



SECOND QUARTER 2017



The President's Corner

With the arrival of April a somewhat wet winter is giving way to dry Spring at Starlight Pines. Please be careful with activities that could result in fire and educate those who visit Starlight Pines during the spring and summer about HOA rules regarding fire, ATV's and UTV's. With an improving economy and continued low fuel prices we anticipate a busy summer at SP. It will be great to catch up and visit with friends we haven't seen for a few months.

We had a busy March board meeting and there is a lot to report. Our newly elected Coconino County Sheriff, Jim Driscoll, drove down from Flagstaff to update the board and community. He reported the county is completing remodeling of the home that our new Deputy Sheriff Jason Schneider will live in and we should see him full time starting in April. We also learned that Sheriff Driscoll has served on the Red Cross Board of Directors in Northern Arizona for 18 years and under the leadership of Naila Erwin our community is now coordinating with Jim and the Red Cross to designate our Community Center as a Red Cross Shelter. The board is thrilled to be able to offer our beautiful facility to the Red Cross should the need arise. It's the perfect facility to shelter those impacted by wildfire, extended road closures and power outages.

On a related note the board is considering installing a 20kw generator at the community center this spring. With all the ongoing power outages, the time has come to pursue this upgrade. This would also enhance our facilities ability to shelter those in need. Sheriff Driscoll and the County Emergency Management team has even offered to help pursue grant money that might reimburse our community for some of the cost to add a generator.

At the February meeting the board began the 2017/18 budget process. Although we only have about a \$130,000 budget, a lot of effort and care is given to evaluating every expense line item, funding of reserves and establishing the member assessment for the coming year. Our CC&R's are very clear concerning the budget and assessment process. Those who attended the March meeting got a glimpse of just how much effort goes into the budget. The board has approved the 2017/18 budget that will begin June 1st. It covers growing expenses for trash removal and administrative expenses and accelerates contributions to the designated and undesignated reserve funds. The yearly assessment for June 2017 has been set at \$190 per lot to cover all expenses and the new budget is published in this newsletter. The \$190/year assessment is still about \$20 per lot short of covering the budget. The shortfall is made up from anticipated income resulting from other sources such as HOA fees. The board appreciates the input and support from the community at the March meeting and is committed to maintaining a healthy HOA.

The board also wants to thank the nominating committee who completed their work in March and presented to the community and board a slate of 8 directors who will be voted on in the coming election. Six of the seven current members have agreed to stand for re-election and two new candidates have agreed to serve if elected. Any SP owner wishing to place their name on the ballot can contact the SP office for instructions and forms.

As summer approaches, please remember that short term rentals of your home in SP are strictly prohibited by our CC&R's. Any breach of this rule is subject to steep penalties. Any questions should be directed to the HOA office.

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 John Steele | (928) 821-6901 (928) 477-2602 |
| Architectural Committee Kim Traver | (928) 477-2602 |
| Starlighters Committee Melinda Wetherby, co-chair Bonnie Steele, co-chair | (619) 228-4571 (480) 861-9780 |
| Newsletter Editor Bonnie Steele | (480) 861-9780 |
| Blue Ridge Fire Department John Banning, Chief | (928) 477-2751 |
| Sheriff Dept Jason Schneider | (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

*****Notice Property Owners*****

It has come to the attention of the Board that a number of properties in Starlight Pines are not in compliance with CC&R's section Sec. 3.8, 3.9, & 3.10, which addresses trash, nuisances, and building disrepairs. We must all do our part to keep Starlight Pines the beautiful community that it is. Inspections will be conducted throughout the summer. Notices will be sent to all properties not in compliance.

Thank you for your attention to this matter.
PROPERTY RULES COMMITTEE

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 used 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

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

| Fiscal Year June 1, 2016-May 31, 2017 | YTD 2/28/2017 | 2016-2017 Budget | % YTD 75% |
|---|------------------|---------------------|--------------|
| Income | | | |
| Excess Member Income from previous year | 23,447.77 | 23,447.77 | 100% |
| Member Annual Assessments 2016-17 | 99,063.74 | 97,920.00 | 101% |
| New Member Initial Contributions | 3,680.00 | 3,040.00 | 121% |
| Ownership Transfer Document Fees | 6,768.96 | 5,360.00 | 126% |
| Building Cleanup Deposit Forfeitures | 1,500.00 | - | |
| CC&R & Architectural Fines | 51.21 | 3,000.00 | 2% |
| Bank Interest | 368.30 | 430.00 | 86% |
| Plan Review Fees | 100.00 | - | |
| Miscellaneous Income - Plan Review Fee | 10.00 | - | |
| Starlighters Income | 12,238.55 | - | |
| Newsletter Advertising | 2,945.00 | 3,550.00 | 83% |
| Community Center Use Fees | 220.00 | 260.00 | 85% |
| <i>Income</i> | 150,393.53 | 137,007.77 | 110% |
| Expenses | | | |
| Annual Meeting | 459.40 | 600.00 | 77% |
| Accounting Fees & Bank Charges | 1,765.00 | 1,300.00 | 136% |
| Firewise Education Com | - | 1,226.00 | 0% |
| Greenbelt Com | 800.00 | 500.00 | 160% |
| Architectural Com | 15.76 | 50.00 | 32% |
| Property Rules Com | - | 50.00 | |
| Nominating & Election Committees | - | 50.00 | |
| Membership Fees | 695.00 | 700.00 | 99% |
| Fees & Permits | 43.00 | 10.00 | 430% |
| SPHOA Insurance | 9,253.00 | 9,000.00 | 103% |
| Legal Costs | 1,980.00 | 4,000.00 | 50% |
| Delinquent Assessment Lien Filing Fees | 140.00 | 400.00 | |
| Parking Lot Lighting | 18,008.11 | 17,919.00 | 100% |
| Grounds Development | 676.41 | - | |
| Community Center & Grounds | 3,766.78 | 5,100.00 | 74% |
| Management/Wages/Payroll Taxes/Ins/Travel | 23,485.49 | 30,237.00 | 78% |
| Worker's Compensation Ins. | 1,669.00 | 1,680.00 | 99% |
| Contingencies/Miscellaneous | - | 326.00 | |
| Starlighters Expense | 14,222.11 | - | |
| Newsletter: Publisher, Postage, Printing | 4,451.95 | 5,900.00 | 75% |
| Website Expense | 756.00 | 800.00 | 95% |
| Internet Expense | 351.00 | 500.00 | 70% |
| Office Supplies & Expense | 871.64 | 1,125.00 | 77% |
| Postage & Bulk Mail Permit | 490.62 | 1,200.00 | 41% |
| Printing: Office, Assessments, Election | - | 1,000.00 | |
| Refuse Collection | 16,731.21 | 20,315.00 | 82% |
| Compactor & Trash Area Maintenance | 6,422.04 | 6,500.00 | 99% |
| Perimeter Fence Maintenance | 929.30 | 1,200.00 | 77% |
| Snow & Ice Removal | 375.00 | 600.00 | |
| Taxes: Income & Property | 60.47 | 118.00 | 51% |
| Telephone | 1,137.70 | 1,600.00 | 71% |
| Travel Reimbursement | - | 200.00 | |
| Utilities | 3,489.43 | 3,900.00 | 89% |
| Payments to Unallocated Reserves | 3,514.50 | 4,686.77 | 75% |
| Payments to Designated Reserves | 10,661.25 | 14,215.00 | 75% |
| <i>Expenses</i> | 127,221.17 | 137,007.77 | 93% |
| <i>Income Less Expenses</i> | 23,172.36 | - | |



Starlight Pines Homeowners Association, Inc.
2017-2018 Budget and Regular Annual Assessment
Board Approved on 03-11-2017

Budget for 2017-2018

Income

| | |
|--|---------------|
| Annual Assessment - 612 Members at \$190 each | \$ 116,280.00 |
| New Member Initial Contributions at \$190 each | \$ 3,610.00 |
| Ownership Transfer Document Fees | \$ 4,654.00 |
| Bank Interest | \$ 450.00 |
| AC Plan Review Fees | \$ 200.00 |
| Miscellaneous Income | \$ 10.00 |
| Newsletter Advertising | \$ 3,550.00 |
| Community Center Use Fees | \$ 220.00 |

Income \$ 128,974.00

Expenses

| | |
|--|--------------|
| Annual Member Meeting | \$ 485.00 |
| Accounting Fees & Bank Charges | \$ 1,770.00 |
| Firewise Education Committee | \$ 1,226.00 |
| Greenbelt Committee | \$ 100.00 |
| Architectural Committee | \$ 50.00 |
| Property Rules Committee | \$ 50.00 |
| Nominating & Election Committees | \$ 50.00 |
| CAI Membership Fee | \$ 700.00 |
| AZ Corporation Commission, Permits | \$ 57.00 |
| SPHOA Insurance | \$ 9,400.00 |
| Legal Fees | \$ 3,000.00 |
| Lien Filing Fees | \$ 200.00 |
| Community Center Improvements for Emergency Shelter Designation | \$ 10,000.00 |
| Grounds Development | \$ 700.00 |
| Community Center and Grounds Maintenance Management | \$ 5,022.00 |
| Worker's Compensation Insurance | \$ 31,314.00 |
| Contingencies/Miscellaneous | \$ 1,670.00 |
| Newsletter: Publisher, Postage, Printing | \$ 300.00 |
| Website Expense | \$ 5,936.00 |
| Internet Expense | \$ 800.00 |
| Office Supplies & Expense | \$ 468.00 |
| Postage | \$ 1,162.00 |
| Printing | \$ 654.00 |
| Refuse Collection | \$ 930.00 |
| Trash Area Maintenance | \$ 22,310.00 |
| Perimeter Fence Maintenance | \$ 8,563.00 |
| Snow & Ice Removal | \$ 1,250.00 |
| Taxes: Income & Property | \$ 600.00 |
| Telephone | \$ 100.00 |
| Member Travel Reimbursement | \$ 1,517.00 |
| Utilities | \$ 200.00 |
| Payment to Undesignated Reserves | \$ 4,000.00 |
| Payment to Designated Reserves | \$ 1,082.00 |

Expenses \$ 128,974.00

Income Less Expenses \$ -



Firewise Report



FROM THE FIREWISE EDUCATION COMMITTEE:

Beginning in June 2017 you will start to notice members of the Firewise Education Committee inspecting lots in Starlight Pines. Lot inspections will take place throughout the summer and into the fall. Committee members will wear a bright colored vest. Please feel free to ask committee members for guidance and suggestions.

The guidelines for Firewise Compliance are the same as always:

- Rake at least 30 feet away from any structures on your property.
- Thin your trees and remove that material from your property.
- Remove any dead and down trees and brush.
- Remove Firewood from your deck (on top or underneath). Firewood must be stored a minimum of 30 feet away from a structure.
- "Ladder up" your trees at least 6 feet from the ground (or ½ the height of the tree).

A copy of the Lot Inspection form will be mailed to you this spring with your HOA Dues notification.

After this round of inspections, your lot could be inspected as often as once a year. Please continue to make every effort to keep your lot Firewise compliant now and in the future. If your property is non-compliant, you will have 90 days to complete items before any fines may occur. Make a plan now for spring and summer clean up.

Below is a list of available contractors. If you know of any additional yard clean-up crews, please give their information to the HOA office. Perhaps a landscaper from the valley or hardworking student group would like to expand to Starlight Pines and escape the heat this summer.

CONTRACTOR Name/Number:

This list is for information only. We are not implying endorsement of any business.

Each Property Owner must ascertain credentials for themselves.

Valentine Landscape 602-796-1669

Chad Hale 602-487-3158

Doug Lendt 602-228-8032 (cell) 928-477-2900(home) (tree removal, haul away)

Lee Thompson 928-477-2821 (tree removal, haul away)

Mike Duvall 928-978-1551 (rake, trim and haul away)

Pat Nagel Wood on the Corner 928-477-2021 (rake, trim, haul away)

Larry Phillips -- 928-853-6997 (Firewise assessor -- will rake, tree removal, haul
Away - certified arborist)

Tree pro: Jerry Smith 928-474-0102 (tree removal haul away, may rake in
conjunction with other yard clean up)

Barry Bozak 928-477-2697 (tree removal only)



Bill Patterson, Starlight Pines resident and HOA Board member, was recognized by his peers at the Arizona Music Educators Association (AMEA) In-service Conference on Friday February 3, 2017. He was given the William E. Richardson Retired Member Service Award. This award recognizes a current, retired member of AMEA who continues to give leadership and service to the organization. The award was presented to Bill by Renee Shane-Boyd, Past President of AMEA at the annual Hall of Fame



Meet our new Coconino County Deputy Sheriff, Jason Schneider. He will be moving here full time as soon as his living quarters is ready for him and his family. He has 11 years experience! He is currently spending some of his time in Sedona. WELCOME JASON!



NOTICE:

To any vendors and crafters who would like to rent a table at our Starlighters
Boutique on May 27 at the Starlight Pines Community Center:
Please Contact Pat Norton at 928-821-6901 or Caroline Weimer at 480-540-7828

| | | | | |
|---|------------------|-----------------|---|---|
|  | BREAKFAST | MAY 27 | BAKE SALE |  |
| 8AM | | | | |
| Starlighters Event | | | | |
| STARLIGHT PINES COMMUNITY CENTER | | | | |
|  | YARD SALE | BOUTIQUE |  | LUNCH |
|  | | | | |

Our 1st community
breakfast in 2017 was
held on Feb. 25.
Participants enjoyed the
tasty food and
fellowship.



Our next 3 breakfasts are
scheduled for
Apr. 29, May 27, Jun. 24
Please mark your
calendars and join us.
Menus vary
month-to-month
All profit goes to charity!

Would you like to join the Starlighters? We meet the 2nd Friday of the month at 10am at the community center. There is no cost to join and we want to welcome all ladies on the mountain!

Helping those less fortunate is very rewarding and we have good times at our events!



The Starlighters Auxiliary:
A committee of the Starlight Pines
Homeowners Association
2740 Arapaho Drive
Happy Jack, Arizona 86024

100% of the profit from the
sale of our merchandise,
breakfasts and events goes
to help charities, the military
and community
organizations here in Happy
Jack as well as in Winslow,
Flagstaff and Payson.



★ **Our Starshine Project** meets from 9-11am on the last Tuesday of ★
★ the month. They make quilts, stocking caps for infants, crocheted baby ★
★ blankets, lap robes, and also collect personal hygiene products for ★
★ those in need. Many volunteers are excellent at quilting, and make ★
★ quilts ready to be hand-tied. This is the work that many of our ★
★ volunteers without quilting skills do during our meetings. ★
★ If you would like to help work on this project please ★
★ contact Naila Erwin @ 928-477-2715. ★
★ The next 3 meetings are scheduled for April 25, May 23, and June 27. ★
★ *****

We are excited !

New merchandise has been ordered to sell at our STARLIGHTERS' events.
Come and see our hoodies, T-shirts and even hoodless-hoodies!



**Support
The Starlighters Auxiliary**



Mogollon Rim Ranger District, Coconino National Forest News from the Forest Service

Edited on: March 15, 2017

Arizona Game and Fish Report



The latest report from the Game & Fish Dept. states that they are **not** planning on **stocking** City Reservoir, Cataract Reservoir, **C.C. Cragin**, or Kinnikinick with rainbow trout. (Kinnikinick may be stocked in the Fall) The plan is to use those fish on Lower Lake Mary, which gets more use and return to creel (fish caught/fish stocked). **They will be stocking Knoll Lake.**

Game and Fish reports that they need 350,000 catchable rainbow trout to stock everything with enough fish so folks have a decent chance to catch something. They have roughly 202,000 available from the hatcheries and have funds to buy 30,000 more.

SPRING IS HERE! MAKE SURE YOUR CABIN IS READY FOR FIRE SEASON!

Learn more at:
www.firewise.org,
and
www.smokeybear.com



MOTOR VEHICLE USE MAP

2017 Motor Vehicle Use Map (MVUM)

The 2017 Motor Vehicle Use Map (MVUM) will be available at the Blue Ridge Ranger Station on April 15. It replaces the 2016 version, and will remain in effect until superseded by the 2018 MVUM.

The MVUM contains essential information about road, trail, and area designations that motorists should always have close at hand.

The free published hard copy MVUM is the legal document-of-record that shows the roads, trails, and areas designated as open to motorized vehicle use on Coconino National Forest. **Driving a motorized vehicle on roads, trails, or areas not designated for motor vehicle use is prohibited.**

Access the coconinonationalforest.us web site for more information, and to download the MVUM to your computer or mobile device.



WOOD CUTTING PERMITS GOING ON SALE

Wood cutting permits will be going on sale soon. Cords will be \$5 each, with a minimum 4 cord purchase, and you can purchase up to 12 cords a year. Please call the Mogollon Rim Ranger District for more information at 928-477-2255.





Blue Ridge Fire District

"From the Firehouse"

By: John Banning, Fire Chief

Spring is here! Start planning those Spring cleaning projects! Cleaning the pine duff and low limbs around your property can greatly reduce the chances of fire spread. We encourage and support the initiatives of Starlight Pines to be a "Firewise Community". Doing your part helps everyone reduce fire danger! For more information contact your HOA Firewise committee. If you or the committee need additional assistance, I am a certified Firewise Assessor and will be happy to help answer any questions you may have. Thank you for being an example!

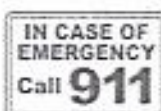
Can we locate you in an emergency? Is your property identified with the STREET address number that is clearly visible from the street? There are still a number of properties in Starlight Pines that display the lot number only! Emergency Services (Fire/EMS/Sheriff) locate you by your STREET address. Help us help you! We can provide an address marker post for \$15 (covers materials) plus we install it! If you wish to do this yourself please ensure the numbers are at least 3 inches high (reflective preferred) and clearly visible from the street.

Are you a new owner or unaware of our lockbox program? We will install a small security key vault at your residence free of charge. Only BRFD has access to your key in the box. It allows us emergency access to your residence in the event of a medical or other emergency quickly. This is just another way BRFD is there to help you when you need us! For more information on this program, call us at 928-477-2751.

We are advertising for Reserve (part-time) Firefighters. This is a paid position requiring AZ FFII or approved equivalent. A minimum of an Arizona EMT certification is also required. We are looking to add 5 or more personnel. This position is used to fill vacancies in the daily schedule. For more information visit our website at www.brfdaz.org. In addition we are also accepting applications for volunteer firefighters. If you are interested in serving your community, contact us. You do not have to be a full time resident or reside in the District to join our team!

We are now in budget preparation season. Over the next couple of months we will be building our operating budget for the upcoming fiscal year which starts in July. The Blue Ridge Fire District is a local government entity and is funded by property taxes much like a town or city. Did you know that all funds collected from property taxes go directly towards fire/EMS protection and operations in the District? Did you know that, on average, it costs a District resident about \$1.60 a day for Fire/EMS/Rescue services from a staffed station with volunteer support? Did you also know you spend about \$3.80 per day for your smartphone? Another interesting point is Starlight Pines residents enjoy an ISO rating of 4. This is better than most towns or cities in the country. All full & part-time personnel are certified to the FFII national standards and state EMT/Paramedic certified. We work hard to provide the best ISO rating and service possible to the District.

As of this article, the USFS roads are not open due to wet conditions and remaining snow. With that in mind, I do not have a solid fire condition forecast for the Summer. It appears we may be in better shape than last year, I certainly hope so. In any case, please be careful while enjoying the Forest this year. Have a safe Summer.



The Code Red Emergency notification system is a free service of Coconino County. For more information visit: www.coconino.az.gov/readycocconino



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.



Meet Our New Coconino County Supervisor for District 4, JIM PARKS



Jim Parks is a retired cowboy from Flagstaff, Arizona. He is an Arizona native with ancestors arriving in the Tubac area from Spain about 1720. Jim's ancestors also came from Wales, Scotland, Ireland, England and some were native Papago or Tohono Oodam people in Southern Arizona.

Jim was born in Phoenix, Arizona on October 11, 1949, the oldest of 3 children of Warren and Bette Parks, and has remained a resident of Arizona since birth. He came to Flagstaff in 1974, after serving 4 years in the U.S. Navy during the Viet Nam War. Jim spent a couple of years studying at NAU, then became a working cowboy, and later a ranch manager, working on ranches all over Arizona during the next 38 years. Jim retired in 2015, after spending his last working years at Babbitt Ranches in Northern Arizona.

Jim's life has always been centered around agriculture, being the grandson and great-grandson of ranchers, and the son of a farmer, agriculture has always dominated his life. He served as Past-President of the Coconino County Farm Bureau and Cattle Growers Association, former Chairman of Coconino Natural Resource Conservation District, and member of Arizona Farm Bureau board of directors.

Jim's wife, Vickie, is retired from Coconino County and he has a family of two daughters, their husbands, four grand-children and 1 great-grand-child.

As Coconino County Supervisor for District 4, his primary interests are in issues relating to rural people, native people, farming and ranching, agriculture and the environment, and veterans of our Armed Forces.

District four represents these areas; Doney Park, Continental Area, Forest Lakes, Blue Ridge, Clear Creek Pines, Starlight Pines, Happy Jack, Tonelea, Moenkopi, Coalmine Canyon, Cameron, Grey Mountain, Tolani Lake, Birdsprings, Leupp, and the Twin Arrows area.

Contact information:

Email Address: jparks@coconino.az.gov

Phone: 928-679-7164

Address: 219 E Cherry Ave. Flagstaff AZ 86001

VETERANS!

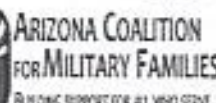
FRIDAY - MAY 19TH 2017

10 AM to 3 PM

FLAGSTAFF ARMORY



5th Annual High Country STAND DOWN



Connecting Homeless and At-Risk Veterans and their families with the services they need.

Hot Meals • Hygiene Kits • Clothing & Surplus • Legal Assistance • Employment Services

Dental, Vision & Medical Assistance • Haircuts • Pet Food & Pet Care

Veterans' Court • Notary

Disability, Improved Pension & Survivors Benefits

AND MUCH MORE!

PARTICIPATE AS A BUSINESS/

NON-PROFIT/GOVERNMENT ENTITY

Steven Flanagan, 520-909-0891

or SMF289@nau.edu

VOLUNTEER AT THE EVENT

Erin Kruse, 928-523-6585

or Erin.Kruse@nau.edu

GENERAL INFORMATION

Kendra Crawford 928-679-7164

kcrawford@coconino.az.gov

PARTICIPATING COURTS

Flagstaff Municipal Court

Flagstaff Justice Court

Coconino County Superior Court

Williams Municipal Court

Williams Justice Court

Individuals may appear without fear of being arrested if they have any outstanding warrant. If a veteran has a warrant out of a participating court they can come and ask that it be cancelled. Bring your court paperwork to the Stand Down. Attorneys will be available to answer questions. Contact Maria Rodriguez at 928-679-7675 if you have any questions.

10 a.m. — 3 p.m. • Friday May 19, 2017 • Flagstaff Armory • 320 N. Thorpe Rd. Flagstaff, AZ

Community News



BREAST CANCER SUPPORT GROUP

2017 Q2 Schedule

First Thursday of The Month

Apr 6, May 4, Jun 1

Starlight Pines Community Center

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



Come join us for EXERCISE !
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 Q2 BOOKMOBILE

First Tuesday of The Month



April 4

May 2

June 6

- Blue Ridge Ranger Station
12:30-1:00pm
- Starlight Pines Community Center
1:15-1:45pm



2017 Q2 Bunco Schedule

Starlight Pines Community Center

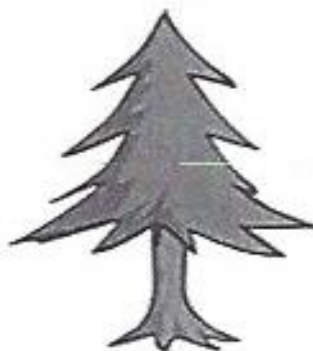
1:30 pm

April 7 and 21

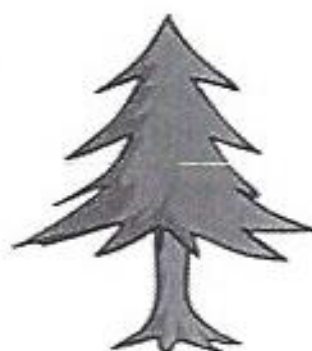
May 5 and 19

June 2 and 16 and 30

This is always subject to change.
Call Pat Norton for information at
(928) 821-6901



DR. SCOTT
WILL BE HOLDING A
RABIES CLINIC
AT THE
BLUE RIDGE FIRE STATION
On Saturday April 22nd
9am-noon
Rabies vaccination is \$6
Yearly vaccinations are \$15



Advertisers Section

The Starlight Pines Newsletter is the Board's primary way to keep you informed.
We are not responsible for the quality of the products or services provided by the advertisers.

Professional Carpet Cleaning
Tile & Grout Cleaning
Carpet Repairs and Stretching
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- ★ **NEW CONSTRUCTION**



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Sherrie Vraskovic, REALTOR®

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SherrieVraskovic@gmail.com
www.MountainAZHomes.com



4686 Moonlight Dr - MLS# 75188
List Price: \$29,000



On Greenbelt!
4462 Horseshoe Dr - MLS# 75174
List Price: \$34,900



Quick Stats:

2 Bedrooms
1 Baths
Affordable!



2091 Verde Road - MLS# 75167
List Price: \$84,900



Quick Stats:

3 Bedrooms
2 Baths
Bonus Workshop
SqFt: 2,423
.94 acres



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



Quick Stats:

Heavily Treed
Horses Allowed!
Gated Community
2.06 acres

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



Quick Stats:

3 Bedrooms
2 Baths
Vaulted Ceilings
SqFt: 1392
1.03 acres

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



Quick Stats:

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

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



Quick Stats:

Tall Pines
Corner Lot
5.36 acres

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



Brenda Altfeltis
REALTOR®

3844 Hwy 87, PO Box 1810, Pine AZ 85544
Serving all of Happy Jack & surrounding areas
Cell: (602) 320-6181
Fax: (877) 320-6181
Brenda.Altfeltis@erayoung.net
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**REALTY
EXECUTIVES**

NORTHERN ARIZONA

Suzanne Knighton

Happy Jack

(928) 978-5290-Cell

(928) 492-0040-Fax

UpOnTheRim@gmail.com

www.UpOnTheRim.com



Cabin Staining Season is almost here

Sometimes, weather is brutal to the exterior logs on cabins, and to the stain applied onto them. Properly staining a cabin saves hundreds of dollars in damages and repairs in the future. Do you notice any of the following on your log cabin?

- The stain is flaking off.
- The logs are turning gray or black at the snow line or the sun exposed walls.
- The wood is extremely dry to the touch.

Do not put this examination off any longer, because optimal staining weather for cabins needs to be 55 degrees or above, and at a 7000 feet elevation, this sometimes occurs as early as March or April.

After finishing the inspection of the log cabin's exterior, there are several options to pursue. The following shows some of the options available for your home:

- If the stain and wood are in decent shape, but a new coat has not been applied for several years, the cabin may only need a couple coats of new stain.
- If the wood is dry, the stain flakes off, and the color of the logs is dark and grimy, the cabin may require a more detailed restoration.

Log cabin restoration maintains the value and appearance of the home, and provides the practical aspect of protecting the wood and providing damage prevention.

Miracle Maintenance has restored over 150 cabins in the past 10 years. Many of those years took place in Starlight Pines. Miracle Maintenance offers free estimates, and will assist you in examining the type of restoration that is appropriate for your needs. Miracle Maintenance gives customers a peace of mind when restoring their log cabins by discussing every phase of the restoration process. Miracle Maintenance shows expertise on the stain removal process (blasting), the environmentally conscious methods used, and the experienced team.

With the help of Miracle Maintenance, your log cabin will undoubtedly return to its original beauty. Visit www.miraclemaintenance.com for more information regarding log cabin restoration.

Questions?

Brent Orm- Business Owner

Brent@miraclemaintenance.com

602-689-9049 cell





Suzanne Knighton

(928) 978-3290

UpOnTheRim@Gmail.com

In 2016, I represented more Sellers and Buyers of Homes and Land in Happy Jack-
than any other Realtor or Team. (not total dollar amount)

When you get ready to sell, I hope you will go with proven results and full, long
time experience in Happy Jack ONLY, Call me (928) 978-3290



4303 Navajo \$345,000

Chalet home w 3 Bedrooms/2
Baths plus Loft, plus Arizona
Room. 2+ car garage.



**Lot 194 Starlight -29,400 -.88 of
an Acre, 2 bedroom septic**

Lot 431 Starlight-
\$29,900 .84 of an Acre

**Lot 551 Hopi Dr-\$28,500 1.01
acres Corner**

**Starlight
Ranchettes**

Gated, 2+ Acre

Lot 77 Moqui
\$52,000 2acres

Lot 92 Ceremony-
\$59,000 2acres

Lot 104 Panther
\$63,400 2.75 acres

You can see my
listings and find out
more about me, or
search the MLS on my
website
www.UpOnTheRim.com

(928) 978-3290
Text OK



2508 Roundup \$277,000

Spacious Home w 3 Bedrooms, 2.5
Baths. Huge brick Fireplace.
Attached oversized Garage



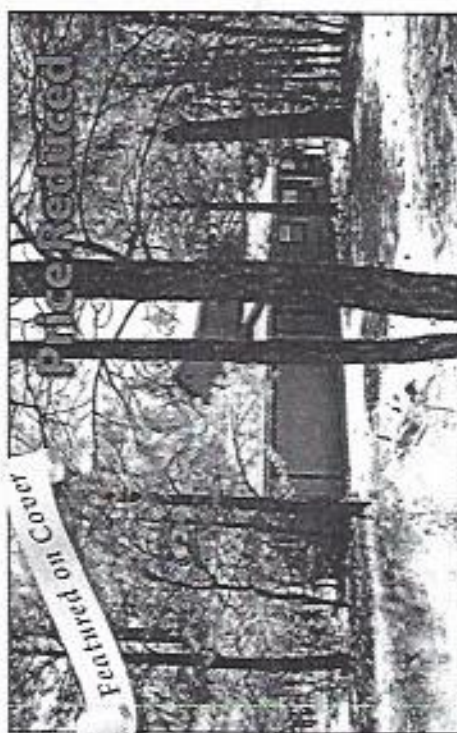
Lot 286 Roundup- \$22,800
Starlight Pines .94 Acre

Lot 411 Apache \$28,500
Starlight Pines 1 Acre

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 Flag Country! We have much larger lot sizes and lower property taxes, too, and enjoy living with more forest wildlife nearby than in the more populated areas ever seen. We watch elk and deer roam by nearly every day from our own decks! 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 biased with an abundant water supply, too, plus miles of National Forest for unlimited recreational opportunities! FOR HOMEST 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 25 YEARS! You'll find no one more experienced or knowledgeable about this unique community than Linda! Please call toll-free: 800-455-6493; cell: 602-830-9127; or email to lokelly@ids.net. REMEMBER: LINDA CAN ASSIST YOU WITH ANY PROPERTY IN THE HAPPY JACK AREA!



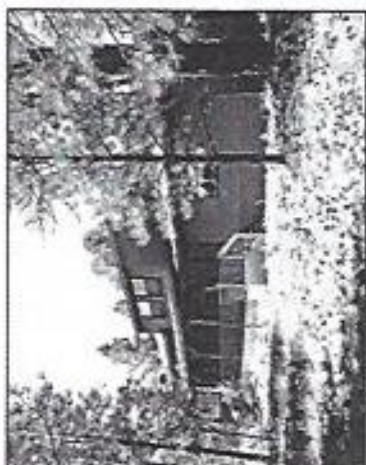
COZY CONTEMPORARY CABIN ON PRIVATE GREENBELT

IN STARLIGHT PINES!

Don't miss this charming & very livable family cabin featuring soaring cathedral ceilings, woodburning fireplace & great screened-in porch, all on a 1.13-acre heavily-treed homestead bordering 120-foot-wide private greenbelt in Starlight Pines. 1 large BR & 1/2 BA downstairs; spacious master BR & full bath upstairs, plus open sleeping loft also opening onto master bath. Attached 2-car garage has laundry area + separate shower room. This is an excellent buy in Starlight Pines. Subdivision has lovely community center, for a great gathering spot for frequent neighborhood get-togethers, such as ice cream socials, community breakfasts, & a summertime farmers' market, too! Enjoy congenial neighbors in an area that enjoys year-round access on county-maintained paved roads. In Blue Ridge Fire District, too!

JUST REDUCED TO \$210,500.00!

CALL LINDA TO ARRANGE A PRIVATE SHOWING OF THIS COMFY CABIN!



PLEASE SEE THE PREVIOUS 5 PAGES (pg 29-33) FOR ADDITIONAL HAPPY JACK REALTY PROPERTIES.

LINDA O'KELLEY
O'KELLEY-CAIN TEAM

Full Time Resident Specialist in the Happy Jack - Blue Ridge Area • 43 years selling Arizona Real Estate
602-830-9127 Cell • eMail: lokelly@ids.net
SHOWINGS BY APPOINTMENT ONLY, PLEASE!

Remember!
Ask for Linda O'Kelley
Happy Jack's
Most Experienced Agent!



HERE FOR YOU, RIGHT IN YOUR NEIGHBORHOOD!

2ND QUARTER, 2017



LINDA O'KELLEY
O'KELLEY-CAIN TEAM
HAPPY JACK REALTY
HIGHWAY 87 @ STARLIGHT DRIVE (Mile 305.5)
HAPPY JACK, AZ 86024

602-820-9127 CELL: lokelle@tds.net Email

HAPPY SPRINGTIME, STARLIGHT PINES! Today as I write this, it's 70 degrees here in Happy Jack! Too warm, too early, but I know many people who are ready for an end to snow & colder temperatures. Even though just 2 weeks ago, we received a bit over a foot of new snow & were down into single digit temperatures overnight, we'll soon begin to see the new mantle of bright springtime green budding out on our oak & fruit trees at this elevation. Of course, full spring won't come to our elevation until June, but we'll be seeing daffodils, irises, crocuses, grape hyacinths etc., soon!

Spring also brings about new growth of weeds & other unwelcome plants that will eventually dry out & provide fuel for wildfires. As you all know so well, it'll soon be time for annual lot clean-up work to begin, to keep your Starlight Pines community in its usual excellent shape before fire season is upon us once again. Your subdivision property owners are the most diligent about making sure your lots are as inhospitable as possible to a fire spreading, due to all of you following the Firewise Community guidelines. Keep up the good work! Your efforts do show, & are most appreciated!

This time of year, I am receiving numerous calls from people checking to see where property values are heading this year & at this point, it's still too early in the year to be able to give a truly informed opinion on that subject. We still have a large supply of vacant lots available, & that tends to keep values down, due to time-honored rules of supply & demand. At this point, however, our inventory of homes for sale is rather low, although, that will be changing soon, as more people who are thinking of selling this year call me about listing their homes. I am currently working on at least 6-8 possible home listings in our area, with more on the "horizon", & I have no doubt other agents in Happy Jack are also working with people thinking of selling, too. We just can't know if we'll see any real uptick in values yet this year.

If you're thinking of selling, I sincerely hope you will allow me & my team to put my many years of proven success to work for you, too, as we continue to sell more real estate in Happy Jack than any other agent! Our Central AZ Board of Realtors sales statistics/standings for the 2016 Sales Year have recently been published, & we're so proud to be able to tell you that, once again, my Team & I are the #1 top-producing agents & Team in our unique Happy Jack community! We were also #10 in the overall Central AZ Board of Realtor Standings of over 210 agents across the Rim Country! We have worked so hard for our #1 position in our community, & promise to continue working harder, & smarter, than any other agent or Team up here. My track record speaks for itself, & is second to none in Happy Jack. I look forward to hearing from you soon. All of my contact information is shown near the top of this page. Let's get together so we can assist you in establishing the actual market value of your home or lot & help you with marketing it successfully this year.

And don't forget that the HARP (Home Affordable Refinance Program) sponsored by the government is still available through 2017, and offers an incredible opportunity to refinance your home, regardless of how much you may still owe on it. Since we've seen little, if any, real appreciation in our area since the Recession has been "over", we still see several homeowners who owe more on their mortgage loan than their home is currently worth. This is called being "up-side down" or "under water" with your mortgage loan. But with the HARP program, you can refinance, usually with very little if any cost, at a lower interest rate than you may currently have on your home loan, regardless of your current loan balance. Call me for information about this worthwhile program, if you plan to keep your home for several years longer. It can save you several hundred dollars every month on your payments, and is really worth thinking about.

Thank you again for taking the time to read my page every quarter. Make sure to check out my full-page ad also in this Newsletter, featuring a Starlight Pines homeowners' property! Yours can be there next quarter!

LINDA

* 44 YEARS SELLING ARIZONA REAL ESTATE!
* 27 YEARS SELLING ONLY HAPPY JACK REAL ESTATE!

* STILL YOUR TOP-PRODUCING, MOST EXPERIENCED & TRUSTED REALTOR!
* THE O'KELLEY-CAIN TEAM: STILL YOUR BETTER CHOICE IN HAPPY JACK!

2017 2nd Quarter Schedule of Events

APRIL

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

MAY

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|--------------------|---------------------------|-----|-----|-----------------------|----------------------------|
| | 1 | 2 | 3 | 4 | 5 Bunco 1:30pm | 6 |
| 7 | 8 | 9 | 10 | 11 | 12 Heart | 13 Board Meeting 9am |
| 14 | 15 | 16 | 17 | 18 | 19 Bunco 1:30pm | 20 |
| 21 | 22 | 23 Starshine 9-11am | 24 | 25 | 26 | 27 Star |
| 28 | 29 Memorial Day | 30 | 31 | | | |

JUNE

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|---------------------------|-----|-----|----------------------------|-----------------------------|
| | | | | 1 | 2 Bunco 1:30pm | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 Starlighters Jumco | 10 Cross |
| 11 | 12 | 13 | 14 | 15 | 16 Bunco 1:30pm | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 Comm Breakfast 8am |
| 25 | 26 | 27 Starshine 9-11am | 28 | 29 | 30 Bunco 1:30pm | |



10am Highway Clean-up and Potluck



8am Breakfast Bake Sale Boutique
Yard Sale Lunch



9am Annual Information Meeting
Followed by BBQ Lunch

STARLIGHT PINES

2740 Arapaho Dr.
Happy Jack, AZ 86024

A Firewise Community

Address Service Requested



Starlight
PINES

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