

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

## 2021-2022 WATER ASSESSMENT

At the annual shareholders meeting on September 5, 2021, it was approved that the 2020-2021 annual water assessment is \$250 per member lot. **Payments are due October 31, 2021.**

The assessment 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.*



**MAIL PAYMENTS TO:**  
CCP Unit 2 Water Well Users Assoc.  
315 Ridge Road  
Happy Jack, AZ 86024

### WHAT'S INSIDE THIS ISSUE?

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- Board of Directors Meeting & Election of Officers
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## BOARD OF DIRECTORS MEETING AND ELECTION OF OFFICERS

The Clear Creek Pines Water Well Users Association Board of Directors met on Sunday, September 5, 2021. The purpose of the meeting was to review the current state of water quality, review the association's financial status, discuss planned repairs and preventative maintenance, determine a recommendation for the 2021-2022 Annual Water Assessment, conduct an election of officers and to discuss other business related to the water system. The following actions and decisions were accomplished:

The association is in good financial standing recently receiving \$621 for the sale of used well pipe and an insurance reimbursement of \$10,366 for the mechanical breakdown of the well pump. The board voted unanimously to add the coverage in September, 2020 which provided a generous offset to the replacement cost of \$15,983. At the time of the meeting, the account

balance for the Association was \$21,044. *\*A shout-out and big thank you to John Popp who assisted with filing the insurance claim and negotiating the sale of the pipe.*

The Board of Directors recommended an annual assessment of \$250 per member lot for September 2021 through August 2022.

The Board voted to continue to use Rim Country Water Testing; Mario Ascoli will be the system's Certified Operator.

The current state of the water system, planned repairs and preventative maintenance on the well are outlined on the following page: State of Water System Operation and 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: Randy Garrison, Jennifer Haggard, Rick Johnson, Joe Miller, John Popp, Jo Reed-Fuson and Scott Unglaub. Additionally David Burrows, Jim Curcio, Robert Haggard and Rocky Taylor were appointed as new Directors by the members.

Upon nominations duly made and seconded, the following Officers were unanimously re-elected by the Board of Directors (9-0):

- Joe Miller, President
- Jo Reed-Fuson, Treasurer
- Jennifer Haggard, Secretary
- Scott Unglaub, Operations/Maint Officer
- Randy Garrison, Water Quality Liaison

The nomination to appoint John Popp as Vice-President was motioned and approved by the Board of Directors.

*\*See page 3 for additional announcements about changes to the Board of Directors*

## IMPORTANT ANNOUNCEMENT

### Annual Shareholders Meetings Moved from Sundays to Saturdays

During the Annual Shareholders Meeting on Sunday, September 6, 2021, members voted to move the annual meeting from Sundays to Saturdays during the Labor Day Weekend beginning in 2022.

Next year's Annual Shareholders Meeting is scheduled for **Saturday, September 3, 2022** at 10:00 am at Lot 33, under the Ramada.

As a member, your attendance or proxy is vital so that each decision made is representative of the entire membership. Your attendance can have a real impact on improvements to the water system and association and we want your voice to be heard. We strive for member representation and hope that by moving the meeting to Saturday, we will see increased participation.



# MEMBER SPOTLIGHT

## Clear Creek Pines Unit Two Water Well Users Association

The Clear Creek Pines Water Well Users Association Member Spotlight showcases the Association's most valuable asset – our members – by highlighting our diverse backgrounds, professional activities, experience and hobbies, while providing members with a platform to feel connected by learning more about each other. Please consider nominating yourself or another member for one of our bi-annual member spotlights. Please contact Jennifer Haggard at [ccp2community@gmail.com](mailto:ccp2community@gmail.com). We are excited to bring you this new feature and we look forward to receiving your nominations! Thank you to Robert Haggard and Carole Curcio for creatively thinking and suggesting this addition to our newsletter. Member feedback and suggestions are always welcome - keep the good ideas coming!



David and Shelbi at Hutch Mountain Lookout

### MEMBER SPOTLIGHT

#### David Baril - Lot 57, 334 Forest Lane

David Baril has been a member of the Clear Creek Pines Unit Two Water Well Users Association since its inception and was one of the first members to receive running water to his property in 1984.

David and his wife Carol purchased Lot 57 in 1971 and two years later constructed the A-Frame cabin on the property. Happy Jack was an ideal location for David and Carol's second home as they both enjoyed the outdoors and were avid hunters.

Being a resident of the community for 50 years, David has many memories with his friends and family and has countless heartwarming stories to share. While not spending time in Happy Jack, David lives in Glendale, Arizona.

David was an active participant in the installation of the water system in CCP2, even taking a two-week vacation from his work at Lockheed Missiles and Space to assist with installing the water lines in the 1980s. By the time David retired from Lockheed Martin after a 30-year tenure, the electric project in the community was taking off and David labored his time and skills to help the team complete the installation of the electrical lines in Clear Creek Pines Unit Two; the electric project was completed in 1994.

At 84, David is active in the community and continues to work for the Forest Service as a Fire Lookout. He and his miniature Australian Shepard, Shelbi spend their days in a watchtower surveilling the forest for occurrences of fire, in fact, David was on the clock in June this year, when he spotted smoke in the area of West Clear Creek which later developed into the Snake Fire that posed danger to the Clear Creek Pines Unit 1 and Unit 2 communities, as well as the area in and around Happy Jack Lodge.

**Fun Fact:** David and Carol's opportunity to purchase land in CCP2 came when Carol stumbled across a For Sale sign buried in pine needles on the property.

## STATE OF WATER SYSTEM OPERATION AND MAINTENANCE

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

Well level sounding/baseline testing was conducted on August 21, 2021 to determine a benchmark of water levels in the well. Measuring the depth of water in the well will become a part of our routine preventative maintenance to help identify potential changes in the water supply.

In August of 2021, a water leak was detected through the Omni Site water monitoring system. After an inspection of the system, Scott identified a break off the mainline at Lot 67. Repairs were completed August 7 with minimal interruption to members.

Maintenance to repaint and repair the block wall and well house was completed on Saturday, September 10, 2021 by community volunteers.

A pressure sensor has been procured to replace one that is providing inaccurate readings. Replacement is scheduled for this fall.

One of the anti-frost bleeder valves in the well has failed and is stuck open. The Board is scheduling to pull two sections of the well up to remove the bleeder valves and allow the foot valve to act as the main drain source.

After further examination, the replacement of the service tap on the mainline at lot 24 was not necessary. Air in the line was caused by the member's aerator.

## RIM COUNTRY WATER TESTING

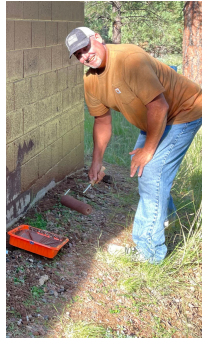
Don Ascoli, Owner and Operator of Rim Country Water Testing passed away on August 2, 2021. Don was the Clear Creek Pines Unit Two Water Well Users Association's Certified Operator since 2014. During the May 2020 Board of Directors Meeting, Don introduced his son Mario, who had already begun servicing some of Rim Country Water Testing's customers. With the passing of Don, Mario will manage Rim Country Water Testing and service its existing clients. Mario is a Grade 1 Certified Operator in Wastewater Collection, Water Distribution and Water Treatment; and a Grade 2 Certified Operator in Wastewater Treatment.

Don was reliable, consistent, hard-working, and dedicated to providing the best service to our community and will be sorely missed. The Board is confident Mario will continue to deliver the same level of service Don provided.

We extend our sincere condolences to Don's family, friends and loved ones.

# WELL SITE IMPROVEMENTS | THANKS TO OUR VOLUNTEERS

Saturday, September 11, 2021



We would like to express our sincere thanks to the volunteers who shared their day to help with much-needed repairs and repainting at the well site. Froujke Beynen, Jim Curcio, Randy Garrison, Rob & Jenn Haggard, Joe Miller, Ed Ondrejch, Dave Quick, Billy Searles, Rocky & Sandra Taylor, and Scott Unglaub, we are forever thankful for the time you have given us. The selflessness of our volunteers is vital to our success and makes our community stronger.



- Clear Creek Pines Unit  
Two Water Well Users  
Association Board

## ANNOUNCEMENT OF CHANGES TO THE BOARD OF DIRECTORS

As we head into a new term, the Clear Creek Pines Unit Two Water Well Users Association says farewell to two fantastic servants and simultaneously strengthens the Board of Directors with new appointments.

### John Chappel

After 19 years of service, John Chappel announced his resignation from the Board. John has served as a Director since 2002. John reflects on his experience: "It was an interesting and rewarding experience for me over the years working with the board and understanding the number of complexities in managing the supply of water for the mountain community. May you all continue to enjoy one of the best kept secrets in Arizona of owning a second home in the mountain haven we all love... and only 2 hours from the heat and chaos of the valley." John and his wife Beth have sold their cabin in CCP2 and are planning to spend their summers in Ridgeway, Colorado. We thank John for his stewardship through his tenure and wish him the best of luck on his upcoming journey.

### Joe Giuliano

Joe Giuliano has resigned from the Board of Directors after six years of service. Joe did an amazing job in his capacity as Director and most recently Vice-President. Joe is known for always generously giving his time, talent and resources toward the thoughtful support of our Association and its members. We want to thank Joe for his strong contribution, commitment and support over the years. We wish Joe all the best as he continues to embrace his retirement and pursue his passions.

### John Popp

We are pleased to announce that John Popp has been elected by the Board of Directors as Vice-President. Serving as a Director since 2010, John intuitively sees the threads of opportunity that wind through our organization, helps others extend their thinking, and finds creative ways to bring costs down and strengthen collaboration. John is easygoing by nature; however, he is direct and decisive when he needs to be. We thank John for accepting this nomination and are thrilled to see what the future holds.

### Other Changes

As a Board, we are always looking to strengthen our experience and breadth of focus, and are delighted to announce the following appointments, who will be joining Randy Garrison, Jennifer Haggard, Rick Johnson, Joe Miller, John Popp, Jo Reed-Fuson and Scott Unglaub:

David Burrows, Director | Jim Curcio, Director | Robert Haggard, Director | Rocky Taylor, Director

Although we are saddened to say goodbye to our outgoing Board Members, Joe Giuliano and John Chappel, we are grateful to have the commitment from our newest members. We are inspired by their excitement and willingness to serve and look forward to working with them. Congratulations David, Jim, Robert, and Rocky!

Thank you to all of our Board Members for their outstanding leadership, service, passion and hard work.



# SUMMER BRINGS EXTREME WEATHER & WILDFIRE TO HAPPY JACK

## Tornado

Several residents of Clear Creek Pines Unit Two reported a tornado on July 10, 2021 near Bald Mesa. Resident Bobby Reddell was sitting on his front porch when the storm came in and he heard the loud vacuum sound and the snapping of the trees.

Significant forest damage and treefall occurred between FR 136 and FR 136A with ponderosa pines as large as 3' in diameter uprooted, snapped, and stripped. Brian Klimowski, Meteorologist in Charge (MIC) of the National Weather Service, Flagstaff confirmed the tornado occurred between 4:45 pm and 5:10 pm on July 10th. "I reviewed our information from our products of this event, and we do officially have a tornado logged (based on damage reports / radar)". Mr. Klimowski went on to state "a survey hasn't been conducted yet - we'd like to verify the damage path length / width / severity". Tony Merriman, Warning Coordination Meteorologist (WCM) of the National Weather Service will be coordinating the survey effort.

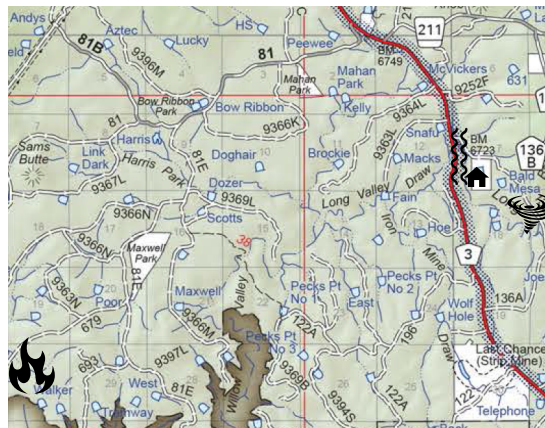
While we may not see them as often as other parts of the country, tornadoes do happen in Arizona. In fact, the state averages about four tornadoes a year, according to information from the National Weather Service.



Tornado, July 10, 2021 - Photos Courtesy of Bobby Reddell, Rolly Reed, Facebook

## Snake Fire

On June 21, 2021, the Snake Fire was reported 7 miles west of Clint's Well on the northern edge of West Clear Creek. As a result, residents of Happy Jack Lodge, Clear Creek Pines Units One and Two, Mahan Park, Poor Farm and Fisher Properties were put on 'Set' Stage by the Coconino National Forest and residents were asked to prepare for a possible 'Go' evacuation order. By June 25 the fire was 60% contained and the area was downgraded to a 'Ready' stage on June 27. The fire burned a total of 130 acres and the cause remains listed as unknown.



Area of Snake Fire, Flash Flooding and Tornado

## TORNADO HISTORY IN COCONINO CO.

Since 1950, 41 tornadoes have been recorded by the NWS in Coconino County. In October, 2010 the US Forest Service and NWS reported significant tornado damage near Blue Ridge Ranger Station. The EF2 tornado blew over and snapped off hundreds of ponderosa pines along a 14.8 mile path.

## Flash Flooding

Through the summer months we saw increases in precipitation along with inclement weather patterns. Between July and August, 9"-11" of rainfall was recorded (reference weather.gov). On July 23, 2021 significant rainfall occurred causing flash flooding in Long Valley near Clear Creek Pines Unit Two behind the mailboxes. Rising water filled the draw transforming it into a running river. Although this area in Long Valley is often dry and used as a hiking trail by residents of Clear Creek Pines, as we saw this August, the draw is subject to flash flooding at any time of the year. The danger is more prevalent during the summer and winter months, but any time the weather pattern indicates rain, always be sure to allow yourself enough time to exit the area before this becomes a problem.



Flash Flooding, July 23, 2021

A special thank you to Bobby Reddell, Lot 53, for suggesting this article. Feedback and suggestions are always welcome.



## NOTARY SERVICES AVAILABLE TO CCP2 RESIDENTS

CONTACT JENNIFER HAGGARD | ccp2community@gmail.com | 602.723.6577

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.