

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 2, 2023

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.

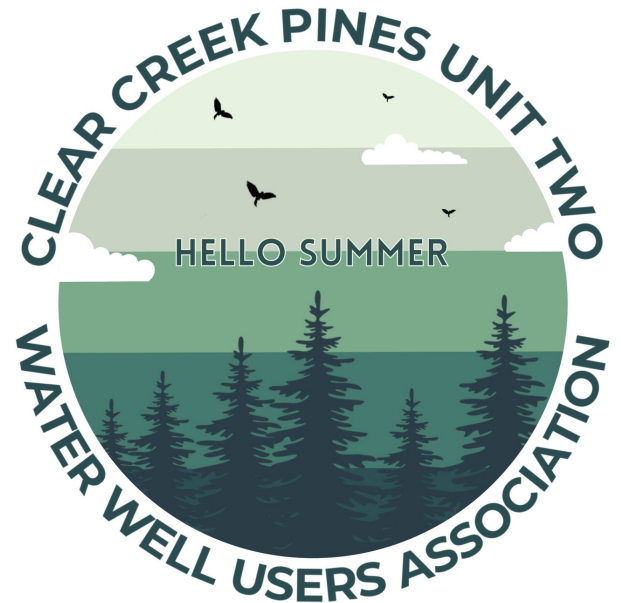
The Annual Members Meeting for Clear Creek Pines Unit Two Water Well User Association, Inc. will be held on

**Saturday, September 2, 2023 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 Two 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?

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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 2, 2023, 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, experiences and hobbies provide members with a platform to feel connected by learning more about each one another. **Please consider nominating yourself or another member** for one of our bi-annual member spotlights by contacting Jennifer Haggard at ccp2community@gmail.com.



Froukje Beynen, February 2023

MEMBER SPOTLIGHT

Froukje Beynen - Lot 34, 213 Ridge Road

Froukje Beynen has been a supportive and enthusiastic participant of the community and member of the Clear Creek Pines Unit Two Water Well Users Association for thirteen years.

Spending years looking for a lot or cabin in the woods of Northern Arizona, Froukje feels fortunate to have found a cabin in Clear Creek Pines Unit Two with power and water in 2010.

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"By buying this cabin, I became a member of the superbly managed CCP2 community. I am very impressed with the way – starting with its foundation nearly 40 years ago – the members of the CCP2 Community have proven to be excellent caretakers of this beautiful property as well as wise users of its most valuable resource (water!)."

Froukje only spends part-time in Happy Jack but appreciates the short two-hour drive from home to enjoy time in the woods. Froukje's hobbies include hiking, biking, cross-country skiing, and cutting wood for the woodstove.

Froukje is a retired anesthesiologist with broad interests spanning nutrition, immunology, and learning foreign languages. Froukje was born in the Dutch East Indies and as a small child spent more than three years in a Japanese concentration camp on the Island of Java during the Second World War. Froukje attended the University of Utrecht in the Netherlands and after graduation worked at a hospital in West Africa for two years. Froukje later moved to Rochester, Minnesota to begin training in anesthesiology at the Mayo Clinic. After 18 years in Rochester, Froukje was happy to volunteer to relocate in 1992 and joined the Mayo Clinic in Arizona. After an extensive tenure in the medical field, Froukje began retirement in 2017.

We appreciate Froukje's commitment to the community, support of the association and sincere candidness! Thank you for letting us shine the spotlight on you Froukje!

STATE OF WATER SYSTEM OPERATION AND MAINTENANCE

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

A break in a main water line was detected and located on February 4th at lot 7. A section of the system was turned off to isolate the leak which impacted the distribution of water to members at lots 5-7 and 16-19. A small volunteer crew repaired the line on February 12th restoring services to the affected lots.

The turn of the season and weather changes delayed the painting of Tank B, however, the project has been rescheduled for the summer of 2023.

The test port at the well house was reinstalled in April 2023 to provide an additional water quality testing location.

The Hydrostatic Level Measurement Transmitter was also installed in April 2023. The state-of-the-art device enhances the CCP2 system by providing electronic readings on the health of the well, including well levels, and is a proactive approach to immediately identifying issues if they arise.

The Association received a violation notice from ADEQ in error for failing to submit the March 2023 water test results, however, the violation was quickly rejected and deleted when it was determined that results submitted on March 8, 2023 were attached to the incorrect PWS number.

The valve at Lot 13 will be moved back and replaced this summer due to normal deterioration and concerns with road grading.

One of the two pressure reducers is measuring pressure slightly inaccurately and will be replaced. Projected cost is \$300.

Based on member input, the Board has agreed to install an emergency back-up generator at the well site. The generator will improve the consistency of the water system by providing back-up electricity to the pumps. Total budgeted expense is \$8000 and the goal is to complete installation by July, 2023.

BOARD OF DIRECTORS MEETING

May 27, 2023 | Clear Creek Pines Unit Two Water Well Users Association

The Clear Creek Pines Water Well Users Association Board of Directors met on Saturday, May 27, 2023. 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. A total of \$1000 in water assessments remains outstanding. The Board is actively pursuing action to collect the past due payments as per the Association's Bylaws.

Our water quality continues to pass monthly tests without any water sampling failures.

The third annual financial review of the Association books will be conducted September 2, 2023 by the appointed Oversight Committee (Water Quality Liaison, Randy Garrison and Vice-President John Popp).

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

RIM COUNTRY WATER TESTING

Transfers Ownership to Utz Water Consulting, LLC

On November 1, 2022 Rim Country Water Testing sold their business to Dan Utz, Owner and Operator of Utz Water Consulting, LLC. Dan shares the common goal to provide an adequate and safe supply of drinking water to our members and his knowledge of our system has made the transfer of ownership seamless.

Dan Utz | Professional Summary

ADEQ Licensed Grade 4 Operator, Water Distribution, Water Treatment, Wastewater Treatment, Wastewater Collections. Knowledge of USEPA, ADEQ, and ADWR regulations. Knowledge of AWWA standards and operating procedures.

Experience: 29 years

Education: Northern Arizona University, Flagstaff, AZ | Bachelor of Science
Major: Biology | Dual Minors: Chemistry and Business Administration

Certification	Grade
Grade 4 Wastewater Collection	4C
Grade 4 Water Distribution	4D
Grade 4 Water Treatment	4T
Grade 4 Wastewater Treatment	4W

To: Clear Creek Pines Unit Two Water Well Users Association, Inc

Re: Rim Country Water Testing Change of Ownership

Date: September 30, 2022

We would like to start off and thank you for being a loyal customer of Rim Country Water Testing. With the passing of our father, Don Ascoil, our family kept the family business as an honor to our dad.

This past year, we have worked to make sure our customers were taken care of with our water services. Our dad wanted us to have the same customer service as he would. Looking toward the future, we have decided to sell our company to one of our current employees that works for our company. He has helped us for over four years.

We are selling the business due to Mario pursuing his career choices and Janell working as a teacher. Our family had a tough decision to make but we know selling the business to a reliable gentleman will be in the best interest for you, our customers, since he is highly qualified in this area. We know that Dan will be a wonderful fit for all our customers and this is why we highly recommend him for Rim Country Water Testing.

Once again, our family wants to personally thank you for your loyalty to Rim Country Water Testing and keeping Don Ascoil's legacy alive.

Best Regard,

Anne Ascoli, Mario Ascoli, and Janell Stenrer



BOARD OF DIRECTORS

OFFICERS:

President:
Joe Miller
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jmillier@ludvikelectric.com

Vice President:
John Popp
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AS THE STORY IS TOLD...

Contributed by Jennifer Haggard

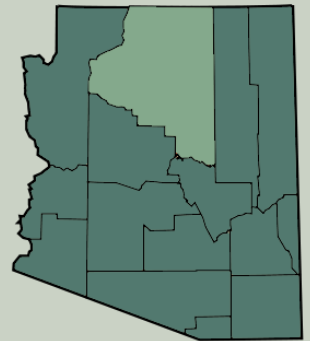


As the story is told, in 1879 a stagecoach operated by the Prescott-Santa Fe Stage Line (a.k.a the Star Line Transportation Company) was carrying \$225,000 in newly minted gold coin from Santa Fe to the territorial capital of Prescott. After arriving at the Pine Springs Stage Station, about 14 miles outside of Clint's Well off of FH3, the stagecoach driver, Mose Stacey, a passenger, and stationmaster were

encountered by four robbers led by Henry Seymour. While the passenger and stationmaster were killed during the robbery, Stacey escaped out of the back of the stage station and rode for help. Heading towards Flagstaff, he incidentally ran into the Sheriff's posse who happened to be out looking for somebody else in the area. The posse quickly responded and surrounded the stage station with the outlaws inside. A gunbattle ensued which went on through the night before the lawmen set fire to the rear wall of the station. As the four outlaws ran out the front door, they encountered a torrent of gunfire from riflemen that were staged near the front of the building. Reportedly one posse member and all four outlaws were killed in the gunfight. When the stage station fire was put out, the lawmen were unable to find the cache of gold in the charred ruins. Over the past 144 years, many treasure hunters have unearthed the forest floor at Pine Springs looking for the treasure with no avail. The near quarter of a million dollars in gold coin was never recovered.

INTERESTING FACTS ABOUT COCONINO COUNTY

- Population was 145,101 at the 2020 Census.
- Takes its name from *Cohonino*, a name applied to the Havasupai people.
- Was the setting for George Herriman's early 20th-century Krazy Kat comic strip.
- Has 18,661 square miles, or 16.4% of Arizona's total area, and is larger than each of the nine smallest states in the U.S.
- Second-largest county by area in the contiguous United States.
- Comprises federally recognized Havasupai Nation, and parts of the federally recognized Navajo, Hualapai, and Hopi nations. As a result, Native American population makes up nearly 30% of the county's total population.



ccp2community@gmail.com



www.clearcreekpinesunit2.com

COMPLIMENTARY NOTARY SERVICES AVAILABLE

CONTACT JENNIFER HAGGARD



Need a document notarized? Complimentary Notary services are available to all CCP2 residents at no cost.

To schedule an appointment contact Jennifer Haggard
ccp2community@gmail.com | 602.723.6577