

THIRD QUARTER 2021

President's Corner

What an unbelievable previous year we have had! As we start our new fiscal HOA year (June—May), we are hopefully past the strict COVID requirements and can now have open meetings attended by all (many still practice social distancing). No one could have foreseen this wild, confusing and mixed-up year we have had so far. We hope the worst of it is behind us and we can proceed in a positive and productive pace.

Arizona is again hitting high temperatures as we move into July and the monsoon, whose rains cannot come soon enough. By mid-June many fires were burning across Arizona, both nature-caused and man-made, and after a full closure of the Coconino National Forest, the Forest Service has returned to Stage 2 fire restrictions (see p. 8 of our newsletter). It is comforting to know that here in Starlight Pines we are a certified Firewise Community. So many of you have and are continuing to work hard to clear your lots of leaves, pine needles and other potential fire sources, to keep us all safe. Keep up the good job, but always be careful as you do! We also need to remember and thank all of our Firewise Committee Volunteers who have worked with all of us to ensure Firewise compliance throughout our community.

We continue to see a large increase in the number of individuals who have fled the valley for the beauty and peace of the mountains. As we have more and more visitors to our area, we have also seen a large increase in the misuse of our Trash Compactor. This has required many reviews, maintenance calls and additional container processing, and we have currently overspent our annual budget for these services. It is everyone's responsibility to comply with the rules and regulations that we each signed for and acknowledged when we received our Trash Compactor FOB. It is our individual responsibility not only to comply, but to report any violations that you may see or are aware of being committed by others. If we do not see a reduction of this misuse, we will be required to enforce additional restrictions, which will hinder and affect each and every one of us. We have issued a news bulletin explaining much of the misuse in detail, describing our crisis, and outlining potential changes and restrictions. Contact any Board Member or Trisha at the SPHOA office, 928-477-2602, if you have questions and want additional information and guidance.

I want to give special recognition and thanks to Lori Davis, Chairperson of the Nominating Committee, and her many volunteers. By the time you receive this newsletter they will have selected candidates, prepared and mailed ballots. Upon receipt of your votes, they will have verified and tabulated the results of this year's election. Without their dedication, time and efforts it would be impossible to hold our annual elections. We also need to point out that these efforts are overseen by your Secretary, Connie Kiser, to ensure compliance with all the requirements of our Articles of Incorporation, CC&Rs and By-laws. The new Board for 2021/22 will be seated at our July Board Meeting.

Please make one Saturday of the month a special day and attend one of our Board of Directors meetings. All property owners are welcome. Please remember that your Starlight Pines Homeowners Association (SPHOA) is dedicated to maintaining our community's quality of life and ensuring the successful future of Starlight Pines. I would like to thank all the members, current volunteers, committee chairs, contractors and Community Manager for all that you do. You are valued and greatly appreciated; we welcome our many new and current property owners to our community. We always need volunteers! Please contact Trish at the SPHOA office if you are interested in assisting, volunteering or serving on a committee.

As July 4th and the busy summer arrives in Starlight Pines, let me take a few lines to remind owners of your duty to share with your guests the responsibilities we all share. Quads, motorbikes, UTV's and other off-road vehicles must be licensed, insured, and follow all the same rules and speed limits as any truck or car on Starlight Pines paved roads. *Greenbelt areas and their dirt roads and trails around our community are off limits to motorized travel of any sort.* Also, gates from the community to the forest are only for hikers and horses and may NOT be used for vehicles of any kind. Please respect our community and the forest.

Serving as your Representative,
Dave Janecke, 2020–2021 SPHOA President

This newsletter is published and sent to all property owners in Starlight Pines as a way for our Board Of Directors to keep you informed on new and important information.

SPHOA Board of Directors Contact		
<u>Name</u>	<u>Phone</u>	<u>E-Mail</u>
Dave Janecke President	928-477-2602	sphoa1216@tds.net
Bill Patterson Vice-President	928-477-2602	sphoa1216@tds.net
Connie Kiser Secretary	928-477-2602	sphoa1216@tds.net
Sue Davis Treasurer	928-477-2602	sphoa1216@tds.net
Kim Traver Director at Large	928-477-2602	sphoa1216@tds.net
Bill Cross Director at Large	928-477-2602	sphoa1216@tds.net
Dan Knox Director at Large	928-477-2602	sphoa1216@tds.net
Gary Hanson Director at Large	928-477-2602	sphoa1216@tds.net



Dave Janecke



Bill Patterson



Connie Kiser



Sue Davis



Kim Traver



Bill Cross



Dan Knox



Gary Hanson



Community Center Office Hours

Tuesday thru Saturday 9 am to 2 pm

Trisha Birtwistle, Community Manager & Community Center Manager

Email: sphoa1216@tds.net

Phone: Office 928-477-2602

Fax: 928-477-2295

Web address: <http://starlightpineshoa.com>



Note: Until further notice, due to COVID-19 restrictions, please make an appointment to conduct business in the office.

Other SPHOA Contact Information:

- Compactor**
Ray Weimer (480) 540-3283
- Property Rules Committee**
Brian Birtwistle (928) 477-2602
- Firewise Education Committee**
Conrad Davis (928) 477-2602
- Greenbelt Committee**
Don Cacioppo (480) 305-4823
- Web Site Committee**
Patricia Birtwistle (928) 477-2602
- Architectural Committee**
Kim Traver (928) 477-2602
- Starlighters Committee**
Bonnie Steele, chair (480) 861-9780
- Newsletter Editor**
Alma Seward (928) 477-2602

Community Contact Information:

Blue Ridge Fire Department
Philip Paine, Fire Chief (928) 477-2751
Website: www.brfdaz.org
Fire/EMS/Rescue Emergency: 9-1-1
Sheriff's Department
to contact Deputy: (800) 338-7888
USFS/Mogollon Rim Ranger District
AMELIA.GALUSKI@USDA.GOV (928) 587-7575



Greenbelt Usage



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

- The primary purpose of the greenbelts is for flood control.
- **Greenbelts are to be used *only for hiking and horseback riding.***
- NO bicycles or motorized vehicles of any kind, including ATV's, are allowed in the greenbelts.
- 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, Dan Knox, Buddy & Sue Peck, Paul & Gayle Budrick



LADIES EXERCISE CLASS



Mon-Wed-Fri.

Starlight Pines Community Center

7:20 a.m. Floor Exercises!

8 a.m. walking exercise group!

Contact for more info:

Caroline Weimer 480-540-7828



Please Help the Starlighters!

The Starlighters raise money for selected local charities and agencies by recycling aluminum cans.

- Please recycle your empty aluminum cans by placing them in the provided bins marked for aluminum cans in the trash compactor area.
- Please place your cans in bags.
- We can only recycle ALUMINUM cans, so please do not include any tin/metal cans.
- We can recycle only cans, so please do not include paper, garbage, or aluminum cooking pans in the bags with your cans.



THANKS For Your Help!

Starlight Pines Homeowners Association—HOA Funds Only Unaudited Income/Expense Statement to the 2021-2022 Budget

Fiscal Year June 1, 2020-May 31, 2021	2020	2021	YTD	2020-2021	% YTD
	June	May	2020-2021 Cash Flow	Budget	100%
Budget Fund Balance Carried Forward Monthly	-	30,109.92	-		
Income					
New Member Initial Contributions (63)	1,470.00		13,230.00	-	
Lot Disclosure Statement Fees at time of sale	3,400.00	1,200.00	31,188.00	-	
Building Cleanup Deposit Forfeitures	500.00		500.00	-	
CC&R & Architectural Fines	900.00		11,625.00	37,444.00	31%
Bank Interest	76.80	44.71	639.29	550.00	116%
Plan Review Fees	250.00		850.00	-	
2020-2021 Member Annual Assessments	117,432.27	1,771.07	129,584.62	139,282.00	93%
2021-2022 Prepaid Assessments (64%)		81,480.00	82,740.00	-	
Miscellaneous Income	-	1.86	2.43	-	
Newsletter Advertising	25.00	475.00	3,475.00	-	
Community Center Use Fees	-	75.00	75.00	-	
<i>Income</i>	<u>124,054.07</u>	<u>115,157.56</u>	<u>273,909.34</u>	<u>177,276.00</u>	<u>155%</u>
Expenses					
Annual Meeting	-	-	-	500.00	
2021-2022 Prepaid Assessments	-	81,480.00	82,740.00	-	
Accounting Fees & Bank Charges	(1.95)	-	522.81	1,375.00	38%
Capital Improvement (HVAC, Mailboxes)	8,172.50	-	9,848.36	2,000.00	492%
Firewise Education Committee	10.00	43.77	146.02	5,000.00	3%
Greenbelt Committee	-	-	131.03	600.00	22%
Architectural Committee	15.00	-	15.00	-	
Property Rules Committee	15.00	-	63.99	-	
Nominating & Election Committees	-	-	-	-	
Membership Fees (CAI, Sam's Club)	24.56	-	458.56	504.00	91%
AZ Corporation Commission Fee, Permits	-	-	10.00	10.00	100%
SPHOA Insurance (\$9,766.47 last year)	-	-	10,260.17	7,000.00	147%
Legal Costs	45.00	513.00	4,813.05	7,000.00	69%
Lien Filing Fees	60.00	-	360.00	550.00	65%
Common Properties Maintenance	614.66	355.00	29,630.47	6,775.00	437%
Management/Wages/Payroll Taxes/Travel	3,106.79	3,296.96	37,246.55	37,744.00	99%
Workers Compensation Insurance	-	-	1,629.00	2,256.00	
Contingencies/Miscellaneous	-	-	-	200.00	0%
Newsletter: Publisher, Postage, Printing	1,596.57	-	6,523.22	7,240.00	90%
Website Expense	126.05	-	126.05	500.00	25%
Video Conferencing	199.90	-	649.90	-	
Office Supplies & Expense	23.58	-	1,275.91	1,155.00	110%
Postage & Bulk Mail Permit	467.15	392.15	1,657.30	1,400.00	118%
Printing: Office, Assessments, Election	72.75	-	1,072.14	1,640.00	65%
Refuse Collection	4,581.06	2,109.46	39,798.65	21,500.00	185%
Compactor & Trash Area Maintenance	664.40	664.40	8,793.75	7,800.00	113%
Perimeter Fence Maintenance	199.78	150.00	1,876.03	1,800.00	104%
Snow & Ice Removal	-	-	675.00	945.00	71%
Taxes: Income & Property	4.02	-	54.47	60.00	91%
Telephone	283.92	338.85	3,788.62	3,500.00	108%
Travel Reimbursement	-	-	136.87	200.00	
Utilities & Propane Pre-buy	278.86	222.58	4,015.03	5,800.00	69%
Payment to Unallocated Reserves	-	3,771.36	3,771.36	14,816.00	25%
Payment to Replacement Reserves	-	21,820.03	21,820.03	37,406.00	58%
<i>Expenses</i>	<u>20,559.60</u>	<u>115,157.56</u>	<u>273,909.34</u>	<u>177,276.00</u>	<u>155%</u>
<i>Income Less Expenses</i>	<u>103,494.47</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Starlight Pines Homeowners Association—HOA Funds Only
2021-2022 Balanced Budget

Fiscal Year June 1, 2021, - May 31, 2022	2021-2022 Budget	Explanation
Income		
New Member Initial Contributions	11,550.00	55 New Members
Disclosure Statement Fees	25,000.00	Member Income
Building Cleanup Deposit Forfeitures	-	Member Income
CC&R & Architectural Fines	10,712.00	Collect 30% of Member Violation Fines
Bank Interest	850.00	Member income
Plan Review Fees	750.00	Member income
Member Annual Assessments 2021-2022	132,184.00	612 Members + 30% of unpaid Assessments
Miscellaneous Income	-	Non-member Income
Newsletter Advertising	-	Non-member Income
Community Center Use Fees	-	Non-member Income
Total Income	181,046.00	Member income to support Budget expenses
Expenses		
Annual Meeting	500.00	Required by ARS and CC&Rs
Accounting Fees & Bank Charges	2,000.00	Bank and Professional Fees
Accounting Services & Software	7,000.00	SPHOA is a complex corporation. Purchase accounting software, Contract with outside accounting service
Capital Improvement	7,870.00	New mailboxes, forest gate at Dogie Tank Rd, paint CC exterior
Firewise Education Committee (Abatement)	2,000.00	Owners are billed for abatement. HOA collects during escrow.
Greenbelt Committee	400.00	Increase Greenbelt maintenance
Architectural Committee	100.00	Enforcement activities
Property Rules Committee	100.00	Enforcement activities
Nominating & Election Committees	100.00	To carry out CC&R and Bylaws
Membership Fees (CAI, Sam's Club)	460.00	Community Associations Institute membership fee, Sam's Club Membership
AZ Corporation Commission Fee, Permits	10.00	ARS requirement
SPHOA Insurance (\$10,260.17 last year)	10,500.00	Property, Liability, D&O Insurance
Legal Costs	7,000.00	Owners billed. HOA collects in escrow or legal resolution.
Lien Filing Fees	300.00	Owners are billed. HOA collects in escrow.
Common Properties Maintenance	6,300.00	All Common Property projects are completed to date
Management/Wages/Payroll Taxes/Travel	37,774.00	Community Manager Wages
Workers Compensation Insurance (\$1,629)	1,700.00	2020 WC audit completed
Contingencies/Miscellaneous	200.00	Member expense
Newsletter: Publisher, Postage, Printing	7,000.00	4 Newsletters a year
Website Expense	500.00	Updates & maintenance
Video Conferencing	750.00	Zoom meetings
Office Supplies & Expense	750.00	Includes 2022 Assessment & Election expense
Postage & Bulk Mail Permit	1,100.00	Includes 2022 Assessment & Election expense
Printing: Office, Assessments, Election	1,600.00	Includes 2022 Assessment & Election expense
Refuse Collection	41,000.00	2 compactors, more use, more haulaways
Compactor & Trash Area Maintenance	9,100.00	Member expense
Perimeter Fence Maintenance	1,900.00	Member expense
Snow & Ice Removal	600.00	Member expense
Taxes: Income & Property	60.00	Federal & State Income Taxes & local Property Taxes
Telephone	3,700.00	TDS and conferencing service
Travel Reimbursement	200.00	Member travel on SPHOA business
Utilities & Propane Pre-buy	4,500.00	Electric, water, propane pre-buy
Payment to Unallocated Reserves	23,972.00	Replacement Reserves
Payment to Replacement Reserves	23,972.00	Replacement Reserves
Expenses	181,046.00	Total Projected Expenses
Income Less Expenses	-	Swept unspent funds into Reserves.



YOU CAN HELP PROTECT OUR FOREST, THE RIM COUNTRY COMMUNITIES, AND THE RECREATIONAL OPPORTUNITIES OUR FOREST PROVIDES, AND YOU CAN ENSURE ADEQUATE, SAFE DRINKING WATER FOR RIM COUNTRY AND VALLEY HOMES

by Jim Stroger

Do you enjoy fishing, hunting, hiking, and camping in the forests in Rim Country?

Did you know that much of the water that you use in and around your home in the Valley originates in those same Rim Country forests?

What would happen to those recreational opportunities and the water supply to the Valley if there were a catastrophic forest fire in the Rim Country?

Payson and surrounding communities live with the reality that their homes and businesses are a careless campfire away from destruction. Many Arizona residents who come to Rim Country to enjoy the forests, are unaware of where the water in their homes comes from, and don't understand the dire conditions of the forests in Rim Country. Nor do they realize how it will impact their lives for years to come, if these forests are not protected against devastating wildfires.

The forests surrounding the C.C. Cragin (Blue Ridge) Reservoir are particularly critical to the water supply for Payson and surrounding communities, as well as being the source for a portion of the water used by Valley residents. This watershed is heavily forested. The tree density is estimated to be 1,000 trees per acre rather than the desired 100 trees per acre.

This density means several things in terms of a healthy watershed. When there are too many trees, it limits the snowpack reaching the ground, and means less water for the lakes and streams. Many trees in the forest drink up a great deal of the water, which then is not able to flow into the streams.

Heavy ground cover and thickets of small trees under taller trees means that when there is a fire, there is a much greater risk of fire on the ground moving to the crowns of the tall trees. Once the fire is in the crowns of the trees, it is much more difficult to contain. It burns longer and much hotter than a low intensity ground fire, and the soil becomes useless for plant growth.

The soil is changed chemically, to the point that it resists absorption and water runs in torrents down streambeds and fills lakes and reservoirs downstream with debris and toxic ash. These sediment filled lakes have a severely reduced ability to hold water for our needs in a desert community.

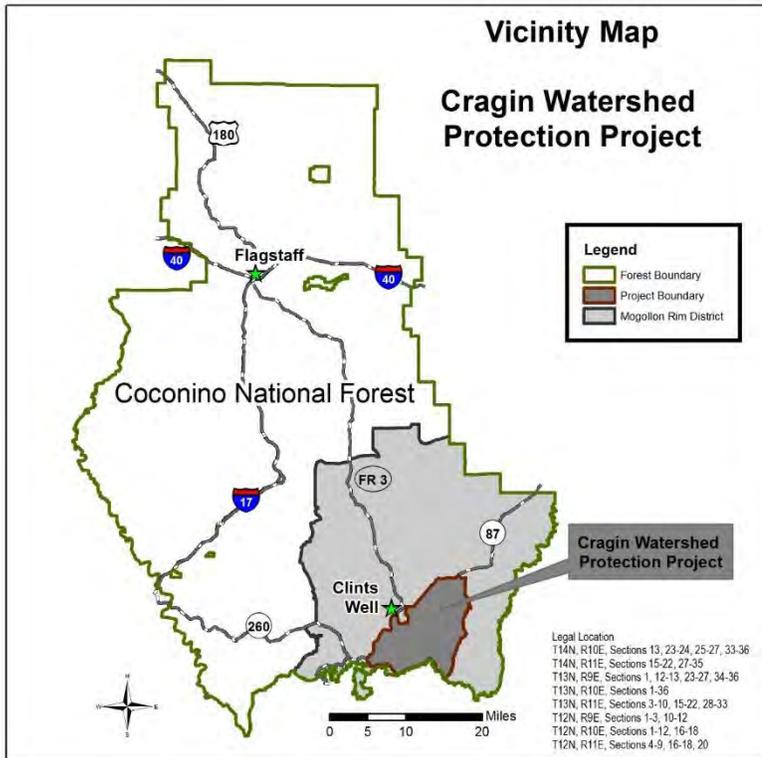
Thinning the forest of the small trees is an expensive proposition. While the U S Forest Service does not have difficulty selling rights to harvest larger trees, they have struggled to find contractors willing to clear the forest of the smaller trees which cannot bear the cost of the limbing and debarking by-product of timber operations. The density of these smaller trees and the accumulated forest debris pose the greatest risks to forests in the West. These are the conditions that led to the deadly and destructive fires around Paradise, California, and are a real threat to Rim Country here in Arizona.

SRP has a vested interest in protecting the forest around the C. C. Cragin Reservoir, as that watershed is critical for supplying water to Arizonans.

As a result, SRP has created a voluntary program to allow customers to donate \$3 per month toward efforts to strategically thin the forest in this critical watershed. They intend to match those donations up to \$200,000 each year. There are approximately 37,000 acres in the Cragin watershed in need of strategic thinning. These thinning costs sometimes range from \$1,000-\$1500 per acre depending on various forest conditions and clean-up needs.

As past fires in California and Arizona have taught us, in addition to the tragic loss of life often associated with these fires, the investment in prevention is a fraction of the cost of fighting the fires, restoration efforts, and rebuilding homes and businesses lost to the fires.

.... cont'd



Will you help?

This SRP link describes the program and the need for action. The information to sign up to make contributions to this effort is on the right side of the page: (<https://www.srpnet.com/water/watershed-management.aspx>).

If you would like to learn more about this problem and the need for this effort, please see the following:

- A 14-minute video: The Collaborative Road to Restoring Arizona’s Forests (<https://youtu.be/r0iTDfFBn44>)
- A 26-minute video: “Fire and Water: Restoring Arizona’s Forests (https://youtu.be/DXauJ_cCB5w)
- A Payson Roundup article by Pete Aleshire: https://www.paysonroundup.com/forest_closures_fire_updates/salt-river-project-announces-plans-to-fund-restoration-projects/article_0c885f7b-99f0-51ae-b687-ff40bd389596.html?utm_medium=social&utm_source=email&utm_campaign=user-share

If you would like to get involved in the efforts to protect the Cragin Watershed, please contact Tom Osterday at: tgosterday@gmail.com or 602-321-7088.

Thank you!

The above article was shared by Conrad Davis, Chair of the Firewise Education Committee, to encourage our community involvement in this restoration project.

Firewise Education Committee: Brian Birtwistle, Conrad Davis, Larry Butler, Bob Dahlgren, Dave and Pam Ihns, Dan Knox, Dave Lutz, John and Patty Motley, Tom and Paula Osterday, Doug and Cindy Sparks, Bill Patterson (Board liaison)

Firewise & Bly Pit

Will your property be ready? Fires may occur in some areas long before you have the chance to clean up around your cabin in the spring, making it that much more important to take a little extra time to clear the leaves and debris from under porches, roof valleys, gutters and around the structure in general. The steps you take now could make a difference a couple months down the road. Please visit <https://www.nfpa.org> for frequently asked questions and more information on making your home Firewise.

Just a reminder that the use of Bly Pit is for local residents of the Happy Jack Community to assist in keeping their properties FIREWISE by clearing their property of pine needles and yard debris. Please do not dump construction materials or trash into Bly Pit. When the Pit is full, please call the Mogollon Rim Ranger D.O. @ 928 477-2255. We will ‘push’ the Pit and burn when required.



COCONINO NATIONAL FOREST

- Flagstaff Ranger District
- Mogollon Rim Ranger District
- Red Rock Ranger District

NEWS RELEASE

Public Information: (928) 527-3600
Press Desk: (928) 224-8306

Public Affairs Officer: Brady Smith
Dep. Public Affairs Officer: Randi Shaffer



Coconino NF to reopen to public 6 a.m. **July 6**; Stage 2 restrictions will be in effect

FLAGSTAFF, Ariz., July 5, 2021 — The Coconino National Forest will reopen to the public beginning 6 a.m. **July 6**.

Recreation technicians ask for patience as they work to remove gates, locks and barriers throughout the coming days.

The decision to reopen the forest was made based on the amount of recent rainfall that occurred across all three districts of the forest. [Stage 2 fire restrictions](#) will be in effect upon reopening.

Stage 2 restrictions prohibit the following:

1. Igniting fires, campfires, charcoal, coal, smudge pots and wood stoves (except using a stove or grill that is solely fueled by pressurized liquid petroleum or pressurized liquid petroleum gas (LPG) fuels).
2. Smoking (except within an enclosed vehicle or building, a developed recreation site, or while stopped in an area at least 3 feet in diameter that is barren or cleared of any flammable material).
3. During the hours of 9 a.m. to 8 p.m., operating a chainsaw or other equipment powered by an internal combustion engine for felling, bucking, skidding, processing, road building and woodcutting during industrial operations or firewood gathering capable of igniting a fire.
4. During the hours of 9 a.m. to 8 p.m., using a blasting, welding, or operating an acetylene or other torch with an open flame.
5. Using explosives and fireworks is always prohibited on all National Forest land.

While the forest-wide closure will be lifted, specific closures around active wildfires – such as the Rafael Fire, Backbone Fire, Slate Fire and Snake Fire – may still be in effect. A full list of [forest orders detailing specific closure areas](#) is available on the Coconino NF's website.

Fire danger remains extreme across all forest districts, and forest visitors are asked to remain vigilant and refrain from any behavior that may accidentally start a wildfire. Drivers should avoid dragging chains and driving vehicles over dry vegetation that may ignite.

Violation of the restrictions on national forests is punishable by a fine of up to \$5,000, imprisonment up to six months, or both.



by Sue Davis, BRDWID Board Secretary

The Water Infrastructure Finance Authority (WIFA) of Arizona approved the Blue Ridge Domestic Water Improvement District (BRDWID) loan application on Friday, June 4, 2021, and the District came one major step closer to purchasing the Starlight Water Company.

John Ritter, BRDWID Board of Directors Chairperson, reported at the June 5, 2021, Board meeting that “Starlight Water and the BRDWID Board had reached a verbal agreement on the original July 15, 2018, Letter of Intent for Purchase, and all that remained now was the paperwork memorializing the Agreement.” Other officers of the BRDWID Board are Ronald Krug, Vice Chairperson; Sue Davis, Secretary; and Mike Bourne, Treasurer.

The 20-year \$2,900,000 WIFA loan at a 1.956% interest rate includes \$402,500 in forgivable principal, paying back Starlight Water for financing a short-term transitional loan and funding the installation of 183 new electric meters.

BRDWID MILESTONES: Getting here from there

Over three years ago on April 14, 2018, Mike Bradley, then Starlight Pines HOA President, convened a group of six Blue Ridge homeowner association leaders to discuss creating a Domestic Water Improvement District (DWID). Steve Wene, attorney for the Starlight Water Company, had approached Mr. Bradley, stating that the owners of Starlight Water were interested in selling their privately owned water company to a Domestic Water Improvement District (DWID). The six communities formed an ad hoc Blue Ridge Water District (BRWD) Steering Committee. Mr. Wene presented a July 15, 2018, non-binding Letter of Intent on behalf of the Starlight Water owners to the committee, offering to transfer their business to a DWID formed by its users who would then determine through local control the future operation of their water supply and delivery system. On August 11, 2018, the ad hoc BRWD leaders, interested in becoming a DWID and negotiating the purchase of Starlight Water, signed a nondisclosure agreement with Starlight Water.

The following year on May 4, 2019, the Blue Ridge Water District Steering Committee hosted a community meeting at the Starlight Pines Community Center. Sixty-six (66) property owners from four Blue Ridge communities attended. BRWD ad hoc committee leader John Ritter, a Starlight Pines Ranchettes property owner, and Mr. Wene explained how the purchase, transition, and local operations could occur and answered questions from attendees. Most attendees favored moving forward by forming a DWID pursuant to *Arizona Revised Statutes Title 48, Chapter 6 County Improvement Districts*.

The BRWD steering committee created a list of Blue Ridge property owners, parcel numbers, and mailing addresses from the Coconino County Assessor’s website. Pursuant to *Title 48*, the BRWD steering committee prepared 1,596

affirmative petitions for property owners to return if they favored forming a DWID. On July 2, 2019, the BRWD steering committee mailed 977 unduplicated Affirmative Petitions to Blue Ridge property owners to sign and return if in favor of creating a Blue Ridge DWID and on July 8, 2019, mailed Petitions to 619 on the rest of the list.

On June 29, 2020, the Coconino County Board of Supervisors having reviewed the returned Affirmative petitions passed Resolution 3878260 creating the Blue Ridge Domestic Water Improvement District (BRDWID) pursuant to *Title 48*, because more than 51 percent of Blue Ridge property owners had returned affirmative petitions in favor of creating the District. The Supervisors appointed John Ritter (Starlight Pines Ranchettes), Sue Davis (Starlight Pines), Ronald Krug (Blue Ridge Estates), Jack Beale III (Pine Canyon), and Jeremy Westfall (Timber Ridge Ranch) as interim members of the BRDWID Board of Directors until the first public Board election in 2022.

On September 26, 2020, interim Board Members took the Oath of Office and divided themselves into two and four-year terms. The Board elected John Ritter as Chairperson and Sue Davis as Clerk.

On October 24, 2020, upon the resignation of Jeremy Westfall, the Board appointed Paul D. Schmidt (Tamarron Pines) to complete Westfall’s 4-year term, and on April 24, 2021, upon the resignation of Jack Beale III, the Board appointed Mike Bourne (Blue Ridge Estates) to complete Beale’s 4-year term.

On December 31, 2020, BRDWID attorney Riley Snow, Esq., submitted BRDWID’s first counter offer to Starlight Water’s original July 15, 2018, Letter of Intent. BRDWID received a counter-counter offer from Starlight Water on February 12 and submitted their WIFA of Arizona loan application on February 22, 2021.

STARLIGHTERS BOUTIQUE

May 29, 2021



The STARLIGHTERS want to thank all of the vendors, crafters, and yard-salers for making our BOUTIQUE a huge success!

Our many volunteers worked long and hard to make this event happen! We are happy to report that over \$4231 in profit will be donated to selected Northern Arizona Charities.



Starlighters Upcoming events:



July 3: Happy Jack T-shirt Sale @ Blue Ridge Firehouse, 8:00 a.m.—2:00 p.m. New designs!

Meeting

July 9: Starlighters Business Meeting, 10 a.m. @ Community Center. Come and see our group plan events and report on past events!



July 10: Starlighters will be serving pie and ice cream from 2:00—3:30 p.m. @ Community Center. \$6 for this summer treat and the profits all go to charities!



July 27: Starshine Quilting Group meets from 9 a.m.—noon @ Community Center. We make homemade items for charities, including quilted lap robes, infant hats & blankets, adult & children's hats and scarves. We knit, crochet, quilt and sew! Come and help!



July 31: Community Breakfast @ Community Center from 8:00—9:30 a.m. We will be serving Au Gratin Potatoes with Ham, Scrambled Eggs, Pastry, Orange Juice, Coffee, Tea, Hot Chocolate.

Meeting

August 13: Starlighters Business Meeting 10 a.m. @ Community Center. Come and see our auxiliary in action.



August 14: Starlighters will be serving pie and ice cream from 2:00—3:30 p.m. @ Community Center. \$6 for a generous portion of pie and ice cream!



August 28: Community Breakfast @ Community Center from 8:00—9:30 a.m. On the menu—Homemade Green Chili Egg Casserole (a new item for our breakfast!) and including fruit, OJ, coffee, tea, hot chocolate.



August 31: Starshine Quilting Group meets from 9 a.m.—noon @ Community Center. We make homemade items for charities, including quilted lap robes, infant hats & blankets, adult & children's hats and scarves. No experience necessary!



September 4: Happy Jack T-shirt Sale @ Blue Ridge Firehouse 8:00 a.m.—2:00 p.m. Last sale for this year!



September 10: Highway Cleanup & Potluck 10 a.m. @ Community Center. Wear your grubbies and help us clean highway 87. Potluck to follow at 11:30 a.m., if we have enough interest.



September 25: Our last Community Breakfast this year @ Community Center from 8:00-9:30 a.m. We will be serving some leftovers from previous breakfasts, along with pastry, OJ, coffee, tea, hot chocolate. At 9 a.m. we will draw the winners of our 2 quilted wall hangings. You don't need to be present to win!



September 28: Starshine Quilting Group meets 9 a.m.—noon @ Community Center. We make homemade items for charities, including quilted lap robes, infant hats & blankets, adult & children's hats. Plenty of work to do and no experience necessary!



Thankful for Volunteers!



How many people does it take to hold a Boutique and make it successful? 25 volunteers:

Bourne, Sharon	Budrick, Gayle	Erwin, Naila	Gill, Lillian	Hawke, Laurie
Hobel, Kelly	Hoover, Lou	Lutz, Susie	McDermott, Linda	Motley, John
Motley, Patty	Nelson, Arlene	Peck, Sue	Pendell, Janet	Pettit, Becky
Pettit, Frank	Rogers, Catherine	Schuster, Carol	Steele, Bonnie	Strickland, MJ
Traver, Kim	Weimer, Caroline	Weimer, Ray	White, Ellen	White, Ken

Accomplishments:

<ul style="list-style-type: none"> • 243 burritos made, re-heated & sold out! 	<ul style="list-style-type: none"> • 52 Sloppy Joe meals made and sold out! 	<ul style="list-style-type: none"> • 25 vendors, crafters, yard-salers areas sold and set-up! 	<ul style="list-style-type: none"> • 10+shopping trips for food and supplies!
<ul style="list-style-type: none"> • Collected or baked items for bake sale, priced and sold out! 	<ul style="list-style-type: none"> • Made a design for new T-shirts, ordered and nearly sold out! 	<ul style="list-style-type: none"> • \$197 in raffle tickets sold! 	<ul style="list-style-type: none"> • Cleanup, Clean-up, And More Clean-up required!

Mark Your Calendars!

On October 9, 2021—



This fun event is still in the planning stage!
Enter your favorite chocolate treats!
Enter your chili using your secret recipe!
Or Just Taste and Vote for the winners!
Stay Tuned—More Details to be announced!



Chocolate makes us happy!!

Chili warms our tummy!!





Ladies' Tea



"Let A Smile Be Your Umbrella"



Please Join Us!!



Saturday Aug. 21st Noon-3:00 pm



Blue Ridge Community Church



5706 N. Worship Way



It's always a fun time with great food, fellowship,
laughter and love.



For Info. or reservations call or text



Caroline Weimer 480 7828



or Susie Lutz 480 986-1672



The Starlight Pines HOA Annual Meeting was held on June 12, 2021, at the Community Center.

Guest speakers included: Cody Becker, Coconino County Forest Service Officer; John Ritter, BRDWID Board Chair; Sheriff Jim Driscoll, Chief Deputy Bret Axlund and Deputy Steven Himes; Arizona Game & Fish representatives; Flagstaff Dark Skies Coalition guest speaker; Blue Ridge Fire District representative; and Conrad Davis, Chairman of the Firewise and Healthy Forest Program



4TH OF JULY PARADE AND HOTDOG/ICE CREAM



NOTICE

SHORT-TERM RENTALS ARE *NOT* ALLOWED IN STARLIGHT PINES

Now that summer is here, many of our residents will be receiving marketing e-mail blasts soliciting them to list their homes in Starlight Pines for use as short-term vacation rentals. This is a reminder that the Starlight Pines Governing Documents prohibit any short-term vacation rentals under Property Rule No. 3.1.3:

Property Rule No. 3.1.3 An Inn or Bed and Breakfast facility:

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

There is an immediate \$500 fine for the first violation of this Property Rule, increasing in \$500 increments for additional violations.

For an ATV to be driven legally on the streets:

It must be registered and have the following equipment: horn, rearview mirror, **muffler**, approved brake system, headlight, tail light, brake light, license plate light, fuel tank cap, and seat and foot rests for the operator and each passenger. (**ARS 28-921—28-966**)

Our streets are subject to the county and state laws. Passengers are not allowed unless the vehicle is designed to carry more than one person. Parents should be aware that they can be held accountable for permitting an unauthorized minor to drive. (**ARS 28-3474**)

The residents in our community **DO NOT** wish to hear loud and repetitive noises. Please be considerate.

Residents can call (800) 338-7888 County Sheriff's office to report violations.

***** Citations can be issued *****

- ◆ **Outdoor Fires** are never allowed in Starlight Pines.
- ◆ **All Dogs** must be on leashes or inside fences.
- ◆ **Close and Lock all Gates.** Gates to the forest are for foot traffic, equine/horse traffic only.



SPHOA Trash Compactor Usage Rules

All residents are responsible for following the rules listed below.

Deactivation of your FOB and penalties may apply for any violation of these rules.

LOANING your FOB to a resident of another community is strictly forbidden.

ONLY household trash or garbage is allowed to be placed into the compactor.

ALL trash and garbage must be bagged, and bags are to be tied.

NEVER leave bags or trash or garbage lying on the ground around the compactor site.

NEVER toss **anything** over the perimeter wall into the compactor area.

NO CARDBOARD larger than 2' x 2' may be placed in the compactor. **Break down and cut up** any items larger than 2' x 2'.

NONE of the following may be placed in the compactor:

- ◆ **NO** electrical equipment of **ANY KIND** (If it has a plug or a motor or needs batteries to work, it may **NOT** be placed in the compactor.)
- ◆ **NO** yard trimmings, pine needles, leaves, tree branches, or Christmas trees.
- ◆ **NO** furniture of any kind—beds, mattresses, cabinets, shelving, ceiling fans, toilets, sinks, lawn furniture, vacuum cleaners, etc.
- ◆ **NO** construction materials—lumber, drywall, insulation, siding, roofing, etc.
- ◆ **NO** hazardous materials—paint, lawn chemicals, cleaning solutions, batteries, etc., or any item marked or labeled as “hazardous.”
- ◆ **NO** ashes from a BBQ or fireplace.

Other Local Disposal Services and Sites

BLY PIT —Yard waste only (no trash, no construction debris): The Bly slash pit, maintained by the Forest Service, is located just 1.9 miles north of Starlight Pines on the west side of Highway 87 opposite the turnoff to Mogollon Ranch. **This is the place to dump your yard cleanup trash as well as fireplace or BBQ ashes:**—tree clippings, grass, leaves, pine needles, weeds and branches. In addition, there are barrels marked specifically for dumping fireplace and BBQ ashes. If you use trash bags, please empty them and **take the bags back with you.**

DO NOT LEAVE TRASH BAGS at the pit. Please, in order for the Forest Service to maintain and keep Bly Pit open for residents, people must adhere to the rules of dumping at the pit.

Construction debris: Contact Clearcreek Disposal at (928) 477-2477. They can provide large roll-off disposal bins for residential, commercial and construction debris collection—plus lot cleaning and tree removal. On the first Saturday of each month across from Long Valley (Clint’s Well), trash disposal is available from 10 a.m. to 2 p.m. The disposal fees are reasonable and are based on volume.

Hazardous waste and chemicals: Coconino County Hazardous Products Center in Flagstaff accepts paint, batteries, and other hazardous chemical waste. Hours: Wednesdays and Fridays from 9 a.m. to 3 p.m., Saturdays 8 a.m. to 2 p.m. Call for more information: (928) 527-9005.

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.



You could be seeing your BUSINESS AD here!

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

Your business card size ad is just \$25 per quarter.

Contact the newsletter editor for details

Name: Alma Seward **E-mail:** blueridgestudio@tds.net

Cabin Staining Season is here !

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

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

Do not put this examination off any longer, because optimal staining weather for cabins needs to be 55 degrees or above, and at a 7,000-foot 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 13 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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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 no one 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 this 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 MOST KNOWLEDGEABLE AND EXPERIENCED AGENT IN THE HAPPY JACK AREA AND HAS BEEN THE YEAR-ROUND RESIDENT REALTOR FOR THE PAST 31 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@tds.net. REMEMBER: LINDA CAN ASSIST YOU WITH ANY PROPERTY IN THE HAPPY JACK AREA!

Featured on Cover



New Listing

4701 Corral Way, Starlight Pines

This beautiful, heavily-treed 1.06-Acre home site is tucked away on a very quiet out-of-the-way in much-in-demand Starlight Pines. This off-the-beaten-path location provides wonderful privacy from traffic noise. You'll enjoy an atmosphere of forested scenery and custom site-built mountain homes, with no mobile or manufactured housing allowed & no camping is permitted, either. The Happy Jack area is in the middle of the Coconino National Forest, offering miles & miles of recreational opportunities nearby, for hiking, horseback riding, picnicking & sightseeing. (3 horses are allowed on this property) You'll love the incredible variety of delightful forest wildlife, including elk, deer, foxes etc., that visit this lovely property on a regular basis! Power/water/phone available in the immediate area. Will require alternative septic system. Contact listing agent Linda O'Kelley for more information & directions. Just listed at \$55,950.00.

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

LINDA O'KELLEY REALTOR

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2008 Best of Home Award Winner
This beautiful property is a gem in the Happy Jack area. It is a 1.06-acre lot with a 1000 sq ft cabin and a 1000 sq ft garage. The property is surrounded by National Forest and offers a great view of the surrounding mountains. The property is in a great location, close to the Happy Jack area and the Blue Ridge area. The property is a great investment opportunity and is a must-see for anyone looking for a property in the Happy Jack area. The property is a great investment opportunity and is a must-see for anyone looking for a property in the Happy Jack area. The property is a great investment opportunity and is a must-see for anyone looking for a property in the Happy Jack area.



Andrew Kohner
Designated Broker



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3RD QUARTER 2021

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IT'S SUMMERTIME AGAIN, already hitting 112-114 degrees in Phoenix & it's only mid-June! I hope you've been up to our cooler climate to enjoy what would typically be the peace & seclusion of our mountain community. The onset of the pandemic last year changed much about the serenity of our mountain way of life, with more people than ever before still wanting to escape to a less-populated & cooler environment than they can enjoy down in the Valley. By now, with the advent of the COVID-19 vaccines' wider availability over the past several months, most of us are finally able to go more places & engage in more "normal" activities again.

Because we definitely did NOT see good moisture throughout the past winter & almost no rain this spring, conditions are even more parched than they were this same time last year; so we must, still & always, **BE CAREFUL WITH FIRE**, even more so this summer & fall! Your community continues to do an incredible job with Firewise lot cleanup work! Thanks to all of you for your diligence & hard work, keeping your lots in such great shape. You're truly an example for our entire Happy Jack area. We must all continue to be ever-vigilant about anything that could start a fire all year long, but especially this year, when several fires are already now burning in our state, with 1 very recent fire fairly near Phoenix sadly having already burned several homes.

Regarding property values, I'm happy to report we've seen some incredibly high sale prices for homes this year so far, but not quite as much for vacant land properties. I believe it's because we still have an oversupply of vacant lots on the market in many of our areas. If you happen to know of anyone considering selling a home or lot in our Happy Jack area, I would sincerely welcome the opportunity to put my 48 years of full-time Arizona real estate experience to work for them, too. Also, I've been specializing **ONLY** in the Happy Jack area of the Rim Country for nearly 31 years, a record unmatched by ANY other agent who works in our area. I am not bragging; this is simply a verifiable fact. I hope you'll allow me to put my many years of successful real estate sales experience in Happy Jack to work for you, too, by helping you buy &/or sell property up here.

For those of you who may not want to sell your home, but would like to see a lower interest rate on your loan to reduce the monthly payments, I can help you. Interest rates are still lower than they've been in a very long time. If you're thinking of buying, or refinancing, I hope you'll look for help to the one person who is **STILL** the most-experienced Realtor in our Happy Jack area; I AM THAT REALTOR! 😊 I'd love to hear from you!

I'd really welcome the opportunity to assist you with all of your real estate needs up here. Thanks again for contacting me, & for taking the time to read my page each quarter. I sincerely appreciate your time.

LINDA

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2021 3rd Quarter Calendar



2021 3rd Quarter Meetings & Events:

- July 10 SPHOA Board Meeting 9-11 a.m.
- July 17 BRDWID Public Meeting 9 a.m.
Mogollon Ranch Meeting 1-3 p.m.
- July 20 Chevlon Butte SD Meeting 1 p.m.

- Aug 14 SPHOA Board Meeting 9-11 a.m.
- Aug 21 BRDWID Meeting 9 a.m.
- Aug 28 Starlighters Community Breakfast 8 a.m.
- Sept 6 Labor Day
- Sept 11 SPHOA Board Meeting 9-11 a.m.
- Sept 18 BRDWID Meeting 9 a.m.
- Sept 25 Chocolate & Chili Cook-Off



BUNCO:

July 16, Aug 6, Aug 20, Sept 3, Sept 17 -- 1 p.m.

EUCHRE:

July 20, Aug 3, Aug 17, Aug 31, Sept 7, Sept 21 --6 p.m.

POKER:

Every Thursday at 6 p.m.



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