

Starlight Pines Homeowners Association

NEWSLETTER

FIRST QUARTER 2024

*Happy
New Year*

President's Corner

Welcome to 2024!

In the new year, I want to thank all the volunteers, office staff, and board members I've served with these past four years. Most of our owners have no idea how hard our team works and how much effort goes into keeping Starlight Pines one of the best-run HOAs in Northern Arizona. We work well together, and I'm proud to have developed so many friendships.

We will be hosting board elections again in the late spring. Don't hesitate to contact one of us or the office if you are interested in volunteering your talent to our community. Your active participation in the board election process helps shape the future of our community. We encourage you to get involved!

The HOA would like to remind you to visit your property during the winter months to ensure that the cold weather and snow aren't leaving behind surprises for the coming spring. During these winter months, we usually 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.

Also, the board will work on our 2024/2025 budget starting in February. All committees and volunteers are requested to turn in their thoughts to help us budget properly for all the priorities. Your active participation in the board election process helps shape the future of our community. We encourage you to get involved!

Regular Firewise inspections of lots 1 through 200 will occur in May and June. Please prepare your lots in advance. Please familiarize yourself with the Firewise guidelines provided by our community association. They contain valuable information on how to safeguard your property against wildfires and will help pass the inspections easily.

On a final and very positive note, I want to congratulate our Starlighters, who set another record last year with fundraising and gave a new record amount to several charities that sincerely appreciate what they do. Our community is lucky to have the Starlighters Auxiliary. They represent us exceptionally well.

Gary Hanson, President, Starlight Pines Homeowners Association

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



Bill Patterson



Peter Kuhl

SPHOA Board of Directors Contact		
Name	Phone	Email
Gary Hanson President	928-477-2602	sphoa1216@tds.net
Bill Patterson Vice-President	928-477-2602	sphoa1216@tds.net
Peter Kuhl Secretary	928-477-2602	sphoa1216@tds.net
Buddy Peck Treasurer	928-477-2602	sphoa1216@tds.net
Frank Pettit Director at Large	928-477-2602	sphoa1216@tds.net
John Motley Director at Large	928-477-2602	sphoa1216@tds.net
Mary Alice Samsill Director at Large	928-477-2602	sphoa1216@tds.net



Frank Pettit



John Motley



Buddy Peck



Mary Alice Samsill

Community Center Manager:

Jackie Lusson Smith

Office Hours

Monday thru Thursday – 9 am to 4 pm

Email: sphoa1216@tds.net

Phone: (928) 477-2602

Fax: (928) 477-2295

Website: starlightpineshoa.com

Community Emergency Contacts:

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

Blue Ridge Fire Dept.: Philip Paine, Fire Chief

Website: www.brdaz.org

Blue Ridge Domestic Water Improvement is Southwest
Management Co. 800-315-5333 or 520-623-5172

Coconino County Sheriff/ Deputy: (800) 338-7888

Additional SPOA Contact Information:

Compactor

Ray Weimer (480) 540-3283

Property Rules Committee

Mary Alice Samsill (928) 477-2602

Firewise Education Committee

John Motley (928) 477-2602

Greenbelt Committee

Don Cacioppo (480) 305-4823

Tracy Lane

Architectural Committee

Frank Pettit (928) 477-2602

Starlighters Committee

Kathy Terrell (480) 231-9175

Webmaster

Amy Snodgrass

amy@seasawmarketing.com

Newsletter Editor this Quarter

Christina Booth

boothbeach@yahoo.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, Tracy Lane, and Mary Colbert



Important notice from Blue Ridge DWID Water

Dear customers,

We are receiving incorrect payments that are made out to the old company “Starlight”, these are no longer valid and can’t be deposited to your account to cover your Blue Ridge DWID Water bill.

Please double check with your financial institutions, that the checks are being written out to the proper company as listed below and the **Account Number should be written in full on reference line on check:**

BLUE RIDGE DWID WATER

PO BOX 85160

TUCSON, AZ 85754

If you find that a payment has not processed, please contact your bank first, to confirm the Payee name is correct, as we will be unable to process checks with the wrong name.

Happy New Year,

Southwestern Utility Management Company for Blue Ridge DWID

Starlight Pines Homeowners Association - All Funds Unaudited Income/Expense Statement to the 2023-2024 Budget

Fiscal Year June 1, 2023, - May 31, 2024		2023	2023-2024	2023-2024	%
		August	Year to Date 3 months	Budget	YTD 8%
Income (Fund Balance forwarded monthly)		98,743.60	-	-	
4057	Transfer from Replacement Reserves	2,939.98	2,939.98	-	
4058	40-Foot Easement Donations to Legal Reserves		1,050.00	1,050.00	100%
4062	New Member Initial Contributions	1,500.00	3,150.00	6,600.00	48%
4065	Disclosure Statement Fees	2,400.00	4,400.00	10,000.00	44%
4066	Building Cleanup Deposit Forfeitures		-	-	
4067	CC&R & Architectural Fines		-	6,375.00	
4071	Bank Interest	164.11	486.29	1,210.00	40%
4073	Plan Review Fees	50.00	650.00	1,500.00	43%
4078	Member Annual Assessments 2021-2022		574.39	-	
4080	Miscellaneous Income		-	-	
4081	Compactor Area Misuse		-	-	
4082	EQIP Income:USDA		-	-	
4083	Member Annual Assessments 2023-2024	5,199.60	168,372.61	183,600.00	92%
4085	Starlighters Non-Member Income	2,444.23	10,297.06	-	
4090	Newsletter Advertising	80.00	185.00	4,780.00	4%
4091	Community Center Use Fees	400.00	400.00	-	
Income		15,177.92	192,505.33	215,115.00	89%
Expenses					
5000	Annual Meeting		542.51	550.00	99%
5009	Accounting Fees & Bank Charges	(3.00)	15.00	500.00	3%
5009	Accounting Services & Software	52.38	752.38	850.00	89%
5010	Capital Improvement (Kitchen)	25.86	814.53	-	
5023	Firewise Education Committee		-	2,000.00	
5024	Greenbelt Committee		-	300.00	
5025	Architectural Committee		-	100.00	
5026	Property Rules Committee		-	100.00	
5027	Nominating & Election Committees		-	100.00	
5050	Membership Fees (Sam's Club, Amazon Prime)		244.80	470.00	52%
5060	AZ Corporation Commission Fee, Permits		-	10.00	
5080	D&O & Acuity Property & Liability Insurance	17,290.00	17,290.00	16,760.00	103%
6000	Legal Expense		4,725.75	7,000.00	68%
6010	Lien Filing Fees		-	300.00	
6040	Common Properties Maintenance	4,333.46	5,316.00	11,325.00	47%
6042	EQIP Expense (Payments to Contractors, materials)	4,865.00	42,809.00	-	
6055	Management/Wages/Payroll Taxes/Travel	4,428.18	12,977.90	53,675.00	24%
6055	Workers Compensation Insurance		1,092.00	1,350.00	81%
6055	Professional Community Management		-	6,600.00	
6062	Contingencies/Miscellaneous		-	200.00	
6065	Starlighters Non-Member Expenses	3,203.32	7,789.10	-	
6070	Newsletter: Publisher, Postage, Printing	189.78	189.78	8,738.00	2%
6080	Website Expense	20.59	434.26	1,000.00	43%
6083	Video Conferencing		-	200.00	
6090	Office Supplies & Expense	311.59	2,159.85	2,455.00	88%
7010	Postage & Bulk Mail Permit	310.00	310.00	1,182.00	26%
7020	Printing: Office, Assessments, Election		-	650.00	
7030	Refuse Collection	7,642.06	16,098.66	45,875.00	35%
7040	Compactor & Trash Area Maintenance	718.98	2,325.67	11,275.00	21%
7050	Perimeter Fence Maintenance	223.00	669.00	3,298.00	20%
7060	Snow & Ice Removal		-	3,400.00	
7080	Taxes: Income & Property		55.92	70.00	80%
7090	Telephone	332.13	1,011.75	5,300.00	19%
8000	Travel Reimbursement		-	223.00	
8010	Utilities & Propane Pre-buy	315.86	860.01	8,400.00	10%
8020	Payment to Replacement Reserves	15,974.25	17,024.25	20,859.00	82%
8026	Transfer to Starlighters Auxiliary Fund	(759.09)	2,507.96	-	
8030	Miscellaneous Adjustments		42.08	-	
Expenses		59,474.35	138,058.16	215,115.00	64%
Income Less Expenses		(44,296.43)	54,447.17	-	
Fund Balance		54,447.17			

9/6/2023

August 31, 2023 Starlight Pines HOA Replacement Reserves

Replacement Reserves

Reserves for CC Floor Coverings	\$	8,047.00
Reserves for Furnaces/HVAC	\$	7,578.00
Reserves for CC Furnishings	\$	2,532.00
Reserves for CC Generator	\$	1,182.00
Reserves for CC Office Equipment	\$	4,364.20
Reserves for Painting	\$	6,191.00
Reserves for CC Refridgerator	\$	-
Reserves for CC Roof	\$	13,402.00
Reserves for CC Septic	\$	19,034.00
Reserves for CC Siding	\$	12,926.00
Reserves for CC Stove	\$	-
Reserves for Common Area Development	\$	1,463.00
Reserves for Dogie Tank Road	\$	1,304.00
Reserves for Legal Services	\$	17,024.25
Reserves for Mailboxes	\$	-
Reserves for Parking Lot Lighting	\$	614.00
Reserves for Paving	\$	16,120.02
Reserves for Perimeter Fence	\$	4,000.00
Reserves for Trash Compactor	\$	5,460.20
Reserves for Unallocated Cash	\$	3,995.66
Total		<u>\$ 125,237.33</u>

Starlighters and Starshine in Action

"Come join us for the Starlighter Meetings on the 2nd Friday of the month: March – November from 10:00 AM – 11:00 AM. This is a great opportunity to meet new people on the mountain. There's plenty to do all year round and you'll get to know what we do for our approved charities and our community. The GREAT NEWS, is that you don't have to live in Starlight Pines to be part of this wonderful group of women. We have Starlighters from all different Happy Jack communities and we invite you to join our fun. So please pop in and join us, we'd love to meet you."

Kathy Terrell; Starlighters President

The Starshine Project is a subcommittee of the Starlighters. The focus is making and donating "warming" items such as blankets, quilts, hats and socks as well as personal items such as hygiene kits and stuffed toys. Below are some pictures of recent items we sorted for personal delivery in time for Christmas to our local agencies. More donations are arriving on a daily basis.



WE HAVE 77 FLEECE THROWS, RECEIVING BLANKETS, LAP ROBES AND QUILTS,



30 NEWBORN HATS, 40 SOFT, HAND-MADE BABY BEARS AND 140 HYGIENE KITS.

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 or
Kathy Terrell (480)231-9175 kathyterrell93@gmail.com**

Starlighters and Starshine Project Donations Delivered to Approved Agencies



30 Newborn stocking caps
5 Crib blankets
85 Hygiene kits
132 Pairs of men's socks

35 Receiving blankets
5 Quilts
40 Hand-made baby bears
26 Fleece blankets

Presbyterian Deacon's Pantry Payson



Catherine Rogers, Emily Jackson
Kathy Terrell, Pastor Tricia Tedrow

Salvation Army Flagstaff



Kathy, Catherine,
Monica Gutierrez

Birthing Unit Payson Hospital



Emily, Kathy, Catherine,
Jade Ludtke, Amy O'Connor

Flagstaff Sunshine Rescue Mission: Hope Cottage and Mens Program



Rim Country Heath and Rehabilitation Payson



★ STARLIGHTERS DONATION LIST REQUEST FOR 2023 ★

Voted on and unanimously approved by the Starlighters membership: November 10, 2023

Voted on and unanimously approved by the Starlight Pines Homeowners Association's

Board of Directors: November 11, 2023

AGENCY	"NOTE" Written on Check	2023 AMOUNT
1. Sunshine Rescue Mission; Flagstaff	1. "Use for food for meals." (Average 90 people per day x 2 meals a day = 180 meals per day; 5,490 meals per month)	\$1,000.00
2. Hope Cottage; Flagstaff: (DBA Sunshine Rescue Mission)	2. "Use For Christmas Gift Fund." (9 moms 16 kids)	\$1,500.00
3. Sunshine Rescue Mission's Men's Program; Flagstaff: (DBA Sunshine Rescue Mission)	3. "Use For new clothes for 12 men. In Long Term Program."	\$1,800.00
Salvation Army; Flagstaff	"Use for December food boxes."	\$500.00
Community Presbyterian "Deacon's Food Pantry"	"Use for perishable food in food boxes."	\$500.00
High Country Humane Society; Flagstaff	"Use for pet food and/or pet supplies."	\$500.00
Blue Ridge Community Church: Health Care Ministry	"Use for the Immunization Program."	\$200.00
Alice's Place: Winslow (22 to buy for: 8 Women, 2 men, 12 Children)	Gifts for adopted families bought by Starlighters.	\$2,500.00
Alice's Place: Winslow	"Utilities for five Shelter Homes."	\$1,000.00
Canine Companions Santa Rosa, CA	"Use for Veterans' Service Dog Program" (Matching Funds Program)	\$500.00
Total For 2023: \$10,000.00		
NOTES: The balance in the Starlighters' account on October 31, 2023 was: \$15,893.35 The membership voted unanimously to retain \$5,893.35 . It will be used to pay for expenses identified between now and the end of this calendar year as well as startup expenses anticipated in 2024 for the breakfasts, merchandise purchases and the Boutique. Naila Erwin; Starlighters Treasurer		

Alice's Place, "an Empowerment Center"

(501C3 #86-1003669)
312 E. 2nd St., P.O. Box 904
Winslow, AZ 86047
928-289-3003

December 15, 2023

The Starlighters Auxiliary
2740 Arapaho Drive
Happy Jack, AZ 86024

Dearest Naila and all members of the Women's Auxiliary,

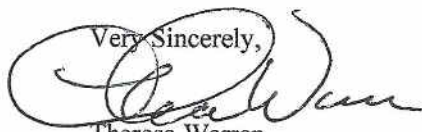
Please accept our sincere thank you for the Christmas gifts for the families in our program. You all make such a huge difference for these families! We are so very grateful for all you do for us and the families we serve.


We are also grateful for the check for \$1,000.00! This will help us with the added winter expenses at shelter. The gifts to staff were so very appreciated!

Alice's Place is dedicated to helping victims of domestic violence and sexual assault through 24-hour crisis services including shelter, advocacy, and education. Our 90day shelter is designed to give the women and children who are leaving a crisis situation time to get back on their feet.


It is only because of donors like you that we are able to continue helping those in need. Again, thank you very much and please do not hesitate to contact us should you have any questions.

All of us with Alice's Place wish you a very Merry Christmas and Joyous New Year!

Very Sincerely,

Theresa Warren
Executive Director


Dr. Greg Hackett
President of the Board

*Thank you so
very much!!*

*Thanks to all
of you! You
are so wonderful!!*


Firewise Report October 2023 Submitted by Bill Patterson



With there not having been a third quarter 2023 Newsletter there are a lot of changes that have taken place in the Firewise Committee. First and foremost was the announcement from the committee chair, Conrad Davis that for health reasons he would be retiring in May. After additional deliberations Conrad moved up his retirement date to April 1, 2023, allowing the new chair (John Motley) to learn by doing the many tasks of the chair in preparation for the start of the 2023 Firewise inspections that began June 1, 2023. The Committee had inspections completed and inspection forms ready for mailing notifications for lots 401 – 613 on June 19, 2023. Of the 213 lots inspected, 116 lots passed, and 97 lots failed. All 213 notifications were sent informing owners of a status of pass or fail for their lot. All failed lots had until September 19, 2023, to become compliant. On September 20, 2023, all lots that had not passed were sent notification that their lot is not compliant and received a “Non-Compliance Notice” from the Property Rules Committee (PRC) giving them to October 20, 2023 to become compliant or they will then be issued a “Violation Notice” from the PRC with the appropriate fine and that additional monthly accrual will continue to be added to the fine until the lot becomes compliant.

At the same time, September 20, 2023, 13 lots from the 2022 inspections for lots 201-400 were sent notice that if their lot will not be compliant by October 20, 2023, their lot will go out for abatement and the cost of abatement will be added to their current accumulated fines. After the abatement is completed, the lot will become compliant and additional fines will stop, but interest will be charged for unpaid accumulated fines.

Bark Beetle status, 2023 has seen a huge decline in the number of bark beetle trees identified in the community. The wet winter of 2022-23 played a great part in this reduction with additional moisture and snowpack. The non-monsoon of the summer of 2023 did have the committee concerned that in late July and August that we might see a resurgence of bark beetle infestation but that did not occur. As of September 10, 2023, there have been less than 10 identified trees infested by bark beetles.

Environmental Quality Improvement Program (EQIP) Grant updates:

The EQUIP project that started with the lots inspected in 2022, lots 201-400, is nearly completed. 15 lots remain to be thinned; there has been a delay due to unforeseen circumstances with the contractor and those 15 lot owners have been notified that their lots should begin to be thinned in early 2024.

The next round of funding, which is for lots, 401-613 has just recently been awarded, just days prior to the September 10, 2023, writing of this article. The next step in this process is to have inspections done by the Environment Divisions of the 130 lots whose owners opted into the EQUIP grant. These 130 lots will be assigned to a Contract Item Number (CIN) and there will be 9 CIN's in this portion of the project. John Motley, chair of the FW Committee is in negotiations with Chestnut Ridge Forestry, New Mexico for the cost of marking the trees on these 130 lots. At the time of writing this article those negotiations are in progress therefore any start date of marking those lots is not available to share currently. Until all lots are marked and assigned to one of the 9 CIN's, thinning will not begin. This process is moving at a much slower pace than the HOA Board and Firewise Committee had anticipated. By still not being done with lots 201-400, we are nowhere near what we were originally anticipating at the start of this project to be aligned with the annual lots being inspected in the three-year rotations. The HOA Board and FW Committee originally thought the project would be finishing lots 401-613 at this time. As we have found government grants, the application process, and disbursements of funds move slowly, but we can be thankful that we are still receiving funds and having our applications for the grant money approved. The Firewise Committee and HOA Board is committed to move forward in the EQUIP process of thinning in our community and maintaining a safe and healthy forest.

If you happen to see any of the following people, please give a shout-out to them and thank them for their volunteering, and time given to the Firewise Committee.

Firewise Education Committee: Board Liaison John Motley

Tom and Marie Braddick, Larry Buttler, Bob Dahlgren, Dave Lutz, Pat Macholtz, John and Patty Motley, Berdie Nally, Tom and Paula Osterday, Bill Patterson, Doug and Cindy Sparks, Paul and Faith Tusznski

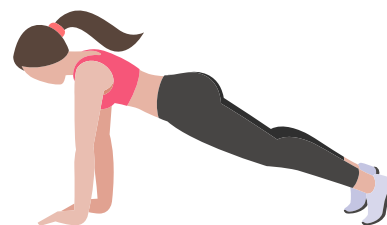
Community Center Activities



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-Thur, 9:00 am—4:00 pm

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



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



The Starlight Pines Community Center, located at the southeast corner of Starlight Drive and SR87, is available for reservation from 8am - 10pm by residents of zip code 86024. For questions or to reserve, please contact a Community Manager at (928) 477-2602

We always post the events such as Festivals & all Breakfasts on the Bulletin Boards by the mailboxes, next to the compactor on Starlight Drive at the South entrance. We also will post these events on the door to the Community Center.

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.

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 2024 is a great year with numerous improvement projects being finalized here in Starlight Pines.

Respectfully,

The Starlight Pines Architectural Committee





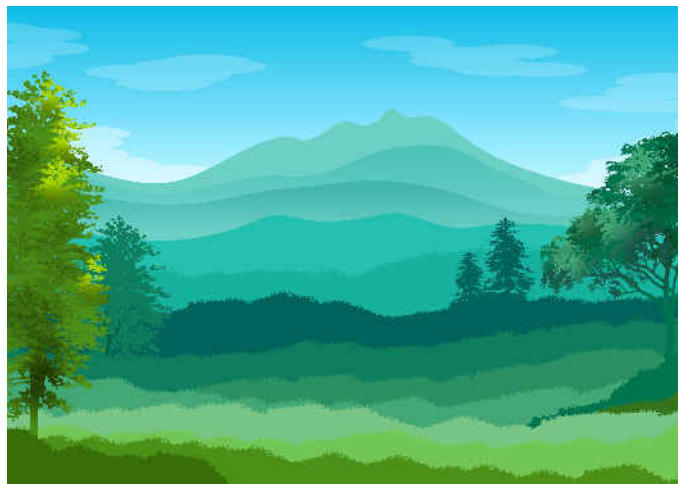
Mogollon Rim Ranger District, Coconino National Forest

Permits must be acquired by anyone harvesting any firewood on the National Forest, except for the rather small amounts used in a campfire and gathered at the campfire site.

*Cutting season open now until December 10 at the Mogollon Rim Ranger District Office
M-F, 7:30am - 3pm.*

Tips on how to winterize your home:

- Prepare your plumbing.
- Clean out gutters and clear the roof.
- Insulate the attic.
- Have your heating system serviced.
- Adjust your thermostat.
- Call a chimney sweep.
- Check for drafts.
- Keep rodents out.
- Have a friend on call.
- Move plants elsewhere.
- Have monitoring installed and updated.



The Coconino National Forest Service offers a variety of special use permits for recreation, forest products and events and commercial activities.



Message from Community Manager:

Happy New Year 2024!

Barking Dogs - as mentioned in the previous Newsletter, please make sure your dog or dogs are not allowed to be outside and continuously bark. In case some of you do not know Coconino County Board of Supervisors has a Barking Dog Ordinance.

Some suggestions: if you hear a Barking Dog, longer than 15 minutes, please take the time to go to the neighbor, and see if they are home or not. Many times, a dog might have a secured area, with a doggy door, that allows them to go in and out as they please. If this is the case and your neighbor is not at home, please let them know that their dog was barking excessively so that they can be aware. Sometimes, a little bit of conversation can avoid a problem. If this does not work, then please call the Community Center. We have many people in Starlight Pines that have dogs. I would have to say we are a dog loving Community. However, continued barking is not only unhealthy for the dog, it is for us humans as well. So please, reach out to your neighbor so we can keep every happy and healthy!



Coconino County also has a leash law. The owner, or person acting for the owner of a dog shall at all times keep such dog from being without a leash or running at large upon the streets, sidewalks, alleys, or public property of unincorporated areas of the County, or private premises of any person that has not granted permission. They must be restrained by a leash, cord, rope, not more than 6 feet in length, and of sufficient strength to control the action of the dog. If you are new to Starlight Pines, this ordinance is for the safety of your dog and of your neighbors. Many times, dogs that are unleashed, they see a wild animal, deer, elk, squirrel, raven, coyote, etc., they will chase. And unfortunately, many have lost their beloved pets because of not having on a leash. :(

Please do not leave swings or hammocks, close lines out unattended, while you are away from your home. For the past few years, we have had many animals get their antlers wrapped up with the rope of the swing, hammock or clothes line. This is very stressful for the animal, and also unfortunately, when they cannot eat well, they will get weak and fall prey to stronger animals, and the end is not an easy end for them. So please, when you are not at your home in Starlight Pines, please put anything away that might cause harm to our many beautiful Wildlife. :)

We are so fortunate to have a Compactor on our Starlight Property! We are the only community with a compactor. Please read the instructions on how to use, and what is allowed in the compactor. We have had several issues, where the items that are put in the compactor are either not allowed, or too large and this causes the compactor to not work correctly. We have instructions on the gate of the compactor. Please read, and if you have any questions, please do not hesitate to contact me at the Community Center! We are here to help :)



Thank you for taking the time to read the above important message. If you have any questions, concerns, or comments, please do not hesitate to contact me at - 928-477-2602. I look forward to meeting all the new Homeowners, and helping you adjust to your new beautiful home in Starlight Pines, a little taste of heaven on the mountain.

Sincerely, Jackie



PO Box 19656
Happy Jack, AZ 86024-0656

BRDWID Update: December 5, 2023

Transition from Starlight Water Company to BRDWID has been a bit rough over the past couple of months. As noted in his report, the District Manager's time is significantly more than anticipated during this transition period. Expecting Harry's time to begin reducing and should normalize after the first of the new year.

District Manager Harry Jones is working through several issues and concerns during the transition process from SWC to BRDWID including work order process and repairs, signage installation, mailbox installation, water sampling, meter reading process and auditing, bulk water sales (construction, forest service, organizations such as Girl/Boy Scouts, Camp Colley), utility management tasks and functions, and financial reporting. November District Manager report is posted on the BRDWID website (www.brdwid.org).

There are about 70 customers that have sent their payments to Starlight Water Company (SWC). Customers received a letter with their October statement advising of the change from SWC to BRDWID, provided the new address for payments, and advised customers to update their vendor information with their respective Financial Institutions. These customers will be contacted to advise that their payments are not being processed correctly so the customer can take action to remedy this situation. BRDWID, SWC, SUM, or the Financial institution cannot make the change – only the customer can make the change to writing their check or changing their electronic payment to reflect BRDWID.

Next BRDWID Board meeting is scheduled at 1:00pm on Saturday, December 16th at the Starlight Pines Community Center.

For Assistance please call: (520) 624-1460

IMPORTANT NOTICE:

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.

SEE LIST OF DISPOSAL LOCATIONS NEXT PAGE

ATTENTION STARLIGHT PINES HOMEOWNERS:

TRASH DISPOSAL OPTIONS FOR ITEMS TOO LARGE FOR COMPACTOR:

Clear Creek Disposal

1137 Rae Lane

Happy Jack, AZ 86024

928-477-2477

First Saturday of every month – Take small or large items

MM290, East side of Hwy. 87

Across from Happy Jack Stop & Get it

Winslow Transfer Station

2820 Santa Fe Drive

Winslow, AZ 86047

928-289-4011

Open 8-4 seven days per week, except holiday

Commercial & Non-Resident Vouchers

Any size up to one pick-up load: \$10, utility trailer-single axle: \$20, utility trailer-double axle: \$40

They DO NOT accept oil & other petroleum products, large amounts of paint, batteries, tanks of any kind, chemicals or heavy construction debris (concrete, dirt, stucco, iron beams, large amounts of wood, etc.)



Buckhead Mesa Landfill

1321 E. Buckhead Mesa Landfill Road

Payson, AZ 85541

928-472-5329

Open 8-4 Monday through Saturday, except holidays

MM263, east side of Hwy 87 across from the Natural Bridge, North of Payson

Second Saturday of each month is \$1/load, no commercial haulers.

They DO accept tires, waste oil, paper/cardboard, automobile batteries, scrap metal/appliances, yard clippings

Cinder Lake Landfill

6770 E. Landfill Rd

Flagstaff, AZ 86004

928-213-2125

Open 7-4:30 M-F and 7-4 Sat, except holidays

Hazardous Products Center (HPC)

Open M-Sat 8-3, County Residents Pick-up load: \$20, additional trailer - \$20 They do accept appliances.



Supporting the Blue Ridge/Happy Jack area by providing local area search ability, emergency support, and community outreach care.

928-222-1664



Over 30 members to assist in our area:

- Lost personnel
- Lost animals search
- Assist with vehicles/ATV
- Evacuation assistance for major catastrophes
- Resident not responding wellness checks
- Drive by homes for home wellness checks
- Assisting our neighbors in need

SIGN UP TO VOLUNTEER

Please send your name, phone number, & email to
info@brcstaz.org

*The Starlight Pines Newsletter is the Board's primary way to keep you informed.
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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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Steven.Martin@CritterControl.net

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Suite C5 #349
Prescott Valley, AZ 86314



WHERE THE HECK IS HAPPY JACK???

Flagstaff Winslow
Payson

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 SPECIALIZING ONLY IN THE HAPPY JACK AREA 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 lokellej@tds.net. REMEMBER: LINDA CAN ASSIST YOU WITH ANY PROPERTY IN THE HAPPY JACK AREA!



WISHING ALL OF YOU A SAFE, SUCCESSFUL AND HAPPY NEW YEAR!

I hope you've all enjoyed a great Holiday season with your friends and family members, and that you're looking forward to what 2024 may bring!

Although we have no way of predicting what's ahead for the real estate market in this New Year, up in our beautiful Happy Jack area, if you're interested in finding a mountain getaway in our peaceful & unique community ... or if you may already own a home/cabin, or perhaps a vacant lot property in our area ... and are interested in selling this year, I hope you'll contact me, either by calling my cell # or emailing me.

(All of my contact information is provided below.)

I don't have any properties to advertise for now, since my listings have all **SOLD** ... but please contact me with any questions you may have about real estate in our area, or about why so many people are willing to drive just a little further "up the hill", to the pristine beauty of our Happy Jack area, to find a mountain getaway.

We have much cooler summers at our 7,000-ft. elevation, in addition to an incredible variety of wild game animals (elk, deer, wild turkeys, etc.), and a delightful population of other smaller forest creatures to delight everyone with their frequent visits! Our individual land properties are also much larger than you'll find in more populated areas below The Rim, plus we also typically enjoy more snow in the wintertime, as well!

IT'S WORTH THE DRIVE TO CHECK US OUT!! HOPE TO HEAR FROM YOU SOON!

Remember!
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HAPPY JACK, AZ. 86024

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

HERE'S WISHING ALL OF YOU IN STARLIGHT PINES A SAFE, HEALTHY & SUCCESSFUL 2024!

Well, here we go again, with the beginning of yet another New Year! I hope all of you had a blessed, fulfilling and SAFE Thanksgiving and Christmas Holiday Season!

As I am writing this, I just heard an updated weather report, confirming that a bit of snow moved into our area the middle of this first week of January, 2024, and an even more potent snow-producing storm will be moving in this coming Sunday into Monday, too. It looks as if some measurable snow is finally on its way!

I've already been hearing from several property owners in your area, about possibly selling their home or vacant land property during the first half of this year. I'm here to assist any of you, in any way necessary, with that important process.

I know I must sound like a "broken record" again in this year's 1st Quarter SPOHA Newsletter, but as I purposely mention at the beginning of each year, I know of NO ONE who can realistically or accurately predict the future of real estate for this year, or any other, up here in our Happy Jack area, or in any other area either. It just isn't something anyone can predict.

All I can say in that regard is, since we all know that late Spring through Fall weather of every year is ALWAYS GOING TO BE HOT in the Valley, we will always have buyers looking for a spot to escape the heat of the lower elevations, and that means we will definitely be seeing properties selling, as they always do, during our busiest selling season of each and every year . . . which begins in earnest every early Spring and runs through mid-to-late Fall, and some years, even beyond that.

How prices may shape up for our area by the time we reach our selling season months, will be anyone's guess at this early part of the year. Since we're recently seeing both sale prices of homes and mortgage rates coming down into more reasonable ranges, both of which will attract buyers, I believe that will result in seeing more motivated buyers this year, for properties here in our cooler areas.

We're still seeing fairly high prices for homes in all of our areas, just not the sky-high prices we saw 2-3 years ago in those first years of the COVID pandemic. And we're STILL seeing nothing short of unbelievably high sale prices for vacant acre lots in each of our non-HOA areas of Happy Jack, with each such lot going to contract BEFORE it even reaches the MLS or any of the non-proprietary online real estate sites popular with, and available to, the general public.

I look forward to hearing from more of you in the near future, as well as to assisting you in deciding whether this is a good time for you to consider selling your home or lot in Happy Jack; and as always, I PROMISE to always provide you with a true professional opinion of value, with no "pie-in-the-sky" valuation. Every property owner considering selling in any area MUST have a realistic idea of the true value of their property, based on sold prices of comparable Happy Jack properties that have recently closed escrow. That's the ONLY way any seller will be able to make a more informed decision whether to sell, or not, as we move through this or any other year.

Thank you again for reading my pages each and every quarter. I appreciate your time, and shall look forward to hearing from you soon!

LINDA

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Please Help the Starlighters!

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

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

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

**THANKS For
Your Help!**



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