

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

SATURDAY, SEPTEMBER 3, 2022

REMINDER: During the Annual Members 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.

The Annual Members Meeting for Clear Creek Pines Unit Two Water Well User Association, Inc. will be held on
Saturday, September 3, 2022 at 10:00 am
Lot 33 · 215 Long Valley Road · Clear Creek Pines Unit 2
John and Cari Popp's lot, under the Ramada

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 purpose of this meeting is to review the financial status, vote on the annual assessment, elect board members and act upon any other water related business that may be presented before the members at the meeting.

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 look forward to seeing you at this year's meeting.

WHAT'S INSIDE THIS ISSUE?

- Notice of Annual Members Meeting
- Our Purpose
- Unable to Attend the Annual Members Meeting
- Member Spotlight, Roy & Barb Bell
- Website Reminder
- Board of Directors Meeting
- State of Water System Operation & Maintenance
- In Memoriam - Bruce H. Powell

OUR PURPOSE

The Clear Creek Pines Unit Two Water Well Users Association, Inc is a nonprofit corporation under chapter 5 of title 10 of the Arizona Revised Statutes.

Our purpose is

- To construct, operate and maintain water wells, pumps, storage facilities, and other facilities and equipment related to the production, storage and distribution of water solely for the domestic use of its members.
- To construct, operate and maintain a water distribution system which carries and delivers water produced or acquired by the association to the lots of its members.
- To acquire water rights to provide water exclusively for the domestic use of its members.
- To provide its members with water for domestic use substantially at cost.

UNABLE TO ATTEND THE ANNUAL MEMBERS MEETING?

Appoint a Proxy

Each member in good standing shall be entitled to vote, or vote by proxy, on any motion. At the election for directors, every member entitled to vote shall have the right to vote, or vote by proxy for as many persons as there are directors to be elected.

Members are entitled to one vote per paid membership held within the Association.

If you are unable to attend the Clear Creek Pines Unit Two Water Well Users Association Annual Members Meeting on September 3, 2022, please complete the Proxy form by scanning this QR Code or by visiting www.clearcreekpinesunit2.com/annual-members-meeting/



SCAN ME

MEMBER SPOTLIGHT

Clear Creek Pines Unit Two Water Well Users Association

The Clear Creek Pines Water Well Users Association Member Spotlight showcases our members. Sharing and highlighting our diverse backgrounds, professional activities, experience and hobbies provides 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 by contacting Jennifer Haggard at ccp2community@gmail.com.



Barb and Roy Bell, Roosevelt Lake

MEMBER SPOTLIGHT

Roy and Barb Bell - Lot 52, 7623 Pine Cone Drive

Roy and Barb Bell have been decades-long members of the Clear Creek Pines Unit Two Water Well Users Association joining as one of the original members in 1984. Roy was the first vice-president of the association and remained so until health issues prompted him to resign in 2000. With such a rich history with the association and community, Roy and Barb have many memories to share.

Roy and Barb were originally drawn to Happy Jack by the small sub-division and beautiful area and purchased their property in 1984 and started to build the main house. They used water from the stream for mixing concrete and a generator to power their equipment. The original plan was to have a cistern to collect rainwater for washing and to haul drinking water from a local spring. Before this was started, eleven property owners (including Roy and Barb) decided to invest \$1000 each to drill a well on property donated by the Crownovers, the current well site. When sufficient water was found, and the well site was completed there were others that wanted to join the group. The association was formed and with the added membership an in-ground water distribution system was decided on. Money being tight they hired a contractor to have the water lines put in, with donated labor from the members. Barb's dad Dick Beasley, volunteered to operate a backhoe while others, including Roy, operated shovels clearing and then backfilling trenches. Several property owners, including Roy and Barb, allowed the main line to cross their lots to reduce costs. The association installed a windmill and storage tank and relied on gravity feed for water pressure. Originally a pump was installed in the well for emergency use (no wind) and several members used personal generators to pump water when needed. Emergencies were frequent and eventually a generator and propane tank were installed, and the windmill was sold. When electrical power was obtained, the association converted to it and the generator was taken out.

After the success with the water association, basically the same group decided to put in the electrical system in 1994. The major hurdle was the cost. APS and the county forced the community to put the lines underground from the closest source, which was the Happy Jack Lodge. They tried to get Unit 1 to participate but they refused due to the expense. The group was successful in getting APS and the County to restrict new hookups to the system until new property owners paid their equal share of the system cost. This money was rebated to the existing users. It was a success. Putting the system underground along with the water makes the system unique. Power lines and water tanks for hauling water would detract from the appearance of the sub-division.

While Roy, a retired Engineer from Intel Corp., enjoys hunting and fishing and taking his 1958 Pontiac to car shows, Barb is active in the local church. Native to Arizona, they both enjoy relaxing in their family-built home in Happy Jack and appreciate the small community and helpful people. When not in Happy Jack, they spend their time in the Valley or visiting their kids in Texas, and Oregon.

Roy and Barb are a valued part of our organization and we appreciate their early contributions to the association and the opportunity to share their experience with the entire membership.

WEBSITE REMINDER

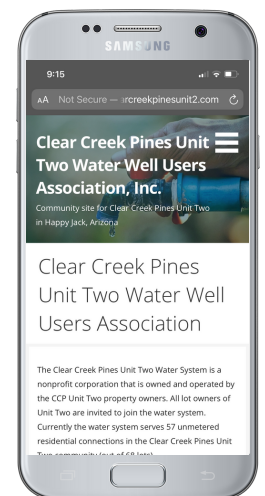
Visit the Clear Creek Pines Unit Two Water Well Users website at www.clearcreekpinesunit2.com for important information and updates about the association:

- Member Resources
- Newsletters
- Member Directory
- Community News
- Forest Service News
- Articles of Incorporation
- Bylaws
- Meeting Minutes
- Annual Water Assessment Information
- New Membership Information

www.clearcreekpinesunit2.com 



SCAN ME



BOARD OF DIRECTORS MEETING

May 28, 2022

The Clear Creek Pines Water Well Users Association Board of Directors met on Saturday, May 28, 2022. The purpose of the meeting was to review the current state of water quality, review the association's financial status, discuss operational concerns and planned repairs and preventative maintenance, and to discuss other business related to the water system. The following actions and decisions were accomplished:

Our balance sheet is strong, and we have no current debt. The association received \$4750 in delinquent assessment payments between February – May 2022. As of February 2022 monthly water quality testing increased from \$110/mo. to \$120/mo.

Our water quality continues to pass monthly tests without any water sampling failures. The system is due this year for a comprehensive water quality test by ADEQ which is conducted every three years.

The second annual financial review of the Association books will be conducted September 3, 2022 by the appointed Oversight Committee (Water Quality Liaison, Randy Garrison and Vice-President John Popp).

While the Board recognizes unforeseen and unplanned needs for water arise outside of our association, unfortunately we are not in a legal position to distribute

water to non-members due to the general liability.

Vice-President, John Popp recognized the hard work and cohesiveness of Board members and encourages everyone to continue to work together for the greater good of the association and its members.

The current state of the water system, planned repairs and preventative maintenance on the well discussed in the meeting are outlined below.

STATE OF WATER SYSTEM OPERATION AND MAINTENANCE

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

A fire department connection was installed at the well site in September 2021 and was housed within a metal enclosure.

A check valve was installed on tank B in the fall of 2021 which stopped the residual water from draining back into the well and eliminated the need to pull the sections of the well.

In April of 2022, a water leak was detected at lot 27 and was repaired.

As a part of a routine preventative maintenance plan, all main water lines in the community were flushed on April 16, 2022. Water main flushing moves water systematically through the distribution system, creating a scouring action to clean the line. The increased flow rate scours the water pipe's inner walls and helps to remove build-up of naturally occurring debris and sediment.

In April 2022 a 2" ball valve failed and caused a leak at the well site. Repairs have been completed.

The final phase of the well site maintenance project has begun. The pickets were replaced and the gate was painted. Painting of the interior fence walls, gang box and Tank B is scheduled later this year.

During the May 28th Board Meeting, President Joe Miller, suggested installing a submersible pressure transducer which would electronically monitor the well levels daily (rather than annually by the Association through well level sounding or every 10 years by ADEQ). The system would add to the current electronic monitoring of pressure and tank levels and would provide much needed reports on the health of the well. With an estimated expense of \$2500, the motion was brought forward and seconded to approve the installation of the submersible pressure transducer. The motion was unanimously approved by the Board members.



UP NORTH



It's the place people go to escape,
a place made of cabins, pine trees and lakes
But no matter how far you drive,
there's no sign to say "you've arrived."
So just follow your heart till you find...
your special place that brings you peace of mind.
As you breathe in the air and unwind...
your cares are all left behind.
It's no mystery where the northwoods start.
When you arrive Up North,
you'll know in your heart.

-Suzanne Kindler



IN MEMORIAM

A Tribute to Our Beloved Neighbor *Contributed by Jennifer Haggard, Secretary*

If a tree falls in the forest, and there's nobody around to hear, does it make a sound? I don't know for certain, but what I do know is the loss of Bruce H. Powell in January absolutely made a sound that reverberated throughout the Clear Creek Pines Unit Two Community.

I'm sure most of you know that Bruce passed away peacefully on January 2nd.

From 1976 to 2018, Bruce and his wife, Delna owned and operated Long Valley Service and Clint's Well gas station in Happy Jack. During their 60 years of marriage, they split their time between Las Vegas, Lake Montezuma and Happy Jack.



Bruce H. Powell
August 8, 1938 - January 2, 2022

Bruce was one of the kindest and most generous souls you've ever met. His common civility and community spirit saturated the Clear Creek Pines community which he and Delna called home for over 46 years.

Bruce was what I would call a consummate connector. He was all about the community and actively engaged his friends and neighbors. Bruce was cheerful and optimistic, and he had a positive spirit and infectious laugh. Bruce changed the dynamic wherever he was with his warm sense of community and friendship. He was simply incomparable. Bruce's rosy cheeks, big smile and love and devotion to his family was known to all who knew him.

I am reminded that most often than not, we take things for granted and never realize that life is too short until a moment passes by. Time is the most fragile, yet most valuable thing you can give someone.

So, I want to take a moment to officially give tribute to a special man and reflect on how much he meant to the Clear Creek Pines Unit Two Community.

Bruce H. Powell. He will be remembered. He will be missed.



Bruce and his family, November 2021

BOARD OF DIRECTORS

OFFICERS:

President:

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

Vice President:

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

David Burrows
602-290-8755
davidburrows0966@yahoo.com

Jim Curcio
602-750-3054
jimcinaz@yahoo.com

Robert Haggard
602-206-4505
rhaggard@flemingwest.com

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

Rocky Taylor
602-499-1877
rockne.taylor@yahoo.com



ccp2community@gmail.com



www.clearcreekpinesunit2.com