

**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 30, 2025 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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### Whispers of Happy Jack

*Where winding roads climb through whispering pines,  
And summer hushes the desert's harsh lines,  
Happy Jack waits with a mountain's grace,  
A quiet smile on nature's face.*

*The breeze is cool, the sky runs wide,  
Clouds drift slow on the highland tide.  
Crickets sing where wildflowers grow,  
And time forgets its urge to go.*

*Cabins nestle in forest deep,  
Guarding secrets the aspens keep.  
Stars arrive in velvet flocks,  
Above the cliffs and weathered rocks.*

*So let the valleys blaze below—  
Up here, we breathe, we move, we slow.  
For in these woods, we find our track,  
And summer lives in Happy Jack.*

## 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 30, 2025, please complete the Proxy form by scanning this QR Code or by visiting [www.clearcreekpinesunit2.com/annual-members-meeting/](http://www.clearcreekpinesunit2.com/annual-members-meeting/)**



# BOARD OF DIRECTORS MEETING

June 14, 2025

The Clear Creek Pines Water Well Users Association Board of Directors convened on Saturday, June 14, 2025, to review the current state of the water system, assess financial standing, address operational matters, and discuss upcoming maintenance and other relevant business.

## Key Updates and Decisions:

### • Financial Health:

The Association remains in strong financial standing with no outstanding debt. As of the meeting date, \$500 in water assessments remains unpaid. The Board is taking appropriate steps to collect the outstanding amount in accordance with the Association's Bylaws.

### • Water System Status:

The water system continues to operate reliably and is fully compliant with Arizona Department of Environmental Quality (ADEQ) standards. No repairs or system issues have occurred in the past 12 months, and no major expenditures have been necessary during this period.

### • Operations and Maintenance:

The Board confirmed that the transition of Operations and Maintenance responsibilities to Jeff Clement is progressing well. David Burrows has been designated as the backup and is fully prepared to assist as needed.

### • ADEQ Site Inspection Follow-Up:

Following a recent site inspection, the Board is reviewing options to address ADEQ's safety recommendations. These include installing a permanent ladder on Tank B and improving the safety of the stairs at the well site.

### • Infrastructure Updates:

The Board plans to replace broken valve markers located throughout the unit in the near future to improve system visibility and maintenance efficiency.

The next Board meeting is scheduled for August 30, 2025.

The Board will continue to monitor system performance and financial integrity to ensure reliable service and sustainability for all members.

# ARIZONA DEPARTMENT OF INSURANCE AND FINANCIAL INSTITUTIONS

Press Release • December 2, 2024

ARIZONA DEPARTMENT OF INSURANCE AND FINANCIAL INSTITUTIONS ESTABLISHES RESILIENCY AND MITIGATION COUNCIL WITH FOCUS ON HOMEOWNERS INSURANCE

**Phoenix, AZ** – Arizona Department of Insurance and Financial Institutions (DIFI) Director Barbara D. Richardson has established the Resiliency and Mitigation Council (Council) to investigate the availability and affordability of personal homeowners insurance in forested areas and wildland-urban interface (WUI) areas of Arizona.

The Department is aware of the difficulties that Arizona homeowners in these areas face in finding coverage for their homes, and that they are increasingly turning to local, state, and national leaders to address the issue. Working through the Council, DIFI's goal is to draft a report of the Council's findings by the end of next year to equip state policymakers with the information they need to implement solutions, including risk mitigation strategies, to address the availability and affordability of homeowners insurance in wildfire-prone areas of the state.

While the Council's efforts will focus on mitigating the risk of losses in forested and WUI areas, its work will benefit all Arizona homeowners. By reducing the total amount of risk that is spread among all policyholders in the state, homeowners insurance premiums may begin to stabilize.

The Council will be composed of the following representatives from cities, towns, and counties, firefighting authorities, the insurance industry, and federally recognized tribal nations within Arizona:

- Director Barbara D. Richardson, DIFI
- Director Thomas A. Torres, Arizona Department of Forestry and Fire Management
- Tom Savage, League of Arizona Cities and Towns
- Terri Edwards, Independent Insurance Agents and Brokers of Arizona
- Chief Jake Rhoades, Arizona Fire Chiefs Association
- Chief Randy Chevalier, Arizona Fire District Association
- Carmine DeBonis, Jr., Pima County
- Jacob Emnett, County Supervisors Association of Arizona
- Laura Curtis, American Property and Casualty Insurance Association
- Michael Newman, Insurance Institute for Business and Home Safety
- Vacant, Inter Tribal Council of Arizona
- Vacant, Navajo Nation

"I am optimistic that the Council's work will provide an important resource for policymakers at the state and local level to begin addressing the risk of wildfire across the state," said Director Richardson. "We understand that high insurance premiums are a financial burden for Arizona homeowners and an unfortunate symptom of the heightened risk from wildfires. The ultimate goal is to save people's homes and make our communities more resilient to fires."

More information about the Council is available on DIFI's website: <https://difi.az.gov/resiliency-and-mitigation-council>

# MEMBER SPOTLIGHT

## Clear Creek Pines Unit Two Water Wells 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](mailto:ccp2community@gmail.com).



Kreg, Liz, Delaney and Keira Hefner

### MEMBER SPOTLIGHT

## Meet the Hefner Family – Kreg, Liz, Delaney, Keira & Knix

Lot 17, 463 Long Valley Road

We're excited to shine the spotlight on one of our newer members of the Clear Creek Pines Unit Two community – Kreg and Liz Hefner, along with their two daughters, Delaney (2.5 years) and Keira (11 months), and their dog, Knix (5 years).

The Hefner family purchased their property in 2024, drawn to Happy Jack by the beauty of the pines, the cooler temperatures, and the abundance of hiking trails and outdoor adventures. "We weren't very familiar with the area before buying," Liz shared, "but the proximity to the Valley, combined with the peaceful, remote feel, was a major selling point."

Though they're still new to the neighborhood, the Hefner's have already become active members of the community. "Last summer, we had the pleasure of meeting most of the community at the annual meeting and fish fry," they said. "We've been blessed with great neighbors – Scott, Rick, and Marsha have been incredibly welcoming and helpful."

Kreg is an entrepreneur, running his own businesses in Freight and Logistics and Wholesaling. Liz is a full-time mom to their two daughters. Kreg graduated from the College of the Holy Cross in Worcester, MA, and Liz from Arizona State University.

The family loves to spend their free time hiking, picnicking, offroading in their 4Runner, and discovering new places. They're also big fans of live music, festivals, and soccer.

Their story is as charming as it is modern: Liz, originally from Pennsylvania, and Kreg, a Phoenix native, met online in the Phoenix area after college. They started playing soccer together and, as Liz puts it, "that sealed the deal." They've been married for five years and love raising their young daughters with both city conveniences and Happy Jack escapes.

Their favorite ways to enjoy time in Happy Jack include walking the neighborhood, relaxing on their porch, exploring the forest, and visiting Potato Lake. On weekends, they enjoy grabbing a pizza and catching live music at the Lodge.

"The people and the scenery make this community so special," they say. "Everyone has been very supportive in helping us settle into cabin ownership."

While full-time residency may have to wait until the kids are off to college, the Hefner's make the most of every visit. When they're not in Happy Jack, you can find them in Phoenix exploring parks, zoos, splash pads, and other family-friendly events.

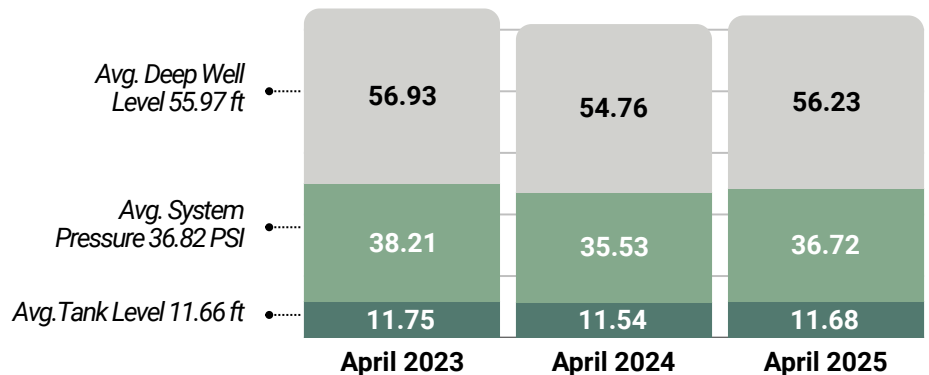
Their advice for fellow members? "Bring your kids, grandkids, and neighbors! We love seeing other kids in the area. Keep being welcoming and sharing knowledge – we've learned so much in our first year here."

Up next for the family? A deck upgrade is on the horizon – and more memories to be made in the pines.

If you see their pup Knix running around their property, be sure to say hello!

## SYSTEM MONITORING SHOWS CONSISTENT PERFORMANCE

We review system metrics to monitor the health and reliability of our water infrastructure. Over the past three years, the average readings for tank level, system pressure, and deep well level have remained stable—confirming the ongoing strength of the Clear Creek Pines Unit Two water well system.



## BOARD OF DIRECTORS

### OFFICERS:

**President:**

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

**Vice President:**

John Popp  
928-778-9350  
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:**

Jeff Clement  
602-206-6504  
jc4myhome77@gmail.com

**Water Quality Liaison:**

Randy Garrison  
928-300-1420  
rgarrison@haskellsprings.com

### DIRECTORS:

David Burrows  
602-290-8755  
davidburrows0966@yahoo.com

Jim Curcio  
602-750-3054  
jimcinaz@yahoo.com

Steve Smith  
480-980-8657  
Freewheelin53@yahoo.com


Rocky Taylor  
602-499-1877  
rockne.taylor@yahoo.com

# WHERE YOUR WATER ASSESSMENTS GO

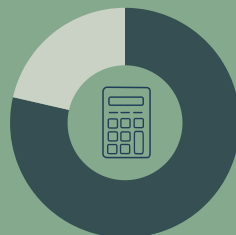
As a small, member-supported water association, we're committed to transparency and good stewardship of every dollar. Your annual contributions aren't just fees—they're investments in the safety and reliability of our shared water system.

These funds help maintain and upgrade infrastructure, ensure water quality, and support emergency repairs and long-term planning. Thanks to your support, we can keep clean water flowing—safely and reliably—for everyone in our community.

<b>Average Annual Revenue</b>	\$14,000
<i>**based on 56 connections at \$250 per year</i>	
<b>Average Annual Operating Expenses</b>	~ \$11,000
<b>Emergency Reserve Allocation</b>	\$3,000



# 79%



## WHAT'S COVERED IN OPERATING EXPENSES:

- Insurance
- Electricity (*pump and system operation*)
- Water Quality Testing (*regular testing to ensure safety*)
- General Maintenance (*valves, minor leaks, tanks, pumps/controls, etc.*)
- Back-up Generator maintenance and fuel
- Office & Admin Costs (*mailings, record keeping, website*)
- System Monitor & Regulatory Fees
  - Monitoring of tank levels, system pressure and deep well levels
  - Arizona Corporate Commission filing and compliance fees
- Tax Filing (*annual reporting and compliance*)

# 21%



## EMERGENCY RESERVE

Our Emergency Reserve Fund is critical to ensuring we can respond quickly to unexpected or urgent system issues without disrupting service or requiring emergency assessments.

While regular maintenance and insurance cover many routine needs, the reserve allows us to address issues that fall outside of those boundaries.

- Major equipment failures (e.g., well pump, pressure system, or tank issues)
- Emergency leak repairs or system pressure loss
- Costs not covered by routine maintenance or insurance



[ccp2community@gmail.com](mailto:ccp2community@gmail.com)



[www.clearcreekpinesunit2.com](http://www.clearcreekpinesunit2.com)

We appreciate your continued support in helping us maintain a resilient and reliable water system for our mountain community.