

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

## 2019-2020 WATER ASSESSMENT



At the annual shareholders meeting on September 1, 2019, it was approved that the 2019-2020 annual water assessment is \$300 per member lot. Payments are due October 31, 2019.

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

### WHAT'S INSIDE THIS ISSUE?

- 2019-20 Annual Water Assessment
- Board of Directors Meeting
- Coconino County News & Events
- State of Water System Maintenance & Operations
- 3rd Annual Community Potluck
- Windmill Fuels Reduction Project Update

### 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 Two.



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)

## BOARD OF DIRECTORS MEETING AND ELECTION OF OFFICERS

The Clear Creek Pines Water Well Users Association Board of Directors met on Sunday, September 1, 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, determine a recommendation for the 2019-2020 Annual Water Assessment, conduct an election of officers 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 Board of Directors recommended an annual assessment of \$300 per member lot for September 2019 through August 2020.

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

Proceeding the Annual Shareholders Meeting, the Board returned to session for the election of officers. During the Annual Shareholders Meeting, it was motioned and approved by the members to retain the current board of directors: John Chappel, Jo Fuson, Randy Garrison, Joe Giuliano, Jennifer Haggard, Rick Johnson, Steve Lightfoot, Joe Miller, John Popp and Scott Unglaub.

Upon nominations duly made and seconded, the following Officers were unanimously reelected by the board of directors (10-0)

- Joe Miller, President
- Joe Giuliano, Vice President
- Jo Fuson, Treasurer
- Jennifer Haggard, Secretary
- Scott Unglaub, Operations & Maintenance Officer
- Randy Garrison, Water Quality Liaison

# STAY UP TO DATE ON NEWS & EVENTS IN COCONINO COUNTY



## Coconino County Arizona

Stay informed on current news and events in Coconino County by signing up for The Coconino Chronicle E-Newsletter.



To sign-up for the newsletter go to:

<http://www.coconino.az.gov/FormCenter/Contact-Us-Form-2/Coconino-Chronicle-161>



## Coconino National Forest

Other useful information can be found on the Coconino National Forest website at:

<https://www.fs.usda.gov/coconino>

## 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 (602) 448-5955  
Joe Giuliano (602) 403-5336  
Randy Garrison (928) 300-1420

# THANKYOU

Sending a **Big Thank You** to our Operations & Maintenance Officer, **Scott Unglaub** and all of the community volunteers for their hard work and commitment to the Clear Creek Pines Unit Two Water Well Users.

## STATE OF WATER SYSTEM OPERATION, MAINTENANCE



Pictured: Jeremy Marshall, Scott Unglaub and Joe Miller

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

Pressure pump operation is working as designed.

The Board's recommendation to replace Tank A due to deterioration was unanimously approved by Water Well Users at the Annual Members Meeting on September 1, 2019. In preparation, Tank A was taken offline at the end of September. The replacement tank installation is scheduled for the Spring of 2020. The water association ADEQ certified Operator will

perform and document the ADEQ compliant sanitizing procedures for tank removal, installation and other changes or construction associated with the tank replacement project. The documentation will be audit ready for future review with ADEQ.

To provide independent operation at each tank, individual isolation valves will be installed in conjunction with the installation of the replacement tank.

Maintenance Operations plans to lower the PSI to reduce high pressure at the lower end of the unit. In addition, the pressure

controls will be moved to a more accessible location.

The damaged wall at the well site was removed in July 2019 and a service gate has been installed which has improved maintenance access to the well site. In addition, a new concrete pad has been poured and the masonry at the short wall for the east tank was repaired due to weather deterioration. Hairline cracks in the existing concrete have also been repaired.

Repairs to the valve at lot 10 have been completed and winterized.

An OmniSite Auto Dialer (which was donated to the Association through Ludvik Electric) will be installed at the well which will provide tank level monitoring and will be set up with automated outbound dialing and web-based monitoring. The device is currently being updated from 3g to 4g in preparation for installation. A Tank Level Transmitter (donated by RDC) will also be installed.

Due to the decreased level of road material in front of lot 35, Maintenance Operations is scheduling the replacement and relocation of 100 feet of water line with a local backhoe operator.

# THIRD ANNUAL COMMUNITY POTLUCK

On Saturday, August 31, 2019, friends and neighbors in Clear Creek Pines Unit Two came together at the annual Community Potluck hosted by Joe and Mikki Miller.

Though a new tradition that started only three years ago, the potluck has become a successful community event, bringing people together to visit over a meal.

Thank you to Mikki and Joe for being so welcoming and opening their home to host the event. We look forward to next year's potluck.

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).



# WINDMILL FUELS REDUCTION PROJECT UPDATE



Work is wrapping up on the Windmill Fuels Reduction Project where we saw a lot of thinning in the vicinity of Clear Creek Pines Unit 1 and Unit 2. The cutting is complete and the Forest Service is completing some rehab work to finalize the timber sale.

Clear Creek Pines Unit Two resident Tim Hall posed the following question to the Four Forests Restoration Initiative (4FRI) in regards to the project:

“ Hi... We've been seeing lots of thinning being done around Clear Creek Pines #2...we were curious what is being done with the timber being removed-I've heard that Ponderosa Pine is not great for lumber! And thank you for all the work you're doing to lessen the risk of our little community going up in flames-much appreciated! ”

The Forest Service Timber Program Manager responded with the following statement: “We appreciate the positive support and feedback. After speaking with the owner of the logging company responsible for the fuels reduction operations, he said ~33% is going to Canyon Hot Woods (a firewood company in Camp Verde) and the remaining ~66% is going to Southwest Forest Products in Phoenix, which I believe pallets are the end product.”

Thinning is just one of the tools to help restore the forest and reduce fuels. It is one of the many efforts that the Four Forests Restoration Initiative (4FRI) is using to accelerate forest restoration across the Coconino County National Forest. Thinning reduces fire danger near communities, restores habitat and improves forest health. For additional information, visit <https://www.fs.usda.gov/4fri>



**CLEAR CREEK PINES UNIT TWO**  
water well users association, inc.

## NEWSLETTER SUBMISSIONS

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.

Your contributions are encouraged and appreciated! 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.

### BOARD OF DIRECTORS

#### OFFICERS:

**President:**

Joe Miller  
602-448-5955  
[jmiller@ludvik.com](mailto:jmiller@ludvik.com)

**Vice President:**

Joe Giuliano  
602-403-5336  
[joegiuliano62@gmail.com](mailto:joegiuliano62@gmail.com)

**Treasurer:**

Jo Fuson  
602-550-8776  
[jrfuson@hotmail.com](mailto:jrfuson@hotmail.com)

**Secretary:**

Jennifer Haggard  
602-723-6577  
[ccp2community@gmail.com](mailto:ccp2community@gmail.com)

**Operations & Maintenance Officer:**

Scott Unglaub  
928-477-2440

**Water Quality Liaison:**

Randy Garrison  
928-300-1420  
[rgarrison@haskellsprings.com](mailto:rgarrison@haskellsprings.com)

#### DIRECTORS:

John Chappel  
602-499-1709/623-850-9559  
[sandsailor@q.com](mailto:sandsailor@q.com)

Rick Johnson  
480-980-0393  
[rockypointmarsha@gmail.com](mailto:rockypointmarsha@gmail.com)

Steve Lightfoot  
602-402-8287  
[steve.lightfoot@cox.net](mailto:steve.lightfoot@cox.net)

John Popp  
928-778-9350  
[john.popp@fbfs.com](mailto:john.popp@fbfs.com)

### COMMUNITY DIRECTORY

To request a current copy of the Clear Creek Pines Unit Two Water Well Users Community Directory or to update your published information, please email [ccp2community@gmail.com](mailto:ccp2community@gmail.com)

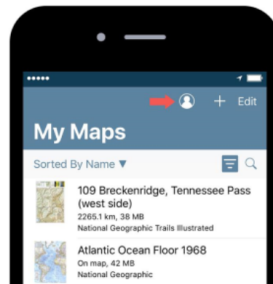
## YOUR FEEDBACK IS IMPORTANT TO US



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.

## COCONINO COUNTY FOREST TRAVEL MAP

*Avenza Maps - Offline Mapping*



The Coconino County National Forest Motor Vehicle Use Map is available for your Android and Apple devices through Avenza Maps. The map is free and includes the same data represented in the 2019 Motor Vehicle Use Map. The bundle contains both the north and south halves that cover the entirety of the Coconino National Forest.

For more information:

<https://www.avenzamaps.com/maps/803633/coconino-national-forest-travel-map-2018>

