



Starlight Pines Homeowners Association Newsletter 2nd Quarter 2026



President's Corner

As we begin the second quarter of 2026, I've been reflecting on my past two years of service on the Board. It has been an honor to serve this community, and I hope this year's election gives me the opportunity to continue as your Board President.

Over these two years, I've also gained a clearer understanding of the concerns many members have shared during our monthly public meetings—particularly the challenges of navigating our community rules. Our CC&Rs, Bylaws, Architectural, Property, and Firewise rules contain a lot of information, and it can be overwhelming to absorb. As a result, I've seen several projects move forward—both before and during my term—without full compliance simply because the rules weren't fully understood beforehand.

All of our rules originate from the CC&Rs, which can only be amended by a 75% vote of all property owners. This is a very high threshold and one that has never been met in our community's history. The Board does have some flexibility to update Architectural and Property Rules, provided those changes do not conflict with the CC&Rs.

Our rules are not meant to be difficult or unreasonable. In most cases, compliance simply comes down to knowing what is required before beginning a project.

To help with that, we've put together a short summary of the most common Architectural and Property issues.



Starlight Pines Homeowners Association Architectural and Property Rules – Short Version

1. Exterior Changes Require Approval

No improvements, alterations, repairs, excavations, or any work that alters the exterior appearance of a lot may be done without approval from the Architectural Committee (AC).

2. Preliminary Meetings Are Encouraged

While not required, a preliminary meeting with the AC can prevent costly plan changes later. We strongly recommend taking advantage of this option.

3. Fencing Rules

Only three types of fencing are permitted in Starlight Pines:

- Perimeter fences: natural materials, maximum height of 3 feet
- Horse corrals: round metal posts with four round metal rails, up to 5 feet
- Garden protection fencing: 2"x4" welded or woven wire, or chain link, allowed only to protect fruit/vegetable gardens or tender plants. Requests to use "garden fencing" as dog runs are not permitted.

No other fencing types are allowed.

4. Vehicles and Structures Requiring AC Approval

Motor homes, bus motor homes, trucks larger than ¾ ton, trailers, mini bikes, ATVs, UTVs, truck campers, permanent tents, or similar structures may not be kept or placed on a lot without AC approval.

5. Greenbelt Use

Bicycles, ATVs, and UTVs are not allowed in the Greenbelts. Only pedestrians and horseback riders may use these areas.

6. Dog Restraint Requirement

Starlight Pines follows Coconino County ordinance: dogs must be restrained at all times, even on the owner's lot.

7. Lot Cleanliness & Fire Safety

Lots must be kept free of debris, especially construction materials and flammables. After completing a project, remove leftover materials, downed trees, and brush. Do not leave piles of branches for later use—cut and store them safely in accordance with Firewise rules.

8. Rental Restrictions

Homes may not be rented for fewer than 90 days. Short-term rentals are not permitted.

9. Roadway Rules

All paved roads in Starlight Pines are County roads. Unlicensed vehicles, unlicensed operators, and multiple riders on single-seat vehicles may be cited for traffic violations.

Blessings to all,
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*



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:
sphoa1216@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: AmySnodgrass amy@seasawmarketing.com
Newsletter: Beth Dorazio

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

The next Board meeting will be held at the Community Center on May 9, 2026 at 9am.

**Starlight Pines Homeowners Association
Fiscal Year 2026 - 2027 Budget**

On March 14, 2026 the Board approved the following Budget for June 1, 2026 - May 31, 2027 and set the Regular Annual Assessment in support of the Budget at \$350 per member.

2026 - 2027 Budget

Member Revenue/Income		
New Member Initial Contributions	\$	10,500.00
Disclosure Statement Revenue	\$	12,000.00
CC&R & Architectural Fine Revenue	\$	2,000.00
Bank Interest	\$	10,500.00
Plan Review Fee Revenue	\$	1,250.00
612 Regular Annual Assessments 2026 - 2027	\$	214,200.00
Newsletter Advertising	\$	3,000.00
Total Member Income to Support Expenses	\$	253,450.00
Member Expenses		
Annual Meeting	\$	600.00
Accounting Services	\$	850.00
Capital Improvement - Kitchen Small Fixtures	\$	1,000.00
Firewise Education Committee & Abatements	\$	2,000.00
Greenbelt Committee	\$	100.00
Architectural Committee	\$	100.00
Property Rules Committee	\$	100.00
Nominating & Election Committee	\$	100.00
Membership Fees	\$	250.00
D&O Property & Liability Insurance	\$	22,000.00
Legal Expense (incl Collection expense, Governing Documents)	\$	10,500.00
Lien Filing Fees	\$	750.00
Common Properties Maintenance	\$	10,000.00
Management/Wages/Payroll Taxes	\$	45,000.00
Workers Compensation	\$	3,000.00
Professional Financial Services	\$	9,540.00
Website Expense	\$	2,000.00
Office Supplies & Expense	\$	5,000.00
Refuse Collection	\$	52,500.00
Compactor & Trash Area Maintenance	\$	12,000.00
Perimeter Fence Maintenance	\$	3,500.00
Snow & Ice Removal	\$	2,000.00
Taxes: Income & Property	\$	100.00
Telephone	\$	4,100.00
Utilities & Propane Pre-buy	\$	6,000.00
Payment to Replacement Reserves	\$	60,360.00
Total Estimated Member Expenses	\$	253,450.00

*** Starlighters 2026 Event Calendar ***

Approved by the Starlighters Membership: February 13, 2026
Approved by the Starlight Pines Board of Directors: February 14, 2026

January						
Su	Mo	Tu	We	Th	Fr	Sa
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25	26	27	28	29	30	31

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31						

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November						
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29	30					

December						
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20	21	22	23	24	25	26
27	28	29	30	31		

Starlighters Meetings:	10:00 AM – Noon
HOA Meetings: 2nd Saturdays	9:00 AM - 11:00 AM
(Starlight Pines Homeowners)	
Community Breakfasts:	8:00 AM - 9:30 AM
4th Saturdays -	February through October
Boutique: May 23rd	8:00AM - 2:00 PM

Christmas Lunch	11:00 AM - 2:00 PM
HOA Members Forum & Lunch	9:00 AM – 2:00 PM
(Starlight Pines Homeowners)	
Highway Clean-up, Potluck, Business Meeting:	
May 8th and September 11th	9:00 AM - 2:00 PM
Holidays	

NE: 4/2026



Starlighters Events: April, May and June 2026
Starlight Pines Community Center
2740 Arapaho Drive Happy Jack, Arizona

April 2026

<u>Friday, April 10th</u>	Starlighters Business Meeting	10:00 AM to Noon
<u>Saturday, April 25th</u>	Community Breakfast	8:00 AM to 9:30 AM
	\$7.50 per adult; \$5.00 per child. Please come!	

May 2026

<u>Friday, May 8th</u>	Community Highway Clean-up	9:00 AM to 11:30 AM
	Potluck	11:30 AM to 12:30 PM
	Starlighters Business Meeting	12:30 PM to 1:30 PM
<u>Saturday, May 23rd</u>	Starlighters Annual Boutique	8:00 AM to 2:00 PM
	Merchandise, Crafts, Music and Food.	Come and Enjoy!

June 2026

<u>Friday, June 5th</u>	Semi-Annual Community Blood Drive	9:00 AM to 3:30 PM
<u>Friday, June 12th</u>	Starlighters Business Meeting	10:00 AM to Noon
<u>Saturday, June 13th</u>	Starlight Pines Homeowners Meetings and Lunch	
	Monthly HOA Board Meeting	9:00 AM to 10:00 AM
	Guest Speakers	10:00 AM to Noon
	Lunch prepared by the Starlighters	Noon to 1:30 PM
<u>Saturday, June 27th</u>	Community Breakfast	8:00 AM to 9:30 AM
	\$7.50 per adult; \$5.00 per child. Please come!	

2026 STARLIGHTERS AUXILIARY LEADERS

President: Kathy Terrell	kathyterrell93@gmail.com	(480) 231-9175
Vice President: Kelly Hobel	HappyJackHobel@outlook.com	(602) 478-3328
Secretary: Judy Mullikin-Fernandez	judithhiking@hotmail.com	(480) 688-9424
Treasurer: Naila Erwin	moxie.solo.4@gmail.com	(928) 814-6084

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

Office Phone: (928) 477-2602.





**STARLIGHTERS BOUTIQUE
MEMORIAL DAY WEEKEND**

SATURDAY MAY 23rd 8-2PM

**STARLIGHT PINES COMMUNITY
CENTER**

**2740 Arapaho Drive
Happy Jack, AZ 86024**

Happy Jack Merchandise

**Grab n Go Stuffed
Breakfast Burritos**

Sloppy Joe Lunch

Huge Bake Sale

Tons of Crafters & Vendors

Live Music

Attention Vendors & Crafters

Spaces are limited. Reserve one now.

Only \$25.

**To reserve a table, please contact Kathy
Terrell 480-231-9175 or email at
Kathyterrell93@gmail.com.**



BLUE RIDGE FIRE DISTRICT

BLUE RIDGE
FIRE DEPT.

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.

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!

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/homesustainability@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

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

Prepared by



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 (OUDCC). The content reflects the views of Coconino County and does not necessarily reflect the views of the OUDCC.

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?

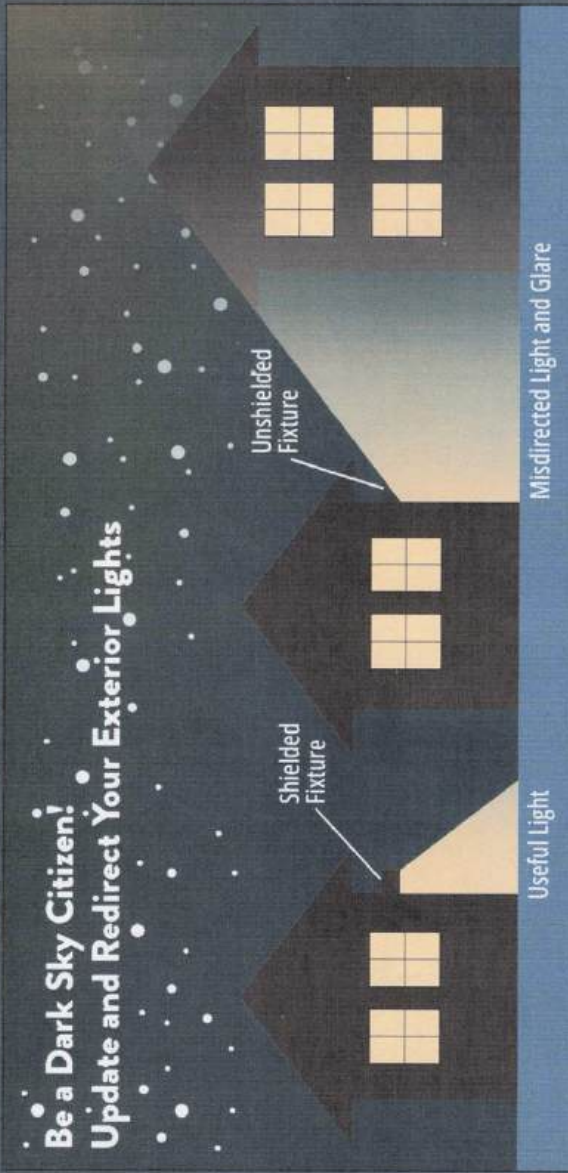
Light Pollution: There are four primary causes of light pollution:

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 unintended or unanticipated, 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.



Be a Dark Sky Citizen! Update and Redirect Your Exterior Lights

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



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

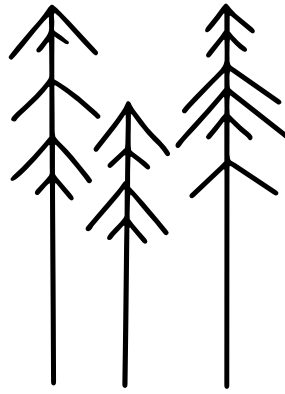


Join us on Facebook
Use QR below



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





SPHOA TRASH COMPACTOR USAGE POLICY

The compactor site has recently 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 empty 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 and clean up any mess you make.



(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)

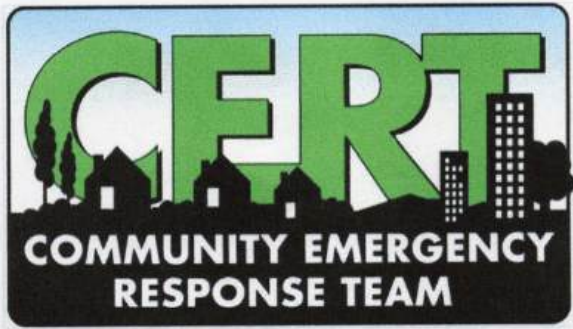
Phone Number:
928-679-8886



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!!!



COCONINO COUNTY
CERT WILL BE
OFFERING A THREE-DAY
TRAINING FOR CERT
CERTIFICATION ON
MAY 12-14, 2026.

CERT Training is coming to Happy Jack!

Attendees will have an opportunity to join Coconino county CERT to assist with future events.

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.

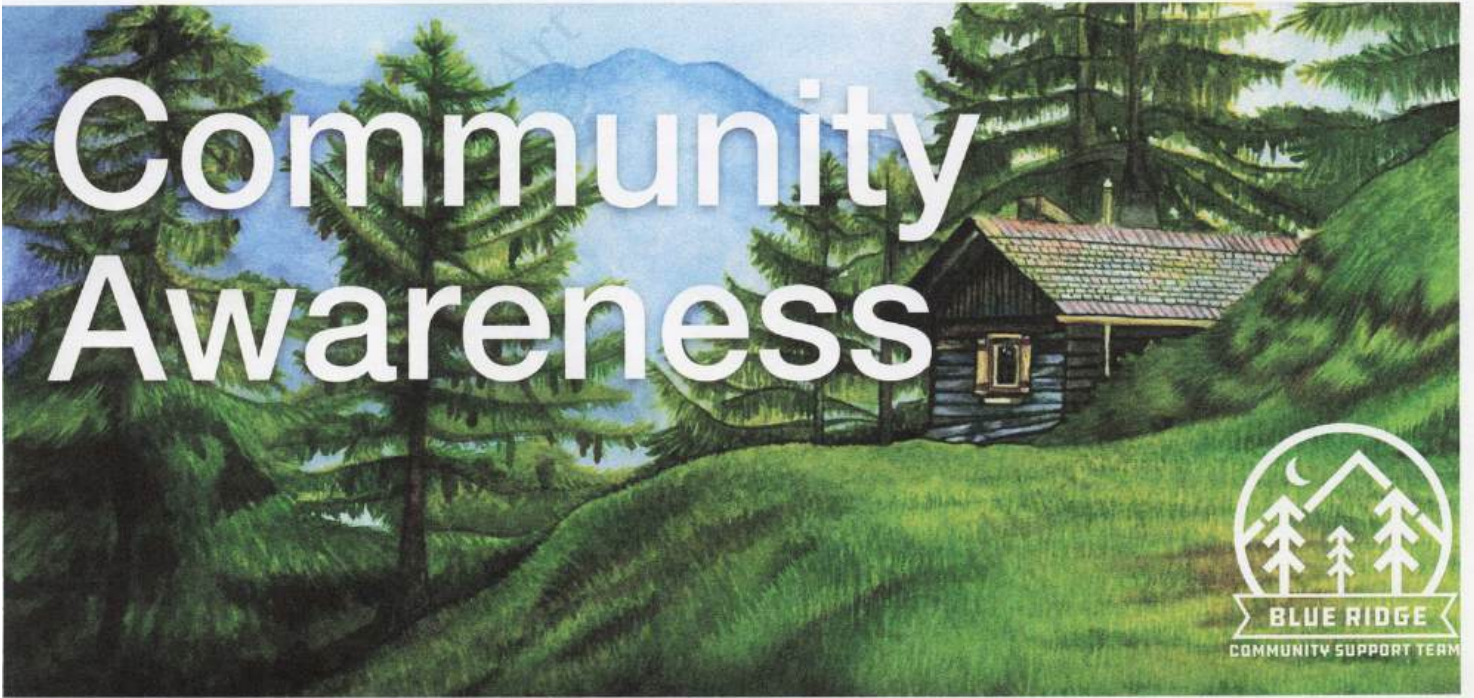


**Training will be held at Blue Ridge Fire Dept. on
Enchanted Lane from 8:00 – 5:00 each day**

**Training is free, Lunch will be provided. Registration
is open to 15-30 attendees on a first come basis.**

**Use the QR code on the left to Register, or visit our
website at: <https://brcstaz.org/CERT-Training-2026>**





**Provided by
BRCST**

May 16, 2026
9 AM - 3 PM

BRFD Station
5023 Enchanted Ln

Attendance is FREE.
Lunch will be provided



Join fellow community members for an open discussion with State and Local Leaders on topics that concern all residents of the Blue Ridge / Happy Jack area.

The following agencies and offices are scheduled to be represented:

- * State Senator Wendy Rogers
- * County Supervisor Tammy Ontiveros
- * Coconino County Sheriff Bret Axlund
- * Coconino County Emergency Services Management
- * US Forest Service
- * Coconino County Health and Human Services
- * Blue Ridge Water Management District
- * Blue Ridge Fire District

The following key topics have been proposed for discussion

- * Property Insurance Issues
- * Mail and Package Delivery
- * Forest Service Burn Plans
- * Timber Operations
- * Agency Updates

Each speaker will allow time for open questions and discussion.

Come prepared to learn from our representatives and provide feedback to help them serve our community.

Registration for this event is highly recommended to help plan for lunch service.

We will be accepting donations at the event to help cover expenses.

Use the QR code to the left to register for free or visit <https://brcstaz.org/Community-Awareness-2026>

Blue Ridge Community Support Team is a 501(c)(3) non-profit, volunteer organization serving the Happy Jack, Arizona community. Individual donations can be made by mail to BRCST, PO Box 25, Winslow, AZ 86047, or through Zelle using the donations@brcstaz.org email address.



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.

By Brandon McKenney - District Ranger

For more information go to: <https://www.fs.usda.gov/project/coconino/?project=67486>

SAVE THE DATE

RimLakesShoreCleanUpEffort

Date: April 29, 2026

Time: 8:30 am - 11:00am

Location: Rim Lakes

- Willow SpringsLake
- Woods CanyonLake
- Bear CanyonLake

AZGFD and APS are teaming up to celebrate Earth Month! We are looking for volunteers to help clean up lake shorelines across the state in an effort to protect our natural resources and wildlife!



Registration details to come. For questions, please contact volunteer@azgfd.gov.



2026

Coconino County

COMMUNITY WILDFIRE PROTECTION PLAN

Public Review Period Coming Soon!

The draft Community Wildfire Protection Plan (CWPP) will be available for public review and comments starting on March 30.

PUBLIC REVIEW PERIOD

March 30 – April 17, 2026



To access the plan and participate in the review process, visit <https://cwpp-coconinocounty.hub.arcgis.com> or scan the QR code.



The Starlighters will be conducting their semi annual ADOT Highway Cleanup on Friday, May 8th at 9:00 AM at the Community Center. For more information or to join them, contact any of their officers listed on Page 6.

Adopt a Highway Volunteer Program

ARIZONA
KEEP IT GRAND

last year there were

- 823 volunteer groups
- 7,923 volunteers
- 12,876 bags of trash

volunteers cleaned up **1982** miles of Arizona highway
think that's impressive?

trash is expensive
The labor value of that service is about **\$589,329**

Be a hero
get involved in **YOUR COMMUNITY**

ADOPT a HIGHWAY

For more information visit azdot.gov/AdoptaHighway

ARIZONA
— DEPARTMENT OF —
TRANSPORTATION

23-796383 updated 2026

Safety Guidelines:
hat, long-sleeved shirt, work gloves, safety vest, long pants, closed-toe shoes

Always Follow the Safety Guidelines

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

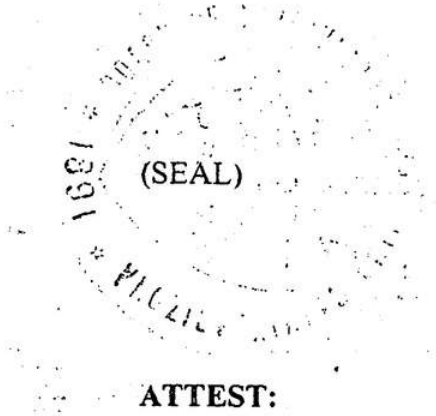
The owner, or any person having care, custody, or control of a dog found to have been in violation of the provisions of Section 2 of the Ordinance, is guilty of a class 2 misdemeanor and shall be subject to a fine, plus applicable cost and surcharge as follows: for the first offense, a fine of not less 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

Mandy Metzger, Chair

ATTEST:

APPROVED AS TO FORM:

Wendy Escoffier

Wendy Escoffier, Clerk of the Board

Jean Wilcox

Jean Wilcox, Deputy County Attorney

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:

Tue-Fri, 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

Workouts vary from pilates, chair yoga, mat yoga and stretching throughout the week.

Call or text Jeana Caywood:
602-405-2122 w/questions.

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 events and commercial activities.





**U.S. Department of Agriculture, U.S. Forest Service
Coconino National Forest
Mogollon Rim Ranger District**

C.C. Cragin Reservoir Vehicle and Swimming Prohibitions

PROHIBITIONS

Pursuant to 16 U.S.C. § 551 and 36 C.F.R. § 261.50(a), the following is prohibited on the National Forest System (NFS) lands in the Mogollon Rim Ranger District, Coconino National Forest, described below and shown on the attached map incorporated into this Order as Exhibit A ("Described Area"):

1. Operating a motor vehicle exceeding 22 feet in length or exceeding 50 feet total length for a vehicle and attached trailer as measured from front to rear bumper, excluding hitch or bumper attachments. **36 C.F.R. § 261.54(a)**.
2. Parking or leaving a vehicle in violation of posted instructions. **36 C.F.R. § 261.58(g)**.
3. Swimming or wading within 50 feet of any portion of a boat launch ramp. **36 C.F.R. § 261.58(k)**.

EXEMPTIONS

Pursuant to 36 C.F.R. § 261.50(e), the following persons are exempt from this Order:

1. Persons with Forest Service Permit No. FS-7700-48 (Permit for Use of Roads, Trails, or Areas Restricted by Regulation or Order), specifically exempting them from this Order or a written determination by a Forest Service authorized officer that a permit is not required under 36 C.F.R. § 251.50(e)(1) or (2).
2. Any Federal, State, Local Officer, Utility Manager, or member of an organized rescue or firefighting resource in the performance of an official duty.
3. Persons operating a motor vehicle on Forest Road 751A.

DESCRIBED AREA

As depicted on the map in Exhibit A, the Described Area boundary includes all NFS lands within 200 feet of Forest Road 751, southeast of the junction of Forest Road 751 and Forest Road 751A (34°34'3.2"N, 111°13'15.1"W), continuing to the Forest boundary at (34°33'28.3"N, 111°11'31.3"W).

PURPOSE

The purpose of this Order is to protect public health and safety.

IMPLEMENTATION

1. This Order shall be in effect from January 01, 2025, at 8:00 a.m. through January 01, 2027, at 8:00 a.m., unless rescinded.
2. A map identifying the Described Area is attached and made part of this Order as Exhibit A. For a digital version of this Order and Exhibit A, go to [Coconino National Forest - Alerts & Notices \(usda.gov\)](https://www.usda.gov/land-management/national-forests/alerts-notice)
3. Unless otherwise expressly defined in this Order, the terms used in this Order are defined by the regulations of the Secretary of Agriculture, 36 C.F.R. Chapter II, Parts 200-299. If there are terms in this Order that are not expressly defined in the Order or 36 C.F.R. Chapter II, Parts 200-299, their meaning shall be determined by their plain language definitions.
4. A violation of the above prohibitions is punishable as a Class B misdemeanor by a fine of not more than \$5,000 for individuals and \$10,000 for organizations, or by imprisonment for not more than six months, or both. 16 U.S.C. § 551; 18 U.S.C. §§ 3559, 3571, and 3581.
5. Contact the Mogollon Rim Ranger District, (928) 477-2255, or the Coconino National Forest Supervisor's Office, (928) 527-3600, for more information about this Order.
6. This Order supersedes any previous Orders prohibiting the same or similar acts in the same Described Area.

Signed and issued on December 6, 2024.

 AARON MAYVILLE
2024.12.06
13:11:29 -07'00'

AARON W. MAYVILLE
Forest Supervisor
Coconino National Forest

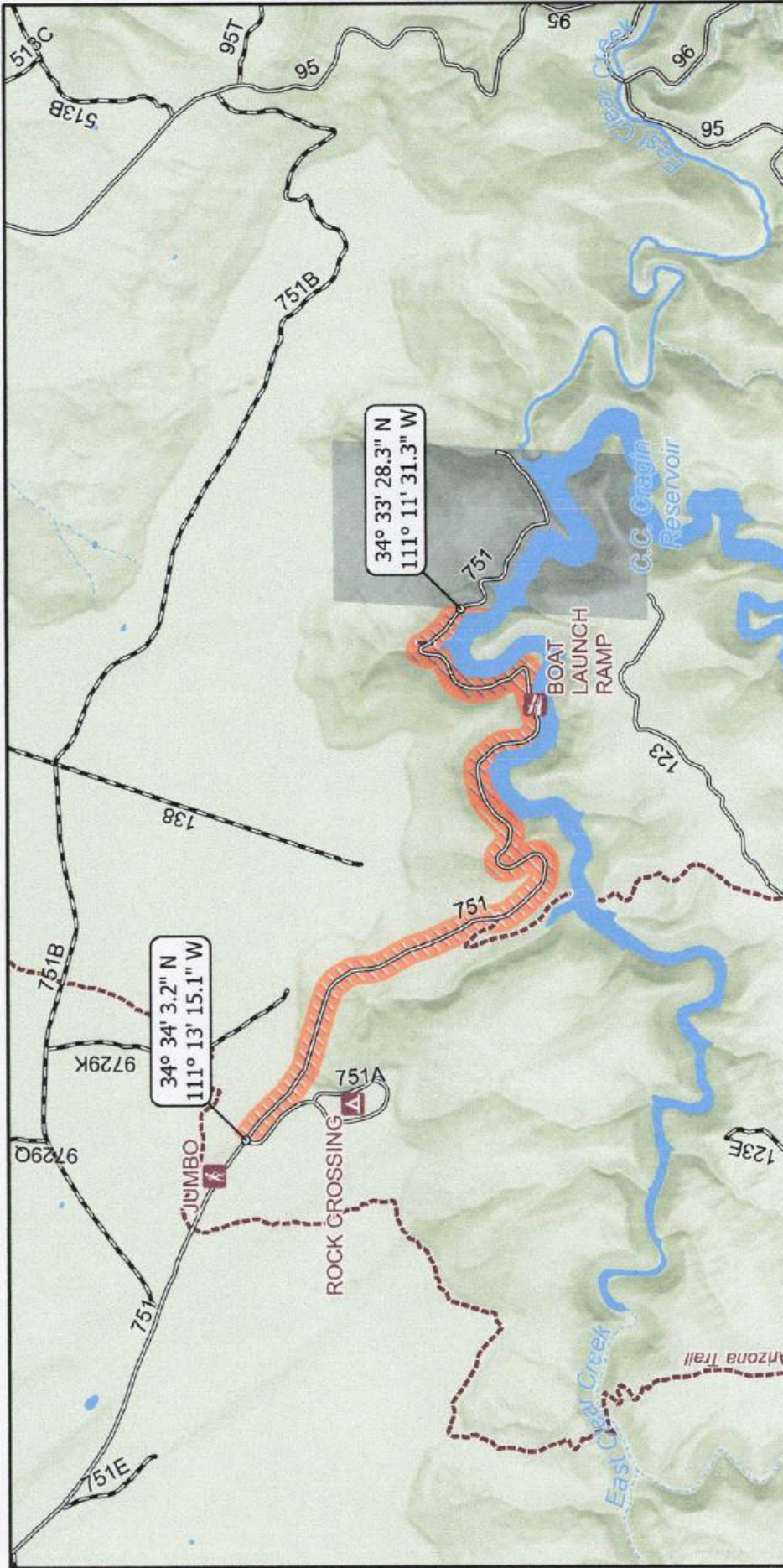


Forest Service
U.S. DEPARTMENT OF AGRICULTURE

C.C. Cragin Reservoir Vehicle and Swimming Prohibitions

Exhibit: A

Cocconino National Forest | Mogollon Rim Ranger District



Forest Order Information

Order Number: 03-04-07-24-02
Start Date: 1/1/2025
End Date: 1/1/2027

Disclaimer

The USDA Forest Service makes no warranty, expressed or implied regarding the data displayed on this map, and reserves the right to correct, update, modify, or replace this information without notification.

Legend

- Described Area
- Non-USFS Ownership
- USFS Ownership





BRDWID Update

BRDWID Accomplishments Since the end of January

1. The Board elected to hire Jim Baldwin as our District Manager at a special Board meeting on February 5th.
 - a. Jim grew-up in Glendale, AZ and has resided in Payson since 2012. Jim worked for the Pine Strawberry Water Improvement District from 2017 to August of 2025 and is currently supporting the Mogollon Ranch water system. He is a licensed operator with a Grade 3 Distribution certification. Jim has experience with state and federal compliance and reporting as well as with WIFA loans. Jim enjoys the outdoors and is an avid hunter. Please welcome Jim to the mountain!
 - b. Jim's role as the District Manager will be what Mike Bourne has been doing as our acting District Manager. He will be the face of the organization to the community and will leading our other key vendors: our operator, A-Quality Water, our heavy equipment company, A-Quality Excavating and our billing services company, Arizona utility Billing Solutions.
2. Received the eligible voter list from the County. This will help us ensure that candidates are eligible to serve as Board members. (Only eligible voters can be Board members.)
3. The 829 electronic meters that we installed are operational.
4. Our updated Rules & regulations are available on our website.
5. Periodic Maintenance has been ongoing:

BRDWID Goals for Upcoming Months

1. Infrastructure Committee:

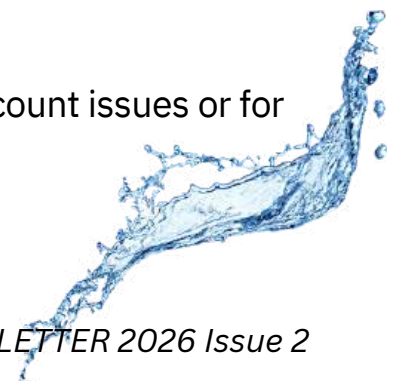




- a. The Infrastructure Committee has recommended to the Board that we reprioritize some urgent work over the capital improvements previously recommended. The Board voted to accept those recommendations at our March 19 meeting.
 - b. The new priority work is:
 - I. Repair of the 72 fire hydrants that need work
 - II. Identify street valve locations and exercise them
 - III. Pumphouse building repairs
2. The Board voted In January to re-activate the Budget Committee to draft the FY 2026/2027 budget. Mike Bourne volunteered to be the Board liaison to this Committee. Mike has recruited community members from across the subdivisions in our service area to serve on the Committee. The Committee held its first meeting on April 11th and will be recommending a budget at our May meeting.
3. Prepare for 2026 Elections
- a. At the January Board meeting we voted to create an ad hoc working group to inform the community of the opportunity to run for two Board positions that will be on the ballot this November. It is our goal to have at least three candidates. We have received a list of eligible voters from the County. Please reach-out to Tom Osterday (tom.osterday@brdwid.org) if you are interested in joining this working group or if you are interested in running for the Board.
 - b. The County will conduct the Board member elections in November 2026.

Reminders

1. Please call AUBS at 928-445-0551 for any billing or account issues or for new meter installs.





2. Please call Jim Bossert at 928-606-7512 for any outages or significant leaks that require immediate attention.
3. Please call Jim Baldwin at 602-624-9986 or email him at baldwinh2oservices@gmail.com for any other District related items.





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)

[Signature]
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

SPHOA is not endorsing any company in particular but residents here have reported numerous problems with AmeriGas. Also, information found on the internet: "AmeriGas has faced various complaints, including issues related to customer service, billing practices, and delivery problems. Additionally, the company has been involved in lawsuits alleging violations of consumer protection laws."



Arizona requires all dogs to be leashed or properly confined when off or on their owner's property



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





☎ (928) 978-0497
 ☎ (928) 978-2357
 ☎ (928) 951-2066
 (se habla español)

✉ septicervices@ymail.com

LET'S TALK:

CABIN INSURANCE




 PROFESSIONAL INSURANCE
 623-463-9000
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