

Starlight Pines Homeowners Association Newsletter 4th Quarter 2025



President's Corner

Much has happened over the summer, our hot dry days have given way to bountiful rain. Our new board members have eagerly assumed their new positions. Our finances seem to be under control and we have had no significant trash compactor issues with folks disposing of improper waste.

There have been several news features around the Country that speak of HOA's imposing seemingly harsh penalties for rules violations in their respective communities. It seems that most of these incidents occur when the community employs management companies to enforce the community rules. This system may be fine for some communities but most of us here in Starlight Pines don't think this is good for us. We function together as neighbors volunteering to maintain our community according to a set of rules that the majority agree with and have a system of vote to change what we need to. We only have to answer to ourselves, member participation is the key to our success as a community.

That said, at our last member meeting I made a plea for more volunteers to come together and help share the work by volunteering a small part of their time by joining one of our many committees. Property rules, Firewise, Architectural and Greenbelt are where much of the work occurs. The adage is true that many hands make light work. It would seem that as people get involved even at a cursory level, the work is spread out and ideas begin to flow. I get asked occasionally "why don't we do it this way?" and when I explain it I usually hear back, "well I never thought of that". Sometimes, though the person has a good idea and we come together and effect a change.

For the more than 35 years I have been here I've never felt that our board has been intrusive toward our neighbors but has reacted promptly to complaints from our community about issues under our purview. Issues under our purview precludes us from traffic violations on the County roads in Starlight Pines and forest lands outside our fence line. It takes all of us to self "police" ourselves. All of us except for our office manager are volunteers, more help would certainly be appreciated.

If anyone has an interest in getting involved feel free to call the office or stop in during business hours. If you would like to speak with me, come to one of our board meetings or ask Beth, our office manager to have me phone you.

Blessings to All, your President
John Whelan



STARLIGHT PINES HOMEOWNERS ASSOCIATION

CONTACT INFO FOR ALL BOARD MEMBERS: 928-477-2602 OR
SPHOA1216@GMAIL.COM



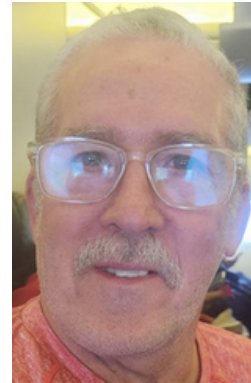
*John Whelan
President*



*Steve Cannon
Vice
President/Firewise*



*Peter Kuhl
Secretary*



*Ted Collins
Treasurer*



*Wayne Tippetts
Property Rules*



*Michelle
Golimowski*



*Your paragraph text
Marty Hopwood*



*Carol Underwood
Architectural*

Community Center Manager: Beth Dorazio
Office Hours: April - Nov: Monday thru Friday – 9am to 4pm
and Saturday 9am to 1pm
December - March: Tuesday thru Friday - 9 am to 4pm Email:
sphaa1216@gmail.com 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

Trash Compactor: Brandon Dorazio (602) 622-1189
Property Rules Committee: Wayne Tippetts (928) 477- 2602
Firewise Education Com: Steve Cannon (928) 477-2602
Greenbelt Committee: Don Cacioppo (480)305-4823
Architectural Committee: Carol Underwood (928) 477-2602
Starlighters Committee: Kathy Terrell (480) 231-9175
Webmaster: AmySnodgrassamy@seasawmarketing.com
Newsletter: Beth Dorazio

If you would like to be featured in a publication please
contact the office.

*November Board meeting will be held at the Community Center on November 8, 2025 at 9am.
The Board will not meet again until February 14, 2026.*

Financial Report

Starlight Pines Homeowners Association Fiscal Year 2025 - 2026 Budget

On April 12, 2025 the Board approved the following Budget for June 1, 2025 - May 31, 2026 and set the Regular Annual Assessment in support of the Budget at \$350 per member.

2025 - 2026 Budget

Member Revenue/Income

New Member Initial Contributions	\$	8,750.00
Disclosure Statement Revenue	\$	10,000.00
CC&R & Architectural Fine Revenue	\$	2,000.00
Bank Interest	\$	8,000.00
Plan Review Fee Revenue	\$	1,200.00
612 Regular Annual Assessments 2025 - 2026	\$	214,200.00
Newsletter Advertising	\$	3,000.00

Total Member Income to Support Expenses	\$	247,150.00
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Member Expenses

Annual Meeting	\$	600.00
Accounting Services	\$	1,000.00
Capital Improvement - Kitchen Small Fixtures	\$	1,000.00
Firewise Education Committee & Abatements	\$	3,000.00
Greenbelt Committee	\$	100.00
Architectural Committee	\$	100.00
Property Rules Committee	\$	100.00
Nominating & Election Committee	\$	100.00
Membership Fees	\$	2,000.00
D&O Property & Liability Insurance	\$	21,000.00
Legal Expense (incl Lien Filing Fees, Governing Documents)	\$	5,000.00
Common Properties Maintenance	\$	6,000.00
Management/Wages/Payroll Taxes	\$	50,000.00
Workers Compensation	\$	5,000.00
Professional Community Management	\$	9,000.00
Newsletter Editor/Publisher, Printing	\$	2,500.00
Website Expense	\$	1,500.00
Office Supplies & Expense	\$	5,000.00
Refuse Collection	\$	65,000.00
Compactor & Trash Area Maintenance	\$	12,000.00
Perimeter Fence Maintenance	\$	3,500.00
Snow & Ice Removal	\$	3,500.00
Taxes: Income & Property	\$	2,500.00
Telephone	\$	4,000.00
Utilities & Propane Pre-buy	\$	7,500.00
Payment to Replacement Reserves	\$	36,150.00

Total Estimated Member Expenses	\$	247,150.00
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Starlighters 2025 Event Calendar

Approved by the Starlighters Membership: February 7, 2025

Approved by the Starlight Pines Board of Directors: February 8, 2025

January							February							March						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28		23	24	25	26	27	28	29
														30	31					

April							May							June						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5					1	2	3	1	2	3	4	5	6	7
6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14
13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21
20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28
27	28	29	30				25	26	27	28	29	30	31	29	30					

July							August							September						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2		1	2	3	4	5	6
6	7	8	9	10	11	12	3	4	5	6	7	8	9	7	8	9	10	11	12	13
13	14	15	16	17	18	19	10	11	12	13	14	15	16	14	15	16	17	18	19	20
20	21	22	23	24	25	26	17	18	19	20	21	22	23	21	22	23	24	25	26	27
27	28	29	30	31			24/31	25	26	27	28	29	30	28	29	30				

October							November							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1		1	2	3	4	5	6
5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13
12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20
19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27
26	27	28	29	30	31		23/30	24	25	26	27	28	29	28	29	30	31			

Starlighters Meetings:	10:00 AM – Noon
Starshine Meetings: (Usually on the 4 th Tuesday)	9:00 AM - 11:00 AM
Community Breakfasts: 4 th Saturdays - February through October	8:00 AM - 9:30 AM
Boutique: May 24	8:00AM - 2:00 PM
4 th of July Picnic	11:00 AM - 2:00 PM

Christmas Lunch	11:00 AM - 2:00 PM
Information Forum & Lunch for HOA Members:	June 14 10:00 AM – 2:00 PM
Highway Clean-up, Potluck, Business Meeting: May 9 th and September 12 th	9:00 AM - 2:00 PM
Holidays	
HOA Meetings: 2 nd Saturdays (Starlight Pines Homeowners Association Meetings)	9:00 AM - 11:00



Starlighters Events: October, November, and December 2025
Starlight Pines Community Center
2740 Arapaho Drive Happy Jack, Arizona

October 2025

- Friday, October 10 **Starlighters Business Meeting** 10:00 AM to Noon
- Saturday, October 25 **Community Breakfast.** 8:00 AM to 9:30 AM
\$8.00 per adult; \$5.00 per child. **Please come!**
- * **IMPORTANT NOTE:** We expect to have a Happy Jack merchandise table set up. It will be a good time to buy those special Christmas gifts. We accept cash, checks, and credit cards.
- Tuesday, October 28 **Starshine Workshop:** 9:00 AM to 11:00 AM
Quilting and Hygiene Kit Assembly

November 2025

- Friday, November 07 **Starlighters Business Meeting** 10:00 AM to Noon
* **IMPORTANT NOTE:** Allocation of our donation funds.
- Saturday, November 08 **Board of Directors Meeting** 9:00 AM - Adjourn
* **IMPORTANT NOTE:** Homeowners Board of Director's Meeting.
Agenda Item: Approve the allocation of our donation funds.
- Tuesday, November 18 **Starshine Workshop:** 9:00 AM to 11:00 AM
Quilting and Hygiene Kit Assembly.

December 2025

- Friday, December 12 **Starlighters Christmas Lunch** 11:30 AM to 1:00 PM
* **IMPORTANT NOTE:** Shopping for the adopted families directly after the lunch.
- Monday, December 15; Tuesday, December 16; and Wednesday, December 17.
Time to be determined: Delivery of gifts to agencies in Winslow, Flagstaff and Payson.





The Starlighters: November 2024

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

The Starlighters were founded in March of 1990.
In March of 2024, we celebrated our 34'th year of active service.

MISSION STATEMENT

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

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

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

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

In the past ten years, Starlighter's donations from their profits have been:

\$86,100.00

2015	\$ 2,000.00
2016	\$ 9,000.00
2017	\$ 9,000.00
2018	\$ 9,700.00
2019	\$ 10,000.00
2020	\$ 6,400.00
2021	\$ 8,000.00
2022	\$ 10,000.00
2023	\$ 10,000.00
2024	\$ 12,000.00

Our goal for 2024 was to donate \$12,000 to the approved charities.
Thanks to the continued support from our members and local communities,
we DID it!!

NE:11/2024



THE STARLIGHTERS IN ACTION

On Friday, August 8'th, after their monthly Business Meeting, a group of Starlighters assembled 50 hygiene kits for The Salvation Army in Flagstaff. The Starlighters listed below helped in various ways to make the effort possible: Mary Berti, Jeana Caywood, Beth Dorazio, Naila Erwin, Kelly Hobel, Vickie Meyers, Catherine Rogers, Cindy Sparks, Bonnie Steele, MJ Strickland, Beverly Westgaard, and Melinda Wetherby.

August 11, 2025

Dear Naila and the Starlighters,

I want to express my heartfelt gratitude for the hygiene kits you provided. Your kindness and generosity are appreciated and make a difference in fulfilling many essential needs.

Each kit is a small but powerful gesture, helping others regain their dignity and move forward with a renewed sense of self-respect. You might not be able to see the impact the kits have on our neighbors, but that impact is profoundly felt by those who receive them.

Thank you for your continued support and compassion. Your actions make a difference in the lives of many; thank you for loving your neighbors.

With warm regards and sincere thanks,

***Zech (Zechariah) Guess, Lieutenant
Corps Officer; The Salvation Army Flagstaff
C:505-402-5783***

***507 N. Humphreys St.
Flagstaff, AZ 86001***

Zechariah.guess@usw.salvationarmy.org



Lieutenant Zechariah Guess and Adminstrative Assistant, Monica Gutierrez

To: Naila Erwin

The Blue Ridge Community Healthcare Ministry (BRCHCM) wants to extend our sincere gratitude to the Starlighters' Board and Community for providing (again) the Community Center for our October 3rd Vitalant blood drive.

At this drive we hit an all-time high--31 successful donations!

Vitalant staff and others are amazed that our turnouts often exceed those of other much larger communities--even some in the Valley.

On behalf of the BRCHCM nurses and Vitalant staff, we thank you for your loyal partnership in making this endeavor happen. Many patients will be able to receive this critical life-saving blood which they so desperately need. Again, thank you.

Donna Heitmann; RN, MPH; Faith Community Nurse

Lori Whitesell; RN, MSN; Community Outreach Nurse

Judy Scofield; RN (retired); Community Outreach Nurse



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 so the bumper stickers help identify you as a Starlight Pines resident.



PLACEMENT OF THE BUMPER STICKERS

The stickers go 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 Tuesday through Friday

9:00 AM to 1:00 PM on Saturday

Office Phone: (928) 477-2602.



From the Architectural Committee

Hello and Happy Fall to our neighbors in Starlight Pinesf

We have had a busy summer of projects in Starlight Pinesf We closed out many projects that were started in the spring, thank you to all that finished and cleaned up your property. A few reminders as we head into winter and you begin to think about new projects.

- Please request your project approval prior to applying for your Coconino County Building Permit. In some cases the Starlight Pines requirements are different from the county and this will save you from having to go back and amending your permit(s).
- If you are having a Perk Test done for Septic, you are required to fill the hole after the project is completed. It is dangerous for our wildlife and people to have open holes on the property. This is a requirement of the CC&R's.
- Any request for Architectural Committee Approval must be accompanied by the required review/processing fee of \$50.00 plus the required deposit(s) per the CC&R's prior to approval. The required forms and payment information can be obtained from our Community Manager, Beth Dorazio.
- Once your project is complete and the construction site is clean, please advise the Community Manager and the Architectural Committee will perform a final inspection to the plan submitted. Please be aware of the time limit requirement for your project, if not completed on time, fines may be implemented.

Lot Identification and Markers

Did you know you can order an Address Marker at the Blue Ridge Fire Department? These markers cost a reasonable \$20 and include the post with reflective numbers on both side and installed by BRFD. You can obtain a form from the BRFD. These are made by the fire crew and help them find your house in an emergency.

The BRFD can also provide Residential Lock Boxes. In an emergency every second counts. The program allows for the Blue Ridge Firefighters to access your home quickly and safely in an emergency without breaking doors and causing damage. For more information and an application contact the BRFD at 5023 Enchantment Lane.

It is our pleasure to be of service during all phases of your project. If there are any questions or concerns please reach outf

Carol Underwood
Starlight Pines, HOA



BLUE RIDGE FIRE DISTRICT

BLUE RIDGE
FIRE DISTRICT

Residential Lock Box Agreement

In an effort to provide for timely emergency entrance to your home, the Blue Ridge Fire District has initiated a program to provide a secure location for a key to your home. The program provides on site key storage via installation of a lockbox on the structure. The lockbox remains the property of the Fire District and the Fire Department will have sole access to the device.

On site storage of a key will assure the Fire Department access to your home in the event of utility emergencies such as propane gas leaks or other emergencies such as Carbon Monoxide or Smoke alarms activated with no visible smoke. Rapid access is critical in medical emergencies where the patient is immobile and cannot reach the door but has called 911 to report the emergency. While forced entry would normally be made in most emergency situations, an on site key would greatly reduce the likelihood.

As the owner/s of the below residential property, I/we agree to provide the Blue Ridge Fire District with a key to the closest main entry door to the power entrance panel (location where the lock box will be installed), or to another designated entry door, and to keep the Fire District supplied with a new key should a change in locks occur.

The undersigned also agree to hold the Blue Ridge Fire District harmless should the stored key be obtained by other than Fire District personnel resulting in unauthorized entrance or any related criminal activity.

Property Address _____ Subdivision _____

Property Owner _____ Phone # _____
(Please print)

Property Owner _____ Phone # _____
(Please print)

Non Local Address _____ City _____ State _____

Property Owner _____ Date _____
(Signature)

(BRFD Use Only)

BRFD Member receiving Key _____ Date _____

Box Installed _____ Installed By _____ Location _____
(Date)

Key Checked _____ Door Location _____ Notes: _____
(Y/N)

5023 Enchanted Lane / H. C. 31 Box 993
Happy Jack, AZ U.S.A. 86024
PH: 928-477-2751 FAX: 928-477-2765
BRFD@Hughes.net

ADDRESS MARKER ORDER FORM

\$20.00 Includes: Post w/reflector, 4" reflective numbers on two sides, installed by the Blue Ridge Fire District. Pay to the Order of: Blue Ridge Fire District /Auxiliary

Name: _____

Happy Jack Address: _____ **Lot#** _____

Street

City

Zip

Phone#’s _____

Subdivision: CCP 8/9 _____ **CCP 1** _____ **CCP 2** _____ **CCP 3/7** _____

CCP 4/5/6 _____ **Blue Ridge Estates** _____ **Mogollon Ranch** _____

Moqui Ranchettes _____ **Pine Canyon** _____ **Ponderosa Pines** _____

Starlight Pines _____ **Starlight Ranchetts** _____ **Tamarron Pines** _____

Timber Ridge Ranch _____

Special instructions _____

Date of Order: _____ **Initials** _____

Received Payment by whom: _____

Method of Payment: Check _____ **Cash** _____ **Paid in full** _____

Mailing check _____ **Date check received & by whom:** _____

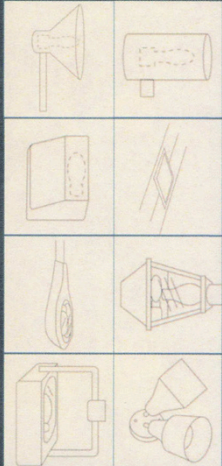
Install Date: _____ **By whom:** _____

We are continuing to get complaints regarding dark sky compliance in the office. Please be considerate to your neighbors and turn off or point down the bright lights that run all night. Motion detected lights are okay, it's just the ones that shine all night and are a nuisance to others.

WHAT YOU CAN DO TO HELP

Check the outdoor lighting where you live.

- ◆ Replace unshielded fixtures with shielded or partially shielded ones.

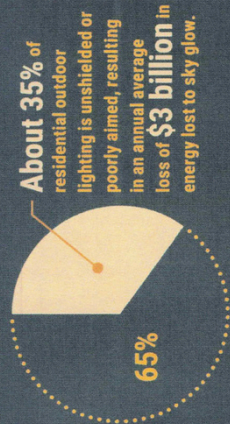


Examples of fully and partially shielded light fixtures

- ◆ Point light fixtures towards the ground at an angle less than 45 degrees.
- ◆ Replace old bulbs with energy-efficient, Narrow-Spectrum Amber LED bulbs.
- ◆ Remove unnecessary or excessive outdoor lighting.

DID YOU KNOW?

15% of residential electricity used in the United States is for outdoor lighting every year. About 35% of that is wasted by unshielded and/or poorly aimed outdoor lighting.



About 35% of residential outdoor lighting is unshielded or poorly aimed, resulting in an annual average loss of \$3 billion in energy lost to sky glow.

65%

Source: U.S. Department of Energy, 2011 data

COMMUNITY PARTNERS

Contact or visit the website of one of these local agencies if you need assistance evaluating your household.

FLAGSTAFF DARK SKIES COALITION
www.flagstaffdarkskies.org

SUSTAINABILITY ASSISTANCE
flagstaff.az.gov/homes
sustainability@flagstaffaz.gov
PH: 928.213.3608

CITY OF FLAGSTAFF
Community Development
211 W Aspen Ave
Flagstaff, AZ 86001
PH: 928.213.2104
flagstaff.az.gov/10/community-development

Dark Sky Compliance Specialist
Janice Hakala
Email: janice.hakala@flagstaffaz.gov
PH: 928.213.2148

COCONINO COUNTY
Coconino Planning Department
2500 N Fort Valley RD, Building 1
Flagstaff, AZ 86001
PH: 928.679.8850
coconino.az.gov/136/community-development

Dark Sky Compliance Specialist
Mark Stento
Email: mstento@coconino.az.gov
PH: 928.679.8856

DARK SKIES RESIDENTIAL PROPERTIES

Help Defend the Darkness

Protect the region's glorious night skies

Save energy with approved fixtures

Improve the quality of the nighttime environment at your home or business

You can make a difference!

FLAGSTAFF was recognized as the world's first International Dark Sky City in 2001. Flagstaff and Coconino County are at the forefront of the effort to reduce light pollution through education and best practices. This brochure provides a concise overview of outdoor lighting regulations and information on how to bring nonconforming lighting into conformance

Prepared by  **Matrix**

This brochure was prepared under contract with Coconino County as a component of the Coconino County Military Installation Sustainability program. Financial support for this brochure was provided by the Department of Defense Office of Local Defense Community Cooperation (OLDDCC). The content reflects the views of Coconino County and does not necessarily reflect the views of the OLDDCC.

WHO NEEDS DARK SKIES?

TOURISTS: Stargazing and astrotourism are ingrained in Flagstaff and Coconino County's culture. The dark skies in the area and the ability to see the night sky draw over 100,000 tourists a year.

YOU AND YOUR COMMUNITY: Dark skies are a priceless contribution to quality of life and personal health.

ASTRONOMERS: The Lowell Observatory is an educational and economic cornerstone of the community. It consists of five separate telescopes that attract researchers from all over the world. Important astronomical observations occur at these facilities every year.

THE MILITARY: The area hosts two Naval facilities that support astronomical research and critical military operations. They bring \$8.7 million a year and economic benefits to the region. Camp Navajo also relies on natural darkness for important night training operations.

DID YOU KNOW?

Replacing unshielded porch or garage lights with shielded fixtures helps dark skies, keeps your light on your property, and makes your lighting more neighbor-friendly! Consider using amber lights to decrease glare and other adverse effects.

WHAT PREVENTS DARK SKIES?

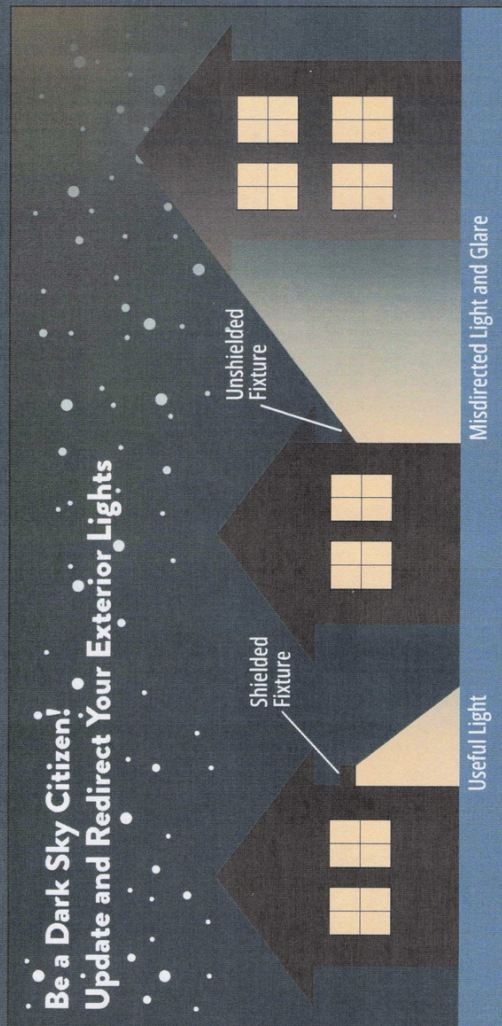
Light Pollution: There are four primary causes of light pollution:

Excessive and Misdirected Light – Excessive light, or light shining in the wrong directions – directly into the sky or into your eyes – wastes energy and creates glare and sky glow.

Light trespass – When light illuminates areas where it is unneeded or unintended, like when your neighbors' light shines into your house.

Glare – When excessively bright or unshielded lights shine directly into your eyes, actually decreasing your ability to see.

Visual Clutter – When large numbers of poorly shielded and overbright lights create a cluttered appearance, often making it difficult to find what you need to see.



THE EFFECTS OF LIGHT POLLUTION



ENVIRONMENT

Nocturnal wildlife is impacted. Predators are not able to see and prey have difficulty hiding. Sleeping, eating, reproduction and migration patterns are thrown off reducing wildlife vitality.



ENERGY

Energy consumption is wasted when lights are left, or too much light is being used. Financial costs and the costs to the environment increase from improper lighting.



HEALTH

Humans can suffer from misguided circadian rhythms leading to melatonin imbalances that increases the risk of obesity, depression, certain cancers, diabetes, and immune system problems.



CRIME

Data show crime does not actually decrease as light increases. Effective lighting design utilizing fully shielded fixtures can enhance security while using less energy and lowering impact.



SAFETY

Bright, unshielded white lights may negatively affect safety and adversely affect drivers in particular by creating dark shadows and blinding glare.

DID YOU KNOW?

Switching from conventional high-intensity lighting to LEDs can save you money every year due to the improved quality and longevity of LED bulbs. Just be sure to use amber colored LED products that do not emit blue light.

BLUE RIDGE COMMUNITY SUPPORT TEAM



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

928-222-1664

Our volunteers, whom are your neighbors, will provide search teams to assist with personnel search, lost animal search, and vehicle search retrieval.

When dispatched by our local fire department, our CERT team will assist with emergency support as the need arises.

Our community outreach team will assist with wellness checks, drive by home checks, snow removal for residents unable to perform that duty.

These are services provided by BRCST at no cost to the recipient.

Donations can be made via Zelle donations@brcstaz.org

or

**P.O Box 25
Winslow, AZ
86047**

Visit us at
www.brcstaz.org

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

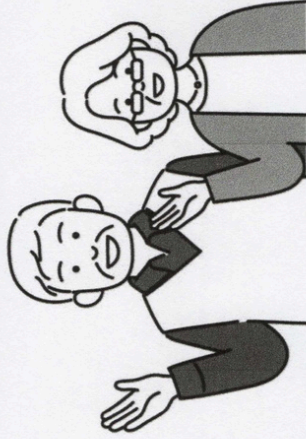
Please send your
name, phone
number, & email to
info@brcstaz.org



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Facebook
Use QR below

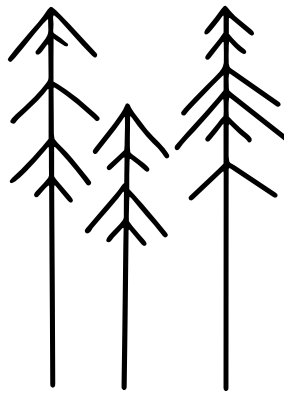


Blue Ridge Community Support
Team (BRCST) is recognized as
a 501(c)(3) organization under
the rules and regulations of the
Internal Revenue Service.



COME BE A PART OF
OUR VOLUNTEER
TEAM AND SERVE
THE COMMUNITY





SPHOA TRASH COMPACTOR USAGE POLICY

The compactor site has been expanded and remodeled to make room for a second compactor to better serve our growing community. A majority of SPHOA property owners have been very conscientious in their use of the compactor. However, a few have caused unnecessary repairs and other expenses related to proper maintenance of the equipment and to keeping the site clean and presentable. As we re-open the trash compactor site, it is necessary to remind residents of the proper use of this site.

All residents are responsible for following the rules listed below.

Deactivation of your FOB and penalties may apply for any violation of these rules.

TRASH COMPACTOR USAGE RULES

1. *LOANING a FOB to a resident of another community is strictly forbidden.*
2. *ONLY household trash or garbage is allowed to be placed into the compactor.*
3. *ALL trash and garbage must be bagged, and bags are to be tied.*
4. *NEVER leave bags or trash or garbage lying on the ground around the compactor site.*
5. *NEVER toss anything over the perimeter wall into the compactor area.*
6. *NO CORRUGATED CARDBOARD*
7. *NONE of the following items may be placed in the compactor:*
 - A. *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.)*
 - B. *NO yard trimmings, pine needles, leaves, tree branches, or Christmas trees*
 - C. *NO furniture of any kind—beds, mattresses, cabinets, shelving, ceiling fans, sinks, toilets, lawn furniture, vacuum cleaners, etc.*
 - D. *NO construction materials—lumber, drywall, insulation, siding, roofing, etc.*
 - E. *NO hazardous materials—paint, lawn chemicals, cleaning solutions, batteries, etc., or any item marked or labeled as “hazardous”*
 - F. *NO ashes from a BBQ or fireplace*
 - G. *NO corrugated cardboard & styrofoam packaging*

Trash Compactor Shame



Please only put bagged aluminum cans in the trash bins. Volunteers take care of recycling the cans, and when loose garbage and diapers are in the trash bins with the cans, it makes it very difficult for them to sort through the disgusting mess. Please follow directions.



([HTTPS://DONTTRASHAZ.ORG/](https://DONTTRASHAZ.ORG/))



(<https://www.facebook.com/DontTrashAZ/>) (<https://twitter.com/donttrashaz>)



(<https://www.youtube.com/user/DontTrashArizona>)



ILLEGAL TRASH DUMPING

Don't Trash Arizona wants to ensure a clean and safe environment. Although our focus (and funding) is to address highway litter within Maricopa County, we understand that illegal dumping is an environmental concern for many residents. To report illegal dumping, you are encouraged to contact the local jurisdiction (city, town, or unincorporated area of the county) in which you live.

Please click here for **recycling and solid waste resources**

(<https://www.azmag.gov/Programs/Environmental/Regional-Recycling-Information-and-Resources>) within Maricopa County.

If you live in an unincorporated area of a county and want to report an area where trash has accumulated illegally, please see the list below.



(<https://www.coconino.az.gov/1100/Illicit-Discharges>)

COCONINO COUNTY
(HTTPS://WWW.COCONINO.AZ.GOV/1100/ILLICIT DISCHARGES)

Phone Number:
928-679-8886



This 8 yard dumpster was added for all Starlight Pines Homeowners for all corrugated cardboard to be placed in the dumpster. The dumpster is located in the Community Center parking lot.

Please lift the top and slide the flattened cardboard in the dumpster.

We appreciate it!!!



Forest Service
U.S. DEPARTMENT OF AGRICULTURE

Public Affairs Officer Brady Smith
Dep. Public Affairs Officer Randi Shaffer

COCONINO NATIONAL FOREST

NEWS RELEASE

Flagstaff Ranger Station: (928) 526-0866
Mogollon Rim Ranger Station: (928) 477-2255
Red Rock Ranger Station: (928) 203-2900

Media Line: (928) 224-8306
Smoke Impact Report Line: (928) 226-4608

Illegal dumping threatens green waste pit and firefighting equipment

CLINTS WELL, Ariz., July 31, 2025 — Local authorities with the Mogollon Rim Ranger Station are raising the alarm about ongoing illegal dumping at Bly Pit — a site designated solely for organic materials such as branches, leaves, and grass clippings.

It appears individuals and commercial companies have been dumping prohibited items, including rebar, concrete, and trash, endangering critical firefighting equipment and environmental safety, as well as negating the purpose of the green waste site.

The unauthorized debris poses a risk to a Forest Service dozer used for firefighting operations in the area. Non-green waste materials can damage the equipment, potentially sidelining it during critical wildfire response efforts and compromising community safety.

Local officials emphasize that illegal dumping is a serious offense, carrying significant consequences such as fines, felony charges, and potential liability for damages caused by their actions.



Continued misuse of Bly Pit could also lead to its temporary closure, limiting access for residents who rely on it for proper green waste disposal.

The Mogollon Rim District Ranger urges community members to report any suspicious dumping activities at Bly Pit to the Mogollon Rim Ranger Station at **928-477-2255**. Anonymous tips are welcome, and prompt reporting can help protect this vital community resource and ensure the safety of firefighting operations.



DECISION MEMO

2026 Mogollon Rim Recreation and Road Improvements

**USDA Forest Service
Mogollon Rim Ranger District
Coconino National Forest
Coconino County, Arizona**

Background

Minor improvements are needed at the Knoll Lake Campground and on Forest Road (FR) 751 which accesses the C. C. Cragin (Blue Ridge) Reservoir to address existing capacity and logistics issues at the two popular recreational areas. The proposed activities include designing and developing a group camping area at Knoll Lake Campground and widening the existing FR 751 to create a turnaround for vehicles.

The Knoll Lake Campground regularly fills to capacity during the summer months. A new group camping area would expand the campground capacity and accommodate group sizes requiring more than two vehicles and up to 50 people.

During high use weekends, limited parking areas for C. C. Cragin Reservoir fill up within a few hours. When parking reaches capacity, it is necessary to staff the upper portion of FR 751 near Rock Crossing Campground to stop vehicles and turn them around so that they don't have to drive the remaining two miles on a winding, busy road down to the reservoir. Creating a wide turnaround area on the road for cars, vehicles with trailers, and recreational vehicles would provide for better traffic management and safety for Forest visitors during periods of high recreational use. Installation of an information booth for Forest Service staff and a kiosk would provide for improved communication to visitors coming to recreate in the area.

Decision

I have decided to authorize and allow construction of several improvements at the Knoll Lake Campground and FR 751, which provides access to the C.C. Cragin (Blue Ridge) Reservoir, (Figures 1, 2 and 3, Vicinity and Location Map). This decision includes mitigation measures, which are listed below under Resource Protection Measures.

Project activities at Knoll Lake Campground are expected to begin implementation in 2026 and are expected to take up to one year to complete. Project activities at FR 751 are expected to begin implementation in 2026 and are expected to take up to six months to complete. Project activities are not expected to require closures of nearby developed recreation sites.

KEEP IT GRAND



American Legion Post 123
Berian Believers Breaking Bread
Cimmaron Lakes Clean Up Crew
Coalition for Sonoran Desert Protection
Coronado Project Arizona
David Lard We Love and Miss You Your Girls
In honor of Herb Owens and Rod Iverson
In memory of Eric and Nolan Todacheeny
Jadi Habitiin Enterprise
Klagetoh Chapter Land Use Committee
NexOps Labor and Trade Services
R Guardian Angels Papa Greene Dayo Jenkin
Rahorn friends and family
Rancho Castillo
Riding with the Angels Rusty Williams
Shot Gun LEMC Phoenix Chapter
Staff of Ethos Construction Management
The McCormick family of Greer
Volunteer to beautify Sahuarita

Let's meet 19 dedicated highway adopters

Congratulations to the new Adopt a Highway volunteer groups celebrated in the image above.

Whether you are new to the program, renewed your permit or signed up to conduct a marathon two-day cleanup, thank you for kicking off your summer with us!

Special thanks goes to these four groups that scheduled cleanups in the communities of Klagetoh, Greer, Chinle and Page. Combined, they filled 153 trash bags. That's about 2,100 pounds of roadside trash removed from along 62 miles:

- Klagetoh Chapter Land Use Committee
- In honor of Herb Owens and Rod Iverson
- In memory of Eric and Nolan Todacheeny
- Jadi Habitiin Enterprise

Why do we ask leaders to report after each cleanup in the [Adopt a Highway reporting tool](#)? We rely on the number of bags filled and the number of participants involved, to better understand the impact of trash reduction along state managed highways and the number of volunteers responsible for its success.

If you'd like to learn more about the program or join us for a morning cleanup, please visit azdot.gov/adoptahighway. Picking up trash is a surprisingly gratifying way to help achieve the positive results we all want to see in the world around us.

ORDINANCE NO. 2011-01

(revised 11/24/2010)

**AN ORDINANCE PROVIDING FOR THE REGULATION AND PROHIBITION OF
EXCESSIVE AND UNRESTRAINED BARKING OF DOG(S) WITHIN THE
UNINCORPORATED AREAS OF COCONINO COUNTY AND REPEALING
ORDINANCE 2003-05 OF THE COUNTY OF COCONINO**

Authority: ARS § 11-1005 (A) (5) authorizes the Coconino County Board of Supervisors, for the unincorporated areas of the county, to regulate, restrain, and prohibit by ordinance the excessive and unrestrained barking of dog(s). The Coconino County Board of Supervisors may establish criminal penalties not to exceed the penalties of a class 2 misdemeanor for violation of an ordinance adopted pursuant to ARS § 11-1005 (A) (5). ARS § 11-1005 (A) (6) (a).

Repeal: This Ordinance repeals and rescinds Coconino County Ordinance 2003-05 adopted by the Board of Supervisors on March 6, 2003.

SECTION ONE

Definitions:

A. "BARKING DOG" means a dog that barks, howls, or makes any other such noise in an excessive and unrestrained, continual, and unprovoked manner which disturbs the peace and quiet of any person or persons.

B. "REPORTING PERSON" means an individual(s) who reports a problem with a barking dog to Animal Management.

C. "EXCESSIVE and UNRESTRAINED" means barking, howling, or any such noise by a dog which disturbs the peace and quiet of any person or persons for more than 15 minutes if continuous, or more than 30 minutes if intermittent.

D. "ENFORCEMENT AGENT" means that person in each county who is responsible for the enforcement of this article and the rules adopted under this article (A.R.S. 11-1001 (4)).

E. "CITATION" means the notice to appear and complaint as authorized in 13-3903, an Arizona Traffic Ticket and Complaint form may be used to issue a citation.

SECTION TWO

Prohibited Conditions:

In all unincorporated areas of Coconino County it shall be unlawful for the owner, or any person having care, custody, or control of a dog(s), to permit such dog(s) either willfully or through failure to exercise due care and control, to bark, howl, or makes any other such noise, day or night, in an excessive and unrestrained manner for more than 15 minutes if continuous or

more than 30 minutes if intermittent, which disturbs the peace and quiet of any person or persons.

SECTION THREE

Enforcement:

A. The Coconino County Board of Supervisors shall employ a County enforcement agent to enforce the provisions of this Ordinance. It is unlawful for any person to interfere with the County enforcement agent in the performance of his/her duties.

B. The County enforcement agent may issue a citation(s) (notice to appear and complaint) to the owner or to any person having care, custody, or control of a dog(s) that is in violation of this ordinance upon witnessing the excessive and unrestrained barking, as defined in this ordinance.

C. Notwithstanding, the enforcement action outlined in paragraph B, the County enforcement agent may issue a citation(s) after investigating a report of a violation of this ordinance by a reporting person. Said investigation will include logs of unreasonable barking of the dog over a four-to-seven day period and a statement by the reporting party that he/she will be available to testify in any further court proceedings. Said investigation may also include a report of excessive and unrestrained barking from at least one other neighboring resident not living with the reporting party.

D. The procedure of the issuance of a notice to appear and complaint shall be as provided in A.R.S. 13-3903. The issuance of citations(s) pursuant to this Ordinance shall be subject to the provisions of A.R.S. 13-3899.

SECTION FOUR

The owner, or any person having care, custody, or control of a dog found to have been in violation of the provisions of Section 2 of the Ordinance, is guilty of a class 2 misdemeanor and shall be subject to a fine, plus applicable cost and surcharge as follows: for the first offense, a fine of not less than twenty five dollars (\$25.00) and not more than seven hundred and fifty (\$750.00); for the second offense, a fine of not less than fifty dollars (\$50.00) and not more than seven hundred and fifty dollars (\$750.00); for the third offense, a fine of not less than one hundred dollars (\$100.00) and not more than seven hundred and fifty dollars (\$750.00); and for the fourth and subsequent offenses, a fine of not less than two hundred dollars (\$200.00) and not more than seven hundred and fifty dollars (\$750.00).

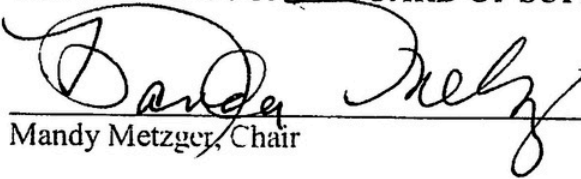
APPROVED AND ADOPTED this 18th day of January, 2011.

REPEAL

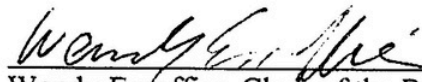
By passage of this Ordinance it is hereby ordered repealing Coconino County Ordinance 2003-05.

AYES: 4
NOES: 1
ABSENT: 0

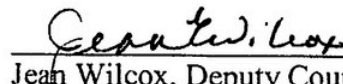
COCONINO COUNTY BOARD OF SUPERVISORS


Mandy Metzger, Chair

ATTEST:


Wendy Escoffier, Clerk of the Board

APPROVED AS TO FORM:


Jean Wilcox, Deputy County Attorney



Dear Residents,

As we approach the colder months, we would like to gently remind everyone to clear away any outdoor items, including swings, hammocks, hanging chairs, and other loose or suspended equipment from yards and porches—especially if you plan to be away for an extended time.

While these items are enjoyable during the warmer seasons, they can pose significant risks to our local wildlife. Deer and elk often wander into our community and may become entangled in ropes, nets, and similar materials. This can result in injury or distress for the animals and create challenging situations for neighbors and wildlife responders.

To help safeguard these beautiful creatures and maintain the safety and tranquility of our neighborhood, we kindly ask that you take a few moments to secure or store away anything that could become a hazard.

Thank you for your attention to this important matter and for being considerate caretakers of our shared environment.

Warm regards,

*Beth Dorazio
Community Manager*

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 hours:

Mon-Sat, 9:00am - 4:00pm

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
7:20am - 9:00am

Monday - Pilates
Wednesday - Cardio
Friday - Yoga/Stretching

Contact Jeana Caywood:

The Starlight Pines Community Center, located at the Southeast corner of Starlight Drive and SR87, is available for reservation from 8am to 10pm for 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 post these events on the door to the Community Center.

Mogollon Rim Ranger District, Coconino National Forest

Please be aware of logging trucks on the 95 & 139 Rd. and be careful when traversing in the area.

Public Safety announcement from our Timber Department:

Logging along FSR 95 and FSR 139 has commenced and will continue throughout the year until snow depths suspend logging operations. Large log trucks will be transporting logs to highway 87 using FSR 95 and FSR 139. Log trucks have reduced maneuverability, so we recommend you please keep speeds below 10MPH and give them the right of way when traversing Barbershop Canyon for your safety and the safety of the loggers.

Best regards,

Helen Roe
Support Services Specialist
Forest Service
Coconino National Forest
Mogollon Rim Ranger District
p: 928-477-5004
f: 928-477-5057
helen.roe@usda.gov
8738 Ranger Rd.
Happy Jack, AZ 86047
www.fs.fed.us



Soldier Pass Roads

A permit is required to drive a motorized vehicle into the Soldier Pass roads (FRs 9904, 9904B, and 9904C). A limited number of passes are issued for each day. Visit the Soldier Pass Motorized Use Permits page to request a permit. Read the Final decision released on Soldier Pass motorized use press release for more information about the change to motorized access in this area.

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





BRDWID Update

BRDWID Accomplishments Since mid-June

- We have been approved by the WIFA Board for a \$450,000 loan! The interest rate is 2.9% with a payback period of 15 years with no payment in the first two years. The loan signing is scheduled for October 22.
- Installation of the electronic meters has begun in Starlight Pines. It is expected that the project will take 4 months, depending on the weather. The meters are being installed with a thermal jacket and a waterproof sleeve. Bob Hardin, Chairman of our Infrastructure Committee, is our volunteer project manager for this.
- We have transitioned from Southwestern Utility Management to Arizona Utility Billing Solutions (AUBS) for our billing service and our financial reporting. The transition has been challenging, but we are making significant progress in stabilizing our processes. We are working aggressively to enable electronic payments.
 - The billing cycle has changed. Meters are to be read on the first through the fifth of each month with billing statements to be generated on the fifteenth (or next business day if the fifteenth is on a Saturday, Sunday or holiday.)
- The ad hoc Technology Upgrade Working Group recommended that we adopt Microsoft 365 as our platform. The Board voted to accept this recommendation. The team is securing the licenses and preparing for training and data migration.
- The Rules and Regulations Committee proposed updates to our Rules and Regulations which our Board voted to approve.
- Our Annual Financial review by Haynie and Company is in final review and will be available to us within days.





- ☐ Our RFP for our insurance needs yielded a very reputable firm at a significantly lower cost.
- ☐ Periodic Maintenance has been ongoing:
 - ☐ Annual Generator service was completed on August 25-26.
 - ☐ Storage tank Inspections/Cleaning completed on Sept 16.
Starlight Pines Ranchettes had to be rescheduled due to a water level issue.
- ☐ System Upgrades:
 - ☐ New pump and motor installed in Pine Canyon on August 22.
- ☐ We purchased an “Owl” virtual meeting tool which has significantly improved our ability to facilitate our hybrid meeting format.
- ☐ We had a guest speaker, Rodney Held from SRP, educate us on Water Rights Adjudication at the August Board meeting

BRDWID Goals for Upcoming Months

- ☐ Execute the electronic meter deployment across all customer properties.
- ☐ Enable electronic payments to AUBS.
- ☐ Continue to recruit candidates for District Manager.
- ☐ Fire hydrant inspections/testing being coordinated with the Blue Ridge Fire Department.
- ☐ New property owners will be required to acknowledge receipt of our Rules and Regulations before service is established. Existing customers will be asked to acknowledge our Rules and Regulations.
- ☐ Next project based on our Infrastructure Committee prioritization plan is a backup generator for the Starlight Pines Ranchettes.





☐ Prepare for 2026 Elections

☐ Create Board Candidate Search Committee in Jan 2026

☐ Conduct Board member elections in November 2026

Reminders

- ☐ Please call AUBS at 928-445-0551 for any billing or account issues or new meter installs.
- ☐ As we transition to winter, please shut oU your water at YOUR valve near the meter for your property and winterize your buildings.





240 Route 10 West
P.O. Box 206
Whippany, NJ 07981-0206

1315 W Red Baron
Payson, AZ 85541

(p) 928.478.6972

1-800-PROPANE
www.suburbanpropane.com

Suburban Propane Proposal

Date: 09/03/2025

To: Starlight Pines Homeowners Association

From: Suburban Propane – Payson, AZ

Proposal for Preferred Propane Partnership with Starlight Pines HOA

Suburban Propane is proud to already serve many residents within the Starlight Pines community. As a trusted local provider, our mission is to ensure safe, reliable, and affordable propane service for homeowners while building strong partnerships with the neighborhoods we serve. We understand that propane costs and reliability are key concerns for your members. With increased competition in the area, we want to present your HOA with a preferred program designed exclusively for Starlight Pines residents.

Exclusive HOA Offer for Starlight Pines Residents Preferred Pricing:

\$1.62 per gallon for the first year, with price reevaluated annually based on market cost **Tank Rent: \$1.00 per year for the first 2 years** **Ongoing Savings:** After the initial 2 years, tank rent will remain only **\$12.00 annually for an additional 3 years** This offer is designed to provide your residents with immediate cost savings while ensuring they have dependable service backed by a company with decades of experience and a commitment to customer care. We can also provide **FREE** leak and safety checks, including COT customers!

Why Partner with Suburban Propane?

Proven Reliability: We already service many Starlight Pines residents with excellent results. **Local Presence:** Our Payson team is available to respond quickly and efficiently. **Safety First:** We adhere to the highest safety and compliance standards. **National Strength, Local Care:** As part of Suburban Propane's nationwide network, we combine competitive pricing with local service you can count on.

Next Steps

We would be honored to partner with the Starlight Pines HOA in offering this exclusive program. We would be happy to attend an upcoming HOA meeting or provide materials to share with your members. Please feel free to contact me directly at **928-228-7818** or MLydon@suburbanpropane.com to discuss the proposal further. Thank you for considering Suburban Propane as your trusted propane partner. We look forward to continuing to serve the residents of Starlight Pines.

Sincerely,

Meghan Lydon

Manager in Development

Suburban Propane – Payson, AZ

FerrellGas SP Community Rate



Thu, Jul 10, 2025 at 2:43 PM

Pete and Beth,

FYI, In addition to Amerigas, SP has a community rate with FerrellGas. I spoke with John Calo at FerrellGas today and he said our rate is \$1.73. He also offers a \$12 annual tank rental. They are able to offer this price because they pooled us together with Pine Canyon and

several others. He recommended that any new folks sign up before Winter to get that rate. Amerigas won't refund the value of the propane but Suburban (formerly Griffin) will refund. The

HOA got a nice refund from Suburban when they switched over to Ferrell.

John Calo

FerrellGas Territory Manager

928-220-5426

johncalo@ferrellgas.com

Amerigas Propane Community Pricing

HOA/Community Fixed Pricing Agreement

TERMS AND CONDITIONS

1. **Term.** The term of this Fixed Price Agreement (the "Agreement") shall be from Sept 1, 2025 until Sept 30, 2026 (the "Term"). This Agreement does not automatically renew.

2. **Propane Price.** ("The Company") agrees to charge a fixed price of \$2.17 per gallon delivered during the Term of the Agreement. The Fixed Price does not include applicable taxes and fees. Please refer to the propane supply agreement or Company's Terms & Conditions for specific fee information.

3. **Individual Member List.** The HOA/Community is responsible for providing Company with a complete list of its individual HOA/Community residents and their addresses (the "Customer List"). This Customer List must be kept up to date by the HOA/Community during the Term of this Agreement and provided to Company on an as needed basis.

4. **Individual Customer Agreements.** The HOA/Community understands and will inform its residents that in order to participate in this Agreement, residents must enter into a propane supply agreement with the Company. The HOA/Community agrees to inform any members that The Company is the preferred propane provider of the HOA/Community.

5. **Termination.** The Company may terminate this Agreement prior to its expiration in the event that more than 50% of the current residents who are Company's customers terminate their relationship with Company. The HOA/Community understands that Company pre-purchased the propane in order to secure its price and availability. In this event, the HOA/Community agrees that Company may increase the Fixed Price for the remainder of the term.

6. **Existing Agreements.** This Agreement is intended to supplement the individual HOA/Community member's existing propane supply and/or equipment lease agreements with The Company. To the extent that this Agreement is inconsistent with the terms of any other agreement between The Company and the individual HOA/Community member, the terms of this Agreement shall prevail. Upon termination of this Agreement, the individual HOA/Community member's existing propane supply and/or equipment lease agreements with The Company will remain in force.

7. **Authorization.** The HOA/Community Representative represents and warrants he/she has the authorization and power to negotiate and sign this Agreement with The Company on behalf of its individual HOA/Community members. This Agreement may only be executed by a manager, director, or corporate officer of Company.

Starlight Pines

HOA/Community Name (please print)

JOHN WHELAN

HOA/Community Representative Name (please print)

J. Whelan

HOA/Community Representative's Signature:

8/9/25

Date

[Signature]
By: Company Representative Signature

Mark Johnson Assistant Territory Manger

Company Representative Name and Title (print)

6952 2813 S Hwy 260 Overgaard, Az

District No./Address:

07/23/2025

Date

Advertisers Section

The Starlight Pines Newsletter is the Board's primary way to keep you informed. We are not responsible for the quality of the products or services provided by the advertisers.

Log Cabin Restoration Season is Almost Here!

The weather can be brutal to the exterior logs and to the stain applied to protect them.

Do you notice any of the following signs of damage when inspecting your cabin?

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

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

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

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

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

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

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

Brent Orm – Business Owner

Cell: 602-689-9049

Email: Brent@miraclemaintenance.com



MISSION RESTORATION

ROOF ISSUES?

Mission Restoration is here to help! Who are we? Mission restoration is a local roofing company out of Flagstaff Arizona that specializes in restoring properties damaged by storms and other natural calamities. We're a KB2 licensed, bonded, and insured general contractor that has helped thousands of homeowners in Northern Arizona. We don't just specialize in insurance work, but also offer FREE retail estimates! Call to schedule your free inspection and consultation!

We wanted to reach out and let you the community know about a fantastic opportunity that you might be interested in. This year as well as over the last few years, there have been several significant storm events in this area that have resulted in significant wind and hail damage to homes in the area.

At Mission Restoration, we offer free inspections and consultations. Our team of experts will come to your property and perform a full inspection to look for any signs of qualifying storm damage. We'll also help you navigate with your insurance company and take control of the entire project while you relax. We want to make sure that you have a smooth and stress-free experience.

We're now scheduling free inspections before the monsoon season, and we would love to work with you!

- If you would like to talk to a customer that has already taken advantage of this opportunity,

feel free to reach out to:

Thomas Jonovich (Parcel #198)

P: (602) 989-3560

Please call, text, us directly to schedule your free inspection!

Monday-Friday 8am - 7pm Saturday 8am - 5pm

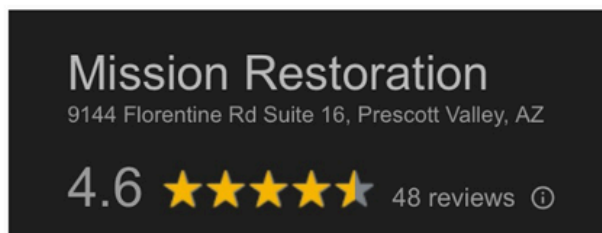
YOUR MISSION RESTORATION TEAM:

LUCKY BARKER / LINCOLN KESTNER

SR. PROJECT MANAGERS

CELL: (928) 968-3988 / (623) 340-5482

GOOGLE REVIEWS



In need of home repairs? We've got you covered from Top to Bottom!



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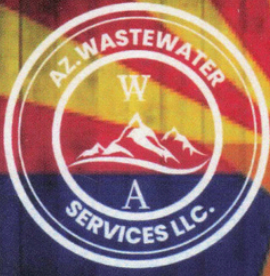
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The Starlighters raise money for selected local charities and agencies by recycling aluminum cans.

- 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.

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