



FIRST QUARTER 2019

**The President's Corner**

I looked it up and found that I've been writing these newsletter articles now for 7 years. That's 29 issues and about 20,000 words. We've seen a lot together in that time, but one thing remains constant, the seasons keep changing and winter remains the quietest in Starlight Pines. What a great time to spend time in Starlight Pines if you're a low-lander like me.

I also want to take this moment in the new year to thank all the volunteers and board members who I've served with this past 7 years. Most of our owners have no idea how hard our team works and how much effort goes into keeping Starlight Pines one of the best run HOA's in Northern Arizona. We work well together and I'm proud to have developed so many friendships. We are getting older together and it's time for some of you younger owners to volunteer. We will be hosting board elections again late spring and the committees will all be getting back up to speed in April. Please reach out to one of us or the office if you have an itch to give some of your time and talent to our community. By the way, Patricia may be our community manager, but she is a full time SP owner who gives a lot of her own time to help as well. Thank you Tricia.

The board will be working on our 2019/2020 budget starting in February. All committees and volunteers are requested to turn in your thoughts to help us budget properly for all the priorities.

We have a new full-time deputy in the Blue Ridge area. Cody Watson is a welcome addition. We had a couple of break-ins including an attempt on the shed at our community center (the alarm scared them off). Having full time representation from the Sheriff came at the right time. With all the new construction in the area, there is concern that not all workers share our respect for others property. Please keep your attention focused on the unusual and reach out to the sheriff's department with any concerns. Remember SP bumper stickers are available in the office to help the deputy recognize vehicles that belong in our neighborhood. The deputy is also cracking down on speeding and mostly off-road vehicles. Our roads are controlled by the county and all rules and laws of the road apply including posted speed limits. In Cody's own words, "the honeymoon is over" and he's writing tickets.

As you know by now, your board of directors has approved a plan to completely rebuild our trash compactor site. This will include a second compactor and ensure our ability to service the community for the next 40 years. Construction was expected to begin in the spring, but the contractor decided to get as much done during the winter as possible to avoid construction when part timers start coming back. A temporary trash haul away site has been established in the parking lot at the community center. This will be available to residents only until the new site is complete.

The Firewise Committee and Board would like to thank all owners for the tremendous response this last fall to the bark beetle infestation. About 25% of all lots were impacted and hundreds of trees were lost. There is little we can do to stop the spread of the beetles except take away their habitat by immediately removing dying and dead trees and seriously thinning our lots to allow for much healthier remaining trees. But our community stepped up and took very seriously the need to remove infected trees. The Firewise Committee will continue to inspect lots and tag infected trees. You will be notified if your lot is impacted. The regular Firewise inspections of lots 201 through 400 will take place in May and June. Please prepare your lots in advance.

On a final and very positive note, I want to congratulate our Starlighters led by Bonnie Steele who set another record last year with fund raising and gave a new record amount to several charities who deeply appreciate what they do. Our community is lucky to have the Starlighters Auxiliary. They represent us extremely well.

Until next time, we remain good neighbors,

Mike Bradley, Board President

# SPHOA Board of Directors

<b>Contact Information for Board of Directors</b>			
<u>Name</u>	<u>Phone</u>	<u>E-Mail</u>	<u>Address</u>
<b>Michael Bradley</b> President	928-477-2602	sphoa1216@tds.net	Lot 273 / 4811 Lone Pine Circle 3632 E. Park Ave. Phoenix, AZ 85044
<b>Bill Patterson</b> Vice President	928-477-2602	sphoa1216@tds.net	Lot 244 /2541 Roundup Ln. 14645 N. 30th Dr. Phoenix, AZ 85053-4803
<b>Connie Kiser</b> Secretary	928-477-2602	sphoa1216@tds.net	Lot 97 /4913 Horseshoe Dr. 7644 W. Michigan Ave. GlendaleAZ 85308
<b>Sue Davis</b> Treasurer	928-477-2602	sphoa1216@tds.net	Lot 352 / 3434 Starlight Dr. 9420 E. Casitas Del Rio Dr. Scottsdale, AZ 85255-4330
<b>Kim Traver</b> Director at Large	928-477-2602	sphoa1216@tds.net	Lot 178 /4386 Lariat Way 901 E. Country Gables Dr. Phoenix, AZ 85022
<b>Rosemary Jaeger</b> Director at Large	928-477-2602	sphoa1216@tds.net	Lot 90 / 4671 Horseshoe Dr. Happy Jack, AZ 86024-9740
<b>Bill Cross</b> Director at Large	928-477-2602	sphoa1216@tds.net	Lot 454 / 2947 Choctaw Ridge 1124 E. Vogel Ave. Phoenix, AZ 85020-2621
<b>Bill Stephens</b> Director at Large	928-477-2602	sphoa1216@tds.net	Lot 265/4665 Point Circle Happy Jack, AZ 86024

### Committee Contact Information

<b>Property Rules Committee</b>	
Rosemary Brown-Jaeger	(928) 477-2602
<b>Compactor</b>	
Ray Weimer	(480) 540-3283
<b>Firewise Education Committee</b>	
TBD	(928) 477-2602
<b>Green Belt Committee</b>	
Don Cacioppo	(480) 305-4823
<b>Web Site Committee</b>	
Patricia Birtwistle	(928) 477-2602
<b>Architectural Committee</b>	
Kim Traver	(928) 477-2602
<b>Starlighters Committee</b>	
Bonnie Steele, chair	(480) 861-9780
<b>Newsletter Editor</b>	
Bonnie Steele	(480) 861-9780

### Community Contact Information

<b>Blue Ridge Fire Department</b>	
Philip Paine	(928) 477-2751
<b>Sheriff 's Department</b>	
Cody Watson	(800) 338-7888



**Community Center Office Hours**  
**Tuesday thru Saturday 9 am to 2 pm**  
**Trisha Birtwistle Community Manager**  
 sphoa1216@tds.net



The phone numbers are:  
 Office 928-477-2602  
 Fax 928-477-2295

## REMINDERS:

It is essential that your contact information is kept up to date at our HOA office. If they want to report a problem with your property, this is their "go-to" source. They may need to contact property owners using an email blast or personally call you. Your SPHOA newsletter will be mailed to the address in our data bank.

**PLEASE NOTE:** Until further notice, 2 Trash Bins are temporarily located at the Community Center parking lot while construction is taking place at the trash compactor site. These are for use by SP property owners only!



**\*\* All Dogs \*\***  
Must Be On Leashes or Inside Fences!

### 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.

### NO TRASH BAGS may be left at the BLY PIT!

If you must use trash bags to transport the yard cleanings, please empty the bags there and take them home with you.

### \*CAUTION\*

Only roads listed on the Coconino National Forest Vehicle Map may be driven on.

### 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:

- The primary purpose of the greenbelts is for flood control.
- **Greenbelts are to be used only for hiking and horseback riding.**
- NO motorized vehicles of any kind, including ATV's are allowed in the greenbelts except those used for maintenance.
- Property owners can arrange, with prior approval of the Greenbelt Committee, for access to the greenbelts for your property clean-up.
- 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: Don Cacioppo, Dave Lutz, Dave Ihns, Buddy & Sue Peck, Dan & Margaret Knox**

# Financial Report

## Starlight Pines Homeowners Association - All Funds Unaudited Income/Expense Statement to the 2018 - 2019 Budget

Fiscal Year June 1, 2018-May 31, 2019	2018 November	YTD Cash Flow	2018-2019 Budget	% YTD 50% 6 months
Budget Fund Balance Carried Forward Monthly	69,370.60			
<b>Income</b>				
Transfer from Reserves:Office Equipment Reserves	-	1,060.34	-	
Transfer from Reserves:Community Center Furnishings	-	2,174.36	-	
New Member Initial Contributions	570.00	4,560.00	3,610.00	126%
Ownership Transfer Document Fees	1,014.00	9,805.50	6,422.00	153%
Building Cleanup Deposit Forfeitures	-	-	-	
CC&R & Architectural Fines	100.00	10,100.00	2,000.00	505%
Bank Interest	18.48	106.13	200.00	53%
Plan Review Fees	50.00	850.00	350.00	243%
Member Annual Assessments 2018-19	792.29	113,451.90	116,280.00	98%
Member Annual Assessments 2018-19:Prepaid	-	-	-	
Member Annual Assessments 2019-20:Prepaid	0.71	0.71	-	
Miscellaneous Income	-	59.65	-	
Starlighters Income	668.38	15,492.16	-	
Newsletter Advertising	665.00	2,280.00	3,120.00	73%
Community Center Use Fees	-	-	260.00	
<i>Income</i>	<b>3,878.86</b>	<b>159,940.75</b>	<b>132,242.00</b>	<b>109%</b>
<b>Expenses</b>				
Annual Meeting	-	574.78	600.00	96%
Prepaid Assessments	0.71	0.71	-	
Accounting Fees & Bank Charges	495.00	1,400.00	1,200.00	117%
Firewise Education Com	5,790.00	6,469.20	1,226.00	528%
Greenbelt Com	-	-	100.00	
Architectural Com	-	-	100.00	
Property Rules Com	-	50.00	140.00	36%
Nominating & Election Committees	-	-	100.00	
Membership Fees (CAI, Sam's Club)	-	442.00	650.00	68%
AZ Corp. Com, Fee, Permits	-	10.00	10.00	100%
SPHOA Insurance	-	9,993.00	9,850.00	101%
Legal Costs	225.00	697.50	3,500.00	20%
Lien Filing Fees	-	116.00	240.00	48%
Community Center & Grounds Maintenance	210.00	6,707.11	5,225.00	128%
Management/Wages/Payroll Taxes/Ins/Travel	2,964.69	16,615.77	31,000.00	54%
Community Center Manager	-	975.00	2,340.00	42%
Contingencies/Miscellaneous	-	4.30	200.00	2%
Starlighters Expenses	70.39	11,183.94	-	
Newsletter: Publisher, Postage, Printing	-	3,058.10	6,000.00	51%
Website Expense	-	756.00	850.00	89%
Internet Expense	-	-	480.00	
Office Supplies & Expense (New computer)	116.41	1,975.16	1,400.00	141%
Postage & Bulk Mail Permit	67.00	799.89	600.00	133%
Printing: Office, Assessments, Election	-	116.42	1,000.00	12%
Refuse Collection	1,989.40	13,336.83	25,000.00	53%
Compactor & Trash Area Maintenance	775.79	4,335.35	7,800.00	56%
Trash Compactor Area Renovation	25,000.00	32,992.23	6,835.00	483%
Perimeter Fence Maintenance	100.00	520.58	1,530.00	34%
Snow & Ice Removal	90.00	90.00	600.00	15%
Taxes: Income & Property	-	50.00	100.00	50%
Telephone	404.37	1,293.18	1,720.00	75%
Travel Reimbursement	-	-	200.00	
Utilities	243.59	3,048.86	6,000.00	51%
Replacement Reserve Funds	1,223.00	5,134.50	15,646.00	33%
Transfer Profit/Loss to Starlighters Auxiliary Fund	597.99	4,308.22	-	
<i>Expenses</i>	<b>40,363.34</b>	<b>127,054.63</b>	<b>132,242.00</b>	<b>84%</b>
<i>Income Less Expenses</i>	<b>(36,484.48)</b>	<b>32,886.12</b>	<b>-</b>	
<i>Fund Balance</i>	<b>32,886.12</b>			
<b>Starlighters</b>				
Income	\$668.38	\$15,492.16		
Expenses	\$70.39	1,345.24		
<b>Fund Balance</b>	<b>\$6,092.85</b>	<b>\$597.99</b>	<b>\$10,401.07</b>	



## Firewise Report

The Firewise Education Committee says goodbye to a most effective leader. Sue Peck, Chairperson of the Committee, is retiring. Her time and energy are needed with her family due to recent changes. In typical Sue Peck fashion, she made sure that all the reports and other criteria were completed for our 2019 national recertification. Through her tenure as chair of the committee, Sue has definitely left the Starlight Pines community in a better place. She led the Committee and the community through two successful inspections, the results of which are very impressive. The inspection for 2017 involved all 612 lots, 601 of which are now compliant (a 98% compliance rate). The 2018 inspection included lots 1-200. All but five of the 200 are now compliant. In addition to the Firewise inspections, the Committee also assumed the responsibility of inspecting all lots for trees and firewood infested with bark beetles. 130 lots were identified as having trees or firewood needing to be removed. As of December 1<sup>st</sup> all of the 130 were compliant. This remarkable record is the result of many hours of hard work by the Committee under the leadership of Sue Peck, who performed many of the inspections and re-inspections herself along with her husband Buddy. Buddy also performed an invaluable service as the Committee's technology expert. None of the accomplishments would have been possible without precise record keeping. Buddy Peck's detailed and constantly updated spreadsheets on *My Dropbox* made keeping track of all these activities possible. As a result of the Pecks' leadership and hard work, Starlight Pines is now a safer and more beautiful community.

A major Firewise challenge during the last half of 2018 was the bark beetle outbreak. The bark beetle threat became obvious in August, and the HOA board took immediate action, utilizing the Firewise Committee as the main resource. Mike Bradley, board president, called a special board meeting to decide the actions that must be taken to deal with this crisis. The meeting was a packed house with property owners from all Blue Ridge communities. Firewise presented a PowerPoint, experts from Payson and Flagstaff answered questions, and the Board made several key decisions. A letter from Mike Bradley would explain the situation, Firewise would inspect all lots as soon as possible, marking all infested trees that the homeowners would be required to remove; a courtesy phone call from a Firewise volunteer would give affected homeowners a "heads up" so they could take immediate action; and when inspections were complete, the Property Rules Committee, working with Firewise, would mail a letter explaining to homeowners that they had 30 days to remove their infested trees, or the HOA would have them removed at the owner's expense in order to protect adjacent properties. To accomplish the inspections, Sue Peck recruited several new members, and held a training session with bark beetle experts. She supplied each team of two inspectors with a map of lots they were to inspect along with marking tape, and inspections were completed in just a few days. The dedication of our Firewise committee members was more than impressive. They stepped up to the plate when others were not available and really did the leg-work for the bark beetle project. They are an amazing group of volunteers and the success of the committee is based on their time and efforts. The community also responded magnificently. As a result of the courtesy call, most homeowners had removed their infested trees even before they received the 30-day notice.

The prompt action taken by our community saved many trees, but our bark beetle problem is not over. This outbreak is the result of the Tinder Fire, causing swarms of beetles to infest adjacent areas, and a severe drought. From October 2017 to the beginning of August 2018, Starlight Pines received less than 4 inches of rain and an almost insignificant amount of snow. An article in the April 10<sup>th</sup> edition of the *Payson Roundup* about the closure to boating on the Cragin Reservoir showed just how severe the drought was. The article stated: "the reservoir remains at 22 percent, at the end of the winter runoff season when it normally fills to the brim." Of course, the tragic consequence of this drought was the loss to bark beetles of so many beautiful pine trees. Because pines need water to manufacture the pitch that they use to defend themselves, the bark beetles were able to invade many trees almost unimpeded. However, weather permitting, our trees will recover, but based on past outbreaks complete recovery will probably take three years, during which time we will lose many more trees. To minimize this tree loss, we must remain vigilant and remove infested trees as soon as they are recognized.

Based on the 2018 recommendation of the National Firewise Inspection Team, our 2019 and 2020 Firewise inspections will focus on thinning, defensible space around structures, and bark beetle infestations. In the coming months Firewise will be supplying lot owners with information on these objectives .

Firewise Education Committee:

Larry Butler, Bob Dahlgren, Conrad Davis, Linda Knaeble, Patty O' Brien (a volunteer during the bark beetle crisis),

Dan & Margaret Knox, Dave and Pam Ihns, Dave Lutz, Tom & Paula Osterday, and Bill Patterson (Board Liaison)





19 Ladies from the Blue Ridge Communities Attended a Christmas Luncheon Organized by The Starlighters on Dec 07 at La Posada's Turquoise Room.



A small group of Starlighters had a fulfilling day shopping for 10 people from 3 families adopted for Christmas through Alice's Place in Winslow.



A \$300 Check was Given to Central Arizona Humane Society in Payson.



A \$500 Check was Received by Rev. Jerry Foust for Presbyterian Deacon's Pantry in Payson.

**STARLIGHTERS AUXILIARY DONATIONS**  
**Approved by the Board of Directors: November 10, 2018**

AGENCY	ITEM	AMOUNT
Hope Cottage; Flagstaff	"Use for Christmas Gift Fund."	Check: \$ 800.00
Sunshine Rescue Mission; Flagstaff	"Use for Food Baskets."	Check \$ 800.00
Sunshine Rescue Mission's Men's Program; Flagstaff	"Use for new clothes."	Check \$ 1,000.00
Happy Jack Fire Services	"Use for Health Care Ministry's Immunization Program."	Check \$ 500.00
Salvation Army; Flagstaff	"Use for food bank or meals."	Check \$ 500.00
Presbyterian Deacon's Pantry Former: Payson Area Food Drive	"Use for perishable food in food boxes."	Check \$ 500.00
Canine Companions for Independence Former: Canine Companions for Patriots	"Use for veterans' benefits."	Check \$ 1,000.00
Humane Society of Central Arizona; Payson	"Use for pet food and/or supplies."	Check \$ 300.00
Alice's Place; Winslow 10 to buy for (\$100.00 per person = \$1,000.00)	Gifts for adopted families bought by Starlighters. \$ 1,000.00	\$ 1,000.00
High Country Humane	"Use for Pet food and/or supplies."	Check \$ 900.00
<b>Total Voted for Allocation</b>		<b>\$ 7,300.00</b>

<b>Previous Donations in 2018:</b>		<b>\$ 2,400.00</b>
United Way: Tinder Fire Victims		\$ 1,000.00
Salvation Army; Flagstaff	Food Bank	\$ 500.00
Presbyterian Deacon's Pantry; Payson	Food Bank	\$ 500.00
Alice's Place	Underwear	\$ 400.00

NE: 11/09/2018



**Feeding the  
Community**

## 2018 Project Starshine Donations

“Project Starshine was started in 1999 by three Starlighters. It is a nonprofit, volunteer, effort to give hand-made lap robes, blankets, quilts, stocking caps, scarves and other items directly to local area children and adults in need.”

### Payson Care Center:

7 men’s lap robes, 7 women’s lap robes

Payson Hospital’s Birthing Unit: 8 stuffed baby bears, 2 fleece blankets, 8 baby quilts, 9 stocking caps.

Hope Cottage; Flagstaff: 8 stuffed children’s bears, 7 youth blankets, 6 lap robes, 9 stocking caps, 1 scarf.

Salvation Army; Flagstaff: 7 afghans, 8 youth blankets, 50 small hygiene bags, 8 youth stocking caps, 7 adult stocking caps.

Alice’s Place; Winslow: 10 adult hygiene bags, 30 medium hygiene bags, 10 stuffed baby bears, 11 children’s blankets



Starshines’ Homemade lap robes Were Delivered to Payson Care Center .



Starshines’ Homemade Items Were Delivered to The Birthing Unit at Payson Hospital.



Starshine received a donation of over 50 handmade bears and several other stuffed animals from Pat Norton, a former resident of Starlight Pines and a Starlighters leader.

# Thank You



## A special thank you to a special lady!

The **Starlighters Committee** would like to express our gratitude to **Naila Erwin**. She is always willing to donate her time and efforts, and our group relies on her wisdom and guidance.

She also devotes a lot of her time to being our Treasurer and keeps our money straight. Naila is our kitchen manager and helps out in purchasing the food and essentials for our community breakfasts. We Starlighters would be lost without

**Naila Erwin!**



**Starlight Pines Bumper Stickers Serve Two Purposes:**

1. To identify you as a property owner in Starlight Pines when seen by law enforcement officers and other residents, so they know you belong in the area.
2. To identify you to other residents and local law enforcement officers if stranded out on the highway.

You can get your bumper stickers at the SPHOA office for \$5 cash or check during business hours: Tuesday thru Saturday 9 am to 2 pm.

**BOOKMOBILE**

**1st Quarter 2019 Schedule**

First Tuesday of The Month

Jan TBD, Feb 5, Mar 5

Blue Ridge Ranger Station

12:30-1:00pm

**Starlight Pines Community Center**

1:15-1:45pm



**EXERCISE!  
Mon-Wed-Fri.**

**Starlight Pines Community Center**

7:20am Floor Exercises!

8am walking exercise group!

Contacts for more info:

Linda Knaeble 928-451-4301

Caroline Weimer 480-540-7828



## Compactor Project Status Report to Property Owners: December 2018

The compactor and trash site are one of the benefits of being a property owner in Starlight Pines and is unique in our area. The compactor has been running efficiently for 18 years. Our community has continued to grow and our summer population is exploding. Our Homeowners Association Board of Directors has been planning ahead to address the needs of our residents. That means adding a second compactor. That plan is now in action, following permits set by Coconino County. You will see the project in progress over the next few months.

### 1. The trash site is currently closed and under construction!!

- Please do **not** throw trash over the fence! It is messy and unsanitary.
- It violates Coconino County ordinances and the fine is **\$500.00**

2. A temporary trash site has been set-up at the south end of the community center parking lot. We are prepared to keep the temporary trash site in place as long as is needed. There is video surveillance of the area. The rules are the same:

- The dumpsters are ONLY for use by Starlight Pines property owners.
- Household waste only; No paint, oil, batteries, chemicals, toxic waste or appliances.
- Trash must be in plastic bags and tied closed.
- No yard slash, tree trimmings or pine needles.
- Dumpster lids must be kept closed.
- NO FIREPLACE ASHES!
- PLEASE FLATTEN CARDBOARD BOXES and/or cut them to 2 foot by 2 foot flat squares.

### 3. The current trash site is currently under construction and renovation.

- The current compactor will be moved to well site.
- The existing fence will be removed and the pad prepped for the second compactor.
- A new block fence wall and new gates will be installed.
- The current compactor and the second, refurbished compactor will be installed.
- Coconino County will conduct the final inspections.
- The security systems will be activated and the refurbished site will be opened.
- The temporary site will be closed.

4. There is a weather component that will affect the schedule and timing of completing the project. Therefore, we do not know an exact date when the project will be completed.

- So far, the weather has remained cold but dry and is allowing us to move ahead.
- Coconino County will have the final say on when we will be able to reopen.

THANK YOU FOR YOUR UNDERSTANDING AND COOPERATION DURING THIS TIME.  
THIS PROJECT IS FOR THE BENEFIT OF OUR STARLIGHT PINES PROPERTY OWNERS.

Submitted by: The Trash-site Renovation Committee: Project Manager, Steve Yearly members, Naila Erwin, Bill Stephens, Ray Weimer and Board Liaison Bill Patterson



# Happy Newyear

The Starlight Pines Board of Directors is sending you  
best wishes for the coming year.

2018 presented us with many challenges and our community  
responded well by working together to assist our neighbors.

Thank you for coming together and making Starlight Pines a great  
place to live. Our volunteers in every committee are dedicated  
and greatly appreciated.

**BE GOOD NEIGHBORS IN  
2019**



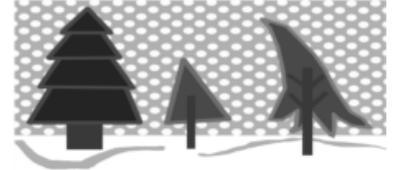
# Mogollon Rim Ranger District, Coconino National Forest News from the Forest Service

Edited on: December 15, 2018

FROM THE EMPLOYEES AT THE  
MOGOLLON RIM RANGER DISTRICT!!  
**HAPPY★NEW★YEAR**



Sign up for emergency notifications  
at: [www.coconino.az.gov/emergency](http://www.coconino.az.gov/emergency).



## No Parking on County Roads

County Ordinance 2017-11 prohibits motorists from parking on county roadways between Nov. 1 and April 1 on a 24-hour basis.



## Prepare Your Home for Extended "Snow-Ins"

Winter storm events in Coconino County can last several days. These storms can cause power outages and significantly hinder travel. In the event of a being stranded by a "Snow-In," it is imperative to have enough supplies at home to weather the storm.

All County residents should have the following on hand:

- \* Working carbon monoxide detectors (with battery backups) in all sleeping and common areas 
- \* Three days of non-perishable food and water (one gallon per day per family member) 
- \* First aid kit and extra supply of medication 
- \* Personal hygiene supplies, extra clothing, footwear, gloves, blankets, sleeping bags 
- \* Extra food for pets and livestock 
- \* Flashlight, extra batteries, candles and a battery operated radio 
- \* Alternate heat source (kerosene, wood, etc.) 
- \* Full propane tank (if applicable) 
- \* Extra set of car keys, cash, credit cards 
- \* Snow shovels 
- \* An emergency plan for the entire family 

## Winterize Your Vehicle

Winterize your vehicle now:(antifreeze, wipers, battery, snow tires) and stock it with an emergency kit consisting of tire chains or cables, blankets, tow strap, jumper cables, flashlight, water, first aid kit, ice scraper, extra clothing, and appropriate tools.



## Plan Travel Accordingly

Good winter travel planning is critical for the safety of Coconino County residents and visitors alike. Stay aware and informed about incoming and ongoing storms through a weather radio or by visiting the NWS website at <http://www.wrh.noaa.gov/fqz/>. Use the Arizona Department of Transportation's (ADOT) [www.az511.gov](http://www.az511.gov) system for interstate travel information before you leave home



GATE AT FR 82

## UPDATE ON PROGRESS OF OUR 18-MILE REROUTE OF THE AZ TRAIL

### Changes:

- Installed 2 single panel kiosks
- Installed 1 new trail register
- Installed 10 new range "super gates"
- Pine Springs Trailhead decommissioned / New Trailhead at Bargaman Park

### To Date:

- Approx. 5 miles of new trail has been constructed.
- Over 1500 hrs of volunteer time have been logged
- 8 youth events have been held
- 1 Trail Skills Institute Class has been held



BLUE RIDGE RANGER STATION WILL BE CLOSED  
MONDAY, JANUARY 21, 2019 TO OBSERVE  
DR. MARTIN LUTHER KING DAY





# Blue Ridge Fire District

January 2019

Dear Starlight Pines Property Owners,

The Blue Ridge Fire District and the Arizona Department of Forestry and Fire Management (AZDFFM) have acquired grant funds to help private property owners within the Starlight Pines Community. The goal of the grant is to complete vegetation treatments to reduce wildfire risk and increase forest health. To keep project costs down, we will be using the Arizona Department of Forestry and Fire Management Fire Crews. The grant funds should cover approximately 30 properties with a 50/50 cost-share to the property owner. The cost-share to property owners is estimated to be \$500 - \$700 per acre.

The first step in this process is to see if there might be interest out there? If you are interested in participating in this program, please send a reply email to [sphoa1216@tds.net](mailto:sphoa1216@tds.net) stating you are interested. You will then be placed on a list (first come, first served) for AZDFFM crews to come out and perform a fuel reduction assessment on your property (essentially marking trees and brush for recommended removal). Last but not least (and before we fire up any saws), you will be asked to take a look at the markings and give written final approval prior to any vegetation being removed.

Once again, participants will be accepted on a first-come, first-serve basis as funding allows. The more properties participating in fuel reduction treatments, the more we reduce the risk of loss from a major wildland fire event.

Thank you for your continued support,

**Philip E. Paine**

PH: (928) 477-2751 FAX: (928) 477-2765 [www.brfdaz.org](http://www.brfdaz.org)

BRFD Fire Chief

5023 Enchanted Lane, Happy Jack, AZ 86024



**Outdoor Fires are  
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**Fireworks are  
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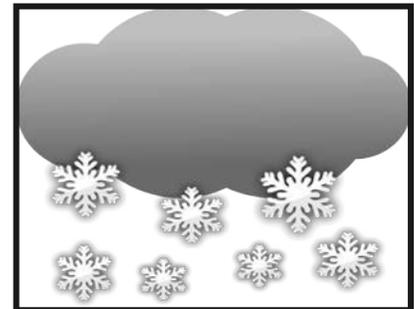


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**Suzanne Knighton**

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When you get ready to sell or buy, I hope you will give me a call.

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\$43,000 Backs up NFS



**2934 Mojave \$356,000**

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double turrets on 1.17 Acres  
backing National Forest. 4  
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**2277 Saddle Blanket \$318,000**

Hidden Gem on 1.33 Acres with 3  
Bedrooms plus Loft, 2 Baths, built  
in 2005. 2 car Garage



**Lot 316 Well Water**

\$29,000 Backs Greenbelt

**Starlight Pines Ranchettes**



**Lot 77 Moqui Drive**

2.5 Acres \$52,000 OMC

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**Price Reduced**

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\$2,000 credit.** Spacious Home w  
3 Bedrooms, 2.5 Baths. Brick Fire-  
place. Attached oversized Garage

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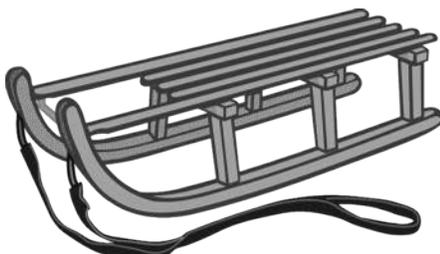
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**REDUCED!**

**Quick Stats:**  
.88 Acre  
3 Bdrm / 2 Bath  
1 Car XL Garage  
Large Deck  
1,770 sqft

**4433 Timberline Drive**  
**MLS# 78048 - List Price: \$309,900**

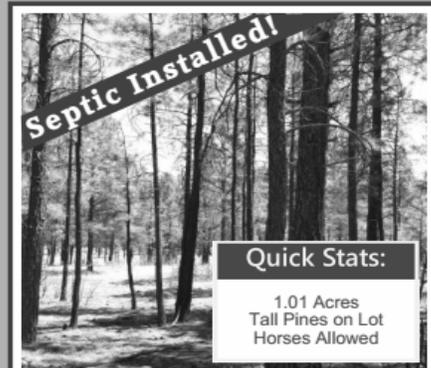


**REDUCED!**

**Quick Stats:**  
.92 Acre  
Gated Community  
Heavily Treed  
Upscale HOA

**Motivated Seller!**

**4057 Timberline Drive**  
**MLS# 75806 - List Price: \$20,900**



**Septic Installed!**

**Quick Stats:**  
1.01 Acres  
Tall Pines on Lot  
Horses Allowed

**4318 Apache Drive**  
**MLS# 78488 - List Price: \$59,900**



**Adjacent Lots!**  
**Unique Opportunity!**

**Quick Stats:**  
.69 Acre  
Flat Lot w/Tall Pines  
Paved Roads  
Quiet HOA  
Adjacent lot also Available!

**Quick Stats:**  
.69 Acre  
Flat Lot w/Tall Pines  
Paved Roads  
Quiet HOA  
Adjacent lot also Available!

**3422 Durango - MLS# 78930**  
**List Price: \$32,900**

**3450 Durango - MLS# 78931**  
**List Price: \$32,900**



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**Motivated Seller!**

**Quick Stats:**  
.69 Acre  
3 Bdrm / 2 Bath  
Open Floor Plan  
Covered Porch  
Open Deck  
1,290 sqft

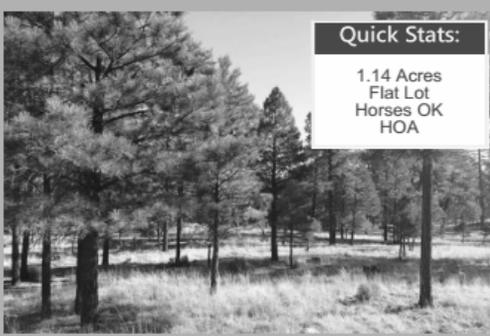
**3294 Durango Drive**  
**MLS# 78215 - List Price: \$209,900**



**REDUCED!**

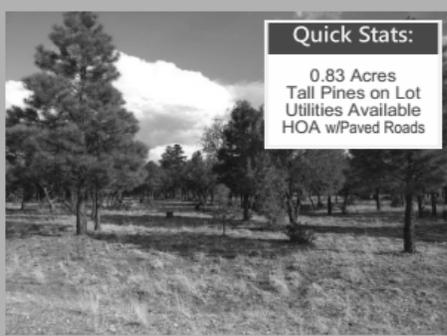
**Quick Stats:**  
1 Acre  
Starlight Pines  
HOA  
Horses OK  
Tall Trees

**4869 Roundup**  
**MLS# 77075 - List Price: \$24,900**



**Quick Stats:**  
1.14 Acres  
Flat Lot  
Horses OK  
HOA

**4466 Moonlight**  
**MLS# 77220 - List Price: \$39,500**



**Quick Stats:**  
0.83 Acres  
Tall Pines on Lot  
Utilities Available  
HOA w/Paved Roads

**4903 Starlight Drive**  
**MLS# 78589 - List Price: \$27,900**



**Quick Stats:**  
5.36 Acres  
Many Bldg Sites  
**OWNER CARRY!**  
Corner Lot

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

# WHERE THE HECK IS HAPPY JACK???



Where the heck is Happy Jack?, you might ask. We're located just a scenic hour's drive from Payson, Camp Verde and Flagstaff, off State Route 87, and our community is STILL one of the best-kept real estate secrets in the Rim Country! We have much larger lot sizes and lower property taxes, too, and enjoy living with more forest wildlife nearby than the more populated areas ever see! We watch elk and deer roam by nearly every day from our own decks! At the 7000-foot elevation, we enjoy 4 distinct and beautiful seasons, and our summers are much cooler than the areas below the Rim. We are blessed with an abundant water supply, too, plus miles of National Forest for unlimited recreational opportunities! **FOR HONEST REAL ESTATE REPRESENTATION YOU CAN RELY ON IN THE HAPPY JACK AREA, PLEASE CALL LINDA O'KELLEY, OF HAPPY JACK REALTY, LINDA IS THE TOP-PRODUCING AND MOST-EXPERIENCED AGENT IN THE HAPPY JACK AREA AND HAS BEEN THE YEAR-ROUND RESIDENT REALTOR FOR THE PAST 28 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 [lokellej@tds.net](mailto:lokellej@tds.net). **REMEMBER: LINDA CAN ASSIST YOU WITH ANY PROPERTY IN THE HAPPY JACK AREA!**



*Featured in Coconino  
Price Reduced!*

**GORGEOUS, RUSTIC LOG HOME ON 5-1/2 ACRE VIEW LOT IN MOGOLLON RANCH!**

Warmth, charm & mountain appeal were lovingly built into this custom log home. Huge woodburning fireplace with hand-hewn solid juniper mantle is the focal point of the gigantic greatroom, with simply beautiful natural wood tongue-in-groove cathedral ceilings and walls, plus eco-friendly solid bamboo flooring throughout this lovely 3-BR 3-BA home.

The fully-equipped kitchen offers custom cabinetry as well as poured & polished concrete countertops & a walk-in pantry, too. (Note: Home is currently all electric, including central heating and air conditioning; but has plumbing for propane at all appropriate points if a future owner prefers a propane range, water heater, central heating & A/C, etc.)

This home offers 3 large bedrooms, including 2 master suites: one conveniently located downstairs, with its own en suite full bath with dual vanities and stunning freestanding clawfooted tub/shower. Upstairs master suite is the larger one, with breathtaking views of San Francisco Peaks in the distance, plus views of parts of Painted Desert, too! Another full en suite bath in the upstairs master retreat also offers double vanities in separate dressing area, plus large walk-in closet, & separate bathing/water closet area, too. Upstairs master opens onto spacious loft that overlooks the expansive greatroom below.

Wrap-around decking invites you to kick back and enjoy the breezes in the many varieties of trees on this lot, which include Ponderosa pines, oaks, junipers, and piñon trees, too. Separately-fenced cultivated garden plot is ready for your summer veggie garden and the delightful kids' playhouse out back is ready for hours of play and fun for your kids or grandkids. The attached 2-car garage is oversized, and there's also a separate matching log-built storage building, too. This oversized acreage provides room to roam, and miles and miles of unspoiled distance views, as well as recreational opportunities in the nearby National Forest, too.

**THIS ONE IS PRICED TO SELL! PLEASE CONTACT LINDA FOR A PRIVATE TOUR,  
BY APPOINTMENT ONLY, PLEASE. PRICE REDUCED TO \$464,900!**



**CHECK OUT THE LAST 4 PAGES OF THIS MAGAZINE FOR ADDITIONAL HAPPY JACK REALTY LISTINGS.**

**LINDA O'KELLEY REALTOR®  
O'KELLEY-CAIN TEAM**

Full Time Resident Specialist in the Happy Jack - Blue Ridge Area • 45 years selling Arizona Real Estate

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1ST QUARTER, 2019

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HAPPY JACK, AZ 86024

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**HAPPY 2019, STARLIGHT PINES!** I know I usually begin my first newsletter page for any new year by expressing my amazement that yet another year has zipped past! Here we are again, at the beginning of another new year! 2018 has been a very successful & happy year for us, both personally & professionally, & I truly have so much for which to be grateful. I know Thanksgiving has passed, but I try to always maintain an "attitude of gratitude" no matter the time of year. It always helps me realize how truly blessed we are. We also managed to avoid any major health challenges in 2018, for which I am beyond grateful.

Although we had received over a foot of snow in early October, plus a bit more before Thanksgiving, right now we're seeing cold & drier weather, sometimes windy and sometimes not. My Team and I have remained surprisingly super-busy even with the advent of some much colder weather in the past few weeks, although that has been interspersed with unseasonably warm days, too. Seems that weather can't quite make up its mind if it's Fall or Winter! We need SNOW!!!

No matter the weather, the temperatures, or the time of year, my Team & I are always ready to assist you with any of your real estate needs up here in our beautiful mountain community. I'm working on several new listings that will be coming onto the market after the 1<sup>st</sup> of the year, both homes & vacant land, in all different price ranges. Our inventory of homes has been depleted, so if you're perhaps thinking of selling in 2019, I would welcome the opportunity to assist you. I can provide verifiable information showing closed sales that are comparable to your property, so you'll be able to determine the current market value of your home or lot. We haven't yet seen any real appreciation for most homes or lots in the past year, & the prospect of higher interest rates may temporarily make people think twice before buying a 2<sup>nd</sup> home or lot up here. Lot prices have remained surprisingly low in all subdivisions except for a few of the Clear Creek Pines units. Prices in Units 4-5-6, & 8 & 9, are much higher than in other areas, including Starlight Pines. Many buyers just do not want HOA rules & regulations, and have been willing to pay higher prices in those Clear Creek Pines units.

We currently still have 4 home sales in escrow, and recently closed 2 home sales within the past few weeks. 3 of my current in-escrow home sales will close in January, so that's a nice way to start off the New Year! We've been seeing lower home sale prices, too, and I think a lot of that is due to buyers being leery of paying too much, on top of the higher interest rates we're now seeing. Current rates in the 4.75 to 5% range are STILL incredibly reasonable, although many have been spoiled by rates in the high-3% to mid-4% range over the past year.

Every year as we get into later spring & then summer, the unbearably hot weather in the Valley seems to help change the minds of many potential buyers & they start heading up here to look around, no matter the interest rates, so we'll then start seeing even more buyer traffic. I hope you'll contact me if you're thinking of selling. I'm working with several buyers & we need more homes to show them! Our inventory is actually lower than ever right now, so please contact me if you have a home or vacant land property to sell. I would welcome the opportunity to assist you, as I've assisted so many satisfied clients during the over 28-year period I've been specializing selling ONLY in Happy Jack!

At the beginning of every year, I reflect back on the people who helped make it possible for me & my team to continue our success up here. I'm grateful to all of my clients who have placed their trust in me, allowing me to assist them with buying or selling property up here. I hope you'll allow me to put my 45+ years of full-time real estate sales experience to work for you, too! Thank you for your continued loyalty, friendship, support and your referrals! Happy New Year!

LINDA

\* 45 YEARS SELLING ARIZONA REAL ESTATE!

\* 28 YEARS SELLING ONLY HAPPY JACK REAL ESTATE!

\* STILL YOUR TOP-PRODUCING, MOST EXPERIENCED & TRUSTED REALTOR!

\* THE O'KELLEY-CAIN TEAM: SIMPLY YOUR BETTER CHOICE IN HAPPY JACK!

# 2019 1st Quarter Schedule of Events

## January

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

## February

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

## March

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

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