

## 2018-2019 Water Assessment



At the annual shareholders meeting on September 2, 2018 it was approved that the 2018-2019 annual water assessment is \$300 per member lot. Payments were due October 30, 2018.

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 contact us.

Payments can be mailed to:  
CCP Unit 2 Water Well Users Association  
315 Ridge Road  
Happy Jack, AZ 86024

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## Go Paperless!

Sign Up to receive general communications from the Clear Creek Pines Unit Two Water Well Users Association including these newsletters by email.

Send your contact information to:

[ccp2community@gmail.com](mailto:ccp2community@gmail.com)

## Board Member Update

### Longtime Water Board Member Retires

Contributed by Steve Lightfoot

John Korcal announced his retirement from the Unit 2 Water Board of Directors at the annual meeting this year. John was one of the 14 original members that formed the water corporation in 1984. As a founding member, John served on the Board of Directors and as the Vice President for most of his tenure. John personified the Amer-I-Can spirit and culture with positive community relations and a vision that began with a wind mill well pump, a water storage tank and gravity powered water distribution operation. In the summer of '84, the first running water was delivered to Unit 2 properties. Over the years John helped the system grow to provide reliable water service for all Unit 2 properties along with system improvements that included electric power, pressure pumps and redundant water storage. As Discovery Channel personality Mike Rowe points out in a recent podcast, "You should be simply amazed every time you use water from the faucet or switch on a light". Thank you John for 34 years of service and amazing accomplishments with the Unit 2 Water System.

## Coconino County Forest Service Speaks at Annual Members Meeting

Clear Creek Pines Unit Two Water Well Users Association Board of Director, Rick Johnson coordinated a community meeting with Coconino County Forest Service Representative, Cody Becker immediately following the Annual Member's Meeting on September 2.

Cody discussed issues such as community concerns about unlawful campsites, how residents can protect their homes and property from wildfires and provided updates on the status of the forest.

Cody also answered attendees' questions and concerns and provided residents with printed materials from the Forest Service.

### State of Water System Operation, Maintenance



The water system operation and water testing are fully in compliance with ADEQ standards. Randy is working with Rim Country Testing to put together a Standard Operating Procedure to sanitize the tanks that will be added to the wellsite book.

Settling of Tank A caused a break in the brass valve. The valve was replaced, the water was tested and the tank was put back on line. The Board recommends installing a concrete tank foundation when the tank is replaced in the future.

Currently there is one shut-off valve for both tanks. Two isolation valves will need to be installed so the

tanks can be turned off and on independently.

The street valves at lot 19 and 24 have failed. The valve at lot 24 has been replaced and the valve at lot 19 is scheduled for replacement.

To help decrease the wear on the well pump by reducing the number of on/off power cycles, a second water level float and relay were installed in the storage tanks to provide a greater range of water level operation between on and off pumping by the well.

Per system requirements, an individual water valve was installed at lot 17 to supply an independent street shut-off valve at the lot (previously the shut off valve was shared with lot 16B).

A power line lightning arrester/ surge protector has been procured and is schedule to be installed to protect the well site pumps and pressure system controller electronics.

The electric power (ampere) measurements have been conducted on the pump and motor in the water well and the power and pumping is performing as designed with no over drawing issues.

A fire hydrant valve and hose connection on the road facing the water storage tank will be installed with accessibility to the fire department.

Rim County Water Testing is recommending an additional water sample hydrant be installed at lot 62 as well as the previously identified location at lot 27. Installation is being scheduled.

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.

### Newsletter Submissions

#### Our newsletters

The Clear Creek Pines Unit Two Water Well Users Association Board publishes two newsletters a year to provide updates on the state of the community water system operation and to share messages with the Clear Creek Pines Unit Two community.

If you would like to submit information to be considered for inclusion in one of the newsletters, please send your submission to [ccp2community@gmail.com](mailto:ccp2community@gmail.com).

	Fall/Winter Newsletter	Spring/Summer Newsletter
Submission Deadline	September 30	May 15

Your submission must be received by the above deadlines in order to be included in the following season newsletter.

## Potluck Brings the Community Together



Clear Creek Pines Unit Two community members bonded over an annual lunch hosted by Joe and Mikki Miller on Saturday, September 1<sup>st</sup>.

Families were encouraged to bring their favorite dish and several residents and friends came together to share great food, meet their neighbors and even partake in games of cornhole.

This was the second annual potluck the Millers have hosted for the community and they are planning to carry on the tradition; "It's a wonderful, feel-good event that helps foster a sense of family and community by bringing people together", says Joe Miller.

The event was publicized through the Clear Creek Pines Unit Two Water Well Users and community email list. To find out about next year's potluck and to stay informed about community and CCP2 Water Well Users Association announcements, please join the email distribution list by sending your contact information to [ccp2community@gmail.com](mailto:ccp2community@gmail.com).

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## Maintenance Reporting Procedures

To ensure fast response on water operation failures such as no pressure, out of water or other maintenance related issues, please utilize the following reporting protocols:

All Clear Creek Pines Unit Two Water Wells Users should report water operation issues to the **Operations & Maintenance Officer**.

**Scott Unglaub (928) 477-2440**

### Alternate Reporting Contacts

Joe Miller, President (602) 448-5955

Joe Giuliano, Vice President (602) 403-5336

Randy Garrison, Water Quality Liaison (928) 300-1420

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## Winterizing Your Summer Cabin

*Although cabin owners have probably already taken the steps to winterize their summer homes, here are a few tips for closing up your cabin when you leave for the winter:*

- \* Shut off the water and thoroughly drain water out of pipes.
- \* Open every sink, shower or bath faucet and flush every toilet to remove remaining water.
- \* Seal air leaks that allow cold air into your garage and house where pipes may be located.
- \* Insulate pipes around outdoor water piping and faucets.
- \* You may need to turn off electricity or the pilot light on the water heater and drain the water heater into a floor drain.
- \* Disconnect garden hoses and empty pipes leading to outside faucets.
- \* After turning off and draining the water, it's best to keep the heat on at a low level for the winter. Of course, power outages are possible. If the power goes out for a day or two, you could still have problems with pipes cracking. It's good to have a neighbor check your property once in a while in case of emergency.
- \* Protect your pipes to avoid water damage by **TURING OFF YOUR PROPERTY WATER SUPPLY VALVE AT THE STREET**. If you need assistance locating your street valve, **please contact Scott Unglaub, Operations & Maintenance Officer at (928) 477-2440**.

Source and additional information: <https://www.azcentral.com/story/entertainment/home/contributor/2016/11/02/winterizing-your-summer-cabin-vacation-home-arizona/91309942/>

# Bylaws

Copies of the Bylaws of Clear Creek Pines Unit Two Water Well Users Association, Inc. are available by request

By Email: [ccp2community@gmail.com](mailto:ccp2community@gmail.com)

By Phone: 602-723-6577

By Written Request: 436 Long Valley Road, Happy Jack, AZ 86024

## Clear Creek Pines Unit Two Water Well Users Association

### Board of Directors

#### OFFICERS

Joe Miller, President	602-448-5955	<a href="mailto:jmiller@ludvik.com">jmiller@ludvik.com</a>
Joe Giuliano, Vice-President	602-403-5336	<a href="mailto:joegiuliano62@gmail.com">joegiuliano62@gmail.com</a>
Jo Fuson, Treasurer	602-550-8776	<a href="mailto:jrfuson@hotmail.com">jrfuson@hotmail.com</a>
Jennifer Haggard, Secretary	602-723-6577	<a href="mailto:ccp2community@gmail.com">ccp2community@gmail.com</a>
Scott Unglaub, Ops/Maintenance Officer	928-477-2440	N/A
Randy Garrison, Water Quality Liaison	928-300-1420	<a href="mailto:rgarrison@haskellsprings.com">rgarrison@haskellsprings.com</a>

#### DIRECTORS

John Chappel	602-499-1709 or	623-580-9559	<a href="mailto:sandsailor@q.com">sandsailor@q.com</a>
Rick Johnson		480-980-0393	<a href="mailto:rockypointmarsha@gmail.com">rockypointmarsha@gmail.com</a>
Steve Lightfoot		602-402-8287	<a href="mailto:steve.lightfoot@cox.net">steve.lightfoot@cox.net</a>
John Popp		928-778-9350	<a href="mailto:john.popp@fbfs.com">john.popp@fbfs.com</a>

### 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 or by US Mail to any Officer or Director.

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*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.*

**HAPPY  
HOLIDAYS**