

PINE MOUNTAIN IN LAKE NEWS

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

HAPPY VALENTINE'S DAY!

CELEBRATE AT THE GRILL
SEE PAGE 27

NEWLY APPROVED RESOLUTIONS
SEE PAGE 19-23



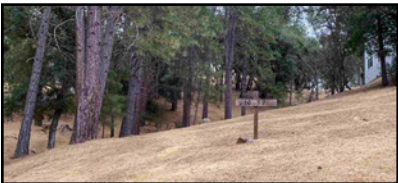
FEBRUARY 2025



19995 Pine Mountain Dr **CREATE MEMORIES** and get away from it all. 3bd, 2ba, home nestled in the trees. Cozy wood-burning stove, vaulted ceiling, laminate pine flooring. Granite kitchen counters and large dining area. Retractable awnings and a jetted spa on the back deck, off the master suite. Two detached storage buildings plus a carport. Turn-key home, ready for full-time living, vacationing or short-term income property. \$429,500 #41080907



20796 Non Pareil Wy **COMPLETELY FURNISHED** with top-notch furniture, décor, kitchenware, bedding, linens, spa and outdoor furniture! Two-level, 5bd, 3ba, 2140sf home on .64 acre lot. Central H/A, propane fireplace, double-pane windows, laminate & carpet flooring, stainless appliances and claw-footed tub. Bonus room w/pool table. Covered decks on both sides and a hot tub. EV charging station. Backs to ranchland, near Big Creek hiking trail. \$625,000 #20240905



Unit 10 Lot 57 McKinley Wy **BUILD YOUR DREAM CABIN** on this upsloping .53 acre lot. This sewerod property is one of the lowest-priced lots in Pine Mountain Lake. Cut for the driveway is off McKinley Way. Enjoy all the amenities that Pine Mountain Lake has to offer...lake, golf, tennis, pickle ball and more! \$5,900 #20241172

FABULOUS LAKEFRONT LOCATION!

19774 Pine Mountain Drive

120 FEET OF PRIME LAKEFRONTAGE NEAR MAIN PINE MOUNTAIN LAKE MARINA

This lakefront home, built in 1982, is situated on a gently down-sloping half acre lot. A 520sf boat storage building is located at the top of the driveway for your lake toys. Below is an asphalt parking area and the 1920sf, 3-bedroom, 3-bathroom home, designed to entertain. There are two spacious decks facing the water at the main house and a third deck at the water's edge. Level entry, with Great Room floor plan. The main level has a living room, dining area, kitchen, two guest bedrooms & a full bathroom. Downstairs offers a spacious family room with ping pong & a big screen tv. The upper level is a master suite, with double closets and a full bathroom. Two-car attached garage, with a work bench, storage area and an additional refrigerator. A concrete lighted walkway takes you from the house to the swim deck & dock at the waters edge. One of the best open-water views of the lake!

\$1,300,000 MLS #41080982



13340 Yorkshire Rd **HUGE PRICE REDUCTION!** Chalet-style home on .74 acre. Three levels, solar power and whole-house generator. 2bd, 2ba plus a loff for sleeping or other. Knotty-pine ceilings and large windows offer plenty of light & views of the surrounding countryside. Laundry room, full bath and game/recreation room on the lower level. Seclusion and privacy. \$299,000 #20241465



12000 Trapper Ct **SPACIOUS 1.27 ACRES** nestled in the pines and cedars on a quiet cul-de-sac. This lot has been surveyed and has plans available for your future dream cabin in Pine Mountain Lake. The many trees on this property offer cool seclusion. North and east facing property bordering area green-belt. \$29,900 #41083050



13145 Jackson Mill **PICTURESQUE COTTAGE** on .53 acre lot, with a seasonal creek, natural rock formations and a decorative wooden bridge. Covered porch, 3bd, 2ba, central H/A, security system, wood-framed dual-paned windows. Slate tile and new carpeting in 2023. Fenced & gated area for pets or garden. RV or boat parking, with electrical hookup and EV level-2 charging port. Workshop/hobby out-building. \$430,000 #20241142

100% Local Long-Term Rentals Services

Now Accepting Homes for Long-Term Rentals!

- Monthly Rentals & Tenant Placement
- Tenant Screening & Credit Reports
- Move-In / Move-Out Inspections
- Monthly Statements & Owner Payments
- Scheduled Maintenance & Repairs
- Local, State & Federal Tax Requirements

- | | | | | | | | | | | |
|--|--|---|---|--|---|--|---|---|---|---|
| 
ROB STONE
OWNER/REALTOR®
DRE #01025463 | 
BJORN WAHMAN
BROKER
DRE #00706559 | 
TARA STONE
MANAGER/DPG
DRE# 01106544 | 
LIZ MATTINGLY
BROKER ASSOCIATE
DRE #00709618 | 
MIRIAM MARTIN
REALTOR®, RSPS, ASP
DRE #01400779 | 
ANDREW RIETVELD
REALTOR®
DRE #01994156 | 
RYAN NIEDENS
BROKER ASSOCIATE
DRE #01940007 | 
KATHY NIEDENS
REALTOR®
DRE #01113243 | 
BRENDA ZUNIGA
BROKER ASSOCIATE
DRE #00997621 | 
CAPRICE KROW
PROP. MGR/LDP
DRE# 01179023 | 
CORY STONE
PHOTOGRAPHER
VIDEOGRAPHER |
|--|--|---|---|--|---|--|---|---|---|---|

Vacation Rentals

Gabe Morford-Cheibub
General Manager

Now Accepting Specialty Homes for 2025!



"CASA CASSARETTO" is a gorgeous lakefront home about 50 yards from the Marina Beach. Five bedrooms, 4-1/2 bathrooms, a game room, with pool table, shuffleboard, board games and a wet bar. Enjoy the ambiance of a gas log fireplace, the sight and sound of the OLED home theater or just relaxing in the hot tub. Amazing views and outdoor spaces, with a covered patio and sun deck. All this plus a private dock, with a row boat, hybrid kayak-canoe, two-person kayak and two Wavestorm SUP's, with paddles, a floating mat and Noodles for loads of fun on the lake. Guests agree to wear provided life jackets. Make this your next vacation getaway!

Trisha Richardson
Guest Services

Sharron Wahman
Guest Services

Submission Guidelines

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

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

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

DEADLINES

Advertisements must be received IN FULL (text, MLS info, images, logos, etc.) by the 21st 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, Apple 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.

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 and Ads — 20th each month
Classifieds Ads — 20th each month

PINE MOUNTAIN LAKE ASSOCIATION

1.209.962.8600

www.pinemountainlake.com

ADMINISTRATION OFFICE HOURS

8:00 AM TO 4:30 PM – MON THRU FRI

OPEN AT 8:45 AM SECOND TUESDAY OF EACH MONTH

THE OFFICE IS CLOSED BETWEEN 12:00 & 1:00 EACH DAY

2025 ADMINISTRATION OFFICES HOLIDAYS

(ADMIN OFFICE WILL BE CLOSED)

MON 2/17/2025

PRESIDENTS' DAY

THUR 11/27/2025 THANKSGIVING

FRI 11/28/2025 DAY AFTER THANKSGIVING

MON 5/26/2025 MEMORIAL DAY

WED 12/24/2025 CHRISTMAS EVE

FRI 7/4/2025 INDEPENDENCE DAY

THUR 12/25/2025 CHRISTMAS DAY

MON 9/1/2025 LABOR DAY

WED 12/31/2025 NEW YEARS EVE

TUE 11/11/2025 VETERANS DAY

THUR 1/1/2026 NEW YEARS DAY

2025 PMLA BOARD MEETINGS SCHEDULE

(THIRD SATURDAY - UNLESS OTHERWISE NOTED)

FEBRUARY 15, 2025

(President's Day Weekend)

JULY 19, 2025

AUGUST 16, 2025 (Annual Meeting)

MARCH 15, 2025

SEPTEMBER 27, 2025

APRIL 26, 2025

(4th Saturday of the Month)

MAY 17, 2025

OCTOBER 18, 2025

(Board Budget Meeting)

JUNE 21, 2025

NOVEMBER 15, 2025

— NOTICE —

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

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

PMLA ADMINISTRATION OFFICE – 1-209-768-3998

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

VISIT US ONLINE
www.pinemountainlake.com

PHONE/EMAIL DIRECTORY

GENERAL MANAGER

Joseph Powell
gm@pinemountainlake.com

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

ADMINISTRATIVE ASSISTANT TO THE GENERAL MANAGER

Janessa Owens - 1.209.962.8627
gmassist@pinemountainlake.com

HUMAN RESOURCES
Shannon Abbott - 1.209.962.8628
pmlhr@pinemountainlake.com

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

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

COMMUNITY STANDARDS DIRECTOR
Suzette Lafranchi - 1.209.962.1241
communitystandards@pinemountainlake.com

COMMUNITY STANDARDS SPECIALIST
Carrie Harvey - 1.209.962.1242
compliance@pinemountainlake.com

RENTAL COMPLIANCE COORDINATOR
1.209.962.1245
RCC@pinemountainlake.com

GENERAL INFO & LAKE LODGE SCHEDULING
Angela Hicks-Church - 1.209.962.8600
Receptionist
admin@pinemountainlake.com

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

**ACCOUNTING
CONTROLLER**
Dan Szathmary - 1.209.962.8606
Accounting Procedures
controller@pinemountainlake.com

ACCOUNTING SUPERVISOR
Stacy Gray - 1.209.962.8618
sracct@pinemountainlake.com

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

ACCOUNTS PAYABLE
Tina Parmalee - 1.209.962.8626
pmlap@pinemountainlake.com

IT MANAGER

Yuris Daudish - 1.209.962.1243
ITManager@pinemountainlake.com

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

DEPARTMENT OF SAFETY
DIRECTOR OF SAFETY
Natalie Trujillo - 1.209.962.8633
safety@pinemountainlake.com

SERGEANT
Teri Cathrein - 1.209.962.1244
dossgr@pinemountainlake.com

MAINTENANCE DEPT
MAINTENANCE MANAGER
Rick Lafranchi - 1.209.962.8611
facmgr@pinemountainlake.com

ADMINISTRATIVE ASSISTANT
Patty Groothuizen - 1.209.962.8612
maintenance@pinemountainlake.com

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

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

FIRE SAFETY INSPECTOR
Jessica Heller - 1.209.990.5261
firesafety@pinemountainlake.com

GOLF COURSE
GOLF COURSE SUPERINTENDENT
Rob Abbott - 1.209.962.8610
super@pinemountainlake.com

GOLF SHOP
Doug Schmielt - 1.209.962.8620
Golf Pro Shop/Golf Reservations
golfshop@pinemountainlake.com

GOLF PRO
Mike Cook - 1.209.962.8622
golfpro@pinemountainlake.com

THE GRILL AT PINE MOUNTAIN LAKE
FOOD & BEVERAGE DIRECTOR
Andrea Wilson - 1.209.962.8639
clubmgr@pinemountainlake.com

Restaurant - 1.209.962.8638

OTHER PHONE NUMBERS
EQUESTRIAN CENTER MANAGER
Kendra Brown - 1.209.962.8667
stables@pinemountainlake.com

MARINA MANAGER
Dawn Pretzer - 1.209.962.8631
marina@pinemountainlake.com

PML NEWS
David Wilkinson - 1.209.962.0613
Ad/Article Submissions
PMLNews@SabreDesign.net



TOWN HALL MEETINGS

(Each meeting will begin at 10 AM and end at noon)

Saturday, March 8, 2025

Saturday, June 28, 2025

Saturday, September 13, 2025

Saturday, December 6, 2025

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GET IMPORTANT NEWS VIA EMAIL

eSNAP

ELECTRONIC SAFETY, NEWS & ALERT PROGRAM

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

ABOUT EACH OF THE PROGRAMS

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

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

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

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

24/7 RENTAL COMPLIANCE HOTLINE

IT JUST GOT EASIER TO REPORT, PROVE, AND RESOLVE NON-EMERGENCY SHORT-TERM RENTAL RELATED PROBLEMS IN REAL TIME, 24 HOURS A DAY, 7 DAYS A WEEK

1-209-231-4543

ALL PMLA HOMEOWNERS EMAIL OPT-IN PROGRAM

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

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

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

REDUCED CLUTTER – By receiving documents via email there is less paper for you to deal with.

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

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

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

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

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

Mail form below to:

Pine Mountain Lake Association

19228 Pine Mountain Drive • Groveland, CA 95321



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

PMLA Account Number: _____ Unit/Lot #: _____

Name: _____ Phone #: _____

Address: _____

Email Address: _____

Signature: _____

PINE MOUNTAIN LAKE ASSOCIATION

1.209.962.8600

BOARD OF DIRECTORS

Mike Gustafson: President
Brian Watson: Vice President
Karen Hopkins: Secretary
Craig Prouse: Treasurer
Chuck Obeso-Bradley: Director-at-large

GENERAL MANAGER

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

CORRESPONDENCE TO DIRECTORS

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

ADMINISTRATION OFFICE

HOURS OF OPERATION*

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

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

SUBMISSION DEADLINE

21st of the month by 4:30 PM
LATE SUBMISSIONS MAY NOT BE ACCEPTED
Visit www.pinemountainlake.com for ad rates
and submission guidelines or email:
PMLNews@SabreDesign.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.

PMLA—Publisher

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

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

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

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

KEEP YOUR INFORMATION UP TO DATE

If you have moved or changed your contact information, please contact the Administration Office at 1 (209) 962-8600 to update your records. You can also update your information online by scanning the QR code. Staying connected helps us keep you informed about important updates, news, and events in our community.
<https://www.pinemountainlake.com/address-change-2/>



NOTICE

The Pine Mountain Lake News, established July 25, 1973, is created monthly for residents and property owners of Pine Mountain Lake. Members can access the PML News monthly edition online at www.PineMountainLake.com. Every month the newest edition of the PML News is posted online before the first of each month.

The PML News is emailed to and posted online for approximately 3500 PML property owner households each month. Our circulation reaches approximately 1200 full-time, resident, PML property owners and approximately 2300 "weekender," non-resident, property owners who maintain primary residence in Northern California, in Southern California, or in other states. For more information regarding the PML News, please call the PML Administration Office at 1 (209) 962-8600. We greatly appreciate your contributions but please note that the PML News fills up very quickly – often before the 21st 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. Please visit us at the PMLA website www.pinemountainlake.com for a downloadable PDF of the News posted by the 1st of the month and a downloadable PDF list of ad rates.

GENERAL MANAGER'S MESSAGE

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

PML NEWS TRANSITION TO ONLINE DIGITAL NEWS MAGAZINE

Some members have asked why the Association decided to move from a print and mail PML Newspaper format to an online digital PML News Magazine version.

Last year, as we worked on developing the 2025 budget, the first budget draft rollup showed a potential increase of more than 15%. The hard work by the Board, management and the Budget and Finance Committee ultimately brought the annual assessment increase down to just 7.95%. To get there, the Board of Directors had to make several tough decisions at the October budget meeting in consideration of controlling the assessment increase for 2025. By deciding to transition from a printed and mailed monthly newspaper to a monthly digital magazine, they were able to reduce the 2025 budget by over \$60K for this one budget item alone. While we understand that a few members may be disappointed that they won't be receiving a printed newspaper every month, controlling costs while maintaining member service is a balancing act and the Board takes everything into consideration when making these tough choices.

Members can receive an email PDF copy of the new PML News monthly magazine by going to the official PML Website at www.pinemountainlake.com and filling out the short online form and providing their email address. Every month you will receive the digital copy in your email inbox. Members can also continue to access a digital copy by just going to the PML website and downloading it if they wish. This option has already been available for many years.

We are evaluating some companies that offer a print and mail service where we would upload a PDF version of the PML News Magazine and members and advertisers could simply order it from this outside vendor. Obviously, there would be a cost to do so and the member would have to pay to get a printed copy. We are trying to find one that is suitable and offers a reasonable price for this service.

Our IT Manager, Yuris also created an HTML version that provides the individual monthly articles on the Official PML website

that are easier to access and read on smaller smartphones and tablets. Rather than trying to read the PML News on cellphones, members also have the option to print it out or utilize their computer desktops, laptops, iPads and other tablets. Personally, I use my iPad and it is very easy to read.

CREDIT CARD SURCHARGE STATUS

For years the Association has incurred credit card processing fees to the tune of approximately \$220K annually. Back in 2023, the Board of Directors made the decision to implement a surcharge of 3% on all credit card purchases at Association departments in an effort to reduce costs. It took about 12 months to navigate all of the third-party processing requirements and we were able to implement the surcharge at the end of 2024.

We have worked hard to communicate to the membership, before, during and after the implementation of the surcharge as well as setting up an ACH payment option and taking debit card purchases as alternatives to paying the surcharge. We will continue to monitor and improve our processes as we move forward.

HOA ELECTRONIC VOTING WILL BE ALLOWED IN 2025 – WE NEED YOUR EMAIL ADDRESS

Just a reminder that the Governor signed Assembly Bill 2159 in September 2024, making electronic voting legal for California HOAs starting January 1, 2025. We are currently working with Association General Counsel on updating our election rules to reflect this change and to bring them up-to-date with current law. Members will still have the option of voting by mail if they wish.

It is important that members provide their email address to the Association if they wish to vote online. We are asking all members to update their contact information with their email addresses so that we can prepare for this new process. Members can update their contact information online at the Official PML Website at www.pinemountainlake.com.

PML IT DEPARTMENT UPDATE

Our IT Manager, Yuris has been very busy this month. Data validation for the Gate

Upgrade project has been completed and the new PMLGrill.com website is now online and available to the general public. A redundant two-vendor internet connection is now live at the Maintenance Yard and is being tested as well, for use during outages and emergencies. Analytics for the pinemountainlake.com and pmlgrill.com websites has been enabled so that we can track views and usage. An email server at an external site, allowing for mass mailings to members and mailing list subscribers has also been secured so that we can communicate more effectively with the membership.

PML ACCESS GATE UPGRADE PROJECT

The PML access gate upgrade project is in progress. Our staff has gleaned through our current gate access system to ensure compatibility with the new system. Trenching and pedestal installation at the Main Gate and Gate #8 is in progress. Secure sample files of owner, resident and contractor data has been sent to the gate access vendor for review. The contractor began the installation work at Gate #8 on January 20th.

It is important for members to pay attention to outgoing notices during this project as they may be one-lane traffic control and delays during trenching and other installations.

COMMUNITY STANDARDS DEPARTMENT 2024 STATS

The PML Community Standards Department handles multiple responsibilities for our Association including architectural and member property improvement approvals in coordination with the PML Environmental Control Committee, CC&R compliance and short- and long-term rental compliance. In 2024, the ECC reviewed 538-member project submittals. ECC approved 9 new single-family dwelling submittals bringing the total of new single-family dwellings currently under construction to 18. Additionally, four (4) Accessory Dwelling Units (ADUs) were completed and permitted within PMLA.

As for our Rental Compliance stats ending 2024, at the end of the year, there were 395

(See GM Message on next page)

PRESIDENT'S MESSAGE

MIKE GUSTAFSON – PMLA BOARD PRESIDENT

Welcome to the second edition of the Pine Mountain Lake Magazine! I noticed in viewing the January magazine on my iPad I was able to zip through the pages very quickly and the photos and ads had excellent layout and color. All to the good. If your friends are complaining that they didn't receive their hard copy of the "Newspaper" please urge them to provide their sign up online at the Official PML Website at www.pinemountainlake.com so we can add them to the distribution list.

Before we get too far away from the holidays, I want to thank the PML employees and volunteers who made the celebrations so special. The cruise around the golf course, the Christmas tree displays at the Stables, the home decorations contest, the Grill festivities, and the decorations in town, etc. These

activities do not happen by accident, it takes a lot of effort; so a big Thank You to everyone who made it happen.

As promised, the board is planning a series of Town Hall meetings for all members this year. The first one is at 10am on March 8th at Lake Lodge. It's your chance to ask questions and express your thoughts, ideas and opinions in a casual setting. Hope to see you there.

As you may know, each year your Board of Director's accepts recommendations from the community of the "Volunteer of the Year" award. This year we are pleased to honor Audrey Prouse for that unique distinction. It was a good day when Audrey retired from her position as elementary school principal in Cupertino and became a full-time PML resident. She took that energy, intelligence, drive and dedication to helping others and focused it on the communities of PML and Groveland. She volunteers in with ROOFBBs,

Camp Tuolumne Trails, Friends of the Groveland Library, and Brainy Groveland, among others. Audrey developed the idea of "SummerFest," to help local businesses and entertain residents, while raising money for local charities. I am exhausted for her, how does she do it?

Finally, please take the PML pool survey. Many members continue to ask the association to build a new indoor pool and activity center. The first step in the process is a survey asking for opinions. This survey describes a couple of construction scenarios, all centered on a large enclosed pool. As you know, the current pool is very small and cannot operate during the winter months. The survey will run until the end of March. Then the Long Range Planning Committee will report results back to the Board of Directors at a general meeting. The link to the survey is <https://www.surveymonkey.com/r/PMLRecSrvy>

Enjoy your new PMLA Magazine. 🌟

(GM Message continued from previous page)

short-term rentals, 99 long-term rentals, for a total of 494 registered rentals. In our CC&R Compliance section, stats ending 2024, we have sent out 525 Courtesy Notices, 144 Notices-of-non-compliance, and 48 Final Notices with 14 resulting in a Covenants Committee hearing. There were three member enforcement appeals to the Board of Directors. None of the Covenants Committee decisions were overturned on appeal and 92 PML members received a fine for violations of the CC&Rs. Our Compliance department closed 421 resolved member case files. YTD Total member services: 10,086 calls and emails. Top violations: Garbage issues 211, Improvement without approval 104, Unregistered Renters 103, Gate misuse 98.

PML GOLF COURSE RATED ONE OF THE TOP IN THE NATION

The Pine Mountain Lake Golf Course was rated #4 out of the Top 25 Public Golf Courses in the U.S. - Golfers' Choice 2025. These 25 nation-wide public courses are ones that impressed golfers the most. We're #4 in the Country!

Congratulations to our Golf Course Superintendent Rob Abbott and Head Golf Professional Mike Cook and their teams for this impressive achievement!

JUST A REMINDER

Just a reminder that it is important to use official methods of communication with the Association if you are looking

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

Until next month, wishing everyone a Happy Valentines Day! 🌟

**Pine Mountain Lake Association
Balance Sheet
As of 12/31/24**

	Consolidated	Operating Fund	Reserve Fund	New Cap. Fund
ASSETS:				
Cash & Equivalents	\$4,344,342.05	\$691,833.03	\$3,646,782.83	\$5,726.19
Due To/Due From	\$0.00			
Accounts Receivable	\$1,274,980.66	\$1,274,980.66		
Less: Bad Debt Reserve	-\$436,392.42	-\$436,392.42		
Inventory	\$180,998.58	\$180,998.58		
Deposits & Prepaids	\$187,832.07	\$187,832.07		
Total Current Assets	\$5,551,760.94	\$1,899,251.92	\$3,646,782.83	\$5,726.19
Fixed Assets				
Land & Buildings	\$17,383,899.57	\$17,383,899.57		
Operating Equipment	\$6,501,924.21	\$6,501,924.21		
Vehicles	\$1,488,826.93	\$1,488,826.93		
Total Fixed Asset Costs	\$25,374,650.71	\$25,374,650.71	\$0.00	\$0.00
Accumulated Depreciation	-\$18,432,278.24	-\$18,432,278.24		
Net Fixed Assets	\$6,942,372.47	\$6,942,372.47	\$0.00	\$0.00
TOTAL ASSETS	\$12,494,133.41	\$8,841,624.39	\$3,646,782.83	\$5,726.19
LIABILITIES & EQUITY				
LIABILITIES:				
Accounts Payable	\$232,974.84	\$232,974.84		
Personnel Related Items	\$621,385.90	\$621,385.90		
Accrued Taxes & Liabilities	\$14,324.99	\$14,324.99		
Unearned Dues	\$1,473,667.30	\$1,473,667.30		
Other Liabilities	\$163,275.12	\$163,275.12		
Total Liabilities	\$2,505,628.15	\$2,505,628.15	\$0.00	\$0.00
EQUITY:				
Prior Year End Balance	\$9,334,272.73	\$5,233,453.00	\$4,058,116.27	\$42,703.46
Current Year Equity				
Income/(Exp)	\$1,779,380.38	-\$1,939,029.16	\$3,663,206.26	\$55,203.28
Asset Transfers from Funds	\$0.00	\$3,041,572.40	-\$2,949,391.85	-\$92,180.55
Reserve Expenses	-\$1,125,147.85		-\$1,125,147.85	
TOTAL EQUITY	\$9,988,505.26	\$6,335,996.24	\$3,646,782.83	\$5,726.19
TOTAL LIABILITIES & EQUITY	\$12,494,133.41	\$8,841,624.39	\$3,646,782.83	\$5,726.19

PINE MOUNTAIN LAKE ASSOCIATION
SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES
For Twelve Months Ended December 31, 2024

OPERATION OF AMENITIES	Revenues					Expenses				Budget NET COST (INCOME)	Variance Bud - Act	Variance %
	Members' Assessments Net of Discount	User Fees	Sales, Net of Cost of Sales	Miscellaneous Income	Total Revenues	Total Expenses	Cost/(Income) Before Depreciation	Depreciation Expense	NET COST (INCOME)			
Golf Course		\$879,746	\$37,899		\$917,645	\$1,980,727	\$1,063,082		\$1,063,082	\$1,119,540	(56,458)	-5.04%
Restaurant & Bar		\$5,357	\$867,146		\$872,502	\$1,744,336	\$871,833		\$871,833	\$760,590	111,243	14.63%
Marina		\$499,348	\$172,492		\$671,840	\$970,309	\$298,469		\$298,469	\$357,042	(58,573)	-16.41%
Snack Shack			\$55,786		\$55,786	\$100,109	\$44,323		\$44,323	\$42,739	1,584	3.71%
Stables		\$116,247		\$20,286	\$136,533	\$537,254	\$400,721		\$400,721	\$395,985	4,736	1.20%
Recreation		\$233,874			\$233,874	\$208,231	-\$25,643		-\$25,643	-\$46,485	20,842	-44.84%
Roads & Facilities Maintenance		\$210,932		\$580	\$211,512	\$2,763,770	\$2,552,258		\$2,552,258	\$2,782,933	(230,675)	-8.29%
PROPERTY OWNER SERVICES												
Safety		\$253,508		-\$1,309	\$252,200	\$1,163,794	\$911,594		\$911,594	\$1,145,001	(233,407)	-20.38%
Administration		\$328,181		\$684	\$328,865	\$2,982,477	\$2,653,612		\$2,653,612	\$2,372,790	280,822	11.84%
ASSESSMENTS												
+	\$8,131,063				\$8,131,063	\$540,965	-\$7,590,098	\$758,879	-\$6,831,219	-\$7,526,920	695,701	-9.24%
Totals	\$8,131,063	\$2,527,193	\$1,133,323	\$20,241	\$11,811,821	\$12,991,971	\$1,180,150	\$758,879	\$1,939,029	\$1,403,215	535,814	38.18%

DO YOU HAVE YOUR PIN?

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

1-209-962-8600
Monday - Friday from 8 am - 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 under the Resources/Forms, and returning it to the Administration Office, you can have your monthly assessment automatically deducted from your checking account or charged to your credit card. This means you never have to remember to write a check and mail it each month. The peace of mind that comes with knowing your payment will always be made on time is easy to attain. We can also arrange to have any other regular payment you make to the Association (such as golf membership, horse boarding fees, etc.) paid in the same way.

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

PAY YOUR PML PAYMENTS ONLINE

Did you know you can make your payments online?

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

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

MONEY MATTERS

DAN SZATHMARY, CAFM – ASSOCIATION CONTROLLER

PMLA HAD A GREAT YEAR IN 2024.

(Note: Please don't get your information from social media, that is the equivalent of being in the Truman Show and thinking it is actually real. The truth is in the audited financials that are posted monthly.)

As of the writing of this article, we have just closed out 2024 and will have a full year-end financial report at the February 15th monthly board meeting.

Some highlights on a great year for PMLA:

Operations performed about \$160k better than budget. Overall, the management team did a great job keeping our amenities up and running through the year with less money than they were given to spend. The team strives to do more with less every year and definitely accomplished that mission for the year.

Interest earned on cash well exceeded our goal of a 20% increase over the prior year. We earned over \$183k just doing a bit of math and moving money around wisely. There are more opportunities for equal security, minimal liquidity risk, and higher yields in 2025, so we expect this number to only get better into the future.

Our Reserve Fund has reached its second highest level at end of year in PMLA history. We have almost \$3.6 Million in reserves at the close of 2024. This is the second highest balance in PMLA history, beaten by first place by a little under \$800k two years ago.

To put that in perspective, we spend about \$1 Million a year replacing and repairing assets, about \$2 Million on years we do road work. That means we can pay for everything we need for two years and then some based on the amount of cash in that fund right now.

In spite of +30% increases in utilities, mind-boggling increases in insurance rates

throughout the entire California market, minimum wage and market wages increasing substantially, and a whole host of other double digit cost inflation pressures; we were able to do some budgetary gymnastics and reduce the assessment increase for the second year and a row from 10% to 7.95%.

All this while maintaining a healthy reserve fund, and without making any reductions to the level or quality of services throughout the association.

The list goes on. More to follow with the annual report.

I would like to give thanks to the Finance and Accounting team, and the rest of the staff at PMLA for working hard and achieving some fantastic financial results for 2024.

Looking forward to great 2025, and beyond.

Questions or comments? Feel free to contact me anytime at Controller@PineMountainLake.Com or 1-209-962-8606. 🌲

INSPECTIONS 101

ASHLEY HENDERSON – ARCHITECTURAL CONTROL SPECIALIST

So, you figured out what you wanted to do, drew up your plans, submitted your project, and got your approval letter... now what? Inspection time! Depending on what your exact project is, you will have anywhere from one to four inspections.

First inspections are incredibly important, as they verify that your project matches the approved plans. We ask that you, or your contactor, string the property lines, and mark the exact location of the project—this ensures that the approved project is going exactly where it was approved, and allows us a chance to catch any potential issues prior to the work actually beginning. Remember the old adage: Measure twice, cut once—It

is far easier (not to mention cheaper) to remark a project before the work begins, versus removing/moving, etc. something after it has already been built/installed.

Final inspections verify that everything matches the approved plans as well, but this inspection will also ensure that the property is cleaned up, that your unit and lot and address are posted, and that any advertisement signs have been removed. It is important that all building materials, etc. are either removed, or stored within fully enclosed, approved storage areas. Building materials may not be stored in the open—this includes paint cans, extra lumber, pavers, etc. Failure to properly store any extra building materials will result in a

failed final inspection.

Single-family dwellings and remodel projects will have additional inspections including foundation and framing inspections.

For those of you who have their contractors set as their agents, please remind them to call for all applicable inspections.

Your approval letter will let you know when, and how to call for inspections. You can schedule an inspection online at: <https://www.pinemountainlake.com/pmla-forms/> But, as always, when in doubt give me a call! I will be happy to answer any questions you may have. 1-209-962-8605 or ecc@pinemountainlake.com 🌲

COMMUNITY STANDARDS DEPARTMENT

SUZETTE LAFFRANCHI - COMMUNITY STANDARDS DIRECTOR

The Community Standards Department is here to assist you with Pine Mountain Lake association's governing documents such as the PMLA CC&Rs, Resolutions, ECC Rules, Guidelines and Construction Standards as well as the Enforcement Procedures. If you have questions on rental compliance, property use and restrictions or making improvements on your property, the Community Standards Department is here to assist our membership in their quest to develop a comprehensive understanding of PMLA Governing Documents.

A convenient way to get information, find links, review frequently asked questions, or continue to develop a better understanding of the rules and regulations, twenty-four

hours a day, seven days a week is to visit the Pine Mountain Lake Community Standards web page. You will find our page at www.pinemountainlake.com under the resource tab, click on the Community Standards Icon or click the link for quick on the go access <https://www.pinemountainlake.com/101637-2/>

There you will find instructions on how to submit your construction project, view approved paint colors charts, get links to register your rental and much more. We have streamlined and gathered all this information in one location for quick easy access.

As always, if you have any questions, please feel free to reach out to our staff, we are happy to guide and provide you

with the information you need to navigate our governing documents to maintain our beautiful community.

Architectural Control Specialist, Ashley Henderson

ECC@pinemountainlake.com or 1 (209) 962-8605

Community Standards Specialist, Carrie Harvey

Compliance@pinemountainlake.com or call at 1 (209) 962-1242.

Community Standards Director, Suzette Laffranchi

Communitystandards@pinemountainlake.com or 1 (209) 962-1241 🇺🇸

REGISTER, RENEW, IT IS ALL UP TO YOU!

CARRIE HARVEY- COMMUNITY STANDARDS SPECIALIST

It's February already, and if you are one of the lucky ones that have a rental property, or are looking to have a rental property in the future, then this is for you! Here in the Community Standards Department, we are gearing up for Spring and Summer, and want to let you know that as an owner of a rental property in Pine Mountain Lake, you must have your rental home registered with the Association. Per Pine Mountain Lake **Resolution #95.14**, All short-term and long-term tenants must currently register with the Association in accordance with the

CC&Rs. Registration and renewals are all done online, and it comes with an annual fee of \$175. The link to register your rental home is <https://secure.hostcompliance.com/pine-mountain-lake-association-ca/permit-registration/welcome>. This is for long-term and short-term rentals. If you registered your home last year, and you are not sure when your renewal date is, please feel free to reach out to us and we can get that information for you. If you are a new homeowner of a rental property, and need more information on the rental registration process, please reach out so that we can assist

you, we can be reached at 1-209-962-1245 or by email at rcc@pinemountainlake.com we look forward to getting you all set up. With the busy seasons coming, you will want to be prepared.

As a reminder, if you have any issues, concerns, or questions about a nearby rental property, please use our Rental Hotline at 1-209-231-4543, it is available 24 hours a day, 7 days a week. We appreciate those of you who are already utilizing the hotline, it really helps us stay on top of issues that arise.

Happy Valentine's Day! 🇺🇸

MAINTENANCE MATTERS

RICK LAFFRANCHI - MAINTENANCE AND OPERATIONS MANAGER

"Let from this month onwards your days become more happier, fulfilling purposeful, satisfying & joyful." Rajesh Goyal

February is here and while I am writing this article it is 30* outside and we have had only 9.7 inches of rain this water season. The lake is 2.5 feet below spill and I am starting to have concerns for filling of the lake considering the current future forecast of weather over the next 4-6 weeks which is showing long patches of sunny cool weather, that being said our best rain producing months are still ahead of us. With the concern of a lean water year the Facilities Maintenance Team is hard at work in the green belts performing fire

mitigation work. We are currently performing work in Multiple locations to include between Upper and Lower Skyridge also being worked, is TA-3 between Pleasant View and Wells Fargo. In addition to those areas, we continue to burn in our Green Waste area utilizing our Air Burner, and Cal Fire is hard at work above Compost working multiple acres of Mastication work to help alleviate threats on the borders of the association.

The Building and Grounds crew is equally as busy throughout the association, the team is currently involved in media replacement of the Swim Center clarification filters, this requires the removal of 20 cu. Ft. of media from the filters, by hand, then the units are sanitized

and the new media is reloaded. Additionally, the team is involved in Herbicide Treatment on the road edges and common areas to ensure that the association remains Fire safe. Finally, the team is involved in infrastructure upgrades in regards to the new Gate access system. The work being under taken includes underground conduit, new cameras and Card and Q-R code access pedestals this is an ongoing project and the first stages will be performed at the Home Owner gate at the Main gate as well as Gate 8 at Ferretti and Pine Mountain Dr. Well, that's all for this month but please remember, when you see folks working on the streets, SLOW for the cone zone, the life you save may be your own. 🇺🇸

COMMUNITY SERVICE AWARD WINNER



Audrey Prouse received the Annual Community Service Award for her outstanding dedication to our community. Whether she is organizing ROOFBB fundraisers, volunteering at Camp Tuolumne Trails, or tutoring local third graders with Brainy Groveland, Audrey's passion for helping others inspires us all. This award was established by the PMLA Board of Directors in 2017 to promote community engagement and honor individuals for their commitment to making Pine Mountain Lake Association a better place. Congratulations Audrey, your impact is felt far and wide! 🇺🇸

Audrey Prouse (left) and Board President, Mike Gustafson (right) are pictured.

OUTSTANDING CONTRIBUTIONS RECOGNIZED



At the January 18th Board meeting, Amanda Birmingham was recognized for her outstanding contributions to the Community Standards Department and the Environmental Control Committee. Amanda has gone above and beyond in her roles as the lead Fire Safety Inspector and ECC project inspector. Thank you, Amanda, for your continued efforts and outstanding service! 🇺🇸

Amanda Birmingham (left) and Board President, Mike Gustafson (right) are pictured.

15 YEARS WITH PMLA RECOGNIZED



Congratulations to Johanna Richter on 15 incredible years with the Association. From her time at The Grill to her current role on the Golf Maintenance team, Johanna has been a valued team member in each position she's held. Thank you, Johanna, for 15 wonderful years. 🇺🇸

Johanna Richter (left) and Board President, Mike Gustafson (right) are pictured.

LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	1	DEFERRED TO NEXT EDITION BY	
DENIED BY EDITORIAL COMMITTEE	0	EDITORIAL COMMITTEE	0
Exceeds 250 word maximum	0	DENIED BY BOARD OF DIRECTORS	0
Content	0	DEFERRED TO NEXT EDITION BY	
Not a property owner	0	BOARD OF DIRECTORS	0
"THANK YOU" LETTERS RECEIVED*	0		

** Thank you's do not require editorial committee approval*

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

**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.**

**SPEED
 LIMIT
 25**

**SLOW DOWN
 BEWARE OF SLICK ROADS
 WATCH OUT FOR OTHERS
 PLEASE DRIVE SAFELY**

MISSING THE PRINTED PAPER

Editor: I find it quite unfortunate that PMLA has decided to stop the print edition of the PMLA News.

First of all, saving \$60,000 is peanuts in consideration of the overall PMLA budget. This is pennywise and pound foolish.

Secondly, what we will lose in readership and leadership communication with Association members is not worth this relatively minimal cost. Many older people have difficulty reading online newspapers, or even may not have access to the Internet. Charging them the rumored \$20 for a paper edition, if true in my opinion, is outrageous.

I hope those in power will reconsider these questionable decisions.

Incidentally, Food and service at "The Grill" have greatly improved. I thank those responsible for this change.

Steve Hansen
 Groveland CA

GUEST & RENTERS HANDBOOK IS AVAILABLE ONLINE!

You can now view or print the Guest and Renters Handbook from the PML Website.

Go to our website at:

WWW.PINEMOUNTAINLAKE.COM

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

Lic#1050993

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SURVEY TIME - WHAT'S YOUR OPINION?

PML LONG RANGE PLANNING COMMITTEE

The PML Member survey regarding a potential new pool and activity center is now live. Please go to <https://www.surveymonkey.com/r/PMLRecSrvy>, fill out the survey and let us know your opinion.



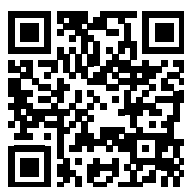
Building a new pool and activity center would be a big project, so member input is vital.

If you would prefer a non-computer process, a hard copy version is available at the Administration office.

The survey starts in January and runs until March. Please let us know your opinion!

GOVERNING DOCUMENT ENFORCEMENT ACTIONS DECEMBER 2024

Courtesy Notices	36
Notice of Non-Compliance	7
Final Notice of violation	9
Fines Assessed	8
Member Service	458



PML Website



PML Facebook Page

BE SURE TO LIKE OUR PMLA FACEBOOK PAGES:

Facebook.com/PineMountainLakeCA

Facebook.com/PMLARecreation

Facebook.com/PMLMaintenanceDept

Facebook.com/PMLGrill

Facebook.com/PMLAEquestrianCenter

PML SAFETY REPORT

	1st Qtr	2nd Qtr	3rd Qtr	DECEMBER	4th Qtr	YTD
Guest Passes Issued	2,246	4,192	6,058	1,067	3,533	16,029
Vendor Passes Issued	989	1,520	1,517	432	1,536	5,562
Access Passes Issued	2,123	5,593	7,041	1,353	3,840	18,597
Vehicles Admitted	27,669	48,415	49,179	13,400	37,428	162,691
Vehicles Refused Entry	689	1,307	1,721	317	943	4,660
Phone Calls Received	6,079	8,185	8,432	1,969	6,464	29,160
Residential Alarm	13	10	9	8	13	45
Animal - Loose	24	28	17	11	47	116
Animal - Impounded	8	12	10	4	9	39
Animal - Dead/Injured	6	27	35	12	32	100
Animal - Disturbance	1	4	7	2	5	17
Patrol Assist	308	465	582	160	510	1,865
Public Assist	22	31	25	8	37	115
Welfare Check	6	6	2	3	6	20
Transport	8	6	-	-	-	14
Traffic Hazard	3	1	5	1	1	10
Traffic Control	3	2	-	1	1	6
Excessive Speed/Reckless Driving	1	9	8	5	11	29
Gate - Tamper	-	-	3	-	-	3
Gate - Follow Through	23	41	67	8	35	166
Gate - Malfunction	18	23	8	2	11	60
Gate - Struck by Vehicle	12	21	11	1	8	52
Control Burn Reported	164	77	-	66	99	340
Fire Safety - Smoke Complaint	4	4	5	-	1	14
Hazard - Tree Down	6	1	2	3	3	12
Residential Disturbance	6	5	4	1	1	16
Amenity Burglary	1	-	1	-	-	2
Residential Burglary	1	1	1	1	1	4
Grand Theft	1	-	-	-	-	1
Petty Theft	-	2	2	1	2	6
Trespassing	2	7	9	-	3	21
Vandalism	2	1	1	-	2	6
Property Damage - PML	1	4	3	-	-	8
Property Damage - Resident	3	-	1	-	-	4
PML Regs Violations Resident	1	3	6	-	1	11
PML Regs Violations Guest	-	-	4	-	-	4
Vehicle - Citation Issued	4	4	9	6	18	35
Vehicle - Accident PML	1	1	4	3	3	9
Patrolling Unit	3,749	2,922	3,206	1,479	4,194	14,071
Amenity Security Check	6,211	6,170	6,474	2,540	7,428	26,283
Residence Security Check	543	398	448	214	529	1,918
Monitoring Tennis Courts	-	-	-	-	-	-
Weapon Violation	-	-	1	-	-	1
Fixed Post	7	3	5	2	5	20
Courtesy Notice Issued	37	39	56	21	57	189
All Other Fees Collected	\$119,104	\$300,257	\$365,282	\$67,967	\$181,069	\$965,711.94

RESOLUTION #23.03 PINE MOUNTAIN LAKE ASSOCIATION
RESOLUTION ADOPTING SHORT-TERM RENTAL PERMIT POLICY

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 adoption of Resolution 23.03 Pine Mountain Lake Association Resolution Adopting Accessory Dwelling Unit (ADU) Policy.

The purpose of this resolution is to update the policy regarding the use and occupancy of accessory dwelling and junior accessory dwelling units in Pine Mountain Lake Association, in accordance with current state law.

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

This amendment of Resolution 23.03 was approved and adopted by the Board of Directors at a duly noticed meeting on January 18, 2025.

Resolution 23.03
Adopted: 05/20/2023
Amended: 01/18/2025

PINE MOUNTAIN LAKE ASSOCIATION
RESOLUTION ADOPTING ACCESSORY
DWELLING UNIT POLICY

SUBJECT: Adoption of an Accessory Dwelling Unit Policy.

PURPOSE: To establish a policy governing the planning, permitting, approval, construction, use and occupancy of accessory dwelling and junior accessory dwelling units in Pine Mountain Lake Association.

AUTHORITY: The Declaration, Bylaws, and Articles of Incorporation of the Association, California Law and Tuolumne County Ordinance Code.

EFFECTIVE

DATE: January 18, 2025

WHEREAS, an Accessory Dwelling Unit ("ADU") means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. AN ADU must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling ("SFD") or multi-family dwelling ("MFD").

WHEREAS, a Junior Accessory Dwelling Unit ("JADU") means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

WHEREAS, a Guesthouse 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.

WHEREAS, the Board of Directors has determined that the construction and occupancy of ADUs and JADUs in PMLA will impact the financial, operational, enforcement and maintenance needs of the Association;

(Continued on next page)

WHEREAS, the State of California has enacted laws to allow the construction of an ADU or JADU on properties with an existing SFD or MFD;

WHEREAS, the stated purpose and intent of allowing ADUs and JADUs to be constructed on properties with existing SFDs and MFDs is to increase the amount of available, affordable long-term housing in California;

WHEREAS, the new ADU and JADU laws do not address the conflicts and negative impacts of adding additional housing to parcels in existing planned unit developments;

WHEREAS, the Board of Directors anticipates the influx of ADUs and JADUs in PMLA will increase the financial requirement from the membership due to an increase in operational needs and governing document enforcement activity to maintain current standards and the quality of life for residents in the community;

WHEREAS, the Association can generally be more restrictive than the State or County in adopting certain policies and rules unless otherwise specifically prohibited by law;

WHEREAS, the Board of Directors has determined that an ADU policy is necessary to protect the assets of the Association and its ability to repair, maintain and operate the facilities and common area and enforce the governing documents for the benefit of the membership;

1. NOW, THEREFORE BE IT RESOLVED, The Board of Directors adopts the following ADU policy and operational rules:
2. No ADU or JADU may be rented or leased for a period of less than 30 days.
3. Owner-occupancy is required in a SFD in which a JADU is constructed.
4. An ADU or JADU may not be rented or leased if an existing SFD or MFD on the property is being rented or leased.
5. No ADU or JADU may be rented or leased unless the property owner maintains and occupies the adjoining single-family dwelling or multi family dwelling as their fulltime, primary residence.
 - a. Alternatively, the property owner may maintain and occupy an ADU located on their Lot and rent or lease the single-family dwelling or multi family dwelling.
6. A Guesthouse is not an ADU or JADU. A Guesthouse may not be rented or leased.
7. No Guesthouse may be fully converted into an ADU.
8. No single-family dwelling may be fully converted into an ADU.
9. No multi family dwelling may be fully converted into an ADU.
10. Property owners who rent or lease their ADU or JADU must comply with all Association rental rules and policies.
11. The total floor area of an attached ADU shall not exceed 50% of the existing primary dwelling.
12. The total floor area for a detached ADU shall not exceed 1,200 square feet.

(Continued on next page)


13. The required setback for an ADU shall be at least four (4) feet from side and rear lot lines.
14. All ADUs and JADUs shall also be constructed in compliance with applicable California law and Tuolumne County Ordinance Codes including, without limitation, Tuolumne County Ordinance Section 17.52.200.
15. All ADUs and JADUs shall also be constructed in compliance with all applicable rules of the Pine Mountain Lake Association, including the Architectural Guidelines.
16. ADUs must not be sold or conveyed separately from the primary residence on any Lot unless the County of Tuolumne has adopted an ordinance, pursuant to Government Code §§66342 that allows the Lot owner to create a condominium project for such separate sale or conveyance. In addition to any requirements imposed by the County, Members must not record a condominium plan for the separate sale or conveyance of the primary Residence and ADUs under Government Code §§66342 without the Association's approval. For purposes of this section, approval of Association means approval of the Board and approval of at least sixty-seven percent (67%) of the Association's members. The vote of the Association's members must be held pursuant to the requirements of Civil Code §5100-5145. The Members of the Lot shall be responsible to reimburse the Association for all costs incurred in holding a membership vote to allow the separate sale and conveyance of an ADU from the primary residence. Any person or entity acquiring title to any ADU or primary residence that is sold as a condominium shall not be deemed to be a Members or Members of the Association and shall have no voting rights or responsibility to pay the Assessments, unless they are the record Member of the Lot. The Member of the Lot shall continue to be a Member of the Association and shall continue to be solely responsible for all rights and obligations under the Association's Governing Documents, including voting rights, and the obligation to pay Assessments imposed on the Lot, and the conduct of residents on the Lot including an ADU owner.

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

Nothing in this Resolution is intended to unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct, an ADU or JADU consistent with the provisions of the California Government Code.

The Association Board of Directors reserves the right to update, amend or rescind this resolution as appropriate in the future.

Respectfully submitted,



Karen Hopkins, Secretary, Board of Directors

KH/jo ADOPTED 1/18/25

**RESOLUTION #25.01 PINE MOUNTAIN LAKE ASSOCIATION RESOLUTION
ADOPTING ASSOCIATION BOARD MEETING AUDIO/VIDEO RECORDING POLICY**

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 adoption of Resolution 25.01 Pine Mountain Lake Association Resolution Adopting Association Board Meeting Audio/Video Recording Policy.

The purpose of this resolution is to establish a policy governing the audio, video or digital recording of any official Pine Mountain Lake Association Board meeting.

This new resolution was published in the December edition of the PML News and posted on the PML website for member review and comment.

This adoption of Resolution 25.01 was approved and adopted by the Board of Directors at a duly noticed meeting on January 18, 2025.

Resolution # 25.01
Adopted: 01/18/2025

**PINE MOUNTAIN LAKE ASSOCIATION
RESOLUTION ADOPTING ASSOCIATION BOARD MEETING AUDIO/VIDEO RECORDING POLICY**

SUBJECT: Adoption of an Association Board Meeting Audio/Video Recording Policy.

PURPOSE: To establish a policy governing the audio, video or digital recording of any official Pine Mountain Lake Association Board meeting.

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

EFFECTIVE DATE: January 18, 2025

WHEREAS, the unauthorized recording and use of such recordings of official Association board meetings can lead to legal disputes, potential liability for the Association, and violations of members' privacy;

WHEREAS, official Association board meetings frequently involve discussions about potentially sensitive or private issues, including financial matters, member feedback regarding community policies, and legal matters;

WHEREAS, the Board of Directors recognizes the importance of maintaining transparency and open communication during official Association board meetings, while also protecting the privacy and rights of all participants. The purpose of this resolution is to establish clear guidelines regarding the use of audio and video recordings during official Association board meetings to prevent unauthorized recordings and mitigate potential negative impacts on the community;

WHEREAS, Unauthorized recordings could infringe on the privacy rights of members, board members, and other attendees, leading to a chilling effect among participants, discouraging open and honest discussions, which are essential for effective community governance;

WHEREAS, Unauthorized recordings of Association board meetings, can be edited or taken out of context, leading to the spread of misinformation within the community, creating conflict and mistrust among the membership, and damaging the reputation of the board, management and individual members;

(Continued on next page)

WHEREAS, the unauthorized posting of recordings of official Association board meetings exposes the Association to unwanted public scrutiny and promotes an inaccurate perspective about our community to potential new homebuyers and visitors;

WHEREAS, the Association can generally be more restrictive than the State or County in adopting certain policies and rules unless otherwise specifically prohibited by law;

WHEREAS, the Board of Directors has determined that an Association Board Meeting Audio and Video Recording Policy is necessary to protect the reputation and assets of the Association and its ability to operate the facilities and common area and enforce the governing documents for the benefit of the membership;

NOW, THEREFORE BE IT RESOLVED, The Board of Directors adopts the following Association Board Meeting Audio and Video Recording Policy and operational rules:

1. The recording of official Association board meetings is prohibited except by PMLA staff or vendors authorized by the Board of Directors. No official Association board meeting recording may be posted online or distributed in any manner without the specific, written approval of the Board of Directors.
2. If the Board of Directors authorizes the recording of a board meeting, all attendees will be informed at the beginning of the meeting that recording is taking place. The announcement by the meeting chairperson will include the purpose of the recording and how the recordings will be used.
3. Members who wish to use the option of attending official Association board meetings virtually, online through the use of the ZOOM platform or any other method provided by the Association may be required to provide their name, property Unit and Lot number, street address, email, telephone number and property owner Personal Identification Number (PIN) during registration, before they receive a link to attend the meeting.
4. Any individual found to be recording an Association board meeting without proper authorization by the Board of Directors will be asked to stop recording immediately. Continued unauthorized recording may result in removal from the meeting, and the individual may be subject to disciplinary action, including but not limited to fines, legal action, or suspension of association privileges as permitted by the governing documents and applicable law.
5. Any individual who posts or distributes in any manner, any type of recording of an official Association board meeting without proper authorization by the Board of Directors may be subject to disciplinary action, including but not limited to fines, legal action, or suspension of association privileges as permitted by the governing documents and applicable law.

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

The Association Board of Directors reserves the right to update, amend or rescind this resolution as appropriate in the future.

Respectfully submitted,


Karen Hopkins, Board Secretary

JP/KH ADOPTED 1/18/25

FIRE SAFETY

JOE MILANI – FIRE SAFETY COORDINATOR

Fire insurance issues? Sadly, fire insurance costs are climbing at an astronomical and unaffordable rate. California is in the midst of a homeowners insurance crisis, with many insurers pulling back coverage in wildfire-prone areas or exiting the state entirely. Californians all over the state are paying outrageous amounts just for fire insurance. The recent tragic and deadly wildfires in LA could drastically drive-up insurance premiums even more and test new market rules recently passed. With little answers in sight, below you will find some information regarding the Firewise program. This is something that may help lower your premiums.

First, I recommend checking out this link to Tuolumne County OES at <https://www.tuolumnecounty.ca.gov/1207/Fire-Insurance-Information> you will find some good tips and information about fire insurance in our area. Among this information is also a link to the California insurance commissioner's office where you can file consumer related complaints in regards to insurance.

Second, start a Firewise USA group in your neighborhood. Pine Mountain Lake is in the Wildland Urban interface; therefore, it is critical that we work together to plan and take actions to safely coexist with wildland fire. PMLA encourages you to join with your neighbors and become a Firewise community. The Firewise USA program is free. It is a grass roots effort of neighbors working together to reduce the risk of wildfire damage to their homes and neighborhoods. Together, we can make a difference! There are several benefits to becoming a Firewise community:

- Reducing the risk to life and property from wildfire
- Getting a framework for action
- Access to resources and funding
- Sharing Resources and helping neighbors
- Community building and citizen pride

- **Discounts on fire insurance** (can apply to Recognized Firewise Community)

This program only works if you join together with your neighbors. We need you to participate. For more information on how to become a Firewise USA community go to TuolumneFiresafe.org or email tcfirewise@gmail.com.

Thinking about burning? Good news. Pine Mountain Lake burn permits are now available on-line at Pinemountainlake.com. Before burning, please contact Pine Mountain Lake Safety Department at **1-209-962-8615** to confirm it is a burn day and provide your burn permit number and Unit/Lot number.

Only burn dry, dead vegetation. Some examples include limbs, small trees, and dead brush. The following Requirements are for debris pile burning:

- Maximum pile size 4 foot in diameter.
- Clear all flammable material and vegetation within 10 feet of the outer edge of pile.
- Keep a water supply close to the burning site.
- An adult should be in attendance with a shovel until the fire is out.
- No burning shall be undertaken unless weather conditions (particularly wind) are such that burning can be considered safe.

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 or PMLA burn permits, you can contact Amanda Birmingham at **1-209-990-5263** or email her at inspector@pinemountainlake.com. I can be reached at **1-209-990-5260** or Email J.milani@pinemountainlake.com. 🇺🇸

RECREATION UPDATE

MELODY WISDOM- RECREATION AND SEASONAL OPERATIONS MANAGER

Pine Mountain Lake is proud to have an extensive network of trails. To ensure everyone can enjoy these scenic pathways safely and harmoniously, PML has classified its trails into distinct categories, each with specific guidelines. Here's a breakdown of the trail types available to our community:

MIXED-USE TRAILS:

These trails welcome pedestrians, bikers, and equestrians, creating shared spaces for multiple user groups. As such, it's crucial for everyone to exercise caution, communicate effectively, and prioritize safety to maintain a positive experience for all.

EQUINE-ONLY TRAILS:

These trails are exclusively designated

for equestrians and their horses. This ensures a safe and focused environment tailored to the unique needs of riders and their animals.

MAINTENANCE-ONLY TRAILS:

Certain trails are reserved exclusively for PML maintenance activities and personnel. To protect these paths and ensure the safety of the community, these trails are off-limits to members and guests.

PEDESTRIAN-ONLY TRAILS:

Designed for walkers, hikers, and runners, these trails offer a tranquil and safe space free from bikers and equestrians. By limiting access to foot traffic, these pathways provide an uninterrupted experience for those

seeking a peaceful escape into nature.

PML encourages all users to understand and respect these designations, as they play a vital role in preserving the integrity of the trails and the safety of all who use them. Trail signage is clearly posted, and members are urged to familiarize themselves with these markers and adhere to the usage guidelines.

By working together and respecting the designated trail rules, we can continue to enjoy the natural beauty of Pine Mountain Lake while ensuring a positive experience for everyone.

If you have any questions or need further clarification about trail types and usage, please contact the Melody Wisdom at 1 (209) 962-8604.

Together, let's keep PML's trails safe, enjoyable, and welcoming for all! 🌲

COMPOST & ARCHERY RANGE HOURS OF OPERATION

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

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

SHOOTING RANGE - TUES, THUR, SAT 9AM TO 3PM
PLEASE NOTE Hours may vary depending on weather conditions, safety concerns, or other situations beyond control. Archery & Gun Range users must check-in with compost attendant.

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

THE BIG GAME

SUNDAY FEBRUARY 9, 2025

WATCH THE CHAMPIONSHIP GAME AT THE GRILL



JOIN US AT 3PM
KICKOFF AT 3:30PM



\$25 PER PERSON
FOR ALL-YOU-CAN-EAT
SUPER SUNDAY
BUFFET!

NACHOS, HOT DOGS, CHILI, PIZZA,
WINGS AND MORE!!!

BUCKETS OF DOMESTIC BEER - \$20
\$6 PINTS
AND MORE!

FOR MORE INFORMATION
PLEASE CALL

1-209-962-8638

CELEBRATE YOUR VALENTINE AT THE GRILL

Join us for a weekend of delicious dinner specials on
Friday, February 14th & Saturday, February, 15th
from 5PM-9PM



SPECIALS

BLOODY MARY PORTERHOUSE FOR 2 - \$85.00

Choice 28oz. Steak marinated and grilled to your liking. Topped with a light horseradish butter. Served with herb roasted potatoes and fresh vegetables.

PORK OSSO BUCCO - \$35.00

Delicious shank braised in flavorful sauce with fresh herbs and wine, served on a bed of creamy polenta with a house made gremolata.

CALAMARI DORE - \$32.00

Tender calamari steak lightly breaded with seasoned panko, served with Israeli couscous and topped with green onions, pine nuts, marjoram, and a lemon butter sauce.

COQ AU VIN - \$30.00

Classic French stew served in a luscious glossy red wine sauce, with bacon lardons, mushrooms, and pearl onions. Served with garlic mashed potatoes and warm bread.

DESSERT - \$14.00

Red Velvet Cookie Chocolate Mousse Stack

Spoon Lovin Chocolate Cake with fresh berries

Strawberry parfait with lady fingers

Live music by Nikki Perez
on February 14th from 5PM - 9PM



Reservations recommended.

Please call 1 (209) 962-8638 for more information.



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

Pine Mountain Lake Association has openings on the Following Committees:

COVENANTS COMMITTEE

EDITORIAL COMMITTEE

EQUINE ADVISORY COMMITTEE

LAKE AND MARINA COMMITTEE

SAFETY & SECURITY COMMITTEE

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

MAIL COMPLETED FORM TO:
Pine Mountain Lake Association,
Attention: Janess Owens
19228 Pine Mountain Drive
Groveland, CA 95321

Email to
gmassist@pinemountainlake.com

or drop it by
the Administration Office

WELCOME TO THE
Hidden Jewel of the Foothills
**PINE MOUNTAIN LAKE
GOLF & COUNTRY CLUB**

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Stunning Vistas & Surroundings



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1-209-962-8620

FROM THE FRINGE

MIKE COOK – PGA HEAD GOLF PROFESSIONAL

The Golf Shop is open 7 days a week from 8:00am until 5:00pm and our staff and I are here to assist you in any way we can. Please call us if you have any questions or need to make a reservation for golf at **1-209-962-8620**.

UPCOMING EVENTS

Ladies 9-Hole Golf Club

Weekly Play Day

Tuesdays (New Day for 2025)

Ladies 18-Hole Golf Club

Weekly Play Day – Thursdays

DRIVING RANGE

As of February 1, the Driving Range will be open from 8:30am until 3:00pm (Last Ball Hit at 3:00pm). Please call the Golf Shop during the rainy season as the Driving Range may be closed after a rain storm due to soft ground conditions.

WINTER 11:00AM SHOTGUNS

Our winter 11:00am shotguns will continue until March 10, 2025. Call the Golf Shop to reserve a spot in a shotgun start. PML Property Owners can make a golf reservation up to 14 days in advance.

ANNUAL GOLF MEMBERSHIPS

If you are going to purchase an Annual Golf Membership for 2025, please come to the Golf Shop to submit your application and make a payment. If you have any questions, please call the Golf Shop.

GOLF SERVICES (LOCKERS, BAG & PUSH CART STORAGE)

If you have a locker, bag storage or push cart storage, please come to the Golf Shop to submit your application for 2025 and make a payment. If you would like to rent a locker or store you bag or push cart, there is space available. Call or come to the Golf Shop for more information or an application.

NEW PINE MOUNTAIN LAKE GOLF WEBCAM

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

CALLAWAY GOLF CLUB TRIAL SETS

We NOW have the NEW Callaway ELYTE line of clubs available for testing in the Golf Shop. We have trial sets that you can take to the range or out on the Golf Course. For more information, call or come in to the Golf Shop.

SOUTHERN VALLEY SENIORS

If you are a PML Property Owner, a Member of the PML Men's Golf Club and are 50 years of age and above, you qualify to join the PML Southern Valley Seniors (SVS). The SVS play home & away events with other Golf Courses in the Southern Valley, such as Turlock CC, Oakdale CC & Spring Creek CC, to name a few. If you are interested call the Golf Shop and we will put you in touch with the SVS PML Captain.

PUNCH CARDS

Pine Mountain Lake Association Property Owners can save up to \$6.00 per round by purchasing a Punch Card in the Golf Shop. There are; 9-Hole & 18-Hole Punch Cards available. For more information call or come into the Golf Shop.

NEW PINE MOUNTAIN LAKE PROPERTY OWNERS

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

MEN'S & LADIES GOLF CLUBS

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

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) and fill it out and sign online or you will be asked to sign the form when you register in the Golf Shop. Click on amenities, then click on golf and you will see the agreement with other forms available. If you have any questions, please call the Golf Shop **1-209-962-8620**.

CARE OF THE GOLF COURSE

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

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

Continued on next page

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

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

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

PINE MOUNTAIN LAKE NEW GOLF APP

Pine Mountain Lake Golf & CC will be transitioning to a NEW APP in 2025, you will be able to download the FREE from the app store soon. Look for more information to follow. The NEW APP will feature many of the existing features on

the current 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
- Food & beverage menus and ordering
- Receive notifications concerning special events
- Weather information 🌤️

ADMINISTRATION

TEE TO GREEN

ROB ABBOTT – GOLF COURSE SUPERINTENDENT

With the 2025 growing season fast approaching Golf Maintenance programs are well into the planning process. Last month I mentioned these programs and have had a few questions about one in particular, greens verticutting and sand topdressing. Both of these are done in conjunction with one another beginning with the verticutting.

Vertical mowing, also known as verticutting, is an important maintenance practice for bent grass that helps remove thatch, improve the quality of the surface, and promote upright growth. Thatch is a layer of dead grass stems and roots that can build up and prevent the grass from getting enough water, oxygen, and nutrients. Verticutting cuts through the thatch and brings it to the surface, allowing the grass to absorb nutrients and

fertilizer better.

Applying light rates of topdressing sand to putting greens on a regular basis helps maintain a balance between air and water penetration by diluting organic matter. Consistent light applications are critical to produce the desired results of a successful topdressing program. The goal of topdressing is to create resilient turf and consistent playing surfaces that are less susceptible to ball marks, scalping, and wear. Selecting a high-quality sand and applying it at the proper rates and times can minimize the short-term negative impact that topdressing occasionally has on playability while maximizing the long-term effects on playing conditions and turf health. Topdressing should be applied to putting greens by weekly at a rate that matches turf growth. Spin top dressers such as ours are an efficient way to apply topdressing sand.

A light rate can be applied to the putting greens ahead of the first group of golfers with minimal disruption to play. I upgraded the quality of our sand several years ago to a uniform 2mm size to minimize impact to players. Visually inspecting the soil profile is a quick and easy way to determine if a topdressing program is effective. The presence of alternating light and dark layers indicates that there are inconsistencies in the top-dressing program, while a uniform distribution of sand indicates that the proper amount of topdressing is being applied. We have seen a steady improvement to our greens over the last few years with the implementation of these programs. Greens are smoother, faster, more visually appealing and more resilient to ball marks and wear. We will continue to improve our practices and evolve in a continuous effort to make the course enjoyable for all. 🌤️

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Sonora 209.532.1696

Angels Camp 209.736.8077

*See store for details.

Happy Valentine's Day

FROM THE PML NEWS

EVACUATING FROM WILDFIRES

*Always stay aware of your environment.
Leave when asked by your local emergency officials.*

TAKE ACTION IMMEDIATELY

Leave as soon as evacuation is recommended by fire officials to avoid being caught in fire, smoke or road congestion. A delay could cost your life!

Take the initiative to stay informed and aware. Listen to your radio, TV, or alerts on your phone for announcements from law enforcement and emergency personnel.



Cover up to protect against heat and flying embers. Wear long pants, long sleeve shirt, heavy shoes/boots, cap, a face mask, goggles or glasses.



Ensure your emergency supply kit is in your vehicle.



Enact your evacuation plan that includes the route you'll take and designated emergency meeting location outside the fire or hazard area.



Much of this information is courtesy of CAL FIRE - ca.gov



REMEMBER THE SIX P'S FOR EVACUATION



People and pets



Papers, phone numbers, and important documents



Prescriptions, vitamins, and eyeglasses



Pictures and irreplaceable memorabilia



Personal computer, hard drive and flash drives



Plastic (credit cards) and cash

FROM PMLA SAFETY COMMITTEE

BOB ASQUITH

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

Join Our Committee Meeting:

Members may attend our committee meetings.

Our next meeting is March 12th at 9am via Zoom. Please email SafetyComm@pinemountainlake.com to obtain your invitation.

Your Safety Committee continues researching and making recommendations to the BOD during 2025 on the following topics:

- ✓ House numbering
- ✓ Speeding
- ✓ Roadway and Intersection markings
- ✓ Text messaging
- ✓ Power Outages
- ✓ Emergency Communications
- ✓ Updates to PML Safety and Emergency documentation

Please join us or email suggestions that will make our Pine Mountain Lake community safer for all members, guests, and renters. Please direct comments to our email above.

Emergency Evacuation—These maps are approved and ready to use. Maps show

the routes out of PML and the major evacuation routes away from Groveland. Additional emergency information can be found at <https://www.pinemountainlake.com/emergency-information-and-resources/>

Evac Maps are on the PMLA website. Download & print your copy.
<https://www.pinemountainlake.com/wp-content/uploads/2023/03/PML-Evacuation-Maps.pdf>

Please email comments to: SafetyComm@pinemountainlake.com

EMERGENCY COMMUNICATIONS UPDATE

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

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

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

Please email comments to: SafetyComm@pinemountainlake.com

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

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

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

For additional info about Groveland GMRS –
<https://www.facebook.com/groups/885555812498346>

<https://tcnrv.com/>

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

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



PINE MOUNTAIN LAKE REALTY

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Patty Beggs
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Michael Beggs
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DRE#01335568



Linda Willhite
Broker Assoc./Realtor®
209.985.2363
DRE#01063378



Ann Powell
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209-200-1692
DRE#01268655



Eleda Carlson
Owner/Realtor®
209-814-4123
DRE#00632516



Room to Roam

5 Bd/3 1/2 Bth, 2 Car Garage, Approx 4285sf, Approx 0.55 Acre, Bonus Rm, Large Living Rm, Brfst Bar, Pantry, Open Dining, Master Suite, Game Rm, Laundry Rm, Screened-in Porch, Deck, Green Belt Lot 19424 Ferretti Rd. 6-253 \$675,000 MLS# 20240686



Sparkling New Look!

2 Bd/2 1/2 Bath, 2 Level, Approx 1440sf, Living, Kitchen, New Countertops, Cabinetry & Appliances, Open Dining, Primary Suite, Remodeled Bthrms, Lower Level Bonus/2nd Bdrm w/Full Bth, Laundry W/D Included. Expansive Synthetic Deck. 2904 Jackson Mill Dr, 2-34 \$349,000 MLS# 20241433



Very Nice Chalet!

3 Bd/3 Bth, 2 Car Oversized Garage w/ Shop, Office, & Above "Living Qtrs" Main House Approx 2100sf, 0.69 Acre, Great Rm w/FP, Brfst Bar, Island & Brfst Nook, Formal Dining, Sun Rm, Primary Bdrm, Family/Game Rm, Inside Laundry W/D Included. 12595 Cresthaven 4-428 \$459,000 MLS# 20241378



Well Maintained~Serene Views!

3 Bd/2 Bth, 2 Car Finished Garage, Great Rm w/FP Brick. Cathedral Ceiling, Skylights, Solid Surface Countertops, Large Brfst Bar, Open Dining, Primary Bed/Bth w/Walk-in Closet, Inside Laundry, Covered Deck, Outside Shed, Level Parking Area. 20701 Point View 4-261 \$495,000 MLS# 20241481



Spacious Home Near Marina!

3 Bd/3 Bth, 2 Car Oversized Garage, Generous Room Sizes, Great Rm w/FP w/Stone, Brfst Bar, Open Dining with Buffet, Primary Suite, Separate Shower, Lower Level Bonus Rm w/Wood Stove, Full Bath, Inside Laundry W/D Included, Deck 19484 Pine Mountain Dr 1-413 \$498,888 MLS# 20241150



Comfort - Style - Convenience!

3 Bd/3Bth, 2 Car Spacious Garage, Single Level, Approx 1732sf, 0.41 Acre. Great Rm w/Heat Stove, Updated Kitchen, Brfst Bar, Open Dining, Extra Large Primary Bdrm, Wet Bar/Kitchenette, 2 Guest Bdrms, 1 w/Private Bath. Inside Laundry, w/d Included. Rear Deck. Fully Furnished. 13099 Mueller 2-158 \$415,000 MLS#20241486



Delightful Home!

3 Bd/2 Bth, 2 Car, Great Rm w/Fireplace, Cathedral Ceiling, Open Modern Kitchen, Island, Brfst Bar, Open Dining, Inside Laundry Rm, Deck & Patio, Parking for RVs, Boats, Trailers, & More. Generac Generator. 22782 Rolling Woods, Yosemite Vista \$259,000 MLS# 20240448



Extraordinary Views!

2 Bd/2 Bth, 2 Car Garage, Approx 2045sf. Bonus Rm, Wet Bar, Fireplace, Breakfast Bar, Pantry, Open Dining, Master Bd/Bth, Inside Laundry, W/D Included. Generous Decking, Community Pool & Recreation Room. Backs up to Private Ranch Land. 22665 Prospect Hts, \$349,000 MLS# 20240551



Relaxing ~ Charming ~ Pretty

3 Bd/2 Bth/2 Levels, Approx 1357sf, 0.56 Acre, Great Rm, FP w/Stone Mantel, Cathedral Open Beam Ceiling, Brfst Bar, Pantry, Open Dining, Primary Bdrm w/Walk-in Closet, Laundry W/D Included. Whole House Generator, Circular Driveway, Spacious Deck. 12912 Green Valley Cir. 3-413 \$409,000 MLS# 20241289



Scenic Sierra Nevada Property!

77 Acres with 2 Bedroom, 2 Bath Manufactured Home powered by Solar and on a Well. Expansive Land, Self-Sustained Living. Perfect to Enjoy Privacy and Perfect for Nature Enthusiasts. 10715 Merrell Rd., \$456,000 MLS# 20240737



Sweet & Cozy Cabin!

2 Bd/1 & 1/2 Bth, Approx 1092sf, 0.30 Acre, Updated Interior, Great Rm, FP, Cathedral Open Beam Ceiling, Large Angled Windows, Updated Kitchen, Brfst Bar, Open Dining, Large Bdrms, Central Heat/Air, Inside Laundry, Large Deck. 19939 Pine Mountain Dr. 13-144 \$300,000 MLS# 20241485



Charming 3-Level Chalet

3 Bd/2.5 Bth with Game Room, Built-in Bar, Bunk Bed Area. Approx 1814sf, Fresh Exterior Paint, New Laminate Flooring, Lighted Ceiling Fans, Stainless Steel Appliances. Relax on the New Trex Deck w/Easy Access From Parking Area. Enjoy the Serene Greenbelt Views. 20863 McKinley 10-006 \$400,000



A Rare Find!

3 Bd/2 Bth, Oversized Garage w/ RV Parking, Single Level, Approx 1620sf, Great Room, FP w/Stone Mantel, Ceiling Fans, Skylights, Brfst Bar, New 5 Burner Range Top, Open Dining, Primary Bd/Bth w/Cedar Lined Walk-in Closet, Soaking Tub, Separate Shower, Covered Porch & Deck. 22857 Rolling Woods Dr, \$260,000 MLS#20241475



Perfect Location-Completely Remodeled

3 Bd/2 Bth, Over 1700 sqft. Main Floor Plus Loft & Office Space. Great Rm, Pellet Stove, Brfst Bar, Granite Countertop, Pantry, Primary Suite. Updated Interior, Quality Appointments, Quiet Side Street near Golf Course & Dunn Court Beach. 12583 Mount Jefferson, 5-66 \$448,888 MLS# 20241696



Charming-Convenient-Comfort!

3 Bed/2 Bath, Single-Level, 1,412 sf Cathedral Pine Ceiling, Lighted Ceiling Fans, Central Heat/AC, Free Standing Wood Stove, Brfst Bar, Primary Bdrm w/ Walk-in Closet. 2 Car Garage w/Cabinets, Workbench, Utility Sink & Storage, Plus Outdoor Shed. 12926 Green Valley Cir. 3-418, \$335,000 MLS# 20241036



16 Acre Property Stunning Views

3Bd/3.5 Bth + Bonus Room, Redwood Deck (2022), & Multiple Heating Options. Lower Level: Bonus Room w/Private Entrance & Garage, New Roof, Whole-house Generator. Backs up to BLM Land. Close to Groveland, Pine Mountain Lake Golf Course, & Yosemite Nat'l Park 19807 Old Hwy 120, \$545,000 MLS# 20240895



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View listings at www.YosemiteAreaProperties.com

PAUL S. BUNT REAL ESTATE BROKER DRE 01221266

LOVELY SINGLE LEVEL



NEW LISTING

19955 Deerbrush Court, Unit 6 Lot 88, \$359,000 .59ac, 3Bd 2Ba 2Car. Enjoy the views of a peaceful park like setting, situated on over half acre lot, w/serene backyard landscape, seasonal creek, hot tub in backyard in natural setting, beautiful back deck w/living rm & mstr bdrm access, formal entryway, very tall vaulted ceilings, wd stove fp in living rm, new flooring throughout, kitchen w/stainless appliances, breakfast bar, dining area off kitchen, open to living rm, both bathrooms remodeled, indoor laundry area, central heat & air, five year old roof, 2 year old gutters, fenced area for outdoor garden situated on quiet cul-se-sac. Pine Mtn. Lake amenities include lake w/3 beach areas, 2 playgrounds, seasonal boat rentals & concession, 18 hole golf course, tennis & pickleball courts, swimming pool, equestrian center & airport, hiking trails & more in historic Groveland, just a few hour drive from the Central Valley or Bay Areas.

SWEET CABIN



19954 Ridgecrest Way U13 L340 \$339,000 A sweet cabin in beautiful Pine Mountain Lake a few blocks from the lake marina w/ level entry, in a wonderful setting, a true rustic style cabin w/ 2 fantastic upgrades- a metal roof, & Generac generator. Upgraded electrical panel, newer carpeting & has central heat&A/C, a wonderful covered walkway to entry & covered back deck. Walk into the great rm w/ a beautiful tall vaulted knotty pine open beam ceiling looking out to nature & a fabulous vaulted framed outdoor porch/patio for year round outdoor BBQ & enjoyment! This cute cabin has a brick hearth w/ wood burn stove, open concept & many windows lv rm, din area & kitch. Main lvl has 2 bdrm, hallway ba. Lwr lvl open space for add'l sleeping area, game/bonus rm, strg, laundry area, Ba with shower, & exterior door. The perfect simple family cabin for full or part time in Historic Groveland, just 35 miles from Yosemite & 12 miles down the hill from Lake Don Pedro.

ADORABLE CABIN



12623 Cresthaven Dr. U4 L434 \$325,000 Adorable rustic cabin tucked away in private setting in beautiful Pine Mountain Lake near Lake Lodge Beach & Playground. Enjoy the newly built expansive decks, both main level & upper balcony off the loft bedroom area. Level entry makes this a winner plus the true cabin style vaulted open beam ceilings in a natural landscape setting and cozy wood burning stove fireplace. Central HVAC & a PGE installed generator plug for backup generator option. Primary bedroom is on main level w/ bath & a sliding door out to deck patio. 2nd ba is on main level w/ a shower remodel in progress. Upstairs is a loft sleeping area w/ door to upper deck balcony. A brand new storage shed has been installed & there is plenty of parking on the paved driveway w/ a gentle slope. 1152 sf living space on .38 acre lot.

MOVE-IN READY



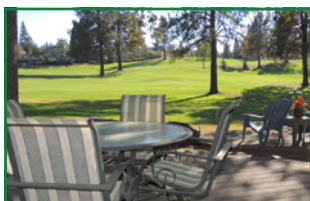
19570 Cottonwood \$330,000 2bd/2ba 1400sf 2 car gar. Single Level Mountain Home in Beautiful Pine Mountain Lake just 35 miles from Yosemite in Historic Groveland. Enjoy a getaway or full-time living, in this simple & spacious 2-3 bdrm (bonus sleeping rm is like having 3 bdrms) home w/2 car gar and lovely lg full house length gated back deck patio w/lovely natural tree views. Open views front & back ideal for star gazing at night. Roof is 5 years new & 1 year AC/HVAC. Vaulted open beam ceiling in lg living rm w/wd burning fp & deck patio access. Kitchen has stainless steel sink & stainless refrigerator. Electric stove/oven, microwave & dishwasher & small breakfast bar counter. The hall guest bath has tub shower & primary bedroom has a private fenced concrete patio area & bath w/tub shower also. Central Heating & A/C & oversized 2 car gar. HOA dues are currently \$264 per month & include beach & swimming pool access. Other amenities are an 18 hole golf course w/restaurant/bar & golf shop, driving range. Pickleball & Tennis Courts, Equestrian Center, Airport, Kids Playground Areas, Hiking Trails, Horseshoe Pits, Campground, & more. Just a 2 hour drive from Bay Area or Central Valley to your relaxing mountain home getaway.

LIVING THE DREAM



13064 Jackson Mill Dr. Unit7 Lot 77 \$429,000 1582 sf 3/2.5 2 car. 26 Acre Living the Dream in Pine Mountain Lake! Enjoy a beautiful home for full-time living or even as a part-time vacation getaway and only a 2 hour drive from the Bay Area or Central Valley & 35 miles from Yosemite too! Boating, Fishing, Swimming, Golf, Pickleball and Tennis, Play Grounds, Hiking Trails and more. This freshly renovated single story home has a large oversized 2 car garage, 2 step access to main living areas, 3 bedrooms and 2 1/2 baths, Vaulted Ceilings, Brand New Stainless Appliances, Brand new Flooring & Carpeting, New light fixtures, new fixtures on doors & in bathrooms, Large Primary Bdrm with deck access & walk-in closet, formal dining plus breakfast nook area, central HVAC, wood burning stove brick hearth fireplace in Lvrn, brand new back deck and newer roof & gutters in 2017. A Fantastic opportunity to buy a move-in mountain home. In PML Unit 7 Lot 77.

ON THE GOLF COURSE



19940 Pleasantview Dr U1 L163 \$599,000 2394 sq ft 5 bedrooms/ 4 baths 2 car Extraordinary Family Home by the Beach with Beautiful Fairway Views!!! Enjoy year round gorgeous green grass/golf course views of the 12th fairway of Pine Mountain Lake Golf Course from this wonderful large 2394 sf family home in beautiful Pine Mountain Lake gated community in Groveland, 35 miles from Yosemite. Just 2 blocks from Dunn Court Beach and a perfect home for full-time or vacation use! Move-in Ready w/ 5 Bedrooms and 4 Bathrooms ! Each bedroom has direct bathroom access - an amazing floorplan! Great Room Concept with huge open kitchen/dining and living room, and a large open, vaulted ceiling family room facing golf course, rustic floor to ceiling stone wood burning fireplace, 2nd dining area or room for pool table, spacious back decks, large oversized 2 door 2 car garage. Tons of concrete parking, a quality built home nestled amongst beautiful mature Oak Trees and a sensational tranquil view of the golf course, must see!

BEAUTIFUL RUSTIC MOVE-IN READY



12505 Pine Brook \$499,000 3 bd 3 ba plus bonus room, 1 car, 1872 sf on .60 acre lot, A-Frame Style Cabin in Excellent Condition, Turn-Key Ready, Beautiful Stone Wood Burning Fireplace, Large open kitchen with Granite Counters, Breakfast Bar, Stainless Appliances, Pantry Closet, Knotty Wood Cabinets, Knotty Wood Tall Open Beam Ceilings, Floor to Ceiling Windows, Ceiling Fan Light, Gorgeous Engineered Hardwood Flooring, Built-in Book Cases, Stained Glass Accent Window, Lovely Updated Bathrooms, Primary Ba with electric heat fireplace, Soaking Tub, plus Tiled Shower w/Glass Door, Private Toilet Area, Tile Floors, Central HVAC, Indoor Laundry, Open Loft Sitting Area, Large wrap around front to side decks, Backyard private firepit area, Underhouse storage, Long paved driveway, Security System, Well Maintained Home.

MOVE-IN READY FAMILY CABIN



20808 Point View Dr. \$429,000 U4L170 2126 sf 4 bdr, 3 ba, bonus room, 2 car .36 acre, Large outdoor living deck area, beautiful tree and mountain views, Stainless appliances in kitchen, Breakfast Bar and Pass Through Window, Lvrn w/ vaulted knotty wood open beam ceilings, wood burning fireplace stove on rustic stone hearth, large picture windows with sun screen shades, Newer 30 year comp roof in 2019, 2 year new 50 gal water heater, central heating and A/C, upgraded sep controlled HEPA Air filtration system, Spacious Primary Bedroom w/ 2 closets, patio deck access, Primary bath dual vanity sinks, shower/tub, Primary & guest bedroom plus guest bath on main level, 2 bdrm, bath, family room, laundry on lower level, Oversized 2 car garage w/ sink and shelves, Covered carport with lots of parking space, Lots of Paved Parking Available.

NEAR THE BEACH



19955 Pleasant View Dr. \$449,000 owner financing available, 2043 sf 3 Bd 3 Ba 2 car .32 acre lot, Spacious Lvrn, Kitchen, Dining Areas , 2 car oversized finished garage with shelves, Kitchen with new granite counters, New backsplash and Lighting, Gas stove/oven, microwave, breakfast bar, Stainless appliances, 2 large pantry closets, Each bedroom has 2 large closets, Each bedroom has bathroom available, Indoor Laundry Area, Central Heating and A/C, Private back yard and deck area, Fenced Dog Run/Garden Yard, Under house storage, Lots of Paved Parking Area, 2 Blocks from Dunn Ct. Beach

COMMERCIAL PROPERTY



13051 Boitano Rd Commercial property OWNER FINANCING \$799,000 2.27ac Buildings total 9442sf Business Opportunity Potential!! Known as Down to Earth, locally owned & operated as a garden nursery supply source, landscape & paving construction business located at Ferretti & Boitano Roads, just outside of PML, is for sale. This commercial property location w/existing buildings, vast spacious grounds, structures, shop areas & garages, can accommodate a variety of uses for the next business entrepreneur. The property itself is for sale, not the business. Please contact Chris Lake at 209-768-6156 or Gina Hernandez at 408-506-6944 for additional information & a tour.

PML Organized Groups & Clubs

Contact the individuals below if you are interested in joining!

Aviation Association

Bob Mackey 1-408-373-2625

Crest Valley Firewise Community

Terre Passeau 1-209-962-5364

Friends of the Groveland Library

Virginia Richmond 1-209-962-6144

Friends of the Lake

Mike Gustafson 1-209-962-6336

Garden Club

Susan Dwyer 1-209-962-6265

Ladies Club

Sharon Newell 1-415-244-7515

Men's Golf Club

www.pmlmgc.com

Needle Crafts

Barbara Klahn 1-209-916-5420

Pickleball Club

Lee Carstens 1-415-215-5564

Pine Needlers Quilt Guild

Leslie Timmons 1-209-482-1406

PML Ladies 18 Hole Golf Club

Laura Kramer 1-209-840-0129

PML Niners

Stacie Brown 1-209-962-7397

PML Pool Wellness Club

Vickie Schultz
pmlpoolclubpresident@gmail.com

PML Safe Streets Campaign

Leslie Dudley 1-209-962-4911

PML Shooting Club

Scott Knupter 1-925-809-2850

PML Waterski & Wakeboard

Dean Floyd 1-408-915-8848

Racquet/Tennis Club

Ron Bass pmlatennis@gmail.com

Residents Club

Dick Faux 1-209-962-4617

ROOFBB

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

Rotary Club of Groveland

Pete Stevenson 1-209-814-1382

Southern Tuolumne County Historical Society (STCHS)

Harriet Codegla 1-209-962-0300

Southern Valley Srs. Golf Group

Rich Robenseifner 1-707-486-9115

PML LADIES CLUB

SHARON NEWELL



Beautiful holiday decorations and delectable food provided the perfect setting for our holiday lunch at the Lake Lodge. Evelyn Bealby and our VP Mae Franco outdid themselves. Our feast started with a Spiced warm pear salad over field greens, with a white wine and roasted shallot vinaigrette. Our entrée was a Braised Beef Short Rib with a burgundy demi glaze, Pancetta Penne with leeks, cremini mushrooms, arugula, smoked gouda cream sauce and Roasted Vegetables with herb butter. The grand finale was Chocolate Cherry Bread Pudding with whiskey maple sauce. Robin and her team from Perfect Day Catering truly outdid themselves.

After lunch we enjoyed a holiday sing-along lead by our own Pinecone Singer Linelle Marshall. And finally, we did our Advent exchange which kept us happy and merry right up until Christmas!

Ladies Club meets the first Wednesday of the month except January and July. Our February 5 lunch "Galintines Day with Friends" will be at the Grill. We invite all PML Ladies to join us for the fun! For questions or more info, contact Cheri Darouze at 209-604-5008, or Sharon Newell 415-244-7514.



STCHS

HARRIET CODEGLIA

As another year rolls around, we at STCHS (Southern Tuolumne County Historical Society) have accomplished a great deal. We recruited and trained 3 new docents, had the Cobden House (the little yellow house in Big Oak Flat) repainted, built an arbor at that property, had some damaged material safely removed from the stone Gamble Building, installed lighting in the stone building, added two new exhibits to the museum, doubled the size of the Hetch Hetchy Railroad exhibit, hosted a thank you lunch for docents and volunteers, we resumed our public speaker programs and we held two very successful fundraising events.

The list of volunteers who make all this possible is long. We thank them all! I specially want to thank the STCHS Board members who help steer this ship: Catherine Santa Maria, Treasurer, Dave Roberts, Kathy Brown, Scott Belser, Vice President and Patricia Gibson, Secretary.

On the not-so-positive side, our stone building in Big Oak Flat (known as the Wells Fargo Building) was damaged by a car in October. The driver claimed she swerved to avoid a deer, but she damaged the iron door hinges and the bricks and the stone sidewalk. We are working with her insurance company to make repairs.

It is the time of year when we ask our STCHS members to renew their membership.

The dues we collect are key to continuing our mission of education, preservation and maintaining our museum. Stop by the museum to pick up your membership form.

Some new displays are in the works for 2025.

The speaker program will resume in the spring. Details will be posted on our website (grovelandmuseum.org) and our Facebook page.

The Wine Tasting Cruise will take place on May 17. The Labor Day Barbecue takes place on August 31 this year. And our need for volunteer help never ends.

The museum continues to be open Friday, Saturday and Sunday from 10 until 2. We can arrange special hours at your request. Leave a message at 209 962 0200. 🇺🇸



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



PML MEN'S GOLF CLUB

DAVE FERNANDEZ

2025 PMLMGC

Well it's that time of year. Winter weather kicking in and time to kick-off our 2025 season. 2024 was another great year for the PMLMGC. We continue to find better ways to improve our club and to enhance the tournament schedule. Please take a look at the website for our 2025 Tournaments. We kick-off the year with the annual ICE BREAKER TOURNAMENT scheduled for Saturday February 15th. Cheers to making 2025 another great year for the PMLM

TOURNAMENT TEE SELECTION

Many of our tournaments allow players to select what tees they will play from. It

is important that players sign up for the correct tees. Any player can play from the Gold tees, regardless of their age or index, if they so choose. But only players that qualify may play from the Purple/Green tees. To qualify a player must be 70, or older, or have an index of 18.7, or higher. It is very difficult for the Golf Shop to make tee changes at the last minute. Any player that plays from incorrect tees risks disqualification. Typically, one team member will sign up a 4-man or 2-man team, so it is imperative that that team member sign up their team from the correct tees.

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 golf club. Go to 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, if you have any questions about club membership, or, if you're a current member, your NCGA handicap index. 🏌️

PML LADY NINERS

TAMMY TALOVICH

Quote of the month: *For every minute you are angry, you lose sixty seconds of happiness.*

If you would like to learn more about becoming a member of the Lady Niners contact Stacie Brown at happygem529@gmail.com. We play 9 holes on Tuesday mornings; it only takes a few hours and is a great opportunity to meet some awesome ladies!

DECEMBER 5TH: WE HAD 11 PLAYERS AND THERE WAS NO GAME – FREE PLAY

- Pars: #12,14,15,17 Nancy Johnson
- Pars: #14 Linda Wall
- Pars: #10,13 Deanie Martini
- Pars: #17 Mary Steinkamp
- Great playing ladies!

DECEMBER 12TH: WE HAD OUR CHRISTMAS LUNCHEON

Everyone dressed up and had a fun time! The Grill provided lunch and it was awesome!

DECEMBER 16TH: a few of us delivered a \$7500.00 check to Adventist Cancer Fund. This money was raised during our Wine in the Pines Cancer Tournament in

October. With holidays and vacations it took a bit to coordinate a time to visit. I would like to thank all who participated with a donation, golfing and the live auction!



DECEMBER 19TH: NO ARRANGED PLAY, EVERYONE WAS NO THEIR OWN!

DECEMBER 26TH: NO GOLF, MERRY CHRISTMAS! 🎄

PINE NEEDLERS QUILT GUILD

SANDY SMITH

Wow... It is Valentine Month already. The new year of 2025 is really scooting by. Pine Needlers Quilt Guild wishes you a very Happy Valentines Day! Enjoy the chocolates and wine.

The Pine Needlers Quilt Guild meets the 3rd Tuesday of every month @ 10 a.m. under the Library. We do have a Meet N Greet at 9:30 so you can kind of catch up from January's happenings. February's meeting will be on the 18th. Bring your lunch and join us after the meeting for a time to sew together, and learn new things too. We sew til 2 orrrr 3.

Have you dropped into the Library lately? There are beautiful quilts hanging there, provided by our Guild members, check it out. If you would like to have one of yours displayed please tell Leslie. Tourists love them and it is great fun for the Story ladies to use them when they read to the kids on Fridays.

Our February Guild meeting spotlight will be on Lynn Sigafoose and Carol Willmon as they present a Trunk Show. Two different styles and color preferences, something to please everyone. It is always a delight to see our quilters show their projects. The most wonderful thing about quilting is there is always much to experience, and learn about.

Bee Updates: Currently we have 3 active Bees. Get together with a friend or two and start your own if you want. Highly recommend that you keep the group to 6 and under. A Bee is pretty independent, set their own schedules, time, place, and what you want to do: projects together, charity work, perhaps for Bags of Love, hand sewing, or independent projects. Select a Queen, let the Guild president know the details of time and place, now you can enjoy the expanded world of quilting.

QUEEN BEES---WINA HELM QUEEN BEE

Bring your own project....once in awhile group projects...in December had a guest teach a cute pin cushion project.

HONEY BEES---LESLIE TIMMONS QUEEN BEE

Have done several group projects, including the mystery snowflake quilt. We are now doing a stain glass quilt together. Also like to do independent and hand sewing projects.

BEE PEACEFUL---JEAN COX QUEEN BEE

Bring your own project, hand sewing, and an occasional project together. Did a decolorization project together last month.

See you on Tuesday February 18th, 10 a.m. for our regular meeting. Meet and greet at 9:30. Also remember you can bring your lunch and sew with us after the meeting. If you have any questions give President Kris **650-722-0307** or V.P. **209-482-1406** Leslie a call. 🇺🇸

PICKLEBALL CLUB

TAMMY TALOVICH

PICKLEBALL = FUN, FRIENDS, AND FITNESS

Happy Valentine's Day! If you need help in keeping those resolutions you set last month of getting into shape, meeting new people, or just simply having fun & enjoying life – you can accomplish these by playing Pickleball.

Come on out to the Pickleball Center (located by the golf course) every Monday, Wednesday, Friday, Saturday & Sunday at

10:00 AM. During this time of year – it is weather permitting – if it's cold that's fine but wet courts are dangerous. Don't worry if you don't have experience or equipment yet, there will be Pickleball Members who can help and there are extra paddles to borrow. Please wear comfortable clothing & court shoes that won't leave scuff marks on the courts. Oh, and don't forget some water, you'll need it.

Please don't forget to purchase your Pickleball Annual Pass at the Administration Office; or you may purchase a daily or

monthly pass from the Main Gate. It's a new year and they will be checking to make sure that we have all purchased what we need.

If you are a PML home owner and want to join the Pickleball Social Club contact Tammy Talovich at tamtally1@gmail.com for a form, the cost is \$15.00 per person. Being part of the club is fun, there are monthly, evening events. If you don't play pickleball but want to be part of the social events, you will just need to join the club then you will get the emails.

Come on out and have some fun with us! 🇺🇸

ROOFBB

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AUDREY PROUSE

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WHO IS READY TO GET INVOLVED IN SOMETHING WORTHWHILE?

WHO WANTS TO JOIN A GROUP OF FUN-LOVING LADIES WHO GIVE BACK TO OUR COMMUNITY, MAKING A REAL DIFFERENCE IN GROVELAND?

We are deep in the planning stages for 2025 and we're eager to welcome new members to join us in accomplishing our mission. The mission is simple: raise funds to donate back to our local schools, community projects, and neighbors in need. Whether you have a few hours to spare or want to dive deeper into volunteerism, ROOFBB has something for everyone. So, come be a part of the fun—join ROOFBB and help us continue making Groveland a better place for all!

We want to share all the amazing things that we do throughout the year. As you can see from the list below, we are involved in events three different ways; holding our own fundraisers, partnering in Groveland community activities and projects, and having ROOFBB members-only social events for the pure joy of being together and having a great time with a fantastic group of energetic and accomplished women! Who wouldn't want to be a part of all that?

- First Responder BBQ Appreciation (partnering with Yosemite Chamber of Commerce)



- Volunteering at Camp Tuolumne Trails in a variety of ways
- Shopping with Tenaya Elementary students for school supplies and clothing at the beginning of the school year
- Holding a variety of fundraising events at various Groveland locations
- 49er Festival Taste of Tuolumne sponsored by Yosemite Chamber of Commerce (we walk in the parade and volunteer at the event down in the park)
- Luncheons twice a year for all ROOFBB members
- Supporting Trail Less Traveled with their holiday Giving Tree and other holiday charitable activities

2025 SAVE THE DATE- ROOFBB HAPPENINGS:

Feb. 9 – Superbowl Breakfast – Motherlode Fairgrounds

May 4 – First Responder Appreciation BBQ – Mary Laveroni Park

June 14 – SummerFest! – Mary Laveroni Park

September 20 – 49er Festival Taste of Tuolumne – Mary Laveroni Park

In the greater Groveland area, organizations like ROOFBB charity are unique. There are only a few active service organizations. We serve our community, reminding all of the positive impact that can be achieved through collective action. Volunteering with ROOFBB Charity is not just an act of kindness; it is a commitment to building a better, more compassionate world!

To learn more about ROOFBB organization, you can find us on Instagram, Facebook, and Nextdoor. You can easily apply to become a member using our website application: <https://charity.roofbb.org/join>.

***If you know someone who is in need or are in need yourself, please contact us immediately and we'll see what we can do!!*

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PML LADIES 18 HOLE GOLF CLUB

THELMA FAUX

Here are the results of the recent tournament play:

DECEMBER 12TH – TEAM POINT BOGIE

First Place: Kitty Edgerton, Sara Hancock, Lisa Brown- Jimenez - 130

Second Place: Marcee Cress, Sue Perry, Christina Baines- 124

Third Place: Paula Parisi, Helena McMillian, Kathy Egan, Pricilla Park - 122

Fourth Place: Laura Kramer, Anne Clark, Elisa Hoppner - 121

DECEMBER 26TH – AFTER CHRISTMAS BLUES

First Place: Paula Parisi, Sara Hancock, Jodi Awai - 143

Second Place: Lisa Brown Jimenez, Jane Reynolds - 145

Third Place: Elisa Hoppner, Lina Sarratt, Tari Skelley, Laura Kramer - 146

JANUARY 2ND - 2 BEST BALLS ON ODD NUMBER HOLES & 1 BEST BALL ON EVEN NUMBER HOLES

First Place: Paula Parisi, Teri Skelley, Laura Kramer, Helena McMillian - 89

Second Place: Sue Perry, Sara Hancock, Jane Reynolds - 92

Third Place: Elisa Hoppner, Lina Sarratt, Pricilla Park, Anne Clark - 93

Fourth Place: Lisa Brown-Jimenez, Kitty Edgerton, Sally Wrye - 98

JANUARY 9TH -LEFT RIGHT PARTNERS

First Place: Jodie Awai, Linda Johnson, Jane Reynolds – 132

Second Place: Kitty Edgerton, Sara Hancock, Sally Wrye, Sue Perry – 136

Third Place: Laura Kramer, Helena McMillian, Tari Skelley, Paula Parisi – 137

Fourth Place: Marcee Cress, Marilyn Scott,

Christina Baines – 138

Fifth Place: Linda Sarratt, Pricilla Park, Deanie Martini, Mary Steinkamp – 140

Birdies – Linda Johnson #14

The Pine Mountain Lake Ladies Golf Club plays every Thursday and is open to all women residents and owners of property in the Pine Mountain Lake community. Our club would love to add some new members and have modified our bylaws to allow female family members of property owners to apply for membership. If you are interested in becoming a member, we can arrange for you to join us as a guest, so that you can meet and play with some members and see what our club is all about. If you're interested, please contact our PML Head Golf Professional, Mike Cook at 1-209-962-8620. 🏌️‍♀️

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KAREN ANN HANDLEY

DECEMBER 31, 1940 – JANUARY 3, 2025

Sadly, our beloved mother, grandmother, great-grandmother, wife, sister and friend, Karen Ann Handley, died on January 3, 2025 at the age of 84. She was a genuinely kind and loving lady, who carried herself, always, with grace and dignity. Born on December 31, 1940, in Salinas, California, Karen was the firstborn of Alice and Larry Struve. Karen excelled in school and graduated from Salinas High School in 1958 and from Hartnell College in 1960. It was while attending Hartnell that she met her love, Wayne Handley. The two were married in April of 1961 and moved to Coronado where Wayne was stationed in the Navy.



Karen Ann Handley

In 1965, Wayne and Karen moved to Greenfield, California where they raised their three children. Karen embraced motherhood with love and selflessness. When she wasn't managing the office of their business, Crop Flight, Karen dedicated herself to her children and their many activities. Karen was passionate about family traditions and created holiday gatherings no one wanted to miss. She loved family ski trips in the winter

and enjoyed time at their cabin in Arroyo Seco in the summers. Karen was active in Rainbow Girls, Girl Scouts, The Junior League and The Steinbeck House. She also enjoyed gardening, was a brilliant bridge player and an avid reader.

In 1984 Wayne and Karen began traveling the country for Wayne's career in the airshow business and met many treasured friends along the way. These years were full of festivities and adventure, which Karen always embraced with her signature warmth and charm.

In 2005, Wayne and Karen retired to Pine Mountain Lake in Groveland, California where they developed a fantastic community of friends. While there, Karen volunteered with the Groveland Yosemite Gateway Museum as a docent, the Groveland Library and Helping Hands Thrift Store and was a team leader for the

Brainy Groveland reading tutors at the elementary school. She was also actively involved in many events held at the PML Airport. Wayne and Karen thoroughly enjoyed their time in Groveland, until September of 2023, when they moved to the Monterey Peninsula to be closer to family.

One of the most beautiful legacies that Karen has left behind for her family is a genuine love for one another. Her children, grandchildren, great grandchildren and extended family truly enjoy time spent together and that is due to the love, kindness, strength and beauty of our Mimi.

Karen was cherished deeply by her husband Wayne Handley, daughters Jayne Lord (Mark), Kim Feldhaus (Dan), Grandchildren Alison O'Halloran (Tim), Hayden Lord (Kory), Austin Lord, Brennen Handley, Josh Feldhaus, Nate Feldhaus, and great grandchildren, Sawyer O'Halloran, and Hadley O'Halloran as well as her sister, Jean Metz and many nieces and nephews. Karen is preceded in death by her parents Larry and Alice Struve, her brother Jon Struve and her son Ryan Handley.

A private burial was held in Greenfield, Ca on January 17th and a Memorial Service was held on January 18th at Struve and Laporte Funeral Home in Salinas, CA with a reception following at the Corral de Tierra Country Club.

If you would like, donations can be made in Karen's name to:
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SAMANTHA WEST – THE LITTLE HOUSE SUPERVISOR

Are you a knitter, crocheter, or yarn lover? At The Little House our yarn stash has outgrown our available storage and we want to share our stash with the community, all for FREE! Donations are greatly appreciated and will be used to bring more programs to our facility.

From vibrant hues to neutral tones, and lightweight threads to chunky textures, we have yarn in every color, weight, and type imaginable. Whether you're diving into a new project, stocking up for a rainy day, or just curious to see what's in our

collection, now's the perfect time to stop by and explore.

Why spend time and money traveling off the hill for supplies when you can find exactly what you need right here? Chances are, we've got just the thing to bring your creative visions to life!

Swing by Monday through Friday between **10 AM and 2 PM**, or call Samantha at **(209) 962-7303** to arrange a visit outside those hours. We're here to fuel your creativity and share the joy of crafting with you. Don't miss out—your next masterpiece starts here!

The Little House Program of Southside Community Connections fosters an inclusive and welcoming environment for the Groveland and Big Oak Flat communities. By bridging generational divides, we provide a vibrant gathering space where individuals of all ages can connect, learn, and thrive together. We empower community members to stay active, engaged, and enriched with offerings such as exercise classes to promote health and wellness, art activities to inspire creativity, and a free learning library to encourage lifelong learning. Visit us at 11699 Merrell Road, Groveland, California. 🌈

SCC WAS THERE WHEN SHE NEEDED IT MOST

BETH MARTIN – TRANSPORTATION COORDINATOR

When Tracy Baker needed help the most, Southside Community Connections (SCC) was there for her.

Married to Clyde for 25 years, Tracy had spent much of her time caring for him, especially during his final months when he was wheelchair-bound and dealing with severe health issues. The couple, who lived in Big Oak Flat, had no transportation; Clyde's son Lonnie, who worked full-time, couldn't always help. When they found out about SCC and the WAVE bus, it was a relief.

"Clyde said it felt so good to him not stressing out anymore about how we were going to get anywhere," Tracy recalled.

Before discovering the WAVE, they couldn't even get to the local pharmacy on their own. The WAVE made it possible for Tracy and Clyde to make their medical appointments, which was especially important as Clyde's health worsened.

When Clyde was hospitalized in Modesto, Tracy was overwhelmed, panicked that she might not be able to visit him. SCC reassured her that the WAVE could take her there. "I didn't think I was going to be able to see him again," Tracy said, crying with relief when SCC arranged transportation.

After Clyde passed away, Tracy faced overpowering grief, financial challenges,

and her own health issues. She struggled to navigate the system to receive benefits and missed critical appointments. SCC stepped in to help Tracy get through the darkest times, guiding her through paperwork, helping her remember her appointments, arranging transportation on the WAVE, and providing emotional support.

"SCC did so much for me and helped me get through a dark stage in my life. I will never forget that," Tracy shared. Today, Tracy's health has improved and she is in a better place, thanks to the support she received. "God bless SCC and the WAVE, because without that, I never would have made it." 🌈

SOUTHSIDE COMMUNITY CONNECTIONS

SAMANTHA WEST – THE LITTLE HOUSE SUPERVISOR

FROM NANCY REGGIO EXECUTIVE DIRECTOR SCC

At Southside Community Connections (SCC), we're embracing the new year with enthusiasm, continuing our ongoing projects, and exploring exciting new ones.

As I reflect on completing my first year as Executive Director of SCC, I'm filled with gratitude for an incredible 2024. Here's what stood out: the joy those associated with SCC express. Our amazing volunteers went above and beyond, our dedicated staff and Board members gave their all, and we were honored to serve an increasing number of clients, meeting their needs with care and compassion. Our generous donors and well-attended, joyful fundraising events made it all possible—thank you, community, for being the heart of SCC.

In 2024, we achieved so much together:

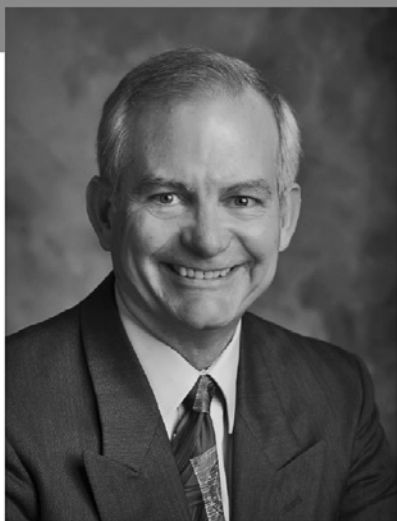
- Increased bus ridership and WHEELS rides.
- Hosted classes on a variety of subjects.
- Supported our local high school with donations.
- Participated in the toy drive.
- Delivered over 35 holiday stockings filled with goodies like socks, gloves, snacks, and practical items.
- Held community events and meetings.
- Added safety items like AED machines for the bus, and security cameras at TLH
- Offered a helping hand to those in need.

Looking ahead to 2025, we're excited to announce our Spring Fundraiser Golf Tournament on **May 3rd** at PML, with a **Kentucky Derby theme!** The fun kicks off with a cocktail party on Friday night, May 2nd, so dust off your bonnets and derby attire! Stay tuned for more details on social media—tickets go on sale in March.

As you plan your activities for the year, we invite you to think of SCC. Whether you're interested in volunteering, attending or leading a class, or joining us at events, there's a place for everyone in our community. Together, we can make 2025 a fantastic year!

Feel free to reach out to me with your ideas, suggestions, or comments at **209-962-7303**. I'd love to hear from you!

Here's to a year filled with connection, kindness, and shared purpose. 🌟



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THE SIGNIFICANCE OF "COMMUNITY"

CTT will always be first and foremost about its campers. Our passion to become the most accommodating camp on the planet is constant. However, achieving this daunting goal might not be possible anywhere else than in our own special community, where a limitless number of people have unique skills and backgrounds that help others in myriad ways.

Likewise, CTT is also committed to being an integral part of this community and giving back. And what a community it is! Groveland goes above and beyond when it comes to community service. That is only possible as a result of some serious collaboration between the local non profits and service organizations.

From its inception, we have considered CTT to be a community asset.

CTT has been the venue for men's retreats,

annual club meetings, holiday gatherings, celebrations of life, retreats for veterans with PTSD, and many more. We have opened our doors and shared equipment to neighbors who find themselves in need of mobility assistance. CTT's big walk-in freezer has been utilized to stage food for fundraising events by many local organizations. For the 4th consecutive year, Tioga High held its senior prom in the Great Hall in January. Although these events are not 'money-makers' for CTT, it's part of our calling and our way to show appreciation and to give back to the community that supports CTT.

Last summer, we signed an MOU with the Red Cross, designating CTT as an emergency



evacuation center. At the time of this writing, Jacqui Montero, our operations manager, is in Los Angeles for the Red Cross and lending her expertise to our SoCal neighbors suffering from the devastating fires. We also hosted a meeting in January between the Firewise USA Council, community leaders and California State Senator Alvarado Gil.

As in any community, there are a handful of volunteers that form the heart and soul of Groveland.

We are proud to be part of the fabric that makes Groveland such a unique place. Please consider joining the effort—either by volunteering at CTT or any of the other fine organizations in our special town. 🌲

PMLA OWNED LOTS FOR SALE

10/008	MCKINLEY WAY	\$1,000
2/047	GAMBLE STREET	\$1,000
2/283	19364 FERRETTI ROAD	\$1,000
2/287	FERRETTI ROAD	\$1,000
2/305	FERRETTI RD	\$1,000
2/306	FERRETTI RD	\$1,000
2/448	12923 WELLS FARGO DRIVE	\$1,000
3/033	20480 FERRETTI ROAD	\$1,000
3/056	20505 ECHO COURT	\$1,000
3/463	20465 PINE MOUNTAIN DRIVE	\$1,000
6/113	19795 FERRETTI ROAD	\$1,000
6/235	FERRETTI ROAD	\$1,000
6/252	19426 FERRETTI ROAD	\$1,000
7/239	DIGGER PINE STREET	\$1,000
8/143	HILLHURST CIRCLE	\$1,000

FOR FURTHER INFORMATION REGARDING THESE PROPERTIES PLEASE CONTACT DAN SZATHMARY AT 1 (209) 962-8606

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*Contact the individuals/organizations below
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If you would like your community organization listed please send your group's name, contact person, and phone number to

gmassist@pinemountainlake.com

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Michele Roberts - 1.209.962.4327

HELPING HANDS THRIFT STORE & FURNITURE BARN

Patti Beaulieu - 1.209.962.7402

SOUTHERN TUOLUMNE COUNTY HISTORICAL SOCIETY (STCHS)

Harriet Codeglia - 1.209.962.6270

SOUTHSIDE COMMUNITY CONNECTIONS

Nancy Reggio - 209-962-7303

VILLAGE ON THE HILL

1.209.962.6906 or info@villageonthehill.org

MOORE BROS RECYCLING NOTICE

WE HAVE DROP-OFF RECYCLING!!

All residents and visitors are asked to source separate their recyclable materials. There are designated bins located at our office located at 11300 Wards Ferry Rd. in Big Oak Flat where you may drop off your recyclable materials anytime **Monday through Saturday 8am to 5pm** (weather permitting). CLOSED SUNDAYS and major holidays.

Acceptable materials include:

- Aluminum beverage containers, tin cans, glass bottles and jars (all colors)
- #1 Plastic (bottle form only) ****#1 clear fruit/veggie, sandwich or salad clam shell type containers are NOT allowed****
- #2 Plastic (bottle form only) ****#2 colored plastic coffee containers are NOT allowed****

• ALL CONTAINERS MUST BE RINSED AND FREE OF LIDS AND CAPS

We also accept Mixed Paper, newspaper, magazines, catalogs, junk mail, paperback books & shredded paper which can all be put in the same bin. NO WRAPPING PAPER ALLOWED

CARDBOARD BIN ACCEPTABLE MATERIALS INCLUDE:

Cardboard, Carton Board such as cereal and cracker and soda/beer boxes, etc. are also accepted and can be placed in the cardboard bin with the cardboard. THESE ITEMS NEED TO BE FLATTENED OR BROKEN DOWN AND ANY PACKAGING MATERIALS OR TAPE REMOVED.

IF THE CARDBOARD BIN IS FULL OR YOU HAVE A LARGE LOAD OF CARDBOARD TO RECYCLE, we ask you to take it to our shop location at 17641 Yates St. in Big Oak Flat where we still maintain a 50 yard cardboard recycle box.

**PLEASE DO NOT THROW PLASTIC BAGS
OF RECYCLABLES INTO THE BINS.**

BRAINY GROVELAND PROVIDES FREE BOOKS TO THIRD GRADERS

VIRGINIA RICHMOND

The third grade students at Tenaya Elementary have enjoyed time with their Brainy Groveland volunteers this fall. Third graders select “just right” books from our collection to read, then discuss them with the caring volunteers. They’re learning how much fun and how educational reading can be. Just before Christmas, each student was able to pick a brand new book to take home as a gift from Brainy Groveland.

Our dedicated volunteers make the program possible and are making a real difference to the students. For more information about volunteering (normally once a month), please contact Virginia Richmond, v_richmond@yahoo.com or 209-962-6336. 🌱



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MICHELE ROBERTS

MICHELE ROBERTS, PRESIDENT

Michele has served on the Friends of the Groveland Library board (FOGL) as VP, Secretary and now President. She has also been the co-manager of Book Nook since 2022. In her previous life, she worked in accounting and tax and was tax director of a public real estate company before retiring. She was president of Southside Community Connections and has worked with a number of non-profit organizations. Michele has been a full-time resident of Groveland since 2017 after vacationing here since 2000.

JENNY FERRAILOLO, VICE PRESIDENT

Jenny grew up in Lodi, California, and worked for 31 years in the Lodi City Clerks office, serving as Deputy, Assistant and City Clerk before retiring in 2019. She also served as a regional director in the City Clerks Association of California, as well as a board member of the LOEL Foundation, an organization dedicated to enriching lives of seniors in the Lodi area and currently volunteers at the Book Nook. Jenny and her husband, Billy, moved to Groveland in January 2023 and quickly fell in love with the community and its people.

AUDREY PROUSE, SECRETARY

Audrey became a member of the FOGL board two years ago. Before retiring, Audrey enjoyed a meaningful 30+ year career in education, where she worked in various roles, including as a teacher, mentor, and administrator. Audrey continues to use her extensive knowledge of children's literature to make a positive impact on her community. She has always been passionate about fostering a love for reading in young people. "I joined the board to give back to our community through promoting access to books for all and instilling a love of reading in all children," she says.

CATHY O'CONNELL, CHAIRPERSON FOR CHILDREN'S PROGRAMS

Cathy directed early childhood programs in the Bay Area for a number of years. In addition, she worked with abused women and children eventually becoming the program director for the two non-profit shelters. Reading has always been a passion so when the Groveland Library had a part-time opening for a librarian she couldn't resist applying for the position and worked for the library for several years becoming the Senior Librarian. She became involved in FOGL because it supports the children of our community by supporting Bookleggers and other programs and by providing books to help inspire reading. And she enjoys reading to children!

HARRIET CODEGLIA, TREASURER

Harriet is a California native who retired after 40+ years in Human Resources and administrative management positions in a number of Silicon Valley startups. Her BA is from Santa Clara University. Since retirement to Groveland 15 years ago, she has served on the FOGL board as VP, President and Treasurer. Reading and public libraries have been an important part of her life since early childhood and she finds supporting the local library through FOGL rewarding and important for the community. In addition to managing the finances of the organization, she volunteers at the Book Nook Saturday sales and other fundraising activities. Harriet also serves on the Board of STCHS, the Southern Tuolumne County Historical Society, and volunteers in the museum and with the many projects of STCHS.

We are always looking for volunteers for our programs at the Groveland library, Tenaya Elementary School, the Book Nook, etc. If you love books and reading as much as we do (or even if you don't) and you would like to give back to our community please contact Michele Roberts at (209) 962-4327 or mroberts@crossborder.com. 🇺🇸

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ATTENTION NEW PML MEMBERS!

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

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

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
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- PML Fact Sheet
- Getting Connected in Groveland

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OUR COMMUNITY

TENAYA ELEMENTARY STUDENTS OF THE MONTH

KAYLEE BECHTHOLD



*Kaylee Bechthold, 3rd
Grade/November 2024*

Third grader Kaylee Bechthold is Tenaya Elementary School's Student of the Month for November 2024. According to her teacher, Holly Miller, "Kaylee has been a wonderful addition to our class. She works hard, shares with others, is a kind friend, and always offers a helping hand. She is a role model for all students."

Kaylee is the daughter of Michala Wemmer & Jacob Wemmer and Zackery Bechthold & Emily Bechthold of Groveland.

Congratulations Kaylee!

BAYLEIGH BUTLER



*Bayleigh Butler 4th
grade/January 2025*

Fourth grader Bayleigh Butler is Tenaya Elementary School's Student of the Month for January 2025. According to her teacher, Alberta Janitz, "Bayleigh is an exceptionally hardworking student who consistently seeks opportunities to grow and improve. She embraces challenges with enthusiasm and maintains a positive attitude in all she does. As a role model to her peers, Bayleigh demonstrates respect towards both adults and her fellow students. She is an absolute pleasure to have in class this year."

Bayleigh is the daughter of Heidi & Jeremy Butler of Groveland.

Congratulations Bayleigh! 🎉

BOF/GROVELAND CHRISTMAS COMMITTEE

DAWN SILVA

WITH GRATITUDE

As the holiday season comes to a close, our team of volunteers and the committee made quick haste to beat the winter rains and pulled down all the garland, wrap, and trimmings in two days! The support of our community fills our tanks each year to keep this time-honored tradition alive. Terry Michaud's unwavering support has again provided a staging area to place all the decorations so that they can be carefully tagged, organized, and packed away. Organizing the garland, ornaments, and trimmings each year takes days to sort and pack away so they are ready

for the following year.

Thank you to everyone who purchased the snowman, which has significantly contributed to our fundraising success. Your support has been crucial in reaching our goal. We also extend our gratitude to all those who could donate on the Go-Fund Me page. The community's contributions are critical for this tradition to endure. Donations and support make this cherished tradition possible, bringing us all closer and embodying our Christmas Spirit.

Thank you to the volunteers for countless hours decorating the town and taking down the decorations at the end of the season. Your efforts brought joy, filled our hearts,

and transformed our town into a magical Christmas wonderland, a sight that brought smiles to everyone's faces. We are deeply grateful for your dedication, which is truly the heart of our community's holiday spirit.

The committee is excited about the year ahead, which will be filled with planning and preparing for next year's festivities. We eagerly look forward to our continued partnership with all the businesses that have been instrumental in making our holiday decorating a success. With the community's continued support, we are confident that we can make next year's celebrations even more memorable.

The BOF/Groveland Christmas Committee 🎄

HELPING HANDS HAPPENINGS

PATTI BEAULIEU

Here we are in month #2 of 2025! We hope everyone had a wonderful holiday and has a very healthy and happy 2025! It sure seems like these months and years are flying by! This month we celebrate our 'Valentines' and we have our Valentine selection on display for your shopping needs with lots of stuffies for the little ones and grandbaby Valentines.

As is our usual policy, if there's a 3-day weekend with a Monday holiday, we try to be open on that Sunday. That's the case

this year on February 16th since Monday, February 17 is President's Day.

We're deeply saddened by the December 9th death of our long-time, wonderful landlord, Leonard Cassaretto. He treated us very well, in our 30 years as his tenant at our current location. He was fair, honest and a friend to us all. Our town of Groveland has lost it's most dedicated and loved resident. Rest in peace, dear friend.

We continue to proudly serve OUR community by providing financial assistance to the many organizations,

functions, teachers, students and community members. This is due to YOUR generous donations and those that choose to visit and shop with us. THANK YOU for shopping and donating and for helping to support YOUR community!

Be sure to follow us on our web page @www.helpinghandsofgroveland.com, our Facebook pages, local Facebook Buy and Sell pages or the Yosemite Chamber Weekly On-line Newsletter for updates and weekly sale announcements. 🎄

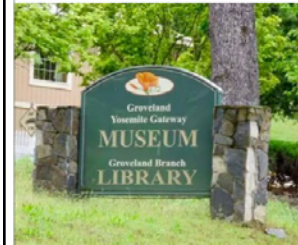
STCHS INVITES NEW MEMBERS

PATRICIA GIBSON

The Southern Tuolumne County Historical Society (STCHS) is starting its 2025 membership drive and we invite you to become members of the Groveland Museum/STCHS community. We thank everyone for your past patronage and ask you to join us and/or renew your membership to help us reach that goals for community engagement. Please come into the museum today and fill out a 2025 membership form.

We thought we'd have a fun and engaging campaign, so we've decided to "Name the Bear". The bear is the biggest attraction for our smallest visitors. Watch your mail for the postcard (see attached.) Return the postcard in person at the museum in exchange for a voting ballot. Bring your kids and grandkids. The museum is open Fri-Sat-Sun from 10a-2pm.

2025 membership starts at just \$25 per



Name the Bear Contest

Groveland Yosemite Gateway Museum New Year's wish is to make new friends for 2025.

We are kicking off the year with a membership drive and a NAME THE BEAR contest.

The biggest draw for our smallest visitors is always the bear.

Bring in this postcard by March 2025 and we will give you a ballot for naming rights to this exhibit.

The museum is open Fri-Sat-Sun 10am-2pm. Please come see us and bring your friends and visitors.

In 2024 we welcomed visitors from more than 25 countries and 41 states!

The Groveland museum is run by the Southern Tuolumne Historical Society (STCHS).

We are a non-profit 501c3 organization. All contributions are tax deductible.



Scan code for more information:
grovelandmuseum.org/membership

family. Our desire and efforts to preserve local history have not wavered and are as strong as ever. We thank our generous community for supporting our three major fundraisers: The Wine Cruise around Pine Mountain Lake, the Raffle mailer and the Labor Bay BBQ. Please consider joining

the heart of our community and become a STCHS member today. Send Payments to P.O. Box 181, Big Oak Flat, CA 95305 or drop into the museum and say hello.

STCHS is a 501C3 Non-Profit charity – Tax ID #: 77-0132781; Donations are tax-deductible. 🇺🇸

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PINE CONE SINGERS: IT WAS "THE VERY BEST TIME OF YEAR"

BOB SWAN

Well, the weather was a little sketchy, but the Pine Cone Singers were delighted to perform their Winter Concerts – “The Very Best Time of Year” – on December 13, 14, and 15. We want to thank everyone who came out share the enjoyment we get from singing for you. We hope you had as much fun as we did.

We could not do these concerts without the help of many folks, so we have a lot of thanks to offer. We thank Pastor Bob Kandels and the congregation of Gateway Community Church for allowing us to use their beautiful sanctuary for our performances, and their Fellowship Hall for rehearsals.

We thank Cris Todd for program design; Bonnie and Wayne Phillips for the slide show; Tom Radanovich for sound management; Frank Perry for videography; Paul Klahn, Jim Lopes, Bob Shannon, and Holly Chandler for box office, lobby, and ushering support; and Sam Parks for emceeing and dad jokes.

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

We particularly want to acknowledge our concert instrumentalists: Pianist Jason Jeffrey and percussionist Amy Mannon. As always, we thank the man who manages to bring out our best, whether we want it or not – our Music Director, Dennis Brown.

When you read this, we will have had one rehearsal, on January 28, for the Spring concert. It's not too late to join us! Rehearsals are on Tuesdays from 2:00 to 4:30 at the Fellowship Hall of Gateway Community Church We want to stress that you do not have to read music. We provide rehearsal CDs or mp3s for you to learn your part – and, in the process, learn to read music. For more information, please contact Bob Swan at (408) 398-4731. 🌱

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RECIPE BY TOM KNOTH AND PAULA MARTELL



Basic Directions for Crockpot Corned Beef, Cabbage, and Potatoes:

INGREDIENTS

- 5-6 garlic cloves, crushed
- 1 medium onion, quartered
- 1 quart of water
- 4 lbs. corned beef brisket
- 1 (1 lb.) bag of baby carrots
- 1 lb. small red potatoes, quartered
- 1 head of green cabbage, cut into wedges

DIRECTIONS

Rinse your corned beef in water to remove brine. Set up a crockpot on low heat and add garlic and onions in pot, then place beef on top. Add enough water to cover the corned beef by an inch or more and the contents of the seasoning packet (pickling spices that almost always come with corned beef).

Cover and cook on LOW for approximately 4 hours, and then add carrots and potatoes. At 6.5 hours, add the cabbage wedges. The corned beef is done when it is fork tender, but we check with a thermometer and are looking for 195-200 F internal temperature. Total cooking time should be 7 to 8 hours. If it is ready to soon, you can turn off the crockpot and leave everything inside for up to a couple hours. Serve corned beef slices and veggies with some of the broth in bowls.

OPTIONS:

Don't have a crockpot? You could alternatively use a large covered pot heated on low (or simmer). First place onion wedges and garlic at the bottom of your crockpot.

You don't have to use the traditional veggies; we also love cauliflower and/or brussels sprouts cooked in the corned beef broth.

INSTANT POT DIRECTIONS

Remove the corned beef from the packaging, and rinse. Rub spice pack contents all over the corned beef. Add 3 cups of water or other cooking liquid to the Instant Pot, place the rack back inside. Add corned beef (fat-side up) and top with sliced onions and garlic cloves. Cook the roast for 90 minutes on high pressure, then do a natural release for an additional 10 minutes, followed by a quick release.

If cooking veggies as well, remove the brisket and cover with foil. Strain cooking liquid and add 2 cups worth back into your Instant Pot. Add quartered potatoes, cabbage, and carrots. Cook on high pressure for an additional four minutes. 🍴



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LOVE & FAITH

PASTOR BOB KANDELS

GREETINGS

As February unfolds, we find ourselves longing for the lengthening days and the warmth of sunshine in the Sierra Mountains, particularly in the breathtaking region of Yosemite National Park. This time of year also marks the season of Firefall, when God's artistry is on full display as Yosemite Falls glows with a spectacular orange light. It's truly awe-inspiring to see people from across the globe drawn to witness this remarkable phenomenon—a vivid reminder of God's intimate presence and creative touch in our world.

February is also the month we celebrate Valentine's Day, a tradition deeply rooted in the faith and courage of a Christian believer. Saint Valentine defied the Roman Emperor Claudius II by performing secret marriages in the name of the Lord, standing firm in his devotion to God over allegiance to earthly power. His steadfast faith ultimately led to his martyrdom, raising profound questions: Why would God allow a righteous servant to suffer? Yet, through Christ's sacrifice on the cross, we see the ultimate expression of love triumphing over death. Jesus not only forgave our sins but also gifted us eternal life, as beautifully expressed in John 15:9-13 (New International Version)

9 "As the Father has loved me, so have I loved you. Now remain in my love. 10 If you keep my commands, you will remain in my love, just as I have kept my Father's commands and remain in his love. 11 I have told you this so that my joy may be in you and that your joy may be complete. 12 My command is this: Love each other as I have loved you. 13 Greater love has no one than this: to lay down one's life for one's friends." (John 15:9-13/NIV)

Valentine's Day serves as a reminder of love that never fails—a love that persists through life's joys and challenges. God's love for us remains constant, even in moments of doubt, anger, or disbelief. As we approach both the season of Firefall and Saint Valentine's Day, let us reflect on the boundless, unchanging love of God.

If you want to know more about this amazing love, we warmly invite you to join us for worship at any of the local Christian churches. At Gateway Community Church, we gather every Sunday at 10:00 am, and we would be honored to have you worship with us.

In Christ Service 🙏



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The Declaration of Restrictions (CC&Rs) states that no construction of any type (new construction, driveways, grading, lot development, etc.) can be performed without prior approval from the Environmental Control Committee (ECC).

Failure to obtain approval could result in the stoppage of work or even fines, and nobody wants that to happen. Inspection are made every Tuesday and reviewed by the Committee every other Thursday, so we can accommodate our members.

Please contact ECC before you begin any type of construction at **1-209-962-8605**.

HOMEOWNER CHECKLIST

CHECK OUT YOUR CONTRACTOR

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

BUILDING PERMITS

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

www.cslb.ca.gov

DOUBLE-CHECK THE CONTRACT

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



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

VEHICLE USE:

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

PERSONAL CONDUCT:

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

WORK RELATED CONDUCT

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

If you have questions call: The ECC Assistant
@ (209) 962-8605 with questions.

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!

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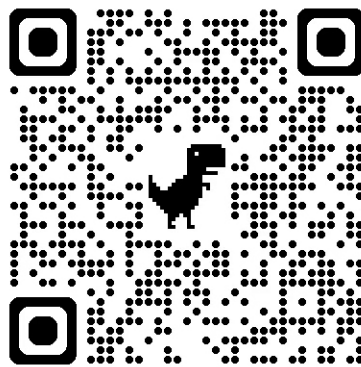
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