

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

2023 - 2024 WATER ASSESSMENT

At the annual members meeting on September 2, 2023, it was approved that the 2023-2024 annual water assessment is \$250 per member lot. **Payments are due October 31, 2023.**

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?

- 2023 - 2024 Water Assessment
- Board of Directors Meeting & Election of Officers
- Member Spotlight, Sid and Janet Bradley
- State of Water System Operation & Maintenance
- Continuing to Enhance the Water System
- Health of the Water System
- A Step Back in Time

“Everyone wants to live on top of the mountain, but all the happiness and growth occurs while you're climbing it.”
-Andy Rooney

BOARD OF DIRECTORS MEETING AND ELECTION OF OFFICERS

The Clear Creek Pines Water Well Users Association Board of Directors met on Saturday, September 2, 2023. 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 2023 - 2024 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 Board reviewed the Association's standard operating expenses, which was determined to be approximately \$12,000 annually. Additionally, the Board agreed a minimum of \$10,000 should be available at all times for emergency repair and maintenance (replacement of tanks, pumps, boosters, etc.). A review of the 2023 ytd checkbook activity was also completed, noting the current bank balance of \$26,765.25.

It was noted that two members are currently in arrears on their water

assessment (deficit of \$500) and the Board is continuing to take the appropriate measures to collect the past due balances.

The Board of Directors recommended an annual assessment of \$250 per member lot for September 2023 through August 2024. Payments are due from members by October 31, 2023.

The water system is in full compliance with ADEQ standards for operation and water testing and continues to pass monthly testing without sampling failures.

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, it was motioned and approved by the members to retain the current board of directors: David Burrows, Jeff Clement, Jim Curcio, Randy Garrison, Jennifer Haggard, Joe Miller, John Popp, Jo Reed-Fuson, Rocky Taylor, Steve Smith and

Soctt 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:

- 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

Members of the Financial Oversight Committee, Rocky Taylor (substitute for John Popp) and Randy Garrison (with Jo Fuson present) conducted an internal audit and financial review of the Association's books for the fiscal year ending 9/2/2023. The committee found all items were in line with expectations and there were no irregularities in the records.



STATE OF WATER SYSTEM OPERATION AND MAINTENANCE

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

The painting of Tank B remains on the backlog, however the Board is eager to complete the project before the winter,

The relocation of the valve at lot 13 was scheduled, however was delayed due to rain. The Board is continuing to work with the Operator to reschedule the work which is necessary due to normal deterioration and concerns with road grading.

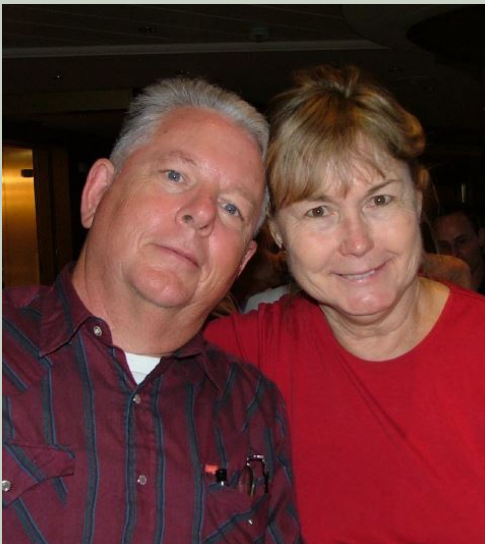
One of the two pressure transducers is measuring pressure slightly inaccurately and will be replaced. Projected cost is \$300.



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.



Sid and Janet Bradley

MEMBER SPOTLIGHT

Sid and Janet Bradley - Lot 48, 7670 Pine Cone Drive

Sid Bradley is a second-generation Clear Creek Pines Unit Two community member. His parents, Thomas and Kathleen Bradley first bought the property at 7670 Pine Cone Drive in 1962. Sid and his wife, Janet built their home on the lot in 2010 and joined the Clear Creek Pines Unit Two Water Well Users Association.

Sid went to school at Phoenix College and started a career in law enforcement as a police officer in September 1966. After retiring from the City of Phoenix in August 1987, Sid continued his career spending three years as an officer with the Maricopa County Sheriff's Office and 13 years as a Maricopa Defense Investigator before befittingly retiring for a second time in 2008. In addition to Sid's distinguished career in law enforcement, he also served in the Arizona Army National Guard for six years.

Sid and Janet have two children, a daughter (Nancy) and son (Gary), and four grandchildren. Sid enjoys trail riding with Gary and his grandkids.

While Sid does not see himself living in Happy Jack fulltime, he appreciates the forest and spending time there. Sid and Janet primarily live in Peoria, Arizona where Sid likes to relax on the front porch and read.

Thank you Sid for letting us shine the spotlight on you and giving us the opportunity to get you to know you better!

CONTINUING TO ENHANCE THE WATER SYSTEM FOR ITS MEMBERS

Backup Generator to Strengthen Water System Reliability

The Clear Creek Pines Unit Two Water Well Users Association Board of Directors are taking action to improve its water distribution system by installing a generator after member suggestion during the 2022 Annual Members Meeting.

Today, over 70% of the U.S. electricity grid is more than 25 years old, and that aging system is vulnerable to increasingly intense storms. To date in 2023 the Clear Creek Pines Unit Two community has experienced five power outages exceeding two hours with two of the outages lasting six hours, and one lasting more than fifteen hours. While we cannot control or predict unplanned power outages, we can lessen the burden on our members by improving the water system reliability.

The generator, running on liquid propane (LP) fuel, will sense a power outage, turn on automatically through an transfer switch, and will deliver backup power to the well site, including the water pumps until utility power returns.

The projected cost is \$8000 which includes the Generac generator, transfer switch, batteries, conduit and wiring, gas piping, propane tank and concrete pad. The effort is funded by the annual assessment contributions made by the members of the Clear Creek Pines Unit Two Water Well Users Association.

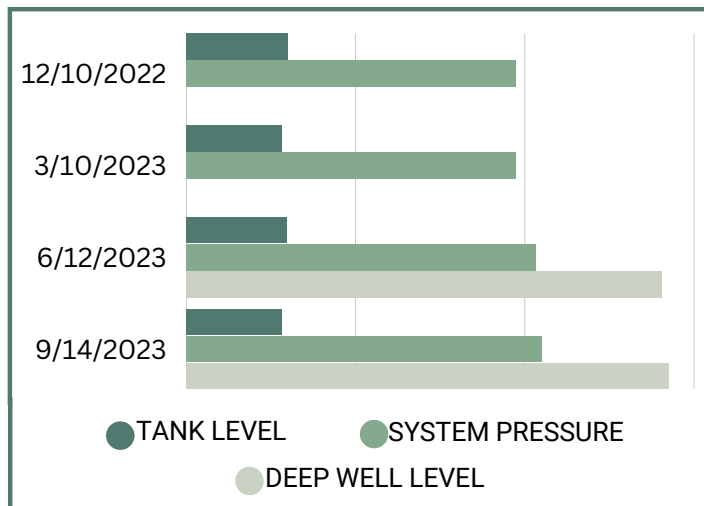
In addition to the backup power generator, the Board has made other state-of-the-art improvements to the water distribution system by adding a power line lightning arrester in 2019 to protect the well pumps and pressure system controller, installing an electronic monitoring system in 2020 to measure the pressure and tank levels, and most recently installing a Hydrostatic Level Measurement Transmitter in April 2023 to provide electronic readings of the well levels.

HEALTH OF THE WATER SYSTEM

OmniSite Electronic Monitoring System

Clear Creek Pines Unit Two Water Well Users Association uses OmniSite for alarm notification and remote monitoring of the water distribution system. OmniSite systems are tried and true; trusted by over 1,900 government utilities and municipal organizations across the U.S.

Below outlines quarterly readings of the tank level, system pressure and deep well level (which was added in April 2023). The readings demonstrate the consistency and robustness of the Clear Creek Pines Unit Two Water Well System.



DATE	TANK LEVEL	SYSTEM PRESSURE	DEEP WELL LEVEL
12/10/2022	11.93 ft	38.75 PSI	NA
03/10/2023	11.21 ft	38.75 PSI	NA
06/12/2023	11.79 ft	41.25 PSI	56.06 ft
09/14/2023	11.21 ft	41.88 PSI	56.93 ft



CLEAR CREEK PINES UNIT TWO
water well users association, inc.

A STEP BACK IN TIME

The Phoenix Gazette, Wednesday, June 9, 1965

The Phoenix Gazette WEDNESDAY, JUNE 9, 1965

BOARD OF DIRECTORS

OFFICERS:

President:

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

Vice President:

John Popp
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john.popp@fbfs.com

Treasurer:

Jo Fuson
602-550-8776
cjreedfuson@outlook.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:

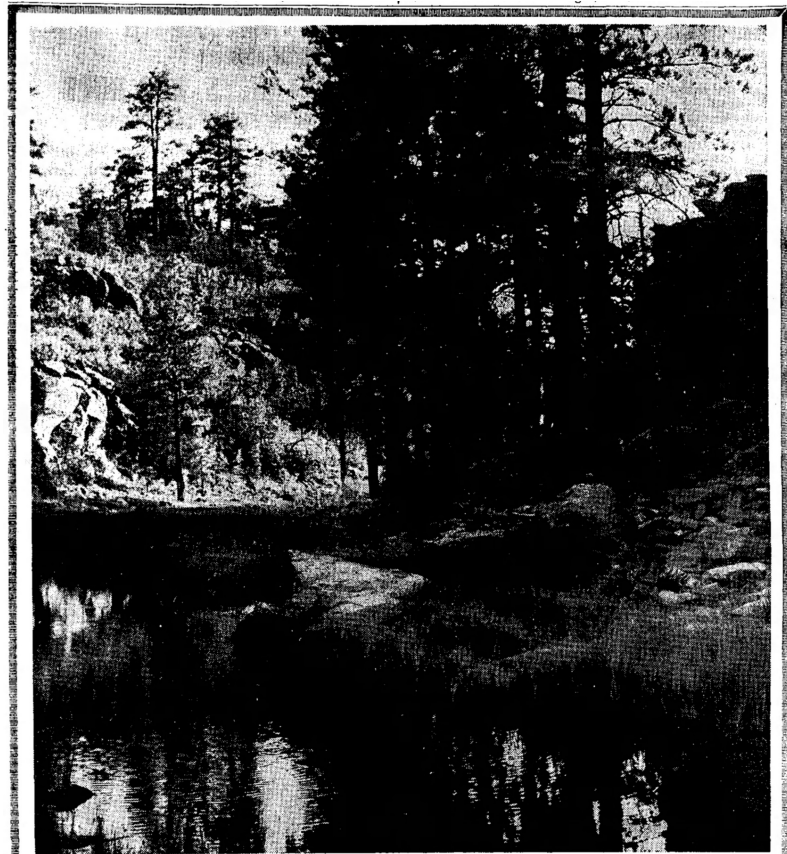
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Beautiful Picturesque

LONG VALLEY NOW IT CAN BE SOLD!

COMMERCIAL FRONTAGE

on Beeline Highway, north of Payson on Mogollon Rim near Blue Ridge, Reservoir Lake, Willow Creek, Clover Creek, East & West Clear Creeks and Willow Valley Lake.

Service Station & Garage Site	\$35,000
Cocktail Lounge & Dining Room Site	\$35,000
Lodge & Motel Sites	\$60,000
40 Space Trailer Court (almost completed)	\$60,000
Site for Trailer Court	\$40,000
General Store (Groceries, sporting goods, off-sale beer & wine)	\$60,000
Mountain Home Sites (water available according to size & loc.)	\$2,500 \$5,000

Terms Available - Trades Considered. A short two-hour ride from Phoenix will bring you to LONG VALLEY (shown as Clint's Well on state maps). Drive up now and inspect this once-in-a-lifetime investment. For additional information mail coupon today.

P.O. BOX 86, HAPPY JACK, ARIZONA

Gentlemen, please send me more information regarding the sale of Long Valley Properties.

Name.....
Address.....
City..... State.....



ccp2community@gmail.com



www.clearcreekpinesunit2.com