

FOURTH QUARTER 2017

The President's Corner



I can't believe it's already fall, but the change in temperatures and the bugling of the bull elk welcomes the beginning of fall and the holiday season in Starlight Pines. We've had a busy summer in many ways and the monsoon rains helped us dodge another dangerous fire season that threatened in late June and early July.

On July 17th, our Firewise Education Committee completed all 613 lot inspections and mailed the notices to all owners. About half the lots in Starlight Pines passed the inspection on the first inspection and the rest of us had a little work to do this summer. Re-Inspections will occur beginning October 17th for all lots that needed work, but out of fairness to the committee volunteers, we hope you finished your work and called for a second inspection long before the October deadline. Lots that remain out of compliance with adopted Firewise standards at that time are subject to a violation and fines per our community rules. Having made 6 trips myself this summer to Bly Pit, I know how busy our neighbors have been. Starlight Pines continues to receive high marks from the Forest Service and County Officials for how nice our community looks and the way we remain prepared should a fire threaten our area.

The board has approved a new rotating schedule submitted by the committee that will see every lot inspected every three years. Starting in 2018 the Committee will divide Starlight Pines into three geographical zones. Zone one lots will be re-inspected in 2020, zone 2 in 2019 and zone 3 in 2018. Zone 3 will be inspected in 2021, and so on... This new policy will give certainty for owners to continue to do their yard work and take pressure off the committee having a predictable rotating schedule. Yes, we know, zone two and three will be inspected sooner than 3 years following 2017, but at least those lots will be in pristine condition. Once the zone assignments are made notices will be mailed per our approved process to zone 3 homes next summer.

On a related note, the Forest Service who manages Bly Pit has asked us to remind our members that only yard debris is allowed in Bly Pit. Absolutely no construction material of any kind, no plastic bags, no cardboard and no trash. I have personally observed all these materials at the pit and like many of our neighbors I took the time to pick up what I could and remove it. It's worth remembering if the Forest Service closes Bly Pit we will all find ourselves hauling yard materials to the dump south of Natural Bridge or Winslow. Bly Pit is a major convenience we must all protect.

Construction in Starlight Pines has been very active this summer. New homes, garages, sheds, home additions and remodeling all signal that our economy has improved. Remember that any alteration to the exterior of your lot must be first approved by our Architectural Committee before submitting for a permit or beginning any work. We have also received word from many owners that contractors are hard to find and even small projects take months to schedule. We encourage you to do your homework if you hire a contractor. Require contractor licenses and check references. The Architectural Committee wants you to have a pleasant experience.

Earlier this summer the board received reports of mountain bikes in the greenbelts. Please remember that our CC&R's and posted signs limit activity in the Greenbelts to Hiking and Horses Only. By observing the posted signs, we can maintain the beauty of the greenbelts and ensure safety for hikers. The greenbelts exist primarily for community drainage and runoff during monsoons, but also create a wonderful natural environment for you and your guests.

Finally, our Starlighters had another excellent year of activities and fund-raising events. They reported to the board at the September meeting that they expect to be able to fund the same level of donations this year as last. Thank you to all who led and supported the Starlighters in 2017.

Until next time, we remain good neighbors,

Mike Bradley, Board President



SPHOA Board of Directors

Contact Information for Board of Directors

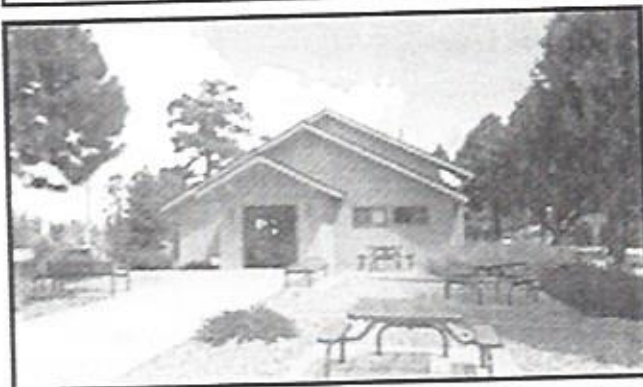
Name	Phone	E-Mail	Address
Michael Bradley President	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 273 / 4811 Lone Pine Circle 3632 E. Park Ave. Phoenix, AZ 85044
Bill Patterson Vice President	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 244 / 2541 Roundup Ln. 14645 N. 30th Dr. Phoenix, AZ 85053-4803
Connie Kiser Secretary	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 97 / 4913 Horseshoe Dr. 7644 W. Michigan Ave. Glendale AZ 85308
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 Cross Director at Large	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 454 / 2947 Choctaw Ridge 1124 E. Vogel Ave. Phoenix, AZ 85020-2621
Bill Stephens Director at Large	928-477-2602	Sphoa-boardofdirectors@tds.net	Lot 265/4665 Point Circle Happy Jack, AZ 86024

Committee & Community Contact Information

Property Rules Committee Rosemary Brown-Jaeger	(928) 477-2602
Compactor Ray Weimer	(480) 540-3283
Firewise Education Committee (position Open)	(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 Bonnie Steele, co-chair	(619) 228-4571 (480) 861-9780
Newsletter Editor Bonnie Steele	(480) 861-9780
Blue Ridge Fire Department Philip Paine	(928) 477-2751
Sheriff Department Jason Schneider	(800) 338-7888

(cont.) 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 & Margaret Hickey, Lou Hoover, Dave Lutz, Steve Yearly, John Burkhart, Buddy & Sue Peck.



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

John Steele, Community Manager,
sphoa1216@tds.net

The phone numbers are:

Office 928-477-2602

Fax 928-477-2295

Greenbelt Usage

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

1. The Greenbelts cover approximately 38 acres and 6 miles.
2. The primary purpose of the greenbelts is for flood control.
3. Greenbelts are to be used only for hiking and horse-back 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. (cont.)

LETTER TO THE EDITOR:

My name is Steve Genrich and I own a cabin in Starlight Pines. Recently, I noticed how many of our property owners patriotically display the American flag as a sign of support for the country. As a former boy scout I wanted to mention the unintentional failure of many in complying with the United States Flag Code and the proper way to display the flag. Specifically, no flag is ever supposed to be flown during inclement weather (unless made for that purpose) nor should it be flown at night unless it has a spotlight shining on it. It appears that many residents are not aware of these parts of the code. Googling is a handy tool and a good way to get more information about the flag code.

INCOME/EXPENSE YTD

Starlight Pines Homeowners Association - All Funds Unaudited Income/Expense Statement to the 2017 - 2018 Budget

Fiscal Year June 1, 2017-May 31, 2018

	YTD 6/1-8/31/2017	2017-2018 Budget	% YTD 25%
Income			
Transfer from Replacement Reserves (Parking Lot Paving, Backup generator)	18,421.21	-	
Excess Member Income from Previous Year	4,335.54	5,095.54	85%
New Member Initial Contributions	990.00	3,610.00	27%
Ownership Transfer Document Fees	3,818.20	4,654.00	82%
Building Cleanup Deposit Forfeitures	-	-	
CC&R, Architectural & Property Rules Fines	-	-	
Member Annual Assessments 2016-17	107,304.98	116,280.00	92%
Bank Interest	53.50	450.00	12%
Plan Review Fees	100.00	200.00	50%
Miscellaneous Income	20.52	10.00	205%
Starlighters Income	5,790.97	-	
Newsletter Advertising	1,290.00	3,550.00	36%
Community Center Use Fees	-	220.00	0%
Income	142,124.92	134,069.54	106%
Expenses			
Annual Meeting	(56.31)	485.00	-12%
Accounting Fees & Bank Charges	1,195.00	1,770.00	68%
Capital Improvement (Backup Generator)	9,200.00	10,000.00	93%
Firewise Education Committee	684.48	1,226.00	56%
Greenbelt Committee	-	100.00	
Architectural Committee	-	50.00	
Property Rules Committee	-	50.00	
Nominating & Election Committees	-	50.00	
Membership Fees	650.00	700.00	93%
Fees & Permits	10.00	57.00	18%
SPH/OA Insurance	9,707.00	9,400.00	103%
Legal Costs	675.00	3,000.00	23%
Delinquent Assessment Lien Filing Fees	-	200.00	
Grounds Development	-	700.00	
Community Center, Grounds (Parking Lot Paving)	11,158.57	5,022.00	222%
Management/Wages/Payroll Taxes/Ins/Travel	7,798.53	31,314.00	25%
Worker's Compensation Ins.	-	1,670.00	
Contingencies/Miscellaneous	-	300.00	
Starlighters Expenses	6,331.23	-	
Newsletter: Publisher, Postage, Printing	1,423.36	5,936.00	24%
Website Expense	826.00	800.00	103%
Internet Expense	117.00	468.00	25%
Office Supplies & Expense	255.89	1,162.00	22%
Postage & Bulk Mail Permit	312.62	654.00	48%
Printing: Office, Assessments, Election	-	930.00	
Refuse Collection	6,515.02	22,310.00	29%
Compactor & Trash Area Maintenance	1,931.96	8,563.00	23%
Perimeter Fence Maintenance	355.58	1,250.00	28%
Snow & Ice Removal	-	600.00	
Taxes: Income & Property	50.00	100.00	50%
Telephone	401.36	1,517.00	26%
Travel Reimbursement	-	200.00	
Utilities	696.53	4,000.00	17%
Payments to Unallocated Reserves	563.25	2,253.54	25%
Replacement Fund Reserves	4,308.00	17,232.00	25%
Transfer to Starlighters Auxiliary Fund	(540.26)	-	
Expenses	64,669.81	134,069.54	48%
August 31, 2017, Income Less Expenses	77,455.11	-	



Starlight Pines Homeowners Association

2740 Arapaho Drive
Happy Jack, AZ 86024

Phone: 928-477-2602 FAX: 928-477-2295
sphoa1216@tds.net

August 18, 2017

Notice to All Contractors

When you are being engaged by a lot owner or homeowner in Starlight Pines for construction or improvement activities there are important SPHOA procedures that you must follow to avoid putting the owner at financial risk and the inconvenience of hearings and fines.

- If a building permit is required, Starlight Pines mandates that all plans be **first** reviewed and approved by the Architectural Committee. **Never** submit plans to a government authority on behalf of the owner without first gaining approval from Starlight Pines.
- Any improvement or activity that alters the appearance of any lot in Starlight Pines **requires** the approval of the Architectural Committee before beginning any work. This applies to any project even if a permit is not required. When in doubt, request that the owner contact the committee for an opinion.
- Do not start any construction or alteration project unless you have proof that plans or designs received approval from the architectural committee.
- Section 3.24.1 of the Starlight Pines Property Rules states: "**Improvements and Alterations.** General Architectural and Design Control. Owner must notify the AC prior to beginning any improvements and receive AC approval."
- Fines levied for violation of Section 3.24.1 are \$250 per occurrence. Continued Non-Compliance increases the fine by \$50/month. If any project is started without AC approval the fine will be levied against the owner and the owner will be required to stop work until the review and approval are obtained from the AC bringing this requirement into compliance.

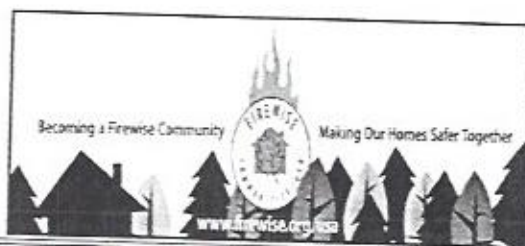
The Starlight Pines HOA seeks to establish and maintain a good working relationship with all contractors. Often homeowners leave it up to the contractor to obtain permits and schedule work. When contractors are not aware of Starlight Pines regulations or choose to ignore this simple procedure the relationship with the HOA and the homeowner is damaged and financial fines and delays will result.

On behalf of the Starlight Pines HOA and its homeowners, please strictly adhere to our pre-approval process, if necessary please remind the homeowner of this requirement prior to proceeding with any work.

Sincerely,

Starlight Pines Board of Directors
Starlight Pines Architectural Committee

Firewise Report



From the Firewise Education Committee:

This has been a busy summer for the members of the Firewise Education Committee, (FEC), and the committee members need to be commended on their work and dedication to the Firewise Program in Starlight Pines. Within six weeks from the beginning of June 2016 to July 15, 2017 the FEC committee members inspected all 613 lots in the community. On July 15, the committee prepared the mass mailing of results to lot owners, which was sent from the United States Post Office on July 17, 2017.

Congratulations to all of the many of you that passed your lot inspection. For those of you who "FAILED" the inspection in the notice sent out on July 17, 2017, this was the starting date, "of notification for the 90 days" in which to bring your lot into compliance. Lots which have "FAILED" and not been re-inspected by October 17, 2017, will be issued a "Notice of Noncompliance" from the Property Rules Committee, (PRC) according to the Firewise and Healthy Forest Program for Starlight Pines.

What does the future hold:

The FEC will now begin the process of inspecting lots in Starlight Pines on a three-year rotation basis. What does this mean? In order for the rotation cycle to begin, the 613 lots in Starlight Pines will be divided into three geographical areas known as zones. Zone one will be inspected in 2020, zone two will be inspected in 2019, and zone three will be inspected in 2018. After this process takes place, all zones will then be on the three-year cycle.

Bill Patterson, Firewise Education Committee, Board Liaison

The Firewise Education Committee:

John Bruch, Larry Butler, Don Cacioppo, Bob Dalgren, Dave & Pam Ihns, Dave Lutz, Tom & Paula Osterday, Buddy & Sue Peck



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.

Coconino County News

FLAGSTAFF, Ariz. — The Coconino County Board of Supervisors unanimously adopted Resolution 2017 - 50, condemning hate and racial supremacy while promoting tolerance, at their regular meeting Tuesday night.

The Board considered the resolution due to recent white supremacy rallies and other displays of intolerance in the U.S.

"I'm very proud that the Board stood up on behalf of Coconino County to declare that we will not tolerate any discrimination based on race, ethnicity, religious beliefs or sexual orientation," said Chairwoman of the Board of Supervisors Liz Archuleta. "We're a county that values diversity and stands up for the rights of all our citizens. I thank my colleagues who voted today to confirm that we will not waiver on these values."

Supervisors voted to reaffirm that the County upholds the law and serve all people with equal attention and respect. Coconino County strives to provide programs and services that add value and support to the community, and have a positive impact on quality of life to all residents and visitors.

"I want to thank my colleagues for accepting this resolution," said District 5 Supervisor Lena Fowler. "We are all one people who travel on many different paths. Our job at the County will remain to provide services to everyone regardless of their race, religion or sexual orientation."

The County Board of Supervisors officially resolved to maintain cultural, ethnic, geographic and religious diversity to draw upon the expertise of the community. They further resolved that racist propaganda has no place in the County and unequivocally condemns any advocacy of racial supremacy and any discrimination based on religion, culture or sexual orientation.



BRFD: Happy Jack, AZ—Coconino County Public Works held an open house on August 24th at the fire station to share updates about the speed limit change on Pine Valley Rd. in Clear Creek Pines, the Lake Mary Rd. reconstruction Project, and development of the Park Knoll road material pit. Supervisor Jim parks, Public Works Director Lucinda Andreani & several team members presented these topics. A person from ADOT gave an update on the work being done on route 87.



Changing Seasons

We have a front row seat here on "our" mountain to observe and enjoy the changing of the seasons. As we see summer changing to autumn, we say farewell to warm days, and hello to an explosion of colors by leaves that have been painted by nature's brushes. As we enjoy autumn, we will see frosty mornings with their sparkles and glitter, treating our senses. As winter stakes it's claim, we are awed by a marshmallow world. This wonderland will amaze us until spring arrives, bringing us new beginnings, as new life appears and rewards us with it's beauty. *B.J.S.*



Many ladies of the mountain enjoyed getting together for lunch at Fargo's in Payson in July. Excellent food & service there has made this an annual event that we look forward to every summer.

Our community breakfasts have been well-attended, setting a new record in August! They are a very popular social event as new residents and other communities learn about our tasty, bargain menus.



This is Sue Peck & Janet Pendell setting up our merchandise for the very successful Labor Day Sale at the Blue Ridge Fire Station.

Our entertainment at the July Ice Cream Social by the "Fossil Creek Bluegrass" was exceptional and greatly enjoyed by the mountain communities!



*Merchandise Manager, Menu Planner, Head Chef,
Bargain Shopper, Quilter Extraordinaire*

The Starlighters have had outstanding successes at our merchandise sales & breakfasts this year. We want to recognize and thank Linda McDermott for making our breakfasts and shirt sales HUGE successes!



Upcoming Events

Starlighters Business Meetings:

Oct 13

Nov 10

10am at the Community Center
Enjoy Refreshments and
Fellowship, too!
Come and work for charity!

Community Breakfast

8 to 10am Sat Oct. ~~13~~ 28

Last one for 2017

Menu has not been set.

\$5 for a tasty meal!

Come and socialize!

Christmas Luncheon

Dec 8 @11:30am

The Turquoise Room, Winslow

Please reserve your spot

By Dec. 1, 2017

For more info: contact

Bonnie Steele @480-861-9780

Ladies Trip to Jerome

Oct 19

For a fun day of shopping,
socializing, and lunch. Meet at
8am at the CC to carpool.

For more info: contact

Caroline Weimer @480-540-7828

Starshine Project

Oct 31

Nov 28

9-11am last Tuesday of the
month at Community Center,
(except Dec). Fun times, No
experience necessary! If you
would like to help work on this
project: please contact
Naïla Erwin @928-477-2715.

2017 Q4 Bunco Schedule

Oct. 6 & 20

Nov. 3 & 17

Dec. 1, 15 & 29

S.P. Community Center @1:30pm

Always subject to change!

For more info: contact

Bonnie Steele @480-861-9780



Mogollon Rim Ranger District, Coconino National Forest

News from the Forest Service

Edited on: September 15, 2017

CC Cragin Closed September 6, 2017 until Spring 2018



As part of the ongoing renovation of the boating access facilities at C.C. Cragin Reservoir, vehicular access to the lake will be closed beginning on September 6th, 2017. Over the past several years, significant improvements have been made to the facility thanks to the collaborative efforts of the Forest Service and the Arizona Game and Fish Department (AGFD). These improvements include widening of the access road, the addition of vehicle guard rail, paving of vehicle turning areas. The next phase of improvements this fall will include additional vehicle guard rail, paving of the area leading to the boat ramp, improved signage. The reservoir will reopen in the Spring 2018.

DATES TO REMEMBER

October 9-Columbus Day (Office Closed)
November 10-Veteran's Day (Office Closed)
November 17-Christmas Tree Permits on sale
November 23-Thanksgiving (Office Closed)
December 25-Christmas (Office Closed)
January 1-New Years (Office Closed)
During severe winter weather, it is a good idea to phone the Mogollon Rim Ranger District Office @ 928-477-2255 to ensure the office is open prior to your visit.

THE MOGOLLON RIM
RANGER DISTRICT
WOULD LIKE TO WISH
YOU AND YOURS A
VERY SAFE AND HAPPY
HOLIDAY SEASON!



ELK CALENDARS ON SALE

2018 Elk Calendars are on sale at the Blue Ridge Ranger Station. Hurry in to get yours...they sell out pretty quickly! And remember that the gift shop is always a great place to pick up a few holiday gifts.



It is a beautiful time of year to get out and enjoy the beautiful weather and the fall colors. Remember, if you are out hiking or recreating, consider wearing bright colors, as it will be easier for hunters and others to see you. As a safety precaution, you should always let someone know where you are and when you are expected to return. It is also time to prepare your cabin for the winter. Consider keeping an emergency kit at home and in your vehicle.

Mogollon Rim Ranger District Fall Color Update: Mid October



The Mogollon Rim - maples are turning on the Dick Hart Ridge and Dane Ridge area within a few miles of the Rim Road (FR 300). Mid October is a great time to go out to explore the area, as many of the trees will be approaching their peak. The maples can be spotted in the draws from the ridge roads (FR 139 and FR 321), and hikes into the draws at the southern ends of the Cabin Loop trails should be rewarding. Aspens are turning north of the Buck Springs cabin (137), and fall color is good in McClintock Draw on the Barbershop Trail. The meadow at the bottom of FR 321C and FR 218C should also be a nice area. There are lot of oaks changing as well as a few others out in the Potato Lake area and along the Mogollon Rim. There are very pretty oaks on the route to Tramway and Maxwell trailheads (the roads get rough close to the trailheads). Everything will be changing in the East Clear Creek drainage as well, including maples, oaks, and willows. The maples are peaking or past peak and will soon drop all their leaves.



Knoll Lake, Rock Crossing, Moqui and Blue Ridge campgrounds are all closed for the season. Clints Well and Kehl Springs campgrounds are open year-round, with Kehl Springs having limited accessibility based on snow and road closures during the winter months. **AND THIS IS THE ANNUAL REMINDER THAT CINCH HOOK IS CLOSED!**





Blue Ridge Fire District

"From the Firehouse"

The summer months have been full of activity and excitement here at the Firehouse. Allow me to share some of the details with you all here in this month's article:

In June one of our Advanced Life Support (ALS) ambulances was requested and deployed to provide medical standby for firefighters on the Boundary Fire near Flagstaff. This proved to be a great opportunity for our personnel to gain significant wildland experience while also lending a helping hand to our neighbors up north. Ambulance standby is very important to firefighter safety on large wildland fire assignments and we were more than happy to provide that safety to our brothers and sisters in Flagstaff and from around the State of Arizona as well.

The July 4th Auxiliary Sale went well as planned. Our Auxiliary worked tirelessly throughout the year in preparation for this event and boy did it pay off! These ladies were able to raise over \$8300 in craft and baked good sales. These funds were then graciously donated to the Blue Ridge Fire District (BRFD) for purchase of firefighting and life safety equipment. The BRFD Auxiliary is second to none and greatly appreciated by all. Thank you so very much to our Auxiliary for keeping your firefighters safe and for another job well done!

August brought us the BRFD Annual Awards dinner (also sponsored by the Auxiliary). We are so lucky in this community to have such dedicated volunteers living among us! These folks sacrifice day in and day out to help those in need and the Annual Awards dinner is just one small way for us to say "thank you" to these generous men and women. A couple of honorable mentions in the group: Assistant Fire Chief Charlie Jaeger retired this past year with over 17 years of service to his BRFD community. Firefighter/EMT Dick Knaeble and Firefighter/EMT Dave Summers both earned their 15 year service awards. And finally, our BRFD Outstanding Member of the Year was presented to Linda Hammer for her incredible leadership and dedication to the Blue Ridge Fire District over the last several years. I am proud to know and have served with each one of these individuals and thank my lucky stars that I am surrounded with such quality personnel.

The month of September might even be the busiest month of all. Labor Day weekend held yet another Auxiliary Sale here at the firehouse yielding over \$9100 in sales (a new record). Way to go ladies! The very same weekend, our ALS ambulance was deployed yet again to another wildland fire assignment for medical standby. The following weekend, several of your BRFD firefighters attended the 44th Arizona State Fire School held in Mesa, AZ taking classes ranging from Basic Live Fire (where firefighters become familiar with fireground procedures and equipment) to Incident Safety Officer (a course designed to facilitate safety practices on the fireground). This week, we have a firefighter attending the Engineer's Academy at the Central Arizona Regional Training Academy where students learn to safely and effectively operate large pieces of fire apparatus (pumps and trucks) with ease. The BRFD is committed to providing you, the community, with the most highly skilled and professionally trained firefighters possible so that in the event of any emergency we know exactly what to do.

And there you have it! A brief summation of what's been going on around here at the Firehouse all summer long. Please don't forget to call us at (928)477-2751 and inquire about the community CPR programs offered right here at BRFD Station 1 throughout the year. Sign up to save a life!

Philip E. Paine

BRFD Fire Chief



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. Please flatten and lay large cardboard in left rear corner of compactor area.
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 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.



STARLIGHT PINES BUMPER STICKERS

There are two purposes for displaying Starlight Pines bumper stickers:

1. To identify you as a property owner in Starlight Pines. When your vehicle is seen in the residential area or at the trash site, other residents and law enforcement officers know you "belong" in the area.
2. To identify you to your neighbors and local law enforcement officers if you are stranded out on the highway. The bumper stickers help identify you as a Starlight Pines resident.

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 2:00 PM Tuesday through Saturday.
(928) 477-2602.

VERIZON WIRELESS has had

"No Service" in our area, once in July and again in September. Their policy states that the number of customers who call in to complain determines how much priority our community will receive.

Number to call for **Verizon Customer service:**

(800) 922-0204

Thank you, **Barbara Jorgenson**, for the donation of the new American Flag for the community center's flag pole. We appreciate it and will think of you every time it flies.



REMINDERS:



The Blue Ridge/Cragin Reservoir was closed for the winter on September 6th. Game and Fish will continue with their improvements to the launch area and parking. It will not reopen until the spring of 2018.



EXERCISE!

Mon-Wed- Fri.

Starlight Community Center

7:20am Pilates!

8am walking exercise group!

Contacts for more info:

Linda Knaeble 928-451-4301

Caroline Weimer 480-540-7828

BOOKMOBILE

4th Quarter 2017 Schedule

First Tuesday of The Month

Oct 3, Nov 7, Dec 5

Blue Ridge Ranger Station

12:30-1:00pm

Starlight Pines Community Center

1:15-1:45pm

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 as weather permits. Notices will be sent to all properties not in compliance.

Thank you for your attention to this matter. PROPERTY RULES 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. Additional info: www.coconino.az.gov/

BARKING DOG ORDINANCE COCONINO COUNTY

CONTINUOUS BARKING, HOWLING, OR OTHER NOISE

It is unlawful for dog owners or caretakers to not control barking, howling, or other noise, day or night, if unprovoked, for more than 15 minutes if continuous, or more than 30 minutes if intermittent, which disturbs the peace and quiet of any person or persons. 1st offense: \$25-\$750, 2nd offense: \$50-\$750, 3rd offense: \$100-\$750, 4th and subsequent offenses: \$200-\$750. Additional info: www.coconino.az.gov/

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.



Brenda Altfeltis
REALTOR®

2844 Hwy 87, PO Box 1810, Pine AZ 85541
Serving all of Happy Jack & surrounding areas
Cell: (602) 320-8181
Fax: (877) 320-8181
BrendaAltfeltis@erayoung.net
BrendaInHappyJack.com
© 2017 ERA Young Realty & Investment. All rights reserved.



• Septic Systems • Driveways • Footers • Water Lines • Utility Trenches •

NORTH PINE CONST.

Kevin Scott

P.O. Box 835
Payson, AZ 85547
License #173411



Mobile: (928) 595-0479
kscott.northpine@hotmail.com

MM
MIRACLE
maintenance

LOG HOME RESTORATION
(BLASTING AND STAINING)



Brent Orm
480-515-9652
ROC #296901

www.miraclemaintenance.com
Brent@MiracleMaintenance.com



REALTY
EXECUTIVES

NORTHERN ARIZONA

Suzanne Knighton

Happy Jack

(928) 978-1290-Cell

(928) 442-1040-Fax

UpOnTheRim@gmail.com

www.UpOnTheRim.com





Quick Stats:

95 Acre
3 Bdrms / 2 Bath
On Greenbelt!
Vaulted Ceilings
Paved Road

2587 Blue Oak
MLS# 76348
List Price: \$289,000

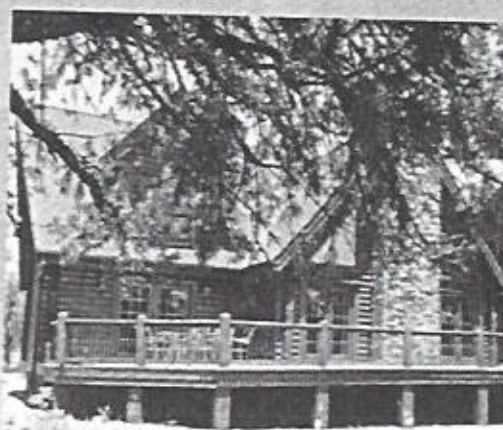


**BERKSHIRE
HATHAWAY**
HomeServices

Advantage Realty
Sherrie Vrankovic, REALTOR®

Call 928-814-8425

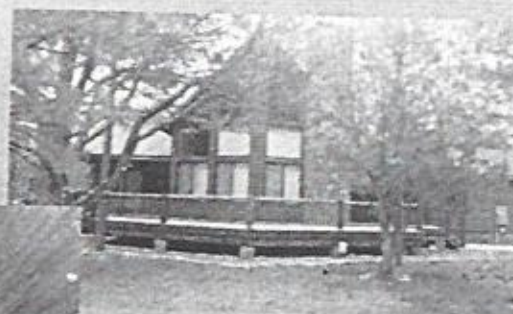
Sherrif@suppduke.com
www.MountainA2homes.com



Quick Stats:

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

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



2679 Deer Path - MLS# 76406
List Price: \$339,400



2100 Antelope Way - MLS# 76357
List Price: \$159,900



Quick Stats:

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

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



Quick Stats:

2.53 Acres
Cul-de-Sac
Horses Allowed
Corner Lot
Mountain Views

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



Quick Stats:

2 Acres
Gated Community
Flat Lot
Ponderosa Pines

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





Quick Stats:

National Forest
Nicely Treed
Long Range
Mountain views!

10270 Heaven Creek Dr - MLS# 76540 - List Price: \$52,500

Quick Stats:

MANY Building Sites
Corner Lot
5.36 acres
OWNER CARRY!

PRICE REDUCTION!



5111 Twin Oaks Loop - MLS# 74268 - List Price: \$58,000



1220 Elway Hwy - MLS# 75562
List Price: \$220,000



**BERKSHIRE
HATHAWAY**
HomeServices

Advantage Realty
Sherrie Vrankovic, REALTOR®
Call 928-814-8425
Sherrie@advantage.realty.com
www.MountainAlthomes.com

Quick Stats:

92 Acres
Good Community
Log Clubhouse
Nature Trails



10517 Timberline - MLS# 75106
List Price: \$22,000



Quick Stats:

Tall Pines
Beautiful Logging
Property
Build a Dream
Home!
32 Acres

6090 Mountain View Dr - MLS# 75141 - List Price: \$26,000

Quick Stats:

Starlight Pines
Houses Allowed!
Gated Community
2.06 acres
OWNER CARRY!



6090 Mountain View Dr - MLS# 74770 - List Price: \$58,000

10 Acres with Views!



Quick Stats:

Heavily Treed
**OWNER
FINANCING!**
Mountain Views



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

AZ PINES HOME WORK

(928-477-2406)

RESIDENTIAL SERVICES

CUSTOM WELDING - WROUGHT IRON RAILINGS - GATES - FENCING

HANDY MAN SERVICES - HOME REPAIRS

SMALL CONSTRUCTION - DECKS - ADDITIONS - REMODELING

INTERIOR & EXTERIOR DESIGNS

LANDSCAPING - IRRIGATION

HOME CARE - HOME CHECKS

DOUG & DEBRA WOOD, OWNERS/OPERATORS

LICENSED, BONDED, & INSURED

WE APPRECIATE THE OPPORTUNITY TO BE OF SERVICE TO YOU!

azpineshomework@gmail.com



Clear Creek Realty LLC

SERVING THE HAPPY JACK / BLUE RIDGE AREA FOR 29 YEARS

HOMES - LOTS



Ed Perkins
BROKER

Clear Creek Realty is locally owned and operated. We have been providing quality Real Estate Services in the Happy Jack / Blue Ridge area for 29 years. We strive to make our clients happy by offering them honest, courteous and professional Real Estate Service without pressure. Our goal is to make your buying, or selling, experience a pleasant one. We can help you with any property listing in our area.

Please Call Us or Visit Our Website

Phone (928) 477-2332 Fax (928) 477-2585 - www.clearcreekrealty.com - ed@clearcreekrealty.com



You could be seeing your BUSINESS AD here!

This newsletter is sent to all property owners in Starlight Pines.

Call or email the community center for more information.

Office hours 9am-2pm Tue. thru Sat.

sphoa1216@tds.net Office 928-477-2602



Winter is right around the corner!

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 in October or November.

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



REALTY EXECUTIVES

NORTHERN ARIZONA



Suzanne Knighton

(928) 978-3290

UpOnTheRim@Gmail.com

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



Lot 78 Horseshoe \$31,000-
1.29 Acres

Lot 316 Well Water \$29,000
1.13 Acre

LAND

Starlight
Ranchettes

Lot 77 Moon

Sale Pending

Lot 104 Panther

Sale Pending

Starlight Pines

Lot 286

Sale Pending

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

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

(928) 978-3290

Text OK



Price Reduced

4238 Apache \$359,900

Cypress Log Home with huge
Greatroom plus Family Room. One
Bedroom on each of 3 floors. 2 Pro-
pane Fireplaces. 1 Acre



4303 Navajo \$345,000

Chalet home w 3 Bedrooms/2
Baths plus Loft, plus Sun Room.
2+ car garage. Pride of Ownership



Price Reduced

2508 Roundup \$269,900

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

YOUR LOCAL CONTRACTOR SINCE 1998

- ★ PAINTING
- ★ HANDYMAN
- ★ REMODELING
- ★ NEW CONSTRUCTION



(928) 814-8435

allplusav1@gmail.com

ROC #280888



Professional Carpet Cleaning
Tile & Grout Cleaning
Carpet Repairs and Stretching
Specialty Stain Removal
Pet Odor Control
Water Damage Restoration

Serving Winslow and the Surrounding Areas

Refined Carpet Care, Inc.
928-289-2292

elle
Family Owned and Operated
Since 1993 by
Paul & Merica Skaggs

HERE FOR YOU, RIGHT IN YOUR NEIGHBORHOOD!



4TH 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: lokelly@tds.net EMAIL

A SPECIAL THANKSGIVING MESSAGE

HELLO, EVERYONE! Each year at this time, I'm amazed to realize Thanksgiving is quickly approaching. So much has happened in the just the past 3 months & I feel a need to express gratitude for my husband's amazing recovery from an unexpected life-threatening illness. Late on June 10th, I had to call 9-1-1 due to Ralph's becoming violently ill with what turned out to be food poisoning. He had pulled some very good Chinese food from our refrigerator early in the morning, to have it for breakfast, but got distracted when a bunch of his buddies showed up to visit & wound up out in his "man cave" garage, shooting pool & having fun, as guys will do, for several hours. Much later, he decided to eat that Chinese food for lunch, which was a huge mistake! I got home from work late that afternoon & shortly after that, Ralph started violently throwing up. It continued for some hours; I knew it was getting dangerous, so I called 9-1-1 against Ralph's protests. The wonderful & professional paramedics & EMT crew from Blue Ridge Fire District arrived & it was immediately obvious Ralph was in very bad shape & needed to be taken to the hospital. I insisted on Flagstaff Medical Center, because the other hospital choices aren't Level I Trauma Centers. I will skip a lot of the "in between" happenings, but the violent, constant throwing up had dehydrated Ralph & caused a dangerous imbalance in his electrolytes; he was also aspirating part of his emesis. This is why I called 9-1-1 in the 1st place. He started going into a dangerous heart arrhythmia (A-fib) & his condition further deteriorated by the time we got him to the Flagstaff ER. Ralph has never had even a hint of heart problems & is in excellent physical condition, but the violent nausea caused the electrolyte imbalance, which affected his heart rhythm. After going through what was almost a full cardiac "code" upon arrival at the ER, his heartrate somewhat stabilized, & he was moved out of the ER. He wound up in the hospital for 14 days, & got much worse before he got better, with the 1st 9 of those 14 days spent in the cardiovascular ICU. He was in very poor condition the first 5 days but thank God, he did start to improve & came through the worst of it & slowly recovered. We had to spend time in the Valley for follow up with multiple specialists. We're now home in Happy Jack & Ralph is, I'm so grateful to report, doing just great. He's back to normal, zipping around our neighborhood in his neat bright red Polaris RZR ATV & is working in our big yard again. Life is good. God is so good!

I want to express both Ralph's and my sincere gratitude to the Blue Ridge Paramedics & EMTs who attended to Ralph that very frightening evening, & also thank Pastor Danny Allen for his kindness in staying with me after the ambulance left for Flagstaff. Pastor Allen helped me lock up everything & turn out lights so late that night, & saw me safely packed & loaded into my SUV to follow the ambulance to the Flagstaff ER. Both of us cannot thank all of you enough for your professionalism & sincere caring that terribly frightening night. If not for the professional attention of the medical crew we are blessed to have out here in our remote area, I truly don't think Ralph would still be here. Yes, he was that ill.

I also want to thank my Team for helping me keep my work going during this time. I was able to keep up with my phone calls/emails both from my hotel room late at night & in the hospital waiting room during the day; I couldn't have done it without the help & support of my business partner, Al Cain & my longtime assistant, Donna Richardson. Work was a kind of "sanity break" while dealing with Ralph's illness, & we (my Team & I) kept listing & selling properties & representing my clients, without missing a beat. And while we had to be at our 2nd home in Phoenix, while Ralph had to consult with medical specialists for follow-up care, Helen Roe was also a huge help by taking on the task of forwarding our mail. I can't thank all of them enough for their caring kindness & amazing help during those very difficult times. To all of you amazing members of my Team: I couldn't have gotten through this without all 3 of you!

So for this year's 4th Quarter Newsletter, there's no recipe, and no real estate, just a sincere expression of thanksgiving & deepest gratitude to the wonderful professionals who helped save my husband's life; to my Team members who helped keep me going; & most of all, my deepest gratitude to Our Dear Lord, Who gave us both the strength to get through it all. I wish all of you a Blessed & Fulfilling Thanksgiving, a Joyous Christmas & a Happy, Healthy 2018!

LINDA

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

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

2017 4th Quarter Schedule of Events

October							November							December						
SUN	MON	TUE	WE	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MO	TUE	WE	THU	FRI	SAT
1	2	3	4	5	Bunco 1:30pm	7				1	2	Bunco 1:30pm	4						Bunco 1:30pm	2
8	9	10	11	12	Starlight- ers 10am	Board Meeting 9am	5	6	7	8	9	Starlight- ers 10am	Board Meeting 9am Veterans Day	3	4	5	6	7	8	9
15	16	17	18	19 Jerome Trip ★	Bunco 1:30pm	21	12	13	14	15	16	Bunco 1:30pm	18	10	11	12	13	14	15 Bunco 1:30pm	16
22	23	24	25	26		28 Community Breakfast 8am	19	20	21	22	23 Thanks- giving	24	25	17	18	19	20	21	22	23
29	30	31 Starshine 9-11am Halloween					26	27	28 Starshine 9-11am	29	30			24 31	25 Christ- mas	26	27	28	29 Bunco 1:30pm	30

* Ladies of the mountain will have lunch and shopping in Jerome.



Starlighters Christmas Lunch
@ Turquoise Room 11:30am

STARLIGHT PINES

2740 Arapaho Dr.
Happy Jack, AZ 86024

A Firewise Community

Address Service Requested



**Starlight
PINES**

PRSRT STD
US POSTAGE
PAID
WINSLOW, AZ
PERMIT #7