

CLEAR CREEK PINES UNIT TWO NEWS

A SEASONAL AND BI-ANNUAL NEWSLETTER BROUGHT TO YOU BY THE CLEAR CREEK PINES UNIT TWO WATER WELL USERS ASSOCIATION, INC. BOARD

Volume 1, Issue 1, December 8, 2017
2017 Fall/Winter Edition

Launch Of Our New Bi-Annual Newsletter

In an effort to increase communications with the state of the Community Water System, we welcome you to our bi-annual newsletter! The newsletter is a platform to provide updates to the water system members and is scheduled to be produced with the season changes. This is the Fall/Winter edition. The next edition will be 2018 Spring/Summer to be published in the March/April time frame. We welcome your feedback and suggestions for future issues.

Have You Paid Your Annual Assessment?

At the annual meeting on September 3, 2017 it was approved that the 2017 - 2018 annual water assessment is \$350 per member lot. Payments were due October 30, 2017.

This funding is necessary to operate, maintain and retain sufficient repair reserve for the well, pressure system, storage tanks and distribution system.

If you did not receive your annual assessment invoice, please email CCP2Community@gmail.com or call 602-723-6577.

Payments can be mailed to:

Clear Creek Pines Unit 2 Water Well Users Association, Inc.
315 Ridge Rd.
Happy Jack, AZ 86024

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State of Water System Operation, Maintenance As well as Compliance with ADEQ Clean Water Act

The water system water operation and water testing are fully in compliance with ADEQ standards.

The storage tank facing the road was patch welded, sanitized per ADEQ specifications and is back on line.

Install a Fire Hydrant valve and Hose Connection on Road Facing Water Storage Tank.

Pressure pumps have been restored to nominal factory performance specifications.

Blue valve locator stakes should identify every water system

property service valve and distribution gate and pop-off valve. This identification helps locate valves with snow on the ground. Property owners should contact the Operations Officer, Scott Unglaub if you notice missing blue markers.
Scott Unglaub: 928-477-2440

To help with water sample compliance, a water sample hydrant will be installed at the distribution end of line gate valve near lot 10. When this hydrant demonstrates successful operation for taking quality samples, other sample hydrants will be installed to help with compliance with ADEQ water quality sampling.

A service access gate will be installed at the well site to provide improved maintenance access to the well site and correct the existing defective block wall situation.

The By-Laws and Articles of Incorporation are being updated for alignment with the current operation of the corporation. Review and approval by membership is planned.

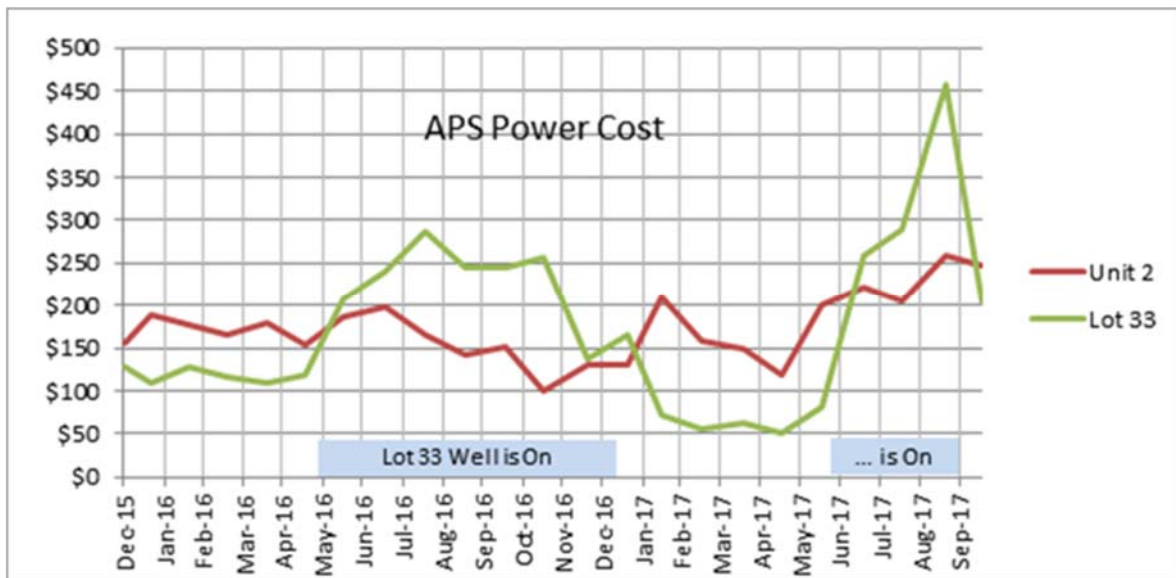
Board of Directors Meeting: October 14, 2017

A summary of actions, communications and decisions.
All were present with the exception of Jo Fuson.

To facilitate the transition to new Officers, a 2 hour meeting of Officers and Directors was convened at the Ramada on Lot 33. The following actions and decisions were accomplished.

- ◆ Directors and Officers were confirmed as indicated on the last page of this newsletter. Per the By-Laws a Director for the corporation must be a property owner.
- ◆ Given the adjusted participation with Directors, the Officers re-election was confirmed.

After a serious discussion and assessment of the Lot 33 water system piping and operation, the Officers and Directors unanimously agreed the community water system was not used to fill the lake. The unanimous agreement was accomplished by an in-depth tour and demonstration of the uncovered as-built piping along with the private well on Lot 33. The well was installed over 20 years ago with the sole purpose to pump water as needed throughout the year to maintain the lake level. There were extensive questions and answers that allowed everyone to observe and understand that the lake water level is maintained solely by the operation of the private well on Lot 33. Evidence of electric power cost from APS shows monthly power usage to be significantly higher on Lot 33 then the Community Water System power usage during the dry months when the lake was maintained with the private well.



Since the issue of the lake water source has adversely affected the spirit of the community, the Secretary was directed to inform the entire community of findings and reiterating the conclusion and unanimous agreement by Officers and Directors that the community water system was not used to fill the lake. The Officers and Board consider the closure of this situation crucial to regain a spirit of common purpose in the community. If there are further questions by the water system membership, please email or mail your questions as indicated in the Community Feedback section below so the Board can respond.

Tribute to Harry Grider, Longtime Board Member

Harry served on the Water System Board of Directors with enthusiasm for over 25 years. Conversations with Harry were always filled with encouragement from his happy heart and spontaneous wit. We will miss Harry's presence with every Board and Annual Meeting.

Harry was born on July 1, 1924 and passed away on Saturday, January 21, 2017. Harry was married to Edee. Harry was a resident of Fountain Hills, Arizona at the time of passing. He attended Wright Jr College and University of IL. He served in the army in WWII.

Community Directory



Thank you to those who returned the Community Directory Information Form. With your help, the Directory is complete and is included with this newsletter. If you did not receive the form, please email CCP2Community@gmail.com.

Your privacy is important to us! We want you to know that we will not share your contact information with anyone outside of the Clear Creek Pines Unit Two community. The Water Well Users Association Community Directory has been compiled from information provided by the property owners in Clear Creek Pines

Unit Two as well as public information obtained through the Coconino County Assessor's website (<http://www.coconino.az.gov/119/Assessor>). The directory is intended for general purposes only. If there is any out-of-date or inaccurate information in this directory, please let us know so we can update our next edition.

Property Owners, Are You Ready for Winter?

Protect Your Pipes to Avoid Water Damage by **TURNING OFF YOUR PROPERTY WATER SUPPLY VALVE AT THE STREET**

- ◆ If a pipe bursts or leaks while you are away, it could cause significant damage. Consider completely if no one will be in the home for an extended period of time. If your home is heated by an older steam heating system, consult with your heating professional to determine if it is safe to turn off the water supply for your particular heating system. Also, if your home is protected by a fire sprinkler system, do not turn off the water to this system.
- ◆ Drain your pipes of all water by opening the faucets, and flush your toilet to clear the water from the tank and bowl, then consider pouring antifreeze in toilet tanks and bowls to prevent any remaining water from freezing and cracking.* Always use non-toxic antifreeze rated for plumbing systems.
- ◆ To help confirm that the pipes have been drained, consider having a plumber blow compressed air through the pipes.

Keep Your Home and Plumbing Warm if Your Water Supply Stays On

- ◆ If you decide against draining your water pipes, keep the furnace running to help ensure the home stays warm and the pipes do not freeze.
- ◆ Set the temperature at 55°F or higher to help keep the interior of the floor and wall cavities, where the water piping is likely located above freezing temperatures. Keeping room and cabinet doors open also helps heat to circulate and warm the areas where pipes are located.
- ◆ Shut off the water to washing machines and dishwashers where possible, to avoid any leaks or broken hoses while you are away.
- ◆ Turn off the heat source and water supply to hot water heaters (if separate from your boiler).
- ◆ Consider shutting off and draining outdoor water faucets to prevent freezing damage.
- ◆ Have a water flow sensor and low temperature sensor installed on your main water supply pipe and hooked into a constantly monitored alarm system or your smart phone.

Source: <https://www.travelers.com/resources/home/safety/snowbirds-winterize-your-vacant-home.aspx>

Feedback From the Community



The Officers and Board want to emphasize that the communication process and resolution for the greater good of the community is best served when the membership express written feedback for ideas, questions, concerns or comments by email to ccp2community@gmail.com or by US Mail to any Officer or Director.

Process for Water Operation Issues

In the event of a water operation failure, i.e. out of water, no pressure, or other maintenance related issues, please contact our Operations/Maintenance Officer, **Scott Unglaub** by telephone directly at **928-477-2440**. Alternatively, you can reach out to:

Joe Miller	602-448-5955	Phone or Text Message
Joe Giuliano	602-403-5336	Phone or Text Message
Randy Garrison	928-300-1420	Phone or Text Message

Thank you for your support. This newsletter is respectfully submitted by the Officers and Directors of the Clear Creek Pines Unit Two Water Well Users Association, Inc.

Officers: President, Joe Miller; Vice President: Joe Giuliano, Secretary: Jennifer Haggard, Treasurer: Jo Fuson, Water Quality: Randy Garrison, Operation & Maintenance: Scott Unglaub

Directors: John Chappel, Rick Johnson, John Korcal, Steve Lightfoot, John Popp

**Clear Creek Pines Unit Two Water Well Users Association
Board of Directors Contact Information**

OFFICERS			
Name	Phone	Mailing Address	Email Address
Joe Miller, President	602-448-5955	7212 N. Cotton Ln Waddell, AZ 85355	jmill@ludvik.com
Joe Giuliano, Vice President	602-403-5336	3549 W. MacArthur Phoenix, AZ 85083	joegiuliano62@gmail.com
Jo Fuson, Treasurer	602-550-8776	315 Ridge Rd. Happy Jack, AZ 86024	jrfuson@hotmail.com
Jennifer Haggard, Secretary	602-723-6577	11507 W. Cyprus Dr. Avondale, AZ 85392	ccp2community@gmail.com
Scott Unglaub, Operations/ Maintenance Officer	928-477-2440	447 Long Valley Rd. Happy Jack AZ 86024	N/A
Randy Garrison, Water Quality Liaison	928-300-1420	1059 S. 8th St Cottonwood, AZ 86326	rgarrison@haskellsprings.com

DIRECTORS			
Name	Phone	Mailing Address	Email Address
John Chappel	602-580-9557	19405 N. 36th Dr Glendale, AZ 85308	sandsailor@q.com
Rick Johnson	602-449-1709	480 Long Valley Rd. Happy Jack, AZ 86024	rockypointmarsha@gmail.com
John Korcal	480-980-0393	15843 Cholla Dr. Fountain Hills, AZ 85268	beerslayer_jk@cox.net
Steve Lightfoot	602-438-0271	7502 N. 9th Pl. Phoenix, AZ 85020	steve.lightfoot@cox.net
John Popp	602-402-8287	1325 E Road South Chino Valley, AZ 86323	john.popp@fbfs.com