

Like everyone else, I am starting to get cabin fever! This has been the first winter we have spent so much time in valley because of the cold and snowy weather in Starlight Pines. According to the National Weather Service, we have had an above average winter for snow. Hopefully, that will keep the bark beetles and forest fires at bay this summer. We will have a lot of new green growth this spring which should be great for the wildlife but if it dries out can be problematic for fires.

Remember as you start coming up for the spring that our national forest access off Hopi will be closed until we are given the green light by the forest service to open the gate. Also, check around your property for signs of loose/missing shingles, blocked down spouts, and anything else that may have been damaged or displaced during the winter.

Our EQIP program will be expanding to lots 401-613 this year. This is one of the most important projects our community has tackled in recent years. Conrad Davis and the Firewise team have spent many hours speaking with homeowners, lining up contractors, and dealing with the USDA. Forest communities make headlines every year because how destructive forest fires can be to our communities. If you don't believe me, take a drive to Starlight Pines Ranchettes or the other areas affected by the Tinder Fire. After 5 years there are still scars from that fire.

We do a great job of raking around our houses but a major deficiency for us is thinning our lots. The EQIP grant gives all of our homeowners the chance to have all or most of the cost to thin our lots subsidized by the USDA. This will not only make your own lot less susceptible to a forest fire but also it will make the remaining trees on your lot healthier. The thinning requirement will once again become part of our Firewise Inspections going forward.

Our nominating committee has started the process of interviewing and presenting 8 directors who will be voted in the upcoming election. Six current directors have agreed to stand for re-election and two new candidates will be added to the ballot. Any homeowner wishing to place their name on the ballot should contact the SPHOA office for instructions and forms.

As summer approaches, please remember all alterations, repairs, excavation or other work that in any way alters the exterior appearance of your lot needs to be approved by the Architectural Committee in writing.

Have a great Spring!

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		
<u>Name</u>	<u>Phone</u>	<u>E-Mail</u>
Gary Hanson President	928-477-2602	sphoa1216@tds.net
Dan Knox Vice-President	928-477-2602	sphoa1216@tds.net
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>
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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 this Quarter

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.



A Light Exists in Spring

A light exists in Spring
Not present on the Year
At any other period –
When March is scarcely here

A color stands abroad
On Solitary Fields
That Science cannot overtake
But Human Nature feels...

Emily Dickinson

Quotables:

"Don't you know what that is? It's spring fever. That is what the name of it is. And when you've got it, you want—oh, you don't quite know what it is you DO want, but it just fairly makes your heart ache, you want it so!"

Mark Twain, *Tom Sawyer*



"In the spring, at the end of the day, you should smell like dirt."

Margaret Atwood,
Bluebeard's Egg

"Spring is the time of plans and projects."

Leo Tolstoy,
Anna Karenina

If I had my life to live over, I would start barefoot earlier in the spring and stay that way later in the fall.

Nadine Stair

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	2022-2023 Year to Date 9 months	2022-2023 Budget	% YTD 75%
Income			
Transfer from Legal Reserves	4,000.00		
New Member Initial Contributions	4,710.00	9,000.00	52%
Disclosure Statement Fees	8,900.00	16,800.00	53%
Building Cleanup Deposit Forfeitures	-	1,550.00	
CC&R & Architectural Fines	4,781.53	630.00	759%
Bank Interest	907.29	350.00	259%
Plan Review Fees	1,150.00	1,150.00	100%
Member Annual Assessments 2022-2023	157,813.17	153,000.00	103%
Miscellaneous Income	112.90	-	
Compactor Area Misuse	50.00	-	
EQIP Income:USDA	107,176.48	-	
Starlighters Non-Member Income	20,828.51	-	
Newsletter Advertising	3,585.00	-	
Community Center Use Fees	400.00	-	
Income	314,414.88	182,480.00	172%
Expenses			
Annual Meeting	509.95	500.00	102%
Accounting Fees & Bank Charges	15.00	1,000.00	2%
Accounting Services & Software	834.65	500.00	167%
Capital Improvement (Compactor waterline)	633.80	-	
Firewise Education Committee	1,411.80	2,000.00	71%
Greenbelt Committee	576.82	600.00	96%
Architectural Committee	38.46	-	
Property Rules Committee	48.05	-	
Nominating & Election Committees	-	-	
Membership Fees (CAI, Sam's Club, Prime)	444.00	500.00	89%
AZ Corporation Commission Fee, Permits	10.00	130.00	8%
D&O & Acuity Property & Liability Insurance	15,811.92	10,500.00	151%
Legal Expense (includes refund)	42,451.18	7,000.00	606%
Lien Filing Fees	18.78	300.00	6%
Common Properties Maintenance	8,013.14	10,000.00	80%
EQIP Expense (Payments to Contractors)	107,772.00	-	
Management/Wages/Payroll Taxes/Travel	37,976.59	51,300.00	74%
Workers Compensation Insurance	1,264.00	1,500.00	84%
Contingencies/Miscellaneous	40.85	200.00	20%
Starlighters Non-Member Expenses	18,998.72	-	
Newsletter: Publisher, Postage, Printing	6,182.53	7,037.00	88%
Website Expense	955.66	400.00	239%
Video Conferencing	-	200.00	
Office Supplies & Expense	1,736.67	2,500.00	69%
Postage & Bulk Mail Permit	886.94	1,000.00	89%
Printing: Office, Assessments, Election	-	500.00	
Refuse Collection	32,458.42	32,000.00	101%
Compactor & Trash Area Maintenance	7,977.55	9,100.00	88%
Perimeter Fence Maintenance	1,937.03	2,400.00	81%
Snow & Ice Removal	3,759.50	1,000.00	376%
Taxes: Income & Property	63.65	60.00	106%
Telephone	3,814.20	8,500.00	45%
Travel Reimbursement	210.25	200.00	105%
Utilities & Propane Pre-buy	5,948.81	6,600.00	90%
Payment to Replacement Reserves	-	24,953.00	0%
Transfer to Starlighters Auxiliary Fund	2,123.54	-	
Expenses	304,924.46	182,480.00	167%
Income Less Expenses	9,490.42	-	

Board Sets 2023-2024 Regular Annual Assessment

On March 11, 2023, the Board of Directors set the Regular Annual Assessment for the Starlight Pines Homeowners Association (SPHOA) at **\$300.00 per Lot** for the next fiscal year that will begin June 1, 2023, and end May 31, 2024. The \$50 Assessment increase is 20% more than last year. Arizona Revised Statutes allows an HOA to increase the assessment by 20% more than the previous year.

The Board believes that \$300.00 per lot will be sufficient to pay next year's expenses and combat a 6% inflation rate while continuing to build reserve funds that protect the SPHOA against large, unforeseen expenses.

CC&R 6.3.1 requires the Association to provide Members with next year's Budget and the amount of next year's Assessment in support of that Budget 60 days—April 1—before the beginning of the next fiscal year on June 1.

CC&R 6.2 states that Assessments *shall be used to promote the recreation, health, safety and welfare of the Owners and Members; to enhance the quality of life; to preserve property values; to pay the administrative costs of the Association and all other common expenses; and to further the interests of the Association.*

Starlight Pines Homeowners Association

Fiscal Year 2023 - 2024 Budget

Approved March 11, 2023

On March 11, 2023, the Board approved the following Budget for June 1, 2023 - May 31, 2024 and set the Regular Annual Assessment in support of the Budget at \$300 per Member.

Member Revenue/Income

Donations for 40' Easement	\$ 1,050.00
New Member Initial Contributions	6,600.00
Disclosure Statement Revenue	10,000.00
Building Cleanup Deposit Forfeitures	-
CC&R & Architectural Fine Revenue	6,375.00
Bank Interest	1,210.00
Plan Review Fee Revenue	1,500.00
612 Regular Annual Assessments 2023-2024	183,600.00
Miscellaneous Member Revenue	-
Compactor Area Misuse	-
Newsletter Advertising	4,780.00
Reserves for new Kitchen Stove	6,640.00
Reserves for Refrigerator/Freezer	3,212.00
Reserves for Compactor Area Waterline	3,000.00
Community Center Use Fees	-

Total Member Income to Support Expenses \$ 227,967.00

Member Expenses

Annual Meeting	\$ 550.00
Accounting Fees & Bank Charges	500.00
Accounting Services & Software	850.00
Capital Improvement - Compactor waterline	3,000.00
Capital Improvement - Kitchen Stove	6,640.00
Capital Improvement -Refrigerator & Freezer	3,212.00
Firewise Education Committee	2,000.00
Greenbelt Committee	300.00
Architectural Committee	100.00
Property Rules Committee	100.00
Nominating & Election Committees	100.00
Membership Fees	470.00
AZ Corporation Commission Fee, Permits	75.00
D&O, Property & Liability Insurance	16,760.00
Legal Expense	7,000.00
Lien Filing Fees	300.00
Common Properties Maintenance	11,325.00
Management/Wages/Payroll Taxes	53,675.00
Workers Compensation Insurance	1,350.00
Professional Community Management	6,600.00
Contingencies/Miscellaneous	200.00
Newsletter Editor/Publisher, Postage, Printing	8,738.00
Website Expense	1,000.00
Video Conferencing	200.00
Office Supplies & Expense	2,455.00
Postage & Bulk Mail Permit	1,182.00
Printing: Office, Assessments, Election	650.00
Refuse Collection	45,875.00
Compactor & Trash Area Maintenance	11,275.00
Perimeter Fence Maintenance	3,298.00
Snow & Ice Removal	3,400.00
Taxes: Income & Property	70.00
Telephone	5,300.00
Member Travel Reimbursement	223.00
Utilities & Propane Pre-buy	8,400.00
Payment to Replacement Reserves	20,794.00

Total Estimated Member Expenses \$ 227,967.00



Reserves for a rainy day

June 1, 2023 Starlight Pines HOA

Replacement Reserves

Reserves for Community Center

Floor Coverings	\$ 8,047.00
Furnaces/HVAC	7,578.00
Furnishings	2,532.00
Generator	1,182.00
Office Equipment	4,364.20
Painting	6,191.00
Refrigerators	-
Roof	13,402.00
Septic	19,034.00
Siding	12,926.00
Stove	-

Reserves for

Common Area Development
1,463.00

Reserves for

Dogie Tank Road	1,304.00
Legal Services	-
Mailboxes	1,034.00
Parking Lot Lighting	614.00
Paving	16,100.00
Perimeter Fence	4,000.00
Trash Compactor	6,594.00
- Unallocated Cash	16,386.73
	\$122,751.93



For this Firewise Report, Tom Osterday, a long-time member of our Firewise Education Committee, has shared some of his knowledge about the U.S. Forest Service Initiative for restoring the forests of northern Arizona to their natural conditions before suppression of fire caused them to be overgrown and a threat to forest communities such as Starlight Pines. The Forest Service is accomplishing this restoration through the Four Forest Restoration Initiative (4FRI), a federal program managed across the area for commercial thinning, hazardous fuels reduction, and prescribed fire. This Restoration Initiative is a landscape-level effort to restore 2.4 million acres of ponderosa pine and mixed conifer forests on portions of the Coconino, Apache-Sitgreaves, Kaibab, and Tonto National Forests in northern Arizona.

To track the progress of this project, the Forest Service publishes the **“Monthly Report,”** which highlights its collaborative efforts in this project with its many partners from governmental agencies, the logging industry, and the private sector. The report is to broadly share the successes related to the planned and accomplished work across the 4FRI area for commercial thinning, hazardous fuels reduction, and prescribed fire as well as to recognize the beneficial effect of naturally caused wildfires that burn at a low intensity and are a great help in revitalizing the forest. Since 2010 The Coconino National Forest has had 266,145 acres of low intensity wildfires that were managed like control burns and which were positive events that have helped to restore the forest to a healthy condition.

The Monthly Report also showcases ongoing monitoring and innovations of the **4FRI Stakeholder Group** that plays a critical role in collaboratively working together to accomplish the program’s objectives. The 4FRI Stakeholders have been tracking the progress of 4FRI since 2010 and are committed to getting work done on the ground by contributing knowledge, resources, and support.

According to the January Forest Service Monthly Report: “The **4FRI Restoration Strategy** identified nine projects across 4FRI that have a high potential to significantly reduce the risk of catastrophic wildfire by addressing immediate, pressing safety needs that are most threatening to communities today. These critical projects are being implemented through partnerships, using the Good Neighbor Authority (GNA) and Master Stewardship Agreements (MSA). High priority partner projects on the Coconino National Forest will include product removal.”

The **4FRI vision for the future** includes not only the reduced threat of destructive wildfire to thriving forest communities but also the restored forest ecosystems, the conservation of natural resources, and the maintenance of aesthetic values leading to supported sustainable forest industries that strengthen local economies. Furthermore, beyond the four forests, the restoration and protection of critical watersheds will supply water for municipal and domestic uses as well as irrigation and industrial uses for millions of people in the Phoenix metropolitan area.

Eventually, the extensive efforts of all involved in the Four Forest Restoration Initiative will not only make the forest around us more enjoyable but will help to make Starlight Pines a safer place for us all.

The Firewise Education Committee:

Tom and Maria Braddick, Larry Butler, Bob Dahlgren, Conrad Davis, Dan Knox, Pete 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



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.

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.

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

\$62,100

2022	\$10,000
2021	\$ 8,000
2020	\$ 6,400
2019	\$10,000
2018	\$9,700
2017	\$9,000



Our ladies love to cook for and serve you at the community breakfasts.



At Christmas the Starlighters adopt families who are residing at Alice's Place in Winslow.



Selling Happy Jack Merchandise at the Blue Ridge Fire Department's Community Events.

Want to be a Starlighter? You decide how much time and when to volunteer. Come to our business meeting and get acquainted! Call or email for more info:
Naila Erwin (928) 814-6084 moxie.solo.4@gmail.com
Bonnie Steele (480) 861-9780 bjs643@gmail.com

Starlighters Events 2nd Quarter 2023

(April Business Meeting was held on 03/31)

April 25 Starshine Quilting Group 9am-11am

April 29 Community Breakfast & Bake Sale 8-9:30am

**May 5 Highway Cleanup 10am, Potluck 11:30 am,
Business Meeting 12:30-1pm**

May 27 Memorial Day Saturday Boutique 8am-2pm

May 30 Starshine Quilting Group 9am-11am

June 09 Business Meeting 10am-noon

June 24 Community Breakfast & Bake Sale 8-9:30am

Starlighters Boutique May 27, 2023 Starlight Pines Community Center Saturday 8AM TO 2PM

Join us for this fun event!
Breakfast Burritos! Sweet Rolls! @8am
Sloppy Joe Lunch @ 11am
Fantastic Home-Baked Goods!



Happy Jack Merchandise!



Vendors and Crafters Inside and Out!
Re-Sale Items In the Parking Lot!

Starlighters Events 3rd Quarter 2023

July 1 Starlighters will be selling merchandise at the BRFD event.
July 4 Hot Dog Picnic 11am-2pm: Open to all Blue Ridge Residents, this event will be funded by donations collected at the picnic.
July 7 Business Meeting 10am-noon
July 25 Starshine Quilting Group 9am-11am
July 29 Community Breakfast & Bake Sale 8-9:30am
Aug 11 Business Meeting 10am-noon
Aug 12 Summer Festival A new fun event still being planned
Aug 26 Community Breakfast & Bake Sale 8-9:30am
Aug 29 Starshine Quilting Group 9am-11am
Sept 2 Starlighters will be selling merchandise at the BRFD event.
Sept 8 Highway Cleanup 10am, Potluck 11:30 am, Business Meeting 12:30-1pm
Sept 26 Starshine Quilting Group 9am-11am
Sept 30 Community Breakfast & Bake Sale 8-9:30am



Cooks and Servers for 03/04/23 Breakfast.



A Recent Highway Clean-up Crew Made Up of Starlighters and Community Volunteers.



Bake Sales at every community breakfast.



Architectural Committee

Reminder: Improvements Require HOA Approvals Before Work Begins

With the weather slowly improving after a lengthy snow season here in Starlight Pines, many will be eager to get outside to enjoy the weather and make some improvements around your homes such as re-painting, planting gardens, putting up a garden fence or horse corrals, refreshing granite driveways, etc.

Per the Starlight Pines CC & R's Section 1.9 "Improvement" shall mean the buildings, garage, carports, roads, driveways, parking areas, fences, walls, decks, hedges, plantings, planted trees and shrubs, and all other structures or landscaping improvements of every type and kind. Section 3.24 further defines that no improvements, alterations or repairs shall be made or done without prior written approval. This would include for example, repainting the exterior of a home, even if the color will not change.



Check your proposed site for treasures.

To expand on this further as outlined in 3.24.4.D of the Property Rules, "improved lots", those with a home on them can have accessory improvements made such as fences, corrals, landscaping, etc. "Unimproved lots" however, those that do not have homes constructed on them, are not intended per the rules to have accessory improvements made on them until after a home is constructed.

In order to avoid issues to do with proposed site & home improvements, please be reminded that submitting an application for Architectural Change Request and receiving approval of the requested changes is required prior to starting any work. With that in mind, please submit your applications early so the application can be processed & approved without causing any delays with your intended work schedule.

You can obtain copies of the CC & R's, Architectural Rules & Property Rules by going to the Starlight Pines HOA Website at <http://starlightpineshoa.com>. Once there, go to 'documents', and from there you can select the document you are looking for. You can also download the required AC forms for deposits & Change Request Application, pages 16, 17 & 18 of the Architectural Rules document. Submit completed forms to the Community Manager at the Community Center.

We look forward to seeing you up here on the mountain in the near future and hope that 2023 is a great year with numerous improvement projects being finalized here in Starlight Pines.

Respectfully, The Starlight Pines Architectural Committee





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

Edited on: March 20, 2023

FOREST ROADS REMAIN CLOSED



Forest Roads on the Mogollon Rim District are still closed for the season. Historically, roads reopen in April each year. Once roads are reopened, they may still be wet, muddy or snow covered. Please always drive with caution. Driving off road causes damage to roads, soils, plants and puts your safety at risk if you get stuck in remote locations or hazardous situations. The public should remember to only stay on open and authorized roads that are shown on the Motorized Vehicle Use Map (MVUM), which is free at any Ranger Station or can be downloaded on a smartphone by going to: <https://www.fs.usda.gov/detail/coconino/landmanagement/projects/?cid=stelprdb5356224>. The smartphone map, available through the Avenza Maps app, transforms your phone to a GPS unit that can aid navigation, allow you to collect route data, and identify waypoints. The map includes additional detail and information, with shaded relief topography, game management units, hiking trails, and all designated motorized routes and areas. Once the map is downloaded, it works without cell coverage. Causing damage to roads and driving off road in a manner which damages the land and vegetation is a violation of Federal Regulations. Please be a responsible forest user and protect the land for future generations.



HAPPY RETIREMENT

It is with a heavy sigh that we say farewell to our District Facilities Manager, Darryl McComas. Darryl is retiring from the Forest Service and we wish him all the best in his future endeavors. We also say farewell to Dave, Darryl's Facilities Volunteer, who has been an incredible asset to our program. Take care, Darryl and Dave! You will be missed!

CAMP HOST NEEDED FOR 2023 SEASON

We have volunteer camp hosts in place for the 2023 season at all our campgrounds, but we are still seeking one more to fill our Kehl Springs Campground position. If you know someone who may be interested, please have them contact Tony Jackson at the station, 928-477-5029.



WOOD PERMIT SALES

Wood permits go on sale **Friday, April 14, 2023**. The Mogollon Rim Ranger District Office is open M-F, 7:30 AM to 3 PM for wood permit sales. Please call the station for more information: 928-477-2255



**It has been a very wet winter!
To date, we have received
almost 8 feet of snow at the
ranger station!**

SPHOA Trash Compactor Usage

Compactor vs. Cardboard

Someone recently said, "If the compactor is not strong enough to compress cardboard boxes, we need to get a stronger compactor." Wouldn't it be nice if life were that simple? A common burst strength of corrugated paperboard is 200 pounds per square inch. Double or triple the layers or fold to create a corner or a pizza box and the strength is multiplied. So, how much compression force should Starlight Pines Homeowners Association (SPHOA) shop for? What would be the edge strength of this banded bundle below? Or this taped bundle?



One of the local communities studied compactor costs. Just duplicating the compactor service that SPHOA provides is cost prohibitive for them, let alone getting stronger compaction.

And who is SPHOA? For the most part, SPHOA is neighbors volunteering untold hours in service to a community. I have to ask myself, how much work should others expend so that I don't have to be bothered with cutting up my cardboard boxes?

A stack of cardboard boxes that filled the space below the table shown to the right was reduced to single-layer pieces less than 24" on any side. It took 10 minutes.



How much work should my neighbors do to save me 10 minutes?

Clear Creek Disposal

Clear Creek Disposal offers home trash collection. \$156 for 13 weeks of service which works out to be a year of collection service for \$624.

Clear Creek Disposal owners recently announced that their business is for sale. If a buyer is not found by June, Chip and Cathy may or may not continue to work the business.

Alternatives

Local communities who rely on Clear Creek Disposal have yet to find an alternative trash collection service. At a recent Board meeting a SPHOA member reminisced about the early days when a guard had to be posted at the compactor to prevent abuse.



Public Notice

Starlight Pines HOA Newsletter Editor Julia Harn has announced her decision to resign in April 2023 due to health reasons and move to a lower altitude. We will greatly miss her skills and problem-solving talents. The Board of Directors is accepting applications from individuals who may be interested in the position. Following is detail about the position and a statement of the Newsletter Guidelines.



Help Wanted Starlight Pines HOA Newsletter Editor



The Starlight Pines Homeowners Association (SPHOA), a forest community in the Blue Ridge Ranger District in Happy Jack, Arizona, is seeking an Editor for its quarterly Newsletter that has a 612-member circulation. Newsletter Editor and Guidelines for preparing each Newsletter issue are listed below. Compensation is \$2,000 a year paid quarterly and is based upon skills and experience. Any interested individual should submit a resume to the SPHOA Board of Directors for consideration by email to sphoa1216@tds.net or by USPS or hand delivery to the SPHOA Community Center office at 2740 Arapaho Drive, Happy Jack, AZ 86024.

SPHOA Newsletter Editor Job Description

1. Coordinate all aspects of the newsletter's publication.
2. Be proficient in written Standard English, Microsoft Word, Publisher, and Excel.
3. Write original articles on topics that are of significant interest to the majority of SPHOA members.
4. Solicit original articles written by SPHOA members on topics of interest to the majority of SPHOA members.
5. Review all newsletter submissions for Content Guidelines and correct spelling, punctuation, and grammatical errors.
6. Work within a Board-approved annual budget.
7. Set deadlines for article submissions and remind contributors of deadlines.
8. Make arrangements with a printing vendor regarding cost of services and a printing schedule.
9. Make a draft layout of the newsletter showing article placements.
10. Send final printable document to the printer.
11. Coordinate the printing of accurate mailing labels with the Community Manager.
12. Submit printing invoices to the Community Manager for payment.
13. Estimate newsletter budget annually and send information to SPHOA Treasurer.
14. Solicit ads from advertisers and assist with ad design as needed.
15. Give Community Manager advertisers' billing information quarterly.

SPHOA Newsletter Guidelines

Approved by the Board of Directors on August 14, 2021

1. The newsletter is the official SPHOA communication to its members.
2. Priority of content will be given to articles and items that are of significance to the majority of the SPHOA membership.
3. Legitimate controversies of interest to all residents will be reported objectively in a pro/con manner.
4. Sources of information shall be verified, accuracy shall be established, facts shall be distinguished from rumor, and content shall not be colored by personal opinion.
5. The newsletter will not be used for expressing political or religious views.
6. No libelous or inflammatory material shall be printed. (Libel is published information that damages a person's reputation through words, pictures or cartoons and that exposes a person to public ridicule or expresses an ill opinion of a person.)
7. The newsletter must conform to the association's legal documents and to the policies of the board of directors.
8. Advertisements shall not be offensive.
9. The newsletter will be published quarterly at regular intervals during the year.
10. Strict adherence to deadline dates for submission of articles will be observed.

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, your 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



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The Starlighters raise money for select-
ed local charities and agencies by recy-
cling aluminum cans.

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

- We can recycle only cans, so please **do not include** paper, garbage, or aluminum cooking pans in the bags with your cans.

THANKS For
Your Help!



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 *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.



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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 deck! At the 7000-foot elevation, we enjoy 4 distinct and beautiful seasons, and our summers are much cooler than the area 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-ACKNOWLEDGEABLE AND EXPERIENCED AGENT IN THE HAPPY JACK AREA AND HAS BEEN THE YEAR-ROUND RESIDENT REALTOR FOR THE PAST 33 YEARS! You'll find no one more experienced or knowledgeable about this unique community than Linda! Please call cell: 602-820-9127, or email to lokelley@tds.net. REMEMBER: LINDA CAN ASSIST YOU WITH ANY PROPERTY IN THE HAPPY JACK AREA!

DON'T KNOW MUCH ABOUT HAPPY JACK??

WANT TO LEARN ABOUT WHAT OUR BEAUTIFUL "TOP-OF-THE-RIM" COMMUNITY HAS TO OFFER BUYERS?

If you'd like to know more about our unique and secluded community, nestled in the middle of the world's largest stand of Ponderosa Pine Trees, in the Coconino National Forest, I HOPE YOU'LL CALL OR EMAIL ME, LINDA O'KELLEY, OF HAPPY JACK REALTY. In brief, our area is located at about the 6900' to 7200' elevation, with gorgeous, mature pines, stately ancient junipers, and beautiful oak trees. In some of our areas, you'll also delight in finding gorgeous stands of aspen and maple trees, as well as varieties of fir and spruce trees, too! You'll find our real estate prices to be at more reasonable ranges than in the more populated areas "below the Rim", so as I've mentioned in the first paragraph on this page, LINDA O'KELLEY is, without any doubt, the most experienced and longest-tenured real estate professional in the unique Happy Jack area. And Happy Jack **STILL** IS THE "BEST-KEPT REAL ESTATE SECRET" IN THE RIM COUNTRY!!

BELOW ARE SOME OF THE PROPERTIES I SOLD IN HAPPY JACK IN 2022!! LET ME ASSIST YOU WITH FINDING, BUYING OR SELLING A HOME OR VACANT LAND PROPERTY IN BEAUTIFUL HAPPY JACK DURING 2023!



PUT MY 49 YEARS OF REAL ESTATE EXPERIENCE TO WORK FOR YOU! CALL LINDA O'KELLEY TODAY!

Remember!
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2nd QUARTER 2023

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HAPPY JACK, AZ 86024

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

HAPPY SPRING, STARLIGHT PINES FRIENDS, NEIGHBORS & CLIENTS!

Wow, what a winter we've had! I know it's been tough to deal with so very much snow, just for getting in and out of our yards, subdivisions, etc. But I know everyone is grateful how much this incredible snow-pack has helped to relieve the extreme drought conditions throughout much of our state, and with the snow now melting and SRP's necessary releases of water as more and more snow melts, we can look forward to seeing our reservoirs be closer to regular capacity than we've seen in some years.

Yes, there are several unbridged river crossings down in the Valley that are necessarily closed due to these releases; and some areas have been experiencing dangerous flood conditions up in the middle higher areas of our Northern Arizona communities. (Examples: Tonto Basin, Camp Verde/Beaver Creek, and Oak Creek/Sedona) and likely there are areas toward the White Mountains with which I'm just not very familiar, where travelers **MUST** be very careful, too, as these releases continue.

When driving in areas that have extremely dangerous unbridged crossings, don't even **TRY** to just drive on through. **PLEASE HEED THE WARNINGS: "GO AROUND, DON'T DROWN!!!"**, when you approach one of these flooded crossings that are barricaded for your own safety.

Now, regarding real estate matters: It's still far too early in the year yet, for anyone to be able to provide any truly meaningful information about what our market is likely to "look like" as we move into the warmer weather months this year.

We're mostly seeing a few lots selling, and a few new house/cabin listings are starting to pop up. Sellers will need to be honestly advised that we are no longer in a strong sellers' market such as we saw during so much of 2020, 2021 & into part of 2022. So much will depend on what our inventory shapes up to be as we get more toward summer . . . if there are very few home/cabin listings on the market, it is possible there could still be a few "bidding wars"; however, there aren't yet any strong indications that this will become the "norm" for our market this year. Just have to wait to see how sales and closed prices shape up as we move toward summer and early fall some months from now.

I look forward to hearing from you when you need honest information regarding the current value of your Happy Jack home or lot, and answers regarding how the Happy Jack real estate market is going a bit later this year. I am currently working with a few clients who are considering selling their homes/cabins, and/or vacant land properties this year in our Happy Jack area. As we get into warmer weather, we'll be seeing more of that kind of activity, as has happened **EVERY YEAR** during the almost-33 years during which I have been specializing **ONLY** in our Happy Jack area.

I hope to hear from you, too, if you're thinking of selling. And I continue to sincerely appreciate your emails and phone calls after reading my pages in your quarterly newsletters. I'm glad many of you enjoyed my brisket recipe from last quarter's newsletter, too. Let me continue to put my extensive years of full-time real estate experience in Happy Jack to work for you, too!

LINDA

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4612 Durango Drive
MLS# 88045 0.69 Acres
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5631 Tamarron Drive
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2023 2nd Quarter Calendar

Did your address change?

This quarter is packed with mailings regarding Assessments, Election and Firewise. Don't miss out!

Email changes to:
sphoa1216@tds.net

Snow Wise

And now we find out:

The Propane companies are not able to fill your propane tank if your driveway is not plowed. The SPHOA office has a list of snow removal people.

2023 2nd Quarter Meetings & Events:

- ASAP! Email and address changes sent to the HOA office
- Apr 1 SPHOA Board Meeting 9-11 a.m.
- Apr 1 Budget and Assessment posted in the office
- Apr 6 Nominating Petitions due
- Apr 9 Easter Sunday
- Apr 12 Last day to update addresses for election correspondence
- Apr 12 Voter Authorizations updated
- Apr 13 Official List of Members Set
- Apr 27 Election materials mailed
- May 1 Notice of Assessments mailed
- May 6 SPHOA Board Meeting 9-11 a.m.
- May 14 Mother's Day
- Mid-May Asphalt repairs at the mailboxes and Community Center see p. 10
- May 25 Fossil Creek Road may open
- May 29 Memorial Day
- Jun 1 Assessment Payments Due
- Jun 1-25 Firewise Inspections
- Jun 10 SPHOA Board Meeting 9-11 a.m.
- Jun 12 Last day to mail or deliver Ballots
- Jun 14 Flag Day
- Jun 18 Father's Day

2023 early 3rd Quarter Preview:

- Jul 1 Assessment Late Fees assessed
- Jul 4 Independence Day
- Jul 8 First SPHOA Board Meeting after the Election 9-11 a.m.

Snow Safe

ADOT reminds us:
Don't park along highways to play in the snow.

Go to www.FlagstaffArizona.org to find snow play areas and to www.Azdot.gov/KnowSnow for driving safety tips.

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