



FIRST QUARTER 2017



The President's Corner

Welcome to 2017, a new year, a new political environment for our country, we have a new Coconino County Supervisor, and the sun keeps coming up every morning. I do lament how fast time goes by as we all get a little older. I will celebrate another milestone birthday later this year, so I have coined my own philosophy about life that is easily summed up. "Life is like a roll of toilet paper, the closer you get to the end, the faster it goes." Feel free to borrow that.

We should take a moment to recognize our Starlighters Ladies for an outstanding 2016. Their fundraising efforts permitted them to donate \$9,000 to mountain charities in December. The reception to their generosity does the heart good. Please consider supporting them again in 2017 by joining, attending events and donating. Their Starshine group will be quilting and creating crafts all year for donations again next winter.

While construction in Starlight Pines will be slow for the next 4 months, now is the time to contact the HOA Architectural Committee if you are considering any exterior projects for this year, including additions, painting, re-roofing, decks, etc. Please remember that any project that alters the exterior appearance of your property must first be approved by the AC who are always helpful and accommodating. At the November HOA Board meeting, revised AC rules were approved to clarify the approval and deposit process after the County changed their rules last year concerning building permits. The new rules are available on our website and by contacting the office.

The HOA would also like to remind you to visit your property during the winter months to make sure that the cold weather and snow isn't leaving behind surprises for the coming spring. We had a hard freeze in early December and water supplies are the most vulnerable utility to cold conditions. Every year SP owners experience water damage from burst pipes. Take every precaution to avoid costly repairs.

In late spring the Firewise Committee will begin random and ongoing property inspections for fire hazards. This year they will be wearing vests that identify the inspection committee and our CC&R's allow committee members to access each lot where conditions are not visible from the street or property lines. This is not considered trespassing as they are carrying out HOA mandated responsibilities. All members of the inspection committee participate in procedure training and what to look for to ensure all properties remain in compliance with SP Firewise Standards. The Board appreciates every owner's participation in the Firewise program and your cooperation with our dedicated volunteers.

Finally let me say a word about our volunteers. For many years now I have watched mostly the same small but dedicated group of owners volunteer their time, money and considerable effort to maintaining what was described by our former County Supervisor, Mandy Metzger as a "Model Community." The HOA only has one employee and we operate one of the largest HOA's in the County with an extremely small budget. This wouldn't be possible without our generous volunteers. I'm putting out a call for new volunteers in 2017. From available positions on the board, to committee members and calls for temporary help with activities, events and neighborhood cleanup, your support and participation is critical to maintaining that we all enjoy. Please ask how you can help carry a little of the load.

Until next time, we remain good neighbors,

Mike Bradley, Board President



**ALL DOGS MUST BE
ON LEASHES OR
INSIDE FENCES**



Reminder

"Close and Lock all Gates"

If your lot backs up to the National Forest and you have a gate, please make sure it is closed and latched at all times. Also remember that gates to the forest are for foot traffic only. Quads and other vehicles are never allowed through the gates or onto National Forest Land. Only roads listed on the new Coconino National Forest Vehicle Map may be driven on.

SPHOA Board of Directors

Contact Information for Board of Directors

<u>Name</u>	<u>Phone</u>	<u>E-Mail</u>	<u>Address</u>
Michael Bradley President	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 273 / 4811 Lone Pine Circle 3632 E. Park Ave. Phoenix, AZ 85044
Steve Premeau Vice President	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 274 / 4783 Lone Pine Circle 5470 W. Folley St. Chandler, AZ 85226
Bill Cross Secretary	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 454 / 2947 Choctaw Ridge 1124 E. Vogel Ave. Phoenix, AZ 85020-2621
Sue Davis Treasurer	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 352 / 3434 Starlight Dr. 9420 E. Casitas Del Rio Dr. Scottsdale, AZ 85255-4330
Kim Traver Director at Large	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 178 / 4386 Lariat Way 901 E. Country Gables Dr. Phoenix, AZ 85022
Rosemary Jaeger Director at Large	928-477-2602	Sphoa-boardofdirectors@tds.net Sphoa-PropertyRules@tds.net	Lot 90 / 4671 Horseshoe Dr. Happy Jack, AZ 86024-9740
Bill Patterson Director at Large	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 244 / 2541 Roundup Ln. 14645 N. 30th Dr. Phoenix, AZ 85053-4803
Position Vacant Director at Large			



Reminder:

"No Campfires in Starlight Pines"

Please remember to inform any guest or renter using your home that outdoor fires are **NEVER ALLOWED** in Starlight Pines.

Committee & Community Contact Information

Property Rules Committee

Rosemary Brown-Jaeger (928) 477-2602

Compactor

Ray Weimer (480) 540-3283

Firewise Education Committee

Pamela Ihns (480) 390-5879

Green Belt Committee

Don Cacioppo (480) 305-4823

Web Site Committee

Pat Norton (928) 821-6901

John Steele (928) 477-2602

Architectural Committee

Kim Traver (928) 477-2602

Starlighters Committee

Melinda Wetherby, co-chair (619) 228-4571

Bonnie Steele, co-chair (480) 861-9780

Newsletter Editor

Bonnie Steele (480) 861-9780

Blue Ridge Fire Department

John Banning, Chief (928) 477-2751

Sheriff Dept

(800) 338-7888

Community Center Office Hours Tuesday thru Saturday 9 am to 2 pm

John Steele, Community Manager,
sphoa1216@tds.net

The phone numbers are:

Office 928-477-2602

Fax 928-477-2295



Greenbelt Usage

For those who may be new to Starlight Pines and as a reminder to all of us, the purpose and use of the Greenbelts is as follows:

1. The Greenbelts cover approximately 38 acres and 6 miles.
2. The primary purpose of the greenbelts is for flood control.
3. Greenbelts are to be used only for hiking and horseback riding.
4. NO motorized vehicles of any kind, including ATV's are allowed in the greenbelts except those use for maintenance.
5. Property owners can arrange, with prior approval of the Greenbelt Committee, for access to the greenbelts for your property clean-up.
6. Greenbelt access gates for forest hiking are on the north and west sides of the subdivision. Please be sure you close and latch these gates after going through.
7. There are also gates at the southern terminus of the eastern and western green belts. These give access to a recorded trail easement along the Starlight Pines southern border. The easement is 40 ft. wide on the property of our neighbors Pine Canyon and Timber Ridge Estates. Please stay within the 40 ft. easement to avoid trespassing on private property.



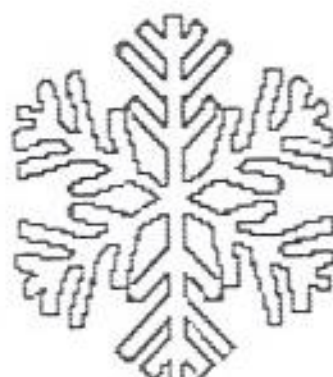
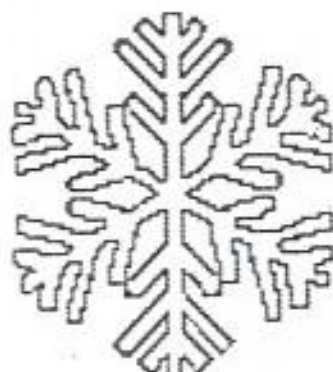
Please use and enjoy the Greenbelts as they are intended to be used. If you notice any problem areas, please contact a committee member.

Greenbelt Committee: Perry Arnold, Jay Blodgett, Don Cacioppo, Kevin and Margaret Hickey, Lou Hoover, Dave Lutz, Joel McHood, Bill Norton and Steve Yeary

Budget Report

Starlight Pines Homeowners Association Unaudited Income/Expense Statement to the 2016 - 2017 Budget

Fiscal Year June 1, 2016-May 31, 2017	YTD P&L 11/30/2016	2016-2017 Budget	% YTD 50%
Income			
Excess Member Income	23,447.77	23,447.77	100%
New Member Initial Contributions	2,880.00	3,040.00	95%
Ownership Transfer Document Fees	5,358.76	5,360.00	100%
Building Cleanup Deposit Forfeitures	-	-	
CC&R & Architectural Fines	51.21	3,000.00	2%
Member Annual Assessments 2016-17	97,398.05	97,920.00	99%
Bank Interest	249.06	430.00	58%
Miscellaneous Income	10.00	-	
Starlighters Income	12,148.55	-	
Newsletter Advertising	2,015.00	3,550.00	57%
Community Center Use Fees	220.00	260.00	85%
<i>Income</i>	143,778.40	137,007.77	105%
Expenses			
Annual Meeting	459.40	600.00	77%
Accounting Fees & Bank Charges	1,765.00	1,300.00	136%
Member Annual Assessments: Prepaid	-	1,226.00	
Firewise Education Com	-	500.00	160%
Greenbelt Com	800.00	50.00	32%
Architectural Com	15.76	50.00	
Property Rules Com	-	50.00	
Nominating & Election Committees	-	50.00	
Membership Fees	695.00	700.00	99%
Fees & Permits	10.00	10.00	100%
SPHOA Insurance	9,253.00	9,000.00	103%
Legal Costs	1,980.00	4,000.00	50%
Delinquent Assessment Lien Filing Fees	120.00	400.00	
Parking Lot Lighting	18,008.11	17,919.00	100%
Grounds Development	676.41	-	
Community Center & Grounds	3,344.14	5,100.00	66%
Management/Wages/Payroll Taxes/Ins/Travel	15,666.56	30,237.00	52%
Worker's Compensation Ins.	-	1,680.00	
Contingencies/Miscellaneous	-	326.00	
Starlighters Expenses	5,666.44	-	
Newsletter: Publisher, Postage, Printing	2,909.26	5,900.00	49%
Website Expense	756.00	800.00	95%
Internet Expense	234.00	500.00	47%
Office Supplies & Expense	601.11	1,125.00	53%
Postage & Bulk Mail Permit	439.06	1,200.00	37%
Printing: Office, Assessments, Election	-	1,000.00	
Refuse Collection	12,507.22	20,315.00	62%
Compactor & Trash Area Maintenance	4,124.40	6,500.00	63%
Perimeter Fence Maintenance	629.30	1,200.00	52%
Snow & Ice Removal	-	600.00	
Taxes: Income & Property	53.98	118.00	46%
Telephone	771.88	1,600.00	48%
Travel Reimbursement	-	200.00	
Utilities	2,804.47	3,900.00	72%
Payments to Unallocated Reserves	2,343.00	4,686.77	50%
Replacement Fund Reserves	7,107.50	14,215.00	50%
<i>Expenses</i>	93,741.00	137,007.77	68%
<i>Income Less Expenses</i>	50,037.40	-	





From the Firewise Committee:

Starlight Pines is celebrating 10 years as a Firewise Community/USA due to our ongoing work to reduce local fire risks. Beginning in June 2017, lots will be inspected according to the Firewise guidelines approved by the HOA. Inspections will be an ongoing process after June of 2017.

About the Firewise Communities Program: Brush, grass and forest fires don't have to be disasters. NFPA's Firewise Communities Program encourages local solutions for safety by involving homeowners in taking individual responsibility for preparing their homes from the risk of wildfire. Firewise is a key component of Fire Adapted Communities – a collaborative approach that connects all those who play a role in wildfire education, planning and action with comprehensive resources to help reduce risk.

About the National Fire Protection Association (NFPA): Founded in 1896, NFPA is a global, nonprofit organization devoted to eliminating death, injury, property and economic loss due to fire, electrical and related hazards. The association delivers information and knowledge through more than 300 consensus codes and standards, research, training, education, outreach and advocacy; and by partnering with others who share an interest in furthering the NFPA mission. For more information visit www.nfpa.org. All NFPA codes and standards can be viewed online for free at www.nfpa.org/freeaccess.

The program is co-sponsored by the USDA Forest Service, the US Department of the Interior, and the National Association of State Foresters.

To save lives and property from wildfire, NFPA's Firewise Communities program teaches people how to adapt to living with wildfire and encourages neighbors to work together and take action now to prevent losses. We all have a role to play in protecting ourselves and each other from the risk of wildfire.

Shortly after the Rodeo-Chediski Fire burned 500,000 acres in 2002, our community became committed to preserving and protecting our homes from the potential risk of such a devastating fire. Paula Yeary spearheaded the efforts. In 2002 The Fire Safety Education Committee was formed with three members. As the program developed, in 2003 lots were checked for bark beetle infestation and lot owners were asked to remove diseased trees. Follow-up letters were sent and the HOA Board approved enforcement by the Property Rules Committee.

In April of 2004 Jim Paxton was the guest speaker at the Blue Ridge Fire Department instructing on Fire Safety. 212 residents attended this seminar. In June of 2004 The Blue Ridge Community Firewise Partnership was organized. Volunteers are from 15 area subdivisions and advisors are from the USFS and the BRFD. The primary purpose of this group is education for more than 2500 lot owners in the greater Blue Ridge area. In April Of 2005 another Fire Safety Seminar was held at the BRFD with 130 in attendance.

The Firewise Education Committee is composed of 10 Starlight Pines homeowners devoted to the cause of reducing fire risks. Some members have been on the committee since its inception, others are newer to the community but equally devoted to the cause. Members participate in ongoing education from the NFPA Firewise Community/USA organization.

Working together to protect our homes is a key component of making this program a success. At any time, a member of the Firewise Education Committee is available to walk your lot and discuss recommendations unique to your property. Plan ahead now for a spring cleanup to ready your lot for inspection. Then plan to do periodic yard maintenance to keep your lot Firewise approved.



2016 Starlighters & Starshine: Best Year Ever!



Many ladies helped over the past few weeks to make the delivery of our Starshine Project donations possible. They helped with shopping, sorting, packing and delivering. You will see some of them in these pictures:



Deb Bowers
Evelyn Counsell
Carol Daily
Arlene Dahlgren
Naïla Erwin
Pat Norton
Catherine Rogers
Bonnie Steele
Caroline Weimer



An amazing lady, Mrs. Alice Campbell who lives in California and is in her 90's, sent us 50 stuffed animals she made by hand! We want to thank her and let her know her toys went to the Payson Hospital, Salvation Army, Alice's Place, and our adopted families. See the attached picture of her and picture of some of the hospital staff delighted to receive her gifts made with love.





Helping Those Less Fortunate



STARLIGHTERS AUXILIARY DONATIONS: NOVEMBER 2016

Approved by the Board of Directors: November 12, 2016

AGENCY	ITEM	AMOUNT
Hope Cottage; Flagstaff	Memo: "Use for Christmas Gift Fund."	Check: \$ 800.00
Sunshine Rescue Mission; Flagstaff	Memo: "Use for Food Baskets."	Check: \$ 700.00
Sunshine Rescue Mission's Men's Program; Flagstaff	Memo: "Use for clothes."	Check: \$ 900.00
Happy Jack Fire Services	Memo: "Use for Health Care Ministry's Immunization Program."	Check \$ 500.00
Salvation Army; Flagstaff	Memo: "Use for food bank or meals."	Check \$ 700.00
Payson Area Food Drive; Payson/Pine/Strawberry	Memo: "Use for perishable food in food boxes."	Check \$ 700.00
Turkeys To Troops; Flagstaff	Memo: "Use for food boxes."	Check \$ 800.00
Canine Companions for Patriots (PetSmart sponsoring agency)	Memo: "Use for veterans' benefits."	Check \$ 1,000.00
Humane Society of Central Arizona; Payson	Pet food/supplies bought & delivered by Starlighters.	\$200.00
Winslow Humane Society; Winslow	Pet food/supplies bought and delivered by Starlighters.	\$200.00
Second Chance Animal Shelter; Flagstaff	Memo: "Use for pet food/supplies."	\$200.00
Alice's Place; Winslow 17 to buy for: (4 families; 4 moms, 13 kids.) Approx. \$100.00 per person = \$1,700	Gifts for adopted families bought by Starlighters.	\$1,700.00
Utilities: 4 homes; thrift store/office	Memo: "Use for utilities"	Check \$ 600.00
Total Voted for Allocation		Total: \$ 2,300.00 \$ 9,000.00



An organization in Costa Mesa, CA, "Knots of Love" sent us a wonderful collection of stocking caps and scarves. We want to acknowledge them, thank them and let them know that that we distributed their gifts to the Salvation Army, Alice's Place and our adopted families.



Community News



BREAST CANCER SUPPORT GROUP

2017 Q1 Schedule

First Thursday of The Month

Jan 5, Feb 2, Mar 2

Starlight Pines Community Center
1:00pm

Breast Cancer Survivors in the Blue Ridge Community meet monthly to share information and provide support. We do not offer medical advice and confidentiality is protected at all times.

For more info contact Bonnie Steele 480 861 9780



EXERCISE Can be fun!

Classes held Mon., Wed., & Fri. mornings
Starlight Pines Community Center

At 7:20am Pilates begins!

At 8am the "walking" exercise group begins.

Contacts for more info:

Linda Knaeble 928-451-4301

Caroline Weimer 480-540-7828

2017 Q1 BOOKMOBILE

First Tuesday of The Month



January 3

February 7

March 7

•Blue Ridge Ranger Station

12:30-1:00pm

•Starlight Pines Community Center

1:15-1:45pm

2017 Q1 Bunco Schedule

Starlight Pines Community Center

1:30 pm

January 13 and 27

February 10 and 24

March 10 and 24

This is always subject to change.

Call Pat Norton for information at
(928) 821-6901

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C
O



With Sympathy



Our deepest condolences go out to
Joel McHood
who lost his wife Marilyn
on November 17, 2016.



Mandy Metzger
Coconino County Supervisor District 4

219 E. Cherry Avenue
Flagstaff, AZ 86001-4695
(928) 679-7154 (office) mmetzger@coconino.az.gov
December 2016

Dear Reader,

Rain pounding on roofs. Christmas lights reflect in the water running down the streets. Calendars filled with holiday options and the forever "to-do" lists hanging from refrigerator doors. The time of year that is often the most joyous, stressful, and even sad for many. This year, we are in a curious place in time as we wait to see how our Nation begins a new chapter in terms of leadership. The County, on a much smaller scale, is preparing to greet its new leadership – Sheriff-elect Jim Driscoll, Assessor-elect Armando Ruiz, and Coconino County District 4 Supervisor-elect Jim Parks. I have extended a hearty welcome to all and most especially to my successor, Jim Parks. Jim and I have known each other for decades and have spent time talking about his new position. I have offered to be on his speed-dial phone list and will help in any way I can with his transition.

My office (Susie writes in this column today as well) has always maintained a very ambitious work agenda. Given the twenty communities in District 4 and the wide diversity of interest and needs that diversity brings, we have set goals to reflect community needs. From roads, to veterans, to trails, to creation of a film commission, attending to planning matters and so much more, the journey has been wild and wonderful. And, always there is the fiscal responsibility to protect and invest taxpayer funds thoughtfully and conservatively.

Yesterday, a newly elected county supervisor from an eastern county, said he thought he knew some about the job of supervisor when he ran, but has since decided he really didn't know what he "was in for". I told him he was in for one of the most remarkable and important experiences of his life. I said public service is for many, a calling, and to serve with integrity, energy and respect for each and every person is both a privilege and an opportunity. I hope you know how grateful I am to have represented you on the Coconino County Board of Supervisors for the past eight (8) years. I have so many mixed emotions as I pack up my office, but one point that is clear, and that is how much I have appreciated meeting so many wonderful people who care for their communities, country, and each other. Thank you for this opportunity!

Public Works Update by Marc Della Rocca, Community Relations Manager: Winter Preparedness is Everyone's Business

The plows are ready, the cinder trucks are loaded and Coconino County Public Works is ready to roll this winter season. Although the National Weather Service (NWS) is forecasting a drier than normal "La

Niña" winter season for Northern Arizona, we all know that our winter weather can change dramatically in a very short period of time. Because winter preparedness is everyone's business, please consider the following important information:

1. **Sign up for CodeRED emergency notifications at:** www.coconino.az.gov/emergency.
2. **No Parking on County Roads:** County Ordinance 86-6 prohibits motorists from parking on County roadways between November 1 and April 1 on a 24-hour basis. Residents are asked to park their vehicles 5 to 10 feet from the roadway to allow ample room for snowplows to pass. Remove all private objects from County right of way (i.e.: yard art, planters and trash bins).
3. **Prepare Your Home for Extended "Snow-Ins":** Winter snow events in our County can last several days. These storms can cause power outages and significantly hinder travel. In the event of a being stranded by a "Snow-In," it is imperative to have enough supplies at home to weather the storm. All County residents should have the following on hand:
 - Working carbon monoxide detectors (with battery backups) in all sleeping and common areas
 - Three days of non-perishable food and water (one gallon per day per family member)
 - First aid kit and extra supply of medication
 - Personal hygiene supplies, extra clothing, footwear, gloves, blankets, sleeping bags
 - Extra food for pets and livestock
 - Flashlight, extra batteries, candles and a battery operated radio
 - Alternate heat source (kerosene, wood, etc.)
 - Full propane tank (if applicable)
 - Extra set of car keys, cash, credit cards
 - Snow shovels
 - An emergency plan for the entire family
4. **Winterize Your Vehicle:** Winterize your vehicle now (antifreeze, wipers, battery, snow tires) and stock it with an emergency kit consisting of tire chains or cables, blankets, tow strap, jumper cables, flashlight, water, first aid kit, ice scraper, extra clothing, and appropriate tools. Remember to keep your gas tank at least half full to help prevent freezing in the fuel lines.
5. **Plan Travel Accordingly:** Good winter travel planning is critical for the safety of Coconino County residents and visitors alike. Stay aware and informed about incoming and ongoing storms through a weather radio or by visiting the NWS web page at www.weather.gov/flagstaff. Use the Arizona Department of Transportation's (ADOT) www.az511.gov system for interstate travel information before you leave home. The County encourages all citizens to heed all NWS Winter Storm Watches and Warnings and to stay off the roads as much as possible during a storm. If you must travel, then let someone know your intended route and expected time of arrival.
6. **Additional Information:** For questions about snow removal operations and related road conditions, please contact the following:
 - Coconino County: For County maintained roads, please call Public Works at 928-679- 8300 during normal business hours (7 a.m. to 3:30 p.m.).
 - Follow Coconino County on Facebook at www.facebook.com/CoconinoCounty and Twitter at www.twitter.com/CoconinoCounty for updates on road and weather conditions as they become available.
 - Emergencies: To report snow-related road emergencies, please call 9-1-1.

Coconino County wants you and your family to be safe during the coming winter. For additional information, please visit the County's Snow Plan page at www.coconino.az.gov/CountySnowPlan. Thanks and have a great and safe Holiday Season!

From Susie Garretson, Executive Assistant to Mandy Metzger:

Well it's true, parting is such sweet sorrow! Just as Mandy is stepping off the job, so am I. I want to



make sure you know how much I have enjoyed working with so many of you over these last 8 years. In this job as Mandy's Assistant, I have gotten to learn from, experience, and deal with things that I could never have imagined. Every day was a new day. Just when I thought I had a plan for what I would accomplish in a day or a week, something new came up, and I had to learn to let go of my plans. Before this job, I had no idea

of the scope of what Coconino County is responsible for and actually does. Not only have I been impressed by what Mandy has brought to the County with her experience, creativity, and persistence, but also with each of the departments and the incredibly hardworking and capable staff. We all support each other and it makes each of us able to accomplish what we are charged with. I've also been impressed with you, the residents, for your concern for your community and the environment. It just takes one person to notice that something's not quite right and to pick up the phone or write. Hopefully you found our office helpful in resolving your issues.

What am I going to do now? Besides having time to travel, hike with my dogs, purge clutter at the house I've lived in since 1980, get in to a drumming group, and re-take up archery, I am hoping the County will still be able to use me once in a while for projects or temp work – so I may be seeing you again at some point.

Thank you everyone, it has been my pleasure. Signing off for now!

Last Word from Mandy:

May you have all the blessings of the season and a safe, healthy and joyous 2017. My new email is mandym2017@gmail.com if you would like to share news in the New Year!

Best regards,



ABOUT THE COMPACTOR AND THE TRASH SITE...

The trash site and compactor are kept clean and neat and the trash is "smashed" by Starlight Pines residents who volunteer their time...your friends and neighbors. It is important to keep this exceptional convenience in working order by using it correctly and avoiding jams and over-loads.

Repairs are very costly and are paid from your annual dues assessment money. Disposing of large items such as furniture, appliances and equipment that are just "dropped off" is EXPENSIVE!

THE COMPACTOR is for household trash and garbage ONLY!

1. Please bag and tie all of your trash, especially kitchen garbage. Don't just scrape your plates and dishes into the hopper! When that happens, it is messy, smelly, and hard to clean up.
2. NO ELECTRICAL EQUIPMENT OF ANY KIND! IF IT HAS A PLUG, MOTOR OR NEEDS A BATTERY IN ORDER TO WORK, IT IS NOT ALLOWED IN THE COMPACTOR!
3. Do not put any yard trimmings such as grass, leaves, pine needles, weeds and tree branches in the compactor. No lawn equipment or furniture.
4. Do not put in the compactor or drop off in the trash site area, any construction or do-it-yourself debris such as: lumber, siding, insulation, old cabinets, mattresses, shelving units, ceiling fans or sinks.
5. Do not put do-it-yourself project materials such as paint, cleaning and yard chemicals, batteries, or other hazardous waste in the compactor.
6. Break or cut down large cardboard boxes such as those for packing, moving, new computer equipment.
7. Never, EVER put fireplace or BBQ ashes into the compactor!

THE TRASH SITE: is for Starlight Pines residents only! Do not loan your entrance key fob to anyone else.

The site has an "exit" button on a control box right by the entrance. If you push on the door and the magnetic lock has engaged, look back over your right shoulder to locate the box and green button.

PLEASE HELP US KEEP THE COMPACTOR IN WORKING ORDER AND THE TRASH SITE NEAT AND CLEAN...WE ARE YOUR NEIGHBORS.

DISPOSAL SERVICES AND SITES

Yard waste only - no construction debris:

The Bly slash pit is maintained by the Forest Service and located only 1.9 miles north of Starlight Pines on the west side of Highway 87 just before the turn-off to Mogollon Ranch.

This is the place to dump your yard cleanup trash: leaves, grass, pine needles, weeds and branches.

If you use trash bags, please dump your debris out and take the bags away with you.

Ashes:

There are special barrels located at Bly pit specifically for the dumping of fireplace and BBQ ashes.

Hazardous waste and chemicals:

The Coconino County Hazardous Products Center in Flagstaff accepts paint, batteries and other hazardous chemical waste.

Hours: Wednesday and Fridays from 9:00 am to 3:00 PM

Saturdays, 8:00 AM to 2:00 PM.

Call for more information: (928) 527-9005.

Construction debris:

Contact Clearcreek Disposal at (928) 477-2477.

They can provide large, roll-off disposal bins for residential, commercial and construction debris collection plus lot cleaning and tree removal.

On the first Saturday of each month, across from Long Valley (Clint's Well), trash disposal is available from 10:00 AM to 2:00 PM. The disposal fee is based on volume.





News from the Forest Service

Edited on: December 15, 2016

THE ARIZONA NATIONAL SCENIC TRAIL



The AZ National Scenic Trail is special because it encourages all forms of non-motorized outdoor recreation, including hiking, running, backpacking, mountain biking, horseback riding, and even cross-country skiing and snowshoeing during

the winter months in order for all the different trail users to get along, it is very important to share the trail. Trail etiquette dictates that trail-bikers should yield to hikers and horse-back riders, hikers should also yield to horse-back riders, and people hiking up-hill. It is good to remember to be kind, communicate, and respect others.

There is an updated AZ Trail app available that is a great navigational resource. (Google Play Store or iTunes)



FUELWOOD CUTTING SEASON HAS ENDED

The 2016 fuelwood collection season has ended. Permits will go on sale again around Mid-April, 2017.



THANK YOU ALL FOR YOUR SUPPORT AND PATIENCE THIS PAST YEAR DURING TIMES OF PRESCRIBED BURNING AND WILDFIRE MANAGEMENT.



THE MOGOLLON RIM RANGER DISTRICT WANTS TO WISH YOU AND YOURS A VERY HAPPY NEW YEAR AND A WONDERFUL 2017!



SEASONAL ROAD CLOSURES

This is the time of year when we consider closing the forest roads due to weather/road conditions. The roads are usually closed seasonally from about Mid-December to about Mid-April. The roads are closed when people's safety and/or resource damage becomes a concern due to inclement weather or other conditions. Please respect all closures, and contact the Mogollon Rim Ranger District at 928-477-2255 if you have any further questions.





Blue Ridge Fire District

"From the Firehouse, Starlight Edition"

By: John Banning, Fire Chief

In most of my articles you have seen where I mention "Your Safety - Our Mission". That is why Blue Ridge Fire District exists. Our "Mission" is to provide Fire/EMS/Rescue services to the residents of the District. This service is provided by the collection of taxes from those residents. The "Mission" also provides EMS response and care within our CON that includes the District boundaries and areas outside the District. This part of our operations is also funded by those taxes as well as billing for the medical service costs. Our "Mission" is to provide these services to you to enhance your "Safety". We have a responsibility to first and foremost provide these services to the District and CON. That is the primary reason we do not respond to Fire calls outside the District. For more information about our out of District Fire response policy, visit our website at: www.brfdaz.org.

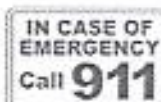
November 30, we said good-bye to Board members Richard Eng and Nick Gemrose. Both served a full term on the Fire District Board and provided strong guidance and vision. Both did not wish to seek re-election and I want to personally thank them for their service to the community. Cindy Perelli and Shannon Scott filed for the positions. Since they were the only two and only two positions vacant, the County Board of Supervisors cancelled the BRFD election and appointed them to office effective December 1, 2016.

There are numerous new owners to the Starlight Community and new homes being built. On behalf of BRFD, I want to welcome you to the community and hope you enjoy the mountain. Here is some information about the District. As a taxpayer of the District, you do not incur any out of pocket charges for EMS services! If transported, we will bill your insurance company and any co-pay or deductible you may be responsible for is waived. We also provide residential emergency lock boxes, free of charge. We will install a key box near your electric meter that will have your house keys and any other needed information in it. This lock box is secured by BRFD and ONLY BRFD has the Key. The purpose of this program is to allow BRFD personnel access to your home in the event of a medical or fire emergency without having to forcibly make entry. For more information on this or any other program, call us. Also, ***We don't just fight fires.*** A majority of our calls currently are medical in nature. We also respond to vehicle accidents, trapped persons, lost persons, fires, public education to the public and public assists of various natures. We operate from a single staffed station 24 hours a day. Our staff consists of full-time, part-time and volunteer personnel. Area resident volunteers respond from home when needed. Interested in serving your community? You do NOT have to live in the District to be a volunteer for BRFD and yes we have openings for Volunteer personnel. Serving as a volunteer firefighter is one of the noblest things you can do for your community. Call us for more information, we look forward to talking to you.

On behalf of the staff and Board of the Blue Ridge Fire District, Have a very Merry Christmas and a great year in 2017.

If you are not signed up, time to think about it! Remember the CODE RED! Program. The emergency notification system offered free by Coconino County that will work on your home and/or cell phone. For more information on this free service, go to: www.coconino.az.gov/readvcoconino scroll down and click on the "CODERED" icon.

Do you have a working smoke alarm? Is it functional? If you need assistance, call us. We can replace dead batteries or install an alarm for you. If you cannot afford a smoke alarm we will provide one for free. Do not hesitate to call for more information.



Remember to **Dial 9-1-1** in an emergency. You may only have one opportunity to make that call for help, so make it count. Certified emergency 911 telecommunications officers are always on duty to assist and get you help. We are always in direct contact! **Do not call the station to report an emergency. Dial 9-1-1**

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Naila Erwin observed and photographed a large herd of pronghorn antelope from Highway 3 near Lower Lake Mary. It's unusual to observe them in this area!



NO SHORT-TERM VACATION RENTALS

Short-Term Vacation Rentals Are Not Allowed in Starlight Pines

The new Coconino County Vacation Rental Policy is prohibited in Starlight Pines because "All STARLIGHT PINES PROPERTIES shall be used, improved and devoted exclusively to Single Family Residential Use." The Starlight Pines CC&R Section 3.1 does not allow owners to rent their homes "for the lodging of paying guests."

Merriam-Webster defines "lodging" as a sleeping accommodation where a person can stay temporarily for a short period of time in a room or rooms rented out in the owner's residence.

On November 14, 2015, the Board of Directors of the Starlight Pines Homeowners Association strengthened Property Rule 3.1.3 and its related CC&R Violation Fines as follows in order to clarify the Board's interpretation of CC&R Section 3.1.

Property Rule 3.1.3 An Inn or Bed and Breakfast Facility

The Association interprets CC&R Section 3.1 to mean that no residence in Starlight Pines shall be used as an Inn for paying guests or as a Hunting or Fishing Lodge, Short-Term Vacation Rental, or Bed and Breakfast facility.

CC&R Violation Fines

1st Offense	\$500.00 fine to be levied immediately upon Notice
2nd Offense	\$1,000.00 fine to be levied immediately upon Notice
3rd Offense and beyond	\$1,500.00 fine to be levied immediately upon Notice

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Starlight Pines 1 Acre

Lot 612 Arapaho \$19,500
Starlight Pines .83 acre

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2241 Colt Circle - MLS# 74842 - List Price: \$259,000

Quick Stats:

3 Bedrooms
3 Baths
Cul-de-Sac



4523 Juniper - MLS# 74378 - List Price: \$24,900

Quick Stats:

Heavily Treed
Corner Lot
0.83 acres



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1868 Evergreen - MLS# 74778 - List Price: \$189,000

Quick Stats:

3 Bedrooms
2 Baths
Vaulted Ceilings
Sqft: 1,392
1.03 acres



2565 Broken Tree Lane - MLS# 72667 - List Price: \$295,000

Quick Stats:

3 Bedrooms
2 Baths
Bonus Workshop
Sqft: 2,422
34 acres



4606 Morning View - MLS# 74770 - List Price: \$59,000

Quick Stats:

Heavily Treed
Horses Allowed!
Gated Community
2.06 acres



4639 Jeans Way - MLS# 74281 - List Price: \$69,900

Quick Stats:

Gated Community
Utilities to lot
2 acres



2833 Timber Ridge - MLS# 74113 - List Price: \$44,500

Quick Stats:

Septic INSTALLED!
Corners Marked
Private Cul-de-Sac
0.83 acres



5617 Twin Oaks Loop - MLS# 74288 - List Price: \$80,000

Quick Stats:

Heavily Treed
Corner Lot
5.36 acres

AZ PINES HOME WORK (928-477-2406)

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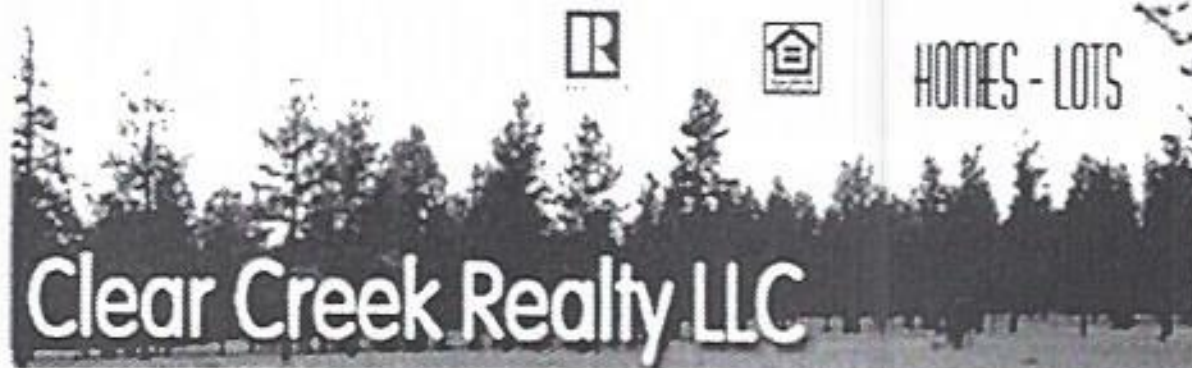
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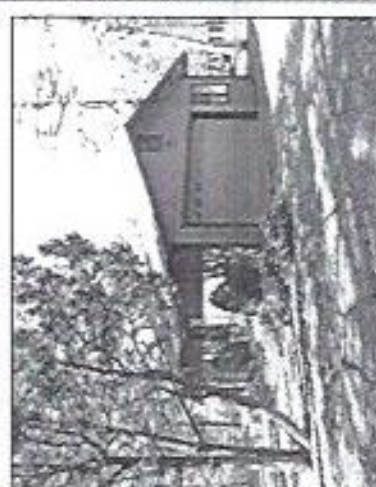
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WHERE THE HECK IS HAPPY JACK???



Where the heck is Happy Jack? you might ask. We're located just a scenic hour's drive from Payson, Camp Verde and Flagstaff, off State Route 87, and our community is STILL one of the best-kept real estate secrets in the Rim Country! We have much larger lot sizes and lower property taxes, too, and enjoy living with more forest and wildlife nearby than the more populated areas ever see! We watch elk and deer roam by nearly every day from our own deck! At the 7000-foot elevation, we enjoy 4 distinct and beautiful seasons, and our summers are much cooler than the areas below the Rim. We are blessed with an abundant water supply, too, plus miles of National Forest for unlimited recreational opportunities! FOR HONEST REAL ESTATE REPRESENTATION YOU CAN RELY ON IN THE HAPPY JACK AREA, PLEASE CALL LINDA O'KELLEY, OF HAPPY JACK REALTY, LINDA IS THE TOP-PRODUCING AND MOST-EXPERIENCED AGENT IN THE HAPPY JACK AREA AND HAS BEEN THE YEAR-ROUND RESIDENT REALTOR FOR THE PAST 26 YEARS! You'll find no one more experienced or knowledgeable about this unique community than Linda! Please call toll-free: 800-455-6191; cell: 602-820-9127; or email to lokelly@tds.net. REMEMBER: LINDA CAN ASSIST YOU WITH ANY PROPERTY IN THE HAPPY JACK AREA!



SPACIOUS FAMILY HOME ON 2.40 ACRES ON PRIVATE GREENBELT!
Incredible location bordering wide private greenbelt! This lovely family home is located on 2.40 beautiful heavily-treed acres at the end of a cul-de-sac, with awesome views, and feelings of privacy & seclusion. Expansive greatroom offers a natural wood cathedral ceilings & walls, warmed by a cozy woodstove. Installed with impressing real (not faux) natural stone. Wide-open kitchen features big breakfast bar + huge walk-in pantry. Home has 2 very spacious bedrooms, with upstairs master with en suite bath, plus open loft. Enjoy an additional expanded bonus room with 2 separate entrances... could be home office, game room, workout room or a 3rd bedroom. Don't miss the oversized 2-car detached garage, featuring separate workshop room included. Home has 4 sources of heat: central forced air propane; woodstove; propane stove; & electric baseboard heat. You'll love the quiet, no-traffic, off-the-beaten-path location far from any highway noise. And remember, the greenbelt will never change & no homes can ever be built behind this awesome property.

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PLEASE CALL LISTING AGENT LINDA O'KELLEY FOR A PRIVATE TOUR OF THIS EXCEPTIONAL PROPERTY: 602-820-9127 CELL; OR MAIL TO: lokelly@tds.net.

PLEASE SEE THE PREVIOUS 5 PAGES (pg 28-31) FOR ADDITIONAL HAPPY JACK REALTY PROPERTIES.

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HAPPY 2017, STARLIGHT PINES! I know I usually begin my first newsletter page for any new year by expressing my amazement that yet another year has zipped past! Here we are again, at the beginning of another new year! 2016 has been a very successful & happy year for us, both personally & professionally, & I truly have so much for which to be grateful. I know Thanksgiving has passed, but I try to always maintain an "attitude of gratitude" no matter the time of year. It always helps me realize how truly blessed we are. We managed to avoid any major health challenges in 2016, except for early October, when I accidentally fell on some rocks while showing homes in Starlight Pines, seriously breaking my lower left arm & wrist. I had to have surgery to put it all back together; the surgery was very successful. I'm out of my bulky cast & am now wearing a removable brace; I also now have a very strangely-shaped 5-inch-long titanium plate + 10 screws as a permanent part of my lower left arm & wrist; I've managed to heal well & keep going. Even in the early stages right after surgery, I was able to continue my work & even managed to sell a lovely home & an acreage parcel in 2 other nearby subdivisions. Of course, I couldn't have done it without the help of my business partner, Al Cain & my long-time personal assistant, Donna Richardson. They're both such important members of my Team & I am grateful to both of them for being there for me. I am also blessed to have Ralph always here when I need him.

In past issues of your HOA Newsletter, I've mentioned an important & still available home refinance opportunity, the HARP 2.0 program. ("HARP" stands for "Home Affordable Refinance Program.") It is possible for a homeowner who may still owe more on his/her loan than their home may now be worth, to refinance, regardless of the balance of their current loan. I'm hearing from several local homeowners who either bought or last refinanced their homes during the few years before the Recession hit our area & so negatively affected our property values. They're concerned because they still owe more on their homes than they are now worth. The HARP 2.0 program has been extended through 9/2017, so it may still be a good option for some of you to consider. Please call or email me to find out how this could help you.

Although we've had a bit of snow since Thanksgiving, right now we're seeing rain falling, & it's expected to turn into snow this evening & tomorrow morning as temperatures drop. We've remained busy even with the advent of some much colder weather in the past few weeks, although that has been interspersed with unseasonably warm days, too. It does seem that the weather can't quite make up its mind if it's Fall or Winter! We're ready for SNOW!!!

No matter the weather, the temperatures, or the time of year, my Team & I are always ready to assist you with any of your real estate needs up here in our beautiful mountain community. I'm working on several new listings that will be coming onto the market after the 1st of the year, both homes & vacant land, in all different price ranges. Our inventory of homes has been depleted, so if you're perhaps thinking of selling in 2017, I would welcome the opportunity to assist you. I can provide verifiable information showing closed sales that are comparable to your property, so you'll be able to determine the current market value of your home or lot. We haven't yet seen any real appreciation in either homes or lots in the past year, & the prospect of higher interest rates may temporarily make people think twice before buying a 2nd home or lot up here. However, every year as we get into later spring & then summer, the unbearably hot weather in the Valley seems to help change the minds of many potential buyers & they start heading up here to look around. I hope you'll contact me if you're thinking of selling. I'm still working with buyers & we need more homes to show them!

At the beginning of every year, I reflect back on the people who helped make it possible for me & my team to continue our success up here. I'm grateful to all of my clients who have placed their trust in me, allowing me to assist them with buying or selling property up here. I hope you'll allow me to put my 43+ years of full-time real estate sales experience to work for you, too! Thank you for your continued loyalty, support and your referrals! Happy New Year!

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2017 1st Quarter Schedule of Events

JAN

SUN	MO	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13 Bunco 1:30pm	14
15	16	17	18	19	20	21
22	23	24	25	26	27 Bunco 1:30pm	28
29	30	31				

FEB

SUN	MON	TUE	WE	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10 Bunco 1:30pm	11 Board Meeting 8am
12	13	14	15	16	17	18
19	20	21	22	23	24 Bunco 1:30pm	25 Comm Breakfast 8am
26	27	28				

MAR

SUN	MON	TUE	WE	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10 Starlight Bunco 1:30pm	11 Board Meeting 8am
12	13	14	15	16	17	18
19	20	21	22	23	24 Bunco 1:30pm	25 Comm Breakfast 8am
26	27	28 Starline Dinner	29	30		



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