

# Starlight Pines Homeowners Association

**NEWSLETTER**

2ND QUARTER 2024

## President's Corner

**Happy Spring 2024!**

As we step into the rejuvenating season of spring, it's crucial for us to prioritize the safety and security of our beloved Starlight Pines community. The Firewise lot inspections, scheduled to begin in May or June, are a significant part of this effort. We urge you to prepare your lots in advance, taking advantage of the cooler weather to clean your lot and property. These activities, mandated by our HOA, are not considered trespassing; they are essential for our collective safety. The Inspection Team, identified by their vests, will be conducting these inspections. They are trained to ensure compliance with SP Firewise Standards. Your participation in the Firewise program is highly valued by the Board, and we appreciate your cooperation with our dedicated volunteers. Please be cautious with activities that could result in fire and educate your visitors about HOA rules regarding no open fires and the use of ATVs and UTVs. Together, we can make a difference in keeping our community safe.

### **Roof Replacement at the Community Center: Enhancing Our Infrastructure**

The Board of Directors is pleased to announce that plans to replace the community center's roof are underway. The current roof has served us well, but it's time for an upgrade to ensure the safety and longevity of our community hub. The new roof will not only improve aesthetics but also enhance the center's functionality for various events and gatherings. We appreciate your patience and cooperation as we work to complete this essential project in the coming months.

### **Upcoming Board of Directors Elections: Your Chance to Make a Difference**

Please mark your calendars for June 2024, as it's election season for our Board of Directors. Serving on the board is a rewarding opportunity to contribute directly to the decisions and direction of our community. This year we will have several new faces on the ballot. Additionally, it's crucial for all homeowners to participate in the voting process to ensure our leadership represents the diverse interests of our community. Stay tuned for more details on how you can get involved in shaping the future of Starlight Pines.

### **Stay Connected & Engaged**

Remember to stay in touch with the latest updates and announcements from the Starlight Pines Homeowners Association. There are a couple of Starlight Pines Facebook groups. Check your email regularly for newsletters and updates and attend community meetings to stay informed and engaged in the decision-making process. Our monthly board of directors meetings take place on the second Saturday of every month.

As always, we thank you for your continued support and dedication to making Starlight Pines a wonderful place to call home.

Warm regards,

Gary Hanson

SPHOA 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.

<b>SPHOA Board of Directors Contact</b>		
<b>Name</b>	<b>Phone</b>	<b>Email</b>
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
Mary Alice Samsill Director at Large	928-477-2602	sphoa1216@tds.net



Gary Hanson



Bill Patterson



Peter Kuhl



Frank Pettit



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.brfdaz.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 SPHOA Contact Information:**

**Compactor**

Ray Weimer (480) 540-3283

**Property Rules Committee**

Mary Alice Samsill (928) 477-2602

**Firewise Education Committee**

(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

## Starlight Pines Homeowners Association Fiscal Year 2024 - 2025 Budget

On March 9, 2024 the Board approved the following Budget for June 1, 2024 - May 31, 2025 and set the Regular Annual Assessment in support of the Budget at \$300 per member.

### 2024 - 2025 Budget

#### Member Revenue/Income

New Member Initial Contributions	\$	7,000.00
Disclosure Statement Revenue	\$	9,600.00
CC&R & Architectural Fine Revenue	\$	3,000.00
Bank Interest	\$	8,700.00
Plan Review Fee Revenue	\$	2,000.00
612 Regular Annual Assessments 2023 - 2024	\$	183,600.00
Newsletter Advertising	\$	3,300.00
Community Center Use Fees	\$	400.00
<b>Total Member Income to Support Expenses</b>	\$	<b>217,600.00</b>

#### Member Expenses

Annual Meeting	\$	600.00
Accounting Fees & Bank Charges	\$	50.00
Accounting Services	\$	950.00
Capital Improvement - Kitchen Small Fixtures	\$	1,200.00
Firewise Education Committee & Abatements	\$	6,000.00
Greenbelt Committee	\$	100.00
Architectural Committee	\$	100.00
Property Rules Committee	\$	100.00
Nominating & Election Committee	\$	100.00
Membership Fees	\$	575.00
AZ Corporation Commission Fee	\$	100.00
D&O Property & Liability Insurance	\$	19,000.00
Legal Expense (incl Lien Filing Fees, Governing Documents)	\$	3,500.00
Common Properties Maintenance	\$	6,700.00
Management/Wages/Payroll Taxes	\$	32,595.00
Workers Compensation	\$	3,500.00
Professional Community Management	\$	8,400.00
Contingencies/Miscellaneous	\$	1,485.00
Newsletter Editor/Publisher, Printing	\$	3,000.00
Website Expense	\$	1,500.00
Office Supplies & Expense	\$	5,280.00
Postage & Bulk Mail Permit	\$	3,050.00
Printing: Office, Assessments, Election	\$	1,200.00
Refuse Collection	\$	60,000.00
Compactor & Trash Area Maintenance	\$	10,000.00
Perimeter Fence Maintenance	\$	2,500.00
Snow & Ice Removal	\$	3,500.00
Taxes: Income & Property	\$	670.00
Telephone	\$	3,670.00
Utilities & Propane Pre-buy	\$	8,175.00
Payment to Replacement Reserves	\$	30,000.00
<b>Total Estimated Member Expenses</b>	\$	<b>217,600.00</b>

June 1, 2024 Starlight Pines HOA Replacement Reserves

Reserves for Community Center	6/1/2024
Flooring 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
Roof	0.00 Roof replaced March 2024
Septic	19,034.00
Siding	12,926.00
Reserves for	
Common Area Development	1,463.00
Reserves for	
Dogie Tank Road	1,304.00
Legal Services	17,024.25
Mailboxes	10,000.00
Parking Lot Lighting	614
Paving	16,120.02
Perimeter Fence	4,000.00
Trash Compactor	8,060.20
Unallocated Cash	5,591.66
	<u>\$126,031.33</u>



**The annual Starlight Pines 4th of July parade will be held on Thursday, July 4th.**

**So decorate your ATV's, cars or trucks and join in. This is always a very fun event. It will be starting at the mailboxes on Starlight Drive at 10:00 a.m.**

**Following the parade, there will be hotdogs, chips, lemonade and ice cream cones**

**at the Starlight Pines Community Center. Bring your friends, your kids and Grandkids and join in! Donations to cover the cost of the food appreciated**

# Resident Spotlight

**A star was born and lives in Starlight Pines. Please take a moment and read all about our wonderful volunteer Naila, Thank you Naila for all you have done in the past and continue to do for all of us in Starlight Pines!**



## 1. Naila Erwin

2. How long have you had your home in Starlight Pines?  
I've lived here full time for 27 years, 9 months. I lived in Phoenix before that.
  3. What do you love about Starlight Pines?  
Location. We wanted to be out of the Phoenix yet close enough to make regular trips back there for family events. We wanted a more rural environment but with major medical services and shopping not too far away.
  4. What would you tell someone about living in Starlight Pines?  
Living here is an adventure! There are activities and clubs of every sort. Community management, local churches and charity support groups need volunteers. Meet your neighbors and come to community breakfasts and picnics.
  5. Do you have children? How many?  
Carl brought three adult children into our marriage. I now have four grandchildren, and six great-grandchildren! How lucky am I!
  6. Do you have any hobbies?  
I'm a charter member of the international Planetary Society, a volunteer with Lowell Observatory and a member of the Rim County Camera Club. Then there is my dog and she's a full-time hobby!
  7. What is it like to live in a community like Starlight Pines?  
You can make it whatever you want it to be or need it to be. It can be a quiet retreat, a relaxing vacation destination, or a busy, active, full-time life.
  8. What do your friends or family say about the work you do for Starlight Pines?  
They know I'm happy when I'm involved with good people who are contributing to the success of our community.
  9. Since you have been living in Starlight Pines for so long, what is it that you love most?  
I love the caring that you can't buy with money! I tell Phoenix friends, "If a tree fell on my house, within an hour there would be four men here with chain saws and by dinner time, the women would bring me food for a month of meals!"
  10. What advice would you give to someone who has decided to move to Starlight Pines full time?  
Read the Starlight Pines quarterly newsletter: either the print edition or on-line. There is a wealth of information there. Talk to your neighbors and exchange contact information: by mistake, they have gotten my mail or parcels and I have gotten theirs! You'll need to find the Blue Ridge Fire Station, grocery stores, gas stations, pharmacies, vehicle repair shops, doctors, hospitals...etc.
  11. Tell me about some of the people that live in Starlight Pines.  
Our community is the excellent place it is because our members go above and beyond "the call of duty" to keep it that way. Ask me about Ray Weimer or Steve Yeary!
- What is the most important item you would tell new people that move to Starlight Pines full time or part time?  
Everything takes more time here. Service and repair services sometimes have to come from Payson or Flagstaff. The weather is unpredictable, Be calm but plan ahead and be prepared. Enjoy this special community.



# STARLIGHTERS BOUTIQUE



MEMORIAL  
DAY  
WEEKEND

*IT'S A SHOPPING SPREE!*

**Saturday May 25, 2024 8:00AM-2:00PM**

**Starlight Pines Community Center**

**HAPPY JACK  
FASHIONS!**

**GRAB AND GO  
BREAKFAST  
BURRITOS!**

**VENDORS SPECIAL  
DANISH & COFFEE!**

**SLOPPY JOE  
BAG LUNCHES!**

**AWESOME ART!  
NOVEL CRAFTS!**

**YUMMY  
BAKE SALE!**

## Attention Vendors and Crafters!

To reserve a table inside please call early because they do sell out fast @ \$20 ea. Spaces can be reserved in the parking lot @ \$20 ea. Table not included.

Contact Becky Pettit  
(480) 201-3694 [bpettit2@cox.net](mailto:bpettit2@cox.net)

(Or) Caroline Weimer  
(480) 540-7828 [clweimer@aol.com](mailto:clweimer@aol.com)



**Starlighters Event Calendar**  
**April, May and June 2024**  
 Starlight Pines Community Center

<b>APRIL</b>	
Friday, 4/12	<b>10:00 AM to Noon</b> <i>Starlighters Business Meeting</i>
Saturday, 4/27	<b>8:00 AM to 9:30 AM</b> <i>Community Breakfast</i>
Tuesday, 4/30	<b>9:00 AM to 11:00 AM</b>  <i>Starshine Quilting</i>

<b>MAY</b>	
Friday, 5/10	<b>9:00 AM to 11:30</b> Starlighters Highway Clean-up <i>See more information below for details!</i>
Tuesday, 5/21	<b>9:00 AM to 11:00 AM</b> <i>Starshine</i> Quilting
Saturday, 5/25	<b>8:00 AM to 2:00 PM</b> <b>STARLIGHTERS BOUTIQUE</b> <i>See our flier in this newsletter for details!</i>

<b>JUNE</b>	
Friday, 6/12	<b>10:00 AM to Noon</b> <i>Starlighters Business Meeting</i>
Saturday, 6/13	<b>10:00 AM to 2:00 PM</b> <b>Starlight Pines Annual Members Meeting</b> <i>See our flier in this newsletter for details!</i> Starlighters Prepare and Serve Lunch
Saturday, 6/22	<b>8:00 AM to 9:30 AM</b> <i>Community Breakfast</i>
Tuesday, 6/25	<b>9:00 AM to 11:00 AM</b> <i>Starshine Quilting</i>

<b>JULY</b>	
Thursday, 7/4	<b>11:00AM to 1pm</b> <b>4<sup>th</sup> of July Celebration</b> <i>Hot dog &amp; Ice Cream Picnic</i> <i>at Community Center approx. @ 11am</i>
Saturday, 7/12	<b>10:00 AM to Noon</b> <i>Starlighters Business Meeting</i>
Saturday, 7/27	<b>8:00 AM to 9:30 AM</b> <i>Community Breakfast</i>
Tuesday, 7/30	<b>9:00 AM to 11:00 AM</b> <i>Starshine Quilting</i>

**Starlighters Highway Clean-up and Potluck Lunch**

Friday, May 10<sup>th</sup> 2024

We Clean Both sides of Highway 87 in Front of Starlight Pines  
from Milepost 304 to 306.

**Adults only, please. Spouses, Friends and Neighbors Welcome!**

**9:00 AM** Arrive at the Starlight Pines Community Center  
Please wear "grubbies", long pants, long sleeves and closed toed shoes.  
Bring sunscreen, sunglasses and a hat or head covering.  
We provide clean safety vests, disposable gloves, liter bags and water.  
We send out teams to pick up litter on assigned sections of the highway.

**SAFETY IS FIRST!**

**11:30 AM** Return to the Community Center with your litter bags.

**Noon** Potluck Lunch.

**1:00 PM** Starlighters Brief Business Meeting

**Please RSVP if you plan to attend:** Naila Erwin [moxie.solo.4@gmail.com](mailto:moxie.solo.4@gmail.com)  
OR Kathy Terrell [kathyterrell93@gmail.com](mailto:kathyterrell93@gmail.com)

## THE STARSHINE PROJECT IN ACTION

These Starshine Project ladies, pictured below, are members of the Starlighters Auxiliary. They had a very successful working session on Tuesday morning, March 26th at the Starlight Pines Community Center. They assembled 50 Hygiene Kits for the Sunshine Rescue Mission, then sorted and boxed over 200 donated clothing items for the Salvation Army; both agencies located in Flagstaff. The items were delivered to Flagstaff by three Starlighters on Good Friday!

Pictured below are: Marilyn Bingner, Naila Erwin, Linda Goodwin, Sandy Lawrence, Pat Martin, Bonnie Steele, Kathy Terrell, and Caroline Weimer.  
It was Pat Martin's 89'th birthday and we sang to her!





## 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."*

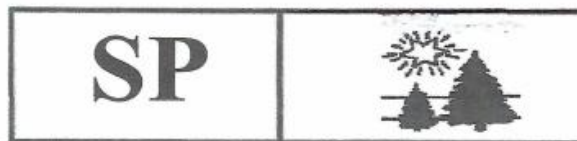
**Kathy Terrell; Starlighters President**



### YOUR STARLIGHT PINES BUMPER STICKERS

There are two purposes for displaying of the special Starlight Pines bumper stickers. The first is to identify you as a property owner at Starlight Pines. When your vehicle (car, truck, ATV) is seen in the residential area, at the trash site or parked in your driveway, residents and local law enforcement officers know you "belong" in the area.

The second reason is to identify you to your neighbors and local law enforcement officers if you are out on the highway and are stranded. Everyone is concerned about stopping along the highway to assist a stranger. The bumper stickers help identify you as a Starlight Pines resident.



### PLACEMENT OF THE TWO BUMPER STICKERS

The stickers are placed on the front and rear bumper on the DRIVER'S side.

The cost is **\$5.00 per vehicle: cash or check.**  
Please make checks payable to Starlighters

You can get your bumper stickers at the Starlight Pines HOA office during business hours: 9:00 AM to 4:00 PM Monday through Thursday or at a Starlighters Community Breakfast.

## 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](mailto:moxie.solo.4@gmail.com) or**

**Kathy Terrell (480)231-9175 [kathyterrell93@gmail.com](mailto:kathyterrell93@gmail.com)**

# Starlight Pines Annual Members Meeting



## Firewise Day and Information Forum

**Saturday, June 8, 2024**  
**Starlight Pines Community Center**

**Monthly Board Meeting: 9:00 AM to 10:00 AM**

**Guest Speaker Program starts at 10:00 AM**  
**Come to hear from and meet some of our local  
and Coconino County officials**

**Lunch to Follow about 12:15 PM**  
**Come and enjoy the lunch paid for by the Association**  
**Prepared and served by the Starlighters**

**Meet your friends, neighbors,  
Starlight Pines Homeowners Association Board Members,  
Committee Chairs and volunteers**



## Firewise Report April 2024

Submitted by: Bill Patterson, Firewise Board Liaison

**Extra! Extra! Read all about it!** There is some very exciting news to share with you regarding your hard work in making Starlight Pines a Firewise Community. Part of the requirement to be listed as a Nationally Recognized Firewise Community is filling out an extensive application process and continually renewing. Along with that application is an onsite community inspection process. The Starlight Pines, “Community Wild Fire Hazard Severity Risk Assessment” was done on October 24, 2023, by Lane Brock, Fire Prevention Lead, Department of Forestry and Fire Management. Mr. Brock reported through email, “. . . .my counterpart agreed that you guys are doing a great job and it is a good looking community on the Firewise spectrum.” What does this mean for us? Just take a look at the following:

- |                     |                     |
|---------------------|---------------------|
| 1. Low Hazard:      | Less than 49 points |
| 2. Moderate Hazard: | 49 – 68 points      |
| 3. High Hazard:     | 69 – 83 points      |
| 4. Extreme Hazard   | 84+ points          |

What were our total points? 47! We are rated as Low Hazard. Now what does that mean for you? You should be able to share this information with your insurance company and get a lower rate on insurance for your home in Starlight Pines. Here is a link to the SP website where you can download and look at the entire assessment. <http://starlightpineshoa.com/>

Go to the tab for Committees, Firewise, then the tab for 2023Community Wildfire Risk Assessment, and the evaluation results will download for you.

The following section of this article will consist of three sections,

- 1) upcoming 2024 lot inspections for lots 1 through 200,
- 2) lots 201 through 400 status of the Environmental Quality Incentives Program (EQUIP),
- 3) Phase 2 of the EQUIP) starting for lots 401 through 613.

**Lots 1 through 200** – The Firewise Education Committee members starting June 1 through June 16, will begin inspections for Firewise compliance. During the week of June 17, the inspection form will be sent to the property’s owner of record informing them of compliance or failure of their lot inspection. If you have passed your lot will not be inspected again until June 2027. If you failed any section on the inspection form you will have until through September 15, 2024, to become compliant. During these 90 days, you would need to correct any deficiencies listed on the inspection form and notify the SPHOA office requesting a reinspection. Lots that are not Firewise compliant on **September 16, 2024**, will be issued a **Noncompliance Notice** from the Property Rules Committee (PRC) giving them an additional 30 days to become compliant. If on **October 15, 2024**, the lot has not become compliant the Property Rules Committee (PRC) will issue a **Violation Notice** and fines will be set and begin to accumulate every month.

## Firewise Report cont'd

**Lots 201 through 400** – Thank you for your continuation in keeping our community a recognized National Firewise Community. The hope is even though these lots are not on the inspection schedule again until June of 2025, you will continue to do your due diligence to keep your lot Firewise Compliant. This winter we have had some heavy snows weighing down limbs and tree branches and many of them have snapped. This has left many branches still hanging on to the tree and loose or fallen to the ground. The Firewise Education Committee hopes that you remove these fallen branches and take them to Bly Pit for disposal, keeping your lot clean and not having dry combustible fuel on the ground. Our beautiful Ponderosa Pines normally have two needle drops throughout the year, October with the onset of winter and then again in late April and May, which is rapidly approaching. The hope is that during late May or early June, you rake the 30 feet of defensible space around your home, propane tank, and outbuildings, don't forget to blow or rake out those oak leaves from under decks.

Regarding the EQUIP this has not gone as rapidly as anticipated due to many factors that I will not bore you with the details, most are Federal, and some are local. This spring the final thinning of the lots that have been marked will be completed and the EQUIP work for Lots 201 through 400 will be completed.

**Lots 401 through 613** – Initially see the opening paragraph of lots 201 through 400, with the change that these lots 401-613, will not again be inspected until June of 2026.

The EQUIP will now be moving into your area. What does this mean? Back in November of 2023 this area was walked and inspected by the Environmental Division for any archeological evidence and the go-ahead was granted to begin the marking of the trees to be thinned. There are 130 lots in this group to whom owners returned their Memorandum of Understanding (MOU). The next step is to inspect and mark trees on these lots. When might you begin to see this inspecting and marking begin? Soon, once the weather begins to warm and the training has been completed by the Forest Service Training Team, then these individuals will be out marking trees. Based on this tree marking the area will be divided into a Contract Item Number (CIN) which is a group of lots fitting a most economical package to bid the work to be done removing the marked trees. *Now don't panic*, if one of the trees being marked is your favorite and you just cannot part with losing that tree, you may request that an individual responsible for marking come to visit with you and discuss options. The specific details I want to leave to be explained by the individual/s who will be trained in the tree marking process. I do not have those specifics, currently. Once this is done and the 130 lots have been assigned a CIN, tree removal will begin. **More details will have to follow as the process develops. Hopefully, this can be shared at the June 8, 2024, Starlight Pines Annual Members Meeting: Firewise Day and Informational Forum. The meeting will begin at 10:00 AM followed by a wonderful lunch provided by the HOA and served and prepared by the Starlighters Auxiliary.**



# CERT Training is coming to Happy Jack!

COCONINO COUNTY CERT  
HAS AGREED TO OFFER A  
THREE-DAY TRAINING FOR  
CERT CERTIFICATION ON  
MAY 31-JUNE 2, 2024.

## What is CERT?

The Community Emergency Response Team (CERT) program educates volunteers about disaster preparedness for the hazards that may occur where they live.

CERT trains volunteers in basic disaster response skills, such as:

- Fire safety
- Light search and rescue
- Team organization
- Disaster medical operations

The CERT program offers a consistent, nationwide approach to volunteer training and organization that professional responders can rely on during disaster situations, allowing them to focus on more complex tasks.

Training will be held at Blue Ridge Fire Dept. on  
Enchanted Lane from 8:00 – 5:00 each day.

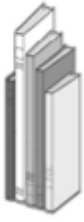


Training is free and open to 15-30 attendees  
on a first come basis

Contact Jim C at: [jimcaffroy@yahoo.com](mailto:jimcaffroy@yahoo.com)  
before April 30, 2024 to register.

Attendees will have an opportunity to join Coconino County CERT to assist with events

# 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](mailto: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

## ARCHITECTURAL COMMITTEE REPORT

Spring has again arrived, and members of the community will be anxious to come up to their mountain homes and properties to enjoy the progressively warming weather. This is the time of year to coordinate and plan any maintenance work that will need to be performed on homes this year such as painting, staining, roofing, deck & handrail repairs, driveway gravel touch up, adding garden fences, storage sheds, or other improvements.

It is common knowledge that an application is required to be submitted to the Architectural Committee and approved before any work on the exterior of a home or lot is performed. We request the applications are submitted for review at least (10) days prior to the date the work is to begin to give the volunteer committee time to review, approve and return the application. Per the CC & R's, the review period can be a maximum of thirty (30) days, but we try to turn them around ASAP.

When any project is underway it can have an impact on neighbors and other community members. Construction noise, construction waste, stored materials on site with bright colored tarp coverings, roll-off dumpsters, storage containers, or enclosed utility trailers used for construction material storage that are parked on site soon become a nuisance to look at. Also, mud tracked from a construction site onto our newly surfaced streets is an issue.

The sooner a project can be completed from start to finish, the less impact it will have on neighbors and the community, and the sooner one can sit back and enjoy their accomplishments. There are limits established as to how much time is allowed to make various improvements in Starlight Pines. Many recent projects, particularly new homes, have been taking months, even years longer to complete than what is allowed per the community governing documents. To help avoid potential fines, some examples of allowable durations to complete a given project from start to final inspection are as follows:

- **New Home Exteriors**- sixteen (16) months from receipt of the county permit to complete all exterior work including building finishes, railings, septic systems, and final grading.
- **New Home Final** - thirty-six (36) months from receipt of county permit to final C of O.
- **Accessory Structures or Improvements Requiring a County Permit** - twelve (12) months from permit to final inspection.
- **Improvements NOT Requiring a County Permit** i.e. (repainting or staining, deck or railing repairs, driveway modifications, sheds under 200 s.f., re-roofing, garden fences, corrals, perimeter fences, flag poles, etc.) - six (6) months from AC approval to AC final inspection.

Architectural Change Application forms are available to download from the Starlight Pines website for your use. The Community Manager can help you with any questions you have regarding the application fee structure and those required for a given project.

Welcome back, and good luck with your various home improvement projects this year!

Respectfully, The SPHOA Architectural Committee



## 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





## Mogollon Rim Ranger District, Coconino National Forest

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

Coconino National Forest  
Supervisor's Office  
1824 S. Thompson St.  
Flagstaff, AZ 86001  
Office: (928) 527-3600  
Fax: (928) 527-3620  
M-F 8 a.m. - 4 p.m



### Improve Your Soil

Improve Your Soil alkaline | having a pH greater than 7 (often contrasted with acidic)

Plants flourish when their roots thrive. Conventional wisdom is that roots thrive in soil that provides nutrients and structural support and allows water and air to circulate freely. Soil must also sustain the beneficial bacteria and fungi that help roots take up nutrients. The roots of most plants function best in soil ranging from pH 6 to pH 7.5.

All true, but gardening in the Flagstaff area often requires adding an element to this sage advice. Creating an open patch of ideal soil that is exposed to the elements is rarely the best approach in our climate. The soil will dry out and the plants will be battered by wind and sun. Consider how you can hardscape to hold your soil in place, keep it moist, and protect your plants from the wind and overnight frosts.

Soils in the Flagstaff area tend to be shallow, heavy in clay, and alkaline. Shallow, clayey soils prevent the development of strong, deep roots. Clay-heavy soils also prevent the free circulation of water, oxygen, and carbon. Alkaline soils chemically inhibit the uptake of nutrients especially iron, phosphorus, and manganese.

Determine the pH and texture of your soil. Inexpensive devices for measuring pH are available in garden supply stores. A simple test for evaluating texture is to moisten your soil and squeeze some of it in your hand. If it falls apart easily, it is loose and will probably not retain water well. If it sticks together tightly, it is probably heavy in clay and will not allow adequate circulation of water and air. If it holds together yet appears porous, the texture is probably fine but the soil may still lack nutrients. Nutrient levels in local soils are typically quite low but if you're unsure, consider having your soil professionally tested.

Amending problem soils with organic compost is the single most effective way to adjust pH, improve texture, add nutrients, and increase water-holding capacity. Compost is commercially available but read the label to be sure it is made from natural, uncontaminated ingredients. Ideally, begin making your own compost in a rodent-proof bin and use it when establishing new plantings or as a top dressing and mulch. Adding acidic amendments such as sulphur or coffee grounds can benefit alkaline soils in our area, but proceed with caution and test occasionally if you decide to do this, to avoid creating excessively acidic conditions.

Native plants have adapted to our poor local soils in several ways, such as exuding acids from their roots to extract phosphorus and iron in spite of alkaline conditions. Yet in most cases, even native plants benefit when soils are improved.

from: [Gardeninflagstaff.org](http://Gardeninflagstaff.org)

# Community Manager

## 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



Thank you Mr. Big Boy  
March 7, 2024 left a gift



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](http://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 16<sup>th</sup> at the Starlight Pines Community Center.

For Assistance please call: (520) 624-1460

# SPHOA TRASH COMPACTOR USAGE

## STARLIGHT PINES RESIDENTS USE ONLY

### **THESE COMPACTORS ARE UNDER 24 HOUR VIDEO SURVEILLANCE**

*AS A LOT OWNER IN STARLIGHT PINES, IT IS YOUR RESPONSIBILITY TO KNOW AND OBEY THE*

## **COMPACTOR RULES:**

- DO NOT PROP OPEN THE HYDRAULIC GATE
- COMPACTOR IS FOR YOUR PERSONAL HOUSEHOLD TRASH AND GARBAGE
- ALL TRASH MUST BE SECURELY BAGGED AND TIED PRIOR TO DISPOSAL
- ALL BOXES MUST BE FLATTENED AND CUT INTO APPROX. 2'X 2' SQUARES
- NO TOXIC, COMBUSTIBLE OR FLAMMABLE MATERIALS IE: PAINT, OIL, CHEMICALS, AEROSOL CANS, BATTERIES ETC.
- NO FIREPLACE OR BBQ ASHES
- NO YARD SLASH IE: TREE TRIMMINGS, PINE NEEDLES OR BRANCHES
- NO CONSTRUCTION MATERIALS IE: LUMBER, SHEETROCK, GRANITE, CONDUIT ETC.
- NO FURNITURE, TIRES, CAR BODY PARTS, MOTORS
- DO NOT LEAVE ANY TRASH OUTSIDE THE FENCED AREA
- DO NOT THROW ANYTHING OVER THE FENCE
- KEEP THIS AREA NEAT AND CLEAN – IF YOU DROP OR SPILL SOMETHING – CLEAN IT UP

If you have a question on where to dispose of materials not allowed in the compactor, please check the Newsletter or Community Bulletin Boards.

**PENALTIES WILL BE ENFORCED FOR ANYONE NOT OBEYING THESE RULES INCLUDING LOSS OF TRASH COMPACTOR USE**



**Box - left at Garbage compactor.  
Please do not leave boxes at the compactor.  
Please cut up 24 x 24.  
We value having the compactor, however, whenever someone does not cut up according to directions of 24 x 24, it can damage the compactor.  
Please come into the Community Center at your convenience so that we can show you how to cut up the boxes and you can learn, what is acceptable and what is not. Thank you!**



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

928-222-1664

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- 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](mailto:info@brcstaz.org)

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](http://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](mailto:Brent@miraclemaintenance.com)**

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**MIRACLE**  
maintenance

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(BLASTING AND STAINING)

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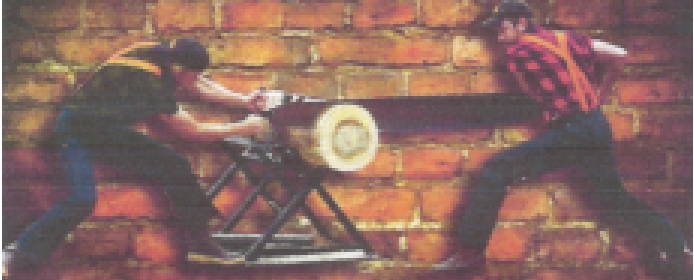
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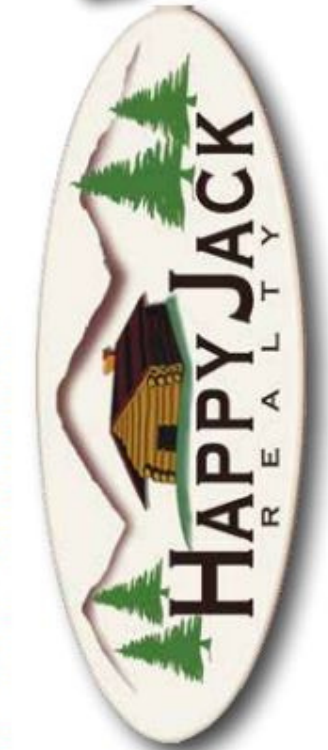
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# WHERE THE HECK IS HAPPY JACK???



Where the heck is Happy Jack?, you might ask. We're located just a scenic hour's drive from Payson, Camp Verde and Flagstaff, off State Route 87, and our community is STILL one of the best-kept real estate secrets in the Rim Country! We have much larger lot sizes and lower property taxes, too, and enjoy living with more forest wildlife nearby than the more populated areas ever see! We watch elk and deer roam by nearly every day from our own decks! At the 7000-foot elevation, we enjoy 4 distinct and beautiful seasons, and our summers are much cooler than the areas below the Rim. We are blessed with an abundant water supply, too, plus miles of National Forest for unlimited recreational opportunities! FOR HONEST REAL ESTATE REPRESENTATION YOU CAN RELY ON IN THE HAPPY JACK AREA, PLEASE CALL LINDA O'KELLEY, OF HAPPY JACK REALTY. LINDA IS THE MOST-KNOWLEDGEABLE AND EXPERIENCED AGENT IN THE HAPPY JACK AREA, AND HAS BEEN 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](mailto: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.

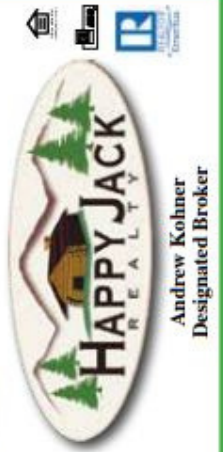
We have much cooler summers at our 7,000-ft. elevation, in addition to an incredible variety of wild game animals (elk, deer, wild turkeys, etc.), and a delightful population of other smaller forest creatures to delight everyone with their frequent visits! Our individual land properties are also much 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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602-820-9127 CELL; [lokelle@tds.net](mailto:lokelle@tds.net) Email

## HAPPY SPRINGTIME TO MY FRIENDS/NEIGHBORS/CLIENTS IN STARLIGHT PINES!

Isn't it wonderful how we're still getting snow at our higher elevation as we move toward the end of March/1st of April now!?? Every bit of moisture helps us in (hopefully) avoiding a very dangerous wildfire season later this Summer. Let's hope this blessed moisture continues, for that very excellent reason!

As is typical for this time of year, as we move into Spring, I am receiving numerous calls and/or emails from many in our area, both in your subdivision, as well as from several other subdivisions in our Happy Jack community. Each one of these neighbors is considering selling a home/cabin or vacant lot property, in our Happy Jack area and, as expected, is asking me this anticipated question which I hear each & every year: "What will our market & property values look like when we get into later Summer/early Fall of this year?"

I respond as I MUST, in order to be fully honest with those reaching out to me: There's simply NO WAY THAT ANYONE can determine, with any degree of certainty at all, just how our market conditions will evolve, as we eventually move into our Spring/Summer "selling season" (which usually also extends well into Fall, too!), up in our higher elevation location here in Happy Jack.

And ANYONE who tells you that they can "provide definitive information" regarding what our market conditions will be like later this year, is, to put it quite bluntly, NOT TELLING YOU THE TRUTH!! It's as plain & simple (& honest!) as that. I've already seen some homes & lots on the market, either newer listings put on very early after the 1st of this year, or ones still on the market from last year, now having their list prices reduced even further, since those listings STILL haven't sold yet. (This is why I have advised some who've been interested in putting their home or cabin on the market right after the 1st of this year, to hold off listing quite yet so early in the year, so they're NOT going to be faced with reducing their asking prices already, as we move into the earlier part of our prime Spring/Summer selling season, as we find ourselves at the present time.)

NOW is definitely the time when anyone considering selling this year, should be calling with serious interest in selling their property in our area this year. NOW is the time to put properties on the market, as we're moving into our warmer time of year, when both more listings, & MUCH HEAVIER BUYER TRAFFIC & INTEREST, will begin "ramping up" for this year.

I welcome calls from all of you, any time of year; however, I never encourage any potential seller client to put their property on the market very early in any given year, for the valid reasons set forth above. It simply isn't the honest, or professional, advice to offer, just to get someone's property into my listing inventory!

Thank you for your continued support during these 34 years during which I've been focusing on listing & selling properties ONLY IN OUR HAPPY JACK COMMUNITY!! I am STILL HERE, & STILL FOCUSING ONLY ON HAPPY JACK as my ONLY specialty marketing area!

I further want to thank all of you who continue to read my narrative pages each and every quarter in your SPIOA Newsletter. I'm looking forward to putting my new listings on my 2nd page facing this one, by the time the next Newsletter is published.

**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!**

STARLIGHT PINES  
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