

**Stone Pine Estates I Townhomes Association Inc.**

**P.O. Box 1368**

**Pinetop Arizona 85935**

**(928) 369-4000**

---

**August 1, 2017**

**Stone Pine Estates I Townhomes Association**

**Firewise Community Action Plan**



**Prepared and submitted by John Page Burton, HOA Board President**

**In cooperation with and contributions by:**

**Jim Morgan, Pinetop Fire Chief**

**Lee Ann Beery, Arizona State Forestry Division**

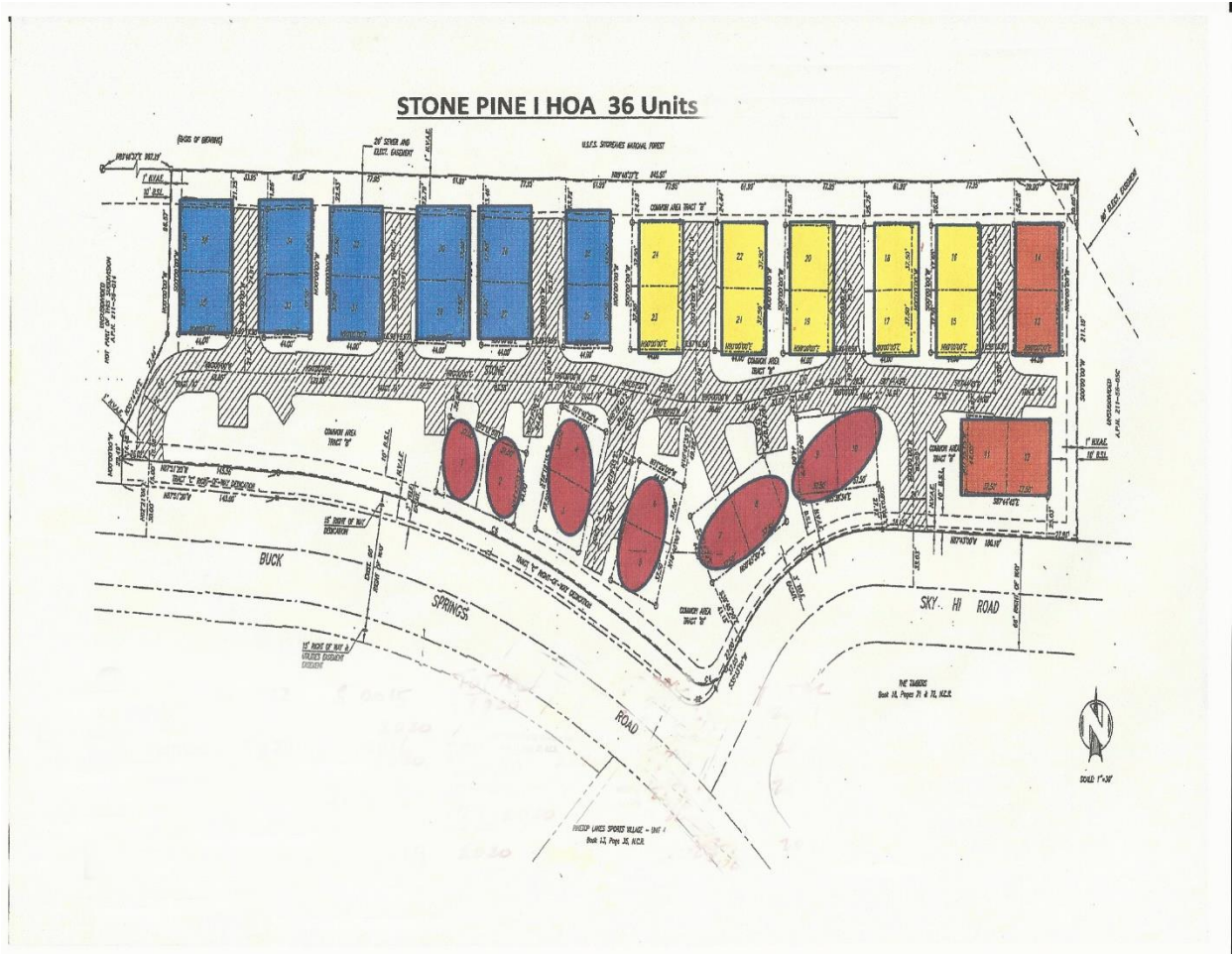
## **GENERAL OVERVIEW**

Stone Pine Estates I is located off Buck Springs Road (front facing) and backs up to the Apache Sitgreaves National Forest. Our community is approximately ¼ of a mile from White Mountain Boulevard, the main thoroughfare in Pinetop-Lakeside, Arizona. Stone Pine Estates I consists of 18 buildings with two condominium units in each building for a total of 36 units. There are two primary entrances to Stone Pine Estates I. The main entrance is off Buck Springs Road. This entrance is also shared by homeowners in Stone Pine Phase II. The second entrance is off Sky High Road. There is one paved road through Stone Pine Estates I, aptly called Stone Pine Drive. Each building has a paved access drive leading to a garage. All Stone Pine Estates I homeowners pay annual dues of \$2400 per year. The HOA is responsible for maintaining the exterior of each building and also provides landscaping services on a monthly basis from May through September. Landscapers provide one major cleanup of leaves and debris in the Spring and Fall. The landscapers are instructed to clear pine needles from all roofs and gutters in the Spring and Fall and as needed throughout the high season (May-September).

## **HOA BOARD RESOLUTION**

On July 9<sup>th</sup>, 2017 at our annual meeting of the members, the Stone Pine Estates I Board of Directors adopted a Firewise Board Resolution. This resolution was signed before the HOA membership and presented to Pinetop Fire Chief Jim Morgan. We also let it be known that we had applied for a tree removal grant that would allow us to remove 42 tagged trees at a savings of 90%. We will pay 10% of the tree removal cost. Pinetop Fire Department will remove the trees as a condition for receiving the grant money.

## PROPERTY MAP



## VEGETATION OVERVIEW/REMOVAL

Vegetation within Stone Pine Estates I primarily consists of stands of Ponderosa Pines, Gamble Oaks, Blue Spruce, Aspen and numerous deciduous shrubs and ground cover. We have removed 85-90% of the juniper bushes within the community. All juniper bushes that were within 5 feet of any of our residential structures (18 buildings-36 units) have been removed. We will replace many of the junipers with vegetation that meets Firewise standards. Re-vegetation will take place between Fall of 2017 and Spring of 2018. We have also cleared approximately 1/3 of the Gamble Oak population within Stone Pine Estates I. All ladder fuel (low hanging branches, dead branches) is being removed and all trees that have branches within 3 feet of a chimney will be trimmed back in order to keep the branches 5 feet from the top of the chimney. All debris from under each of the 36 decks has been cleared and all of the debris has been cleared along our back property easement. Debris being classified as dead leaves, pine needles, smaller pieces of wood and general trash.

## **COMMUNITY INFRASTRUCTURE**

Stone Pine Estates I features two main entrances. The main entrance is located off Buck Springs Road. The Second entrance is located off Sky High Road. Stone Pine Estates I has three fire hydrants. The first one is located at the main entrance directly across the street from unit #35. The second hydrant is located next to unit #2. The third hydrant is located next to unit #10 at the Sky High Road entrance. Each hydrant is capable of producing 500 GPM and as much as 750 GPM. There is a fire station located ½ mile from the Stone Pine Estates I community on Buck Springs Road. The approximate response time from this station is 4 minutes. A second station is located 1 ½ miles away on White Mountain Boulevard. The approximate response time from this station is 8 minutes. In the event of a fire, the Stone Pine Estates I evacuation route would currently be forest road 183 which is located at the back of Pinetop Country Club.

## **FIREWISE COMMUNITY ACTION GOALS**

\*Our Firewise education efforts will be supported through our quarterly newsletter, community website, monthly President's message and will encourage all homeowners to attend the annual Firewise Block Party that is put on each July at the Pinetop Fire Station on Buck Springs Road.

\*We will maintain consistent landscaping to include ground, gutter and roof clearing. We will also instruct our landscaping crew to clear under the decks as they perform routine monthly landscaping May-September.

\*We will ask all homeowners to remove firewood from under their decks during the months of April through September.

\*We will maintain an established barrier around all 18 buildings. The barrier will be clear and defined from the physical structure and extend out a minimum of 7 feet.

\*We will commit to a per capita expenditure of \$2 per unit, per year; \$72 per year for Stone Pine Estates I. This fee is paid to the Pinetop Fire Department.

\*We will include Firewise topics and updates at our annual meeting of the homeowners.