



THIRD QUARTER 2017

The President's Corner



Arizona is setting high temperature records as we move into July and the monsoon whose rains cannot come soon enough. By mid-June over 30 fires were burning across Arizona, both nature caused and man-made. The Highline fire along the rim north of Payson threatened to run across the rim towards Starlight Pines on the prevailing winds. All these are reminders that we have homes and lots constantly at risk from fire. As the Firewise Committee is beginning Phase 3 inspections this summer the committee and board urge you to take the threat of fire seriously and do your part to maintain Firewise Compliance. Keep up with your yard work.

As is our tradition the community annual meeting was held in June where we meet our new Coconino County Supervisor Jim Parks. A lifetime rancher and cowboy Jim has seen a lot of change over the years in our area and we look forward to a great working relationship with him in the years to come. Also speaking at the meeting was our Coconino County Sheriff Jim Driscoll. Jim apologized that he has not been able to move our new Deputy Sheriff into our area due to remodel construction delays on the county home he will live in. Jim Parks got to hear the message and we believe this will become a priority for the county works department.

Naila Erwin was honored by the board at the June meeting for many years of outstanding volunteer service. Naila was a driving force in the building of our community center, leadership of the Starlighters, kitchen development and inspections, and countless other acts of leadership and volunteerism. It's fair to say that much of what we enjoy as a neighborly culture and community life has been deeply influenced by Naila. A plaque presented to and honoring Naila will be displayed in the community center.

As July 4th and the busy summer arrives in Starlight Pines, let me take a few lines to remind owners of your responsibility to share with guests to our community the responsibilities we all share. Quads, Motor Bikes, UTV's and other off-road vehicles must be licensed, insured and follow all the same rules as any truck or car on Starlight Pines paved roads. Available forest roads are mapped and even though they may not be marked, most dirt roads and trails around our community are off limits to motorized travel of any sort. Consult the Coconino National Forest Trail Maps for details (they are available in the community center lobby and at the forest headquarters on Hwy 87). Just because it looks like a dirt road being traveled doesn't mean it's open to access. Also, there is a speed limit in Starlight Pines and vehicles are not allowed to be driven on any lot. Gates from the community to the forest are only for hikers and horses and may not be used with vehicles of any kind.

Please remember that, while it's tempting to rent your home for a weekend or a few days, short term rentals in Starlight Pines are strictly prohibited by our CC&R's. Reports of this abuse have drastically gone down this year. Thank you for understanding this important limitation and limiting the use of your home to family and non-paying guests.

The Board is often asked why the Yearly HOA Assessment is the same for vacant lots and lots with homes. The answer is simple. It's a function of the association CC&R's that were written when our community was first developed. It's also the reason our assessment has remained so low all these years. At this point about half the lots in SP have homes on them. As more are built and more stress is put on community amenities the assessment will slowly increase to keep up and balance the budget every year.

In July, the new board for 2017/18 will be seated. I want to take this opportunity to thank Steve Premeau who is retiring from the board. He has served as vice president and Firewise committee chair. We also welcome Bill Stephens and Connie Kiser to the board. Election of officers for this next year will take place at the July meeting.

Until next time, we remain good neighbors,

Mike Bradley, Board President

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.

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



SPHOA Board of Directors

Officers will be elected at the July meeting for 2017/2018

Contact Information for Board of Directors

<u>Name</u>	<u>Phone</u>	<u>E-Mail</u>	<u>Address</u>
Michael Bradley	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 273 / 4811 Lone Pine Circle 3632 E. Park Ave. Phoenix, AZ 85044
Connie Kiser	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 97 / 4913 Horseshoe Dr. 7644 W. Michigan Ave. Glendale AZ 85308
Bill Cross	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 454 / 2947 Choctaw Ridge 1124 E. Vogel Ave. Phoenix, AZ 85020-2621
Sue Davis	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 352 / 3434 Starlight Dr. 9420 E. Casitas Del Rio Dr. Scottsdale, AZ 85255-4330
Kim Traver	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 178 / 4386 Lariat Way 901 E. Country Gables Dr. Phoenix, AZ 85022
Rosemary Jaeger	928-477-2602	Sphoa-boardofdirectors@tds.net Sphoa-PropertyRules@tds.net	Lot 90 / 4671 Horseshoe Dr. Happy Jack, AZ 86024-9740
Bill Patterson	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 244 / 2541 Roundup Ln. 14645 N. 30th Dr. Phoenix, AZ 85053-4803
Bill Stephens	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 265/4665 Point Circle Happy Jack, AZ 86024



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

(928) 477-2602

Green Belt Committee

Don Cacioppo (480) 305-4823

Web Site Committee

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

Chief Paine (928) 477-2751

Sheriff Department

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 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, and Steve Yeary

Broad-billed hummingbird photos
taken by Naila Erwin

Location: Madera Canyon, AZ

April 2017



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

Fiscal Year June 1, 2016-May 31, 2017	2017 May	YTD Cash Flow	2016-2017 Budget	% YTD 100%
Budget Fund Balance Carried Forward Monthly	13,267.32			
Income				
Excess Member Income from Previous Year	-	23,447.77	23,447.77	100%
New Member Initial Contributions	160.00	4,800.00	3,040.00	158%
Ownership Transfer Document Fees	564.08	9,589.37	5,360.00	179%
Building Cleanup Deposit Forfeitures	-	1,500.00	-	
CC&R, Architectural & Property Rules Fines	-	51.21	3,000.00	2%
Member Annual Assessments 2016-17	232.11	99,971.65	97,920.00	102%
Bank Interest	14.90	421.69	430.00	98%
Plan Review Fees	-	100.00	-	
Member Annual Assessment 2017-18, Prepaid	19,570.00	19,953.50	-	
Miscellaneous Income	-	10.00	-	
Starlighters Income	5,864.52	18,656.92	-	
Newsletter Advertising	355.00	3,900.00	3,550.00	110%
Community Center Use Fees	-	420.00	260.00	162%
Income	26,760.61	182,822.11	137,007.77	133%
Expenses				
Annual Meeting	600.00	1,059.40	600.00	177%
Accounting Fees & Bank Charges	-	1,765.00	1,300.00	136%
Prepaid Assessments	18,810.00	19,193.50	-	
Capital Improvement	205.48	205.48	-	
Firewise Education Committee	37.50	466.72	1,226.00	38%
Greenbelt Committee	-	800.00	500.00	160%
Architectural Committee	-	15.76	50.00	32%
Property Rules Committee	-	-	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	-	150.00	400.00	38%
Parking Lot Lighting	-	18,008.11	17,919.00	100%
Grounds Development	-	676.41	-	
Community Center & Grounds	554.66	5,933.77	5,100.00	116%
Management/Wages/Payroll Taxes/Ins/Travel	2,629.52	31,406.84	30,237.00	104%
Worker's Compensation Ins.	-	1,669.00	1,680.00	99%
Contingencies/Miscellaneous	-	-	326.00	
Starlighters Expenses	2,163.64	16,513.11	-	
Newsletter: Publisher, Postage, Printing	-	5,877.20	5,900.00	100%
Website Expense	-	756.00	800.00	95%
Internet Expense	39.00	468.00	500.00	94%
Office Supplies & Expense	78.68	1,427.28	1,125.00	127%
Postage & Bulk Mail Permit	303.28	1,271.88	1,200.00	106%
Printing: Office, Assessments, Election	-	997.07	1,000.00	100%
Refuse Collection	1,509.97	20,139.73	20,315.00	99%
Compactor & Trash Area Maintenance	643.94	8,353.76	6,500.00	129%
Perimeter Fence Maintenance	100.00	1,239.64	1,200.00	103%
Snow & Ice Removal	-	525.00	600.00	88%
Taxes: Income & Property	-	60.47	118.00	51%
Telephone	157.66	1,571.17	1,600.00	98%
Travel Reimbursement	-	-	200.00	
Utilities	229.23	4,159.69	3,900.00	107%
Payments to Unallocated Reserves	1,172.27	4,686.77	4,686.77	100%
Replacement Fund Reserves	3,553.75	14,215.00	14,215.00	100%
Excess Member Income	5,095.54	5,095.54	-	
Transfer to Starlighters Auxiliary Fund	2,143.81	2,143.81	-	
Expenses	40,027.93	182,822.11	137,007.77	133%
Income Less Expenses	(13,267.32)	-	-	-
Fund Balance	-	-	-	-

Ballot Counting Report: June 16, 2017

Naïla Erwin: Ballot Counting Committee Chairperson

Ballot Counting Committee Members:

Janet Pendell	John Pendell
Bonnie Steele	Caroline Weimer
Ray Weimer	Bruce Wetherby

- There was a possible total of 612 ballots. • There were 177 ballot envelopes returned.
- The envelope return rate was 28.92%.
- 24 ballots/envelopes of the 177 were set aside for the reasons listed below:
 - 16 ballots had no signature or not all required signatures.
 - 6 ballots did not have a "Voter Authorization Form" on file.
 - 2 ballots had an incorrect "Voter Authorization Form" on file.

VOTING RESULTS

Mike Bradley	138
Rosemary Brown-Jaeger	110
Bill Cross	133
Sue Davis	136
Connie Kiser	142
Bill Patterson	136
Bill Stephens	141
Kim Traver	133

Thanks to John Steele for getting the background and reference documentation ready for our committee.

IT'S THE LAW!!

ALL DOGS MUST BE ON LEASHES OR INSIDE FENCES

Unconfined or unrestrained dogs within the unincorporated areas of Coconino County, may pose a risk to humans or other animals. Therefore the **running of dogs is prohibited**, and penalties can be imposed upon the owner or person acting for the owner. Injury to any person or damage to any property by a dog running at large is the full responsibility of the dog owner or person responsible for the dog when damages were inflicted.





From the Firewise Committee:

Congratulations – Starlight Pines is doing a great job filling up Bly Pit with pine needles and other dead and down branches and trees. Lot inspections are beginning. We anticipate having all lots inspected by the end of July 2017. Please be patient as we have over 600 lots to inspect. The Firewise committee is composed of volunteers; most are part-time residents of Starlight Pines.

Two members of the Firewise committee will knock on your door to announce the inspection. If you have any questions or concerns, please feel free to ask. Hopefully you will be present at the time – but due to the number of lots and volunteer schedule your lot may be inspected even if you aren't present. You'll receive a notice of your inspection report in the mail – pass or fail.

To pass inspection, please adhere to the following guidelines that have been published in past newsletters, printed in your HOA dues notice and restated at the annual meeting each year. These guidelines apply to both vacant and developed lots.

- **Rake** at least 30 feet away from all buildings and structures (including woodpiles and propane tanks. Woodpiles need to be 30 feet from a building. No wood should be stored on or under your deck.
- **Ladder up** branches on trees 6 feet from the ground – smaller trees should be trimmed up to at least half the height of tree. This prevents ground fires from igniting the tree.
- **Thin your trees**. Removing small trees will ensure more water to feed the larger trees. You should be able to "look through" your lot. Consider 100 - 200 trees per acre for a healthy forest. When trees are touching and crowding each other, remove the smaller ones.
- **Remove dead and down** branches and trees. Each year, wind and lightning causes the accumulation of this material – another hazardous fire starter.

If your lot does not pass inspection, you will have ninety days from the notice date to bring it into compliance. After 90 days, fines may start to accrue. Lots may be inspected as often as once a year in the future.

In the spirit of neighborhood cooperation, this process is intended to keep our homes safe from a potentially devastating fire. Starlight Pines is proud to celebrate 10 years recognition as a national Firewise community.



Mogollon Rim Ranger District, Coconino National Forest

News from the Forest Service

Fire restrictions to be implemented for entire Coconino National Forest

Campfire and smoking restrictions, also known as Stage I fire restrictions will begin at Thursday, June 15, 2017 at 8 a.m. in the Coconino national forests. The goal of the fire restrictions is to protect public health by reducing the number of preventable human-caused wildfires.

Under the restrictions, fires, campfires, charcoal, coal and wood stoves are prohibited, except within a developed recreation site. Smoking is also prohibited, except within an enclosed vehicle, building or a developed recreation site. Using a device that is solely fueled by liquid petroleum or LPG fuels that can be turned on and off is allowed in areas that are barren or cleared of all overhead and surrounding flam-



SEE WHAT'S NEW AT THE BLUE RIDGE RANGER STATION

Stylish women's Happy Jack T-shirts

Elk graphic sweat shirts

Smokey Bear Camouflaged Ball caps coming soon!

The shirts are provided by the Starlighters of Blue Ridge/Happy Jack and sold through the Arizona Natural Historic Association.



The Mogollon Rim has experienced a great deal of fire activity already this summer. Please ensure your property is fire wise, with debris cleared from around your homes. Consider keeping a bag packed with important items, such as clothing & medications in case of an evacuation.

'NO TRACE' ETHICS IN THE NATIONAL FOREST

People love to come to the Mogollon Rim area to camp. Unfortunately, too many people are unaware of the "leave no trace" ethical view of camping. This forest and all National Forests need to be preserved for future generations. Far too many campsites are left in such a state that it takes hours to clean up the trash left behind by campers. Our Recreation Staff and Patrols spend countless hours cleaning up trash and cleaning bathroom messes beyond imagination. Sometimes campers collect trash and leave the bags at the campsite, but by the time patrols get out there, animals have completely destroyed the bag and trash is everywhere. We want to keep our forest clean and safe for all, so please, if you have family and friends that frequent the National Forest, encourage them to 'pack it in and pack it out.'



THE BLUE RIDGE RANGER STATION WILL BE OPEN ON SATURDAY, JULY 1, 2017

STARLIGHTERS Boutique, Bake Sale, Merchandise Sale, Yard Sale, Breakfast & Lunch, was attended by many customers & volunteers on May 27, 2017



We always enjoy socializing with our mountain neighbors. Tremendous good will be done for our charities with the profit from this event.
Thanks to all who made this day a huge success!

Saturday June 10 was a full day for the community. Following the SPHOA Board meeting, there were guest speakers sharing information from the county supervisor's office, the sheriff's dept., forest service, Blue Ridge Community Healthcare Service, the Blue Ridge Fire Dept. and the Fire Wise Education Committee. Then we enjoyed a free BBQ lunch served by the Starlighters and paid for by our HOA.



Naila Erwin was presented with an award by Mike Bradley, our HOA president, in recognition for her years of volunteer service. The plaque reads :

" In Recognition for the volunteer service of Naila Erwin. In loving appreciation for many years of outstanding volunteer service and leadership to the Starlight Pines Homeowners Association. Your impact on the life and culture of our mountain community will forever remain an inspiration to our members.

Starlight Pines Board of Directors June 10, 2017."

Upcoming Events

Ice Cream Social

Root Beer Floats & Build Your own Sundaes

\$5 July 8 2-4pm

Starlight Pines Community Center

There is a new group on the mountain!

Two familiar faces and one new guy.
Mostly Bluegrass, some gospels, some not.

FOSSIL CREEK BLUEGRASS



*Be sure to check out our **NEW Happy Jack Tees** at the **July 1st Sale** at the firehouse!

*Join us for a **potluck on July 4th at noon** at the SP Community Center.
Bring a dish to share and your appetite!

***Our Starshine Project** meets from 9-11am on the last Tuesday of the month. If you would like to help work on this project please contact **Naila Erwin @ 928-477-2715**. The next 3 meetings are scheduled for July 25, August 29, September 26.

***Luncheon** at Fargo's Steakhouse in Payson **on July 7th @ 11:30am**.
Meet at the community center at 10am to carpool. Contact Josephine Vincze by July 3rd to attend. Phone: (928) 477-2456 e-mail: jo-vincze@q.com

***2017 Q3 Bunco Schedule** Starlight Pines Community Center @1:30 pm
July 14 and 28, August 11 and 25, September 8 and 22.
For more info: contact Bonnie Steele 480-861-9780

***2017 Q3 BOOKMOBILE** Starlight Pines Community Center
July 6 2:00-2:15 *rescheduled due to holiday
Aug 1, Sep 5 1:15-1:45pm

***Come join us for EXERCISE !** Classes held Mon., Wed., & Fri. mornings
Starlight Pines Community Center 7:20am Pilates! 8am walking exercise group!
Contacts for more info:

Linda Knaeble 928-451-4301 Caroline Weimer 480-540-7828



OUR GENEROUS COMMUNITY: DONATIONS FOR THE CREW FIGHTING THE HIGHLINE FIRE

Local residents dropped off donations of home-baked treats, snacks, bottled water and sports drinks at the community center over the weekend of June 17 and 18. They were delivered to the Blue Ridge Ranger Station first thing Monday morning for immediate delivery to the command post. Jeannie Gilbertson said, "Oh, thank you, thank you! You folks are always so generous and it is very much appreciated."



Blue Ridge Fire District

"From the Firehouse"

By: Philip E. Paine, Fire Chief

I would like to take this opportunity to introduce myself to the community of Happy Jack, AZ.

Hello, my name is Philip E. Paine (most people just call me Phil). I am the newly appointed Fire Chief of the Blue Ridge Fire District. If you want to get down to brass tacks, I was technically promoted to the position. You see, I have been a member of the Blue Ridge Fire District for many years. Here's my story:

I was married in the fall of '96 to a pretty little U of A grad (GO CATS!) and Strawberry, AZ native by the name of Candace J. Franks. I begin with her because she is my everything. We were married in Pine at the First Baptist Church where she grew up and where we still attend every Sunday to this day. The pastor that married us just so happened to be the local fire department recruiter, and so my journey in the fire service began.

I was a slow starter. Mostly, I enjoyed going out on emergency calls as a volunteer to help people, but never in my wildest dreams did I ever think anyone could make a living doing something they love. I was a third-generation roofer in Tucson when we met, and so I continued roofing when we married and later moved to Pine. I am proud of my roofing heritage because it taught me the importance of hard work and perseverance (especially in the dead heat of a Tucson summer).

It was the spring of '99 that I learned I was going to be a dad. Boy, talk about a change of perspective! This was definitely a turning point in my life. Now I had to provide not only for myself and my beautiful wife, but for an entire family!

So I decided to start a business. Pine Canyon Roofing was the name, and it took off like a shot! All the while, I was attending my fire academy classes and certifying as an Emergency Medical Technician (EMT) on nights and weekends so that I could continue serving my community as a volunteer firefighter. I really enjoyed helping others, but it still couldn't pay the bills.

Naturally, with nothing much to do on the weekends in small town USA, our family grew. I am now the proud father of one boy (Caleb is the oldest) and three girls (in order from oldest to youngest are Jerusha, Emma, and Winnie). Caleb will be attending pre-med at the U of A on a full academic scholarship this fall. Jerusha is a high school junior and first chair flute/section leader in the Payson High School (PHS) band. Emma is an aspiring PHS freshman and National Archery in the Schools Program (NASP) state archery champion. Winnie is a seventh-grade cross country and track all-star with the reading proficiency of a university professor. These kids are my pride and joy!

The roofing business was doing very well and provided for all our needs through those years, but it was in 2006 that the decision was made. I was offered full time employment as a firefighter/EMT with the Pine Strawberry Fire District. Exciting as this was, it was a tough decision because the average pay for a firefighter was nowhere close to what I was making as a roofing contractor. Caution to the wind, I jumped in head first and accepted the position. By the way, that was one of the best decisions I have ever made in my entire life!

I became bored with being an EMT and certified as a paramedic in 2008. Later the same year, I was hired on with the Blue Ridge Fire District as a firefighter/paramedic. The roofing business was dissolved, and I was committed to being the best firefighter/paramedic that I could possibly be.

Back in those days, there was only one paramedic in the station at any given time, but I was far from being alone. I quickly learned that the BRFD volunteer staff had my back and would

be there to support my efforts 24/7. I loved my new job, and would shortly thereafter come to love the community I served here as well. The lonely nights didn't last for long. In 2010, BRFD hired the first 3 full time EMT/firefighters. Now I had someone to talk to and share meals with after everyone else went home at the end of the workday. Response times improved dramatically! I no longer had to wait for a volunteer ambulance driver to respond for an emergency call because now the driver was right there in the station with me! These were exciting times as the Blue Ridge Fire District was growing and evolving into what we now have today.

The following year, BRFD hired 3 more full time EMT/firefighters. As a direct result of the increase in staffing, I was promoted to Captain/EMS Coordinator in 2011. In case you are wondering, EMS Coordinator is just a fancy term for "takes care of ambulance stuff".

In 2012, I went back to school at Coconino Community College and attained an Associate's Degree in Paramedicine that complimented my new job description perfectly. In 2014, I continued on with my education and earned a Bachelor's Degree in Public Safety and Emergency Management from Grand Canyon University.

And that pretty much brings us to where we are here today. After 20 something years in the fire service, I am still married to the love of my life, I have four awesomely talented kids, I hold two degrees and got promoted a couple of times, and I make a living doing what I love. I would say that I am very blessed!

I would like to close by saying "thank you" to this community and those within that have been instrumental in bringing and keeping me here. I can't imagine doing this without such great friends and support. I would also like to thank my God for enabling me to do the job and blessing me with the talents and abilities that make me the man that stands before you here today.

"I can do all things through Christ who gives me strength." Philippians 4:13

So there you have it! The short and abbreviated story of my life in the fire service. Thank you for giving me this opportunity to share a little something about myself. I have thoroughly enjoyed these past several years with the Blue Ridge Fire District and I look forward to serving this community for many more years to come.

Philip E. Paine

BRFD Fire Chief



Fireworks are never permitted on national forests land. Arizona law states that any fireworks designed to rise into the air, explode or detonate in the air, or fly above the ground is **not permissible**.

REMINDER: No Short-Term Vacation Rentals



Property Rule 3.1.3 An Inn or Bed and Breakfast Facility

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 will be levied.

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!
8. 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.

**THE TRASH SITE: IS FOR STARLIGHT PINES RESIDENTS ONLY!
DO NOT LOAN YOUR ENTRANCE KEY FOB TO ANYONE ELSE.**

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

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.

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 Clear Creek 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 weekend 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.



YOUR STARLIGHT PINES BUMPER STICKERS

There are two purposes for displaying of the special Starlight Pines bumper stickers. The first is to identify you as a property owner at Starlight Pines. When your vehicle (car, truck, ATV) is seen in the residential area, at the trash site or parked in your driveway, residents and local law enforcement officers know you "belong" in the area.

The second reason is to identify you to your neighbors and local law enforcement officers if you are out on the highway and are stranded. Everyone is concerned about stopping along the highway to assist a stranger so the bumper stickers help identify you as a Starlight Pines resident.



PLACEMENT OF THE BUMPER STICKERS

The stickers go on the **front and rear bumper** on the **DRIVER'S** side.

The cost is \$5.00 per vehicle: cash or check.

Please make checks payable to SPHOA

You can get your bumper stickers at the Starlight Pines HOA office during business hours: 9:00 AM to 1:00 PM Tuesday through Saturday or at a Starlighters Community Breakfast.

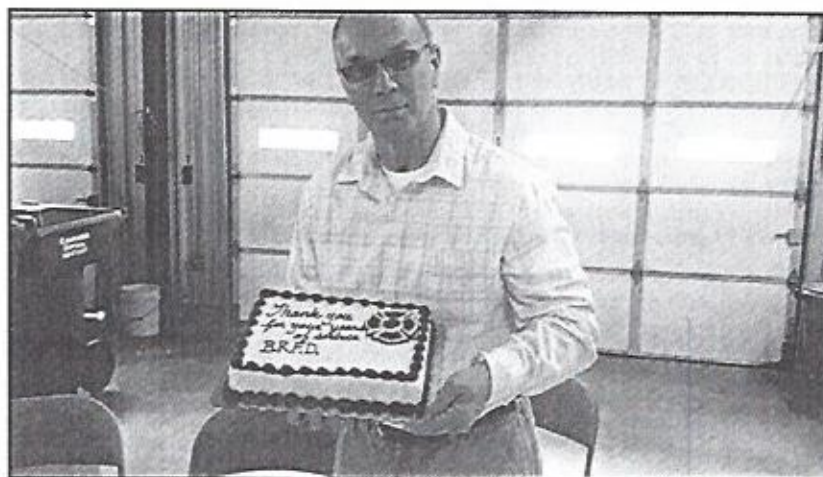
If you have any questions or need more bumper stickers call:

John Steele - (928) 477-2602 or Naila Erwin - (928) 477-2715.

Back-up Generator Installed.

On Thursday, June 8th, a back-up generator to provide electric power for the community center was hooked up, tested and brought on line. It is hooked to the propane tank and any time the power goes out, 24 hours a day, 7 days a week, the generator automatically turns on to provide power to the building. We don't need to have anyone go to the community center to turn it on.

This past winter, there were three different times when the power was out in part of the local area, including the community center. Each time the power is out, the office equipment including the computer, telephone, answering machine, FAX and copy machines go down. When the computer goes down, the electronic monitoring of the trash site and the building itself are compromised. The two furnaces are without power and water lines inside the building could freeze. At times, a lot of food purchased by the Starlighters is stored in the two refrigerators and chest freezer in the kitchen. With no power, all of that could spoil. After due discussion earlier this year, the HOA Board authorized the purchase and installation of a 20- kilowatt Generac back-up generator. Here are some pictures of Mark Stephenson, our contractor, and his crew, setting the generator on its slab prior to hook-up.



Congratulations!

to John Banning on his new position as fire chief in Girdwood, Alaska, which is located less than an hour south of Anchorage. Girdwood is considered to be a year-round resort town. We are sad to see him leave Starlight Pines, but this is a great opportunity for him and his family. His wife Carrin will be missed too!

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Suzanne Knighton

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4089 Morning View \$349,500
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Log Sided Chalet. Greatroom, Kitchen
with upgrades. 2 Bedrooms plus
Family Room. Garage & Workshop



4303 Navajo \$345,000
Chalet home w 3 Bedrooms/2
Baths plus Loft, plus Sun Room.
2+ car garage. Pride of Ownership

LAND

Starlight Ranchettes

Lot 77 Moqui
\$52,000 2 acres

Lot 104 Panther
\$63,400 2.75 acres

Starlight Pines

Lot 286 Roundup
\$22,800 .94 ac

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

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

(928) 978-3290
Text OK



4238 Apache \$385,000
Cypress Log Home with huge
Greatroom plus Family Room. One
Bedroom on each of 3 floors. 2 Pro-
pane Fireplaces. 1 Acre



2508 Roundup \$277,000
Spacious Home w 3 Bedrooms, 2.5
Baths. Huge brick Fireplace.
Attached oversized Garage



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Quick Stats:

3 bdrm / 2.5 bath
Master on Main
Jetted Tub
Full Log cabin
Beautiful and
Quiet Location!



5765 Cripple
MLS# 76229
List Price: \$359,900



Quick Stats:

5.04 Acres
National Forest
Horses Allowed
Co-Op Well
Heavily Treed
Flat Property

6541 Whispering Pine - MLS# 76104
List Price: \$69,900



Quick Stats:

2.53 Acres
Cul-de-Sac
Horses Allowed
Corner Lot
Nicely Treed

587 Kohners Ridge Dr - MLS# 76228
List Price: \$64,900



2320 Big Piney - MLS# 75582
List Price: \$239,000

Quick Stats:

3 Bdrm / 2 Bath
Manufactured Cabin
Over 2 acres of
Majestic Ponderosa
Pines - NO HOA!
A RARE OPPORTUNITY!



4639 Jeans Way - MLS# 75945
List Price: \$69,900



2373 Pine Valley - MLS# 75615
List Price: \$89,000

Quick Stats:

Enjoy the Beautiful
Mountains for
Under \$90,000!!!
Septic and Well installed
NO HOA! 1 acre
(Mobile included)

Quick Stats:

3 Bd / 2 Baths
Incredible Long
Range Views
on 1 acre!!
(plus adjacent lot available,
see Clear Creek on Right Page!)



5241 Ash Circle - MLS# 75629
List Price: \$274,000



Quick Stats:

Build Your
Dream Cabin!
Sewer & Water
Hookup in Place!
7.1 acres

3487 Durango Dr - MLS# 75538
List Price: \$24,900



Quick Stats:

Water Well Hookup
1.05 acre - NO HOA!
Bring Your RV and
Start Building!
(Adjacent to House for Sale)
(See Ads Circle on left page)

1964 Clear Creek Dr - MLS# 75630
List Price: \$39,000



4057 Timberline - MLS# 75806
List Price: \$27,500



**BERKSHIRE
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HomeServices

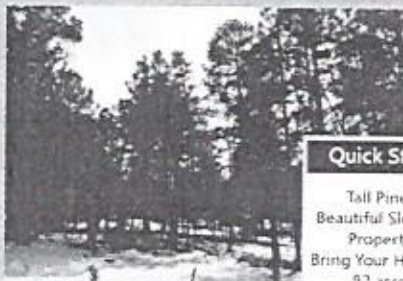
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Sherrie Vrankovic, REALTOR®
Call 928-814-8425
SherrieInHappyJack@gmail.com
www.MountainAZhomes.com

Quick Stats:

MANY Building Sites!
Corner Lot
5.36 acres
OWNER CARRY!



5617 Twin Oaks Loop - MLS# 74288
List Price: \$59,900



Quick Stats:

Tall Pines
Beautiful Sloping
Property
Bring Your Horses!
9.2 acres

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



Quick Stats:

Ponderosa Pines
Horses Allowed!
Gated Community
2.06 acres
OWNER CARRY!

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

10 Acres with Views!



Quick Stats:

Heavily Treed
**OWNER
FINANCING!**
10 acres



525 Moqui Drive - MLS# 75439 - List Price: \$195,000

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HOMES - LOTS



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BROKER**

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Cabin Staining Season is hereGet your cabin ready for the upcoming Winter.

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



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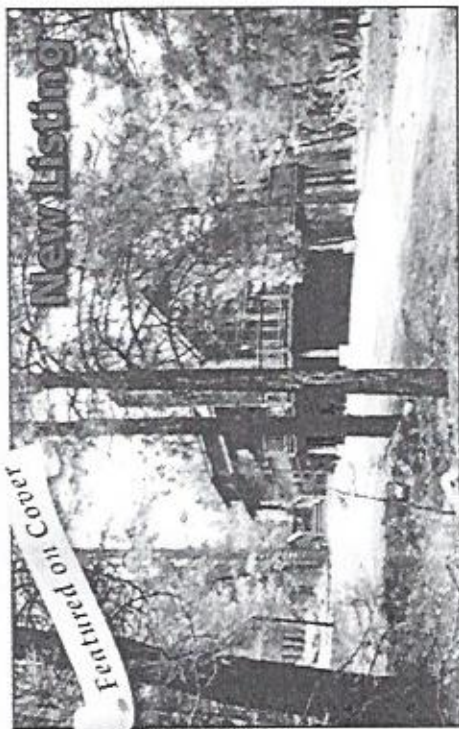
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WHERE THE HECK IS HAPPY JACK???



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 film Country! We have much larger lot sizes and lower property taxes, too, and enjoy living with more forest wildlife nearby than the more populated areas ever see! We watch elk and deer roam by nearly every day. We're located with the 7000-foot elevation, we enjoy 4 distinct and beautiful seasons, and our summers are much cooler than the area around Flagstaff. We're located with an abundant water supply, too, plus miles of National Forest for unlimited recreational opportunities! FOR THE BEST 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 27 YEARS! You'll find no one more experienced or knowledgeable about this unique community than Linda! Please call toll-free: 800-655-6493; cell: 602-820-9127; or email to lokelly@tids.net. REMEMBER: LINDA CAN ASSIST YOU WITH ANY PROPERTY IN THE HAPPY JACK AREA!

Flagstaff Window Payson



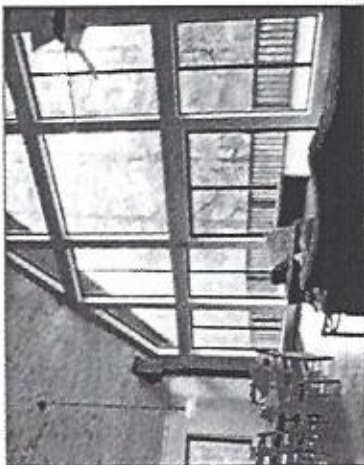
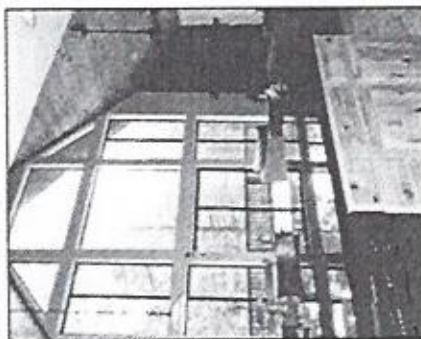
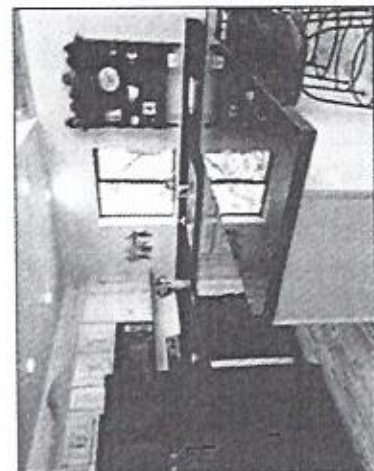
EXCITING CHALET BORDERING THE NATIONAL FOREST IN STARDUST PINES!
Looking for privacy on the National Forest? This may be the right home for you! Lovely 3 BR 2 BA chalet on 1.20-acre homestead, offers a delightful light & well-open floorplan. Greatroom has gorgeous hardwood flooring, as well as awesome floor-to-ceiling windows bringing the lovely forested scenery inside.

Also included are beautiful natural T-6 cathedral ceilings, a lovely stone propane fireplace, plus a newly-installed energy-efficient & expensive Jetted woodburning stove; plus an attractive additional adjacent room that is currently set up as great entertaining bar area but could be office or den/library, too. Open kitchen has custom hickory cabinetry, granite-topped countertops, all the usual desired appliances & a walk-in pantry, too.

Enjoy a 2nd propane fireplace in the upstairs ob-to-private master suite, opening onto a large loft with incredible views through the huge wall-to-wall windows in the greatroom. Master bath has large separate shower & an inviting deep-jetted soaker tub. Private deck off the master suite overlooks the National Forest. Both downstairs bedrooms also open onto decks overlooking the National Forest.

Don't miss the huge downstairs stand-up crawlspace, with double-door entry that accommodates several ATVs, and can even handle storage of a boat and trailer, too... all tucked for secure storage. Very secluded & private-feeling location, with a private entry gate right onto the National Forest from your own back yard. This is a must-see property!

FOR A PRIVATE TOUR OF THIS LOVELY HOME, PLEASE CALL LINDA AT 602-820-9127, OR EMAIL LINDA AT: lokelly@tids.net. NEW ON THE MARKET AT ONLY \$311,900.00!



CHECK OUT THE LAST 7 PAGES OF THIS MAGAZINE FOR ADDITIONAL HAPPY JACK REALTY LISTINGS.

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O'KELLEY-CAIN TEAM

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HAPPY SUMMERTIME, STARLIGHT PINES! Wow, it's already been 120 degrees in Phoenix & it's barely mid-June! I hope you've been up to our cooler climate to enjoy the peace & seclusion of our mountain community. We received the blessing of an unexpected light rain a few weeks ago, & every bit helps! With a significant fire burning near our area, we really need it; let's all pray for some real rain & soon. We are hoping the National Forest closes the forest soon, for very obvious reasons. Two fires merged into one & are burning not all that far away, both lightning-caused; restrictions just can't come soon enough to suit most of us! It should go without saying: **PLEASE BE CAREFUL WITH FIRE, & REPORT ANY VIOLATIONS!**

We still haven't seen any major uptick in property values up here quite yet, with the exception of a few vacant lots, mainly in the Clear Creek subdivisions, & few homes in newer subdivisions. People ask us when we'll begin to see some upward movement, but there's just no way to be able to make any predictions. All we can do is continue what we're doing & eventually it'll start to happen. Just wish we could say when that may be. I sure do hope to be able to give you a different report when it's time for the 4th quarter Newsletter to come out!

Due to a lack of any real upward movement in our property values, there are still some sellers who are "upside down" with their home loans, meaning they still owe more than their properties are worth. This means that if these sellers need or want to sell their home or lot, we'll likely have to go through a "short sale", which means selling their property for less than is owed on their loan. People who bought during the "hey-day" before the Recession set in, paid a lot more for their properties back then, or refinanced at higher loan amounts than they could now, because appraisals were much higher at that time. So although there aren't near as many "upside down" owners as before, we're still seeing a few when we meet sellers for a listing appointment.

This is one of only several important reasons that the experience level of your Realtor is of the utmost importance to a successful outcome of your sale. You need to work with a Realtor who knows the right questions to ask, to determine how best to assist you. You & your Realtor need to work as a team to decide which option is going to be best for your situation. I hope you'll let me put my 44 years of fulltime real estate sales experience, coupled with my strong paralegal background, to work for you in such an important matter.

For those of you who may not want to sell your property, but would like to see a lower interest rate on your loan & thus reduce the monthly payments, we can help! Even if you still owe more than your home is currently worth, you can still take advantage of the government refinance program called HARP 2.0. In this program, it won't matter what the current market value of your home is or what you still owe. Even if you owe more than your home is now worth, you can refinance at a relatively low cost to be able to obtain a new loan at today's still-low interest rates, in most cases still around 4%! Yes, you can use HARP 2.0 for a 2nd home & even for a rental home. It's really a great program. Please call or email me for more information. Time is running out... as of now, HARP 2.0 will expire on September 30, 2017, so contact me soon while this option is still available.

I'd welcome the opportunity to assist you with a HARP loan, or any other real estate needs up here. And thank you again for taking the time to read my page each quarter. I sincerely appreciate your time.

LINDA

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* 27 YEARS SELLING ONLY HAPPY JACK REAL ESTATE!

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2017 3rd Quarter Schedule of Events

JULY

AUGUST

SEPTEMBER

SUN	MON	TUE	WE	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MO	TUE	WE	THU	FRI	SAT
						1													1	2
2	3	4 INDEP- ENDANCE DAY POTLUCK 12pm	5	6	7 Starlight- ers 10am	8 Board Meeting 9am Ice Cream Social 2pm	9	10	11	12	13	14	15	16	17	18	19	20	21	22
23	24	25 Starshine 9-11am	26	27	28 Bunco 1:30pm	29 Comm Breakfast 8am	30	31												

*Fossil Creek Bluegrass performs at Ice Cream
Social July 8 2-4pm

⊕ Highway Clean-up and Potluck 10am
Bunco 1:30pm

STARLIGHT PINES

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A Firewise Community

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