President's Corner

Happy New Year!

Winter has arrived in our little piece of heaven. We have been up a few times this winter and it seems colder than normal for this time of year but that could be just me spending too much time in the valley. We have had a few snowfalls already and hopefully there will be more in February and March. We really need some measurable snowfall in the area.

The HOA would like to remind you to visit your property during the winter months to make sure that the cold weather and snow aren't leaving behind surprises for the coming spring. During these winter months we normally have a few hard freezes, and water supplies are the most vulnerable utility to these cold conditions. Almost every year we have Starlight Pines homeowners who experience water damage from frozen pipes. Please take every precaution to avoid costly repairs.

At our last board meeting we approved an impressive list of donation recipients who benefited this holiday season from the hard work of the Starlighters and your generosity. The Starlighters were able to increase their total donations by $2000 to almost $12,000 for 2022. The board will begin 2023 meetings on the second Saturday in February, at which time we will start 2023/2024 budget discussions and set goals for the New Year. All committees and volunteers are requested to turn in your thoughts to help us budget properly for all the priorities. You are always invited to attend and participate in these important meetings. I invite and encourage all members to set aside the second Saturday of each month to attend the Board of Directors meeting. Meetings begin at 9:00 a.m. and all property owners are welcome. Each month we receive reports from our various committees, announce current and upcoming activities, and encourage input from all our community members. Our HOA is one of the largest in the County, with an extremely small budget. Starlight Pines began nearly 35 years ago and has transitioned from a Cattle Ranch into a beautiful forest location with a rich history, a lot of great areas to explore, and most importantly, a great community of people.

I want to remind everyone that the annual elections of officers to the Board of Directors will be coming up early in 2023. The annual election of our Board of Directors is held the second Monday of June of each year. If you have any interest in making a commitment to serve on the Board please give it consideration and contact any current Board Member or call the Community Center Office at 928-477-2602. It will give you an opportunity to put your thoughts and ideas to work to make YOUR Association better. As once said by one of our members "If people don't like what the Board does, how come they aren't running for the Board?"

This is the first edition of our Newsletter in 2023. Our next HOA Board meeting is on February 11, 2023. I hope each of you had a wonderful Holiday season, and I want to thank each member of the Association for their efforts in maintaining Starlight Pines as the best development in the Happy Jack area.

Gary Hanson
2022–2023 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

Name	Phone	E-Mail
Gary Hanson President	928-477-2602	sphoa1216@tds.net
Dan Knox Vice-President	928-477-2602	sphoa1216@tds.net
Peter Kuhl 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
Rosemary Johnson 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: Michelle King, Jackie Lusson

Office Hours

Monday thru Friday – 9 am to 5 pm
Saturday – 9 am to 3 pm
Email: sphoa1216@tds.net
Phone: (928) 477-2602
Fax: (928) 477-2295
Website: http://starlightpineshoa.com

Community Emergency Contacts:
Fire/EMS/Rescue Emergency: 9-1-1
Blue Ridge Fire Dept.: Philip Paine, Fire Chief
Website: www.brfdaz.org
Coconino County Sheriff and
to contact Deputy: (800) 338-7888

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 (480) 861-9780
Webmaster
Amy Snodgrass amy@seasawmarketing.com
Newsletter Editor
Julia Harn jharn10@gmail.com

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 ATVs, 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 Chair, 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

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.

Quotables:

"An optimist stays up until midnight to see the new year in. A pessimist stays up to make sure the old year leaves."
William E. Vaughan

"You are never too old to set another goal or to dream a new dream." C. S. Lewis

"Be at war with your vices, at peace with your neighbors, and let every new year find you a better man." Benjamin Franklin

Winter Morning Poem

Winter is the king of showmen,
Turning tree stumps into snowmen
And houses into birthday cakes
And spreading sugar over lakes.

Smooth and clean and frosty white,
The world looks good enough to bite.
That's the season to be young,
Catching snowflakes on your tongue!

Snow is snowy when it's snowing.
I'm sorry it's slushy when it's going.
Ogden Nash

Editor's Note:

Thank you to all who helped with the sorting and labelling of our 4th Quarter Newsletter. Michelle King and Jackie Lusson, your help made such a difference!

Financial Report

Starlight Pines Homeowners Association - All Funds
Unaudited Income/Expense Statement to the 2022 - 2023 Budget

Fiscal Year June 1, 2022, - May 31, 2023	2022 October	Year to Date Oct. 31, 2022	2022-2023 Budget	% YTD 42%
Budget Fund Balance Carried Forward	149,714.70	-		5 months
Income				
New Member Innitial Contributions	750.00	3,960.00	9,000.00	44%
Escrow Disclosure Statement Fees	1,200.00	6,900.00	16,800.00	41%
Building Cleanup Deposit Forfeitures	-	-	1,550.00	
CC&R, Architectural, & Property Rule Fines	200.00	4,006.53	630.00	636%
Bank Interest	199.86	347.49	350.00	99%
Plan Review Fees	50.00	850.00	1,150.00	74%
Member Annual Assessments 2022-2023	6,669.43	153,871.62	153,000.00	101%
Miscellaneous Income	15.00	112.90	-	
EQIP Income:USDA	-	52,143.12	-	
EQIP Income:Owner Copays	1,526.00	5,532.00	-	
Starlighters Non-Member Income	2,754.59	20,844.36	-	
Newsletter Advertising	1,585.00	1,660.00	-	
Community Center Use Fees	50.00	400.00	-	
Income	14,999.88	250,628.02	182,480.00	137%
Expenses				
Annual Meeting	-	509.95	500.00	102%
Accounting Fees & Bank Charges	-	-	1,000.00	
Accounting Services & Software	-	-	500.00	
Capital Improvement (Compactor waterline)	633.80	633.80	-	
Firewise Education Committee	80.28	1,007.20	2,000.00	50%
Greenbelt Committee	79.57	531.82	600.00	89%
Architectural Committee		38.46	-	
Property Rules Committee	48.05	48.05	-	
Nominating & Election Committees	-	-	-	
Membership Fees (CAI, Sam's Club)	-	444.00	500.00	89%
AZ Corporation Commission Fee, Permits	-	-	130.00	
SPHOA D&O Liability & Property Insurance	-	15,811.92	10,500.00	151%
Legal Expense (includes refund)	(25.00)	26,207.68	7,000.00	374%
Lien Filing Fees	-	28.78	300.00	10%
Common Properties Maintenance	330.27	6,796.23	10,000.00	68%
EQIP Expense (Payments to Contractors)	14,799.00	82,504.00	-	
Management/Wages/Payroll Taxes/Travel	4,908.83	22,727.25	51,300.00	44%
Workers Compensation Insurance	-	-	1,500.00	
Contingencies/Miscellaneous	40.85	40.85	200.00	
Starlighters Non-Member Expenses	774.52	8,250.04	-	
Newsletter Publisher, Postage, Printing	2,117.75	4,375.74	7,037.00	62%
Website Expense	300.00	755.66	400.00	189%
Video Conferencing	-	-	200.00	
Office Supplies & Expense	124.28	872.24	2,500.00	35%
Postage & Bulk Mail Permit	16.54	643.24	1,000.00	64%
Printing: Office, Assessments, Election	-	-	500.00	
Refuse Collection	6,838.68	20,815.82	32,000.00	65%
Compactor & Trash Area Maintenance	1,121.84	4,093.27	9,100.00	45%
Perimeter Fence Maintenance	450.00	1,097.03	2,400.00	46%
Snow & Ice Removal	-	-	1,000.00	
Taxes: Income & Property	-	-	60.00	
Telephone	339.75	2,480.30	8,500.00	29%
Travel: Member Reimbusement	-	-	200.00	
Utilities & Propane Pre-buy	212.00	4,884.06	6,600.00	74%
Payment to Replacement Reserves	-	-	24,953.00	
Transfer to Starlighters Auxiliary Fund	1,980.07	12,594.32	-	
Expenses	35,171.08	218,191.71	182,480.00	120%
Income Less Expenses	(20,171.20)	32,436.31	-	
Fund Balance	144,543.38			

10/31/2022

Firewise News

Firewise Report

December 2022

Our Firewise volunteers have been busy inspecting lots that needed a second inspection to become compliant. They have also been busy inspecting bark beetle trees and painting over with brown paint the orange stripes used by the EQIP markers to designate the trees to be saved. They have also been busy inspecting the lots that have been thinned by contractors in the EQIP grant program. They all deserve our gratitude for so many hours of work to keep our community safe.

The EQIP thinning is exceeding expectations. Because we needed to be inspected by the Cultural Resources Conservation Service, before we could begin thinning, we were not able to start thinning until July. The 139 lots for which we received funding are divided into 5 groups that are labeled Contract Item Numbers (ClNs). So far, we have thinned CINs 1-3, which contain 90 lots, and we should finish the remaining 49 lots (CINs 4 and 5) by the middle of next year. We will have completed the cutting and removal of the trees six months ahead of schedule, even though bureaucratic requirements caused us to start six months late. For the years 2024-2026 the grant offers $9,971 to "reduce the understory" on the 78 lots in CINs 3-5. It will take some study to figure out how to take advantage of this relatively small amount of money for what seems like a very big job. Be that as it may, the EQIP Grant will have thinned 139 lots, very significantly increasing our safety from wildfire and bark beetles.

The Firewise Education Committees is a group of 19 members who have volunteered to help their neighbors stay safe from fire and bark beetles. One of the ways we do this is by providing information that will help all of us keep our trees healthy. The information we provide is partly based on our personal experience as we walk the forested areas on many lots. During the bark beetle outbreak of 2018, many of us observed the destruction caused by the ips beetle. Hundreds of trees were dying very quickly. The telltale signs of bark beetles were very visible exit holes and boring dust. The ips beetles will bore into trees that are too drought-stressed to fight them off with pitch. They create egg chambers within the inner bark (the cambium layer) where they lay their eggs, and then die. The eggs hatch producing larvae (little white grubs) that feed on the moist inner bark, eating all the way around the tree. After a couple of weeks of feasting, they turn into pupa and then into adult beetles that bore their way out through the bark, leaving exit holes from which they fly on their way to destroy another tree. These four stages of life, known as a generation, take only 30 days in the middle of the summer. In our area the ips beetle usually produces three generations per year that keep us very busy finding the trees that they have destroyed and having them removed. In fact, we have been so engrossed in the fight with the ips beetle that we have not been aware of the danger of another beetle. We cannot be sure what kind it is, but the U.S. Forest Service has recently announced that the "pine beetle" is destroying many trees in the Coconino National Forest. The size of this beetle is consistent with the size of the exit holes in many dead trees on Starlight lots. This beetle is so small that it is easy to overlook. It is the size of a pencil point, and the larvae are the size of a single grain of rice. The exit holes that the newly born beetles leave when they fly away to infest another tree are so small that they are hard to notice until you are very close to the dying tree. If you had a supply of disks of the same diameters as these exit holes, you could easily fit 64 of them into one square inch. However, even if you look closely, you will not see the exit holes until after the damage is done so when one of your trees turns from green to yellow it is time to move it to Bly Pit. As we learn more, Firewise will keep you informed.

The Firewise Education Committee:

Tom and Maria Braddick, Larry Butler, Bob Dahlgren, Conrad Davis, Dan Knox, Peter Kuhl, Dave Lutz, Pat Macholtz, John and Patty Motley, Berdie Nally, Tom & Paula Osterday, Doug and Cindy Sparks, Paul and Faith Tuszinski, Bill Patterson (Board Liaison)

Starlighters

Fourteen Starlighters and six ladies from other Blue Ridge Communities attended a Christmas lunch on 12 09 22 in the Turquoise Room in Winslow. Good food and good fellowship were enjoyed by all. May this annual event continue as long as there are Starlighters!

In November and December, the Starlighters held a clothing drive and a food drive for a needy family in Winslow that had a housefire in January. Two adults and their four granddaughters are sharing a very small home after losing most of their possessions. They lived in a motel for four months while their house was being repaired after the fire. We thank everyone who donated food and clothing to this family in need.

thank you

Five ladies from our Starshine Quilting group met on 12/15 to sort and package the homemade items and collections for the Sunshine Rescue Mission, Hope Cottage, Banner Hospital Birthing Unit, Rim Country Health & Rehab and The Salvation Army. Gifts for five adopted families sheltering at Alice's Place were also prepared for delivery.

Total Donations

from the Starshine Group

34	Baby Bears (from Pat Norton)
16	Receiving Blankets
9	Crib Blankets
18	Infant Stocking Caps
11	Youth/Adult Stocking Caps
73	Hygiene Kits
29	Fleece Throws
15	Lap Robes & Foot Warmer Blankets
5	Landry Baskets

On 12/16, 5 Starshine ladies delivered gifts in Winslow and Flagstaff. This photo shows our crew at Sunshine Rescue Mission (L to R): Emily Jackson, Bonnie Steele, Kathy Knapp, Naila Erwin, Janet Pendell, Jonathan Joseph, and Catherine Rogers.

Willing volunteers and hard work really paid off this year for the Starlighters. Our bank account totaled $15,387.18 on 11/11/22. See the chart below which shows the charities and amounts to be donated ($10,000) in December. Thanks to everyone who attended our community breakfasts, bake sales, boutique, Independence Day Picnic and merchandise sales. We love living in a community that supports our efforts to help those less fortunate.

**** STARLIGHTERS DONATION LIST FOR 2022 ****

Voted on by the membership and unanimously approved: November 11, 2022

Voted on by Board of Directors and unanimously approved: November 12, 2022

AGENCY	"NOTE" Written on Check	2023 AMOUNT
1. Sunshine Rescue Mission; Flagstaff 2. Hope Cottage; Flagstaff: (DBA Sunshine Rescue Mission) 3. Sunshine Rescue Mission's Men's Program; Flagstaff: (DBA Sunshine Rescue Mission)	1. "Use for food for meals." (Average 61 people per day x 3 meals a day = 183 meals per day = 5,490 per 30 say month!) 2. "Use For Christmas Gift Fund." (9 moms 18 kids) 3. "Use For new clothes for 10 men."	$1,000.00 $1,500.00 $1,500.00
Salvation Army; Flagstaff	"Use for December food boxes."	$1,000.00
Community Presbyterian "Deacon's Food Pantry"	"Use for perishable food in food boxes."	$1,000.00
High Country Humane Society: Flagstaff	"Use for pet food and/or pet supplies."	$1,000.00
Blue Ridge Community Church: Health Care Ministry	"Use for the Immunization Program."	$250.00
Alice's Place: Winslow (13 to buy for: 5 Women; 8 Children)	Gifts for adopted families bought by Starlighters.	$1,300.00
Alice's Place: Winslow	"Utilities for the three Shelter Homes."	$700.00
Canine Companions Santa Rosa, CA	"Use for Veterans' Service Dog Program"	$750.00
		Total For 2023: $10,000.00

NOTE: The balance in the Starlighters' account on November 11, 2022 is: $15,387.18.
The membership voted unanimously to retain **$5,387.18** for ordering merchandise, paying for breakfast expenses and projects in 2023.

Naïla Erwin; Starlighters Treasurer

This photo was taken at Alice's Place in Winslow as we delivered Christmas gifts to the five families being sheltered and a check was presented for $700 for utilities at the shelters.

The Starlighters
An Auxiliary of the Starlight Pines Homeowners Association
2740 Arapaho Drive
Happy Jack, AZ 86024

The Starlighters have been in existence for 32 years: since March of 1990.

MISSION STATEMENT

The Starlighters Auxiliary is a committee of the Starlight Pines Homeowners Association. (SPHOA) Membership is open to full and part-time residents in the Happy Jack area.

"The purpose of this organization shall be to promote and to advance the welfare of the Starlight Pines Homeowners Association through ways approved by the membership of the Auxiliary and the Board of Directors of the Association. This purpose shall be accomplished by service to the Association and though fund-raising in a manner satisfactory to the SPHOA governing board and in harmony with the community."

The profit from the sale of our merchandise, breakfasts and events goes to help approved charities. Local organizations are located here in Happy Jack, Winslow, Flagstaff and Payson and a military veterans' organization in California. Donations (cash, food baskets or gifts) have been made to various, approved organizations every year since 1990.

Some of them have been: Alice's Place, Canine Companions for Veterans, Blue Ridge Fire Department, Jack Fire Services, Health Care Ministry, Humane Society, Justice McNeely Foundation, Packages from Home, Payson Area Food Drive, Payson Hospital Birthing Unit, Salvation Army, Sunshine Rescue Mission, Team Rubicon, Time Out and Turkeys to Troops.

In the past seven years, the Starlighters' donations from their profits have been:

$62,100.00

2022	**$ 10,000.00**
2021	**$ 8,000.00**
2020	**$ 6,400.00**
2019	**$ 10,000.00**
2018	**$ 9,700.00**
2017	**$ 9,000.00**
2016	**$ 9,000.0**

NE:2022

Working
To
Support
Charities
Is
So
Rewarding!

This photo was taken at High Country Humane Society in Flagstaff as a check for $1000 was presented to our favorite Animal shelter.

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 <u>empty</u> 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 <u>only</u> <u>cans</u>, 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

FIRE RESTRICTIONS

There are currently no fire restrictions.

ROAD CLOSURES

As of December 14, 2022, all forest roads are closed for the season on the Mogollon Rim District. Please call the station with any questions. 928-477-2255.

FLAGSTAFF, Ariz., Dec. 14, 2022 — If you've ever wanted to take a good look at a forest thinning project up close, pay a visit to the Arizona Capitol Christmas Tree this holiday season.

The Douglas Fir, displayed in the lobby of the Arizona State Capitol, was harvested by the Arizona Department of Forestry and Fire Management off the Mogollon Rim Ranger District of the Coconino National Forest as part of the Roosevelt Good Neighbor Authority Project. The tree had been tagged for removal to accomplish the project's objectives.

The Roosevelt GNA Project is part of the larger Cragin Watershed Protection Project, which plans to treat 64,000 acres of land in order to protect the municipal watershed for the Town of Payson.

In addition to protecting a vital watershed, the CWPP will also protect critical wildlife habitat, range resources and popular recreation areas used by forest visitors.

The Roosevelt GNA Project, which has been in the planning stage since 2018, is a joint effort between the Coconino NF, Arizona's Department of Forestry and Fire Management, and Salt River Project.

These thinning treatments decrease the risk of high-intensity wildfire and subsequent post-fire flooding in the watersheds that lead to C.C. Cragin (formerly Blue Ridge) Reservoir. GNA projects provide for federal and state collaboration on federal lands to achieve common goals of fuels reduction and healthy forest work.

The tree can be viewed until Dec. 31, 2022, at which point it will be removed and disposed of.

Community Center Activities

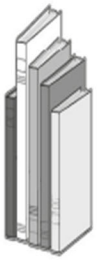
LADIES EXERCISE CLASS

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:

***

Mon-Fri, 9:00 am—5:00 pm
Saturday, 9:00 a.m.—3:00 p.m.

Before donating large quantities of books, Contact Lee-Ann McCoy at (480) 221-5344 or Leeann.mccoy.811@gmail.com.

Starlight Pines Bumper Stickers Available!

Stickers Serve Two Purposes:

1. To identify you as a property owner in Starlight Pines when seen by law enforcement officers and other residents, so they know you belong in the area.

2. To identify you to other residents and local law enforcement officers if stranded out on the highway.

You can get your bumper stickers at the SPHOA office for $5 cash or check during business hours: Monday – Friday 9 a.m. to 5 p.m. or Saturday 9 a.m. to 3 p.m.

I made myself a snowball,
As perfect as could be,
I thought I'd keep it as a pet,
And let it sleep with me.

I made it some pajamas,
And a pillow for its head.
Then last night it ran away,
But first, it wet the bed!

Shel Silverstein

***

Contributions of books and puzzles for the library are always welcome!

Feel free to pass books along to friends and family as well.

A brief reminder to all regarding the HOA rules for outdoor fires in Starlight Pines.

Per the CC & R's, Section 3.11.1. No fire of any kind is permitted at any time for any reason with the sole exception of cooking food and then such fire must be confined to a barbecue type container, either free standing or built in, and in no manner will such barbecue fire be directly on the ground.

The Starlight Pines Property Rules describe the rules for outdoor fires in more detail.
Rule 3.11.1 Fires:

a. The Association defines CC & R Section 3.11.1 to mean that there will be a "zero tolerance" for any fires other than those contained in a commercially constructed barbecue device used only for cooking or one approved in writing by the Architectural Committee to be used only for cooking.
b. The Association defines a commercially constructed barbecue as a device manufactured only for cooking that uses either propane or briquettes as fuel and has a grill covering the heat source.
c. The Association defines "zero tolerance" with respect to fire to mean that a fine will be assessed immediately upon a first offense when a fire is not contained in a commercially constructed barbecue device that is used only for cooking with propane or briquettes as fuel and has a grill covering the heat source.
d. The Association has determined that NO freestanding fireplaces or fireplaces constructed on the ground will be acceptable.
e. The Association has determined that NO fires will be allowed within a structure under construction until Coconino County has issued a Certificate of Occupancy.

The rules are very strict for a reason. It only takes one careless person when it comes to fire to jeopardize all of our beautiful homes and forest as we saw happen in April of 2018 with the Tinder Fire.

Starlight Drive South Entrance off of Hwy 87

The Cell tower taken from Starlight Dr. & Hwy 87

Several neighbors in the Clear Creek Pines subdivisions lost their homes and other structures during that event which was started by fire left carelessly unattended near the Kinder trail crossing of East Clear Creek.

Please be good stewards & neighbors of the Starlight Pines community by following the rules set forth with regard to outdoor fires which were established to protect all of us.

The Architectural Committee

ADVERTISERS SECTION

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.*

Log Cabin Restoration Season is Almost Here!

The weather can be brutal to the exterior logs and to the stain applied to protect them.
Do you notice any of the following signs of damage when inspecting your cabin?

- Stain flaking off
- Logs/wood turning gray or black at the snow line or on sun-exposed walls
- Wood is extremely dry and brittle to the touch

Leave it to the professionals at Miracle Maintenance to provide an inspection and estimate free of charge!

If inspection reveals that the stain and wood are in decent shape, but additional coats of stain have not been applied for several years—your cabin may only need some minor prep work and additional coats of stain for protection. Depending on the extent of damage, you cabin may need a more detailed restoration procedure that involves blasting and sanding prior to applying brand-new stain.

We have restored hundreds of cabins over the past 15 years, the majority in Rim Country. We will assist you in determining the type of restoration that is necessary to return your home to its original beauty and protect it for years to come. We are the local experts on the stain removal process (blasting and sanding), wood protection and staining application using environmentally conscious methods.

Maintain the value and appearance of your home, providing protection and prevention for years to come!

Optimal outdoor temperatures for applying stain is 55° or above, so call us now as we are booking for Spring/Summer 2023.

Visit www.miraclemaintenance.com for more information regarding log cabin restoration or call/email

Brent Orm – Business Owner

Cell: 602-689-9049

Email: Brent@miraclemaintenance.com

How A Home Equity Conversion Mortgage (HECM) Can Help You Enjoy A Better Retirement!

- Increases your monthly cash flow by eliminating monthly mortgage payments
- Purchase a new Primary Residence
- Complete home improvements or renovations
- Supplement your retirement income
- Travel
- Pay for healthcare expenses

Peter Morris
Certified Reverse Mortgage Planner
Email: pmorris@amerifirst.us
Cell: +480-625-8183
www.reverseresourcegroup.com

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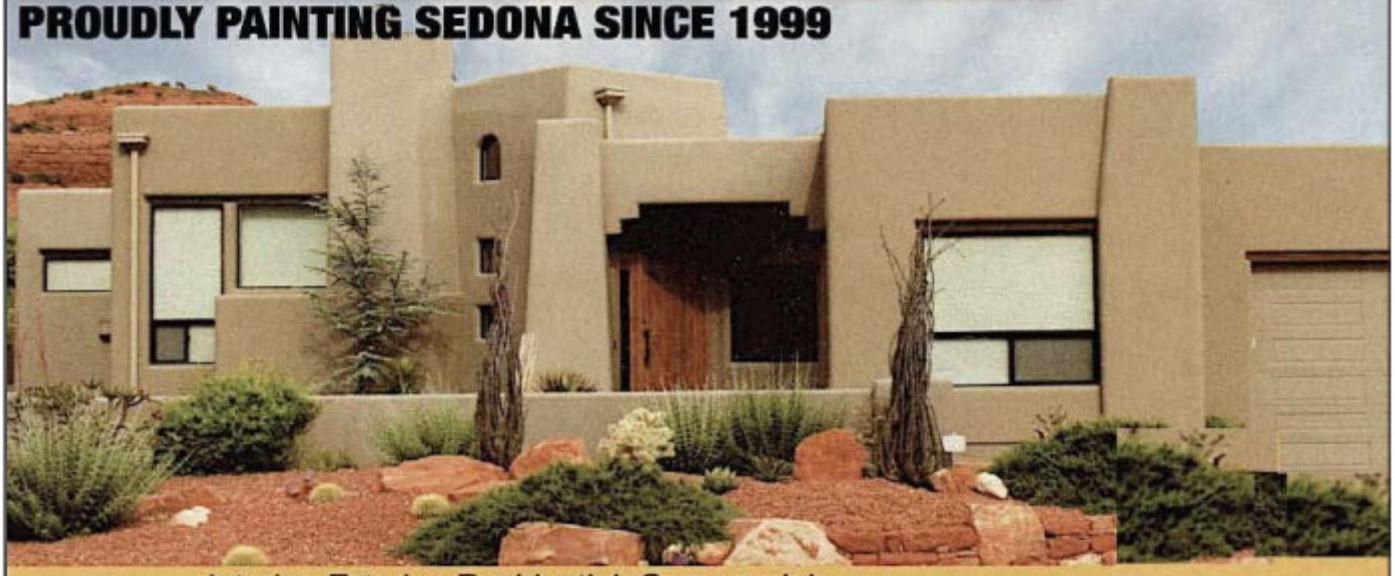

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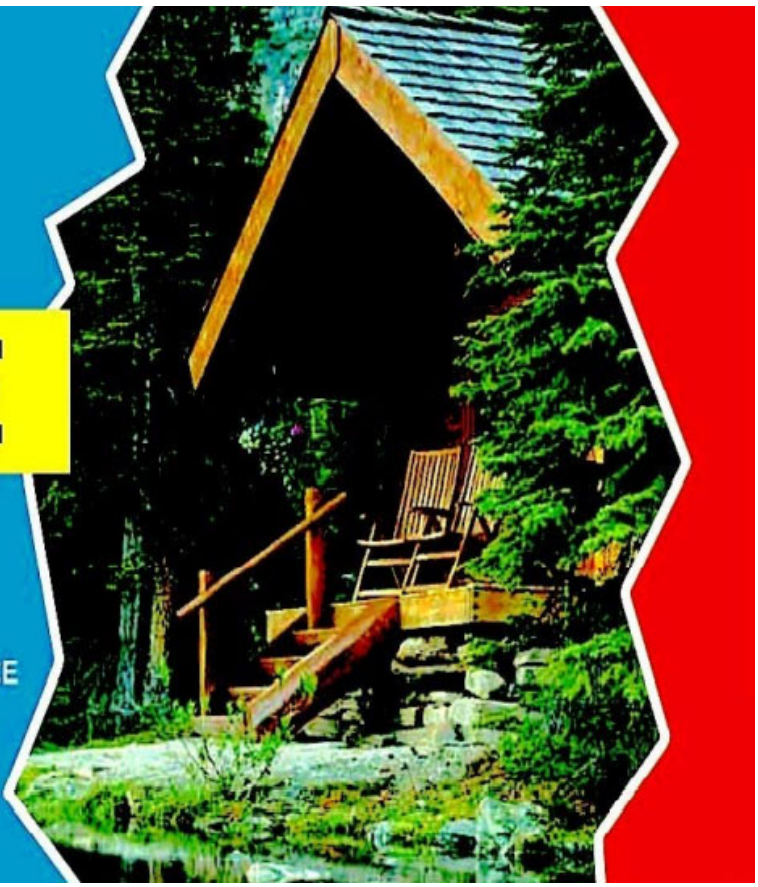

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Where the heck is Happy Jack?, you might ask. We're located just a scenic hour's drive from Payson, Camp Verde and Flagstaff, off State Route 87, and our community is STILL one of the best-kept real estate secrets in the Rim Country! We have much larger 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 32 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 lokelley@tds.net. REMEMBER: LINDA CAN ASSIST YOU WITH ANY PROPERTY IN THE HAPPY JACK AREA!

Let Linda O'Kelley Assist You With Finding, Buying Or Selling A Home Or Vacant Land Property In Beautiful Happy Jack During 2023!

Here Are Some Of The Properties I Sold In Happy Jack In 2022!!

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HAPPY NEW YEAR TO MY STARLIGHT PINES FRIENDS, CLIENTS AND NEIGHBORS!

Here we are, beginning another New Year, 2023. I decided to do something different this time. Instead of writing much about real estate, I'm going along with suggestions I've received recently from some of you who have enjoyed my recipes for the past many years, so I'm including one that will take up most of this page here.

As far as real estate goes, all I'm going to say is that NO ONE can tell you what's going to happen with that, surely not with any degree of certainty. All anyone can do at this point is try to make an educated guess, so I decided for this 1st part of 2023, when we're all aware of our changing real estate market, I'm not even going to try to dance around with a lot of "filler" language about high interest rates, lower values, etc.; I'm going to fill most of this page with a recipe I hope you'll enjoy! Any questions you have about the recipe, please call/email me; I'm happy to help you with the recipe, as well as with all your real estate needs here in Happy Jack, too!

Easy Braised Beef Brisket With Onions

(PERFECT FOR CHILLY FALL NIGHTS!)

1 Large beef brisket, trimmed of fat (Not corned beef)
Granulated Garlic & Morton's Nature's Season
3 Large white onions, peeled and sliced
2 Cans (14-16 oz. size) beef broth (not condensed – just regular broth)

Preheat oven broiler 5 minutes. Spray large baking pan (deep sided) with non-stick cooking spray. Rinse brisket & pat dry with paper towels. Sprinkle both sides with granulated garlic & Morton's Nature's Season. Place brisket, fat side down, in the baking pan. Broil until lightly browned, & turn fat side up & return to broiler until fat is lightly browned. Remove pan from oven & reduce heat to 300 degrees. Keep brisket fat side up, as this will help "baste" meat as it cooks. Spread sliced onions evenly over entire top of brisket, (can overlap onion slices), then pour beef broth gently over onions & brisket so as not to dislodge layer of onions. Cover pan tightly with double layer of heavy-duty foil & bake at 300 degrees for 4-5 hours, depending on size of brisket, until very tender. Remove from oven, remove foil & spoon onions off of brisket into separate dish. Cover onions & set aside. Re-cover brisket with same foil & allow juices to "set" for 30 minutes. Remove the brisket to a serving platter & pour pan juices into separate bowl. Slice & serve brisket over hot, cooked noodles with pan juices & onions. Add a fresh green veggie or crisp tossed salad, freshly-baked French Bread & a great room-temperature, full-bodied, deep-red Syrah or Merlot, and then just wait for the compliments! Enjoy!

I just want to wish each of you a safe, healthy & blessed New Year, & thank you for your support during yet another year during my long tenure as Your Local REALTOR!

LINDA

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2023 1st Quarter Calendar

2023 1st Quarter Meetings & Events:

Jan 1	New Year's Day
Jan 2	Office will be closed.
Jan 16	Martin Luther King Jr. Day
Feb 11	SPHOA Board Meeting 9-11 a.m.
Feb 14	Valentine's Day
Feb 20	President's Day
Mar 11	SPHOA Board Meeting 9-11 a.m.
Mar 12	Daylight Savings Time Starts
Mar 17	St. Patrick's Day
Apr 8	SPHOA Board Meeting 9-11 a.m.

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