

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

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

**Saturday, August 31, 2024 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.

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.

WHAT'S INSIDE THIS ISSUE?

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“The greatest gift of life on the mountain is time. Time to think or not think, read or not read, scribble or not scribble – to sleep and cook and walk in the woods, to sit and stare at the shapes of the hills.”

-Philip Connors

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 August 31, 2024, please complete the Proxy form by scanning this QR Code or by visiting www.clearcreekpinesunit2.com/annual-members-meeting/



STATE OF WATER SYSTEM OPERATION AND MAINTENANCE

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

On April 29, an alarm was triggered through OmniSite indicating low tank levels and a reduction in water pressure. The system was shut down while members of the Board investigated the source of the problem. A large leak was detected on lot 12 resulting in a constant draw on the pump and reduced water pressure, while causing a substantial drop in the tank and well levels. Water supply to the lot was terminated and the water system was turned back on. The owner of the lot was provided with a notice to repair.

Potential leaks were identified on Lots 17 and 31 and the water supply to the lots was terminated. The members were notified and are addressing the issue.

The back-up generator at the well site was installed on September 16 and was brought online September 30.

The painting of Tank B was completed on June 18th.

The relocation of the valve at lot 13 is scheduled to be completed this summer. The work is necessary to protect the underground pipe which has been jeopardized due to normal deterioration and depletion of road material.

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

As a part of preventative maintenance, a distribution line flush will be conducted if needed.

WATER LEAK?

To preserve the community's water resources and integrity of the system, we ask that you promptly address any water leaks on your property. Please turn off the water at the street valve until repairs are complete.

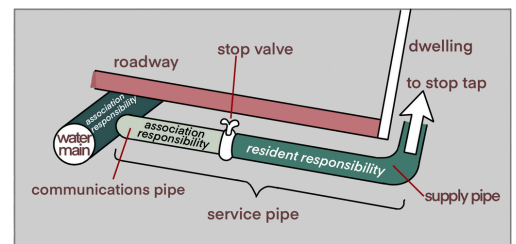
If you notice a leak within the unit, please report it to ccp2community@gmail.com or call 602-723.6577.

What is the water association responsible for?

The water association is responsible for the water mains in the ground and usually for the communication pipe. This is the part of the service pipe leading up to your property boundary from the mains.

What are members responsible for?

It's a member's responsibility to maintain the supply pipe. This is the section of the service pipe from the boundary of your property – usually where the stop valve is – into the property itself.



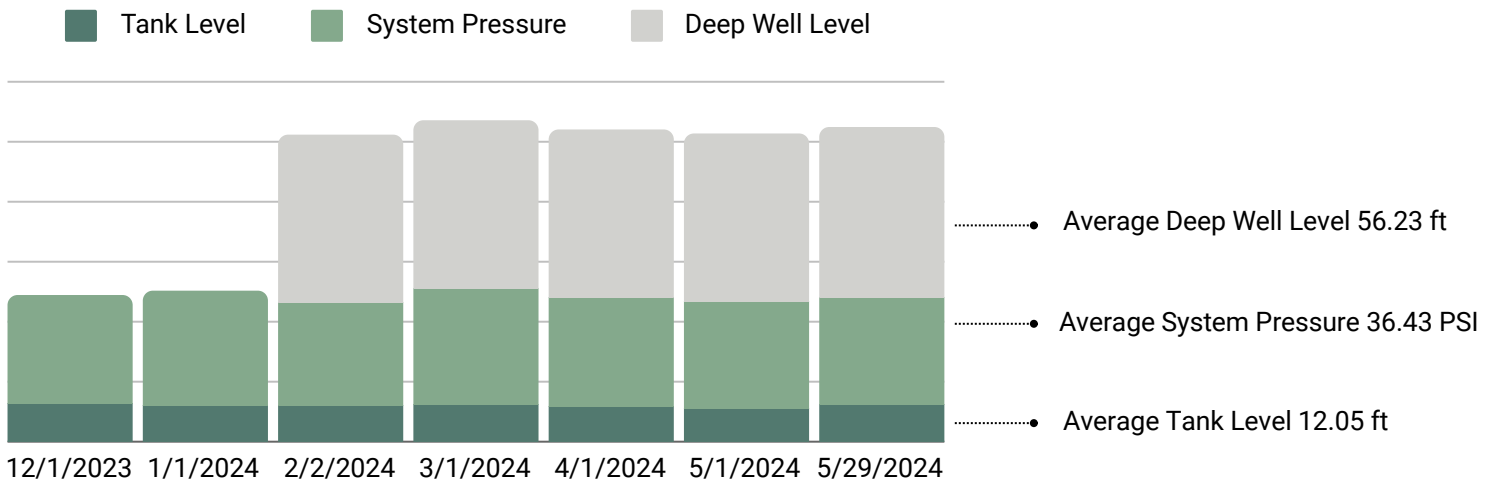
Responsibility for damaged water pipes

The diagram shows how the water supply is connected to your property, what the different sections of the pipe supplying the water are called and who is responsible for them.

HEALTH OF THE WATER SYSTEM

OmniSite Electronic Monitoring System

Below are monthly readings of the tank level, system pressure and deep well level. The readings continue to demonstrate the consistency and robustness of the Clear Creek Pines Unit Two Water Well System.



BOARD OF DIRECTORS MEETING

May 25, 2024 | Clear Creek Pines Water Well Users Association

The Clear Creek Pines Water Well Users Association Board of Directors met on Saturday, May 25, 2024. 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 \$1750 in water assessments remains outstanding. The Board is actively pursuing action to collect the past due payments in accordance with the Association's Bylaws.

The Board is working on adding insurance coverage for the newly installed generator.

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

The fourth annual financial review of the Association books will be conducted August 31, 2024 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.

WELL SITE IMPROVEMENTS

A much needed coat of paint on Tank B was completed in June. Previously the tank was unpainted and galvanized and now matches it's sister tank, which was installed in 2020.

The back-up generator at the well site was installed on September 16 and was brought online September 30. Subsequently, Clear Creek Pines Unit Two experienced a number of power outages over the winter which caused the generator to move into operation mode. The generator operated as anticipated preserving power to the well system and pressure pumps.





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

BOARD OF DIRECTORS

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www.clearcreekpinesunit2.com

FOR THE LOVE OF HAPPY JACK

Contributed by Jennifer Haggard

It's no secret that many people love Happy Jack, and those of us that do, are genuinely unique and alike at the same time. We welcome the elements on the mountain. We welcome solitude and isolation and easily feel a part of the outdoors. Sometimes we suffer when we are away, and always answer the calling to return.



What pulls us, or at least what pulls my husband and I to drive two-and-half hours to Happy Jack at every opportunity whatever the season, whatever the reason, is that Happy Jack provides us an escape from the insufficient green space, polluted city air, throng of people and traffic congestion we experience in the lowlands, not to mention the Valley's relentless summer heat.

The remoteness in Happy Jack is an unexplainable reverie; a stillness leading to a sense of abiding peace and well-being. The atmosphere of pure fresh air, the cool, dry breezes, and the scent of pine needles awakens our senses. In Happy Jack, life becomes new again, and all the cares and worries of the world tend to wash away, as time stands still.

And as amazing as the stately ponderosa pines, knotty oak trees and abundance of wildlife are, the people in Happy Jack are just as remarkable. With a slower pace of life, people tend to be little friendlier, and more open to small talk on the mountain.

It's all this that keeps us coming back. Perhaps it's also the realization that places like this can make us better human beings: calmer, happier, and always looking forward to tomorrow.

A STEP BACK IN TIME

Arizona Daily Sun, Friday, March 11, 1983

Happy Jack Man Wins \$25,000

Northern Arizona's first \$25,000 winner in the Arizona Lottery's Count 'N Cash game, which began at midnight, was Bruce H. Powell of Happy Jack.

Powell runs the Long Valley Service Station there and purchased the winning ticket from himself about 7:30 a.m.

"It's hard to believe, very hard to believe," said Powell. They were so excited, they drove halfway to Flagstaff before discovering they'd left half their things at home needed for a trip to Phoenix this afternoon to claim the check, he said.

Powell said he would use the money to provide a college education for his four children, three of whom attend Winslow High School. The other is a student at Northern Arizona University. The rest of the money will be invested in the family business at Happy Jack, a station Powell has owned for seven years.

Powell said he was doubly surprised to be a big winner because business has been so slow this winter. He said he has only bought a few tickets himself.



In remembrance of the late
Bruce Powell
1938 - 2022