

**WELCOME** to those of you who are our new high-country neighbors. This year has again been filled with a number of home sales and new construction. We welcome all of our new neighbors in Starlight Pines. You have chosen a beautiful location in Northern Arizona with a rich history and much to explore. Come and learn about your new family and origination here in Starlight Pines. We believe your attendance and participation gives you a voice in our community, and a better understanding of the activities and opportunities in this great community.

This Summer has passed quickly and now Fall is fast approaching. We have a front row seat to watch and enjoy the changing of the seasons. Summer is quickly changing into autumn; the warm days will be moving into cool days and cold evenings. This will bring on an explosion of beautiful and breath-taking colors. As we enjoy autumn, we will see sparkle and glitter of its frosty mornings. As winter takes its hold, we will see a white and frosty world. These beautiful mountain winter scenes will continue to amaze us until spring arrives, bringing us new beginnings, new life, and rewards us with its beauty.

It is a beautiful time of year to get out and enjoy the beautiful weather and fall colors. It is always wise to wear bright colors when out hiking or sightseeing. This makes it easier for others to be aware and see you. Also, this is the time of the year when it is advisable to always have an emergency kit for your vehicle and cabin. And remember as a safety precaution, you should always let someone know where you are and when you are expected to return.

We have seen an increase in our mountain population, especially during the weekends. We are seeing an increase in lot clean-ups, new construction, as well as additions/improvements to many lots. With this increased activity it is again time to remind everyone to please be a responsible member of the Starlight Pines community. Please help us in maintaining our friendly, peaceful, quiet community. It is all our responsibility to help keep Starlight Pines the beautiful mountain retreat that we have. We all need to be considerate of our residences, speed limits, mindful of dust, fire restrictions, and excessive noise and litter.

As our September 13, 2021 SPHOA email notice announced, we are saddened to report the resignation of Trisha Birtwistle, who has been our Community Manager for the past three years. This is a great loss for Starlight Pines, but we can only respect her decision and wish Trisha the very best. Trisha was a valuable member of our team, and her contribution was essential to our community's success, which we truly appreciate. With Trisha's departure, the Board will be working on selecting a new Community Manager and will keep you informed as information becomes available. If you are interested in this position or know of someone who might be interested, please email us at [sphoa1216@tds.net](mailto:sphoa1216@tds.net) or call the office at 928-477-2602.

I invite and encourage all members to set aside the second Saturday of the month to attend the Board of Directors meeting. Our meetings begin at 9:00 a.m. and all property owners are welcome. Each month we have reports from our various committees, announce current and upcoming activities, and encourage input from all our members. Quoting our Vice President, Bill Patterson, in a previous Newsletter: "Please remember that your Starlight Pines Homeowners Association is dedicated to maintaining our community's quality of life and ensuring the successful future of Starlight Pines." We invite you to become familiar with the Starlight Pines HOA activities and participate in our monthly meetings, committees, volunteer groups, and the greater Blue Ridge Community. Your support, input and participation are critical to maintaining all this that we enjoy.

Serving as your Representative,  
Dave Janecke, 2021–2022 President SPHOA

***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.***



Dave Janecke



Bill Patterson



Connie Kiser



Sue Davis

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



Kim Traver



Bill Cross



Dan Knox



Gary Hanson



**Community Center Office Hours**

Tuesday thru Saturday 9 am to 2 pm

**Email:** sphoa1216@tds.net

**Phone:** Office 928-477-2602

**Fax:** 928-477-2295

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



**Note:** Due to COVID-19 restrictions, please make an appointment to conduct business in the office.

**Community Emergency Contacts:**

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

**Blue Ridge Fire Dept:** Philip Paine, Fire Chief  
Website: [www.brfdaz.org](http://www.brfdaz.org) (928) 477-2751

**Coconino County Sheriff:**  
to contact Deputy (800) 338-7888

**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

## 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 prior approval of the Greenbelt Committee or the Community Manager, for access to the greenbelts for your property clean-up. Contact the Community Manager at the Community Center, 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, Dan Knox, Buddy & Sue Peck, Paul & Gayle Budrick, Lisa Markley, and Mary Colbert



Flooded greenbelt areas from our recent heavy rains in the Happy Jack/Starlight Pines area. Starlight Pines received several inches of rain in August.



*Photos by Don Cacioppo.*



### Editor's Note:

As your newsletter editor recovered from hip replacement surgery on July 9, several generous and dedicated SPHOA volunteers stepped up to fold and bind the 547 printed newsletters, affix labels, and transport to the Winslow Post Office for mailing.

Many thanks to the folding and labelling team:

Berdie Nally

Vickie Taylor

Pat Macholtz

Patti Motley

The labeled newsletters were then transported to the Post Office in Winslow by John Motley, and Caroline Weimer made a separate trip to make sure the P.O. received our check in payment for the 3rd quarter mailing. Many thanks to the mailing transport and payment team! And many thanks to our Community Center Manager, Trish, who coordinated the whole effort.



# Financial Report

## 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 June	2021 May	YTD 2020-2021 Cash Flow	2020-2021 Budget	% YTD 100%
Budget Fund Balance Carried Forward Monthly	-	30,109.92	-	-	-
<b>Income</b>					
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>
<b>Expenses</b>					
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>



# News from the Forest Service

Edited on: September 15, 2021

## Fossil Creek to remain closed for remainder of calendar year: restoration work in progress

The Fossil Creek recreation area, located within the burned area of the Backbone Fire, will be closed through 2021 and potentially into fall 2022 or later, as personnel work to assess and repair damage. The decision to keep Fossil Creek closed to the public was made at the recommendation of a Burned Area Emergency Response team due to elevated post-fire risks in the area, such as flash floods, debris flows and dead trees. A public safety closure order is in place. This order restricts access of any type—by hike, bike, boat or vehicle—in areas where hazards are most likely to be prevalent. Entering into the restricted area as defined by the closure order is prohibited. Due to a combination of fire damage and monsoonal rain damage, Forest Roads 708 and 502 are currently impassable. Photos of some of the damage to Fossil Creek and surrounding area are available on the **Coconino NF's Flickr page:** <https://www.flickr.com/photos/coconinonationalforest/albums/72157719738566349>

## Vandalized historic headstone replaced, Mogollon Rim District staff monitoring second incident

A vandalized grave marker at the historic **Battle of Big Dry Wash** site near Blue Ridge was recently replaced with a new headstone of gray granite, according to Coconino NF Mogollon Rim District Ranger Linda Wadleigh. The grave marker, erected in 1976 by the U.S. Department of Veterans Affairs (VA), was vandalized and damaged beyond repair over a year ago. The headstone marked the grave of Pvt. Joseph McLernon who died on July 17, 1882, during the Battle of Big Dry Wash. Local citizens who monitor the site for vandalism contacted the Forest Service about the damage. The Mogollon Rim Ranger District and the Department of Veteran Affairs in Quantico, Virginia authorized and facilitated the acquisition of a new granite marker replacement. According to District Archaeologist Melissa Julien, its construction and placement gives an extra measure of protection against further vandalism. The Battle of Big Dry Wash historical site protects a significant event in the conflict between the United States military and the indigenous Apache, and documents an engagement in 1882 where both sides experienced loss of life. It is considered the last official battle of the Indian Wars era. In the 1930s, the Civilian Conservation Corps constructed two memorials on the south side of East Clear Creek Canyon near the battlefield. The monuments are notable for being designed and promoted by historian Will C. Barnes, the telegraph operator at Fort Apache who wrote an article about the battle and died a year before they were erected. One of these monuments was also recently vandalized with graffiti. **Members of the public with any knowledge of this vandalism should contact USFS law enforcement: 928-527-3511.** Coconino National Forest staff are now working with Yavapai-Apache Nation cultural heritage representatives to develop a balanced narrative of the site and present interpretation from both parties while accurately reflecting documented history. □

## WOOD PERMITS



Wood Permits are still for sale over the phone and by mail. Please call 928-477-2255 M-W-F, 8 a.m.—noon, to request a permit and pay by credit card over the

phone. Our office is still operating virtually; we can be reached at 928-477-2255 or 928-587-7575 M-F, 8 a.m. to 4 p.m. Thank you for your patience as we continue to navigate the Covid pandemic. Wood permits expire on Dec. 12, 2021 and go back on sale in the Spring of 2022.

## CAMPGROUND CLOSURES

- Knoll Lake, Blue Ridge, Moqui- closed for the season
- Clint's Well- open year-round
- Kehl Springs- open until FR300 closes
- Rock Crossing- closes Tuesday 10/5
- Long Valley Work Center- closes Sunday 10/10
- Elks Picnicgrounds- closes Monday 10/18



**Christmas Tree Permits** will be sold on *recreation.gov* this year. Please call the Mogollon Rim Office for more information: 928-477-2255 or 928-587-7575.



## Firewise Report: About the Federal Grant



Firewise has obtained a Federal grant to pay for thinning our lots. Many of our lot owners do not yet know about the extreme need to thin our lots. For years, while many forest communities in California have found it impossible to obtain insurance, we have felt secure in our ability to be insured, but things are changing. This change was brought home by the difficulty the HOA had in insuring the Community Center. When our previous insurance company refused to insure us again because of the danger of wildfire, our agents went in search of another company and were able to find only one willing to take the risk, and they are raising our premium by \$4000. One broker shared with us why we were having such difficulty. He explained that many insurance companies use a rating agency to determine risk of wildfire, and he shared with us the ranking of Starlight Pines: the CoreLogic Risk Meter ranks Starlight Pines 99 out of a possible 100 for risk of wildfire.

Firewise is attempting to lower our wildfire risk by thinning our lots, which will be paid for by a Federal grant. The Federal grant for which Starlight has been approved is a five-year program known as the Environmental Quality Incentives Program (EQIP). The EQIP program was created to assist farmers and ranchers. However, the Department of Agriculture has decided to divert some of that money because it is cheaper to help forest communities become less susceptible to wildfires than to pay for fighting those fires. The rationale for diverting money from the farmers and ranchers is that we raise a crop of trees on our lots. We found out about this program in June, when a State Forester mentioned it as she was looking at a tree on one of our lots. Applying for this government grant was a very elaborate process. We were racing the clock all through the many steps to this application, and we never would have had time to do what we did except that the deadline was extended for us. This extension was probably granted because only six communities out of more than 100 Firewise communities in Arizona knew about this funding and applied. We were approved at 5:00 pm on September 10<sup>th</sup>, the last possible day. The funding takes place over the next 5 years. There will be \$200,000 for the first year and \$250,000 for the second. No decision has been made yet about the amounts for the third, fourth or 5<sup>th</sup> years. We were assisted in our efforts by Jonathan Chee of the Natural Resources Conservation Service (NRCS), who was new to his position and knew almost nothing about the program. However, he worked very hard to learn about it and guide us through the maze of requirements. We worked very hard to qualify in 2021 because we feel sure that the competition will be much greater for those applying in 2022. We had discussions at the Board meetings in July and August, where it was decided that the first group of lots to be funded would be the ones that Firewise will be inspecting in 2022.

The purpose of this funding is to reduce the threat of wildfire by reducing the biomass (flammable material). The first step is to allow a forester to come on our lots and determine what needs to be removed. To do this, each lot owner had to sign and have notarized a memorandum of understanding (MOU), which is a permission slip to allow a Forester to do that job. When we finally got the permission of Jonathan Chee to send out the MOU, we had three days to write a letter to the owners of lots 201-400 explaining what we were doing and why, send it to the Board for approval, get two hundred letters addressed, put the pertinent information on the MOU and mail them. We never would have been able to do this without the help of Sue Davis, who is the Treasurer for the HOA and has a mail merge program that helps her do this type of mailing. Then Jonathan had to shorten the deadline he had given us, so we made 200 phone calls. We needed a commitment of between 130 and 140 lot owners to qualify for the first year's funding.

The final result was that we got 139 lot owners approved for funding in 2022. We also had 10 owners who applied but were a little too late returning their MOU's. They will be first in line for the funding in 2023. With Board approval,

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## *About the Federal Grant (cont'd)*

we will also give the 51 owners who have not yet accepted the funding another chance in the spring. Thinning will be required, and it is expensive; so Firewise hopes that these lot owners will take advantage of the funding.

The guest speaker at the Board meeting on September 11<sup>th</sup> was Brece Hendrix, the Forester who originally informed us of the EQIP program, and she will be the lead Forester in marking our lots. She did a marvelous job of explaining the program and answering questions. She explained that, while marking a lot, she has two goals:

- (1) to reduce enough biomass to protect against wildfire; and
- (2) to improve environmental quality.

She is open to doing this in any way that the lot owner desires. Firewise will be requesting training from those Foresters who will be marking our lots, so we will be using their thinning criteria. The only difference will be that the lot owners who refuse the funding will have to pay for it themselves. Firewise will also be sending out another letter as we get more information.

Thank you for your interest and support of Firewise.

*Conrad Davis, Firewise Committee Chair*

***Firewise Education Committee:*** *Brian Birtwistle, Larry Butler, Bob Dahlgren, Conrad Davis, Dave and Pam Ihns, Dan Knox, Dave Lutz, John and Patty Motley, Tom and Paula Osterday, Doug and Cindy Sparks, Paul and Faith Tuszynski, and 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

## Forest Service News Release

Public Affairs Officer Brady Smith  
Dep. Public Affairs Officer Randi Shaffer  
Public Information: (928) 527-3600  
Media/Press Desk: (928) 224-8306

### Agreement signed by Forest Service and State for critical forest thinning moves important watershed protection forward



**CLINTS WELL, Ariz., Aug. 17, 2021** — A recently signed agreement between the Forest Service and State of Arizona will allow important and strategic forest thinning to begin on a vital watershed that supplies water to the Town of Payson and parts of the Phoenix metropolitan area.

Coconino National Forest and the

Arizona Department of Forestry and Fire Management (AZDFFM) signed a Good Neighbor Authority (GNA) agreement for the Baker project on July 27, which is an important step that moves the project to the next stage.

This marks the first time in the region's history that the State is able to remove timber from Forest Service land and will help pave the way for future GNA projects.

The Forest Service is excited to partner with state forestry agencies through the GNA to implement critically important forest and watershed restoration work on National Forest System lands when the Forest Service is unable to do the work alone.

The Baker project is also made possible by Salt River Project and the Town of Payson, which are contributing necessary funds to ensure the forest thinning treatments can be implemented.

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## Agreement signed by Forest Service and State (cont'd)

“Salt River Project and the Town of Payson have been dedicated and collaborative partners from the planning stages and now through the implementation phase,” said Mogollon Rim District Ranger Linda Wadleigh.

AZDFFM can now begin the search for a company to perform the mechanical treatments for the Baker project--which is a portion of the East Clear Creek watershed feeding into the [C.C. Cragin Reservoir](#) (see map on page 7).

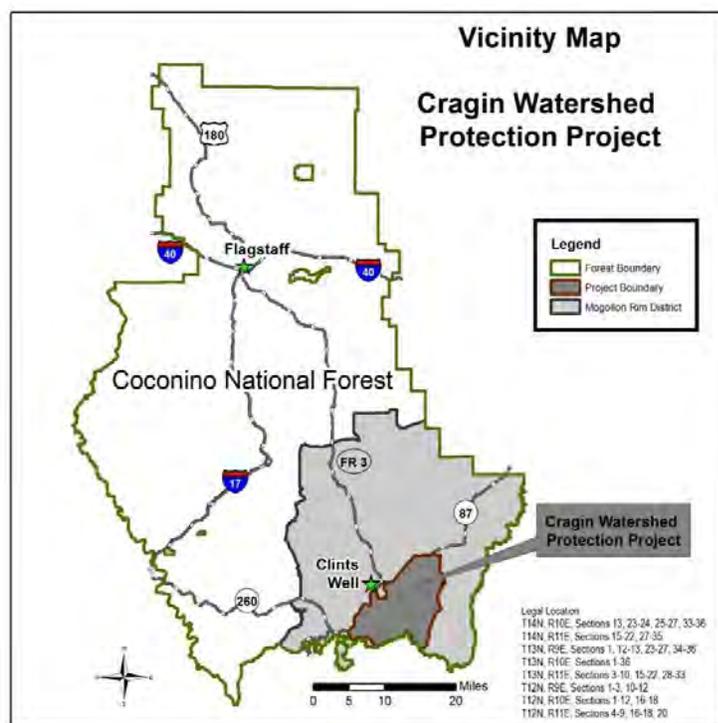
“Protecting the watershed is critically important to ensure there are sustainable water supplies for downstream communities,” said Forest Supervisor Laura Jo West.

Through the GNA agreement, AZDFFM and a selected contractor will implement treatments on more than a thousand acres of the

Mogollon Rim just south of Baker Butte Lookout—a butte located approximately 12 miles southwest of C.C. Cragin Reservoir.

The overall purpose of the Baker project is improvement of forest health by reducing the risk of extreme wildfire through forest fuel reduction, protecting municipal water supplies and power infrastructure, while also improving the lookout tower’s viewshed.

Harvesting of trees to implement treatments will likely begin this fall or early spring. The Baker project is part of the overarching [Cragin Watershed Protection Project](#) (CWPP) (map above)—the result of many years of hard work between partners such as the Forest Service, AZDFFM, Salt River Project, and the Town of Payson.



Flagstaff Ranger Station ♦ (928) 528-0868 ♦ 5075 N. Highway 89, Flagstaff, AZ 86004  
Red Rock Ranger Station ♦ (928) 203-2900 ♦ 8375 State Route 179, Sedona, AZ 86351  
Mogollon Rim Ranger Station ♦ (928) 477-2255 ♦ 8738 Ranger Road, Happy Jack, AZ 86024

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 Board Secretary

After community input over several months, the Blue Ridge Domestic Water Improvement District (BRDWID) approved a new water rate schedule at the September 18, 2021 Board meeting that will take effect one month after BRDWID purchases the Starlight Water Company (SWC).

BRDWID received multiple applications from employment ads placed in the *Payson Roundup* and the *Arizona Daily Sun* for a General Operations Manager and a Field Operations Technician. The District is also pursuing negotiations with several utility management companies.

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.” Those discussions continue.

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. 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 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. On July 15, 2018 Mr. Wene presented a 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 of the 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, the Board appointed Paul D. Schmidt (Tamarron Pines) to complete Westfall’s four-year term, and on April 24, 2021 appointed Mike Bourne (Blue Ridge Estates) to complete Beale’s four-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. BRDWID and Starlight Water Company purchase negotiations continued.



Water Rate Schedule approved by the Board of Directors on September 18, 2021, and effective one month after the purchase of Starlight Water Company

**Water use monthly base fee**

Meter Size	3/4"	1"	1-1/2"	2"	3"	4"	6"
Monthly Base Fee	\$47.00	\$65.30	\$114.30	\$178.30	\$343.30	\$528.30	\$1,048.30

**Water Usage Rate Tiers**

Usage Tier	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Commodity Rates
Water Usage per billing period	1 to 4,000 gallons	4,001 to 7,000 gallons	7,001 to 10,000 gallons	10,000 to 50,000 gallons	50,000 to unlimited gallons	Metered standpipes, water sold to others
Rate per 1,000 gallons	\$4.50	\$5.75	\$8.00	\$12.00	\$15.00	\$10.00

**Fees**

Meter Size	5/8"	3/4"	1"	1-1/2"	2"+	3"	4"
New Meter Install Fee	\$1,200.00	\$1,250.00	\$1,350.00	note 1	note 1	note 1	note 1
Impact Fee Note 2	\$2,000.00	\$2,000.00	\$2,230.00	\$2,900.00	\$3,500.00	\$3,500.00	\$3,500.00

note 1 - At BRDWD cost

note 2 - Impact fee applies to a location where service has never been established

**Fire Sprinklers**

**Monthly Service for Fire Sprinklers:**

4" OR SMALLER	\$5.00 ~ \$5.15	\$5.28	1% of monthly minimum for a comparable size meter connection, but no less than \$5.00 per month. The service charge for fire sprinklers is only applicable for service lines that are separate and distinct from the primary service line.				
6"	\$10.35	\$10.48					
Larger than 8"	tbd	tbd					

**Miscellaneous Fees**

Type of Fee			
NSF	\$30.00	All returned payments	
Establishment Fee	\$100.00	All new and transferred customers to setup account	
Re-establishment Fee	\$100.00 + (Base fee rate x number of months service was terminated up to 12 months)	When customer of BRDWD stops service and then restarts service at the same address	
Re-connection Fee	\$75.00	Due to shut-off for non-payment	
Turn Water on/off	\$75.00	At customer request for a non-emergency	
Meter Re-read Fee	\$75.00	If requested by customer and initial read was correct	
Meter Field Test Fee	\$75.00	If requested by customer and meter is accurate	
Meter Re-install Fee	\$150.00	Minimum Charge if pre-plumbed for meter.	
Security Deposit	\$150.00	Required for all customers	
Hourly Technician Rate	\$62.50	For regular hours (7:00 a.m. ~ 4:00 p.m., Monday through Friday)	
Hourly After Hours Service Fee	\$125.00	At customer request, Minimum fee 1 hour	
Late Fee	\$5.00 + 2% monthly	Charged monthly on balance due until current	
Adjust Meter Box	\$250.00 minimum Fee	At customer request or due to damage from customer negligence	
Meter Relocation (or) Meter Elevation Change	\$250.00 minimum Fee	At customer request	



## Starlighters

In July, seven ladies from the Starshine Project assembled 167 personal hygiene kits for the homeless. The kits were distributed to charities in Winslow and Flagstaff.



The Starlighters served 74 people at the community breakfast on August 28.



Sixteen ladies from our Blue Ridge communities enjoyed fellowship while having lunch together at Fargo's in Payson on August 13th.

## Another Successful Happy Jack Merchandise Sale!



The Starlighters sold nearly \$4000 worth of Happy Jack T-shirts, Hoodies and Hats at the BRFD Labor Day Event! All profits will go to selected charities before Christmas!

Our new T-shirt patterns for 2021:



Front



Front



Back

*A Starlighters Special Halloween Event!  
Saturday Oct. 30, 2021, opens at 5pm  
@Starlight Pines Community Center.  
Taco Fest! Ground Beef or a Vegan Version!  
Crunchy Corn Tortilla Shells*

**\$10 per person includes 2 tacos, 2 sides, 2 cookies, and a drink.**

**All of the profit goes to charity!**

Costumes are  
FUN but  
optional!



Face Masks and  
6 Ft. Distancing  
Recommended!



*\*HJ Merchandise-Last Sale in 2021\*  
Do Some Christmas Shopping!*

# Community Center Activities

## 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



## GAMES



**BUNCO**

Every other Friday at 1 p.m. —  
 Oct. 1, 15, 29, Nov. 12, 26, Dec. 3, 17

**EUCHRE**

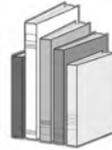
Every other Tuesday at 6 p.m. —  
 Oct. 12, 26, Nov. 9, 23, Dec. 7, 21

**POKER**

Every Thursday at 6 p.m. —  
 Oct. 7, 14, 21, 28  
 Nov. 4, 11, 18  
 Dec. 2, 9, 16



**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!



**Did you know?** 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. The Library volunteers have been adding some young reader and children's books also. Our library is open during Community Center office hours: Tuesday through Saturday, 9:00 a.m. to 2:00 p.m. for browsing and checking out books. Contributions of books and puzzles are always welcome.

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

The Starlight Pines Community Center is available for reservations for 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 the Community Manager at (928) 477-2602.

## 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 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!**

### ***New Kid on the Street***



**John and Bonnie Steele have a new member of their yard patrol (in addition to Copper and Sadie).**

### ***From a Starlight resident:***

Walking the Starlight community, there are Payson telephone books in plastic bags strewn all over people's driveways and yards. Some of them have been there for weeks. This is not a very safe way for distribution in this type of community! Many folks are only up here part time: weekends, holidays and many don't show once or twice a year. These are an invitation for house break-in's. Anyone keeping track of how long the bags are not picked up, they know someone isn't there. We've had in the past vagrant people living in empty houses and this just invites this type of break in. Please ensure this community does not get this type of solicitation!



### **BRDWID Job Posting:**

#### **General Operations Manager**

Under policy direction from the Board of Directors, to serve as General Operations Manager of Blue Ridge Domestic Water Improvement District (BRDWID). Performs professional work of considerable difficulty supervising and administrating the operational and budgetary functions, maintenance, repair, and capital improvements of the water system, and serves as the primary interface to the customers of the BRDWID; performs related duties as required.

#### **Field Operations Technician**

Responsible for day-to-day operations of the water systems to efficiently provide and maintain safe, clean, and affordable drinking water to the communities BRDWID serves. Performs technical duties associated with the inspection, testing, sampling, and monitoring of the water system to ensure compliance with safe drinking water standards. Responds to customer requests for service, repairs, or issues with the water system.

**Respond by mail to:** BRDWID Board Chairman, P.O. Box 19656, Happy Jack, AZ 86024-0656; or submit resume, application materials and/or supporting documentation to Sue Davis, Board Secretary and Clerk, at [sue.davis@brdwid.org](mailto:sue.davis@brdwid.org).



### **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 volunteer's 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 Turnouts and protective gear provided. We are accepting Applications now. Please contact Chief Paine or Captain Lashua at 928-477-2751.



## NOTICE

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

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.

FOR IMMEDIATE RELEASE

FOLLOW US ON   

September 24, 2021

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## CDC Added an Additional Group for Pfizer Booster Eligibility

Flagstaff, Ariz. - On Thursday, September 23, the Centers for Disease Control and Prevention (CDC) Advisory Committee on Immunization Practices (ACIP) approved a single booster dose of the Pfizer-BioNTech COVID-19 Vaccine (Comirnaty) in certain populations who received the first two doses of Pfizer vaccine. Late the same evening, the CDC Director endorsed the ACIP decision and added an additional group to the COVID-19 booster eligibility.

**The following groups are approved to receive a single booster dose of the Pfizer-BioNTech COVID-19 Vaccine (Comirnaty) if they received the first two doses of Pfizer vaccine:**

- **people 65 years and older and residents in long-term care settings should** receive a booster shot of Pfizer-BioNTech's COVID-19 vaccine at least 6 months after their Pfizer-BioNTech primary series;
- **people aged 50–64 years with underlying medical conditions should** receive a booster shot of Pfizer-BioNTech's COVID-19 vaccine at least 6 months after their Pfizer-BioNTech primary series;
- **people aged 18–49 years with underlying medical conditions may** receive a booster shot of Pfizer-BioNTech's COVID-19 vaccine at least 6 months after their Pfizer-BioNTech primary series, based on their individual benefits and risks, and;
- **people aged 18-64 years who are at increased risk for COVID-19 exposure and transmission because of occupational or institutional setting may** receive a booster shot of Pfizer-BioNTech's COVID-19 vaccine at least 6 months after their Pfizer-BioNTech primary series, based on their individual benefits and risks.

**Those seeking a Pfizer booster dose are asked to bring their COVID-19 vaccination card with them.** The booster dose offers additional protection for those at increased risk of severe COVID-19 disease and is currently authorized only for those who received the Pfizer vaccine in their initial vaccine series.

**Coconino County Health and Human Services will not be offering Pfizer boosters to individuals who received a different brand of vaccine in their initial dose series.**

Individuals who are moderately to severely immunocompromised continue to be eligible for a third dose of either mRNA vaccine (Pfizer or Moderna). To learn more about eligibility for a third dose, visit

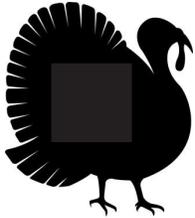
[https://www.coconino.az.gov/DocumentCenter/View/46487/CDC\\_Recommends-Additional-COVID-dose-915202](https://www.coconino.az.gov/DocumentCenter/View/46487/CDC_Recommends-Additional-COVID-dose-915202)

As information changes and additional approvals are granted, the Coconino County COVID-19 website will be updated. Visit [coconino.az.gov/covid19](https://www.coconino.az.gov/covid19) for the latest information.



Edited 9/30/21

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**Contact the newsletter editor for details**

**Name:** Alma Seward **E-mail:** [blueridgestudio@tds.net](mailto: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](http://www.miraclemaintenance.com) for more information regarding log cabin restoration.

#### **Questions?**

**Brent Orm- Business Owner**

**[Brent@miraclemaintenance.com](mailto:Brent@miraclemaintenance.com)**

**602-689-9049 cell**

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Virginia Nichols

602-758-2212 (Text)

[PeaceOfMindinHJ@gmail.com](mailto:PeaceOfMindinHJ@gmail.com)

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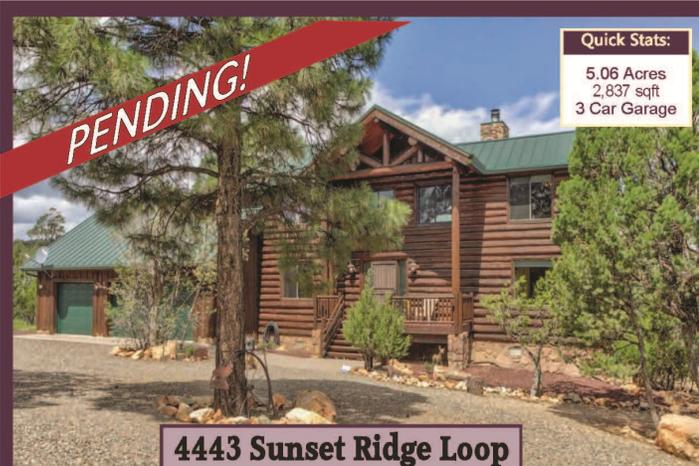


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**Quick Stats:**  
 5.06 Acres  
 2,837 sqft  
 3 Car Garage

**4443 Sunset Ridge Loop  
 MLS# 85378 - \$799,000**



**Quick Stats:**  
 2.05 Acres  
 2,770 sqft  
 2 Car Garage

**1652 Moqui Drive  
 MLS# 85406 - \$799,000**



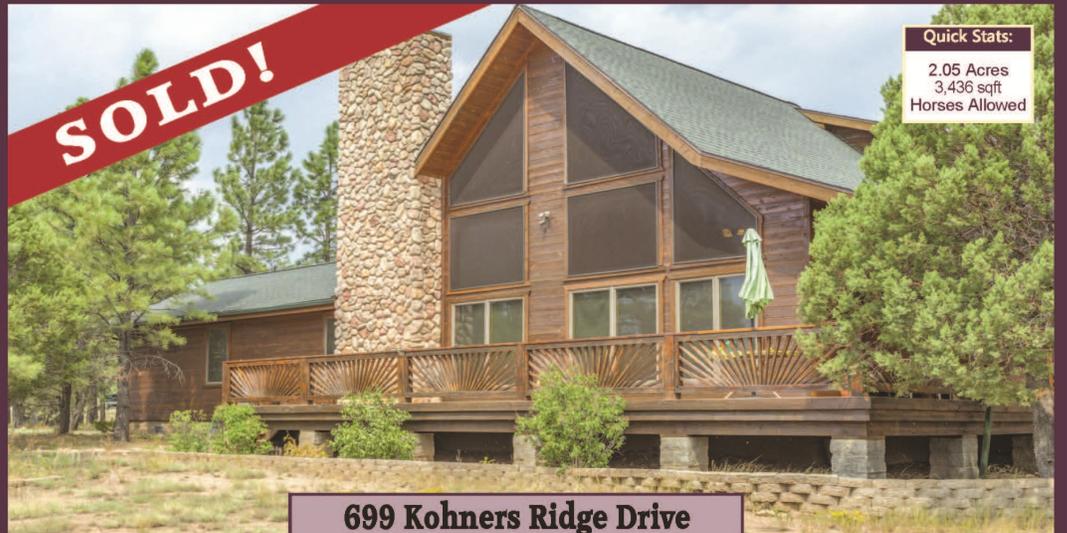
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**Quick Stats:**  
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 Horses Allowed

**699 Kohners Ridge Drive  
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### Fantastic NEW Listings!

Address	Lot Size	MLS#	Price	Notes
5196 Willet Circle	10.04 Acres	#85335	\$149,000	- Mtn Views, Horses OK <b>NEW LISTING!</b>
200 Moqui Drive	10.06 Acres	#85334	\$159,000	- Mtn Views, Horses OK <b>NEW LISTING!</b>
56 Moqui Drive	10.01 Acres	#85333	\$249,000	- Mtn Views, Horses OK, Shared Well, <b>NEW LISTING!</b>
Lot 12 Moqui Ranch	10.01 Acres	#84454	\$169,000	- Great building Sites, 10 private acres

### These Listings are STILL Available!

4281 Soft Wind Place	1.07 Acres	#85007	\$57,900	- Quiet cul-du-sac in Gated Community
4403 Starlight Drive	.83 Acres	#84851	\$43,900	- Level lot for building, In Ponderosas
2904 Sparrow Drive	.93 Acres	#83562	\$46,900	- On a quiet side street, in the tall pines
4903 Starlight Drive	.83 Acres	#84729	\$46,900	- Quiet Street, Tall Pines
4382 Jack Pine Place	1.58 Acres	#84869	\$52,900	- Extra large parcel, on a cul-d-sac
4517 Durango Drive	.69 Acres	#84796	\$54,900	- Has sewer, in the tall pines
2825 Timber Ridge Circle	.83 Acres	#84892	\$54,900	- Quiet cul-du-sac, in an HOA
2399 Pine Crest Drive	.71 Acres	#85323	\$54,900	- Beautiful Level Lot in Desirable HOA
2011 Pine Canyon Drive	.83 Acres	#84595	\$61,750	- Gated Community, Paved road
4763 Stallion Road	1.17 Acres	#85185	\$74,900	- Beautiful Corner Lot with <b>SEPTIC INSTALLED!</b>
2899 Robin Lane	2.06 Acres	#83512	\$229,000	- Commercial, rare find on 2 acres

#### SOLD LISTINGS

5367 Tamarron Drive	.70 Acres	#84838	\$52,900	<b>SOLD</b>
2809 Hidden Creek	.83 Acres	#83339	\$44,900	<b>SOLD</b>
479 Moqui Drive	10.00 Acres	#84343	\$169,000	<b>SOLD</b>
1880 Blue Sky Circle	.84 Acres	#84846	\$57,000	<b>SOLD</b>
1723 Timber Drive	1.00 Acre	#85174	\$98,500	<b>SOLD</b>



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Sherrie Vrankovic, REALTOR®

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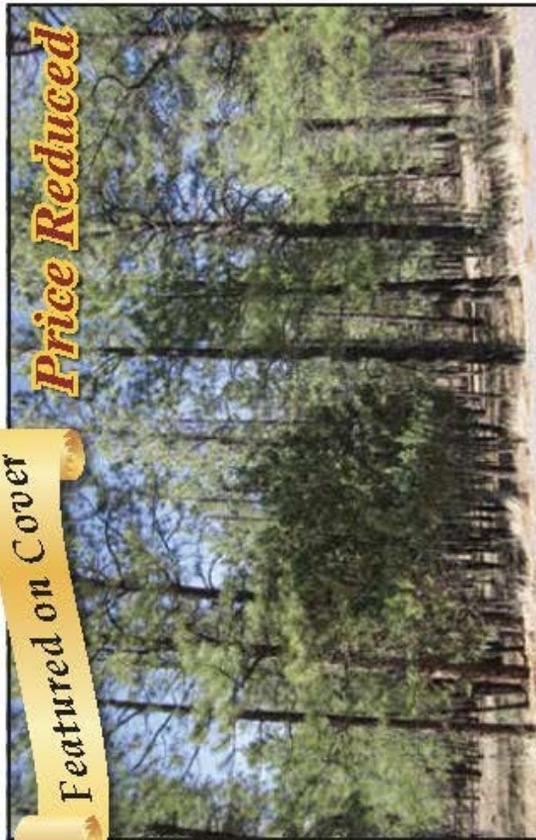
# WHERE THE HECK IS HAPPY JACK???



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 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, 800-655-6493; cell: 602-820-9127; or email to [llokelley@tds.net](mailto:llokelley@tds.net). REMEMBER: LINDA CAN ASSIST YOU WITH ANY PROPERTY IN THE HAPPY JACK AREA!

Flagstaff  
Winslow  
Payson

Featured on Cover



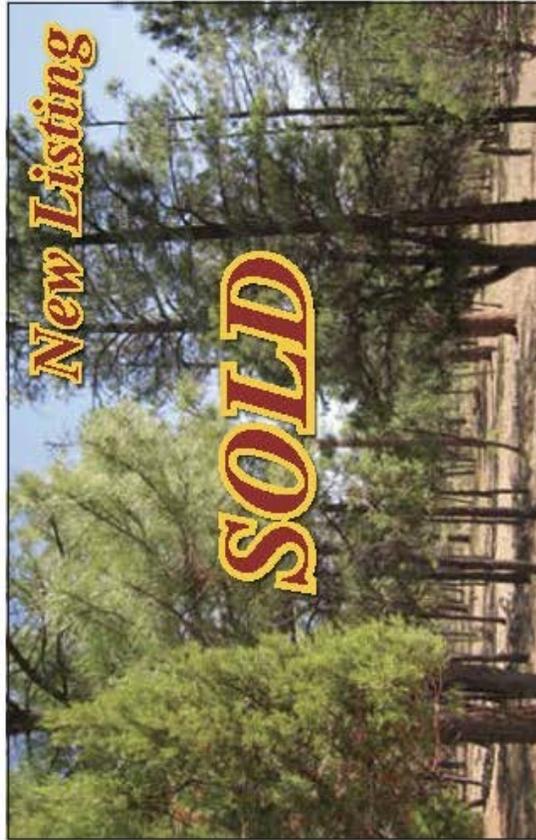
Price Reduced

### 4701 Corral Way, Starlight Pines

This beautiful, heavily-treed 1.06-Acre homestead is tucked away on a very quiet cul-de-sac 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, picknicking & 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.

**PRICE REDUCED TO \$49,500!**

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



New Listing

SOLD

### 2947 Bobcat Circle, Blue Ridge Estates

Wow, this gorgeous .95 Acre lot offers National Forest boundary + already installed and approved alternative septic system, too, which will cut months off your lot development time-frame when building + save you thousands of dollars, as well. This beautiful well-treed homestead is in a very quiet cul-de-sac, well over one full mile off Highway 87, for full enjoyment of privacy, seclusion and no traffic noise. Blue Ridge Estates is lovely subdivision with near-acre homesteads that allow only site-built homes - no manufactured or modular housing is ever permitted and no camping of any kind will be allowed. Enjoy miles of recreational opportunities in the National Forest. HOA may allow a private locked pedestrian gate to be installed to National Forest, but will not be allowed for access of any ATVs or other motorized vehicles. Water/Power/Phone easily available to all lots. Don't miss the chance to own this very desirable homestead!

**Just listed at \$65,900.00**



LINDA O'KELLEY REALTOR®

48 Years Selling Arizona Real Estate • Full Time Resident Specialist in the Happy Jack - Blue Ridge Area

602-820-9127 Cell • eMail: [llokelley@tds.net](mailto:llokelley@tds.net)

SHOWINGS BY APPOINTMENT ONLY, PLEASE!

Andrew K. Ohlner  
Designated Broker

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4TH QUARTER 2021

LINDA O'KELLEY  
HAPPY JACK REALTY

HIGHWAY 87 @ STARLIGHT DRIVE (Mile 305.5)  
HAPPY JACK, AZ 86024

602-820-9127 CELL; [lokelle@tds.net](mailto:lokelle@tds.net) Email

HAPPY FALL/WINTER SEASON, STARLIGHT PINES FRIENDS & NEIGHBORS! Here we are, finally starting to see signs of Fall, yet the temperatures are still hitting 110 degrees in the Phoenix area, and still into the 80s during the days up here! Enough already!! It's time for some cool, crisp weather & to start seeing the trees wearing their annual "coats," displaying the full palette of gorgeous fall colors here in Happy Jack & in the rest of the Arizona High Country! Fall is my favorite season of the year, without any doubt. It brings the urge to start cooking kettles of fragrant, comforting soups & stews, as well as to do more baking now that it isn't so darned HOT! Almost everything about the Fall & Winter seasons is appealing to me, & to so many others, too. We're all more than ready for the changes of seasons to make their welcome appearances up here.

Thanks to a blessedly productive "monsoon" season, our Happy Jack area has received around 12 to 13 inches of rain (or close to that, depending on specific areas - some got more; some got less). Suffice it to say that our forest hasn't been this green in many years, and it's been a very welcome and much-needed change, for sure. We're all thankful that the fires that threatened our areas earlier in the warm weather months are, for now, a thing of the past, and we are all so grateful for the awesome rains we have received. Here's hoping we'll have a more "normal" winter season this time around, too, bringing us a welcomed & generous snowpack, to keep the moisture levels in our forests "up" rather than "down," & to help replenish our reservoirs below The Rim. We have seen such relatively "dry" winter conditions, especially during our past 2 winter seasons. We're hoping for a much more generous amount of snow in our upcoming 2021/2022 Winter Season. Think SNOW!!

Our real estate market continues to both amaze, and disappoint, some people, depending on whether they are buying or selling real estate in recent months. Although some of the buying "frenzy" surrounding homes in our area has started to slow down a bit, we're still seeing some very high prices for many homes, and as I last wrote in the SPHOA newsletter for the 3<sup>rd</sup> quarter of 2021, the same hasn't really held true for vacant land prices in most of our areas. Although land prices are up somewhat compared to earlier this year, our lot prices don't come close to approaching what lot sellers have been hoping to see over the past several months.

As stated in my earlier quarterly newsletter pages this year, it's all a matter of supply and demand: there is still a large supply of available vacant land properties in most of our areas, with nowhere near as high a demand for vacant land as we're still seeing for existing homes for sale. As a result, prices haven't been as proportionately high for vacant land properties, as lot sellers had been hoping to see by now.

I welcome the opportunity to help with all of your real estate needs in Happy Jack. I'm STILL, without doubt, the most-experienced Realtor in our unique area, with 31 years of full-time experience here, & I hope you'll continue to reach out for help selling your home or land here. Thank you for reading my pages each quarter. I do appreciate your time & loyalty all these many years. And if you'd like my recipes for my "famous" pumpkin pie & Southern cornbread dressing for the upcoming holidays, just let me know & I'll be happy to email them to you . . . AND WISHING ALL OF YOU A VERY EARLY "HAPPY HOLIDAYS"!!

LINDA

\* 48 YEARS SELLING ARIZONA REAL ESTATE!

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

\* 31 YEARS SELLING ONLY HAPPY JACK REAL ESTATE!

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

# 2021 4th Quarter Calendar



## 2021 4th Quarter Meetings & Events:

- Oct 9 SPHOA Board Meeting 9-11 a.m.
- Oct 16 BRDWID Public Meeting 9 a.m.  
Mogollon Ranch Meeting 1-3 p.m.
- Nov 2 Election Day
- Nov 11 Veterans Day
- Nov 13 SPHOA Board Meeting 9-11 a.m.
- Nov 20 BRDWID Meeting 9 a.m.
- Nov 25 Thanksgiving Day
- Dec 18 BRDWID Meeting 9 a.m.
- Dec 25 Christmas Day
- Dec 31 New Year's Eve



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PINES**

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