



Starlight Pines Homeowners Association Newsletter 4th Quarter 2026



President's Corner

Greetings neighbors,

As we look ahead to the coming months, weather forecasts are calling for a cold and wet winter in Northern Arizona. We encourage everyone to begin preparing now. If you are new to Starlight Pines or unsure how best to winterize your home—whether you plan to stay through the season or leave your property vacant—please contact the HOA office. We are always happy to help guide you through the process.

Throughout this year, many of our monthly member meetings have included discussion about potential updates to our CC&R rules. Our October and November meetings will be the final meetings until February, and I would like to use the winter break to draft proposed revisions for the community to consider.

When we send out the annual assessment notices, we may also include ballots for any proposed rule changes. Since our annual assessment returns are consistently strong, combining the two may help us achieve the participation needed to move forward with necessary updates.

We strongly encourage all members to take part in this process and share their thoughts as we work on drafting these proposals. If you have questions or would like to discuss any aspect of this effort, please call the HOA office—I would be glad to speak with you.

*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*



*Carol Underwood
Architectural*



*Ted Collins
Treasurer*



*Wayne Tippetts
Property Rules*



Marty Hopwood



John Schell

Community Center Manager: Beth Dorazio
Office Hours: April - Oct: Tuesday thru Friday – 9am to 4pm
and Saturday 9am to 1pm
November - 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 Arizona Utility Billing Solutions (928) 445-
0551. Emergency Service (major leaks) - (928) 606-7512
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 November 14, 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



STARLIGHT PINES

COMMUNITY CENTER ACTIVITIES



CARD GAMES

Tuesday's-Every 2 Wks

Euchre 6 to 9pm

Susan Price

602-908-7505

Thursday's

Poker 6 to 9:30pm

Bob Dahlgren

480-220-3477

Friday's

Bunko 1 to 3 pm

Sandy Scott

602-549-9925

LADIES EXERCISE

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.

LIBRARY

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

LOCATION / CONTACT INFO

The Starlight Pines Community Center, located at the South-east 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.

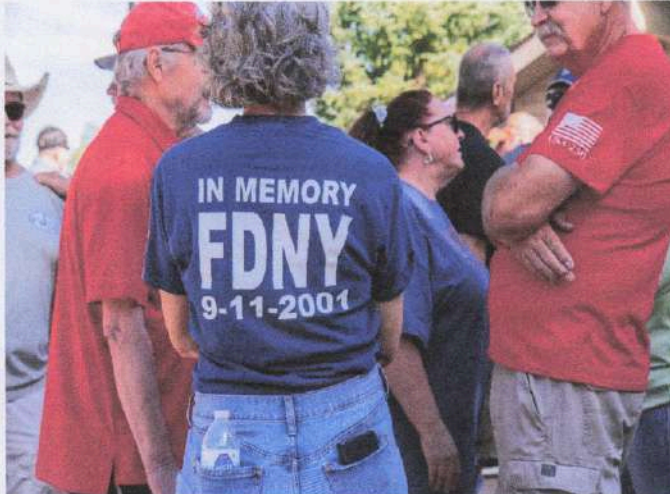
ANNOUNCEMENTS & REMINDERS

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.



9/11 TRIBUTE 2026

Thank you to the Blue Ridge Fire Department
and the members of the community coming
together to honor those we have lost on 9/11
25 years ago.



Today, our small group gathered not just to mourn, but to renew that spirit of unity. Let us carry forward the legacy of those we lost by choosing community over division, and service over selfishness.

Thank you all who attended.

*** 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
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
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22	23	24	25	26	27	28

March						
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29	30	31				

April						
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19	20	21	22	23	24	25
26	27	28	29	30		

May						
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
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14	15	16	17	18	19	20
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28	29	30				

July						
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26	27	28	29	30	31	

August						
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23	24	25	26	27	28	29
30	31					

September						
Su	Mo	Tu	We	Th	Fr	Sa
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20	21	22	23	24	25	26
27	28	29	30			

October						
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25	26	27	28	29	30	31

November						
Su	Mo	Tu	We	Th	Fr	Sa
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29	30					

December						
Su	Mo	Tu	We	Th	Fr	Sa
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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: October, November and December 2026
Starlight Pines Community Center
2740 Arapaho Drive Happy Jack, Arizona

October 2026

<u>Friday, October 9th</u>	Starlighters Business Meeting	10:00 AM to Noon
<u>Saturday, October 24th</u>	Community Breakfast \$7.50 per adult; \$5.00 per child. Please come!	8:00 AM to 9:30 AM
<u>Wednesday, October 28th</u>	Hygiene Kit Assembly	10:00 AM to Noon

November 2026

<u>Friday, November 13th</u>	Starlighters Business Meeting Please Come! This important meeting is when Starlighters draft the proposed allocation of our 2026 profit to various approved, non-profit agencies.	10:00 AM to Noon
<u>Saturday, November 14th</u>	Starlight Pines Monthly Board Meeting Please Come! This important meeting is when Starlighters present the proposed allocation of our 2026 profit for Board approval.	9:00 AM to 11:00 AM

December 2026

<u>Friday, December 11th</u>	Starlighters Annual Christmas Lunch **Shopping for the adopted families directly after the lunch ** <u>Monday, December 14; Tuesday, December 15; and Wednesday, December 16</u> <u>Time to be determined:</u> Delivery of gifts to agencies in Winslow, Flagstaff and Payson.	11:30 AM to 1:00 PM
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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

2026 Aluminum Can Money Income

2026 Month	Monthly \$ Amount	Running \$ Total
January	01/26/26 = \$ 30.00	\$30.00
February 22	02/26/26 = \$ 26.00	\$56.00
March	03/28/26 = \$ 22.00	\$78.00
April	04/25/26 = \$ 36.00	\$114.00
May	06/01/26 = \$ 34.00	\$148.00
June	06/27/26 = \$ 59.00	\$207.00
July	07/25/26 = \$ 36.00	\$243.00
August	08/22/26 = \$143.00	\$386.00
September	09/26/26 = \$193.00	\$579.00
October	10/01/26 = \$ 43.20	\$622.20
November		
December		
TOTAL		

Thank you, Alan and Jeana Caywood for all the time, effort and icky, sticky work you do to collect, crush and cash in the aluminum cans.

Also, Sheila Jensen and her husband have been helping by taking the cans to the recycling facility. The money collected goes into the Starlighters' annual donation fund to make a brighter day for some adults and children who need to be touched by the Christmas Spirit.

Alan, by crushing the cans you have increased our profit! by an impressive amount. Thank you!

NE: 10/9/2026

YOUR STARLIGHT PINES BUMPER STICKERS

There are two purposes for displaying 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 Community Center, trash site, cardboard dumpster, 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 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 \$7.00 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.





HIGHWAY CLEANUP ON 9/11/2026



Thank you all who participated in Highway Cleanup. We even had the Blue Ridge Fire Department help us out with slowing down traffic. We all enjoyed getting to know each other at the potluck afterwards. Just love the way our community comes together to make Happy Jack special and safe.



HELP PROTECT LOCAL WILDLIFE

Dear Residents,

As we transition into the colder months, we'd like to kindly remind everyone to remove any outdoor items such as swings, hammocks, hanging chairs, and other loose or suspended equipment from yards and porches—especially if you'll be away for an extended period.

These items, while enjoyable during warmer seasons, can pose serious risks to our local wildlife. Deer and elk, in particular, are known to wander through our community, and unfortunately, they can become entangled in ropes, nets, and other materials. This can lead to injury or distress for the animals and create difficult situations for neighbors and wildlife responders.

To help protect these beautiful creatures and keep our neighborhood safe and serene, we ask that you take a few moments to secure or store away anything that could pose a hazard.

Thank you for your attention to this matter and for being thoughtful stewards of our shared environment.



2026

NATIONAL FIREWISE USA® PROGRAM
CERTIFICATE
OF RECOGNITION

The National Fire Protection Association acknowledges that

Starlight Pines Homeowners Association

located in Happy Jack, AZ

has successfully completed the Firewise USA® program's annual requirements for 2026
and is a participating site in good standing throughout the 2027 calendar year.


James T. Pauley, President, NFPA



FIREWISE USA®
RESIDENTS REDUCING WILDFIRE RISKS

October 15, 2026

Date Issued

The *Why* Behind Firewise



Why We Thin



Why We Ladder



Why We Rake

“It is not a question of if a wildfire will occur but when.” (Living with Wildfire)

As a result of the recent Tinder Fire, many of us have gotten religion so to speak, and there has been a flurry of firewise activity. We all understand that thinning, laddering and raking are necessary to keep our houses from burning down, but do we really understand how each of these activities functions to keep us safe?

For thousands of years before man came to this Mogollon Rim, the forest looked something like the picture below, which was taken in our forest about a quarter-mile north of Starlight Drive and Ute Circle.



For all those years, there was a master gardener at work-- thinning, laddering, clearing the ground, and fertilizing the soil. That very efficient gardener was **fire**. But when humans moved to the Rim, they arrested fire until they realized the consequences of not allowing fire to do its job. Now we have controlled burns, but of course in populated areas **we** must do fire's job. We must thin our trees, limb them up, and mow the grass as well as rake the ground to remove the fire fuels. If we don't, fire will do it for us.

Thinning

Tightly packed trees are like kindling. You don't start a fire with a single piece of kindling. It takes several pieces closely spaced to ignite your logs. Like kindling, tightly packed trees burn much hotter, and in a fire all will perish, not to mention any nearby house or other structure.

The picture below, of what used to be a beautiful home on the east side of Clear Creek Drive, shows what tightly packed trees look like after fire pays them a visit.



If the trees had been properly thinned and laddered and the ground raked, this neighbor would probably still have his trees and his home. Ponderosa pines have evolved to live with fire. In their natural state large trees tower above the flames of periodic ground fires caused by lightning and are not adversely affected. Unless pine trees are subjected to the kindling effect of overcrowding, neither their trunks nor their green needles are easily ignited. In the picture below, the clump of green pine needles failed to ignite, even after four tries with four different matches. Each time the flame fizzled out as soon as the match was removed.



Another reason to thin your trees is that thick stands of young trees are irresistible to the Bark Beetle that carries a fungus in its saliva, which kills the Ponderosa pine. However, if the thick stands of young trees are removed, the Bark Beetle isn't drawn to the mature trees (nps.gov).

Laddering

Laddering is the removal of anything that could provide a ladder for flames to climb into the crowns of the trees, including low hanging limbs and smaller trees near or beneath the crown of larger ones. Ground fires typically burn at less than 400 degrees centigrade or 752 degrees Fahrenheit. When the flames are able to climb into the crowns of the trees, the rising heat creates a vacuum, sucking in great quantities of oxygen and creating a fire that is more than three times as hot and a much greater danger to any nearby man-made structure. In the picture below, taken from an aerial video of the Tinder Fire, a very large pine, whose green needles would normally be somewhat resistant to fire, had no defense against this massive blast of flame at more than 2000 degrees; it was totally consumed and left a smoldering skeleton in literally 5 seconds. The picture reveals the flames climbing the **ladder** of smaller trees to bring about the fiery destruction of this ancient pine. There is good reason to ladder our trees!



Raking

Fires start on the ground. If a fire does come to your home, it will probably come on the ground. If a glowing ember, blown by the wind, were to land on your property, would it find anything to ignite? The answer is probably yes. Pine needles were born to burn. Dead pine needles, like the ones that fall from your trees, have evolved to become very efficient at starting a fire from a lightning strike and cleaning up the forest floor as they burn. According to the USDA publication, “Living With Wildfire,” ground fires in ponderosa pine forests have a flame length of ten feet, as illustrated by the picture below.



The fire in the picture above was probably fed by a thick layer of pine needles. But, what if we have just a thin layer of needles in our yard? Just how vigorously can those needles burn? The picture below shows a flame, at least a foot high, created by about 10 needles. It is hard to imagine anything that would burn with more virulence.



Another very dangerous instigator of ground fire is the wild grass that we see growing on the sides of our roads and in many places on our own property. The firefighters on the Tinder Fire singled out grass as a particularly villainous creator of wildfire. According to "Living With Wildfire," a grass fire burns with a flame length of 8 feet and consume 3000 acres in one hour. The picture below shows a small clump of grass of the kind we all have on our property. It burned ferociously, igniting the instant it was touched by the match. Only the pine needle had a slightly greater flame length. Watching this clump of grass explode provides a powerful motivation for mowing and raking.



Some day that monster Wildfire will again rear its ugly head in our community. Hopefully, it will find that we have all shared in the responsibility of keeping our lots Firewise. If we haven't, we will surely share in its flames.



Starlight Pines Homeowners Association

SPHOA
HC31 • Box 1216
Happy Jack, AZ 86024

Phone 928-477-2602
Fax 928-477-2295

February 13, 2006

All Starlight Pines Property Owners

Subject: FIREWISE AND HEALTHY FOREST PROGRAM FOR STARLIGHT PINES

Dear Association Members:

At the January meeting of the Homeowner's Association, the policy for a FIREWISE AND HEALTHY FOREST PROGRAM FOR STARLIGHT PINES was unanimously approved by the Board of Directors. Preceding this approval, the policy was posted for all property owners to review. It was discussed at Study Sessions in October, November, and December 2005. All property owners were urged to be aware of this policy and to offer input. A legal opinion of this policy was obtained and found to be supported by the CC&Rs of the Association.

On the inside of this mailer you will find the following:

1. A History of Fire Safety Efforts in the Starlight Pines Community.
2. The FIREWISE AND HEALTHY FOREST PROGRAM FOR STARLIGHT PINES.
This contains Requirements and Deadlines to be met by all Property Owners, and a schedule of fines that will occur for non-compliance.
3. Definitions and Guidelines for the Firewise and Healthy Forest Program.
4. A Lot Inspection Form for your individual lot with present condition and comments from members of the Fire Safety Education Committee.

As you should be aware, we are heading into a severe drought and wildfire season. **All of our properties are at risk.** We ask that you take time to read the attached material very carefully and thoughtfully. If you have any questions, please call a member of the Fire Safety Education Committee. They are there to help you with advice, names of contractors, and other available resources.

We are all in this drought and wildfire danger together. We know that we can count on your help and your compliance with this Policy.

Sincerely,

Perry Arnold, President
Starlight Pines HOA Board of Directors

Fire Safety Education Committee:

Dave & Deon Anderson (477-3335), Steve Koch, Linda Liesch (477-3108),
Susie Lutz (477-2044), Duane Swanson (477-2631), Paula Yeary (477-3052).

Fire Safety Education Committee History of Fire Safety Efforts in the Starlight Pines Community

- 1998** State Land Dept. "SIPS" program initiated after the Forest Stewardship Plan for Starlight Pines was written. SIPS program was administered by Lou Hoover and was for thinning and chipping of participating lots, and also in the Greenbelts. Owners were rebated majority of the cost.
- 2001** Greenbelt Committee was formed for the purpose of cleaning up and thinning of the six miles of greenbelts in Starlight Pines.
- 2002** Rodeo-Chediski Fire burned almost 500,000 acres in the Rim area. Smoke visible for almost 3 weeks at SP. "Springer" fire - 6 mi. south of SP - stopped at controlled burn area.
- Greenbelt clean up began with small West Greenbelt. Also, Starlight Pines Firehouse lot and adjacent lot owned by HOA was thinned and cleaned by small group of volunteers.
- 2002** Fire Safety Education Committee was formed with three members.
- 2003** April: the first Fire Safety Seminar for area property owners was held at the BRFD Sta. 2 at SP. Attendance was 172. Seminar was planned by FSEC. Speakers from BRFD, USFS, and Insurance.
- Primary area problems: bark-beetle infestation and drought.
- 2003** FSEC began "drive-around" checks of all property in SP. Letters were sent to owners of properties with obvious bark-beetle infestation, requesting removal of diseased trees. Follow-up letters were sent and enforcement procedure by Prop. Rules Comm. was approved by the HOA Board. FSEC had 6 members.
- 2004** April: the second Fire Safety Seminar was held at BRFD new Station 1. Attendance was 212. Speaker was Jim Paxon. Again, the seminar was planned by FSEC.
- 2004** June: The Blue Ridge Community Firewise Partnership (BRCFP) was organized. Volunteers are from 15 area subdivisions and advisors from the USFS and BRFD. FSEC has 3 members serving on the BRCFP. Primary purpose of this group is education of all property owners in the Greater Blue Ridge Area (2,500 lots). This is done through educational mailings (four completed as of 7/05).
- 2005** April: the third Fire Safety Seminar was held at BRFD Sta. 1 with approx. 130 in attendance. Speaker was Dep. Super. Coco. NF
- 2005** August: FLEP (Forest Land Enhancement Program), a grant program, in effect. Ten SP owners signed up.
- 2005** October: CC&Rs Policy Proposals re mandatory cleanup of lots.

To: Starlight Pines Property Owners
From: Starlight Pines HOA Board of Directors
Date: 01-14-06
Subject: **FIREWISE AND HEALTHY FOREST PROGRAM FOR STARLIGHT PINES**

In order for any policy relating to Fire Safety in Starlight Pines to be effective, the wholehearted commitment of the Board of Directors of the Home Owners' Association and of all Property Owners is essential for the protection of the owners' safety and investments.

Preparation now is essential. When the crisis arrives, it is too late.

This Policy Proposal for a Firewise and Healthy Forest Program is based on Starlight Pines CC&R's:

Sect. 3.8.1 Maintenance by Owner:

Each Owner of a Lot within the Properties shall keep his Lot free of trash and other unsightly material.

Sect. 3.9 and 11.4 Nuisances:

No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any property within the Properties . . . unsightly . . . or DETRIMENTAL to any other property in the vicinity thereof or to its occupants. . . . The Board in its sole discretion shall have the right to determine the existence of any such nuisance.

Sect. 3.16 Disease and Insects:

No owner shall permit any thing or condition to exist upon any property within the Properties which shall induce, breed, or harbor infectious plant diseases or noxious insect.

The following policy, as it relates to the above-mentioned CC&R's, is a requirement for all property owners of Starlight Pines.

FIREWISE AND HEALTHY FOREST POLICY FOR STARLIGHT PINES PROPERTIES

Requirements:

1. All dead-and-down trees and brush (laying on the ground) must be removed from all lots in the development for fuel reduction purposes. Minimal dead-and-down, for decorative or habitat purposes, will be allowed if placed away from live trees or structures. Firewood must be stored a minimum of 30 feet away from structures. Area around allowed dead and down and firewood must be clear of any receptive fuels.
Deadline: January 1, 2007
2. All dead standing pine trees or pine trees dying from bark beetle infestation must be cut and removed from the property. One dead tree may be left for habitat if at a safe distance from structures.
Deadline: January 1, 2007

POLICY & PROCEDURES

3. All dead branches on remaining pine and juniper trees must be removed to 6 (six) feet from the ground, or to a maximum of 1/2 the height of the tree. Trees under 10 feet in height are exempted from this regulation. Live branches may be removed to that height in winter months (when the sap is down).
Deadline: January 1, 2007
4. Thinning of remaining trees (especially pine trees) and brush must be done. All thinned material must be removed from property. Guidelines will be provided. Call the FSEC to schedule a walk of your lot with you.
Deadline: January 1, 2008
5. Raking of property and trimming of tall dead grass should be done to remove a major source of forest floor fuel. At a minimum, a 30-foot area must be raked and trimmed around any structure, including propane tanks.
Deadline: January 1, 2008
6. Ongoing maintenance of these requirements will be a necessary responsibility for all property owners.
7. If this policy has not been complied with and the property is sold, notice of non-compliance of known problems may result in money being withheld at closing to effect the clean-up.

Procedure:

1. Visual pre-inspection of each lot will be made by FSEC, with a standard form filled out for each property.
2. Notification of condition of property as of March 2006, will be made by a separate mailing to owners in March, 2006. A deadline of January 1, 2007 will be set for compliance with the initial clean-up.
3. Upon request, members of the Fire Safety Education Committee will walk individual properties with the owners and explain clean-up necessary for owners to be in compliance.
4. Follow-up inspections will be made when property is reported to be cleaned, and all property will be re-inspected no later than January 1, 2007. Visual inspections of all property will be made periodically thereafter.
5. If the property owner is making a good effort to comply with the policy, but has not yet reached full compliance, an extension may be granted on an individual-request basis.
6. Non-compliance complaints will be forwarded to and handled by the Property Rules Committee. Violation fines will be levied by the board. After notice and an opportunity to be heard, the first fine shall be \$250.00 for failing to comply. Thereafter, a fine of \$100.00 shall be imposed for every month that the Owner is not in compliance.

Guidelines:

1. Visit your property. If you have not seen it in a while, you may be amazed at the need for creating a healthy lot.
2. Count your trees! You will be amazed how many hundreds of trees are on your property. Our climate may support 100 to 200 trees per acre (higher than the 50 per acre that were present before fire suppression became the "norm" in the forests). The number of healthy trees will be dependent on the level of moisture received each year.
3. Thinning of trees is essential to help remaining trees survive. Many lots have "dog hair" thickets of small trees which should be removed so that larger trees near them will be healthy. Leaving space between tree tops helps prevent crown fires. It also allows rain to reach the ground, providing moisture for the trees and grasses, and permits sunlight to encourage growth.
4. Topography of property can increase your vulnerability to wildfire. If your lot is on a slope, especially a south or southwest facing slope, you are in greater danger from wildfire.
5. Raking of your lot removes dangerous fuel. Many lots have 6 to 12 inches of needles piled up. In a wildfire, 4 to 6 inches of receptive fuels, including pine needles, leaves, and grasses will produce a flame height up to 8 feet or more. Ideally, you will want to rake your entire property to prevent this. Do this gradually, starting at structures and working out from there. Rake every Spring after the initial raking; allowing the one-year of needle-cast to remain on the ground through the winter provides insulation and nutrients during the cold weather.
6. Contrary to some widely-held opinions, large amounts of needles do NOT help the ground to retain moisture. Instead, they allow rain to flow across the top, preventing water from reaching the tree roots, which are surface feeders.
7. Propane tanks should not be screened (per Coconino County).
8. Firewood, lumber, or other combustibles should not be stored under or on decks, but should be stored at least 30 feet from structures.

DEFINITIONS

Definitions:

FSEC The Fire Safety Education Committee.

BRFD Blue Ridge Fire Department &
USFS United State Forest Service:
 Advisory partners in striving for a Firewise & Healthy Forest

SP Starlight Pines

Bark Beetles:

Opportunistic insects which kill pine trees during times of drought.

Defensible Space:

The area around houses or structures, 30 to 50 feet in width, that can be defended against wildfire by prior preparation. This includes removal of all ground fuels, laddering and/or removal of trees, use of gravel or mowed grass around structures, low-combustion plantings, cleaned roofs and decks, etc.

Receptive fuel bed:

Combustible materials occurring naturally in a forest setting that can provide fuel for a fire. This includes dead-and-down trees and branches, pine needles, dead leaves, firewood stacks, animal hair, etc. This material may be on the forest floor, on or under decks, on roofs, etc.

Thinning of trees:

Cutting down and removing trees to reduce the number of trees in a given space.

Reason: Our forest receives inadequate moisture to support the number of trees that are present. Trees compete for the available moisture, resulting in spindly and misshapen forms. Removal of excess trees makes possible increased growth and health in the remaining trees.

Triage:

Process used by the Fire Department to prioritize which property can be saved during a wildfire. The Fire Dept. will not commit personnel or lives to attempt to save property that is clearly not salvageable.



Starlight Pines Homeowners Association (SPHOA)

2740 Arapaho Drive, Happy Jack, AZ 86024-8245

Phone: 928-477-2602

FAX: 928-477-2295

sphoa1216@gmail.com

starlightpineshoa.com

Number
of
Structures

FIREWISE AND HEALTHY FOREST PROGRAM FOR STARLIGHT PINES

LOT INSPECTION FORM

Lot _____
Owner(s): _____
Situation Address: _____
Mailing Address _____
City, State, Zip _____

INITIAL INSPECTION DATE _____

NOTIFICATION DATE _____

RE-INSPECTION DATE _____

Non-compliant items must be completed by September 19, 2026. After September 19, 2026, fines may apply.

You must contact the Starlight Pines Office at sphoa1216@gmail.com or (928) 477-2602, to request a re-inspection when you have corrected the non-compliant items below.

Please contact a member of the Firewise Education Committee to walk your lot with you if you have any questions about the findings below.

COMPLIANCE

1. <u>Dead and down trees and brush (dead limbs lying on the ground)</u> must be removed from your lot for fuel reduction purposes. One dead and down tree may be left for habitat if placed away from live trees and thirty (30) feet from structures and the area around it is cleared of any receptive fuels. Comments _____	YES ☐	NO ☐
2. <u>Firewood</u> must be stored a minimum of thirty (30) feet away from structures. Areas around firewood or any other flammable items must be cleared of any receptive fuels. No flammable materials may be stored under decks. Comments _____	YES ☐	NO ☐
3. All dead or drought-stricken <u>standing</u> trees or trees with bark beetle infestation must be cut and removed from the property. One dead, standing tree may be left for habitat if it is thirty (30) feet from structures. Comments _____	YES ☐	NO ☐
4. Eliminate <u>ladder fuels</u> by removing all branches of cedar, juniper, and pine trees to a height of six (6) feet from the ground or to a maximum of one-half (1/2) the height of smaller trees. Comments _____	YES ☐	NO ☐
5. <u>Thinning</u> of remaining trees (especially pine trees) and brush must be done. All thinned material must be removed from the property. See <u>thinning</u> criteria on back of this Lot Inspection Form or contact a Firewise Education Committee member if you have questions. Comments _____	YES ☐	NO ☐
6. <u>Raking</u> of property and trimming of tall dead grass should be done to remove a major source of fire fuel. At a minimum, a thirty (30) foot area MUST be raked and trimmed around all structures, including homes, garages, sheds, woodpiles, and propane tanks. Comments _____	YES ☐	NO ☐

Inspected by _____ Phone # _____

Inspected by _____ Phone # _____

(See more information on the back.)

Criteria

It is important to keep your lot Firewise Compliant all the time, not just every few years. Ongoing yard maintenance is necessary to keep your property as safe as possible from fire. The guidelines below apply to vacant and occupied lots.

1. **DEAD AND DOWN TREES AND BRANCHES MUST BE REMOVED FROM YOUR PROPERTY.** One dead tree may be saved for a habitat but must be free from debris and away from structures.
2. **FIREWOOD AND ANY FLAMMABLE MATERIALS** must be stored a minimum of thirty (30) feet from structures, including propane tanks. No flammable materials, such as wood construction materials or flammable liquids, may be stored under decks.
3. **Dead and drought-stricken or bark-beetle-infested standing trees must be removed.** Many oaks appear dead, so look for live leaves, and if none, they must be removed.
4. **“LADDERING UP” of all trees**
 - Remove tree branches (ladder up) at least six (6) feet on all trees. On a small tree, ladder up half the height of the tree. This reduces fuel close to the ground.
 - On an uphill slope, ladder up even higher, twelve (12) to fourteen (14) feet on large trees. This helps prevent “crown fires.”
5. **THINNING** – Our climate can support 100-200 trees per acre. (This number is dependent on levels of moisture each year.) Count your trees – including oak, pinyon, juniper and cedar. You will be surprised how many you actually have. The majority of lots in Starlight Pines need some thinning. When deciding which trees to remove, use this strategy:
 - Pine trees are surface water feeders, acclimated to shallow and rocky soil. When too many trees are growing in a clump, there is not enough water for all of them. The skinny pines steal water from the larger pines but will never become big pines.
 - Look up to the top of each tree. Are the branches sparse or only on one side of the tree? Then that tree is too close to another – take it out. If the branches of one tree touch another, a crown fire is more likely to happen.
 - Remove “dog hair” thickets of small trees. This ensures that the larger trees nearby will thrive. Basically – pick out your best trees – the biggest and healthiest. Thin around those big trees to ensure their water supply is maximized.
 - Consider the **TOPOGRAPHY** of your lot. If your lot is on a slope, fire danger is greater. Fire can race uphill. Thin your trees so they are spaced farther apart on the slope than on the flat ground.
 - You should be able to look ***THROUGH*** the forest not just ***AT*** it.
6. **RAKING** thirty (30) feet away from structures is mandatory. Structures include homes, under decks, garages, sheds, woodpiles, and propane tanks. Do not screen propane tanks.

If you have questions, contact the Starlight Pines Office at sphoa1216@gmail.com or (928) 477-2602. A member of the Firewise Education Committee will contact you to walk your lot and give you specific recommendations.

Approved by the SPHOA Board of Directors on March 14, 2020

Page 2 of 2



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: 928.679.8836

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?

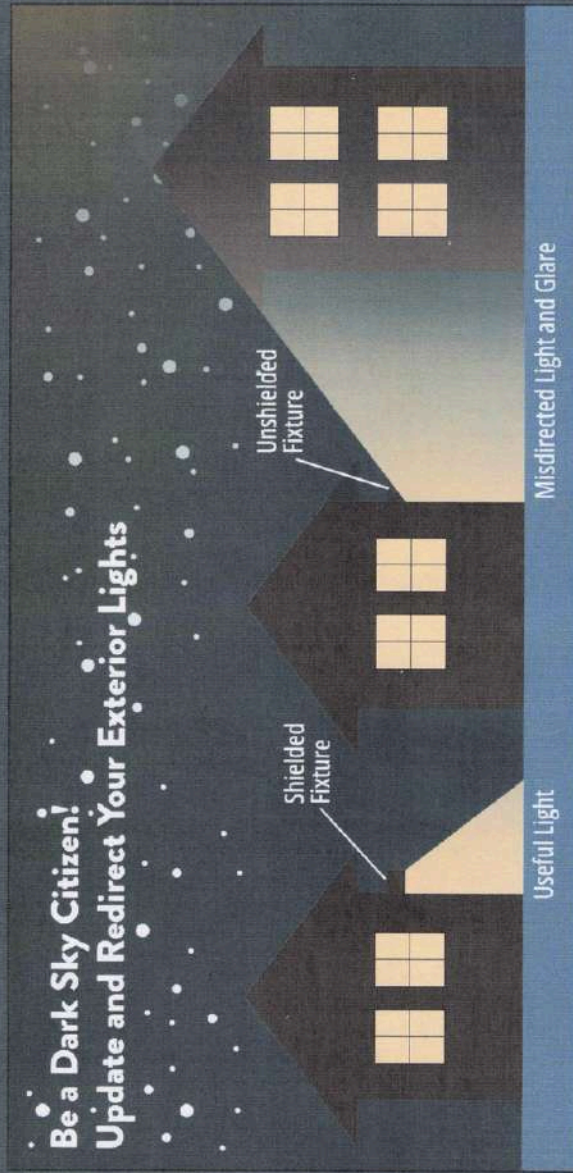
Light Pollution: There are four primary causes of light pollution:

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.

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.

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



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 pet search, and assistance with disabled vehicles.

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

Our community outreach team sponsors valuable training and assistance with wellness checks and snow removal for residents unable to perform that duty.

Donations can be made via Zelle
donations@brcstaz.org
or

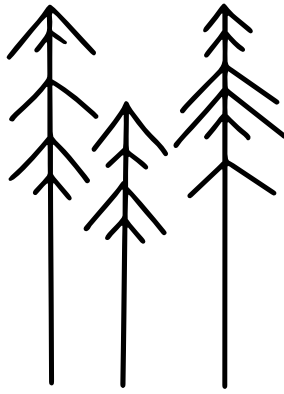
**P.O Box 25
Winslow, AZ
86047**

Visit us at
www.brcstaz.org

Below is a list of services provided at no cost:

- Personnel Search
- Pets search
- Assistance with vehicles/ATV
- Evacuation assistance for major catastrophes
- Facilitation of First Aid, CERT and Emergency Response training
- Home wellness checks
- Assisting our neighbors in need





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://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.

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

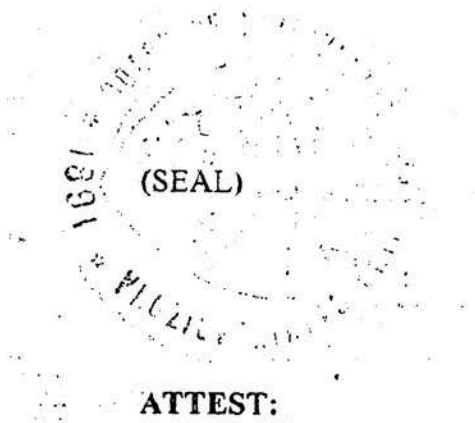
The owner, or any person having care, custody, or control of a dog found to have been in violation of the provisions of Section 2 of the Ordinance, is guilty of a class 2 misdemeanor and shall be subject to a fine, plus applicable cost and surcharge as follows: for the first offense, a fine of not less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

Blue Ridge Domestic Water Improvement District



2026 Community Update

2026 continues to be a busy and successful year for the Blue Ridge Domestic Water Improvement District (BRDWID). On September 13, 2026, we marked the third anniversary of BRDWID's purchase of the assets of the Starlight Water Company. Since that acquisition, the Board has remained focused on protecting our water rights and providing clean, safe, reliable water at reasonable rates. The following is a compilation of activities since April 2026.

- **Adopted the FY 2026/2027 budget.** The Board approved the budget recommended by the Budget Committee. The adopted budget includes a \$1.00-per-month increase in the base rate and adjustments to service fees so they more accurately reflect the actual costs charged by our vendors.
- **New Board Officers.** At our June meeting Harry Markley assumed the role of Board Chairman and Tom Osterday will now serve as Vice Chairman.
- **Periodic Maintenance.** There has been an issue with reverse flow meters on some properties. In a nutshell this means some meters were counting backward and, in some cases, homeowners reported negative water usage. This issue has been identified; however, the root cause is still unclear. The prevailing theory is the issue is caused by turbulence in the line. Check valves have been installed at the identified properties and this has solved the issue. Additional periodic maintenance activities includes the upkeep of the backup generators to include battery replacements.
-





- **Continued infrastructure improvements.** Future improvements include the installation of a backup generator for the Ranchettes (which currently doesn't have one) and the replacement of the booster pumps at the Ranchettes (which are currently not operational).

The Board also continues to work closely with outside organizations, including the Rural Water Working Group and the Coconino Plateau Water Partnership. These partnerships are vital to our efforts to advocate for legislative protections for groundwater in rural Arizona and to protect our aquifer from potentially being targeted in the future as a water source for metropolitan areas.

The Board terms of Dan Goodwin and Tom Osterday will expire on December 31, 2026. Their contributions to BRDWID and our community have been substantial, and we sincerely appreciate their service. Terry Payne and Ernie Meza will begin serving on the Board on January 1, 2027.

As winter approaches, please take appropriate steps to protect your pipes from freezing and continue to look out for your neighbors.

Important Contact Information

- *Billing or account questions: Arizona Utility Billing Solutions (AUBS) at 928-445-0551.*
- *Outages or significant leaks requiring immediate attention: Jim Bossert at 928-606-7512.*
- *Other District-related matters: Mike Bourne at 480-688-9075 or mike.bourne@brdwid.org.*



Blue Ridge Community Health Care Ministry

Volunteer healthcare professionals committed to assisting individuals and their families with physical, emotional, and spiritual well-being while promoting health, healing, and wholeness within the surrounding community.

- Resources/Liaisons/Advocates for healthcare questions and concerns
- Individual care assessments and health education
- Education on herbal and medication reactions/interactions
- Dietary and nutrition advice and counseling
- Referrals to community services
- Community education presentations and health screenings
- Emergency food bank/Community shelter and supplies
- Medical equipment and supplies
- Meal Train (for short-term needs)

For more information or if you have needs, please contact one of us:

Donna Heitmann RN, MPH, FCN
928-600-4422

Lori Whitesell RN, MSN
520-331-8052

Sheila Jensen RN, CRNA, APN
907-242-9864

Judy Scofield RN (ret.)
928-477-2500

The Faith Community as a Center for Healing

Sponsored by Blue Ridge Community Church

928-477-2555





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

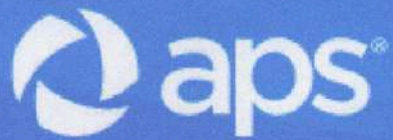
Date

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





Helping to protect you and your community

At Arizona Public Service, our teams work year-round with public safety partners, first responders and wildfire experts in your community to help prevent, reduce and respond to wildfires. As part of our efforts, we're reducing the risk of wildfires from our equipment by:



Maintaining more than 38,000 miles of power lines and managing vegetation



Creating defensible space by reducing vegetation around equipment poles and inside substations



Using advanced technology to troubleshoot issues more quickly, reduce the number of customers impacted and decrease the duration of outages

A tool to reduce wildfire risk

APS has had a proactive wildfire mitigation program for many years, and we are always expanding the number of methods and techniques used to reduce wildfire risk. Public Safety Power Shutoff (or PSPS) is one way to help protect you from wildfire during severe fire conditions. It will only impact customers in targeted, high-fire-risk communities to help keep Arizonans safe. In these conditions, power may be temporarily shut off to certain areas to prevent the electric system from starting or contributing to a wildfire.

The decision to call a Public Safety Power Shutoff is based on several factors that impact the potential for fire and how fast a fire might grow in the area, such as:



Available combustible material in the area, such as dense, dry brush



Terrain that would impact fire direction and growth



Weather, including high wind speed and gusts

These conditions may be occurring away from your home or business, but near APS power lines that provide you with electricity, so it may not be immediately obvious why there is a planned safety outage.

A tool we will only use when necessary to help prevent wildfires

We recognize that Public Safety Power Shutoffs create hardships for our customers and communities. However, we are committed to public safety, and preventing fires is a top priority.

[Learn more about Public Safety Power Shutoff](#)

To be sure you receive alerts and notifications, [sign in to your aps.com account](#) and make sure your contact information is up to date.

400 N 5th St. Phoenix, AZ 85004

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[aps.com](#)



Please DO NOT REPLY to this email address.

This mailbox is not monitored.

[privacy policy](#) [terms of use](#)

Helpful Information

Happy Jack, Arizona is an unincorporated area situated in the Mogollon Rim Region of Coconino County in Central Arizona. Perched at an elevation of about 6700 to 7000 feet above sea level, the area is a popular summer resort area for residents of nearby Phoenix who are looking to escape the desert's triple-digit heat. Summer highs in the mountains in and around Happy Jack, Arizona typically are between 70 and 95 degrees.

Here are some phone numbers that might be of use to you. We are not responsible for their work, so you will need to verify them for yourselves, but sometimes it is good to have lots of phone numbers in one place. Of course, if you already know somebody for these things, feel free to use them and let us add them to this list. As always, this list is subject to change.

County/Emergency Phone Numbers

Blue Ridge Fire Dept 9-1-1

firechief@blueridgefiredist.org

Coconino County Sheriff's Office:

(928) 774-4523 or (800) 338-7888

Coconino planning and Zoning:

(928) 679-8850

Coconino County Health Dept:

(septic permit) (928) 679-8772

APS (electric) (800) 253-9405

BRDWID (water outage/leaks) (928) 606-7512

APPLIANCE REPAIR

**Ken's Appliance repair (Winslow) (928) 289-8859
or 480-660-0188 (\$200 trip charge)**

All American (928) 649-9222

ASPHALT

PRAM- Jose Perez (520) 425-0777

State – (928) 978-0440

Taylor – (928) 267-8060

**Western Companies – Scott Stiles (928) 532-8361
or (928) 243-8547 mobile**

BUILDERS

First Responders Construction (602) 920-6555

Pine Country Builders, Dave MacEntyre (928) 951-0241

Kindred Construction, Trent McNealy (928) 595-0479

EAM Group, Ron Austerman (602) 320-8598

MCW Builders, Mark Wise (928) 699-4844

mwise61.mw@gmail.com

BUILDERS CONT'D

Daron Kettler, IHD Const, (480) 341-4428 (lives in Starlight Pines)

J Bar K Development, Russ Johnston, (480) 292-2688

Ferguson Homes & Interiors, Jamie (928)300-2121

CARPENTRY

**Wood Wise Carpentry LLC Greg Truckenbrod
(480) 634-0483 Lic#ROC270133**

woodwise58@gmail.com

**AZ Pines Home Work, Doug Wood (928)477-2406
Cell (602)330-7894**

**Justin Black (928) 978-8288 High Country
Renovations**

CARPET CLEANERS

Refined Carpet Care, Jake/April Carver (928) 289-2292

Rim Country House Cleaning (928) 477-2047

CHIMNEY CLEANERS

Wizard's Chimney Sweep (928) 779-0101

**Kings House Handyman, also chimney repairs-Bonifacio
Ulibarri (928) 669-5017**

Roof Dancers (928) 774-5481

Bailey's Chimney Cleaning LLC (928) 468-6345

CHIROPRACTOR

Hackler Chiropractic Center (928)289-2416

Decker Chiropractic & Acupuncture (928)289-3451

CHURCHES

**Blue Ridge Community Church pastor Danny
Allen (602) 769-0758**

Calvary Bible Church (928) 477-2800

**Church of Jesus Christ of LDS, Pres (310) 801-3248
Sunday 10 am to noon, Clint's Well**

COMPUTER REPAIR/STARLNK INSTALLATION

Tech Doctor, Paul Zeilhofer (602) 820-0545

**Alpine Computer Repair in Flagstaff
(928)774-7700**

CLEANING LOTS / CUTTING TREES

Jim Clark (602)679-7936

Jerry Smith Tree Pro (928) 474-0102

Gilbert Martinez (928) 587-7068

R-Services Gary Roland (928) 587-1189

**Laurencio Quinones-Winslow (928) 547-1659
(Calls – No Texts)**

A.Lot.Cleaner Dylan Bonney (928) 821-4213

**P & B Family Tree Services – Tristin Leach
(928)203 6091/(928)821-1057**

Jimmy Gilbert (928) 587-1785

For removal of large standing trees:

R-Services - Gary Roland (928) 587-1189
Gilbert Martinez (928) 587-7068
Barry Bozak (928) 525-6217 cell Experienced logger

For renting large dumpsters:

Dump & Clean 928-978-7389

CONCRETE & BLOCK WORK

Diamond Point Masonry, Eric Blanchard (928) 970-0771

Mauer's Concrete, Levi Mauer (480) 743-3288

CONCRETE, BLOCK, GRAVEL AND SAND MATERIAL

Dyna Rock, Winslow (928) 289-9349
Gila Concrete, Payson (928) 474-3747
Payson Concrete & Materials
(928) 476-3664 or (928) 978-4213

DECKS

Meyers & Son, Adam Meyers (928) 713-4775
AZ Pines Home Work, Doug Wood (928) 477-2406
Cell (602) 330-7894
Raw Lumber- Don Trembley (928) 310-8474

DRIVEWAYS & EXCAVATION

Morris Excavating LLC 928-951-6374
R.E. Nelson 928-699-0411 or 928-587-1839
Steve Yeary 928-592-3785 Snow Removal
Gilbert Martinez 928-587-707-7068
Doug Lendt 602-228-8032
Roger Braun 928-243-5606

DRYWALL

Jim at High Country Drywall (928) 978-1616
Dan, Northern Arizona Drywall (928) 595-2380

ELECTRICIANS

Dell Chase 928-477-2167
Darryl McComas 928-607-3776
AZE Electric, Joe Perez – Winslow
(928) 587-2612 or (623) 208-0305

FERRIER

Daniel Pendergast (928) 308-1532

FENCES

Payson Fencing (928) 474-7400, Stacy Frederick
(602) 717-1148 cell
Alamo Fence Co, Inc. (928) 526-2602
Raw Lumber Don Trembley (928) 310-8474
Braun's Repair (928) 243-5606
Meyers & Son, Adam Meyers (928) 713-4775

FLOORING

Mountain Remodel & Repair (928) 606-1776
Keith Family Flooring (928) 468-8811
High Country Renovations, LLC (928) 978-8288
Home Depot, Payson 1 (800) 466-3337
Joshua Gonzales (808) 306-4573

FOOD DELIVERY

Schwan's Food 1 (888) 724-9267
Meat & Fish Fellas 1 (800) 627-3663 or (602) 931-6190

FIREWOOD

Tim Sarter (928) 386-1387
Jim Clark (602) 679-7936 (juniper/oak)
Dick Knaeble (928) 451-4301 (pine)

FIRE PLACE SERVICE

Flagstaff Hearth & Home (928) 779-6464
Ace Hardware Pine & Payson Locations (928) 474-5283

GENERATORS

Gila Generator (928) 970-0756

GRINDER PUMP MAINTENANCE

Grinder Pump Systems, LLC
Service: (928) 368-3167 Marjie
Emergency: (928) 368-3792 Don

HABITAT RESTORATION AND INVASIVE PLANT MANAGEMENT

John Brock, www.brockhabitatrestore.com
email: bhripm@hotmail.com

HANDYMEN

AZ Pines Home Work Doug and Debra Wood
(928) 477-2406, cell (602) 330-7894
Do-It-All Duvall - Michael Duvall (928) 978-1551
Kings House Handyman Services (928) 699-5017
Gordon Gagnon (480) 708-2560
Michael Leary (602) 329-3277,
Trueintegritysolutions@gmail.com
Mike Payne 928-606-4325
Raw Lumber-Don Trembley (928) 310-8474
Braun's Repair - Roger Braun (928) 243-5606

HAULING

Do-It-All Duvall - Michael Duvall (928) 978-1551
Gus's Hauling (928) 970-0805

HEATING AND COOLING

Verde Sol-Air (928) 567-5315
Experts@verdesolair.com
Joe's Heating & Refrigeration (928) 587-2612

HEATING AND COOLING Cont'd

AZE Electric, Joe Perez – Winslow

(928) 587-2612 or (623) 208-0305

Rideout Air Conditioning Inc. (928) 386-8464

Roof Dancers (928) 774-5481 roofdancers.com

EKR Heating & Cooling (602) 570-2147

HOME INSPECTORS:

Larry Benham, High Country Inspections

(Home and termite inspections) (928) 587-1607

high.country@yahoo.com

Bryan & Lani Hall, L & B Inspections

landbinspections@gmail.com (928) 978-

3509

Jake Short (800) 880-1882

HOUSEKEEPING

Do-It-All Duvall - Michael & Kelley Duvall

(928) 699-0472 or (928) 978-1551

Reese Chatwin (928) 386-0834

Darlene Martin (928) 951-1058

Debbie Thomas (602) 541-0813

INSULATION

Banker Insulation of Flagstaff;

Don Stiles (928) 814-8957 or

(928) 774-7532

INTERNET PROVIDERS

A google search netted:

<https://broadbandnow.com/Arizona/Happy-Jack>

Viasat Internet 866-392-1638

TDS Telecom 844-902-3107

HughesNet 855-220-2592

Bolt Internet 928-717-2658

CellularOne Airmax 800-730-2351

Possibly Direct TV.

Starlink @ <https://www.starlink.com/>

INSURANCE

State Farm (800) 782-8332

Professional Ins Strategies, Leith Seegers

(623) 463-9000; (602) 727-6616 cell

Crabtree Insurance, Tina Crabtree (928) 474-2265 ext. 309

SJW Insurance, (928) 474-9663

Jean Wolf (480) 874-4503

HYDROLOGIST

Matt Storosh Cell (928) 679-8644 Office (928) 607-6556

Coconino County Community Development

mstorosh@coconino.az.gov

LENDERS

Jeremy Boillot-Jboillot@barrettfincial.com

Mortgage Loan Originator | NMLS #1208591

Barrett Financial Group, LLC | Corp NMLS #181106

2314 S Val Vista Drive, Suite 201, Gilbert, AZ 85295

(480) 677-0644 phone (800) 385-3630 fax

Wallick & Volk Mortgage, John Diaz, 602-791-6119

john.diaz@wvmb.com

Julia Ruttle, US Bank, 928-642-0940

Julia.ruttle@usbank.com

Richard Blair, CMG Financial (602) 369-6948

rblair@cmgfi.com

Tracy Tolleson, Tolleson Family Mortgage, LLC

(602) 274-2400, tracy@tracytolleson.com

Travis Schmidt, Fairway Mortgage (602) 312-4032

travis.schmidt@fairwaymc.com

Bill Gamela, OneAZ Credit Union LAND LOANS

928-202-1795 WGamela@oneazcu.com

John Tobias, Nova Home (480) 626-2202

Loans.tobiasteam@novahomeloans.com

Neil Baker of Peoples Mortgage, (480) 540-2618,

nbaker@peoplesmortgage.com

MOVERS

Do-It-All Duvall - Michael Duvall (928) 978-1551

Just-In Time (480) 213-0395

Thompson Moving (602) 359-1342 – Frank

PAINTING

JDS Improvements John Snyder (928) 963-0972 or cell (928) 202-9502

RM Edmonds, Richard Edmonds (928) 848-9554

Certapro Painters – Flagstaff (928) 890-7399

Petersen Painting, Chad Linares – 480-304-1535

PEST CONTROL

Atomic Pest Control (928) 474-3991 – termite inspections (one Lot had issues)

Orkin 1-877-621-6587

Drew Ramsey, Architectural & Environmental Associates, INC. (AEA) Phone (928) 214-0005 Cell

(928) 606-4955 ROC# 172093 & 228336

E.S.I. Winslow 928-289-5209

Northern Arizona Critter Control-Bats,

Bees/Wasps, Wood Pecker, Mice-928-200-9819

Pest Solutions (Emily) (928) 386-1810

PLUMBING (see also Grinder Pumps)

CSR Plumbing Services, LLC 602-574-6606

JSP Plumbing, LLC John Payne 602-763-7693,

Sheryl Payne 602-763-0354

Drain Doctor, Aaron Tunison (928) 978-3326

Patriotic Plumbing, Josh Pettit 480-560-0024

Ponderosa Plumbing-Perry 928-978-3631 or

928-476-4727

Wangler Plumbing-Charlie 928-474-4032

Propane

Amerigas Propane (928) 474-3334

Suburban Propane (800) 776-7263

PROPANE CONT'D

Matlock Gas (928) 474-1193
Ferrellgas (866) 629-0444
Graves (928) 567-2425

Rain Gutters

Seamless Rain Gutters (928) 274-2692
Mount Eldon Gutters (928) 600-6769
Barry Bozek (928) 525-6217
Leaf Filter (800) 290-6106

Restaurants

Happy Jack Lodge (928) 477-2805
The Wellhouse Bar & Grill 928-477-3030

Realtors

Realty Executives Northern Territory-Lisa McClure
928-978-6750
Realty One, Jackie Thresher (928) 774-3392
DPR Realty- Kevin & Margaret Hickey 928-592-
2067, 800-678-1613

ROLL-OFF DUMPSTERS

Dump & Clean 928-978-7389

ROOFING

Bow Tie Roofing, Dave Lofano (602) 904-0062
928 Roofing, Lincoln (928) 852-8662
Glasscock Roofing. Adam Glasscock – Payson
(928) 970-0644
MDC Roofing, Mike - Payson (928) 474-0842
Roof King – Payson (928) 297-3757

SEPTIC SYSTEMS (see also Grinder Pumps)

GWR Septic Design and Installation (928) 289-
6441 or 928-386-1955 (from Winslow)
AZ Wastewater (928) 978-0497
Kindred Construction – Trent McNeeley -(928)
595-0479, Jeremy Ricke (928) 978-9568
{kindredconstructionazllc@gmail.com}
Small Beginnings - Bryan Parkerson (928) 978-
3967
Little Stinkers (928) 476-4437
R.C.E. Endeavors Inc. 480-226-3753 or
480-267-8495
AAT Arrowhead Aerobic Technologies 928-778-
5918 or 928-925-1979
Premier Environmental, office 928-476-4004
John Porter, Operations Mgr c 928-970-0384
jporter@premierenv.us

SNOW REMOVAL

Chip Dinsmore (928) 477-2477 Snow Removal and
Tree Removal

SURVEYING

Terra Point Land Surveys LLC, Mike Stoll (928)
978-4516
Steve Perham NorthStar Surveying (928) 978-0332

TILE & STONE

AZ Hi Tech Tile & Stone, Glen Koethe Jr
(602) 799-9619

TRASH PICKUP

Dump & Clean 928-978-7389
Roll-off Dumpsters

UTILITIES

APS (electric) (800) 253-9405
Blue Ridge DWID 928-445-0551 Water Leaks 928-
606-7512
TDS – local phone and Internet (888) 225-5837
Qwest – long distance phone (800) 860-2255
Dish TV (800) 333-3474
Direct TV (800) 531-5000
Hughes Net (866) 347-3292
Viasat (844) 702-3199
Paramount Communications Internet 800-557-
2268
Verizon Hot Spot (800) 922-0204

WATER TREATMENT

Drain Doctor, Aaron Tunison (928) 978-3326
hot water tanks, tankless hot water, softeners,
reverse osmosis, drinking water systems,
water filtration systems

WINDOW CLEANING

Reese Chatwin (928) 386-0834
Arizona Window Cleaning
928-238-0013 or 602-252-3128

Places to Stay in the Rim Country

(Make Reservations early and verify prices as they
change.)
Happy Jack Lodge (928) 477-2805
Pine Victorian Inn, Pine, AZ 877-974-6329
<http://www.Pinevictorianinn.com>
Strawberry Inn (928) 202-7790 Strawberry, AZ
Pine Creek Cabins (928) 970-9511
behind the Nifty Fifty's Diner in Pine

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

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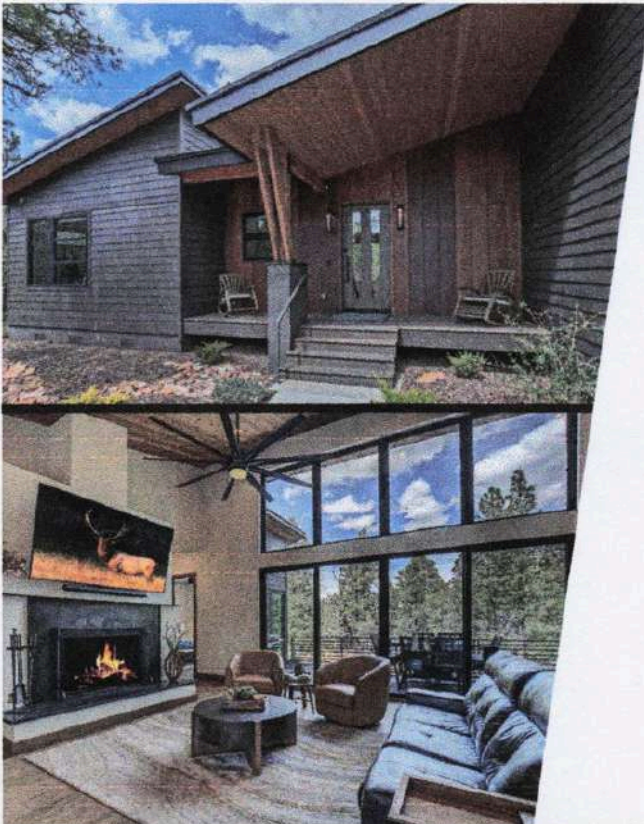
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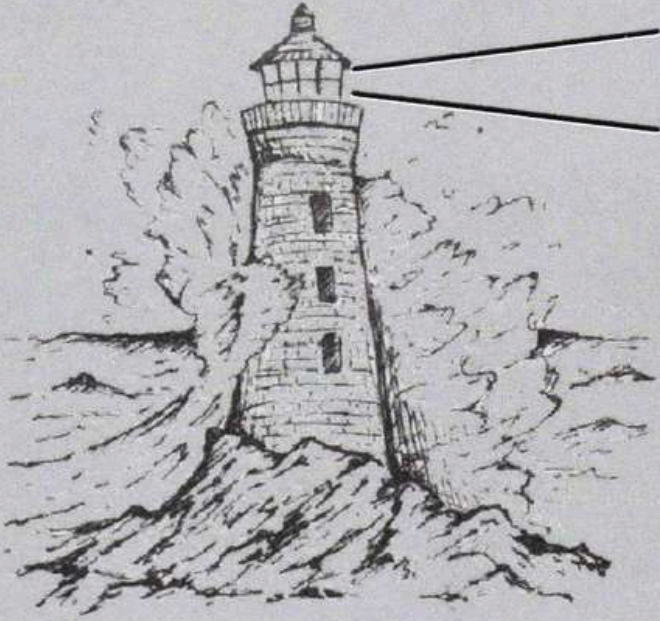
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The Starlighters raise money for selected local charities and agencies by recycling aluminum cans.

- 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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