

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

2022 - 2023 WATER ASSESSMENT

At the annual members meeting on September 3, 2022, it was approved that the 2022-2023 annual water assessment is \$250 per member lot. **Payments are due October 31, 2022.**

The assessment is necessary to operate, maintain and retain sufficient repair reserve for the well, pressure system, storage tanks and distribution system.

MAIL PAYMENTS TO:

CCP Unit 2 Water Well Users Assoc.
315 Ridge Road
Happy Jack, AZ 86024

NEW ONLINE PAYMENT OPTION:

Check if your bank partners with Zelle® & send money through your Banking App or use the Zelle® App directly.

Recipient Information:

Email: ccp2community@gmail.com

First Name: Clear Creek Pines Unit 2 Water (*last name not required)

If you did not receive your annual assessment invoice please contact us.

WHAT'S INSIDE THIS ISSUE?

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**"THE GREATEST OF A COMMUNITY
IS MOST ACCURATELY MEASURED
BY THE COMPASSIONATE
ACTIONS OF ITS MEMBERS."**

- CORETTA SCOTT KING

BOARD OF DIRECTORS MEETING AND ELECTION OF OFFICERS

September 3, 2022

The Clear Creek Pines Water Well Users Association Board of Directors met on Saturday, September 3, 2022. 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 2022 - 2023 Annual Water Assessment, conduct an election of officers and discuss other business related to the water system. The following actions and decisions were accomplished:

The association is in good financial standing receiving \$4450 in past due assessments in 2022. At the time of the meeting, the account balance for the Association was \$30,680.25 which remains earmarked as a reserve fund for unplanned maintenance and repairs.

The Board of Directors recommended an annual assessment of \$250 per member lot for September 2022 through August 2023. Payments are due from members by October 31, 2022.

As discussed in the Annual Members Meeting, the Board unanimously voted to appoint Jim Curcio to act as the

Association's Statutory Agent whose responsibility will be to accept Service of Process or legal documents on behalf of the association. The previous appointment was assigned to Heritage Certified Public Accountants, PLLC. The amendment to section 10.0 of the Association's bylaws will be made accordingly.

After member discussion, the Board took action to finalize the amendment process to Section 3.0 of the Association's bylaws. Approved amendment: number of directors shall be not less than five, nor more than eleven.

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.

During the Annual Members Meeting, the resignation of Robert Haggard and Rick Johnson was announced. Jeff Clement and Steve Smith were appointed as new Directors filling the vacancies. It was motioned and approved by the members to retain the remaining board of directors: David Burrows, Jim Curcio, Randy Garrison,

Jennifer Haggard, Joe Miller, John Popp, Jo Reed-Fuson, Rocky Taylor and Scott Unglaub. Proceeding the Annual Members Meeting, the Board returned to session for the election of officers.

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

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

Financial Review

The second annual financial review of the Association books was conducted immediately following the adjournment of the Board Meeting by the Oversight Committee (Randy Garrison and John Popp). After thorough review of the 2022 accounting transactions, no deficiencies were noted.



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, experiences and hobbies provide 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.



Bobby Reddell with his constant companion, Ranger

MEMBER SPOTLIGHT

Bobby Reddell - Lot 53, 7583 Pine Cone Drive

Bobby Reddell has been a member of the Clear Creek Pines Unit Two Water Well Users Association for eleven years, joining in the fall of 2011. Bobby grew up in Camp Verde, Arizona, and worked summer jobs for Southwest Forestry in 1974 and 1975 which drew his attention to Happy Jack. Bobby is a full-time resident of Clear Creek Pines Unit Two and appreciates the quiet community and the kindness of the people.

Bobby attended college at Mesa Community College where he played baseball. Bobby worked in the oil and gas industry for thirty years. Twenty-five of those years were in Alaska working for the largest oil and gas contractor in the State, ASRC Energy Services. Bobby spent five years as the Operation Manager for the Cook Inlet onshore and offshore projects. While Managing the Nikiski Operations at ASRC, Bobby was elected to the Kenai Chapter of the Alaska Support Industry Alliance which promotes responsible exploration, development and production of oil, gas and mineral resources. At that time, the organization represented 35,000 Alaskan workers and was made up of over 400 businesses, organizations and individuals that provide products and services to the oil, gas, and mining industries. Bobby served on the Board for five years. In 2004 he was promoted to the ASRC Energy Services Corporate Office as a General Manager of Fabrication and Construction, where he oversaw a staff of 500-800 employees. The last five years of his career in the oil and gas industry were spent in the West Texas Permian Basin Oilfield until his retirement in 2019.

Bobby enjoys spending time with his two children, Jamee and Josh, and two grandchildren, Devyn and Isy at his cabin in Happy Jack and likes exploring the area and taking pictures of wildlife. While Bobby is passionate about fishing and hunting wild game, he also enjoys hunting antler sheds with his black lab, Ranger. Bobby and Ranger are pictured above with a collection of some of the antler sheds found this year in the Happy Jack area. When Bobby is not in Happy Jack, he enjoys visiting family in Verde Valley.

We appreciate Bobby letting us shine the spotlight on him and giving us the opportunity to get to know him better!

STATE OF WATER SYSTEM OPERATION AND MAINTENANCE

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

Pressure Testing at 8 lots was completed in August to confirm the system is pressurized in accordance with minimum standards of 20 PSI. Pressure ratings ranged between 45lbs and 95lbs. The Board continues to encourage members to maintain their water pressure concerns with either pressure reducers or pressure boosters on their system.

A test port at the well house is scheduled to be reinstalled as an additional water testing location for critical periodic water quality testing.

As approved by the Board at the Board of Director Meeting on May 28, 2022, the Association invested in a Hydrostatic Level Measurement Transmitter which will electronically monitor the well levels daily (rather than annually by the Association through well level sounding or every 10 years by ADEQ). The system, which is scheduled to be installed into the well later this year, will add to the current electronic monitoring of pressure and tank levels and will provide much needed reports on the health of the well. The cost of the transmitter was \$2,787.66.

The Association received a notice of a failed test from the ADEQ from the August sampling. As a result of the failure, a thorough re-test was conducted of the entire system including the original testing location which came back with no contamination or deficiencies. The cause of the failed test was determined to be a result of a bad test sample.

Well site maintenance has continued with the painting of the interior fence walls and gang box. Tank B is scheduled to be painted later this year.

ANNOUNCEMENT OF CHANGES TO THE BOARD OF DIRECTORS

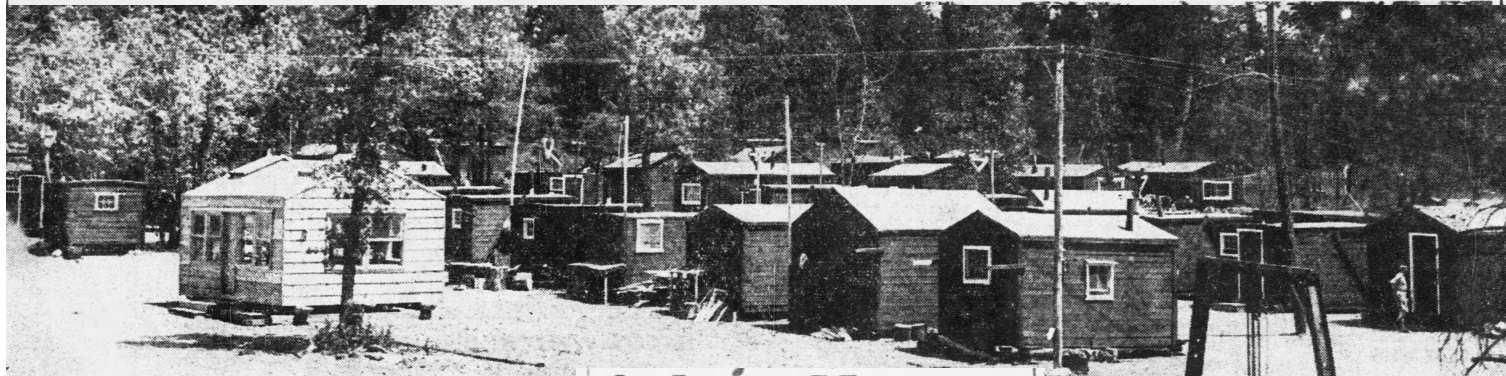
As we head into a new term, the Clear Creek Pines Unit Two Water Well Users Association says farewell to two fantastic servants and simultaneously strengthens the Board of Directors with new appointments.

We are pleased to announce Jeff Clement and Steve Smith as new Directors joining David Burrows, Jim Curcio, Randy Garrison, Jennifer Haggard, Joe Miller, John Popp, Jo Reed-Fuson, Rocky Taylor and Scott Unglaub on the Board. Their unique backgrounds will make them a great asset to the Board and the Association. With that, it is with heartfelt thanks that we mark the end of Robert Haggard and Rick Johnson's service to the Board.

Thank you to all of our Board Members for their outstanding teamwork, service, allegiance and hard work. We look forward to another successful year.

A STEP BACK IN TIME

Lumberman's Town Of Happy Jack Is Nestled In Towering Pine Trees



They mean business when they shout "Timber!" here as two sawyers are shown cutting down one of the big trees in the forest. When they're finished with it, the tree soon will be on its way to the big mills at Flagstaff.

Cabins House 300 Dwellers In Little City

HAPPY JACK, Oct. 9—Nestled in the towering pines of Northern Arizona is the state's newest town—Happy Jack.

Started last spring, its cabins and trailers now house some 300 residents. All are engaged in the expanding lumber industry that is sprawled across the forest lands of Northeastern Arizona.

AS THE LUMBERING activities of the Saginaw and Manistee Lumber Company pierced deeper into the Coconino National Forest south of Flagstaff, the firm decided to bring the work closer to "home" for the lumberjacks, loggers, maintenance men and other members of the lumbering crews. That's when Happy Jack came into existence.

The townsite was established on the Flagstaff-Payson road south of Mormon Lake. Many names were

suggested for the new community before it finally was labeled "Happy Jack," the name submitted by Roland Rotty, superintendent of Coconino National Forest.

Cabins were moved to the site. A mess hall and maintenance shops were constructed—and Arizona's newest town came to life in the heart of the largest area of virgin pine in the United States.

ADDING TO THE importance of the new community, the Coconino National Forest established a field headquarters at Happy Jack.

Then came the railroad. And now Happy Jack is one of the busy lumbering communities of the state. Each day a trainload of logs rolls out of the town for the big mills at Flagstaff.

And Happy Jack will be home to many lumbering men—and to the families of some—for a long time to come. The lumbering work of which it is the center is a continuous operation of selective cutting. And a perpetual program of cutting could be maintained, with a heavy program of lumbering work scheduled far into the future.

Thus the development of the natural resources of the state has led to another town in Arizona.

THE ARIZONA REPUBLIC Sunday, October 10, 1948



BOARD OF DIRECTORS

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Operations & Maintenance Officer:

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A WALK IN THE WOODS

Contributed by Jennifer Haggard

How lucky are we to have the convenience of spending time in the center of the Coconino County National Forest? The woods we call home provide us with unique opportunities for remarkable experiences envied by others and an escape from the hustle and bustle of the Valley.

Taking a walk just steps outside of our front doors gives us the opportunity to admire the tall ponderosas, wildflowers, and passing wildlife which can leave us feeling refreshed and rejuvenated. Most of us know that spending time in nature is good for us, however, we may not appreciate just how good it can be for our wellbeing.

The USFS and USDA say exposure to forests strengthens our immune system, reduces blood pressure, increases energy, boosts our mood, helps us regain and maintain our focus and even has a calming, restorative effect on the mind in ways that treeless environments just don't. Most of us can benefit from the advantages of a short walkabout in the woods without strenuous activities such as hiking or mountain biking. Even 20 minutes in a forested space is enough to produce positive changes in the body.

Why is this? Forests contain chemical producing plants called phytoncides that improve the human immune system by increasing natural killer cell activity which respond rapidly to virus-infected cells and tumor formation. Studies show that increased natural cell activity can last for more than 30 days after a trip to a forest, suggesting that a trip once a month would enable individuals to maintain a higher level of natural killer cell activity. Other benefits from phytoncides include an increase in anti-cancer proteins; a reduction in blood pressure, heart rate and stress hormones; reduced test scores for anxiety, depression, anger, fatigue, and confusion.

So, living in the heart of Coconino County National Forest means we live near some of the best phytoncide producers around.

I hope you are feeling as encouraged as I am to get outdoors for a day of forest therapy. Why not go to Lake Mary for a picnic, spend a day fishing at Blue Ridge Reservoir, take a scenic drive through Oak Creek Canyon or simply stroll out your front door to take in the sights, sounds and smells that surround you?

STATE OF COMMUNITY

The state of the community is busy with many owners working on lot and home improvements. Property clearing, driveway improvements, new roofs, interior remodeling, painting, garage erections and even the installation of artificial turf have been noticed around the unit.

Whether a personal preference, maintenance or repair work, making a home bigger by adding rooms/spaces, as a means of saving energy, or to improve safety, it's exciting to see our community members putting forth the effort to improve their home and lots for the beautification of the entire community.

Home Renovation Motivations



67%

Save energy/water or reduce utility costs

Save Money Here and Now



63%

Making sure my home is suited for my needs

Enjoy My Home in the Near-Term



62%

Equipping our home for family's changing needs

Equipping it for the Future

65%

Reduce the need for maintenance



52%

Making my home a great place for entertaining



61%

Future resale value of our home



**Statistics based on Cramer-Krasslet Home Improvement Trends Survey - Summer 2021*