

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

2020 - 2021 WATER ASSESSMENT



The Clear Creek Pines Unit Two Water Well Users Association members voted unanimously to approve a \$150 annual water assessment per member lot for 2020 - 2021.

Payments are due October 31, 2020.

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

KIND WORDS FROM THE COMMUNITY

As many of you are aware, due to the current Covid-19 pandemic, we were unable to safely facilitate the Annual Members Meeting in person. We asked the Clear Creek Pines Unit Two Water Well Users Association members to submit their ballots and comments through US Mail and Email, and received generous response from the community. Some members shared their thoughts of recognition and gratitude. Thank you to all who participated virtually.

“ Thank you and all of the Board Officers, volunteers and vendor/contractors for a successful year. I appreciate all the good work accomplished in the midst of a pandemic quarantine situation.

Steve Lightfoot

“ Thank you for your efforts.

Bob Backus

“ Hello Board of Directors, ... Thank you for all you do. It doesn't go unnoticed. You all are greatly appreciated.

Kim & George Cross

“ Hello,
Just want to say "thank you". You are all doing a great job!!

Rod & Janetta Levake

WHAT'S INSIDE THIS ISSUE?

- 2020 - 2021 Water Assessment
- Kind Words From the Community
- Annual Members Meeting
 - Election Results
- Board of Directors Meeting
- Comments & Concerns from Community
- Board Transitions
- Replacement of Water Tank a Success
- Caught on Camera

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 please contact Jennifer Haggard at 602-723-6577 or ccp2community@gmail.com

If you are interested in joining the electric project, please contact Steve Lightfoot at 602-402-8287 or steve.lightfoot@cox.net

many thanks

Although we know this format of communication regarding items of business consistently handled at the in-person Annual Members Meeting is not typical, we thank you for your patience and understanding. Given the unprecedented circumstances we hope you find this newsletter to be a sufficient source of communication. Should you have anything you would like to speak with the a member of the Board about directly, please feel free to contact any of us.

Our contact information can be found at the end of this publication.

ANNUAL MEMBERS MEETING

CLEAR CREEK PINES UNIT TWO WATER WELL USERS ASSOCIATION

In response to continued public health concerns related to the COVID-19 pandemic, and to support the health and well-being of our shareholders and other meeting participants, the Clear Creek Pines Unit Two Water Well Users Association Annual Members Meeting was restructured in 2020.

Given these unprecedented circumstances, a joint decision was taken by the Clear Creek Pines Unit Two Water Well Users Association Board to address the items of business typically reviewed at the Annual Members Meeting virtually, via mail. Members were requested to review documents and participate through mail-in ballot procedures.

- The 2019 Annual Members Minutes were presented to members as Exhibit A
- The 2019 Financial Report prepared by Heritage Advisors CPA, LLC was presented to members as Exhibit B
- The summary of expenses for years 2008 - 2019 with 2020 expenses year-to-date was presented to members as Exhibit C
- The System Operations Maintenance Summary Report prepared by the Operations Maintenance Officer, Scott Unglaub, was presented to members as Exhibit D
- The System Operations Water Quality Summary Report prepared by the Water Quality Liaison, Randy Garrison, was presented to members as Exhibit E
- The Board of Directors recommended an annual assessment of \$150 per lot for the 2020-2021 water assessment.
 - The existing balance along with this assessment will provide the funding for operation and reserve repair funds for the next 12 months, and earmark dollars for a replacement booster pump
- The Board recommended to retain the current Officers and Directors.

34 Ballots were returned from shareholders and the appointment of proxy was established for 5 shareholders, which satisfied the bylaw requirement for majority of shareholders.

The Board met on Sunday, September 6, 2020 to review ballot responses from the shareholders, address comments and concerns by its members and convene on other items of business.

RESULTS OF ELECTION

| Election of Officers and Directors | | General Items of Business |
|---|--|---|
| Officers <ul style="list-style-type: none">• Renomination of Treasurer: Jo Fuson<ul style="list-style-type: none">◦ Majority Approved 37-1• Renomination of Water Quality Liaison: Randy Garrison<ul style="list-style-type: none">◦ Majority Approved 37-1• Renomination of Vice-President: Joe Giuliano<ul style="list-style-type: none">◦ Majority Approved 36-2• Renomination of Secretary: Jennifer Haggard<ul style="list-style-type: none">◦ Unanimously Approved 39-0• Renomination of President: Joe Miller<ul style="list-style-type: none">◦ Unanimously Approved 39-0• Renomination of Operations Maintenance Officer: Scott Unglaub<ul style="list-style-type: none">◦ Unanimously Approved 39-0 | Directors <ul style="list-style-type: none">• Re-Election of Director: John Chappel<ul style="list-style-type: none">◦ Majority Approved 26-13• Re-Election of Director: Rick Johnson<ul style="list-style-type: none">◦ Majority Approved 37-1• Re-Election of Director: Steve Lightfoot<ul style="list-style-type: none">◦ Majority Opposed 18-21• Re-Election of Director: John Popp<ul style="list-style-type: none">◦ Majority Approved 25-13 | <ul style="list-style-type: none">• Motion to Approve 2019 CCP2 Water Well Users Association Inc Annual Members Meeting Minutes<ul style="list-style-type: none">◦ Unanimously Approved 39-0• Motion to Approve 2019 CCP2 Water Well Users Association Inc. Financial Report<ul style="list-style-type: none">◦ Unanimously Approved 39-0• Motion to Approve 2020-2021 Annual Water Assessment: \$150.00<ul style="list-style-type: none">◦ Unanimously Approved 39-0 |
| | | *Note: Some members chose to abstain from voting on certain Officer and Director positions |
| | | After the September 6, 2020 Board Meeting, all re-nominations of Officers were accepted and the following Officers were elected by the Board of Directors |
| | | Joe Miller, President Joe Giuliano, Vice President Jo Fuson Treasurer |
| | | Jennifer Haggard, Secretary Scott Unglaub, Operations Maintenance Officer Randy Garrison, Water Quality Liaison |

BOARD OF DIRECTORS MEETING

September 6, 2020

The Clear Creek Pines Water Well Users Association Board of Directors met on Sunday, September 6, 2020

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, review ballots and comments from shareholders, conduct an election of officers and to discuss other business related to the water system. The following actions and decision were accomplished.

Election results are published on the previous page and public comments and Board responses are published on the preceding pages.

The association is in good financial standing.

At the time of this Board Meeting, it was believed that the well pump was failing which had caused some water outages over the summer. After inspection, it was determined that the wiring to the pump was bad. After replacement of the wire, the pump is running as designed and no other outages have been recorded. Because of the age of the pump, the Board will continue to earmark dollars for a replacement.

Due to the decreased level of road material in front of lot 35, Maintenance Operations has begun

the replacement and relocation of 100 feet of water line.

Secondary sampling points have been installed.

Due to concerns of high water pressure on the lower lots, the PSI was lowered to 35psi in April. The decreased pressure has resulted in low water pressure on the upper lots and minimal changes on the lower lots. The Board recommends that shareholders who are experiencing high water pressure install pressure reducers on their property to assist with maintaining safe levels of water pressure.

The Board reviewed the present insurance coverage and determined the current liability and D&O coverage is efficient and satisfactory. The Board agreed to add Mechanical Breakdown Coverage, which will insure the tanks, well and booster pumps, block wall and miscellaneous mechanics for a minimal annual fee.

Road maintenance continues to be an issue jeopardizing our water lines, valves and electrical boxes. The Board has agreed to schedule a meeting with Coconino County Commissioner later this fall to address the concerns.

The Board rejected a motion to implement late fees on annual assessments.

The Board rejected a motion to waive

past due and future assessments on lot 45.

The Board discussed restricting or limiting water use for lawns and gardens. In resolute, baseline testing is needed to determine if there are any concerns that should be addressed with the shareholders. Annual or biannual well level sounding will be implemented to determine the baseline.

It was motioned and approved for the board to seek outside guidance for a review of the current Clear Creek Pines Unit Two Water Well Users Association Bylaws and Amendments. The Board wishes to ensure the Bylaws and Amendments are up to current standards and are easily interpreted by its Shareholders.

The Board discussed the verbiage contained within the cover letter from Heritage Advisors CPA on the compilation report (included with the Annual Members Meeting mailing). Jo Fuson-Reed explained this verbiage is a standard disclaimer used by all CPA's.

The board agreed to conduct an internal audit of the accounting records for the Association. The audit will be facilitated by Jo Fuson-Reed, Joe Giuliano, Randy Garrison and Scott Unglaub prior to the next Board meeting, scheduled in May 2020.

ADDRESSING COMMENTS AND CONCERNS FROM THE COMMUNITY

Each member of the Clear Creek Pines Unit Two Water Wells Users Association Board takes pride in serving the Well Association and its members and appreciates the opportunity to do so. Our mission is to construct, operate and maintain water wells for production of water for the members of the Association.

Please understand that our position on the Board allows us to address matters directly related to the Well Association and limits our authority to respond to matters otherwise.

We suggest you address concerns not related to the Well Association with your neighbors and encourage you to rally together for the greater good of the community. If there are public issues related to code enforcement, prohibited or unlawful behavior, county maintenance, etc. that cannot be resolved through civility with your neighbors, we recommend you reach out to the governing authority to address those concerns.

Please remember that although we are members of this Board, we are your neighbors and will support you on causes unrelated to the Well Association through a platform outside of the Clear Creek Pines Unit Two Water Well Users Association Board.

As always, if you have concerns, comments or questions directly related to the water well operation, please reach out to any Board member of the Clear Creek Pines Unit Two Water Well Users Association.

COMMENTS AND CONCERNS FROM THE COMMUNITY

THE FOLLOWING COMMENTS RECIEVED FROM THE COMMUNITY ARE UNRELATED TO THE CLEAR CREEK PINES UNIT TWO WATER WELL USERS ASSOCIATION

Robert and Joyce Orr
Lots 13-14

Robert Orr (Lots 13-14) Request a discussion about lack of cell phone service (Verizon). They have offered Lot 13 as a potential site for a tower.

RESPONSE

Many of us share the frustration of inadequate cellular coverage in our area. Here is what Verizon Wireless has to offer:

Verizon Wireless receives thousands of inquiries each year from property owners, managers and customers who offer property on which Verizon Wireless communications facilities can be located.

If you have property you would like Verizon Wireless to consider, please review the following before submitting a Real Estate Inquiry Form.

Design criteria for property evaluation

Typically our facilities require ground space on which we would construct either a monopole (or similar type structure) or installation on a rooftop.

Land for tower sites:

- Should provide a leased area approximately 100' x 100'
- Should be no more than 100 to 500 feet from a paved public street
- Property should be within a zoning classification that allows communication structures
- Must provide 24-hour access, 7 days a week, 365 days a year to all portions of the facility

Building or rooftop sites:

- Should be a minimum of 3 to 4 stories tall
- Zoning of the building should allow for communication facilities to be placed at your location
- Should be a flat roof, capable of handling a minimum of 150lbs/square ft. of roof loading
- Must provide at least 20' x 30' area for equipment on the roof, in the building or on the ground immediately next to the building
- Must provide 24-hour access, 7 days a week, 365 days a year to all portions of the facility

If your property fits the criteria, here's how to start.

When completing the Real Estate Inquiry Form and giving the location of your property, please provide directions and distances from major intersections within the Details of Property section of the form.

Following these guidelines and instructions will greatly improve Verizon's ability to locate and evaluate your property. If Verizon feels your property is a potential candidate for locating facilities, someone representing Verizon Wireless will contact you to discuss further.

Get the form>

<https://enterprise.verizon.com/support/real-estate-inquiry-form/>

The evaluation process

Verizon's team of real estate, construction and radio frequency engineers will evaluate all properties for viability.

Verizon Wireless will only contact property owners, managers and customers with properties that meet our current needs.

Due to the volume of property evaluation submittals, Verizon regrets that they will not be able to follow up with all inquiries unless your property meets our needs.

John and Beth Chappel
Lots 6, 9

My wife and I have some concerns regarding the number of travel trailers parked on our subdivision residential lots that appear to be used as summer homes.

RESPONSE

According to Coconino County Code Enforcement Camping in Recreational Vehicles is allowed on private property for up to 120 days per calendar year. A Temporary use permit is required. Additionally, according to Code Enforcement the storage of Recreational Vehicles on private property is permitted year-round.

Sam and Patti Hiatt
Lots 64-65

Electric Refund Project

1. Since the Electric Project Refund generated a lot of money, are there any minutes to this account?
2. Any legal documentation to the total amount paid in 1994 to 1995, and how many properties signed up at that time?
3. Currently how many properties are hooked up now?
4. When people hooked up, how was the refund amount decided?
5. Is there a bank statement now showing the balance or deposits?
6. In the past Yearly Annual Shareholders Meeting Minutes there were refund amounts listed; but now there is no mention of any funds listed for almost 13 years. Why is that?
7. Wasn't the cost for the APS Refund Project supposed to dissipate after a certain amount of years?
8. Was the refund money supposed to be put back out to the properties yearly when the new properties hooked up to it?

RESPONSE

Steve Lightfoot: "The electric project is not associated with the water company and is not part of the water company scope of business or board meetings."

Steve Lightfoot has agreed to meet and do his best to respond in a discussion of the comments in the referenced comments from Mr. and Mrs. Hiatt.

COMMENTS AND CONCERNS FROM SHAREHOLDERS

THE FOLLOWING COMMENTS REGARDING CLEAR CREEK PINES UNIT TWO WATER WELL USERS ASSOCIATION WERE RECENTLY PRESENTED TO THE BOARD

David Burrows
Lot 25

David Burrows (Lot 25) would like to readdress the issues concerning a four-inch service connection to lot 27/33

- I have addressed this issue prior and have had no follow-up response
- The lack of a back-pressure device protecting our system from a water user that maintains an irrigation system on lots 27 and 33. This is both a requirement of the county codes and ADEQ.
- Having established this connection as a back-up well to the CCP2 Well Water Users System is and has been illegal. Because it was never added as a registered, inspected and tested well per as part of the CCP2 Well Water Users System per ADEQ.
- The CCP2 Water Well Users Bylaws do not provide any service connection greater than one-inch to be installed to a shareholder.
- I request that the minutes pertaining to the decisions around this installation be produced.
- I request that the properly dated bylaw changes that would have been required prior to making this service water connection be produced.

With all of the conflicting and improper actions that were taken regarding this connection to the water system as well as the safety of the system. I request that the board seriously consider the rational to having this four-inch line connected to one of our shareholder lots.

I contend there is not need for the shareholder in question to have such a connection to the CCP2 Well Water Users System because the shareholder already has two 1" service connections (one on each lot) and his own well to provide adequately for the irrigation of his property.

Without this well located on lot 27/33 being properly recorded and registered with ADEQ as part of the CCP2 Water Well Users System so that proper inspection, maintenance and required testing is performed. Without proper water system safety equipment (back flow prevention device) on our water system to protect us from contamination of the shareholder's system that is actively operating an underground irrigation system. Without a bylaw providing for a service connection greater than one-inch we have been operating our water system in violation of ADEQ.

I would like to present a motion to the board that the four-inch line in question be disconnected prior to the property line immediately until the issues above have been satisfactory resolved.

RESPONSE

Mr. Burrows,

The Clear Creek Pines Unit #2 Water Well Users Association Board of Directors has reviewed your concerns. After investigation, and Board discussion, we are satisfied there are no violations currently existing at the property in question.

We thank you for keeping the health and safety of our Community in your thoughts.

CORRECTIONS 2020 Maintenance Summary Report

(included with the notice regarding the Annual Members Meeting)

ORIGINALLY REPORTED: Lot 6 - Repaired plastic fitting on main valve

CORRECTION: **Lot 9** - Repaired plastic fitting on main valve

BOARD TRANSITIONS

A Fond Farewell to Steve Lightfoot

With the recording of community votes came a solemn farewell to longtime Board member, Steve Lightfoot. Steve was one of the fourteen original members that formed the water corporation in 1984. Steve has been involved with the Association since its inception, serving on the Board of Directors and as Secretary/Treasurer for most of his tenure. Steve was also a valuable contributor to the Clear Creek Pines Unit Two Electric Project which was constructed for operation by APS in 1994.

Steve played an integral role in providing safe and reliable water service to all Unit Two properties and has a respected connection to the corporation's history. Thank you, Steve, for 36 years of dedication and remarkable accomplishments with the Unit Two Water system.

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

*"Winter is an etching,
spring a watercolor,
summer an oil painting,
and autumn a mosaic of
them all."*

-Stanley Horowitz

REPLACEMENT OF WATER TANK A SUCCESS



Due to the deterioration of the existing tank, Tank A was successfully replaced in July 2020.



As Randy Garrison, Water Quality Liaison outlined in his Annual Water System Update, the new tank is the same size as the last one, but because we had some diligent negotiators our pricing allowed us to include some new safety features and upgrades, which will give us a tank that is much easier to maintain, and also extend the life of our investment.

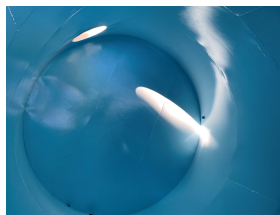


The old tank was drained, separated from the water well and system, then it was lifted out with a crane. Once removed our dedicated crew installed some new piping, rebuilt the support wall, then leveled and strengthened the base. Once unloaded from the delivery truck the crane hoisted the brand new tank into place and the crew set about hooking up all the controls, new pipes and valves.



Before we were allowed to add the tank to our water supply it was sanitized and filled, tested for chlorine strength then allowed to sit for a bit. Once it was determined to be clean the new tank was drained, inspected and refilled with fresh water and tested again. The testing, as required by ADEQ, came back clean, and we finished installing the final connections. The tank is now in use, giving us two brand new storage units.

The total cost of the project was \$17,966 and was funded by the annual assessment contributions made by the members of the Clear Creek Pines Unit Two Water Well Users Association.



Thank you to all who helped make this project a success, including the many community volunteers who assisted with the removal and installation of the new tank. We appreciate those who contributed so much of their time and effort. We would also like to extend our gratitude to Bruce Powell who loaned the Association his tractor to get the job done.

CAUGHT ON CAMERA

BLACK BEAR PAYS VISIT TO CLEAR CREEK PINES UNIT TWO

A black bear was spotted meandering through the Clear Creek Pines Unit Two Community on Saturday, August 1, 2020. The bear reportedly did not present a danger or threat to residents and was likely looking for food or water.

Amelia Galuski with the US Forest Services says "if a bear is causing safety concerns/problems in the neighborhood, you can call Game and Fish, 928-774-5045. If there are no safety issues related to the bear, then just be aware that they are there, don't leave food/trash, etc. accessible, make sure pets are secure, and any other common sense practices."

The Forest Service provided the following advice to those of us living, camping or hiking in bear country.

What attracts bears?

Bears may visit areas of human use because they find food. Food can include unsecured garbage, birdseed, pet food, fruit trees and gardens. They raid dumpsters, garbage cans and grills looking for an easy meal. They might enter a building by breaking screen doors and windows to look for food they smell. Drought, wildfire and urban development can cause bears to roam farther in search of new food sources. Young bears sometimes travel long distances in search of an area not already occupied by another bear.

What should I do if I see a bear?

Black bears should always be considered unpredictable and potentially dangerous. It will usually detect you and leave the area before you notice, unless the bear has been

conditioned to people and their food; take responsibility for not attracting them. Always work with your neighbors to achieve a consistent solution to the problem situation; keep in mind that doing a combination of things is better than doing just one.

To prevent further problems

- Don't feed or give water to black bears. Be aware that human behaviors, such as feeding other animals, can attract bears.
- Feed your pets inside or remove uneaten pet food between feedings.
- Remove garbage regularly or keep in secure buildings.
- Remove other enticing food sources, such as birdseed, hummingbird feed, fruit from trees or shrubs located near buildings.
- Remove brush and cover around homes and corrals, creating a 50 yard barrier.
- Fences, lighting and dogs have not been found to be effective, long-term deterrents. Bears are good climbers, so to reduce a bear's ability to get over a fence, it should be at least 6 feet tall and constructed of non-climbable material.

To discourage a black bear, immediately

- Alter your route to avoid a bear in the distance.
- Make yourself as large and imposing as possible if the bear continues to approach. Stand upright and wave your arms or other items. Make loud noises such as yelling, whistles and banging pots and pans.

- Do not run and never play dead.
- Give the bear a chance to leave the area.
- If the bear does not leave, stay calm, continue facing it and slowly back away.
- If a bear is in your yard, scare it away from inside the house, keeping the door closed.
- If a bear stands on its hind legs, it is not being aggressive. It is trying to identify what you are. Talk firmly in a low-pitched voice while cautiously backing away.

Laws and policies

- Black bears are top-level predators capable of killing or seriously injuring humans. AZ Game and Fish is committed to public education to help people learn how to behave responsibly and live safely in proximity to bears.
- Black bears are classified as big game animals. They may not be killed without a valid hunting license except in self-defense or where livestock has been killed. See AZ Game and Fish Dept. Hunting Regulations.
- Refer to ARS-17-239 on wildlife depredation and AZ Game and Fish Dept. Hunting Regulations for more information.



Above Photos Courtesy of David Burrows

Above Photo Courtesy of Joe Giuliano



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
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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

John Popp
928-778-9350
john.popp@fbfs.com

COMMUNITY FEEDBACK

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.

Advertisement Printed in the Arizona Republic Saturday, September 14, 1963



JUST 2 1/2 HOURS DRIVE FROM PHOENIX . . . 6 Miles From New 325 Acre Lake On East Clear Creek

CLEAR CREEK PINES

GUARANTEED

Giant Ponderosa Pines on every acre

7,000 cool feet in the tall timber country...
surrounded by the lush Coconino National Forest.

Full, heavily wooded, acre lots \$50 down, \$30 per month, total \$2495

7% discount for cash.

VIRGIN TIMBERLAND PARADISE

An acre in Clear Creek Pines provides you and your family with a lifetime of outdoor pleasure. Use it as a private camping ground... build your own hunting lodge or vacation hideaway. Clear Creek Pines is nature in an unspoiled state. The lots are covered with majestic Ponderosa Pine, accented with Oak.

ATTENTION HUNTERS

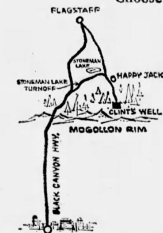
This is one of the choicest big game areas in the world... yes, the world! If you're a big game hunter, here's a chance to own your own camping site in an area where deer, wild turkey, and elk abound. Clear Creek Pines is strategically located between East and West Clear Creek — prime fishing country for mountain trout.

COOL . . . INVIGORATING . . . SECLUDED

Nothing does more for the spirits than escaping sizzling summer weekends in the city, and heading for tall pine country. Clear Creek Pines is situated over 7,000 cool feet, smack dab in the heart of the Coconino National Forest. The air is pure and clean... delicately scented with pine. Short, refreshingly cool showers gently bathe the forest most every afternoon. The noisiest thing around is

the crunch of the pine needles underfoot as you stroll through the forest. Deer and wild turkey are a common sight. Not only is Clear Creek Pines an investment in pure family pleasure, but it's a smart property investment that will appreciate in value through the years. Deeded land in the Coconino National Forest is scarce yet an acre in Clear Creek Pines is modestly priced and terms are designed to make it easy for you to own.

Choose from two interesting routes:



Take Black Canyon Highway to the Stoneman Lake turnoff, and continue on the turnoff to the intersection of the Happy Jack-Flagstaff Road. Turn south to Clint's Wells... follow sign 9 miles to property.

Or, you may take the shorter route through Payson and Pine to Strawberry. Turn right at Strawberry and proceed to Clint's Wells... follow sign 9 miles to property.

1 ACRE PARCELS as low as \$2495 . . . \$30 per month... \$50 Down

Title insured by Phoenix Title and Trust. Representative on property on weekends until sold out.

7% discount for cash

JUST 2 1/2 HOURS' DRIVE TO COOL, TALL PINE COUNTRY... CLEAR CREEK PINES

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.