

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

## LETTER FROM THE SECRETARY

Friends and Neighbors,

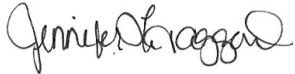
I bring you greetings from Clear Creek Pines Unit Two at this unprecedented time in the history of our community, city, state, nation, and world.

What an unexpected turn of events we have lived through over the course of the past months, weeks and even days. The news and updates are coming faster than we can absorb sometimes, and with each announcement or headline about COVID-19, many of our lives are impacted, sometimes in very significant ways. Such rapid change has caused much distress, anxiety, and even fear, however it is important to try to step back, refocus, and calm our minds and hearts.

During Arizona's Stay at Home orders, many of us have the opportunity to stay in what is one of the most stunningly beautiful places on earth - right here in our own community in Happy Jack. What an remarkable place to adhere to the social distancing guidelines and enjoy this unexpected slower pace of life.

Wherever you are reading this, I hope you and your loved ones are safe and healthy. I look forward to returning to some normalcy soon and reconnecting with the Clear Creek Pines Unit Two community.

Please continue to take precautions to keep yourselves safe.



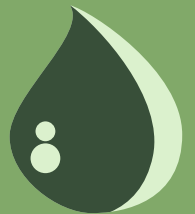
## WHAT'S INSIDE THIS ISSUE?

- Letter from the Secretary
- CCP 2 Launches Website
- Two Joes Fuel Reduction Project
- State of Water System Maintenance & Operations
- Notice of Annual Members Meeting
- Tips For Opening Your Cabin
- Firewood Permits & Wood Cutting Season
- Updates from Happy Jack Lodge & RV Park

## 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)



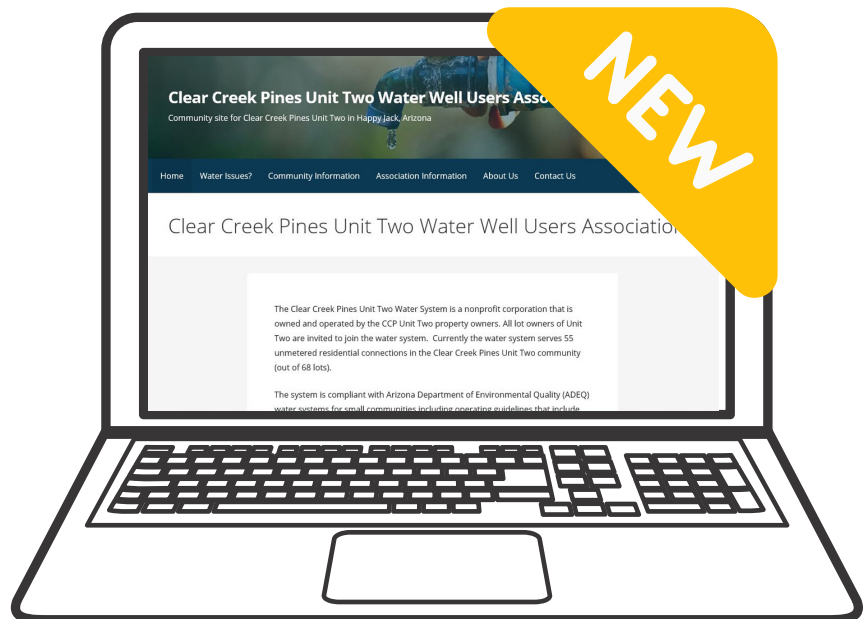
## ANNOUNCING THE LAUNCH OF OUR WEBSITE

We are very excited to announce the Clear Creek Pines Unit Two Water Wells Users Association has launched a new website. The website provides a clean design and consistent site-wide navigation system with menu functionalities that direct you to the most relevant information for your needs. It is also fully responsive on mobile devices, and the website pages are easy to navigate using a wide range of web browsers and portable devices.

### We value your opinion

Please contact us at [ccp2community@gmail.com](mailto:ccp2community@gmail.com) to let us know what you think of our new website - all comments and feedback are welcome.

Please also let us know if you cannot find something or would like to make any suggestions for new information or topics. Many thanks for your ongoing support and we look forward to hearing from you.



# TWO JOES FUEL REDUCTION PROJECT



In April work began on the Two Joes Fuels Reduction Project, and thinning will occur East of Happy Jack Lodge in the vicinity of FR 630. Currently, timber will be transported via Forest Road 630 and Forest Road 680 out to Lake Mary Road and towards Highway 87. The total treatment area is ~1530 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 2022 to complete the Project; however, we anticipate the project to be completed earlier. Please be cautious of truck traffic, skidders, dozers, and saw work.

## 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

”

The mountains are calling, and I must go.

- John Muir

## STATE OF WATER SYSTEM OPERATION, MAINTENANCE



Upgrades of the wall and gate at well site

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

Pressure pump operation is working as designed.

After the Water Well User's unanimous decision to replace Tank A due to deterioration, the project is under way. The Tank has been ordered from Loomis Tank Centers and is currently being fabricated. The 12,500 gallon replacement tank will include a manway on the top of the tank as well as on the side of the tank and will include a welded ladder with lock out door. The installation will be coordinated upon completion of fabrication and delivery of the unit. 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 the new tank, an isolation valve will be installed in conjunction with the installation of the replacement tank.

The four inch main valve at Tank B is deteriorating and failing and is scheduled to be replaced. During this project installation of an isolation valve will be considered.

Maintenance Operations has lowered the PSI to reduce high pressure at the lower end of the unit.

Pressure controls at the well site have been moved off of ground level to a more accessible location.

The OmniSite Auto Dialer has been installed at the well and is currently providing readings for tank levels.

Over the winter there were two water line breaks in the community. One at lot 9 and one between lots 37 and 38. In preparation for the repairs, underground utility lines were located and marked. The break at lot 9 has been repaired and is back on line, and the break between lots 37 and 38 is scheduled for repair the week of April 12th.

As a part of a routine preventative maintenance plan, Operations Maintenance flushed out all main water lines in the community.

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.

# NOTICE OF ANNUAL MEMBERS MEETING

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 6, 2020 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.

**COVID-19:** We are carefully monitoring the developing situation with COVID-19, and the impact it is having on health and safety, travel, and public events. We are hopeful that COVID-19 will not impact the Annual Members Meeting. However, if COVID-19 or any other cause makes it impractical to hold the meeting, we would plan to reschedule for an alternative time or location. You will be notified directly of any changes.



## TIPS FOR OPENING YOUR CABIN

### AFTER A LONG WINTER

#### 1 FOCUS ON SYSTEMS AND SAFETY

After a long winter away, you'll need to be sure that your home is safe to inhabit again before you turn on your water and other systems.

- Check the furnace and put in a new filter.
- Check pipes for rust or damage before you turn on your plumbing and water heater. If you're not sure what to look for, hire a plumber to do a basic assessment.
- Be on the lookout for signs of critters. Check screens and windows for holes and gaps, electrical cords for fraying or bite marks and cupboards, pantry and other areas for mouse activity.
- Inspect your deck and eaves for signs of rotting.
- Test the batteries in your smoke and carbon monoxide detectors.
- Test and replace the batteries in motion sensor lights on the front door, deck and on the way down to the lake. If you don't have motion sensors, consider adding them for extra safety.

#### 2 UPDATE BASIC NECESSITIES

Whether you'll spend the whole summer or special weekends at your cabin, you'll want to be sure it's stocked with the basics. Run a quick inventory review before heading to the store for replenishments.

- Go through your pantry and throw out any expired food, as well as anything that looks like it may have been subjected to a critter invasion.
- Turn on the refrigerator and freezer for several hours before stocking it with perishable items.
- Check that you're stocked up on sunscreen and bug spray. Remember that sunscreen lasts at its original potency for up to three years. If you're not sure when your bottles were purchased, buy a new set and label the purchase date so you can avoid tossing out bottles in the future.
- Check the stock of your bathroom toiletries. To save money and stay green, buy shampoo, conditioner and body wash in bulk bottles rather than using travel samples.

#### 3 PLAN FOR NEXT YEAR

Even with the best-laid plans, you're likely to forget the exact size of batteries you need, or the magic solution that helps spruce up your rusty showerhead. At the end of your first weekend up north, write out a cabin-opening supplies checklist that you can use for years to come. Include:

- Battery sizes for smoke, carbon monoxide and outdoor motion detectors
- Furnace and air filter specifics
- Vacuum bag sizes
- Tools you need to check or turn on specific systems
- Rags and cleaning cloths
- Cleaning solutions
- Toiletry basics
- Critter traps or deterrents

You'll thank yourself next year when your organizational habits give you even more time in the mountains on that first perfect cabin weekend.





## CLEAR CREEK PINES UNIT TWO

water well users association, inc.

### BOARD OF DIRECTORS

#### OFFICERS:

##### President:

Joe Miller  
602-448-5955  
jmiller@ludvik.com

##### Vice President:

Joe Giuliano  
602-403-5336  
joegiuliano62@gmail.com

##### Treasurer:

Jo Fuson  
602-550-8776  
jrfuson@hotmail.com

##### Secretary:

Jennifer Haggard  
602-723-6577  
ccp2community@gmail.com

##### Operations & Maintenance Officer:

Scott Unglaub  
928-477-2440

##### Water Quality Liaison:

Randy Garrison  
928-300-1420  
rgarrison@haskellsprings.com

#### DIRECTORS:

John Chappel  
602-499-1709/623-850-9559  
sandsailor@q.com

Rick Johnson  
480-980-0393  
rockypointmarsha@gmail.com

Steve Lightfoot  
602-402-8287  
steve.lightfoot@cox.net

John Popp  
928-778-9350  
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

# FIREWOOD PERMITS AND CUTTING SEASON

*May to Mid-December in Coconino National Forest*

## NO WOOD HARVEST PERMITS WILL BE SOLD IN PERSON!

With current COVID-19 (Corona Virus) pandemic this year, fire wood permits are planning to be sold starting May 1 by mail or over the phone Mondays, Wednesdays and Fridays from 8 a.m. to noon. at (928) 527-3600.

To purchase by U.S. Mail address your information to:

Attention Wood Permits  
1824 S. Thompson St.  
Flagstaff, AZ 86001

Ensure your:

- Name
- Address
- Mailing Address for the permit
- Phone Number
- Driver's License Number
- Payment (credit card with expiration date and CCV; or check) Minimum \$20
- Number of cords and species requested. Maximum 12 cords.  
(Oak, Aspen & Juniper - \$5 per cord or Pine & mixed conifer - \$2.50 per cord)

For more information including the 2020 Firewood Guide, Species Guide and Firewood Maps please visit <https://www.fs.usda.gov/detail/coconino/passes-permits/forestproducts/?cid=fseprd497256>

# UPDATES FROM HAPPY JACK LODGE & RV PARK

*Now Offering Fuel!*



The tanks are up and pumping at Happy Jack Lodge and RV Park and they are now offering **clear diesel, unleaded gas** and **propane** at cost to their customers. Please stop in for all your fueling needs.

53878 Lake Mary Road; Happy Jack, AZ 86024

# 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 US Mail to any Officer or Director.

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