

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

NOTICE OF ANNUAL MEMBERS MEETING

SUNDAY, SEPT 5, 2021

10:00 AM

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 5, 2021, at 10:00 am 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, elect board members and act upon any other business that may be presented before the members at the meeting.

WHAT'S INSIDE THIS ISSUE?

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INTERESTED IN SERVING ON THE BOARD?

Serving as a Board Member is a great way to show your support for the community.



Prospective candidates are welcome to present during the upcoming Annual Member's Meeting.

STATE OF WATER SYSTEM OPERATION, MAINTENANCE

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

The replacement and relocation of 100' of water line in front of lot 35 was completed in November 2020. The project was necessary due to the decreased level of road material which was jeopardizing the safety of the waterline.

A mainline water leak was detected at lot 34. During the repair, Scott identified the mainline is buried only 1.5' below ground due to the decreased level of road material. Repairs to this line are currently under consideration.

The well pump went out on November 20, 2020 and was replaced along with the pipe assembly on November 25th. Total cost \$15983.94. The new pump is running like it should and has a good pump draw. John Popp has secured the sale of the old piping (approximately 35-37 sticks) for \$16 per piece. The well pump was last replaced in 2015.

All lines were flushed and tested in April 2021. This is a part of preventative maintenance conducted 2 - 3 times per year.

The replacement of the service tap on the mainline at lot #24 is scheduled due to a current leak.

For the preservation of the project, general maintenance is needed at the well site. The fence wall needs to be capped to seal holes, and the well house, gang box and fence are in need of being repainted. Work will be scheduled in the coming months, volunteers needed.

One of the pressure sensors is providing inaccurate readings and is scheduled to be replaced this summer.

Ongoing monitoring of pressure readings continues and members affected by high water pressure at their property are encouraged to install pressure reducing valves at the property owner's side of the service.



NOTARY SERVICES AVAILABLE TO CCP2 RESIDENTS

CONTACT JENNIFER HAGGARD

ccp2community@gmail.com | 602.723.6577

BOARD OF DIRECTORS MEETING

May 29, 2021 | Clear Creek Pines Unit Two Water Well Users Association

The Clear Creek Pines Water Well Users Association Board of Directors met on Saturday, May 29, 2021.

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 discuss other business related to the water system. The following actions and decisions were accomplished.

The association is in good financial standing despite two major repairs in 2020 - the replacement of Tank A and the replacement of the water pump. At the time of the meeting, the account balance for the Association was \$12,632.

The Board agrees to address delinquent water assessments with respective members in an attempt to resolve the debt. Currently, there are two members in delinquent status.

The water quality continues to pass monthly tests without any water sampling failures and will undergo an annual inorganic test this fall. We continue to deliver clear, clean and safe drinking water to our members.

Water system operation and maintenance discussed during the Board Meeting is reported on page one of this newsletter.

County road maintenance continues to be an issue jeopardizing our water lines, valves and electrical boxes. Over the winter the Grader pushed an APS switch box off of the pad, requiring repairs and replacement by APS. The Board is working on scheduling a meeting with the Coconino County Supervisor to address these concerns and ask that additional road material be brought into the unit.

Well level sounding/baseline testing will begin in June 2021 and will be conducted biannually to determine a benchmark of water levels in the well

that can later be compared for data analysis.

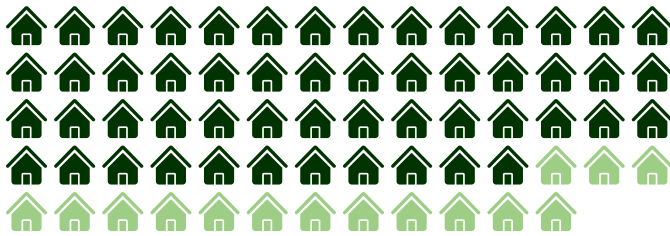
The Board is continuing to seek outside counsel to review the current Clear Creek Pines Unit Two Water Well Users Association Bylaws and Amendments. The Board wishes to ensure the Bylaws and Amendments are up to current standards and are easily interpreted by its Shareholders.

An internal audit of the accounting records for the Association was scheduled at the conclusion of the Board Meeting.

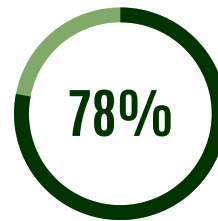
The Board has scheduled the next Annual Member's meeting on Sunday, September 5, 2021, at 10:00 am. Lot #33, John & Cari's property under the Ramada. The Board will meet prior to the Annual Member's meeting to discuss recommendations for the annual water assessment, and following the Annual Member's meeting for the election of officers.

CCP UNIT TWO INFORMATION

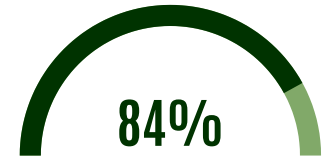
LOT DEVELOPMENT



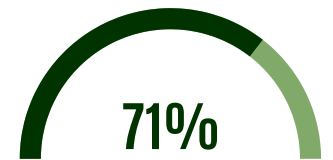
53 of the 68 Lots in Clear Creek Pines Unit 2 have developed homes constructed on them



UTILITY SERVICES



Lots with Water Hook-Up



Lots with Electric Hook-Up

HOME VALUES

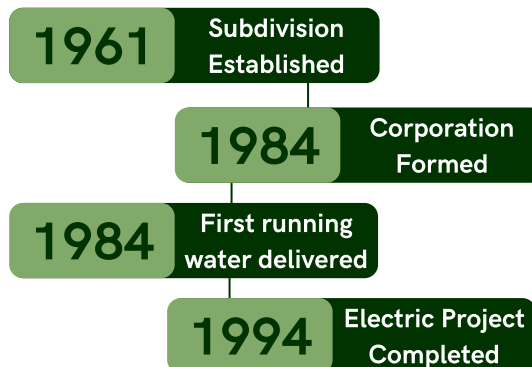
\$380,680

The typical home value in Happy Jack is \$380,680.

This value is seasonally adjusted and only includes the middle price tier of homes. Happy Jack home values have gone up 18.8% over the past year.

Source: Zillow Home Value Index

MILESTONES



FULL-TIME RESIDENTS



8 Full-Time Households

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

PINE NEEDLE RAKING

There are two main reasons for removing pine needles and other dead vegetative materials which accumulate on the forest floor. One is to prevent the spread of a possible destructive fire; the other is to improve aesthetics, which is a matter of personal preference.

From a fire prevention standpoint, the needle layer (duff) found on the forest floor is not generally considered to be a significant fire threat by itself, as long as some basic fire prevention practices are implemented.

If ignition occurs, this needle layer can be a source of fire spread, but it is a light fuel which burns quickly. Its arrangement is not generally conducive to causing destructive forest fires; however, it serves as the bottom rung when considering ladder fuels. The more hazardous ignition materials consist of medium and heavy fuels (e.g., shrubs, small trees, dead and down branches and logs) which will create higher temperatures for longer durations, consequently fueling more destructive fires.

The practice of cleaning needles away from ignition sources, such as barbeque grills, propane tanks and away from structures should be the primary objective.

For further information and technical assistance with your forest health concerns, contact Arizona State Forestry Division at 928-774-1425.

A STEP BACK IN TIME

Printed in the Arizona Daily Sun, Thursday, May 19, 1949

'Happy Jack' Formerly Was 'Onion Flats'

"Happy Jack" is a Coconino National Forest timber sale camp 42 miles south of Flagstaff on the Mormon Lake road.

At this camp live employes of the forest who mark the trees for the loggers to cut. These logs come to Flagstaff to supply the Saginaw & Manistee and the Southwest Lumber Mills, Inc., saw mills.

"Happy Jack" is the official Forest Service name for the camp which is also known as "Saginaw Camp." Coconino Forest Supervisor Rolland Rotty says that technically, "Happy Jack" is the forest service camp and "Saginaw Camp" is the loggers' headquarters, but they are all one place so far as the casual visitor is concerned.

How "Saginaw Camp" got its name is pretty obvious, as the camp is operated by the Saginaw company for both mills. But how come the unusual name, "Happy Jack?"

Here's the story:

The general area where Happy Jack and Saginaw Camp are now situated was known as "Onion Flat" for many years. Why, nobody seems to know. It is possible that wild onions were common in the area. Then the area had the name of "Yellowjacket Spring" because of the fine spring located just over the ridge southwest of the area. A sawmill operated in this vicinity in the early '20s, known as McDonald's Mill.

When the two Flagstaff sawmills established the big logging camp in 1946 after drilling for water and finding a good supply at "Onion Flat," "Yellowjacket Spring" or "McDonald's Mill" the camp seemed to just automatically gain the name of "Yellowjacket."

ARIZONA DAILY SUN, Flagstaff, Ariz.

Thursday, May 19, 1949

And so it was "Yellowjacket" in 1947, when the buildings were erected, and road signs pointed to "Yellowjacket."

However, because there were at least three other "Yellowjackets" on Coconino Forest, many more in Arizona and literally scores of them in the southwest, Supervisor Rotty proposed that a more suitable name be selected.

"Yellowjack" was submitted, and quickly rejected. "The place may be a plague (which it is not) but it surely isn't a disease," Supervisor Rotty ruled.

Forest Service employes and others were invited to submit names for the community. Among those turned in were "Bonton" (in honor of Rolland Rotty, whose nickname is "Ron.")

Others were "Waldsberg," "Boisville," "Dendropolis," "Arbor Urbe," and others which, strangely enough, when translated into English all mean "Forest (or tree) town." (Given above are German, French, Greek and Latin versions of this name.)

"Bunyanberg" was seriously considered, a name honoring the great Paul Bunyan, legendary logging hero.

"Yellowpine," "Ponderosa," "Timber Beast Lodge," "Lark-

mark" and dozens of others were submitted.

Finally Supervisor Rotty decided upon "Happy Jack." His reasons were as follows: The name is catchy, easily written, never forgotten, retains part of the old original "Yellow Jacket" name, and frankly and actually has no particular meaning. Rotty says that in Wyoming there is a famous area known as "Happy Jack" which was named for a noted highway bandit in early days.

So "Happy Jack" is and probably will always be.

GET TO KNOW YOUR BOARD MEMBERS

Clear Creek Pines Unit Two Water Well Users Association



JOHN CHAPPEL, ELECTED DIRECTOR, 2002 | sandsailor@q.com | 602-499-1709

Retired in 2013, John is an experienced program and project manager with demonstrated success in new business development as well as continuing product support in the aerospace industry. John has successfully managed winning proposal efforts for complex systems/subsystems and has successfully managed production efforts for aftermarket maintenance documentation in support of fielded products used on major airline and business aviation applications. John brings three key strengths to the table: Strong leadership to motivate people to give their best, a unique perspective on problem solving to get the job done, and the ability to develop strong teams.



RANDY GARRISON, WATER QUALITY LIASION, 2017 | rgarrison@haskellsprings.com | 928-300-1420

Randy has been in public service for most of his life and has been an elected official for over 19 years including City Councilman for the City of Cottonwood and Yavapai County District 3 Supervisor. Today, Randy is a Planning Commissioner for the City of Cottonwood. Randy brings his expertise of local and state government, leadership and commitment to community to the Clear Creek Pines Unit Two Water Wells Users Association.

Randy has a Bachelor of Business Administration (BBA) from Northern Arizona University where he majored in Computer Science.



JENNIFER HAGGARD, SECRETARY, 2017 | ccp2community@gmail.com | 602-723-6577

Jennifer has worked for Waste Management for over 20 years and has a decade of experience in HR, and office and administrative management and is currently serving as a Project Manager.

Her background includes nine years of operations experience where she provided administrative support to the frontline operations teams in Colorado and Arizona; currently she is responsible for the execution of complex HR and administrative projects.



RICK JOHNSON, ELECTED DIRECTOR, 2017 | rockypointmarsha@gmail.com | 480-980-0393

Rick worked for the Forest Service as an FPO for 10 years. Before that he worked for Impala Bob's as a salesman, sales manager, and Office Manager. He attended Eastern Arizona and New Mexico State on a football scholarship. He left there and helped run his dad's automotive store in Indiana for a couple of years until the family decided to return to Arizona. Rick lived in Mesa for the remainder of the time until he and his wife, Marsha moved to Happy Jack to work for the Forest Service.



JOSEPH MILLER, PRESIDENT, 2017 | jmiller@ludvik.com | 602-448-5955

Joe has worked in the construction industry for the past 33 years. The majority of this work experience has been in electrical contracting where he is currently the Vice President of Operations for Ludvik Electric, a company whose primary focus is water and wastewater treatment facilities.

Joe has extensive experience working in management, business development, strategic planning, systems implementations, governance & controls, and P&L management.



John Popp, Elected Director, 2010 | John.popp@fbfs.com | 928-308-3379

John was born and raised in Arizona and grew up on a ranch in Wickenburg. He is currently an Insurance Agent for Farm Bureau Financial Services serving Northern Arizona communities since 1988. An avid outdoorsman, John spends most of his summers in Alaska. With diverse skills in marksmanship, mental toughness, physical fitness, and navigation, John provides world-class guide services to Alaskan tourists. John and his wife Cari, owned a ranch in Pagosa Springs, Colorado, running 300 head of mother cows for 12 years. John demonstrates a passion for the association, acts as an ambassador for the organization, and has a great ability to inspire excitement in others.



JO REED-FUSON, TREASURER, 2017 | jrfuson@hotmail.com | 602-550-8776

Jo is a Finance and Accounting professional with over 36 years of experience in audit, accounting, and financial management. Currently a retired Certified Public Accountant, Jo's professional experience includes various financial planning and analysis and controllership roles at Greenleaf Compaction, Inc. and Thermo Fluids, Inc.

Jo holds a Bachelor of Science Degree in Accounting from the University of Wyoming.



SCOTT UNGLAUB, OPERATIONS/MAINTENANCE OFFICER, 2017 | 928-477-2440

Scott began his involvement with the Association volunteering his time to assist with maintenance of the operation in 1998. In 2017, he was elected as the Operations and Maintenance Officer and continues to provide much needed maintenance to our well operations.

Scott's dedication and extensive background in steel fabrication and carpentry coupled with his vast knowledge of the well operation is a valuable contribution to the Clear Creek Pines Unit Two community.