

**NOTICE OF ANNUAL MEMBERS MEETING**

**Clear Creek Pines Unit Two  
Water Well Users Association, Inc.**

All Clear Creek Pines Unit 2 property owners are invited to attend the annual Clear Creek Pines Unit 2 Water Well Users Meeting. Water system members and non-members are welcome to attend.

The annual shareholder meeting for Clear Creek Pines Unit Two Water Well User Association, Inc. will be held on **Sunday, September 1, 2019 at 10:00am at Lot 33 in Clear Creek Pines Unit 2** (John and Cari Popp's lot, under the Ramada). The purpose of this meeting is to review the financial status, vote on the annual assessment amount, nominate officers & board members and act upon any other business that may be presented before the members at the meeting.

**SUNDAY, SEPTEMBER 1, 2019**  
**10:00 AM**  
**215 LONG VALLEY ROAD**  
**LOT 33 IN CLEAR CREEK PINES UNIT 2**  
*John & Cari Popp's lot, under the Ramada*

The Board thanks you in advance for your support and participation.

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**Interested in Joining the Water System or Electric Project?**

Participation in both the water system and the electric project is open to all property owners of Unit 2.

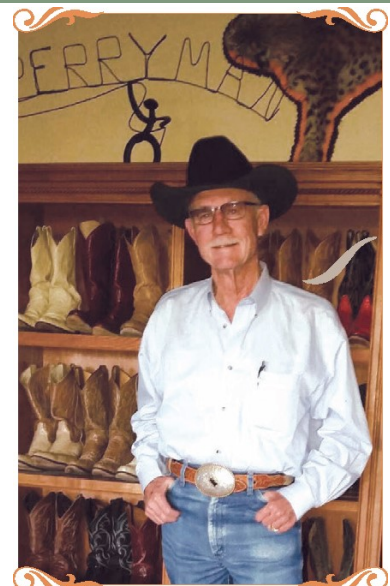
If you are interested in joining the water system or the electric project, please contact Jennifer Haggard at 602-723-6577 or [ccp2community@gmail.com](mailto:ccp2community@gmail.com)

**Memorial to Ron Perryman**  
Contributed by Steve Lightfoot

On March 1<sup>st</sup> the Unit 2 community lost a pioneer and leader when Ron Perryman passed away. These are my memorial thoughts of Ron, the good neighbor and selfless leader that for over 35 years shaped our Unit 2 community as it emerged to be the successful rural community it is today. As a new owner, I first met Ron in 1984 and had no idea of the steep challenges facing this undeveloped rural region called Happy Jack. Ron was always generous to help and open to share his experience with rural property in Happy Jack. His tenacious and resilient enthusiasm to accomplish a vision when others would give-up has been a personal inspiration to me. As our neighbor, our kids knew Mr. Perryman for the soft spoken and decisive action to make it happen role model that he was.

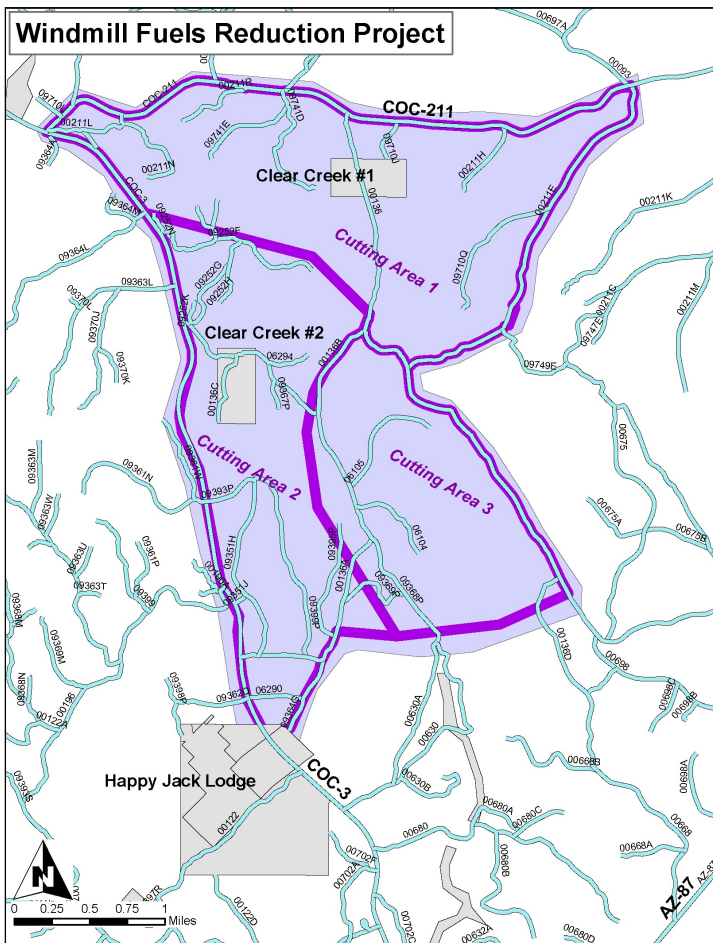
As an entrepreneur with multiple interests, Ron always made the Unit 2 community a priority with helping hands and vision for the greater good. With his commitment and encouragement, community participation flourished to share in building and operating sustainable water and electric services. First, the community water system began operation in 1984. 10 years later, electric service was constructed for operation by APS. "If you build it, they will come." The community prospered with a common purpose for cooperative improvements and like Ron, a heart to be self-reliant and sharing in the spirit of frontier culture. Although Ron will be missed, the spirit of excellence within the community will persist as his legacy.

Respectfully, Steve Lightfoot



## Windmill Fuels Reduction Project

Contributed by Jean Gilbertson, Support Services Specialist, Coconino National Forest



Work has begun on the Windmill Fuels Reduction Project, and thinning will occur in the vicinity of Clear Creeks Pines Units 1 (See Map - Cutting Area 1). In the future thinning will occur around Clear Creek pines Unit 2 also. Currently, they will be transporting the timber via Forest Road 211 and Forest Road 136 out to Lake Mary Road and towards Highway 87. The total treatment area is ~1340 acres. Contractors will be removing ponderosa pine in an effort to help decrease the potential of a wildland fire in the immediate area. The contractors have until the fall of 2021 to complete the Project, however we anticipate the project to be completed earlier. Please be cautious of truck traffic, skidders, dozers, and saw work.

If you have any questions please call 928-477-5000, and your call will be routed to our Timber Staff Officer.

**Jean Gilbertson**  
Support Services Specialist

**Forest Service**  
Coconino National Forest, Mogollon Rim  
Ranger District

## Board of Directors Meeting: May 25, 2019

The Clear Creek Pines Water Well Users Association Board of Directors met on Saturday, May 25, 2019

The purpose of the meeting was to review the current state of water quality, review the association's current financial status, discuss the current state of planned repairs and preventive maintenance on the well and to discuss other business related to the water system. The following actions and decision were accomplished.

The association is in good financial standing.

The current state of the water system, planned repairs and preventive maintenance on the well is outlined on page 3: **State of Water System Operation, Maintenance**



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## State of Water System Operation, Maintenance

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

Pressure pump operation is working as designed.

The Board recommends the replacement of Tank A, and redesign of foundation due to continued deterioration and maintenance and settling issues. The discussion will be brought before the water well users in September, 2019 for a vote.

In May 2019, a lightning arrester was installed to protect the system controllers at the well.

An OmniSite Auto Dialer will be installed at the well which will

provide remote water monitoring such as power failure, pump run time, pump draw down, tank level monitoring and will be set up with automated outbound dialing and web-based monitoring.

Two incidents caused the drainage of the tanks this winter (leak, and open water valve), which resulted in some sediment in the water lines after the tanks were brought back on line. Operating procedures have been updated to avoid the introduction of residue into the waterlines in the future.

The locations for the individual isolation valves have been identified and will be installed at each tank to provide independent operation.

Housing will be procured for the installation of a fire hydrant valve and hose connection on the road facing the water storage tank that will be installed with accessibility to the fire department.

Water sampling points at lot 62 and lot 27 have been identified. The sample point at lot 62 is currently functional using the existing valve. The sample point at lot 27 will be set up using the existing valve as well.

Materials for a service access gate have been procured. Demolition of a portion of the existing concrete slab and block wall is being scheduled along with the installation of the new gate. The new gate will provide improved maintenance access to the well site and correct the existing defective block wall situation.

County road maintenance has caused a decreased level of road material in front of lot 35 making it necessary to replace and relocate 100 feet of water line to the appropriate depth recommended by Coconino County. Similar problems were cited in front of lot 22, which has been rectified by the County replenishing the road material.

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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



3rd Annual  
**Community Potluck**

Hosted by Joe & Mikki Miller

Whip up your favorite dish and join us for an event to celebrate wonderful food and the warmth of our welcoming community. Tell your friends, bring your family, and invite your neighbor!



Please bring your favorite dish!  
Fish and chicken wings will be provided!

Saturday, August 31, 2019  
Lunch @ 1:00pm  
457 Ridge Road, Lot 19  
Clear Creek Pines Unit Two

For more information,  
please contact Mikki @ 623-882-5055

## 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).

### Submission Deadline:

Fall/Winter Newsletter                      September 30

Spring/Summer Newsletter                  May 15

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

## 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.

## 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>

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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.*