

THIRD QUARTER 2022

President's Corner

We hope that you and your families are safe and secure.

This will be my last President's Corner. After 3 years serving as your representative on the Board of Directors, I am stepping down and giving others a chance to serve. I also want to take this moment to thank all the volunteers and board members whom I've served with this past 3 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. I'm proud to have served with this team. We have many opportunities for owners to volunteer—please reach out to one of us or the office if you can give some of your time and talent to our community.

As is our tradition, the community annual meeting was held in June, at which time we welcomed our Coconino County District 4 District Director Cheryl Barlow. Also at the June meeting was Bret Axlund, Coconino County Chief Deputy Sheriff, along with Steven Himes, our Deputy Sheriff for the Blue Ridge District. We were also honored with presentations by Representatives from the Blue Ridge Domestic Water Improvement District, the Mogollon Rim Ranger District, our own Blue Ridge Fire District Chief, Phil Paine, and the Blue Ridge Community Health Care Ministry. Conrad Davis, Chairman of the SPHOA Firewise Committee, was the concluding presentation prior to a fantastic lunch presented by the Starlighters Auxiliary.

I am pleased to announce the confirmation of the election of your 2022-2023 Board of Directors. Your new Board consists of incumbents Sue Davis, Gary Hanson, Dan Knox and Bill Patterson. You have also elected 4 new members to your Board of Directors. Please welcome Rosemary Johnson (lot 540) Peter Kuhl (lot 195), John Motley (lot 427) and Frank Pettit (lot 366) as the newest members of the Board of Directors. The new board for 2022-2023 will be seated in the July meeting along with the election of officers. We hope you will attend and greet them all.

I want to give special recognition and thanks to the Nominating Committee: Chairperson Lori Davis, Sue Peck and Caroline Weimer. Their dedication and efforts during this crazy time, have resulted in successful interviews and selection of candidates. Additionally, the Nominating Committee along with many volunteers was responsible for the preparation of your ballots, for mailing, and then upon receipt of your votes, the verification and tabulation of this year's election results. Without their dedication, time and effort, it would be impossible to hold our annual elections.

Please make the second Saturday of the month a special day and attend 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. Again, I would like to thank all the members, current volunteers, committee chairs, contractors and Community Managers for all that they do. They are all valued and greatly appreciated; we welcome our many new and current property owners to our community. We always need volunteers. Please contact Michelle or Julia at the SPHOA office, 928-477-2602, if you are interested in assisting, volunteering or serving on a committee.

As the summer is now upon us—with people, friends and family escaping to our beautiful mountains—we all need to be considerate of our residents, observe speed limits, be mindful of dust and fire restrictions, avoid excessive noise, and do not litter. Please be respectful of our community and the forest.

Serving as your Representative,

Dave Janecke, 2021 – 2022 Board 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 matters.



Gary Hanson



Dan Knox



Rosemary Johnson



Sue Davis

SPHOA Board of Directors Contact		
<u>Name</u>	<u>Phone</u>	<u>E-Mail</u>
Gary Hanson President	928-477-2602	sphoa1216@tds.net
Dan Knox Vice-President	928-477-2602	sphoa1216@tds.net
Rosemary Johnson Secretary	928-477-2602	sphoa1216@tds.net
Sue Davis Treasurer	928-477-2602	sphoa1216@tds.net
Frank Pettit Director at Large	928-477-2602	sphoa1216@tds.net
Peter Kuhl Director at Large	928-477-2602	sphoa1216@tds.net
Bill Patterson Director at Large	928-477-2602	sphoa1216@tds.net
John Motley Director at Large	928-477-2602	sphoa1216@tds.net



Peter Kuhl



John Motley



Bill Patterson



Frank Pettit

Community Center Managers: Michele King
Julia Harn

Office Hours

Monday thru Friday — 9 am to 5 pm

Saturday — 9 am to 3 pm

Email: sphoa1216@tds.net

Phone: Office 928-477-2602

Fax: 928-477-2295

Website: <http://starlightpineshoa.com>

Other SPHOA Contact Information:

Compactor

Ray Weimer (480) 540-3283

Property Rules Committee

Rosemary Johnson (928) 477-2602

Firewise Education Committee

Conrad Davis (928) 477-2602

Greenbelt Committee

Don Cacioppo (480) 305-4823

Architectural Committee

Frank Pettit (928) 477-2602

Starlighters Committee

Bonnie Steele, Chair (480) 861-9780

Webmaster

Amy Snodgrass amy@seasawmarketing.com

Newsletter Editor

Alma Seward (928) 477-2602

Community Emergency Contacts:

Fire/EMS/Rescue Emergency: 9-1-1

Blue Ridge Fire Dept: Philip Paine, Fire Chief

Website: www.brfdaz.org (928) 477-2751

Coconino County Sheriff:

to contact Deputy (800) 338-7888

2022 Board Election

On July 9, our Starlight Pines HOA Board of Directors met at the Community Center for its regularly scheduled meeting and installed 4 new members from the June 13 Board Election:

Peter Kuhl John Motley Rosemary Johnson Frank Pettit

The Board and all those present at the meeting welcomed our newest SPHOA board members and offered their support and assistance through the transition period of Board processes. Those present also offered their recognition of and appreciation for the valuable services donated by the 5 retiring board members: Dave Janecke, Kim Traver, Bill Cross, Connie Kiser, and Samantha Wikoff

The new Board then held its election of officers, and the following new Board officers were elected:

Board President: Gary Hanson **Secretary:** Rosemary Johnson
Vice-President: Dan Knox **Treasurer:** Sue Davis (incumbent)

Our thanks to the Nominating Committee—Lori Davis, Caroline Weimer and Sue Peck—for their outstanding and months-long performance of duties leading up to the Board Election. This work is highly detailed and painstaking, and is held to a high legal standard of accuracy, so it is not just ordinary paper-shuffling. Our community will benefit greatly from their efforts as we experience a smooth transition to our new Board of Directors and a stable continuity in our community governance. If you missed our July meeting, join us for the August 13 meeting and meet and greet your new Board members!

NOTICE

SHORT-TERM* RENTALS ARE NOT ALLOWED IN STARLIGHT PINES

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.” * 90 days or less

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

The Starlight Pines Community Center is available for reservation by residents of zip code 86024. Located at the southeast corner of Starlight Drive and SR87, the Community Center is available from 8 a.m.—10 p.m.

For questions or to reserve the Starlight Pines Community Center, please contact a Community Manager at (928) 477-2602.

Editor’s Note:

Sorting and labelling of our 2nd Quarter Newsletter was accomplished by an extremely efficient team of volunteers: Naila Erwin, Pat Macholtz, Sue Peck, Maria Braddick, Lee-Ann McCoy and Lori Davis. Many thanks to all!



Your help makes such a difference.

Starlight Pines Homeowners Association—All Funds Income/Expense Statement to the 6/1/2021—5/31/2022 Budget

Fiscal Year June 1, 2021, - May 31, 2022	Year to Date	2021-2022	YTD
Income	12 months	Budget	100%
Transfer from Reserves to Operating Fund	\$ 4,212.72	\$ -	
New Member Ininitial Contributions	8,610.00	11,550.00	75%
Disclosure Statement Fees	18,600.00	25,000.00	74%
Building Cleanup Deposit Forfeitures	-	-	
CC&R & Architectural Fines	1,730.00	10,712.00	16%
Bank Interest	363.47	850.00	43%
Plan Review Fees	1,700.00	750.00	227%
Member Annual Assessments 2021-2022	131,396.74	132,184.00	99%
Miscellaneous Income	20.72	-	
Compactor Area Misuse Fine	50.00	-	
Starlighters Nonmember Income	19,983.13	-	
Newsletter Advertising Nonmember Income	4,205.00	-	
Community Center Use Fees	150.00	-	
	Income	\$ 191,021.78	\$ 181,046.00 94%
Expenses			
2021 Annual Meeting	\$ 448.34	500.00	90%
Accounting Fees & Bank Charges	811.95	2,000.00	41%
Accounting Services & Software	-	7,000.00	
Capital Improvement (Dogie Tank Rd Gate)	7,144.31	7,870.00	91%
Firewise Education Committee	2,217.83	2,000.00	111%
Greenbelt Committee	-	400.00	
Architectural Committee	-	100.00	
Property Rules Committee	-	100.00	
Nominating & Election Committees	-	100.00	
Membership Fees (CAI, Sam's Club)	483.13	460.00	105%
ACC Fee, Statutory Agent, Permits	130.00	10.00	1300%
Insurance	15,030.02	10,500.00	143%
Legal Costs	19,824.48	7,000.00	283%
Lien Filing Fees	-	300.00	
Common Properties Maintenance	9,620.61	6,300.00	153%
Management/Wages/Payroll Taxes/Travel	37,110.60	37,774.00	98%
Workers Compensation Insurance	1,291.00	1,700.00	76%
Contingencies/Miscellaneous	10.36	200.00	5%
Starlighters Expenses	17,815.17		
Newsletter: Publisher, Postage, Printing	7,067.89	7,000.00	101%
Website Expense	477.05	500.00	95%
Video Conferencing	149.90	750.00	20%
Office Supplies & Expense	4,523.56	750.00	603%
Postage & Bulk Mail Permit	1,681.15	1,100.00	153%
Printing: Office, Assessments, Election	2,141.95	1,600.00	134%
Refuse Collection	34,063.17	41,000.00	83%
Compactor & Trash Area Maintenance	8,248.20	9,100.00	91%
Perimeter Fence Maintenance	2,522.71	1,900.00	133%
Snow & Ice Removal	2,092.50	600.00	349%
Taxes: Income & Property	57.80	60.00	96%
Telephone	8,028.41	3,700.00	217%
Travel Reimbursement	163.00	200.00	82%
Utilities: Electric, Water, & Propane Pre-buy	5,698.73	4,500.00	127%
Payment to Replacement Reserves	-	23,972.00	0%
Transfer to Starlighters Auxiliary Fund	2,167.96	-	
	Expenses	\$ 191,021.78	\$ 181,046.00 106%
	<i>Income Less Expenses</i>	-	-

Starlight Pines Homeowners Association
Fiscal Year June 1, 2022, through May 31, 2023, Budget
2022-2023 Annual Assessment Set at \$250.00 per Member

Income

New Member Initial Contributions	\$ 9,000.00
Disclosure Statement Fees	16,800.00
Building Cleanup Deposit Forfeitures	1,550.00
CC&R & Architectural Fines	630.00
Bank Interest	350.00
Plan Review Fees	1,150.00
612 Annual Member Assessments	153,000.00
Total Member Income	\$ 182,480.00

Expense

Annual Meeting	\$ 500.00
Accounting Fees & Bank Charges	1,000.00
Accounting Services & Software	500.00
Capital Improvement	-
Firewise Education Committee	2,000.00
Greenbelt Committee	600.00
Architectural Committee	-
Property Rules Committee	-
Nominating & Election Committees	-
Membership Fees	500.00
Fees and Permits	130.00
Liability and Property Insurance	10,500.00
Legal	7,000.00
Lien Filing Fees	300.00
Common Properties Maintenance	10,000.00
Management/Wages/Payroll	
Taxes/Travel	51,300.00
Workers Compensation Insurance	1,500.00
Contingencies/Miscellaneous	200.00
Newsletter Publisher, Postage, Printing	7,037.00
Website Expense	400.00
Video Conferencing	200.00
Office Supplies & Expense	2,500.00
Postage & Bulk Mail Permit	1,000.00
Printing: Office, Assessments, Election	500.00
Refuse Collection	32,000.00
Compactor & Trash Area Maintenance	9,100.00
Perimeter Fence Maintenance	2,400.00
Snow & Ice Removal	1,000.00
Taxes: Income & Property	60.00
Telephone	8,500.00
Travel Reimbursement	200.00
Utilities: Electric, Water, & Propane	6,600.00
Payment to Replacement Reserves	24,953.00
Total Member Expense	\$ 182,480.00
Income Less Expense	-

Firewise Report, June 2022



Firewise has just finished inspecting Lots 201-400, as the second part of the three-year rotation. We deeply appreciate the cooperation and goodwill we received from all the owners we inspected. Our community now understands that our volunteer committee is what our mission states: we are “neighbors helping neighbors to protect our beautiful forest community.” Many of our volunteer Committee members have jobs and all have family and personal obligations, but they are willing to take the time to prepare their own lots and to devote the many hours that they give to inspecting. So, they fully understand that their neighbors who were not able to be prepared for the initial inspection had good reasons, and our Committee knows that almost all will come into compliance during the re-inspection period.

The Firewise Day, which is required by the national Firewise organization, was well attended and beautifully hosted by the Starlighters. The audience enjoyed hearing from all the different governmental and volunteer organizations that enrich our community, but we doubt that there would have been quite so many attendees if it had not been for the delicious free meal provided by the Starlighters, who throughout the year provide an invaluable service to our community.

The topics covered in the Firewise presentation were: ***the two reasons for thinning, the magnificent trees we are saving, and the status of the EQIP thinning project.*** The two reasons we must thin are to protect ourselves from wildfire and to save our trees from bark beetles, which are extremely active this summer due to the severe drought that we are suffering at present. The latest killer of our trees, according to the U.S. Forest Service, is a tiny beetle only an eighth of an inch long. In contrast to its tiny size is the extreme damage that it is doing to our trees. It swarms in such numbers that on a number of trees most of the outer bark has fallen off, leaving the tree with a surprisingly naked appearance. Firewise invited Chris Jones, a professor at the U of A Extension in Payson, to come up and take a look at our trees. He was very helpful in providing information about many types of beetles and promised to get back to us with a more specific diagnosis. However, the Forest Service bulletin made the problem clear with a picture of this tiny insect and the statement: “There are a large number of dead pine trees in the Coconino National Forest.” Chris helped us collect samples of the inner bark (cambium layer) that showed the extensive tunneling this new beetle had done, which was so extreme it probably made the outer bark fall off.

The Firewise presentation offered some little-known facts about the three varieties of magnificent trees that our forest contains: the Ponderosa, the Juniper and the Oak. The tree that definitely garnered the most attention was the Juniper, which is highly respected for its age. Junipers on many of our lots are at least a thousand years old. Such respect for our elders was a comforting feeling for many of us seniors.

The last topic of the day was the status of the EQIP thinning project. The 41 lots in CIN #1 are almost ready for the cutting. At this time, we have all but two of the “Thinning Agreements” in which the lot owners agree to cutting the trees that have been marked, and we expect to have those two soon. We have contractors hired to do the cutting and we are just waiting for the Cultural Resources to write their report. They have completed their inspection. We should now be able to move at a faster pace. Thanks to all who are involved in the project for your patience.

Firewise Education Committee: Tom and Maria Braddick, Larry Butler, Bob Dahlgren, Conrad Davis, Dave and Pam Ihns, Dan Knox, Dave Lutz, Pat Macholtz, John and Patty Motley, Berdie Nally, Tom and Paula Osterday, Doug and Cindy Sparks, Paul and Faith Tuszyński, and Bill Patterson (Board liaison).

Annual Member Meeting and Firewise Day

On Saturday, June 11, 2022, the Starlight Pines Homeowners Association (SPHOA) held their Annual Members Meeting, FireWise Day, Information Forum and Lunch.

The meeting was attended by over 50 Starlight Pines property and home owners. It was informative as well as providing a chance to socialize with friends and neighbors. Lunch was provided by the SPHOA, prepared and served by members of the Starlighters Auxiliary.

PROGRAM:

Dave Janecke; President: SPHOA Board of Directors, was the Master of Ceremonies.

Guest Speakers who answered questions and provided handouts:

Cheryl Barlow: District Director; Coconino County District 4:

Bret Axlund: Chief Deputy Sheriff; Coconino County

Robert Smith: Deputy Supervisor; Coconino County

Steven Himes: Deputy Sheriff; Blue Ridge District

John Ritter: Chairman; Blue Ridge Domestic Water Improvement District Board

Cody Becker: Prevention Technician; Mogollon Rim Ranger District

Phil Paine: Chief; Blue Ridge Fire District

Donna Heitmann, RN & Judy Scofield, RN: Blue Ridge Community Health Care Ministry

Conrad Davis: FireWise Committee and Healthy Forest Team Chairman.

The program and food service were arranged by SPHOA Vice-President Bill Patterson, Food Manager Naila Erwin, and Starlighters President Bonnie Steele.

by Naila Erwin

If you missed it this year, make sure to attend next year!



Photo by Caroline Weimer

Join SRP Healthy
Forest Initiative™
and help restore
our forests

Wildfires have destroyed millions of acres of Arizona's national forests. These lands are critical to our air, water supply and quality of life.

Help us prevent catastrophic wildfires. Join the SRP Healthy Forest Initiative for as little as \$3 a month and help revitalize our forests. You'll support [strategic thinning efforts](#) in overgrown forest areas that provide fuel for wildfires. Without this action, more catastrophic wildfires are almost a certainty.

SRP uses 100% of customer contributions for forest restoration projects with partners and matches every dollar you contribute up to \$200,000 per year. *Together, we can help prevent wildfires and protect the water we drink.*

By Sue Davis, BRDWID Secretary

The last step in the sale of Starlight Water Company assets to the Blue Ridge Domestic Water Improvement District (BRDWID) is the Arizona Corporation Commission's (AZCC) approval of the sale. The AZCC is responsible for ensuring two things: 1. Whether the District is a fit and proper entity to take control of Starlight Water Company's assets and 2. Whether the transfer would have an adverse effect on the operation of the utility or the quality of its service.

The AZCC created a "Docket," a list of documents for the AZCC to take under consideration as the decision-making process evolves. The Starlight Water Company asset sale to the BRDWID is Docket No. W-02848A-21-0363. The BRDWID created a link to this AZCC Docket on its home page <brdwid.org> to enable the Blue Ridge community to follow events regarding AZCC approval of the asset sale.

BRDWID Board of Directors Chair John Ritter filed a letter to AZCC Chairwoman Lea Marquez Peterson that was posted on Docket No. W-02848A-21-0363 on June 28, 2022. The letter provided some of the following background information about the creation of the BRDWID and why the District is so important for the Blue Ridge community.

1. In April 2018 Starlight Water Company contacted the leadership of the six Blue Ridge homeowner associations to whose members they provide potable water. After some research into the Starlight Water Company and many public meetings to determine if the community supported the creation of a water district, a grassroots group of community leaders, calling themselves the ad hoc Blue Ridge Water District Steering Committee, started an affirmative petition drive in mid 2019. Returned petitions were submitted to the Coconino County Board of Supervisors in January 2020. The Supervisors approved the Petitions, created the Blue Ridge Domestic Water Improvement District on June 29, 2020 under the Improvement District Act, and appointed a five-member Interim Board of Directors until elections were held.
2. The BRDWID Board then applied for a Water Infrastructure Finance Authority of Arizona (WIFA) Loan. WIFA of Arizona granted BRDWID a \$405,000 forgivable principal, low interest rate (1.9%) WIFA loan. With financing in hand BRDWID was able to proceed with the purchase of Starlight Water Company assets.
3. The next step was to obtain AZCC approval to enable Starlight Water Company to sell its assets to BRDWID. When granting approval of the sale of Starlight Water Company assets, the AZCC is responsible for deciding two issues: 1. Whether the Blue Ridge Water Domestic Improvement District is a fit and proper entity to take control of Starlight Water Company's assets and 2. Whether the transfer would have an adverse effect on the operation of the utility or the quality of its service.
4. At this point a group of eleven "Interveners" filed various motions, some having nothing to do with the AZCC's decision process to determine whether the District is fit and proper to take control of Starlight Water Company's assets and whether the transfer would have an adverse effect on the quality of service or the operation of the utility. The Interveners have not questioned either of these issues.
5. It seems inappropriate that 11 Interveners can stop progress on a community-supported project to bring local control of local water and why they would want to do that. The BRDWID service area has 1,605 possible water connections within the BRDWID service area and 995 members of the District. The continuous Intervener motions are jeopardizing the BRDWID WIFA loan, delaying the acquisition of the assets, delaying the revenue stream for the District, and unduly burdening the BRDWID with legal fees.
6. The volunteer BRDWID Board members believe that a small group of Interveners are waging a personal vendetta to delay the sale of assets and drag out what should have been a simple process to review the application and grant permission for the sale. Instead, frivolous motions have been filed requiring the AZCC staff to spend time researching them when they have no bearing on the actual application and are delaying the final AZCC decision.
7. The BRDWID Board members ask that the AZCC dismiss motions that have no relevance to the AZCC decision-making process and allow the Starlight Water Company and the BRDWID to move on with the legitimate process.

SPHOA Trash Compactor Usage

 *Hello, Starlight Pines Residents*

~ ~ A message from the management ~ ~



Please put your garbage **IN** the **COMPACTOR**.
Do not set it over by the aluminum cans.

Crows, ravens, and little four-footed critters tear open the bags and scatter the garbage – along with their droppings – all over the area. It is an unsanitary MESS.



Please flatten all **boxes**, and cut to 24-inch squares. Cardboard boxes jam the compactor and require a service call – a \$\$\$ very \$\$\$ costly process – one that we all share when our dues go up.

So, throw your garbage in the compactor, flatten and cut your boxes, thank you — and have a nice day.



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 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!**





Mogollon Rim Ranger District, Coconino National Forest

News from the Forest Service

Edited on: June 27,



FIRE RESTRICTIONS HAVE BEEN LIFTED FOR MOST OF THE COCONINO NATIONAL FOREST!!

OUR OFFICE HAS REOPENED!

Finally, after more than two years, the Mogollon Rim Office has reopened. The office hours are now 7:00 to 3:30. Please call 928-477-2255 with any questions, or feel free to stop in and say ‘hello.’ You may request a permit by phone or in person at one of our offices on the Coconino Forest.

- Mogollon Rim District: 928-477-2255
- Supervisor’s Office: 928-527-3600
- Flagstaff District Office: 928-526-0866
- Red Rock Office: 928-203-2900

Happy 78th Birthday, Smokey Bear!



SOME CLOSURES MAY REMAIN IN PLACE LIKE THE BACK-BONE FIRE AREA, THE PIPELINE FIRE CLOSURE AREA, AND OTHERS. FOR UP-TO-DATE CLOSURE INFORMATION, PLEASE VISIT OUR WEBSITE AT:

WWW.COCONINONATIONALFOREST.US

PRIVATE LAND IS ALWAYS COVERED UNDER COCONINO COUNTY RESTRICTIONS. FOR MORE INFORMATION ON COUNTY FIRE RESTRICTIONS, VISIT:

<https://www.coconino.az.gov/2595/Fire-Restriction-Information>
OR CALL: 928-679-7120

IT IS MONSOON SEASON!! BE PREPARED FOR STORMS WHICH CAN BE VERY SEVERE ESPECIALLY ON THE MOGOLLON RIM. LIGHTNING CAN STRIKE DURING MONSOON STORMS, SO TAKE NECESSARY PRECAUTIONS TO STAY SAFE!

TO SIGN UP FOR COUNTY EMERGENCY NOTIFICATIONS:

<https://www.smart911.com/smart911registration/>





Stephen Pelligrini
Senior Communications Manager
928-679-7137
spelligrini@coconino.az.gov

FOR IMMEDIATE RELEASE

FOLLOW US ON   

June 28, 2022

Coconino County Removes All Fire Restrictions

FLAGSTAFF, Ariz. — In cooperation with the U.S. Forest Service on the Coconino and Kaibab National Forests, at noon on Tuesday, June 28, 2022, Coconino County will remove all staged fire restrictions formerly in place in unincorporated communities and recreation areas in the county. Most Forest Service restrictions and related forest closures on the Coconino and Kaibab National Forests, as well as City of Flagstaff restrictions, will expire at that time as well. Forest closures in and near the Pipeline and Haywire Fire zones will remain in place.

<https://www.fs.usda.gov/detailfull/coconino/landmanagement/?cid=stelprdb5331631&wdth=full>

Coconino County uses fire restrictions to help prevent unwanted, human-caused fires. Implementation of fire restrictions occurs based on a combination of factors that are carefully measured. Criteria used to determine when to implement restrictions includes things such as current and predicted weather, fuel moisture, fire activity levels, and available firefighting resources.

“The monsoon flow is now in place and should continue to provide moisture and elevated levels of relative humidity,” said County Emergency Manager Wes Dison. “Based on the information from our partners current conditions warrant removal of fire restrictions. We also do not have any significant competition for fire-fighting resources around the state right now. We will continue to monitor conditions and encourage residents and visitors to remain cautious.”

Coconino County continuously evaluates conditions and coordinates with partners when implementing fire restrictions. Although conditions now warrant a removal of restrictions, the county will continue to evaluate conditions and coordinate with partners should conditions warrant reimposing fire restrictions.

Residents are encouraged to remain vigilant since even isolated fires can pose a public safety hazard. As areas of the forests, county, and city parks reopen for recreation, county residents and visitors are encouraged to exercise caution in their activities and when operating outdoor cooking appliances, barbecue grills, and vehicles.

For more information on Coconino County fire restrictions, please refer to our website: <https://www.coconino.az.gov/2595/Fire-Restriction-Information>.

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Blue Ridge Fire District

"From the Firehouse"

By: Philip E. Paine, Fire Chief

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

Hello, my name is Philip E. Paine (most people just call me Phil). I have been a member of the Blue Ridge Fire District for many years and I currently serve this amazing organization as the fire chief. Here's my story:

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

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

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

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

Naturally, with nothing much to do on the weekends in small town USA, our family grew. I am now the proud father of one boy (Caleb is the oldest) and three girls (in order from oldest to youngest are Jerusha, Emma, and Winnie). Caleb graduated the University of Arizona with a Bachelor's Degree in Pathophysiology and has decided to follow his old man's footsteps into construction for a while. Jerusha is the proud mama of our first and only granddaughter Josey. Emma is attending Northern Arizona University on a full academic scholarship and, in her spare time, also works as a Certified Nursing Assistant there in Flagstaff. Winnie is a senior in high school this year and still a cross country and track all-star with the reading proficiency of a university professor. These kids are my pride and joy!

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

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

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

cont'd.

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

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

Then in 2017 everything changed yet again. The former BRFD fire chief resigned his post, and we were all left wondering what would happen next. Ultimately, the fire board decided to offer a promotion, and that is how I became the BRFD Fire Chief in May of 2017. The last several years in this position have definitely had their ups and downs, but I have thoroughly enjoyed every minute of every day in service to this community.

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

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

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

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

Philip E. Paine

BRFD Fire Chief

Opportunity at Blue Ridge Fire District



Come join our department as a volunteer. No experience necessary. Due to a FEMA grant we can have 3 more volunteers this year, and 5 each year for the next three years. We can offer free to you Emergency Medical Technician training as well as Arizona Firefighter 1 & 2 certification. For each shift worked as a volunteer, you will receive a \$75 stipend. All Firefighting Turn-outs and protective gear are provided. We are accepting applications now. Contact Chief Paine or Captain Lashua at (928) 477-2751.



Starlighters Memorial Day Weekend Boutique

was well attended and earned good profits to pass on to our chosen northern AZ charities. The photos on the opposite page show some of the products that were available and the people who attended our event. We are thankful for the 27 dedicated women and men that made this a very successful fundraiser! Thank to Caroline Weimer for the photos!



Sharon Bourne	Lori Davis	Naila Erwin	Lillian Gill	Lynn Goodwin	Julia Harn	Kelly Hobel
Pam Ihns	Emily Jackson	Linda McDermott	Berdie Nally	Sue Peck	Janet Pendell	Becky Pettit
Catherine Rogers	Carol Schuster	Bonnie Steele	MJ Strickland	Kim Trauer	Caroline Weimer	Ray Weimer
Ellen White	Ken White	Unknown Baker1	Unknown Baker2	Unknown Baker3	JoAnn R.H.Mamas	

Kudos to **Ken White** who puts up and takes down our event signs every month!

Many, many thanks to **Ray Weimer** who turns in our aluminum cans as needed!

Thanks to **Julia Harn** who single-handedly put away our tables after the Boutique!



Another great success! An underwear drive was held for Alice's Place in Winslow. A request for ladies, girls and boys underwear was fulfilled. The response from the Happy Jack communities for donating over 100 items and \$330 cash was awesome! Alice's Place always appreciates our communities' generosity.

The Starlighters are an auxiliary to Starlight Pines Homeowners Association. We hold many social events for our property owners to enjoy. All profit from our events is donated to our chosen local Northern Arizona Charities.



UPCOMING STARLIGHTERS EVENTS



July 2nd:

Shop for Happy Jack Merchandise at the Independence Day Blue Ridge Firehouse Sale. opens at 8am.

July 4th:

Hot Dog and Ice Cream Picnic 11am-2pm
The picnic will be funded by attendees donations to pay for the food and supplies.

Sept. 3rd:

Shop for Happy Jack Merchandise at The Labor Day Blue Ridge Firehouse Sale. opens at 8am.

Jul. 30, Aug. 27, Sept. 24, Oct. 29:

Community Breakfast & Bake Sale
8am -9:30am
Great Food and Conversation!
Not hungry, come and visit!

Sept. 9th:

Highway Cleanup 10am, Potluck 11:30am,
Business meeting following Potluck

Jul. 8, Aug.12, Sept. 9, Oct. 7, Nov. 11

Business Meetings 10am-noon
Event Planning with Refreshments !

Oct 8th:

An event is being planned that includes Silent Auctions and Food. Stay tuned for details!
Reserve the date. A fun event!

Jul 26, Aug 30, Sept 27, Oct 25, Nov15th:

Starshine Quilting Meetings 9am-noon
Make homemade items for charities!
No Experience Needed!



Dec. 2nd

A Christmas Luncheon from 11:30am-1:00pm in The Turquoise Room @ La Posada in Winslow.
Open to all ladies on the mountain.
Celebrating Christmas & our successes in 2022!



This year our Breakfast Committee is Linda McDermott and Sally Butler. They are giving us some new menus through October. The other servers shown here: Lori Davis, Caroline Weimer, Sue Peck & Catherine Rogers. A very able & hard-working team!



Our T-Shirt designs for 2022! Created by our Happy Jack Merchandise Committee: Kelly Hobel, Janet Pendell, & Linda McDermott. Your next chance to purchase these is at the BRFD craft fairs on July 2 and Sept 2 at the firehouse.



Community Center Activities

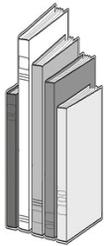
LADIES EXERCISE CLASS



Mon-Wed-Fri.

7:20 a.m. Pilates Floor Exercises!
8 a.m. walking exercise group!
With DVD's and a little
Zumba thrown in periodically!

Contact Caroline Weimer: 480-540-7828



Starlight Pines has a Community Center Library—In the corner of the meeting hall by the kitchen, there are bookshelves full of books for loan to our residents. There are also puzzles, and books on tape. Our library volunteers have also been adding young reader and children's books. The library is open for browsing and checking out books during Community Center office hours:

Monday—Friday, 9:00 a.m.—5:00 p.m.,
Saturday 9:00 a.m.—3:00 p.m.

Contributions of books and puzzles are always welcome!

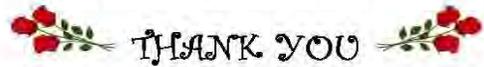
Contact Lee-Ann McCoy at (480)221-5344 or Leeann.mccoy.8u@gmail.com

Library Update: Mary Krominga recently donated a collection of books on WWII that are available for loan. An interesting and valuable piece of American history; our appreciation to Mary for her contribution to our Library.



STARSHINE QUILTING GROUP meets on the last Tuesday of each month, from 9 a.m.—noon at the Community Center. We make homemade items for charities, including quilted lap robes, blankets, infant hats, and adult & children's hats. Plenty of work to do and no experience necessary!

The Starshine ladies send a big



to the quilting ladies from the Blue Ridge Community Church:
Arlene, Barb, Becky, Colene, Evelyn, Laurie, Lee Ann, Janice, and Pat-
who cut squares and made quilts and quilt tops for our lap robes. Please come with us when we deliver these donations in December!

"Team Work Makes the Dream Work!"

Local Community Activities

Ladies' Tea



"Let Your Light Shine"



Please Join Us!!

Saturday July 30th 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 480 540-7828

or Susie Lutz 480 986-1672

Greenbelt Use



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, except those used for greenbelt maintenance.
- Property owners can arrange, with approval from the Greenbelt Committee or Community Manager, for access to the greenbelts for your property clean-up. Contact a Community Manager at the SPHOA Office, or Don Cacioppo, Greenbelt Committee Chairperson, at 480-305-4823, and leave a message.
- 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, Paul & Gayle Budrick, Lisa Markley, and Mary Colbert



After a couple weeks of monsoon rain and showers, our greenbelt is really GREEN!



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.

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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.

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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: Alma Seward blueridgestudio@tds.net

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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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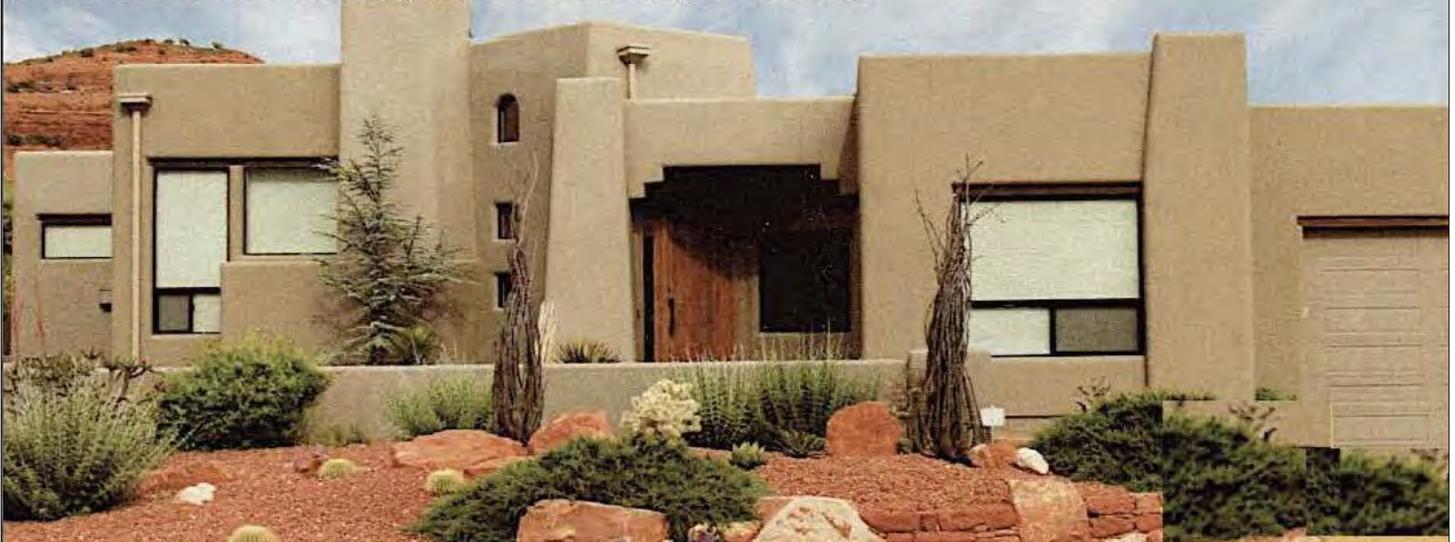
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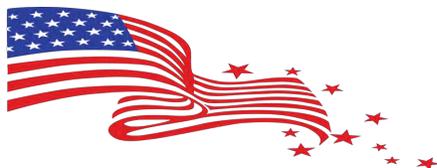


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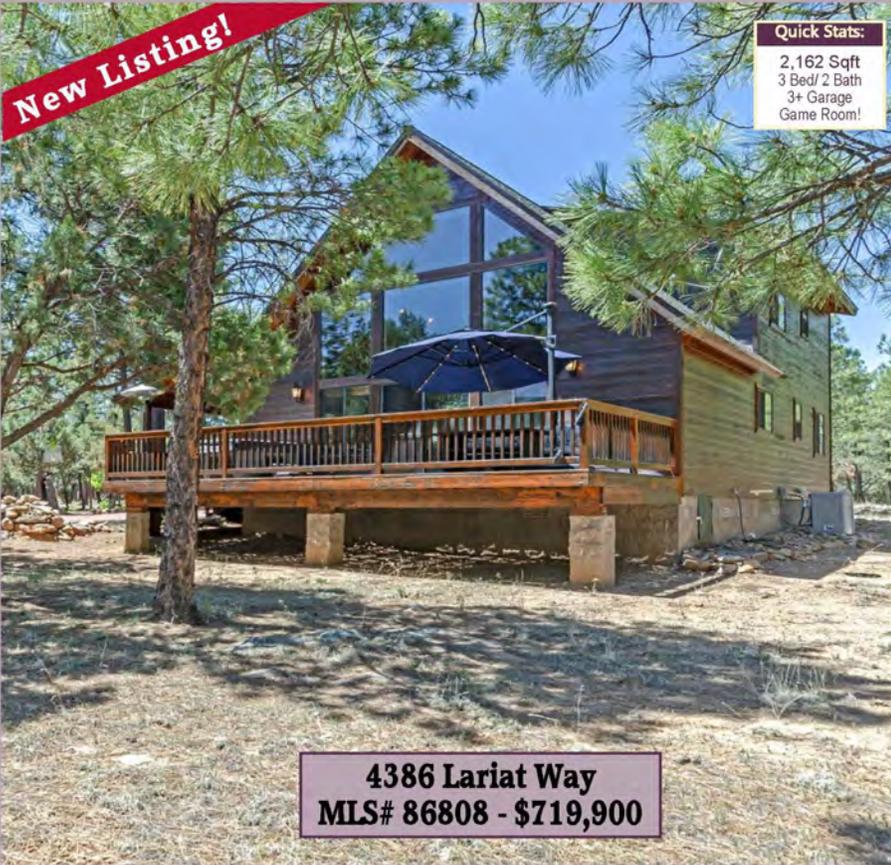
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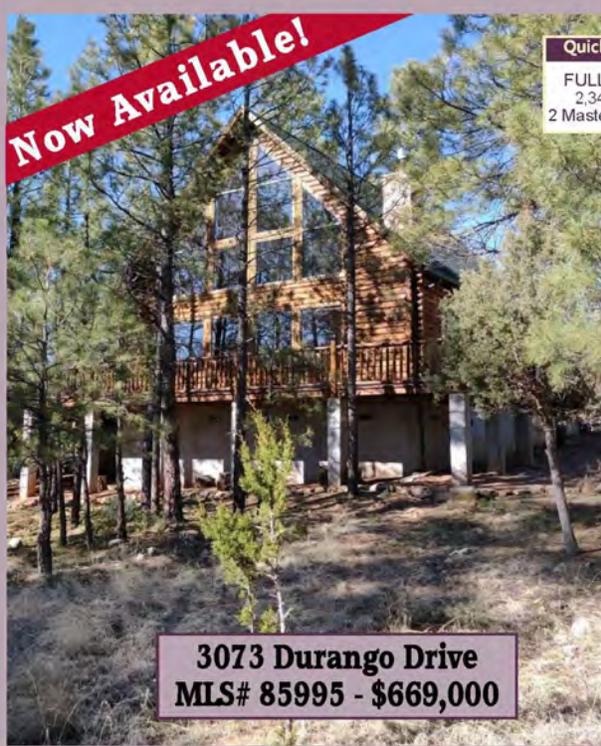
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Address	Lot Size.	MLS#	Price	Notes
1023 Moqui Drive	10.04 Acres	#86516	\$179,900	- Great Views, Pine Trees, HOA
Lot 28 Moqui Drive	10.03 Acres	#86702	\$299,000	- Mtn Views, Nat'l Forest - Amazing!
Lot 12 Moqui Ranchettes	10.1 Acres	#84454	\$129,000	- Views Everywhere, lots of Pines
200 Moqui Drive	10.06 Acres	#85334	\$129,000	- Mtn Views, Borders Natl forest

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ACTIVE:

4648 Stargazer Drive	0.90 Acres	#86412	\$54,900	- Large Ponderosa Pines, Level Lot
4347 Starlight Pines	.86 Acres	#85970	\$52,900	- Great Build Site, Sewer Available
2825 Timber Ridge Circle	.83 Acres	#84892	\$54,900	- Quiet cul-du-sac, in an HOA
4612 Durango Drive	.69 Acres	#86190	\$55,000	- Borders Common Area
2940 Roundup Circle	.96 Acres	#86072	\$59,900	- Corner Lot, Tall Pines
2011 Pine Canyon Drive	.83 Acres	#84595	\$61,750	- Gated Community, Paved road

PENDING:

5732 Raton Circle	.78 Acres	#86752	\$49,500	- Quite cul-du-sac, great lot!
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SOLD:

5196 Willet Circle	10.04 Acres	#85335	\$129,000	- Mtn Views, Horses OK
2280 San Juan Drive	1.06 Acres	#85820	\$52,000	- Desirable HOA, Tall Pines
2330 Well Water Road	1.18 Acres	#86530	\$59,000	- Borders Greenbelt, Horses OK
2899 Robin Lane	2.06 Acres	#83512	\$150,000	- Commercial, rare find on 2 acres
5128 Willet Circle	10.01 Acres	#85542	\$118,000	- Gated HOA, Overlooks Canyon
56 Moqui Drive	10.01 Acres	#85333	\$159,000	- Mtn Views, Creek View, Shared Well
4737 Sunset Ridge Loop	5.25 Acres	#86244	\$74,900	- Lots of Mixed Trees
4403 Starlight Drive	.83 Acres	#84851	\$34,900	- Level lot for building, In Ponderosas
2452 Canyon View Drive	1.01 Acres	#86418	\$109,000	- Non-HOA - Manufactured Allowed!
1330 Green Ridge Drive	1.13 Acres	#86548	\$119,900	- Non-HOA - Borders Nat'l Forest
2646 Pine Valley Road	1.03 Acres	#86460	\$129,000	- Non-HOA - Septic Included!

WHERE THE HECK IS HAPPY JACK???



Flag staff
Payson
Vfin slow

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. Count on us to 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 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: 800-655-6483; cell: 602-820-9127; or email to lokelle@tds.net. REMEMBER: LINDA CAN ASSIST YOU WITH ANY PROPERTY IN THE HAPPY JACK AREA!

Featured on Cover



NEW LISTING

BEAUTIFUL CUSTOM-BUILT CHALET/RANCH HOME IN SECLUDED, LOW-TRAFFIC LOCATION!

Don't miss the opportunity to own this beautifully-maintained, almost 1900 sq. ft., chalet-style family home on a secluded near-acre lot. All of the home's primary areas are located on the main floor, for convenient single-level living. Only the spacious loft is upstairs!

This very special home also offers central propane heating, plus brand new central A/C, just installed in mid-May. The entire exterior of this lovely cedar-sided home has also just been professionally repainted & re-stained in late May of this year, too!

Enjoy the split primary bedroom floorplan for greater privacy, opening onto a quiet covered deck and features an en suite bath with walk in closet, too. The other 2 bedrooms and 2nd full bath are on the opposite side of the home; plus there's also a spacious laundry room with deep sink & lots of beautiful cupboards/shelving for ample storage space, plus washer & dryer, too.

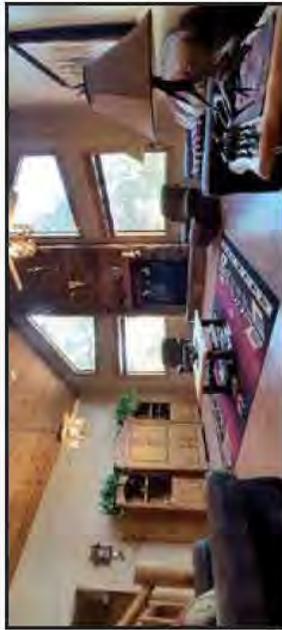
Really large fully-equipped kitchen overlooks the back deck, & has enough room for a huge dining table for fun family dinners and "game nights" with your entire bunch! Relax in the greatly-enlarged living/family room, featuring awesome floor-to-ceiling natural stone gas fireplace with a huge, oversized fire box, to enjoy cozy evenings by the fire. Beautiful natural wood tongue-in-groove cathedral ceilings also grace this inviting custom-built family mountain getaway!

Kit back on the expansive covered back deck and just let the sounds of the breeze through the mature Ponderosa pines & other heavy tree cover on this lot, soothe away your big city stress & cares! This is your perfect escape, only about 2-1/2 hours from most parts of the Phoenix metropolitan area. It's truly a different world up here!

The attached oversized 24' x 26' garage has plenty of room for all of your must-have mountain "toys", and you're only a short distance from a secluded road entry into the Coconino National Forest, for miles & miles of recreational opportunities just outside of this much-in-demand HOK-managed custom home neighborhood.

New on the market at only \$599,900. Please call or email Linda for a private tour of this great new listing, just waiting for you & your family in Happy Jack! (602-820-9127; lokelle@tds.net.)

Remember!
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602-820-9127 CELL; lokelle@tds.net Email

HAPPY SUMMERTIME, STARLIGHT PINES FRIENDS AND NEIGHBORS!

By the time you receive this 3rd Quarter 2022 Edition of your SPHOA newsletter, it should officially be Summertime. We're already seeing the high temperatures, a bit over 115 degrees, down in Phoenix, & also feeling the changes up here at our higher elevations, too. I hope all of you have been able to come up to enjoy our cooler climate up here, but if not yet, I hope you'll be able to visit your high country property very soon, and often, during the hot weather months.

I need to address a rumor I'm hearing, and assure you that, just because our big billboard sign near the highway in front of my office across from your SPHOA Community Center, as well as our large sign on the south side of our small office building, had both been taken down a few months ago . . . **OUR COMPANY IS DEFINITELY NOT CLOSING!!** Both of those signs were put up in May 2008, when we first opened Happy Jack Realty (yes, we've been open that long in our same spot!)

They were only taken down because both were becoming understandably quite faded due to time, & our strong UV rays at our 7000-foot elevation. The owner of the property where our office building is located removed the signs & took them to his sign company in the Valley so that fresh, new replacement signs could be put in place. The one on the south side wall of our building has already been replaced, and it looks great! However, it'll take a bit longer until our big billboard sign is up again.

Just needed all of you to rest assured that Happy Jack Realty and I are NOT "going out of business", as some in our area would want you to believe. I've been specializing **ONLY** in Happy Jack properties almost 32 years now & I'm still doing just that!

As you may have heard recently, our market, especially for homes, has really begun to show changes from what we've been dealing with over the past 2+ years. The days of crazy, multiple-offer "bidding wars" are a thing of the past for now, it seems, & sellers who are still listing their Happy Jack homes at prices that were the "norm" in 2020/2021, are now necessarily beginning to reduce their prices by quite a bit, to conform more to our current, far-less-frenzied home sale market.

Higher interest rates & greater turmoil in overall financial markets, have resulted in seeing lower home prices & more available listings. Our area is primarily a 2nd home market, as most of you know; & such purchases are more discretionary in nature than if buyers were looking for primary homes in our area. Buyers are now taking a more "wait-&-see" type of attitude about buying homes for now & that's affected our market, as we've all seen in just the past month or so, in all High Country areas. This is happening down in the Valley, as well, although not as much as up here.

I have made a commitment to my seller clients to only tell them the truth about the actual current value of their homes & lots. I have never told sellers what I think they "want to hear", just to get their listing. I have to tell them the truth about such important matters, & will continue to do so, as I've always done throughout my very long almost-49-year real estate career!

Thank you for reading my pages in your HOA newsletter each quarter. I sure do appreciate that, & hope you'll continue asking me to assist with all of your real estate needs and questions!

LINDA

* 48 YEARS SELLING ARIZONA REAL ESTATE!

* STILL, BY FAR, HAPPY JACK'S MOST EXPERIENCED & TRUSTED REALTOR!

* 32 YEARS SELLING ONLY HAPPY JACK REAL ESTATE!

* LINDA O'KELLEY: SIMPLY YOUR BETTER CHOICE IN HAPPY JACK!



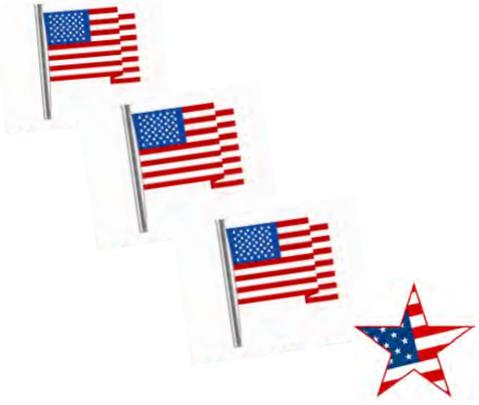
JULY 4th Parade at STARLIGHT PINES



3rd Quarter 2022 Calendar

Meetings & Events:

- July 4 Independence Day
- July 9 SPHOA Board Meeting 9 a.m.
- July 30 Starlighters Breakfast & Bake Sale
Ladies Tea—Blue Ridge Church
- Aug. 2 Primary Election Day
- Aug. 13 SPHOA Board Meeting 9 a.m.
- Aug. 27 Starlighters Breakfast & Bake Sale
- Sept. 3 Labor Day Craft Fair-BRFD Station
- Sept. 5 Labor Day
- Sept. 9 Highway Clean-Up
- Sept. 10 SPHOA Board Meeting 9 a.m.
- Sept. 23 Autumnal Equinox
- Sept. 24 Starlighters Breakfast & Bake Sale



Gathering after the parade for hot dogs and ice cream at the SPHOA Community Center.



STARLIGHT PINES
2740 Arapaho Dr.
Happy Jack, AZ 86024

A Firewise Community
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*Starlight Pines
Homeowners Association*

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