



# High Country Pines Unit 1 Homeowner's Association, Inc



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Board of Directors: Steve Vasey (President/Treasurer); Dave Wiltberger (Vice-President);  
Ladean Burkhardt (Architectural Committee Chair); Kathy Somes (Secretary); Tim Wolfe (Member)

## Spring 2022 Newsletter

Hello HCP1 Homeowners! We hope that this newsletter finds all of you healthy and looking forward to spending some time in the cool mountains! If you have any questions or comments about the contents of the newsletter, feel free to contact us by email. Please read on...

**Thank you!** The Board would like to publicly thank all of our homeowners who took the time, and made the effort, to clear their lot of dead and dry vegetation. This really helps reduce fire danger and keeps our community looking well-kept.

**High Country Pines Water Company Pending Sale:** The HOA has received many questions regarding the sale of our water company. We reached out to Susan Stroud, one of the owners of HCP Water, to get any information that she could give us. First of all, some background on the purchaser, Cactus State Utility Operating Company: they are owned by Central State Water Resources, an investor owned corporation out of St. Louis, Missouri that has bought small water and waste treatment companies in Arkansas, Arizona, Florida, Kentucky, Louisiana, Mississippi, Missouri, North Carolina, Tennessee and Texas.

Most of the questions that we got involved emergency water service and the testing and maintenance of our fire hydrants. We have come to rely on Craig Rhouten, the Field Service Operator for HCP Water, to take care of any water issues that should arise, in a very timely manner. Will the new company provide the same excellent service? That is a question that should be asked of, and answered by, Cactus State.

Regarding our hydrants, Ms. Stroud said that she reached an agreement with the HOFD to test our hydrants in May, which should be good for another two years. Will Cactus State honor the same agreement in the future? Another question.

If you, as a High Country Pines Homeowner, would like to weigh in on this matter, the Az. Corp. Commission has scheduled the first public hearing for June 7<sup>th</sup>. If you are not able to attend the meeting in person, you can email your comments using the following link:

<https://efiling.azcc.gov/online-services/utilities-public-comment-external>

or phone your comments in at 10 am on June 7<sup>th</sup> at 1-888-450-5996 and enter code: 457395#

**HOA Financial Info:** The 2021 financial statement and the 2022 approved budget have been posted on our website.

**Fire Hydrants:** The HOFD has requested that we ask our homeowners with fire hydrants on their property to please keep the brush trimmed back around them so that, in the event of an emergency, fire personnel have easy access to the hydrants.

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**Drought Continues:** Because this winter's snow pack was way below normal, our area continues to be in a drought. Please be careful and obey any fire restrictions that may be in place. Let's all hope for a strong monsoon this summer.

**Highway 260 Construction:** On April 18<sup>th</sup>, ADOT will begin a 24 month improvement project from the Woods Canyon Lake turnoff to Highway 277. During the construction, the highway will be limited to one lane with pilot cars moving the traffic. **Expect delays.**

**Annual Picnic:** For the past few years, due to the pandemic and other issues, the HOA has not held our traditional annual picnic for the homeowners which normally is planned for somewhere around the 4<sup>th</sup> of July. We would like to get the tradition up and running again this summer and are looking for a few community members to volunteer and help us plan and organize the picnic. If you are interested in helping out, please let us know by email.

### **A few reminders for a safe and peaceful summer season...**

**Speed Limit:** As with all residential communities in the State of Arizona, the speed limit in High Country Pines is 25mph. As we all know, summer brings an increased number of walkers and bicyclists. Please slow down!

**Dogs:** Navajo County Ordinance mandates that all dogs be confined to the owner's property and be leashed when walking. Also, please be a good neighbor and pick up after your pet.

**Outdoor Fires:** Before you light your fire pit, please call the HOFD Burn Line (928-535-6709) for daily updated information on fire restrictions and wind advisories. Ignoring fire restrictions may carry a pretty stiff fine.

**Fireworks:** Any and all types of fireworks are **strictly prohibited** in High Country Pines, regardless of the weather conditions.

**Private Property:** Please remind your guests that ALL property within our community, with the exception of the green-belt area, is private property. Please do not trespass!

**Street Parking:** Street parking is prohibited in High Country Pines. Please make sure that ample parking is available on your lot for your guests.

We hope that all of our community members have a healthy, restful, and wonderful summer! If there is anything that the HOA can help you with, please don't hesitate to contact us.

Sincerely,  
Board of Directors  
High Country Pines Unit 1 HOA