shall be capped in accordance with procedures as required by Tuolumne County or the State of California, whichever is more restrictive.

## **IV. GLOSSARY**

**Adjacent:** "Adjacent" means adjoining or having a common boundary.

**Airport:** (Pine Mountain Lake) Owned and operated by Tuolumne County. Unicom 123.05, elevation 2,900 feet.

**Building:** "Building" means any structure having a roof supported by columns or walls, used or intended to be used for the shelter of or enclosure of persons, animals or property.

**Building height:** "Building height" means the vertical distance from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

**DPA / DE:**

**DRAINAGE PROTECTION AREA:** "DPA" means Drainage Protection Area. A

*(Continued on page 43)*



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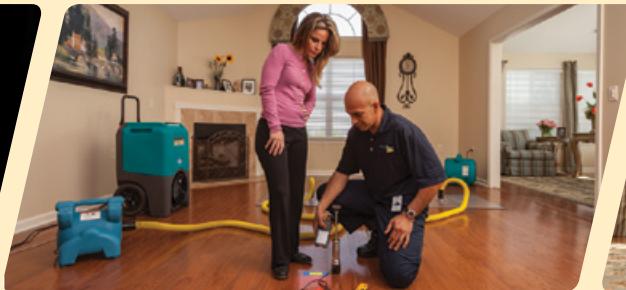
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# Camp Tuolumne Trails News

DORI JONES

Our campers with special needs and disabilities returned to camp in June and are currently halfway through our summer camp program. For many of our campers, this is the first time they have been able to reunite with their friends in more than a year. With many day programs still closed, this is also the first time many of the campers' caregivers have had respite since the Covid shutdown. We were so happy to see our returning campers, to meet many new campers, and return to fulfilling our mission of serving the special-needs community.

Camp Tuolumne Trails kicked off its "Sirens of Summer" music series on June 5 with an over-the-top performance by Aubrey Logan and her trio in CTT's new amphitheater. It was enjoyed by nearly 100 concert goers and everyone was amazed at this

extremely talented artist. Next up is singer/songwriter Sara Niemietz on July 17. Don't miss another extraordinary artist. She'll be accompanied by world-renowned guitarist W.G. Snuffy Walden, who won an Emmy for his theme music for *The West Wing*.

The third and final summer concert is another unforgettable artist, Rebecca Jade, on August 7. Multi-faceted Rebecca will be playing a tribute to Cole Porter songs and will be joined with the same trio that accompanied Aubrey—all outstanding musicians in their own right. Purchase tickets now by visiting:

<https://tuolumnetrails.salsalabs.org/sirens-of-summer-july/index.html?fbclid=IwAR2l9F2jJJbpbW7oDPYsuJIm6fy-HWWic93VlEwxEjwnPPZCmzIbXFMEx-I>  
The group of eight AmeriCorps NCCC

volunteers have spent eight very productive weeks at camp, getting the grounds cleared for fire suppression and cleaned up for the summer. They made a big impact on making the camp look sharp, and CTT is very grateful for their hard work and tireless energy.

If you have any questions or would like to

find out more details about CTT's Summer Camp Program, Summer Music Series, Family Camp, Work in the Woods, Dinner on the Deck, making a donation, or other camp information, please contact General Manager Jessica Morrison at 962-7534 or visit <http://www.tuolumnetrails.org/>.

## SCC Bus Service Launched on June 1st!

SYD ROBENSEIFNER



From left to right: Luci Tyndall, Patti Beaulieu, Rick Whybra, Syd Robenseifner, Sharon Volponi, Sue Petersen, Camille Lin, Denise Jervis, Linelle Marshall, Bob Swan and Jackie Sample.

The ribbon cutting for WAVE (Wheels & Village Express) bus service from Groveland to Sonora and Modesto was a great success. There was music, entertainment, refreshments, and tours of the bus. Many residents showed up to hear more about the program; there were speeches by Darin Grossi, Executive Director of Tuolumne County Transit Authority, Kathleen Haff, District 4 Supervisor, and Syd Robenseifner, co-President of Southside Community Connections. There was a front-page article in the *Union Democrat* on Friday, May 28th.

The first unofficial ride for the bus was for Leslie Dudley and her mother, Nancy Riley. Nancy is confined to a wheelchair due to an injury and needed to get to the doctor in Sonora. Our WAVE driver, Rick Whybra, took them for the appointment. Leslie wrote an article on *Next Door* about their experience.

On June 1st, the bus made its first official trip – to Sonora. Michael Dryden was our first rider.

The transportation committee worked for over a year making this happen. The



Michael Dryden in front of the WAVE bus

committee is pictured above wearing their WAVE hats.

To reserve a seat on the bus, go to our website ([www.southsidecommunityconnections.org](http://www.southsidecommunityconnections.org)) and select Transportation Options. The schedule is available, and you can register online. Reservations must be made at least 48 hours in advance; no walk-ons are allowed. If you need assistance making reservations or would like additional information, call us at (209) 962-6952 or e-mail us at [wheels@southsidecommunityconnections.org](mailto:wheels@southsidecommunityconnections.org).

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*All proceeds benefit the campers of CTT.*



## Shrimp Scampi

RECIPE SUBMITTED BY TOM KNOTH AND PAULA MARTELL



In 20 years of America's Test Kitchen broadcasts, this was voted their most popular recipe ever. So, we tried it; and it is very good, and not that hard to make. It was very good over pasta, but I think it would be best with some sourdough bread for dipping. Here's the recipe:

### INGREDIENTS

4 garlic cloves, 2 grated, 2 thinly sliced  
1 teaspoon kosher salt  
3 tablespoons olive oil, divided  
1 pound large shrimp, peeled, deveined  
¼ teaspoon red pepper flakes  
¼ cup dry white wine  
1 tablespoon fresh lemon juice  
¼ cup (½ stick) unsalted butter  
3 tablespoons chopped parsley  
Warm crusty bread (for serving)

### DIRECTIONS

Whisk grated garlic, salt, and 1 Tbsp. oil in a medium bowl. Add shrimp, toss to coat, and chill, uncovered, at least 30 minutes and up to 1 hour.

Heat remaining 2 Tbsp. oil in a large skillet over medium and cook shrimp mixture, being careful not to let shrimp or garlic brown, until shrimp is pink but still slightly underdone, about 1 minute per side. Transfer to a plate with a slotted spoon, leaving as much oil in pan as possible. Add sliced garlic and red pepper to skillet and cook, tossing, until fragrant, about 1 minute. Add wine and lemon juice and cook, stirring occasionally, until reduced by half, about 2 minutes. Add butter and cook, stirring and swirling pan occasionally, until butter is melted and sauce is thickened, about 5 minutes more.

Scrape shrimp along with any accumulated juices into skillet. Toss to coat and cook until shrimp are fully cooked through, about 2 minutes. Transfer to a platter, top with parsley, and serve with bread for dipping alongside.

For more sauce, you can double the sauce ingredients (sliced garlic, red pepper flakes, wine, and butter)

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Version 3.0



*(Continued from page 37)*

county designated area adjacent to a drainage course, ephemeral, intermittent or perennial stream or domestic water supply canal, lake, reservoir or spring, in which no effluent from a subsurface sewage disposal field may be discharged.

The discharge of sanitary effluent into a DPA or changing the natural ingress or egress of flow is not permitted. (Tuolumne Co. Title 13)

**DRAINAGE EASEMENT:** "DE" means Drainage Easement. A specific county easement reserved for drainage. The building on Drainage Easements or changing the natural ingress or egress of flow is not permitted. (Tuolumne Co. Title 16)

**Dwelling:** "Dwelling" means any building or portion thereof designed or used as the residence or sleeping place of one or more persons.

**Easement:** "Easement" means an interest in real property giving a person or public entity other than the owner of a parcel, the right, to use that parcel, or a portion thereof, or to prevent the owner's use, for some specific purpose. Such specific purposes may include streets, alleys, bicycle paths, pedestrian/equestrian trails, sanitary sewers, drainage, utilities or other public or private uses.

**Eaves:** The edges or lower ends of the roof of a building, which overhang the walls, and cast off the water that falls on the roof into gutters or onto the ground. The terms eave or eave/overhang will be used in this document for these projections at the lower edges of the roof. The term "roof overhang" or simply "overhang" will be used for the projection at the gabled ends of the building. See also the terms Gable and Overhang in this glossary.

**Encroachment:** Any established connection point between an individual property and a PML Street/Road constructed to allow vehicular access between the street/road and that property.

**Exterior Lighting:** Any fixed artificial lighting to illuminate outdoor areas. Light fixtures that are attached to the outside of a building or are freestanding.

**Gable:** The vertical, triangular portion at the end of a building, from the level of the eave/overhang to the ridge of the roof; the end wall of a house, as distinguished from the front or rear side.

**Garage:** "Garage" means an accessory building designed, used or intended to be used for the storage of automobiles belonging to the owner or tenant of the property on which the garage is located.

**Guesthouse:** "Guest house" means a detached building occupied by guests without compensation of any kind as a condition of occupancy and used as sleeping quarters only, without cooking or housekeeping facilities.

**Improvements:** The term "Improvement", as used herein, shall include, but shall not be limited to, the construction, installation, alteration, remodeling, and exterior color selection of buildings, walls, fences, landscaping structures, landscaping, retaining walls, piers, boat shelters, floats, privacy structures, outdoor spas, antennas, television satellite reception dishes, heating or air conditioning equipment or swimming pools, including above ground pools and wells.

**Kitchen or Kitchen Facility:** any room or area established for the preparation of meals, which contains a stove, range or oven requiring input from either gas lines or 220 VAC.

**Landscaping / Hardscaping:** "Landscaping" means the improvement of any real property through the use of shrubs, hedges, trees, grass or other plants with or without decorative or functional fences, railings, statues, curbs, and similar structures to enhance the appearance of the property, reduce soil erosion, or provide screening for light or sound.

"Hardscaping" consists of the inanimate elements of landscaping, especially any

masonry work or wood work. For instance, stone walls, concrete or brick patios, tile paths, wooden decks and wooden arbors would all be considered part of the hardscape. Typical small-scale hardscaping examples include brick patios and side sidewalks. Retaining walls are often used to create boundaries between hardscapes and earth landscaping features or softscapes. Most artificial water features are technically hardscapes because they require a barrier to retain the water, instead of letting it drain into the surrounding soil.

**Nuisance:** "Nuisance" means any condition or situation resulting from unreasonable or unlawful practice or from neglect, which is injurious, unsightly, or offensive to the senses so as to interfere with the comfortable enjoyment of life or property by reasonable persons residing or working in the neighborhood of such condition.

**Overhang:** The projection of an upper part (as a roof, an upper story, or other part) of a building beyond the lower part, as the overhang of a roof, of the eaves, etc.

**Owner:** "Owner" means the title-holder of record for a particular property or premises, including the holders of surface rights and mineral rights where those rights are held separately.

**Parcel of land:** "Parcel of land" means a geographical area of land, used or capable of being used under the regulations of this title created in accordance with the subdivision laws or ordinances in effect at the time of its creation.

**Recreation:** "Recreation" means activities intended for amusement or diversion.

**Setback:** "Setback" means the distance of a structure or other feature (such as a well or septic) from the property line or other features.

**Sign:** "Sign" means any card, cloth, glass, metal, painted, paper, plastic, wooden or other configuration of any character placed in or on the ground or any tree, wall, bush, rock, fence, pavement, structure, or thing, for the purpose of advertising, announcing, declaring, demonstrating, displaying or attracting the attention of the public, and excluding official notices issued by a court or public officer.

**Storage building:** "Storage Building" means a stand-alone structure, pre-manufactured or constructed on site, which does not exceed 120 square feet in floor space, 10 feet in overall height, or contain any utilities, namely, water, electricity or waste drains. If over 120 square feet and/or with utilities, a County permit is necessary.

**Street:** "Street" means a publicly or privately maintained thoroughfare, excluding private driveways, which afford primary access to abutting property.

**Structure:** "Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

**Structural alterations:** "structural alterations" means any change in the supporting members of a building.

**Use:** "Use" means any purpose for which land or premises is designated, arranged or intended, or for which it is or may be occupied or maintained.

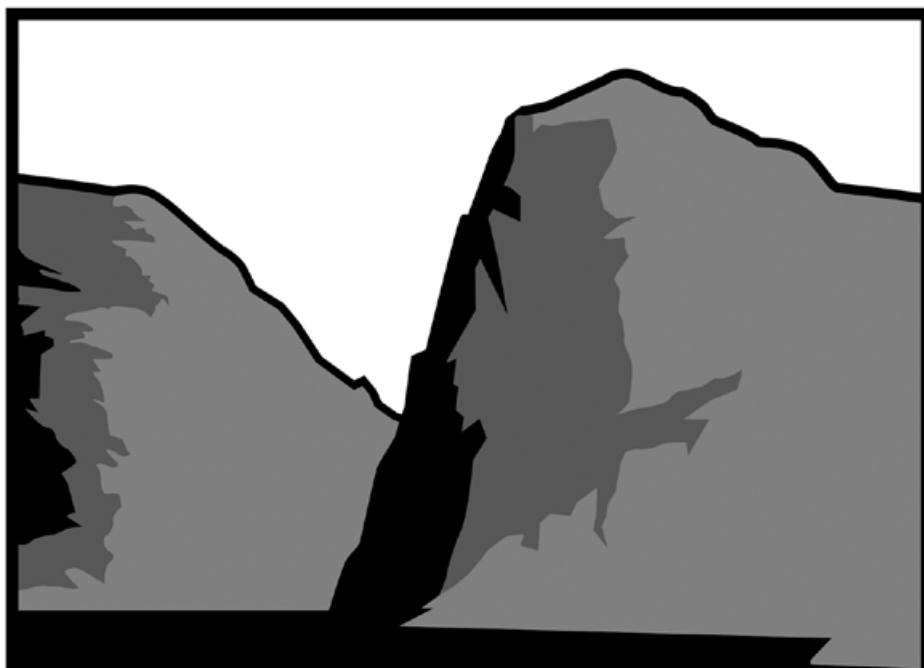
**Use, nonconforming:** "Nonconforming use" means a use of land or a structure lawfully existing on the effective date of this title or any amendment thereto, which does not conform to the regulations of the district in which it is located.

**Use, principal:** "Principal use" means the main purpose for which land or premises or a building thereon is designated, arranged, or intended, or for which it is or may be occupied or maintained.

**Use, public:** "Public use" means any use available to persons generally, whether for compensation or not, without discrimination.

**Yard:** "Yard" means an open space on the same parcel with a building, which open space is unoccupied by buildings and unobstructed from the ground upward except for permitted projections.





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## COMMUNITY ORGANIZATIONS

Contact the individuals/organizations below if you are interested in joining! (All numbers are 209 area code unless noted otherwise)

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

Camp Tuolumne Trails - Jerry Baker - 209. 962.7916

Friends of the Groveland Library - Virginia Richmond - 209. 962.6336

Helping Hands Thrift Store & Furniture Barn - Patti Beaulieu - 209.962.7402

Village on the Hill - 209.962.6906 or [info@villageonthehill.org](mailto:info@villageonthehill.org)

## OBITUARY

### Bill Beasley

SEPTEMBER 15, 1933 - MAY 23, 2021

Groveland, California - Bill York Beasley, formerly of Merced, entered into the presence of the Lord surrounded by his loving family on May 23, 2021. He was born September 15, 1933 in Tulsa, Oklahoma to Ruel and Oletha Beasley. He had one brother, Wallace Beasley and one sister, Joy Ulrich who preceded him in death.

Bill attended Turlock High School where he was an all-star athlete, especially in football. He attended San Jose State where he continued to excel in football and earned a teaching degree. Soon after college he received letters of interest from two NFL teams. After serving in the US Military, he taught in Merced City Schools as a math and physical education teacher for 37 years. He was a coach and mentor to many young people.

Bill married the love of his life, Jeanne Elkins. They had three daughters, that they loved with all their hearts, Michelle Broyles (Don), Laurie Thomas (former spouse, Paul), Deanne Crockett (Ted). Bill and Jeanne spent many summers traveling and camping throughout the United States, Canada and Mexico, sharing with their daughters the wonder of the outdoors. Being together with family was a priority to



Bill. In their retirement, Bill and Jeanne enjoyed traveling the world. They were happiest in their dream home at Pine Mountain Lake spending time with their daughters and spouses, six grandchildren, Ryan, Sean, Kelsey, Chad, Amy and Justin and six great grandchildren, Myles, Callen, Max, Peyton, Quinn and Elsie. Bill and Jeanne loved their time at Pine Mountain Lake where they made so many wonderful

friends participating in the Pine Mountain Lake and Groveland activities, as well as church activities. His passion, second to his family, was golf, which he greatly enjoyed. He loved his time on the golf course with his many golf friends.

After losing his wife, Jeanne, of 54 years, he happily shared the last ten years with his loving companion, Yvonne Troedson.

Bill was a man of faith, strength and integrity. He was a quiet soul, but his presence was felt deeply by all who knew and loved him. He will be greatly missed but is now rejoicing in the presence of the Lord. A private family celebration of life has been held. A gift in memory of Bill may be made to Hinds Hospice of Merced, 410 W. Main Street A, Merced, Ca. 95340 or St. Jude Children's Research Hospital.

## Top Dog of the Month

DORI JONES

I'm proud to say that I'm the youngest pup at the Dog Park. My name is Chase, but my owner Rick Koerlin calls me Buddy, too. I'm an eight-month-old yellow Labrador Retriever and Rick got me from his nephew who is a breeder. I love my new home and doggie friends in Groveland. My favorite toys are treat-stuffed Kongs and playing Chuck-it ball. Rick thinks he's pretty lucky to have me because I'm always happy and I have sweet eyes, although sometimes I have an awful lot of energy! At the dog park I am constantly moving and I like playing with my friends C.B. and Duchess. I'm the 'hunter/gatherer' of the park because I love to bring all the tennis balls and lay them at Rick's feet. I also love to dump the water out



of the water bowls, and bring the bowls to Rick, too. He has to constantly re-fill the water bowls! Everyone laughs at me because I'm pretty entertaining!

Our 3rd Annual Dog Park Picnic will be on Monday, July 12, at 1:00 at the dog park, for all who have registered dogs. The menu will be the same as last year - a delicious taco bar. Bring your own chair and

beverage, but please leave your pups at home. It will be a great time.

To join the Groveland Dog Park, contact GCSD. The annual fee is \$25 for up to two dogs (plus \$10 for each additional dog), and new dogs are required to provide current Rabies and Bordetella vaccination certificates when registering. Join the fun!



# Parenting

ETTY GARBER, PH.D. – LICENSED MARRIAGE AND FAMILY THERAPIST

The definition of parenting, according to Webster's Dictionary is: "the raising of a child by its parents." Parents can be the biological mother and father, the adoptive parents, foster parents or perhaps a relative that has taken or been given the role of raising someone else's children. In most cases the arrangements are usually positive and the children thrive and grow into responsible adults who then may take on the role of becoming parents themselves.

Being a parent is not an easy task. It is the total responsibility for the health and welfare of a growing human being with many ups and downs. This can put a strain on a marriage, including parenting education, personal styles, finances or favoritism if there is more than one child.

Parents are not perfect. They make mistakes and have many problems of their own. Most children can deal with an occasional outburst of anger as long as they have plenty of love and understanding to counter it. Unfortunately, there are parents whose negative patterns of behavior are consistent and dominant in a child's life. These are the parents who do harm. The emotional damage inflicted by these parents spreads throughout a child's being, and as the child grows, so does the pain. Sexual and or physical abuse can be so traumatic that often a single occurrence is enough to cause tremendous emotional damage; lack of self-esteem, self-destructive

behavior, feelings of worthlessness, unlovable and inadequate.

These feelings may cause children to blame themselves for their parents' abuse. When these children become adults, they continue to bear these burdens of guilt and inadequacy, making it difficult for them to develop a positive self-image. The resulting lack of confidence and self-worth can influence their whole lives.

There are many things a person can do to free themselves from their painful childhood experiences. The process of diminishing the negative power of parents is a gradual one.

To gain emotional independence does not mean that you have to cut yourself off from your parents. You can be a separate individual as well as being a member of the family. When you can feel free to have your own beliefs, feelings, behaviors and choices, which may differ from your parents, without fear of reprisal, you will accept your own identity and feelings of self worth. You will see all sorts of new options in your dealing with other people because your perspective and your sense of reason are not being buried by emotions. How you respond can put your life back into your own hands. Don't let yourself be discouraged along the way. It will take time and persistence but it will help you become a more confident person and the parent you want to be.

# Healthy Habits

From Pine Mountain Therapy

JULIE TANAKA, PT

## RESPECT HEALING

This is the third time I am revisiting this subject because it is so important!!! Deciding to have any surgical procedure should not be taken lightly. Once that decision is made your next focus should be on respecting the impact it will have on your body and doing everything in your power to make the most of your ability to heal.

All surgery requires cutting living tissue and many include cutting bone. Arthroscopic surgeries with very small port incision are deceptive. Extensive and precise repair work went on under the surface. Recent advancements in technique and pain control have also decreased the amount of post-operative pain that patients have to endure. No one wants pain, but pain is a warning to our brains that we "shouldn't do that". Take away the pain and given human beings innate need to be super stars post operative injuries occur more often than we would like.

At the clinic we see a lot of patients post surgically. They fall into 3 categories: Superstars: Those that take pride in how much they can do and how soon they are back to their "normal lives" cleaning, lifting, walking, running. Super Timid: Don't do anything. Sit, stay in bed. Fearful. And, Post-op Rock Stars: that listen to their body, stay ahead of the pain with meds or ice, moderate their activity following their surgeon and rehab protocols.

### BALANCE REST AND ACTIVITY:

Tiring easily after surgery is normal. Local and general anesthesia takes a toll on the body. But it is also important to get up and move around, as the doctor recommends, for circulation, lung function, digestive function etc. Getting up and walking every hour, if you can't walk at least stand and march in place, if you can't stand, move your arms and legs in bed, but do move. Then rest. You need both.

**EAT WELL:** Your tissues need nutrients to heal. Small, frequent, easy to digest meals high in protein are important. The adage that chicken soup cures all is close to the truth. Soups made from slow cooked bone broths are full of tissue enhancing nutrients.

**BOWEL CARE:** Start planning your bowel routine before surgery. Talk to your doctor about stool softeners. Have fiber rich foods available, have a water bottle ready to sip on throughout the day. Don't wait for this to be a problem, be proactive.


**WOUND HEALING:** There are three



phases to wound healing. The first two take about 4 weeks for the scar to be produced to pull the edges of the wound together. Ask your doctor about what medications you

can take during this phase. Medications can be targeted at managing nerve pain or inflammation. We no longer just "mask the pain". Once the scar is formed, about 6 weeks, massage and touch it. Skin is a living fabric. Layers of skin will adhere together and may make the scar uncomfortable. Gently rubbing and massaging the scar helps it to remodel with more flexibility.

After surgery it's really all up to you to be a Post-op Rock Star. Respect what has been done to your body, respect healing and call us if you need our help.



**Dr. Ety Garber Ph.D.**  
in Clinical Psychology and a licensed Marriage Family & Child Therapist, with 36 years experience in mental health, lives in Groveland and

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## Is America Happy? Are You?

PASTOR MARK – GROVELAND EVANGELICAL FREE CHURCH

You probably saw the ‘happiest country’ statistics that came out. Finland #1. Denmark #2. They seem to trade places year after year. Denmark is even the home of “The Happiness Museum.” USA is #14- up 4 spots from last year, but still behind Israel, Ireland- even Iceland is happier than us.

We’re all in an endless search for happiness, aren’t we? When it comes down to it, isn’t that what most people really want? Especially in these months when we’re all trying to find our way out of the anxiety and depression of Covid. But its common, even in good times, for people to think they’re ‘not quite happy enough.’ Most of us reason, ‘when I get this, when I do that, when I’ve been there... then I’ll be happy!’ Sometimes that is true. When we reach targeted goals, psychologists call that, ‘partial, temporary happiness.’ But reaching goals rarely carries over for a lifetime of sustained, deep, lasting satisfaction.

Augustine’s early life was a quest for happiness. He finally found it in a deep relationship with God. C. S. Lewis found his deepest joy when he realized, “If I find in myself a desire which no experience in this world can satisfy, the most probable explanation is that I was made for another world.” That led him to explore the God of all ages (and the true joy that comes to us through His Son, Jesus Christ).

The Bible points us toward the happiness we all want. It explains that emptiness in life comes from being separated from the God

who made us and loves us. And the truest road to a life of lasting joy awakens when that connection with God is established through Jesus Christ. Does that mean His followers are happy, happy, happy all the time? Far from it. There is no magic pill, potion or powder to avoid the messy pain and suffering we all stumble over on life’s bumpy path. But Christians believe that God is with them in the dark times, and that He is big enough to even be at work bringing something good out of the pain at the other end.

Oddly enough, those ‘happy stats’ tell us that young people are much less happy than the elderly. Hmmm. All those devices, all that energy of youth, all that promising future, but less happy. A visit to the Happiness Museum might make them feel better for a bit, huh? But the real answer isn’t there, either. The God who gives us all life and loves us, challenges us to open up our lives to Him: “I have loved you with an everlasting love...” Jeremiah 31:1 Finding that love is the surest way to real happiness- no matter what the ranking of your home country is!

**REMINDER: During July, we are comparing these times we live in with what Jesus says about His return.** If you don’t have a church home, check us out at Groveland E.V. Free Church, 10 am every Sunday, 19172 Ferretti Road, just up from the PML main entrance. Come as you are and bring the family- we have classes for kids.

## Friends of the Library: Books for Tenaya Students

VIRGINIA RICHMOND

Friends of the Groveland Library was able to bring a little bit of “normal” to Tenaya students after in tough year in which we were not able to do our usual reading enrichment programs for the students.

Near the end of school, FOGL volunteers led by Nadine Pedron gathered up hundreds of donated books, arranged them by grade level K-4, and set up one morning in the school



Isabella Garibay shows her new book to teacher, Ms. Loera.



Kayden Halcon likes joke books.



Makayla Cleary loves princess books.



First grader Rylie Gunter found her favorite book.

cafeteria. Each class visited in turn and each child was able to choose two books

to take home and enjoy. FOGL members Theresa Larson, Audrey Prouse and

## Helping Hands Happenings

PATTI BEAULIEU

As we enter the full-blown summer season, we are very pleased to welcome many locals, week-enders, passers-by and world travelers. It’s so much fun interacting with such a variety of individuals and families, and getting to know our ‘locals’. We know there are many new residents that have moved in during the pandemic shut down so, if you don’t know who we are, or what we do, here is a quick history of our organization. If you’d like to volunteer with our organization, please call 962-6830.

The Helping Hands Thrift Store was founded in 1982 and has moved a few times, before settling on our permanent home in downtown Groveland. When we outgrew our current Store, the Furniture Barn was established just down the street in 2007. We’re your local Thrift Store and Furniture Barn that has just about anything one might need. We are fully run, managed and operated by extremely dedicated volunteers, who love giving back to their Community. Except for the flood of 2018, and the recent pandemic, we have been continually operating since those respective dates. Just about a longevity record for Groveland!

We are fortunate to have so many generous folks donate to and purchase from our Store which, in turn, affords us the opportunity to assist the Community in many different ways – from monthly financial assistance to the local food bank, school functions and field trips, teacher classroom financial assistance, Community social and fund-raising events to yearly scholarships. In addition, there are many other ways in which we offer assistance to our Community and individuals. Next time you’re in the Store or the Furniture Barn,

pick up one of our brochures. It gives more of our history, as well as how we function and who we financially assist.

Because of the pandemic, we’ve had to ‘pivot’ some of our operations. Here are some things that we’ve had to adjust, maybe not permanently, but at least for the time being. We truly appreciate everyone’s cooperation in adhering to these mandatory changes.

- **Our dressing room is now closed**
- **Our donation days, hours and restrictions have changed to the following.**

o **STORE:** We are now accepting donations Thurs – Saturday from 11 – 2:30. We have a limit of 3-13 gallon bags or 1-30 gallon bag or 3 small boxes. All donations must be contained, not loose. Please call to be sure we are taking donations at 962-6830.

o **BARN:** Donations accepted Thurs – Sat from 11 – 2:30. Please call to be sure we have room for your donation at 962-7014

- **All donations must now go through the back door. You can drive or walk, by using the alley from Main Street**
- **We will continue to follow Federal, State and County safety protocols for Covid**

Again, thanks to all that continue to support us with your donations, purchases or volunteerism. We’ll continue to be around and serve the Community for many, many years to come.

Karen Handley helped the kids select a “just right” book.

We look forward to the fall when FOGL programs such as Bookleggers and Brainy Groveland will be back to help our children develop good reading skills.

In the meantime, bring your children and grandchildren to the Groveland Library during the week or to the Book Nook

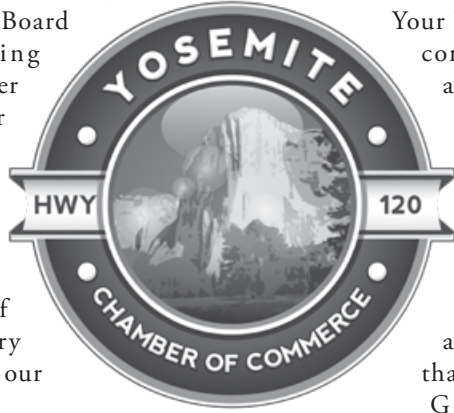
Saturday mornings; most kids’ books are just 25 cents!



# Chamber Chatter

BOB TURNEY – PRESIDENT – YOSEMITE HWY 120 CHAMBER OF COMMERCE

On behalf of the Yosemite Highway 120 Chamber of Commerce, I wish to thank Elisabeth Barton for her contributions during her tenure as president. Elisabeth brought thoughtfulness, professionalism, and discipline to the Board of Directors, putting us in a much stronger position to serve our members. Thank you, Elisabeth, for all that you accomplished to elevate the chamber to a higher standard of service. We will carry on to help everyone in our community prosper.



I'm happy to reintroduce Shirley Horn as Secretary and Chair of the Communications Committee. Shirley has been on hiatus since February and in her true style, she is already up to her elbows in our chamber activities and programs. She is supported on the committee by Patricia Epp, who joined in May. Patricia has owned and operated a PR consultancy for more than three decades. Get this dynamic duo of communications to promote your business, programs, and events through

The Weekly e-newsletter and our social media reach.

Change is a constant. To succeed in business requires acknowledging past challenges and victories, accepting and even welcoming change.

Your board is redoubling its commitment to change as needed to provide our members with more opportunity to thrive.

My goal as your president is to make it easier to join our chamber and to take advantage of programs that bring you business.

Groveland's flagship event, the 49er Festival, is fast approaching and plans are in full swing to make the 2021 49er Festival the best. Ever. To find out more about 49er Festival sponsorship and vendor opportunities and deadlines, and all the ways you can volunteer to be a part of this historical funfest, go to [49erFestival.org](http://49erFestival.org). To stay informed about our programs, member promotions, to notify us about upcoming events, or to ask us anything, send an email to [info@groveland.org](mailto:info@groveland.org).

See you around town!

# STCHS

HARRIET CODEGLIA

## SAVE THE DATE!

STCHS is once again going to host our 20th (would have been our 21st, but for COVID) annual Labor Day Barbecue on September 5, 2021 from 3 until 7. Save that date and look forward to live music, dancing, games for kids, a bake sale, silent auction, fun and food for everyone. The details will follow. Watch our website ([GrovelandMuseum.org](http://GrovelandMuseum.org)) or facebook page for all the details.

The museum reopened with limited hours in June. STCHS volunteers are pleased to be welcoming visitors once again. Current hours are Friday, Saturday



and Sunday from 10 until 2. New items are coming into the book/gift shop too so come and see us.

# Pine Cone Singers Concert Canceled (Darn It)

BOB SWAN

Well, darn. We were so looking forward to presenting our first show since December 2019, at the beautiful new outdoor amphitheater at Camp Tuolumne Trails. Missed it by a week. The weather on June 12 (today, as I type this) is absolutely perfect for an outdoor concert. The forecast for next Saturday—our planned concert date—is 100 degrees. Reluctantly, we've decided to cancel the show, because we want to entertain our audience, not give them heatstroke.

We had a lot of fun preparing for the concert, and were also very pleased at the amount of interest in the show from the community. Thank you all very much. If we try again to do an outdoor performance, we now know to schedule a backup date. (Although I grew up in the Midwest, I've been in California for so long that I'd forgotten about "rain dates"). If you bought

a ticket and we didn't manage to contact you yet, please call Linelle Marshall at 962-7931.

We want to thank the Jerry and Paula Baker Foundation, and the entire staff at Tuolumne Trails, for allowing us to rehearse at their new amphitheater, and for all their support.

By next month, we also should have a better handle on how the "re-opening" of California will affect our ability to rehearse and perform. At the moment, we are hoping to find a way to present a Holiday Concert. We will keep you posted on developments in these articles, and also on our Facebook page: [www.facebook.com/pineconeperformers](http://www.facebook.com/pineconeperformers).

If there are any aspiring choral singers out there who'd like to join us, please watch this space. If you have specific questions, please contact Board President Monica Herenden at (510) 207-4972.



A Beautiful Summer Day on Pine Mountain Lake. Photo by PMLA Member Uriel Vargas.

HAPPY  
*Independence Day*  
FROM PML



## PML Organized Groups & Clubs

Contact the individuals below if you are interested in joining! (All numbers are 209 area code unless noted otherwise)

<b>Aviation Association</b>	
Danielle Coelho	831-601-7328
<b>Computer Users Group</b>	
Frank Perry	962-0728
<b>Exercise</b>	
Barbara Elliott	962-6457
Cindy Simpson	962-7018
<b>Friends of the Lake</b>	
Mike Gustafson	962-6336
<b>Garden Club</b>	
Linda Flores	962-0824
<b>Groveland Rotary Club</b>	
Rudy Manzo	962-5219
Greg Cramblit	962-0607
<b>Ladies Club</b>	
Evelyn Bealby	650-743-4105
<b>Men's Golf Club</b>	
	www.pmlmgc.com
<b>Needle Crafts</b>	
Barbara Klahn	209-916-5420
<b>Pickleball Club</b>	
Lee Carstens	415-215-5564
<b>Pine Needlers Quilt Guild</b>	
Lynn Sigafosse	962-1868
<b>PML Ladies 18 Hole Golf Club</b>	
Marcee Cress	962-0771
<b>PML Niners</b>	
Stacie Brown	962-7397
<b>PML Safe Streets Campaign</b>	
Leslie Dudley	962-4911
<b>PML Shooting Club</b>	
George Voyvodich	962-5163 770-5163
<b>PML Waterski &amp; Wakeboard</b>	
Dean Floyd	408-915-8848
<b>Racquet/Tennis Club</b>	
Alex Nagy	831-588-8469
<b>Residents Club</b>	
Dick Faux	962-4617
<b>ROOFBB</b>	
Susan Dwyer	962-6265
<b>Sierra Professional Artists</b>	
Heinie Hartwig	586-1637
<b>Southern Valley Srs. Golf Group</b>	
Rich Robenseifner	962-0932
<b>Wednesday Bridge Club</b>	
Linelle Marshall	962-7931
<b>Windjammers Sailing Club</b>	
Ken Regalia	415-819-4252

# Friends of the Lake: Lake Swim, Kayak Races

VIRGINIA RICHMOND

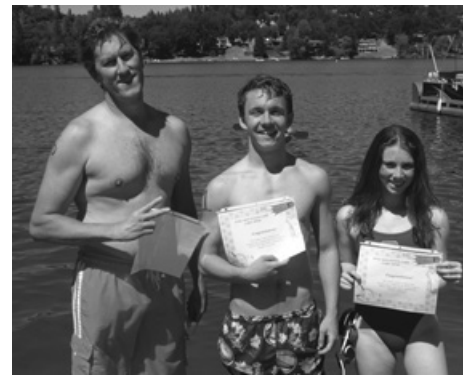
**F**riends of the Lake organizes the annual Lake Swim scheduled this year for Saturday, July 10. We missed last year, due to Covid, so we're excited to host this event again.

This is the one time of the year that you can swim in open water across the lake. Sign-up at Dunn Court at 2:45pm on July 10th. The route is from Dunn Court to the east end of the marina (in front of the Café). There are prizes for the fastest swimmers, but lots of people do it just for fun.

You must sign a liability waiver and you must be able to comfortably swim one-third of a mile, without swim aids. No children under ten.

Lake Swim: Our last event was in 2019. First place at a speedy 6 minutes and 44 seconds was won by 16-year-old Nathaniel Clark. Second place went to Ryan Meyers at 7 minutes and 29 seconds. Our third fastest swimmer was 14-year-old Isabel Erskine; her time was 7:35. We often have multi-generational families swimming together and sharing this fun experience.

Kayak race: Following the lake swim, there is



2019 Winning swimmers



2019 Winning kayak racers

a kayak race for both single and double kayaks. The race is at 4:00pm from the Marina Café to the dam and back. Again, there are prizes for the fastest times. Come to the Marina at 3:45pm to sign your waiver and get ready. The 2019 winner was Craig Judy from Belmont who came in at just 8 minutes and 52 seconds. The fastest doubles team of father and son John and Steve Sullivan made the round trip in 9 minutes and 40 seconds.

July 3rd events: Our other July events include the airplane landing and the boat parade on July 3rd (see separate article).

Friends of the Lake is a social club focused on the safe and equitable use of the lake. We have fun events all summer long. To join, send your name and email address with \$20 annual dues to Friends of the Lake, PO Box 591, Groveland.

## PML Men's Golf Club

STEVE BURKE

**T**he rakes are back in the traps. Spacers have been removed from the cup; I pulled the flagstick out for the first time in more than a year, as the flag's shadow was distracting. We even had the measuring tapes out on two par 3s, for closest-to-the-hole contests. We are back to two men in a cart, though I have to say, I was getting used to my own cart. And, maybe best of all, the chairs are back at the bar, and people were sitting in them! We are beginning see some return to, like it used to be.

### RAZZLE DAZZLE

We had 60 players tee it up on May 15, for this 2-man, multi-format event.

### A Flight

**1st Place:** 64 – Larry Drew, Dave Fernandez; **2nd Place:** 65 – Steve Grant, Scott Raty; **3rd Place:** 66 – Al Conceicao, Dave Fortes; **4th Place:** 66 – Marc Allyn, Dave Niland.

### B Flight

**1st Place:** 63 – Glen Fiance, Ted Toffey; **2nd Place:** 65 – Jeff Funston, Will Hoppner; **3rd Place:** 66 – Andrew Hughan, Tim Hughan; **4th Place:** 66 – Dick Faux, Don Lacy.

### C Flight

**1st Place:** 62 – Bob Stock, Steve Aker; **2nd Place:** 63 – Dennis McCarthy, Patrick Daly; **3rd Place:** 65 – Stuart Loux, Leroy Gregory; **4th Place:** 65 – Bill Hippe, John Lloyd.

### Closest-to-the-Hole

**Gold Tee:** #3 – Craig Herendeen, 4' 10"

**Purple/Green Tee:** #14 – Stuart Loux, 12' 6"

### CLUB CHAMPIOSHIP

Our annual Club Championship was played June 6 & 7. Club Champion, Steve Grant, defended his title, with a 2-day score of 149. This was Steve's 8th title! Winning the Master's Flight was Marc Allyn, with a score of 158. Winning the Senior Flight was Wayne Augsburger, with a score of 167. And, tying as winners of the Super Senior Flight were Frank Jablonski and Wayne Handley, both with scores of 170.

### JUNE SWEEPS

This 2-man, blind draw tournament was played June 16. We will report the results from this event next month.

### JULY SWEEPS

This 4-man, 2 best ball tournament will be played from the Purple/Green tees on July 7. Deadline to sign up is July 2.

### NCGA 12-MAN MATCH PLAY COMPETITION

The NCGA 12-Man Match Play began in June, and will conclude in August. We will report the results of June and July matches next month. Though this event began in

June, there might be an opportunity to play in some matches. Contact the Golf Shop, if you are interested.

### NCGA NET CHAMPIONSHIP

The NCGA Net Championship was moved to July 17 & 18. This is an individual net score event, and will play from the Gold tees. The top two players will qualify for follow-on NCGA events. Deadline to sign up is July 12.

### WEBSITE TOURNAMENT SIGN UP

Please continue to use the website, pmlmgc.com, to sign up and pay for tournaments. Using the website for tournament sign up and payment makes it easier for the club and the Golf Shop to manage tournaments. Go to pmlmgc.com to see the tournament schedule.

### JOIN THE MEN'S GOLF CLUB

Any male persons who are current property owners, their siblings, sons, nephews, sons-in-law, and PMLA employees are eligible to join the men's club. Go to [pmlmgc.com](http://pmlmgc.com) and click on the button, Join the Club, to see the many benefits of club membership, as well as the ability to sign up on line. Applications are also available in the Golf Shop, or you can contact our Handicap/Membership Chair, Ted Toffey. Email Ted at [handicap@pmlmgc.com](mailto:handicap@pmlmgc.com), if you have any questions about club membership, or, if you're a current member, your NCGA handicap index.

### HOLES-IN-ONE

Rich Martinez: No. 7, 126 yards, 6-hybrid.



## Groveland Quilters PINE NEEDLERS QUILT GUILD

LYNN SIGAFOOSE

Our Quilt Guild is a small group which began in 2004, we love quilting. We have several community projects we work on all year long. We make pillowcase for Tuolumne Trails Camp (in April we gave over 200 pillowcases), we make dresses for girls in the "Dress A Girl" program and we make Quilts for IMVO "Bags of Love" which involves Foster Children in Tuolumne County and Mariposa County.

In the month of May the Pine Needlers Quilt Guild elected the following Officers: President: Leslie Timmons, Vice President: Kris Fichou, 2nd Vice President: Anita Millard, Treasurer:

Michele Roberts, Recording Secretary: Dee Small, Corresponding Secretary: Judy McKinnon, Directors: Carol Willmon and Susan Fisher. These Officers will hold office for the term of 2021-2022. Congratulations to everyone.

If you would like to know more about our group and meetings we meet on the third Tuesday of the month. We meet under the Groveland Library, at 10 am. Guests are always welcome, come on by and visit. We usually stay after the meeting to sew and socialize.

Questions please contact Leslie Timmons – President @ 962-0781

## PML Lady Niners

DEANIE MARTINI

The PML Lady Niners' purpose is to promote the sport of golf and foster sociability and friendship among members who wish only nine-hole competition. Any woman 21 years or older who meets the requirements of WNHGA is eligible to join our club. Having fun is our main goal!

Our regular play days are Thursday mornings. If you are interested in joining, would like to be a guest on our play day, or would like more information about our club, please contact Captain, Stacie Brown @ 209-300-4840.

### MAY RESULTS

#### May 6

**Pars:** #14 Linelle Marshall & Patty Nelson, #17 Susan Dwyer

**Chip in for par:** #18 Stacie Brown

**Low Net:** Linelle Marshall & Patty Nelson 32

**Low Gross:** Stacie Brown 48

#### May 13

**Pars:** #13 Stacie Brown, #14 Patty Nelson & Linelle Marshall, #17 Susan Dwyer, Pat Price, Trudy Reid -Alt

**Low Net:** Christina Baines, Linelle Marshall, Wanda Patterson 33

**Low Gross** Susan Dwyer 50

#### May 20

**Pars:** #14 Nancy Brewster, Patty Nelson, Trudy Reid-Alt, Pat Price, #15 Anne Toner, #17 Patty Nelson, Syd Robenseifner

**Low Net:** Linelle Marshall 27

**Low Gross:** Linelle Marshall 46 (Wow)!

**Shot of the day** - Nancy Brewster made a long, beautiful "One Putt" to give her a score of 6 on #16!

#### May 27

**Pars:** #1 Trudy Reid-Alt, #3 Val Kelly, Pat VanGerpen, #7 Stacie Brown, Patty Nelson, #8 Trudy Reid-Alt

**Low Net:** Cindee Pieretti 36

**Low Gross:** Stacie Brown 50

**PUTTER OF THE MONTH** Anne Toner  
14 putts

**MAY ACE OF ACES** (low net) Linelle Marshall 27

**MAY QUEEN OF CLUBS** (low Gross) Linelle Marshall 46

## Garden Clippings

SHARON HUNT-STEVENSON

We hope you enjoyed our June 14th Garden Club member meeting at Mountain Sage. This fun get-together in person was our first meeting since Covid began. What a blessing it is to see each other. The month of July is DARK for the Garden Club. August will hopefully be another face-to-face meeting to talk about our hobby ... gardening.

"What to do in your garden in July, says Sunset Magazine!

Outsmart the pests! Create a border that will attract beneficial insects like coreopsis and cosmos; fight cochineal scale, green aphids, and spider mites with a strong blast of water. Once you have the pests under control, consider planting coleus, one of the easiest plants to grow. 0

## PML Boat Parade & Airplane Landing – July 3

VIRGINIA RICHMOND

**NOTE: subject to change if required by Covid status.**

Superheroes are coming! After missing last year due to the pandemic, we're excited to have the boat parade back! The PML Boat Parade kicks off on July 3rd at 6:00pm. All PML boat owners are invited to participate. This year's theme is "Superheroes."

Choose any superhero from the movies, comics, or real-life and get creative! Of course, patriotic decorations are also welcome.

Prizes will be awarded in four categories: 1.)



The Lackovics and a boat full of Lincolns.



St. Patrick's Day on the lake.



Jim McCloud entertains in his seaplane.

electric boats, 2.) gas pontoon boats, 3.) fishing or ski boats, and 4.) non-motorized boats such as canoes and kayaks. Sign up at the Marina store to participate in the parade. There's no fee.

Adding to the fun, be sure to watch for the airplane landing on the lake at 3:00pm on July 3rd. Pilot Jim McCloud of Foothill Aviation will entertain with a great show in his seaplane.

The annual PML Boat Parade and airplane visit are organized by Friends of the Lake. If you have any questions, please call Virginia at 962-6336.

## ROOFBB Reports

CLAUDIA D. DAY

Spring Has Sprung! The ROOFBB ladies came together for the first time in 2021 on May 21 for a lovely spring day luncheon and general meeting.

We gathered at Tuolumne Trails, and the lovely and spacious venue allowed us to follow safe practices. Lunch was prepared by Duet Catering and served by students from Tioga High. And, alas, we were told it was their last catering job. Their services will be missed!! Thank you Stacie Brown and Deanie Martini for all you have done for the ROOFBB organization and for the community!

After a social gathering President Susan Dwyer began the general meeting letting members know what the club is planning for the year. Our major fundraising event is the BIG WAGON raffle. The wagon is rolling for the community! The winning

ticket will be drawn in December. Tickets are now available at \$5 per ticket or 5 tickets for \$20. Contact ROOFBB to purchase your tickets! We have over \$2,300 in prizes so far, including dinners, boat cruises, golf, horseback riding and SO much more!!!

New members were introduced and welcomed. It is yet to be seen if we will be able to have our usual Monday Night Football dinners or our golf tournament but will keep everyone posted! We will have our fall gathering in October. We look forward to a year filled with many good things and lots of good fellowship.

Check us out on Facebook to know what the group is up to.

Email us at [ROOFBB.org@gmail.com](mailto:ROOFBB.org@gmail.com) or call 962-6265.

~ Caring Hearts Helping Others ~



SAVE THE DATE:

## PML Community Airport Day – Oct. 2

VIRGINIA RICHMOND

Mark your calendars now! The Pine Mountain Lake Aviation Association invites everyone to our annual Community Airport Day on October 2nd from 12:00 – 3:00pm at the Pine Mountain Lake County Airport. This is a great fun and free way to visit your airport and see interesting aircraft and fun flying exhibitions.

Planned special events include cool flying demonstrations, unusual aircraft, stunning formation flying, and some special aerial surprises! There will also be precision flying skills demos among PML pilots. In between special events, visitors can visit current and vintage planes up close. Watch for more details next month.

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



Formation flight over PML Airport

Admission is free.

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

## PML Ladies Club News

EVELYN BEALBY, PRESIDENT

“Welcome Back...Remembering Who We Are!” This was the theme of the first Ladies Club luncheon held on Wednesday, June 2nd at the Equestrian Center and it was a truly wonderful experience for the 54 members who attended. The smiling faces, the laughter, the catch-up stories between old friends and the welcoming of 6 new members made it a memorable occasion for all. Who cared if it sometimes felt like we were in a game of musical tables, chasing some shade in the 95-degree heat? We all rallied around and had fun trying to find our designated table which had moved while we were getting a beverage.

Mae Franco, V-P Events did an amazing job, taking the lead and fine tuning everything before and during our luncheon, decorating the tables with floral arrangements which became prizes for 10 members, having a COVID-19 shaped pinata which was beaten up and games, bubbles and spritzers provided to add to the fun. Of course, our BOD, Dart Woodruff, Barbara Coldren, Patricia Epp, Pam King and Evelyn Bealby also worked hard to ensure our success as did Kendra Brown and her staff at the Equestrian Center. Kudos to all!

Our intrepid bartenders, Tom Franco and Larry Woodruff, ensured we had our sangria, wine, soft drinks and water to keep us



hydrated. Robin at Lunch Lady Catering once again excelled, serving Green Goddess Salad, Grilled Peach Chicken with Wild Rice and Roasted Vegetables and Strawberry Shortcake.

Our August 4th event, “Hot Summer Daze” is already in the planning stages with a whole roast pig requested by our members and lots more fun so look out for those newsletters over the next month and volunteer to help.

On another note, our Board of directors awarded \$300 grants to 3 Tioga High School Senior Girls, Destiny Mitchell, Alexis Richter, and Haley Pollock, to support their further education. Patricia Epp and Nancy Mora made these grants possible by assembling and selling over 50 gift baskets in November 2020. Thanks to them both and congratulations to our Senior Girls on their Graduation. We wish them well in their future endeavors.

## Pickleball for the Summer

TAMMY TALOVICH

The summer months are here, and everyone will be coming back to the mountain for some much needed vacation and fun.

If you have met some new people, have new neighbors bring them down and show them how much fun exercise can be!

As always there is regular play on Monday, Wednesday, Friday, Saturday and Sunday at 8:30am. So no excuses, there is a day for everyone, with play of all levels: novice, intermediate and advanced. Notice the time has changed to 8:30am, due to the warmer temperatures. Check playtimescheduler.com to see who and how many are playing. If the time has been adjusted due to weather it will be updated here.

Make sure you stop by the Main Gate to get a pass for 1 day, 1 month or if you just love playing and want to come out anytime stop at the Administrative



Office and get an annual pass. If you have purchased a pass or passes you can go to the court at any time.

We are hoping to plan some fun events for members this year so keep an eye on your email we will let you know – when, where and what! We are waiting on the restrictions for COVID, we want to keep everyone safe. If you are not a member but would like to join in the fun contact Tammy Talovich at tamtally@sbcglobal.net.

Look forward to seeing everyone back for the summer!

## PML Ladies 18 Hole Golf Club

PAULA PARISI

My husband and I have been traveling the last 2 months, so I've missed playing golf with all my dear friends in the Pine Mountain Lake Ladies Golf Club. They have been busy playing golf, socializing and planning future events with our club and other WGAN clubs. Our club plays every Thursday (weather permitting), one Saturday a month and have future events planned with other clubs. Here are results of the latest tournament play:

Congratulations to the new, 2021 Golf Club Handicap Champion, Linda Sarratt, with a total 54-hole gross score of 211, out of a field of 18 players. Here are the top 5 finishers (there was a tie at the 5th spot). Linda Sue Sarratt: 72, 71, 68 = 211  
Lisa Brown Jimenez: 74, 69, 71 = 214  
Marcie Cress: 72, 70, 75 = 218  
Paula Vautier: 76, 73, 70 = 219  
Linda Johnson: 74, 69, 77 = 220  
June Song: 71, 83, 66 = 220

Thank you to Paula Vautier for managing a successful 54-hole tournament and to Mike Cook for his work making this



2021 Golf Club Handicap Champion, Linda Sue Sarratt

tournament a success.

### MAY 27TH – GROSS-NET-PUTTS

**Ace of Aces:** Marcie Cress – Net score of 69

**1st Flight (14 – 23 handicap):**

**Low Gross:** Elisa Hoppner – 84

**Low Net:** Marcie Cress – 69

**2nd Flight (25-29 handicap):**

**Low Gross:** Paula Vautier – 101

**Low Net:** Jodie Awai – 76

**3rd Flight (30-36 handicap):**

**Low Gross:** Sara Hancock – 100

**Low Net:** Lois Lee - 75

**Putter of the Month:** Elisa Hoppner – 30 putts

**Birdies:** Elisa Hoppner - #2; Marcie Cress - #6

The PMLLGC is open to all women residents and owners of property in the Pine Mountain Lake community. We are always looking for new members, so if you're interested in joining our club, please contact Head Golf Pro, Mike Cook at 209-962-8620.



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## 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](http://www.cslb.ca.gov) or [www.CheckTheLicenseFirst.com](http://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](http://www.cslb.ca.gov)

### DOUBLE-CHECK THE CONTRACT

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

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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 **209-962-8605**





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## Contractors Performing Work in PML are Required to Follow PMLA Rules & Regulations

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

### VEHICLE USE:

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

### PERSONAL CONDUCT:

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

### WORK RELATED CONDUCT

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

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Unit 12 Lot 186, Yorkshire Rd **NEAR THE BASS POND!** This great lot is also near the PML Stables and Airport. Just over 1 acre and ready for you to create the masterpiece you have always wanted. Enjoy all the amenities of Pine Mountain Lake including, Golf, Fishing, Pool, Country Club, Stables, Archery, the Shooting Range and much more! Don't forget that you will be only a short drive to Yosemite National Park's Hwy 120 north entrance. Inquire before it's gone! \$30,000 #20201442



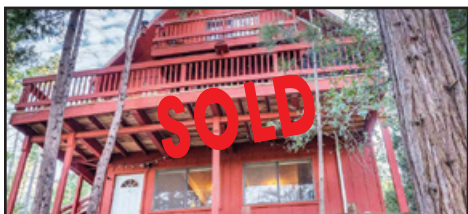
12007 Breckenridge Rd **A PRIVATE SETTING** for this single-level home on over 1/3 acre. Hardwood floors, open-beam cathedral ceilings, wood-burning stove, with floor to ceiling stonework. Spacious bedrooms, wet bar, oversized 2-car garage, level driveway and large parking area. Recent upgrades include: New Central Heat & Air, new water heater, double pane windows, exterior paint & refinished decks. Access to Pine Mtn Lake amenities. \$360,000 #20210067



Unit 2 Lot 442 Wells Fargo Dr **BACKS TO GREENBELT!** Beautiful lot, with seasonal creek. Build your dream home and enjoy all the amenities including the newly remodeled Country Club Grill and bar. Championship 18-hole golf course, Pro shop, Equestrian Center, PML Airport, community swimming pool and campgrounds. Three beaches, sport courts, tennis, pickle ball, bocce ball, horseshoes and archery. Entrance to Yosemite only about 25 miles away. \$6,000 #20210344



19032 Dyer Ct #13 **GOLF COURSE CONDO.** Located on the 5th fairway of Pine Mountain Lake Golf Course. Close proximity to the Pro Shop, driving range, Country Club, tennis and swimming pool. The condo interior was recently updated with a new kitchen and interior finishes. Part of a small 15-Unit homeowners association and the dues cover your sewer, water and exterior insurance. Near the town of Groveland and about 26 miles from the northwest entrance of Yosemite Park. \$169,000 #20210617



20257 Upper Skyridge **CLASSIC CHALET** perched on a hill, with mountain views and a peek-a-boo view of Pine Mountain Lake. 4bd, 2.5ba, 2024sf, bonus room w/pool table. Recent upgrades: New higher-efficiency mini-split H/A (with warranty), granite counters, refrigerator, stove & microwave, laminate flooring, carpet in all bedrooms, updated bathrooms, wood stove insert and decking. "Turn-key" with most furniture available. Great for a getaway or full-time living. This cabin has also been a successful Airbnb rental. Not far from the PML Marina & Beach. \$429,000 #20210331



Thinking About Selling? Now is the Time!



19709 Pine Mtn Dr

Take advantage of this amazing location, across the street from the lake and only 1/4 mile to the Marina Beach and Lakeside Café. 3bd, 3ba, 2-car garage, central H/A plus wood-burning stove. Lower-level bedroom, with private bathroom is large enough for a guest room/bonus room combo. Relax on the covered deck. Enjoy all the amenities that Pine Mountain Lake has to offer and the entrance to Yosemite Park only about 25 miles away. \$500,000 #20210400



20136 Lower Skyridge Drive

Spacious lake-side home, built on a grand scale. This two-level floor plan maximizes lake views and the surrounding scenery. Vaulted ceilings and custom woodwork give this home a "mountain cabin" ambiance. Floor-to-ceiling stone hearth in the great room. Bonus room & wet bar. Master suite plus 4bds (the 5th is a den or sleeping area). 120 feet of lake-frontage, terraced above, with a flat area, just perfect for making your own beach. \$899,900 #20201680



21125 Hemlock St

Fully-fenced custom home near Yosemite. Master suite and two guest suites. Separate office/study, with home gym. Modern appliances, center island. Rock-lined pool uses solar. Lawn, landscaping, sun platform, hot tub and multiple waterfall features. Stamped concrete around pool, a whole-house generator, sprinkler and watering system, security system plus wiring for wifi and surround sound. 4-car garage and ample parking for your "toys." \$1,100,000 #20210438



12071 Breckenridge

Custom home on .65 acre, bordering greenbelt. The portico opens to a formal entry. 4bd, 4ba, 3900+ sf. Remodeled kitchen, Birchwood cabinets, granite counters, high-end appliances, recessed & pendant lighting and breakfast nook. Formal dining & family room, with woodstove. Dual closets, vanities & tub in master. Downstairs bonus room, with bar, game area, pool table & wood stove. New 30-year comp roof. \$559,000 #20210449



Clinton Road, Groveland **LARGE RANCH-TYPE PROPERTIES** located on the eastern edge of Pine Mountain Lake, between the historic town of Groveland and the entrance to Yosemite Park. Level to gently-rolling terrain with mountain views, meadows, oaks, cedars and pines. Choose your own serene setting for your dream home. Contact Agent for more information. Three parcels available from 65+ acres to 181+ acres. Pricing starts at \$500,000.



20721 Point View Dr **SINGLE-LEVEL HOME** on a gently-sloping lot. Enjoy sunset views from the spacious, open interior plan that includes vaulted-pine ceiling in the living room, Corian kitchen counters, dining room and large deck, brightened by an extended wall of sliding glass doors. Features 3bd, 2.5 baths, 2083sf and a 2-car attached garage, all on a .39-acre lot. About a mile from the Lake Lodge beach & playground and Big Creek hiking trail. \$450,000 #20210168



12002 Hillhurst Circle **BEAUTIFUL MOUNTAIN HOME.** This home boasts a wide-open great room, with view of trees and mountains. Come and enjoy yourself on the lovely decks, as you just relax and take in the scenery. All three bedrooms are very spacious. This home is located in Pine Mountain Lake, with many great amenities: 3 beaches surrounding the lake, fishing, golf, swimming pool, country club, stables, archery, shooting range, airport, and near Yosemite Park's north entrance. \$435,000 #20210427



Ferretti Rd & Clements Rd, Groveland **CORNER ACREAGE.** This 3-acre lot is located at the eastern edge of Pine Mtn Lake but not in the HOA. With the extension of GCSD water & sewer line to adjacent lots, District water and sewer may become available. Current zoning is RE-2. The possibility exists to convert to commercial zoning. Imagine a much-needed RV/Boat storage facility combined with a market, serving residents on the far end of Groveland. Distant, mountain views and plenty of level ground. \$99,900 #20200998



19337 Ferretti Rd **PLENTY OF PRIVACY!** A wooded lot, with easy access, close to Groveland and Yosemite Park. Pine Mtn Lake has many amenities including multiple beaches, Lakeside Café, boat rentals and great fishing spots. Fisherman's Cove and the Lake Lodge are lovely places for weddings or private parties. You can also enjoy dining at the Country Club Grill, with indoor and outdoor dining and gorgeous views of the championship golf course and the mountains beyond. Something for everyone! \$8,700 #20210368

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