

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

2024 - 2025 WATER ASSESSMENT

At the annual members meeting on August 31, 2024, it was approved that the 2024-2025 annual water assessment is \$250 per member lot. **Payments are due October 31, 2024.**

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:

Clear Creek Pines Unit Two Water Well
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.

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Thousands have lived without love,
not one without water.

-W.H. Auden

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CELEBRATING 40 YEARS

We're excited to share a monumental achievement - 40 years in operation!

Our 40th anniversary goes beyond marking time; it stands as a testament to the dedication, hard work, and unwavering support from everyone who has played a role in the journey of the Association.

In celebrating this significant milestone, we express our deepest gratitude to the residents of Clear Creek Pines Unit Two, our partners, and every member of the Clear Pines Unit Two Water Well Users Association, past and present. Your trust and support have been the pillars of our success.

celebrating
40TH
ANNIVERSARY

CCP2 BIDS FAREWELL TO LONG-TIME BOARD MEMBER

Scott Unglaub, Operations and Maintenance Officer



After seven years of unwavering dedication, Scott Unglaub, a cherished member of the Clear Creek Pines Unit Two Water Well Users Association, is stepping down from his role as Operations Maintenance Officer. Scott has been an integral part of the Board, leaving behind a legacy that will continue to inspire and shape the future of our water and well management efforts.

Throughout his time on the Board, Scott consistently demonstrated an exceptional commitment to safeguarding our most vital resource—water. His contributions have not only strengthened the association but also established operating standards that enhanced our system and maintenance procedures which was recently recognized by the Arizona Department of Environmental Quality (ADEQ). From leading important initiatives to construct, operate and maintain the water system to working closely with the Directors, members and stakeholders, Scott has always addressed system issues without delay or hesitation and genuinely desired to make a difference.

During Scott's tenure on the Board, we saw the successful execution of several key projects and assignments, including major repairs to the water lines and tanks, the installation of service lines for new members, as well as the installation of the emergency backup generator and replacement of tank A. Scott has been dedicated to maintaining and upgrading the well site by installing a new service gate, repairing the foundation and concrete walls, and spearheading the repainting of the exterior walls in addition to creating a storage system for parts and tools. Rain or shine, Scott has generously spent hours repairing countless water lines, provided routine preventative maintenance, contributed to improving the well system with state-of-the-art technology and liaised between ADEQ, our Water Operators and our members.

Scott's deep understanding of our water system has played a pivotal role in providing our members with consistent water resources, even before being elected to the Board in 2017. As a full-time resident since 1997, Scott has always had a profound appreciation for the reliable delivery and quality of our water and for decades has volunteered his time and resources when called upon. Scott is dedicated to supporting the association and its members moving forward, in a less labor-inducive environment, allowing him to further relish in his retirement. Scott will take the time needed to educate other Board Members about the water system to ensure a steady handoff while providing guidance and support when needed.

As we bid farewell to Scott from the Board of Directors, we are reminded of the great impact one person can have. Though we will miss his presence on the Board, we are thankful his contributions to the water system are not coming to an end.

On behalf of the entire association, we extend our deepest gratitude to Scott for his tireless efforts, dedication, and service. We wish him all the best and look forward to continuing our relationships outside of the Board. Thank you for the passion and commitment you have shown throughout your time as our Operations and Maintenance Officer.

CCP2 WATER WELL USERS ASSOCIATION BOARD ELECTS NEW OFFICER

Jeff Clement, Operations and Maintenance Officer

During the Board meeting on August 31, 2024 the Clear Creek Pines Unit Two Water Well Users Association welcomes Jeff Clement as its new Operations and Maintenance Officer.

Jeff joined the membership in March of 2019 and was elected to the Board of Directors in September of 2022. Jeff is a full-time resident of Clear Creek Pines Unit Two and has a strong background in construction. An accomplished business owner, Jeff's broad experience with hands-on construction and development will be beneficial in the continued success of the water system maintenance and operations.

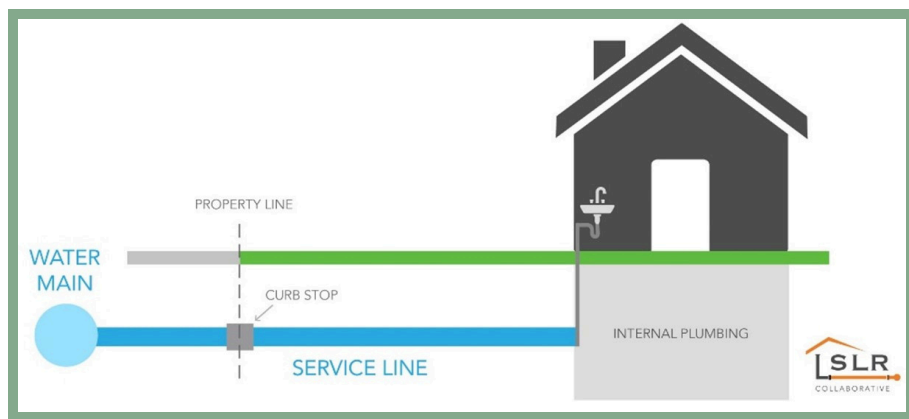
David Burrows, also a full-time resident elected to the Board of Directors in September of 2021 will assist Jeff with operations and maintenance of the system.

NOTICE OF UNKNOWN SERVICE LINE MATERIAL

Clear Creek Pines Unit 2 PWS #03-064

During a recent inspection by the Arizona Department of Environmental Quality (ADEQ), it was determined that the water pipe material (called a service line) that connects your home, building or other structure to the water main could not be confirmed.

Although the Association requires members to use 1" Schedule 40 PVC from the main line to the home, building or other structure on their property, this could not be validated on the property owner's side of the curb stop which prompted formal notification. The notice advises members that because the service line material is unknown, there is the potential that some or all of the service line could be made of lead or galvanized pipe that was previously connected to lead. Formal notification was provided during the Annual Member's Meeting and for those who were unable to attend the meeting, the notification was mailed on 9/9/2024.



A copy of the notice can be found at
<https://www.clearcreekpinesunit2.com/public-notices/>
or by scanning this QR Code.



ADEQ FIELD INSPECTION

July 16, 2024

The Arizona Department of Environmental Quality (ADEQ) conducted a Drinking Water System Field Inspection on July 16, 2024. These inspections are typically conducted every five years.

Randy Garrison, CCP2 Water Well Users Association Water Quality Liaison and our Water Operator, Dan Utz were present for the inspection.

The inspection fielded no deficiencies, however some records needed to be updated by the ADEQ and the Association, which were completed shortly after the inspection.

The inspector had some recommendations for future consideration which included a permanent installation of a ladder on Tank B, installing a larger vent on Tank B, improving the cinder block stairs at the well site, and posting a sign with our well number on the pump house. Overall, the inspector was happy with the state of the system, and these items were only recommended as safety improvements, and do not reflect the health of the system.

ADEQ was impressed with the state of the Clear Creek Pines Unit Two Water Well Users system and how professionally managed it is in comparison to other private well systems she routinely inspects. That is a true testament of the hard work and dedication put forth by the Board Members and its partners.

STATE OF WATER SYSTEM OPERATION AND MAINTENANCE

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

The relocation of the valve at lot 13 was completed in July of this year. The work was necessary to protect the underground pipe which was jeopardized due to normal deterioration and depletion of road material.

A service line was installed at Lot 39 to provide water service to the new members who purchased the lot in July.

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



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

BOARD OF DIRECTORS

OFFICERS:

President:

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www.clearcreekpinesunit2.com

BOARD OF DIRECTORS MEETING AND ELECTION OF OFFICERS

August 31, 2024

The Clear Creek Pines Water Well Users Association Board of Directors met on Saturday, August 31, 2024. 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 2024 - 2025 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 and the emergency repair and maintenance reserve (earmarked for replacement of tanks, pumps, boosters, etc.). A review of the 2024 ytd checkbook activity was also completed, noting the current bank balance of \$33,246.30.

It was noted that one member is currently in arrears on their water assessment over a two year period (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 2024 through August 2025. Payments are due from members by October 31, 2024.

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

Randy Garrison, Water Quality Liaison outlined the results of the July ADEQ Field Inspection and the need to provide a Notice of Unknown Service Line Material to all members. This information can be found on the previous page.

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: State of Water System Operation and Maintenance.

The Board discussed the resignation of Scott Unglaub and the steps needed to ensure a seamless transition for his successor.

During the Annual Members Meeting, there were no volunteers to fulfill the vacancy on the board, however, 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, Steve Smith and Rocky Taylor.

Proceeding the Annual Members Meeting, the Board returned to session for the election of officers.

Upon nominations duly noted, 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
- Randy Garrison, Water Quality Liaison

Jeff Clement was nominated to assume the role of Operations Maintenance Officer; the motion was carried and passed unanimously.

Financial Review

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