

# Whispering Pines Blog - Archive Posts

This document contains a subset of the posts made to the Whispering Pines Blog, including any comments associated with a post. The posts chosen for this subset were based on historical interest or subjects that are of current interest to the residents of the Village. Posts are included in their entirety without editing for grammar or spelling. Posts that were time dependent (for example, dates when maintenance was being done to the roads) or posts of specific personal information are not included. Posts are ordered from oldest (02/14/2016) to newest (08/28/2021).

To find a specific post, use the Outline sidebar, which shows the title of the posts. Clicking on a post will jump to that post in the document. If the Outline sidebar is not shown, click on the **View** menu item and then click on **Show Outline**. In addition, a list of the post titles is included below. Clicking on a title will show a link to the post, click on that link to view the post.

The posts can also be searched for one or more words by pressing the **CTRL** key and the **F** key at the same time. A search box where you can enter the text you are looking for will be shown near the top of the screen. Keep in mind that your search word may appear in more than one blog entry, and you will need to click on the 'down arrow' through each search result in order to see all content with your 'search-word'.

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Viewing this document on a mobile phone is possible, however, there is no Outline. Use the list of Blog post titles below to find a specific post. Searching the document can be done and is dependent on the browser used. For an iPhone and the Safari browser, once the document is open, enter the word(s) to search for in the field normally used to type in a URL. A line is displayed "On This Page (xxx matches)" and under it is the search word(s) (swipe the text entry window down). Touch on the search word(s). A line at the bottom allows for navigating to the next/previous word(s) found. Touch done when finished.

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## A Glimpse into the Developer's Mind

**Liz McCarty**

**Sun, 14 Feb 2016**

James D. (Jim) McCarty came to the White Mountains in 1952 with Isbell Construction to build Show Low Lake Dam. He was twenty-one years old. As happens to many people who visit the White Mountains of Arizona, Jim fell in love with the area (and a local resident, Doris Kay) and was determined to make it his home. In 1954, after a one-year absence, he returned and purchased his first piece of property at 3801 S. White Mountain Road, Show Low (now Tractor Supply Company). Thus began his entrepreneurial journey.

On June 1, 1954, Jim began the first garbage collection service in the White Mountains. He continued to cultivate the garbage business, all the while searching for additional prospects. During the development of White Mountain Summer Homes he saw an opportunity and started making and manually installing concrete septic tanks, later adding pumping the tanks to his list of adventures. His company, Navajo Sanitation, was headquartered where Nu-Look Auto Body now operates.

Self-employed souls know that it's not always a bed of roses to work for a taskmaster and such was the case in the early years for Jim. More often than not, he survived on two hours of sleep as it took some real ingenuity to pay the bills. More than one winter was spent cutting Christmas trees and selling them in Phoenix. He always said you have to genuinely want to live in the White Mountains because it is extremely difficult to earn a living. However, he wanted to raise his three daughters where he believed the quality of life was better.

When his daughters were growing up, each spare moment was spent with his family. Weekends provided opportunities to see Arizona's natural wonders, after which quizzes about the latest exploration were commonplace. Camping, boating and picnicking became the norm for the McCarty Clan.

Jim was a member of the Lions Club from the late 1950's through the early 1960's. At that time the Club met in the basement of the old Valley National Bank building (now Desert Title). Among their projects was the building of Camp Tatiyee, where Jim and his family spent many weekends cleaning the area of brush and raking pine needles. The Lions Club also built a lake on some donated land behind La Casita restaurant where they held fishing derbies every year to raise money to help build the Josephine Goldwater Hospital, currently the White Mountain Campus of Northland Pioneer College. Moreover during the years Jim belonged to the Lions Club, not all streets in Show Low had names. Therefore, another of their projects was to name all of the Show Low streets.

In addition to his other activities, Jim was the president of a group known as the Game Protective Association. They were responsible for building Little Mormon Lake, stocking it with bass and

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catfish. Families would use the facility for fishing and boating. He was also a precinct committeeman for the Democratic Party and has always been a generous supporter of the scouting program, little league and countless other deserving projects.

Jim's business ventures continued to grow and he started a concrete company around 1960. He went from septic tanks to full-blown sewer and water systems. His keen sense of humor showed on his daughters' college entrance applications, which stated "Cesspool Executive" under Father's Occupation. Although his work took him all over the state, he chose to continue to reside in Show Low.

By the mid-1960's Jim had a thriving construction company and was now operating under the name Navajo Construction. He began building homes in Park View Subdivision sparking an interest in developing subdivisions and selling the lots. Having always been an advocate of the pine trees, the restrictions in his developments address the issue of unnecessary removal of trees, thus making him ahead of his time as an environmentally-conscious developer.

Among some of his developments are Summer Haven, Rainbow Lake Pines, Holiday Forest, and Navajo Pines in Pinetop-Lakeside; Park Valley, Fool's Hollow Lake Resort, Aztec Estates and Pine Oaks in Show Low; and Moon Meadows Mobile Home Park in St. Johns. Park Valley and Fool's Hollow Water Companies were acquired by the City of Show Low in 2012. He was the owner of the Park Pineway Shopping Center until 1997 when he sold it and purchased the Silver Creek Inn in Taylor, and the Best Western Paint Pony Lodge and Sleep Inn in Show Low. In 1994 Jim began work on his long-time dream, White Mountain Vacation Village, a planned recreational development located at 4101 S. White Mountain Road.

Since 1989 Jim's enterprises have been headquartered in one of the most photographed buildings in the state - the Victorian Building located at 1500 W. Deuce of Clubs Avenue in Show Low, at the intersections of Highways 60 and 260. Until recently, Thanksgiving Day was an event at the Victorian as it was the day the Christmas lights came on for the festive season. After more than 300 hours of laboring to decorate the Victorian and its grounds, the corner welcomed residents and visitors from Thanksgiving through the first week of January.

The lights and displays were a tradition that began at the McCarty home in 1963. When the Victorian was completed in 1989, the decorations were moved there. Over time, more displays were added, but some of the original decorations from more than forty years ago were still being used. In keeping with the spirit of the season, on the second Thursday each December Santa Claus visited the Victorian for three hours in the evening. All of the area children were invited to sit on Santa's lap and share their Christmas wish list. Barbershop quartets and others provided entertainment. The guests were kept warm with gas and wood burning heaters, hot chocolate, and cookies and each child left with a special gift from Santa.

Over the years, Jim has been involved in some pioneering projects. One such project, Fool Hollow Lake Recreation Area, opened on June 14, 1994, as a result of an innovative partnership between Arizona State Parks, the U.S. Forest Service, Arizona Game and Fish, the City of Show Low, and corporate sponsors Arizona Public Service and McCarty Construction Company. This was the first partnership of its kind in the U.S. and has brought first-class educational and

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recreational opportunities to the area.

For years Jim had a vision to do something to bring people to the White Mountains to vacation. He felt that this would benefit the economy without destroying the allure that brought him here. In the 1970's he acquired a large parcel of land south of Show Low. His concept was to develop it as a family vacation destination.

After years of study and planning, White Mountain Vacation Village became a reality. He began construction of the project in 1995. Unit One consists of an amphitheater, festival area, rodeo arena, and fishing ponds. The additional units consist of recreational vehicle lots with a clubhouse. His stated goal was to bring visitors to the White Mountains and to entertain them in such a manner that they will want to invest in the community or come back to visit. He always said he wanted to restrict the development to families with at least one child under the age of 15.

Jim loved to boat and spent as much time as possible on the water. In 1997 he purchased his first ocean going vessel, one of his lifelong dreams. He spent a great deal of time on the Sea of Cortez, a just reward for the long years of hard work and dedication to the community.

Jim also enjoyed cooking and had some spectacular BBQ's at his home in Show Low. Friends, family, and associates were always eager to attend, for an invitation to a party where he was cooking was a real treat and never dull.

Jim's tireless efforts through various enterprises, partnerships, and alliances have gone a long way toward making the White Mountains a wonderful place to live, work, and play. He brought untold jobs and economic development to the community he loved and lived in for a half century. Jim was born on February 16, 1931 and died on May 9, 2006.

## **Comments-A Glimpse into the Developer's Mind**

### **Comment Author: John Waite**

My wife Jeri and I just purchased property there in WMVV last summer and are anxiously looking forward to spending time there in the summers to come! We have an open mind to possibly move to ShowLow full time somewhere in the future.



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## Advisory Committee

**Liz McCarty**

**Wed, 16 Mar 2016**

White Mountain Vacation Village is proud to announce that they now have a fully functional Advisory Committee. Ray Hedlund graciously agreed to head this committee and immediately set to work dividing the Village into areas of representation.

The other members of this seven person committee include the following;

Donna Holick - Festival

Don Murray - Club House

Sylvia Coats - Top of Hill

Wally Simons - Highlanders

Gloria Bitting - Del Rio

Bob Rubin - Rancheros

Ray Hedlund - Mountain Lodges

Even while the Village has been covered in snow, the committee has been working hard. They held their first meeting of the year on January 8th in Scottsdale. It is exciting to know that this talented group is working together to advise the board of directors on issues germane to the homeowners. Stay tuned for more

## Comments-Advisory Committee

**Comment Author: Julie Brown**

Is the advisory committee divided up into areas of the park? I just purchased lot 221 and am not sure which area that falls into. I'm at 4240 Mogollon Trail.

**Comment Author: lizmccarty**

Yes and your property is located in the Top of Hill area. Sylvia Coats is the representative. Would it be helpful if I posted a map of the areas?

**Comment Author: Ray Hedlund**

It is with regrets that I have received Sylvia's resignation from the Committee. Her Job commands a different location and additional responsibilities. I want to say THANK YOU to Sylvia for joining us in the initial steps of our Voyage, We now have an opening to represent the TOP OF THE HILL. Are you living in this area and want to be involved ? If So please let me know by email WMVVadvisory0915@gmail.com

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**Comment Author: Lori Anderson**

Thank you Liz. We'll contact Sherry.

**Comment Author: Lori Anderson**

Good morning. I am an owner in Unit 4 and am inquiring as to whether we can rent the clubhouse and BBQ area for a wedding reception. Can you tell me if that's possible?

**Comment Author: Liz McCarty**

Yes, it's possible. You will need to contact Sherry Watson, the Community Manager at [swatson@hoamco.com](mailto:swatson@hoamco.com). Thanks.

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## 2015 Sales

**Liz McCarty**

**Wed, 23 Mar 2016**

"Inquiring minds" want to know how many lots were sold by the developer in 2015! The answer to this question will make better sense if we take advantage of this opportunity to do some education on the history of the Village with those who share our vision.

In 1994, when Jim McCarty first approached the City of Show Low with a concept of the project, the real estate market was hot and it remained that way for many years. Unfortunately, and suddenly the market went cold. Many question what exactly happened; for an entertaining explanation read the book and/or see the movie The Big Short. Time has not been on the side of anyone who was holding large amounts of real estate at that time and unfortunately, Jim McCarty's death coincided with the market crash in mid-2000.

The rapid growth in the area, which was taking place in the late 1990's, suddenly came to a halt in mid-2007. Real estate developers couldn't sell lots, homes or condos so they did a vanishing act and disappeared overnight. To date, the skeletons of those abandoned projects continue to haunt the White Mountains.

Fortunately, White Mountain Vacation Village was able to weather the storm and remain a viable and exciting project. However, it was still subject to the natural laws of the market and as a consequence, sales diminished. Making sense of market conditions can be difficult and lot sales in the White Mountains have never recovered to the 2006 levels. For example, a recent newsletter, regarding Torreón, noted that there were only 10 lot sales for 2015. This was the lowest number in the 17 years of the project's existence.

In 2015, in order to "prime the pump" in the Village, the developer made the difficult decision to lower prices on the remaining lots to just under \$10,000. This led to a banner year for sales in White Mountain Vacation Village. On December 31st the total count of sales for 2015 stood at a bountiful 19. Consequently, several current owners took advantage of the discounted prices and purchased additional lots. This enthusiasm speaks volumes about how people view the Village long term.

White Mountain Vacation Village is a beautiful, peaceful development nestled high in the pines. We should all be proud of this amazing community. Please let your friends and relatives know what a gem the Village has become and that the neighborhood embodies and reflects that beauty throughout the year.

## Comments-2015 Sales

**Comment Author: Ray Hedlund**

ITS ALL ABOUT THE TREES Last year I was not able to locate my favorite Vanderwolf Pine

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trees! They sold out instantly last season.I contacted the vendor to Home Depot and he has just advised me that a Truck Load of these are now in at the Show Low store. Great Prices 6 footers are \$99 and larger are \$149.These grow well here and are full and green year round.These are not My favorite Redwoods but they are my newly adopted WMVV favorite tree.HD will take phone in orders and hold them for about 2 weeksKeep our village Green and Plant them ASAP in your needed area.

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## Reserves - A Savings Plan for the Association

**Liz McCarty**

**Tue, 29 Mar 2016**

Reserve obligations are the most significant expenditures an Association faces. How does an Association know what these obligations are? A diligent Association will commission a reserve study. A reserve study is based upon the science of anticipating and preparing for an Association's major common areas' repair and replacement expenses. Projections are being made about the future through the processes of research and analysis using well defined methodologies.

The good news is that White Mountain Vacation Village has a reserve study which was completed in 2006 and updated in 2012. The board relies on the reserve study to properly budget reserve amounts.

The reserve is intended to cover major common area repair and replacement items. These items are typically a one-time expense versus an ongoing expense, such as regular maintenance. An example of a one-time expense is pond repair. The 2016 reserve budget has \$12,566 under that category. The ponds do not require major repairs every year, hence, they are not an ongoing yearly expense item. However, they do fail from time-to-time and call for a substantial repair expense. The reserve is intended to properly anticipate these expenses and assure that the homeowners are prepared to deal with them.

A poorly funded reserve can result in special assessments and deferred maintenance. As the physical assets age and deteriorate, it is important to accumulate financial assets to keep the two "in balance". A stable reserve funding plan ensures that all owners pay their own "fair share" of ongoing common area deterioration.

## Comments-Reserves - A Savings Plan for the Association

**Comment Author: Don**

Good explanation of how Reserves work, I'm sure that this will educate some who do not have a business background. Earlier I posted a question regarding the Ponds: If they were drained allowing the former natural water flow and turn the area into a fenced Doggie Park the Association would reduce the size of reserves required and create an area that would be used by far more owners than the maybe handful at the Ponds today. No Ponds would also eliminate mosquito breeding grounds. This seems to me that it is an idea that should be put up to vote and studied depending on the out come of the vote. The vote should be open to all, not just the Annual Meeting as the timing of the meeting is not the best for all Owners.

**Comment Author: Ray Hedlund**

Please be advised that the Advisory Committee has this topic and area being shepherded by owner Donna Holick who represents the Festival area. She is working on many items to resolve Mosquito concerns and abatement. This is a special area that has special needs. Please be aware that 4 existing owners and several unsold Lots in the lodges feature the Ponds and many like this

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feature. Please discuss your thoughts and those of your area with Donna. On the subject of voting. This is exactly the kind of issue that should be discussed at the annual meeting. If the annual meeting time is not best for all owners I suggest you make this a topic for the committee member's to poll there areas and see if this can be changed. The annual meeting will become much more important and significant as we move toward hand off from developer to HOA control. ALL SHOULD MAKE THE ANNUAL MEETING A PRIORITY EVENT EVERY YEAR!

## **Comment Author: Donna Holick**

Don, the "ponds" seem to be a needed drainage catch basin for the lodges area. The festival area is a wonderful underutilized area of WMVV. Per many previous discussions the main concern for the Festival area is Mosquito Abatement. In my research it seems the best answer would be to circulate the existing water catchment areas and improve the flow thru and out of MWVV. Next would be how to use the Festival area for fitness and other fun family events. I think before any Votes there is quite a bit of research that needs to be completed on water flow thru the community. Plus, other homeowners may have ideas to better improve the use of this natural area left by the developer to enhance the forest feel of WMVV.

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## **Advisory Committee Regions**

**Liz McCarty**

**Fri, 25 Mar 2016**

You can find which region your property is situated in by referring to this map. As a reminder, the committee members are below. Top of Hill needs a representative. If you live in that region and would like to be considered, please email Ray Hedlund at .

Festival - Donna Holick

Club House - Don Murray

Top of Hill -

Highlanders - Wally Simons

Del Rio - Gloria Bitting

Rancheros - Bob Rubin

Mountain Lodges - Ray Hedlund

## **Comments-Advisory Committee Regions**

**Comment Author: Julie Brown**

Thank you for the information. I am not going to be there often enough to to volunteer until I retire in a few years. I hope someone out there does volunteer!

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## Welcome Home

**Liz McCarty**

**Tue, 12 Apr 2016**

Mountain Springtime[/caption]

Happy spring to our seasonal and full-time residents. It's that time of year for sweeping out the dust and cobwebs, starting new projects and becoming reacquainted with springtime in the mountains and at the Village. Here are a few friendly reminders as you head into the season.

Roll-off dumpsters for lot debris will be at the clubhouse parking lot beginning in April and running through the end of June. In the meantime, store bags of lot debris on your lot until the roll-offs arrive. Please do not put bags in or near the general dumpsters which are for household trash only.

As you begin ARC projects and/or spring clean-up projects involving contractors, be sure to let them know they are responsible for removing from the subdivision any waste materials or lot debris they generate.

If you return to your home and have no water, check for broken pipes/water lines. They are usually the culprit. If water lines are not properly winterized/protected for freezing winter temps, water remaining in the lines is subject to freezing and breaking the lines. Sometimes broken shut-off valves can be a problem as well. Broken lines and shut-off valves on lots are the responsibility of lot owners, not the HOA. If you use a plumber/contractor to assist with such repairs, let them know prior to their visit that they will require a clamping tool to clamp off lines during repairs since lots are not individually metered.

Keep the general dumpster lids closed to keep out birds and bears. You'd be amazed at what a mess the crows alone can make when they have access to the trash. Do not feed the wildlife. When bears are in the area, make your presence known (noise - bang pots/pans, etc.) to discourage them from sticking around. Call the Arizona Game & Fish department if you see repeated activity by a certain bear in the subdivision. If you have a skunk problem on your lot, call an exterminator for solutions. Clean up after your dogs and keep them on a leash.

Thanks for being a good neighbor and taking care of your community!

## Comments-Welcome Home

**Comment Author: Barry Johnson**

Nice note, thanks



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## Wild Critters --- The Good, the Bad and the Ugly

Liz McCarty

Sun, 17 Apr 2016

*Courtesy of Allen Sherpa*

Having lived in the White Mountains more than twenty-five years, I've had the pleasure, and sometimes displeasure, of coming face-to-face with many of the area's original residents. For many of those years, I lived in a house that fronted the undeveloped forest. An endless stream of furry, feathered and other animals visited our little pond visible from many parts of our house.

If you're new to the mountains and forest, I offer some observations on what you may see in the neighborhood. Some are viewed as good. Some are perceived as villainous, dangerous and diabolical. Here is a partial list of the "good guys" and "bad guys" as commonly perceived.

Good Guys (or so they say)

**Rabbits:** These critters are cute and fuzzy. They jump and play. Peter Rabbit, Flopsy, Bugs Bunny, the Velveteen Rabbit, Roger Rabbit --- the list goes on. And they're all likeable bunnies. How could a bunny not be good? After all, this is the guy that colors eggs and hides them for the kids.

**Eagles** (and their cousins): Don't challenge the conventional wisdom on this one unless you want a tap on your door from the House Committee on Un-American Activities. The guy's on our coins, our dollar bill, the tops of flagpoles, the Presidential Seal and pretty much everything else that says "Freedom". These majestic birds even have their own fraternal order, the F.O.E.

**Hummingbirds:** Dainty and adorable, who could not love these little guys? You usually see them with a backdrop of colorful flowers. They only lack light flute and harp accompaniment. Hummingbirds are good.

**Deer :** They're non-aggressive, elegant and fun to watch. Must be good guys.

Now the Bad Guys

**Snakes:** They slither. They always get a bad rap. Get bit by one of the rattlers and you'll have to crawl down to the rodeo arena to get one of the wranglers to cut a couple of X's on the wound, suck out the poison and spit a little tobacco into the wound to help it heal. Even the Bible villainizes snakes by calling them serpents. I'm surprised Noah didn't make them ride along in a tethered lifeboat, but who am I to second guess Noah.

**Coyotes:** They're carnivores with sharp teeth. They won't look you in the eye without looking hungry. Legend is replete with stories about Mr. Coyote who is cunning, sneaky and more intelligent than some of the season's political candidates. Once in a blue moon, they will grab an edible pet and abscond with it.

**Bats:** They only come out at night - sort of like my sister-in-law, Babs Ferguson. That's never a

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good sign. At least one bat has "vampire" in its name. That can't be good. Lon Chaney turned into a bat in the old horror movies of the 1930's. The only good bat is a baseball bat and then only when wielded by the home team.

**Javelina:** Save the women and children then run like hell. Everyone knows these pig relatives (which ironically are not related to pigs) charge anyone and everyone with the intent of goring them into next week.

**Mountain Lions:** Large, very big and sharp teeth for eating meat. The first time I came nose-to-nose with a mountain lion, I knew it was the end. Apparently, whimpering and dropping to my knees scared him away.

A plethora of other creatures are commonly found in the White Mountains. They include raccoon, skunk, elk, possum, bobcat, turkey, but in the interest of keeping things brief, I'll defer judgment on these critters for now.

Upon closer scrutiny, we may discover we've put some of these guys in the wrong category. Consider the following:

**The huggable bunny rabbit?** These little thumpers eat anything and everything I plant. Do you believe for one minute that Mrs. McGregor looked at Peter Cottontail or Benjamin Bunny as a "good guy"? Get real; they dedicated their lives to destroying Mrs. McGregor's garden. Furthermore, those colored eggs left around by the Easter Bunny rot and stink. They draw other undesirables (like little kids) into the neighborhood.

Now, let's take it a step further for those in the White Mountains. If you're still thinking coyotes are in the "bad guy" category, think about this. What do they eat? That's right - bunnies. They might munch on roadrunners, but apparently they can't catch them. It's been my experience in the White Mountains that a pack of coyotes makes a big circuit on a fairly regular basis. They appear for a few days in an area, hunt rabbits until the pickings get slim and then move on to the next area. They show up again in about six weeks, a period of time long enough for the bunnies to do what they do best, i.e., reproduce. It's feast time again. This cycle goes on month after month, year after year, and century after century.

If you want coyotes in your yard on a regular basis, encourage the bunnies. Now how wonderful is Mr. Cottontail?

**Shall we look closer at Wiley Coyote?** Is he really all that bad? If nothing else, he keeps the rabbit population under control. He still has sharp teeth, probably fleas and clearly a bad attitude. He's related to Fido, but there are no reports of coyotes bringing in the morning paper. I've seen thousands of coyotes in my lifetime, but I don't recall ever seeing one wagging his tail as I approached him. He does perform other services. He eats more than bunnies; he'll happily chase down and eat mice, rats and a variety of other critters we prefer to not have around. Incidents of coyotes going after pets have been reported, but they are very rare. No doubt, more pets are killed by cars than by coyotes.

The bottom line is that coyotes are intelligent, albeit irascible, fellows who have been here since

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long before we arrived. They're part and parcel to the White Mountains. They do a job. They help maintain the balance of nature and for that, we owe them our thanks. Frank Lloyd Wright once asked, "Which is the most important leg on a three-legged stool?" Think about it. Without coyotes in the mix, nature's balance in the White Mountains would go spinning wildly out of kilter. Call them "good guys" or call them "bad guys", but be glad they're here.

**Javelina:** These guys are quite common in Arizona. They are wild animals, but can become "almost" tame. However, both I and the Arizona Department of Game and Fish strongly discourage you from attempting to do this. Let them be wild. Both you and javelina will be happier.

They have been given a bit of a bad name without cause. There are those who say they charge humans with the intent of doing bodily harm. Like any other animal, they will defend themselves if threatened, however, the "charges" many people report aren't really charges. Javelina have very poor eyesight and when scared, they'll run in any direction. Their first choice is the forward direction. If you happen to be standing in that direction, you'll be certain you're being charged. There are reports that javelina are slightly more inclined to attack a dog, presumably because they feel more threatened by dogs. I remember one incident where a visually challenged javelina confronted a wooden hobby-horse type critter I had in my yard, but the hobby-horse survived unscathed.

In my book, javelina are good guys until they start digging up my newly planted flower beds. Just remember --- they are wild animals. Treat them that way.

**Snakes --- Are they really the bad guys?** Over the years, I've had many rattlesnakes around (and in) our house. I'm not suggesting this is a good thing, but frankly, it's not as bad as some people think. Whenever we'd find one, I'd catch him and haul him off well into the woods in a non-populated area. If the truth be known, rattlesnakes are not aggressive animals. They don't spend their lives looking for someone to bite. When confronted, they usually strike only as a last resort. If you leave them alone, they'll afford you the same courtesy. Nonetheless, to avoid misunderstandings, it's probably best that you and rattlesnakes don't spend a lot of time together. If you get one, have him removed.

There are other snakes that are actually excellent neighbors. The common gopher snake (also known as the bull snake) is a fabulous garden sentry. These snakes eat mice and other garden pests. They are non-aggressive and frequently become somewhat tame and accustomed to being handled. My daughter kept a six-footer as a pet for years.

They also have a hellava sense of humor, although they're not trying to be funny. They are commonly mistaken for rattlesnakes because of their diamond-like color patterns. When threatened, they'll do everything they can to mimic a rattlesnake. They assume the classic "S" shape of a threatened rattlesnake and actually shake their tail just like the rattler. The only problem is they don't have rattles. I always have to laugh when one of these poor guys is trying to look tough by shaking his pointy, rattle-less tail. This rattlesnake imitation seems to work for them, at least until they try it with someone that doesn't like snakes and happens to be carrying a

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shovel.

Nonetheless, gopher snakes belong in the "good guy" category. If you've got one in your garden, consider yourself lucky.

**Bats:** None of our wild critters get maligned more than the common bat. The bat has clearly been given a bad rap. Obviously, their P.R. people haven't been doing a good job over the years. But here's the reality.

Bats DO NOT attack humans. They are extremely beneficial to humans, especially in the White Mountains. They assist in the pollination of some plants. Bat "guano" is one of the best fertilizers on the planet. But if for no other reason, you should welcome bats to the neighbor because THEY CAN EAT APPROXIMATELY A THOUSAND INSECTS PER HOUR! The majority of these insects are mosquitoes. If the bats weren't mosquito munching by the tens of thousands, the mosquitoes would be in search of you.

Here's what the Arizona Game and Fish website says ---

*Bats should never be allowed to remain in human living areas. However, bats roosting on the porch, in the yard, or in a bat house are far more beneficial than harmful, and the small amount of guano can be cleaned up or used as fertilizer, in exchange for the reduction in flying insects and mosquitoes.*

It all boils down to this. Residents of the White Mountains enjoy so much of nature's bounty, they're the envy of millions of other people not so fortunate. The creatures of the forest have lived together for eons. Embrace the wonderful world you've got right in front of your eyes. Whether it be bunnies, birds or bats, they're all good.

**Comments-Wild Critters --- The Good, the Bad and the Ugly**

**Comment Author: Kathleen F Scala**

Wonderful! Thanks for posting.

# Whispering Pines Blog - Archive Posts

## Speed Bumps

**Liz McCarty**

**Tue, 03 May 2016**

The signs for the speed bumps will be installed today. Residents can expect to see the actual speed bumps by the end of business tomorrow. Bicyclists will be able to go between the bumps (as long as you are going under 40 mph). Please drive safely.

### Comments-Speed Bumps

**Comment Author: Barry Johnson**

I guess those who created the need for speed bumps don't like them... Boo hooAlso being told numerous people are blowing over them and some ATVs are really playing how fast CA I go over them, hope they don't lose control.Understand there are many more that could be put out if the one's down now don't slow folks down.If this is true all resident's should so be advised.Hugs....

**Comment Author: Paula Shoup**

I agree with you Warren. One person campaigned for them as long as we have lived here. Wondering how they will do when snow plow comes along this winter

**Comment Author: lizmccarty**

The speed bumps will be removed before the first snow.

**Comment Author: Warren Koepsel**

I don't feel the speed bumps are really warranted. A poll should have been taken of the residents.

**Comment Author: lizmccarty**

And Barry's rumor is true, folks. There are more speed bumps so please slow down. Thanks.

**Comment Author: highlander113**

Thank you for the speed bumps, however, they are too far apart to be effective. There should be a speed bump at the bottom of the hill on Vacation Village Dr. And at least one more on Elizabeth Ave. At the ravine.

**Comment Author: lizmccarty**

We are listening. Stay tuned.

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## **The Sign Was Not Stolen**

**Liz McCarty**

**Fri, 13 May 2016**

You might notice that the entrance sign for the Village is missing. We know where it is. A recent routine inspection revealed that the straps holding the sign in place had been damaged by the high winds. It was decided that before the sign fell and smashed a car it should be removed and new straps put in place. It will take several weeks for the repair. Please don't call the police.

### **Comments-The Sign Was Not Stolen**

#### **Comment Author: Sandra Hudgens**

Thanks for all the helpful information being posted on the WMVV blog. The communication to residents is much appreciated!

#### **Comment Author: Jerry Beard**

Maybe it's time to look at the cost and advantages of making WMVV a gated community? with the new development and the increase of traffic on our streets from the new development , it would increase the value of our area for being a gated community.I see quite a few developments in the area that have gate access.We have badges and could control the hours of operation.Most have an unpaved area to turn around if they come to our area by mistake.I do think the added cost to set up would be a one time expense and a reoccurring repair would not be very expensive.Maybe apply the water cooler expense and other discretionary expense to make this revenue neutral.we need to think out of the box on how to increase the value and re sale value of our investment? Thanks Jerry

#### **Comment Author: Ed Bond**

I agree with Mr. Beard on this issue. I believe the cost would be insignificant relative to the added value.It would also improve security.

# Whispering Pines Blog - Archive Posts

## There are Bears in Them There Woods

Liz McCarty

Wed, 25 May 2016

The first time I came face-to-face with a bear, I was hiking behind my house in Show Low. I did something really stupid, but the impulse was so strong, I couldn't help myself; I ran as fast as I could. I can't begin to count the experiences I've had with bears since then. Years ago, Arizona Game and Fish offered a class on bears at Fool Hollow Lake. My husband and I attended hoping to learn more about their habits. The instructor said he had been at his job for over twenty years and had never seen a bear in the wild. I left wondering how much attention he paid to his surroundings.

We liked to watch hummingbirds in our backyard. Early one morning I glanced out the window and noticed a large bear swinging from the bungee cord that secured the feeder to the rafter of our deck. Another time, I watched as a bear chased my husband into our garage. Believe me when I say they can run really fast. The only thing that saved my husband was the garage door coming down that momentarily startled the bear.

One summer evening, a bear decided he was going to come into our house. He started by standing upright and looking in the window of my husband's office. We opened the front door and made lots of noise hoping to scare him away. Undeterred, he methodically made his way around the entire house looking into each window. Once was not enough and he circled again.

We called Game and Fish. They told us they were not able to come out right then (something about it being almost midnight) and to call the police. They were busy as well. The next morning, the bear was still holding us hostage in our home so the police decided to send the SWAT team. When the bear snuck up behind one of the officers, he jumped into his car mumbling something about not being paid enough to do this and drove away.

Game and Fish brought a bear trap baited with raw meat and parked it in our driveway for a few days. The bear took the bait and the trap door slammed shut. Did you know that the noises of an angry bear sound distressingly human-like? The bear was tagged and released about ninety miles away. In less than a week, he was back. He was tagged in the other ear and hauled away again in the opposite direction. The next time it returned, it was euthanized. This broke my heart and I realized the truth to the saying "A fed bear is a dead bear". The chow came from seemingly innocent sources; easy access to garbage cans, bird feeders and pet food.

Here are some helpful tips from the Arizona Game and Fish website regarding bears.

- Alter your route to avoid a bear in the distance.
- Make yourself as large and imposing as possible if the bear continues to approach. Stand upright and wave your arms, jacket or other items. Make loud noises, such as yelling, whistles, and banging pots and pans.

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- Do not run and never play dead.
- Give the bear a chance to leave the area.
- If the bear does not leave, stay calm, continue facing it, and slowly back away.
- If a bear is in your yard, scare it away from inside the house, keeping the door closed.
- Don't feed or give water to black bears. Be aware that human behaviors, such as feeding other animals, can attract black bears.
- Feed your pets inside or remove uneaten pet food between feedings.
- Remove garbage regularly or keep in secure buildings.
- Remove other enticing food sources, such as birdseed, hummingbird feed (sweet liquid), fruit from trees or shrubs located near buildings.
- Fences, lighting and dogs have not been found to be effective, long-term deterrents.

If you notice the dumpster lid is open, take a moment to close it. Easy access to food is the primary reason you will find a bear lingering in the Village. Stay safe and enjoy your summer.



# Whispering Pines Blog - Archive Posts

## A Tale of Two Ponds - Three if You Count the Other One

**Liz McCarty**

**Tue, 31 May 2016**

We don't have hands because we have gloves, we have gloves because we have hands. A simple concept. The Village doesn't have ponds so you can fish, you get to fish because we have ponds. Another simple concept? Not so much.

Not all ponds are created equal. The Village happens to have a series of ponds used to control drainage. And not just Village drainage, but drainage from surrounding areas that naturally flows into the ponds and creeks in the Village. Not coincidentally, each pond has a dam and strategically placed and sized drains which help control the flow of water, especially during wet years with heavy runoff. When there is too much water in the upper pond, the water flows through the drain in that pond and into the creek to the next pond. Once the water in that second pond reaches the drain in that pond, the water flows through that drain and follows the creek to the lower pond by the clubhouse. When water in the clubhouse pond reaches the drain in that pond, which also has a spillway in the dam, the water drains into the creek, through the culverts under Vacation Village Drive, continues flowing through creek beds and culverts in Unit 2 Phase 1 and Unit 4, then under Ellsworth Road, and eventually into Show Low Creek, which runs through the meadow by Hampton Inn. Dams, ponds, drains, creek beds, spillways and culverts work together to send water downstream in a somewhat orderly and semi-well behaved fashion. That's how the system functions.

Why, you might ask, do we have the ponds if Mother Nature, in her wisdom, could and did single-handedly take care of runoff by hurling the gushing storm water into the creek, through the culverts, or over the road and beyond? Because Mother Nature is notoriously unpredictable and violent, running roughshod over everything around her. Or she sits on her lounge eating bonbons while the ponds sit empty.

Development alters the landscape. Without control measures, extra water generated by those alterations could contribute to storm water runoff wreaking havoc downstream of the development by carrying extra water, debris, and small furry animals, or sometimes large furry animals, over the river and through the woods. Generally speaking, what development contributes to water flow should be mitigated somewhere, somehow; what goes in, should come out, as though nothing extra went in. The three ponds are mandatory, come rain or shine, their size a clue to what Mother Nature might be capable during her wettest temper tantrum.

Simply stated, to minimize flooding and pollution that might end up downstream, a development's drainage system should be designed to regulate (meter) storm water runoff in such a manner that it moves through the drainage area with no greater flow rate than was present during high water and low water prior to development, regardless of any extra runoff generated by development. And nothing may interfere with or impede that water flow whether it is a beaver colony building a dam or the RSA building a fence. After all, the fellow downstream from a development expects to live in peace and harmony with the water flow to which he or she has

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become accustomed.

That's why you get to fish in the pond.

## **Comments-A Tale of Two Ponds - Three if You Count the Other One**

### **Comment Author: John Waite**

Thank you for the info on the ponds and creek. The property we just purchased last summer has Turtle Creek going through it and that adds character to our land. The work crew did an awesome job in developing our property! I also did not realise one could fish the ponds...I need to find out more, is it catch and release only and do you need a fishing license...anyone?

### **Comment Author: lizmccarty**

It is catch and release and no license needed.

### **Comment Author: John Waite**

Thank you

### **Comment Author: Barry Johnson**

Great post Liz..... Just a suggestion, with the outbreak of the SUPER Mosquitos you might want to consider adding Mosquito Fish to the ponds in effort to control them.

### **Comment Author: Susan Scott**

I agree I hate mosquitos even though i know they have a place in nature.

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## Let's Talk Dirty - As In Sewer

**Liz McCarty**

**Tue, 07 Jun 2016**

An Amazon search for "adult flushable wipes" yields thirteen pages. It seems wipes are not just for babies anymore and everyone wants a piece of the action. Here are just a few brands; Cottonelle Fresh Care Flushable Wipes, Dynarex Flushable Adult Wipes, Hygea Flushable Wipes, Charmin Freshmates Flushable Wipes, Dude Wipes Flushable Single Moist Wipes. To be fair, there are other categories of wipes labeled flushable which include household cleaners, makeup removers, hand sanitizers, sunscreen applications and more.

But are they really "flushable"? New York's Department of Environmental Protection is spending an extra ten million dollars per year to process these so-called flushable cloths. This has become such a problem that several states are suing manufacturers to force them to remove the word flushable from their packaging and advertising.

The season is upon us and many are enjoying their property in the Village. More are arriving daily, using and flushing their wipes, down the drain, out of sight, out of mind, and into the inner workings of the pumps in our lift station. Laboring under gobs of grease and balls of wipes, those poor, overworked pumps don't stand a chance. So they work harder, valiantly sucking energy as they try to keep up with a flood of sewer nasties, while the foul water inches higher and higher. Once the pumps begin to vibrate and sputter, it is just a matter of time before blocked pipes and clogged filters bring them to a shuddering, grinding halt.

The lift station has three pumps. One went down recently, reduced to a \$6,000 pile of useless housing, impellers, seals and bearings. These pumps are not found on the shelves of the local plumbing store. They are a special order item taking months to produce. Because we are a pump down, the City of Show Low has notified us twice of high water alarms for the Village sewer just since May 18. When that happens, someone has to check it out immediately and remedy the problem. The Association is sent a bill for this "service". In other words, you are paying for everyone who flushes wipes.

It is always apparent what culprit is causing the alarm. In both cases, it was flushable wipes. This is going to be an expensive summer if residents don't throw these sinister little wipes in the garbage can. It's a habit, but studies have shown that habits can be broken. As an alternative, one of the retired engineers in the Village has suggested we add Imodium to the water tank. So save the constipation and save our sewer by thinking before throwing those wipes in the toilet. Thanks.

## Comments-Let's Talk Dirty - As In Sewer

**Comment Author: Susan Scott**

So sorry to hear this is a problem. We are there for August- October on weekends and do not use the wipes. Is there a way, nicely, just to outlaw them?

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**Comment Author: She Said What?! The Truth About the Sewer Plant | Whispering Pines  
&#8211; Show Low, Arizona**

been expenses to maintain the pumps as has been stated here. If you missed that, please refer to "Let's Talk Dirty - As In Sewer" and "Toilets or Your Money - Pick One". These costs are related to ongoing maintenance and

## Mosquitoes - The Bane of Our Existence

**Liz McCarty**

**Tue, 05 Jul 2016**

Don't you just love it when you want to spend some quality time outdoors and some nasty little mosquito thinks you invited him to join you? This problem is not unique to the Village. However, some of the things that attract residents to the Village also attract mosquitoes; they need water to complete their life cycle.

Several solutions have been, and will continue to be employed to control mosquitoes in the Village. They include the following:

- Mosquito dunks or donuts in the ponds to kill larvae.
- Electric bug catcher hooked to a tree about 50 feet from the pavilion.
- Propane Rhino SkeeterVac mosquito traps, typically put out in July and checked monthly. These are subject to fire restrictions as they are operated using propane tanks.

A suggestion was made on this site to consider adding mosquito fish to the ponds. However, in researching the benefits of doing this, it appears they are quite controversial. They are actually banned in at least one State. These fish do not feed only on mosquitoes. In fact, they will die if they don't get a variety of small insects and insect larvae as well as zooplankton. Plankton are actually beneficial for the ponds. Mosquito fish are less effective at mosquito control than native species, which they tend to wipe out because they compete for the same resources. To introduce Mosquito fish in our ponds, permission would be required from Arizona Game and Fish and U.S. Fish and Wildlife Service as putting them in uncontained ponds means they would end up in the ecosystem downstream. This is how the disastrous introduction of the zebra mussel into Arizona took place.

Even discounting the concerns about the effects of insecticides on humans and the environment, the case for spraying is not convincing. Spraying/fogging is estimated to kill about 10% of adult mosquitoes, is dependent on the time of day and wind direction in relation to mosquito location and is most effective on mosquitoes in flight. It also indiscriminately influences the surrounding food chain, which means that mosquito predators can be negatively impacted as well. The bad news is that new larvae hatch continually. The good news is the lifespan of an adult mosquito is short.

To the best of our knowledge, the City of Show Low, Navajo County and neighboring counties do not spray for mosquitoes or take other active steps, outside of advising residents to control this pest. Mosquitoes do not stop at the boundary of the Village. Property owners are encouraged to cut weeds, take care of standing water, including excess water in flower pots, make sure window and door screens fit properly, spray themselves with insect repellent and/or stay indoors. Citronella candles may also prove effective for repelling mosquitoes when outdoors, fire restrictions permitting. In addition, a found that a fan blowing air can mess up mosquitoes' very

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weak flying ability. It also helps blow away the carbon dioxide that mammals exude, which attracts mosquitoes to us.

There is no known way to completely eliminate these nasty little critters from the Village. We will continue to do what we are able to help control them. If you have found something that keeps them from your little slice of paradise, please share here so your neighbors can try it.

## **Comments-Mosquitoes - The Bane of Our Existence**

### **Comment Author: Barry Johnson**

Those cities and towns in the Midwest are wasting sooo much money spraying neighborhoods and they have done it for year's, maybe it's because there bigger..... I remember they looked like small airplanes.

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## Those Pesky Speed Bumps

Liz McCarty

Tue, 19 Jul 2016

We have noticed residents are divided on the use of speed bumps to slow traffic. The Village is a heavily treed area with a wonderful mountain feel. Frequently the streets are filled with adults and children on foot, bicycles, ATVs and motorized wheelchairs, many with dogs in tow. The roads are narrow and winding with a posted speed limit of 15 miles per hour. Speed limit signs weren't working. Additional signs were added. That didn't work, so red triangles were added to those signs for extra visibility. As you can see, the board has taken action over the years to mitigate the speeding issue. Still, those residents who dream of being Mario Andretti or Parnelli Jones would not be defeated.

After reviewing last year's annual meeting minutes and numerous emails and other communications sent to the board over the years, it's clear that some residents want the board to do something to slow people down before someone gets hurt. Residents lobbied for a variety of solutions including speed bumps, posting additional signs basically begging people to obey the posted speed limit, public floggings and security cameras and radar.

Extensive research was done and the additional signs did not make the cut. If people are not willing to abide by the current signs, it is unlikely they would slow down just because we say "PLEASE SLOW DOWN". The cameras were expensive, not only to install, but to monitor (this is your money). Most people want to be neighborly so ratting out the speeders won't work either. Cocktail hour can be rather tense after you've called Guido over to puncture the offender's tires.

The conclusion was that speed bumps are the most effective and useful method of slowing people down on roads with speed limits of 25 miles per hour and under. Speed bumps also tend to keep non-resident traffic down so perhaps some of those outsiders using the dumpsters or coming in for nefarious purposes will be discouraged. However, speed bumps do impact emergency vehicles, people on bicycles and motorcycles, and those in golf carts and ATVs. The motorcycles and bikes should be able to avoid them by riding down the middle of the road, subject to oncoming traffic, but others can't avoid them altogether. Another consideration for using speed bumps had to do with the garbage trucks. Some of those drivers also think they are on a race track and are doing damage to the road when they exit the club house.

There are also options that slow cars to 10 miles per hour but anything that slows them more than 20 miles per hour will be hard on cars, RVs, and people. As the speed limit is 15 miles per hour, going the speed limit will prevent some of the other issues with braking and accelerating that come with more radical (read bigger) speed bumps.

As you know, speed bumps were purchased and some of them were put in place. Apparently the people on the ATVs have already figured out that they can mimic Richard Petty by racing furiously down the streets between the speed bumps. To be fair, they are not alone in the challenge.

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Some people were frustrated that residents were not asked to vote on how best to slow down traffic. However, after the decision was made, residents did get to vote with their vehicles. Some voted loudly and clearly for more speed bumps.

According to AAA Foundation for Traffic Safety, the average risk of severe injury for a pedestrian struck by a vehicle reaches 10% at an impact speed of 16 mph, 25% at 23 mph, 50% at 31 mph, 75% at 39 mph, and 90% at 46 mph. The average risk of death for a pedestrian reaches 10% at an impact speed of 23 mph, 25% at 32 mph, 50% at 42 mph, 75% at 50 mph, and 90% at 58 mph. Risks vary significantly by age. For example, the average risk of severe injury or death for a 70 year old pedestrian struck by a car travelling at 25 mph is similar to the risk for a 30 year old pedestrian struck at 35 mph. There are too many people and pets out on the streets in the Village to ignore these numbers and until everyone has driverless vehicles, another solution is necessary.

In the ideal world, drivers would travel at a prudent speed without having to be policed, nagged or threatened. However, that has not been the case so additional speed bumps will be put in place. If this does not deter speeders, it could be taken as a yes vote for bigger and better (and more expensive) speed bumps. The board takes the safety of the Village residents very seriously and we're asking nicely; please slow down.

## **Comments-Those Pesky Speed Bumps**

### **Comment Author: Bill Wolff**

Dear Liz, This is the first time I actually read a comment from you on this blog and it seems to me most residents agree with the need to slow people down. But I think this is another case where the acts of few bad actors ruin it for everyone else. So I am in favor of public flogging and I am not afraid to rat my neighbor's out, especially if I've asked them to slow down personally. However, that will make cocktail hours a little uncomfortable as you pointed out in your blog post. Since you posted the initial speed bumps, some people have started increasing the traffic down all the other streets to avoid the speed bumps. So I think it's important that we treat the entire Community the same and the next time we put speed bumps and let's get them everywhere on every street at the same time. In closing we really appreciate you caring about the community enough to get involved. Thank you for your efforts. Best regards, Bill and Judy Wolff

### **Comment Author: Phil Donkl**

I appreciate the speed bumps. Thanks.

### **Comment Author: Paula Shoup**

Speed bumps are ok. But since you mentioned the narrow roads I would like to comment on difficulty of getting up Saddlebag to our house on Horseshoe. These people have very little parking space. More than once, someone has company and they are parked half in the street, which is already narrow. If we go another way, it is the wrong way and people are out there shouting at us. Cannot believe how close minded and ill mannered some of the residents are.



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**Comment Author: highlander113**

BRAVO, Liz, thank you for listening to us, and taking action!

**Comment Author: Linda Goldsmith**

I have seen vehicles go right over the speed bumps without slowing down. It seems certain residents do as they please and in my experience living here, the offenders don't even attend the HOA meetings. Adding more speed bumps seems like a waste of money. I know when I'm driving on highways that have those radar speed display signs I am much more aware of my speed so I would think if 1-3 of those signs were added it might help.

**Comment Author: Alan Drysdale**

I agree with every thing you said . I don't like the bumps either but something has to be done. People drive in the park and you don't know how they got their license because they sure can't read the speed sign I am constantly telling my own family to slow down.

**Comment Author: J Ellis**

Well the speed bumps work! They've managed to keep most people off Elizabeth. Residents at the top of the village are now using Saddlebag and Tenderfoot to avoid the bumps. We've experienced a lot more traffic. Cars are even driving the wrong way (everyday) down Tenderfoot at more than 15mph to avoid exiting their lots using Elizabeth. One way means nothing to them. Are more speed bumps in our future? Maybe just a reminder would help for now.

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## Let's Get Tanked!

Liz McCarty

Sat, 16 Jul 2016

On the highest hill overlooking White Mountain Vacation Village, sits the very tallest sort-of-yellow water tank - at least the tallest in the immediate area. That tank holds 125,000 gallons of water that travels from wells and water lines owned by the City of Show Low, and passes through a two inch water meter. The meter keeps track of the amount of water going into the tank and the City bills the Association accordingly. Once that water enters the tank, it belongs to you.

From the tank, the water heads to the Village with an enormous pull from gravity through an eight inch water line. The water fills the eight inch water line mains in the Village, which feed the fire hydrants and the water lines on your lots, allowing fire protection from the hydrants when needed and you to get water when you turn on your faucets. Once the water enters the Village, anyone connected to the water system, which *does not* include Woodfield or the rodeo grounds or the amphitheater, can use it. You may be using 10,000 gallons per month while your neighbor uses only 1,000 gallons per month but no one is going to know that because the Association is not selling you water. The City of Show Low sells water to the Association and a fraction of your monthly fees pay that bill.

The water tank, water lines, and fire hydrants make up the water infrastructure in the Village. The infrastructure belongs to the Association. As this is not a private water system metering and selling water to individuals it is not subject to regulation by or registration with any agencies or departments within the State of Arizona.

Think of the Village as a forty acre resort hotel property. Through a single metered source, the City sells water to the resort for its laundry, landscape, swimming pools, restaurant, lobby, spa, and guest rooms, but the hotel does not sell water to its guests. The room rate covers the cost of the guests' use of the water.

### To Flow or Not to Flow

Not every development is lucky enough to have its own water tank. However, Big Yellowish isn't planted on top of the highest hill to look pretty or so you can brag to your friends that you have a water tank. It was mandated by the City of Show Low to provide fire flow as the water company at the time could not provide the volume or pressure needed for fire-protection purposes in excess of that required for other purposes. No fire flow, no subdivision approval from the City of Show Low, and no "you" owning property and reading about fire flow in White Mountain Vacation Village.

The City of Show Low has ordinances and statutes regulating fire protection requirements in developments within City limits, regardless of who owns the infrastructure. Those ordinances and statutes dictate the minimum water flow required of a fire hydrant, which is a certain number of gallons per minute. The Show Low Fire Department, applying City ordinances and statutes,

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determined the required number and placement of fire hydrants in the Village. Once those fire hydrants were installed, each fire hydrant had to be tested for conformance with the ordinances and statutes in place at the time. Then the fire department had to certify that ALL hydrants complied with the ordinances and statutes before the City would approve White Mountain Vacation Village. This was the same process for each unit. Obviously, all of ours passed the test or you wouldn't be here.

In 2014 the Lakeside, Show Low and Linden Fire Districts merged to form Timber Mesa Fire and Medical District. Timber Mesa has a scheduled inspection for all City hydrants. This includes the hydrants within the Village.

With a big boost from gravity and an eight inch water line, the installation of Big Yellowish in the Village provides the volume and pressure needed to meet the gallons per minute tests required of our fire hydrants. We have the power to put out a fire! And as a result, you own a lot. Or two.

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## Exiting the ZOOOO

Liz McCarty

Tue, 12 Jul 2016

It's probably been a while so it's time to review how to get out of Dodge in the event of a fire or other emergency that would require rapid departure. We know we can leave via Vacation Village Drive which exits onto White Mountain Road. However, there are three other outlets. These are emergency exits and were required by the City of Show Low before approval of the different units.

Before we discuss those exits, let's define "emergency". Merriam-Webster defines emergency as "an unforeseen combination of circumstances or the resulting state that calls for immediate action". During the recent Cedar Fire, Show Low and Pinetop-Lakeside were under a pre-evacuation notice. This would not be an emergency as this notice was issued giving people enough time to gather important papers and medications and to make decisions on what to do with pets. If the pre-evacuation order had been turned into an actual evacuation, there would have been time to leave in an orderly fashion. This should not have resulted in a panic situation.

An emergency might occur as a result of a fire that starts in or very near the Village and is moving quickly. Under such a circumstance there might not be time to leave with anything but your life. In an instant such as this, you might feel compelled to use one of the three other exits. All three exit onto Ellsworth Road via breakaway or "crash" gates. Next time you are out for a walk make a mental note of where they are located. There is a gate at Elizabeth and Ellsworth Heights Road in Unit 2, a gate at Recreation Loop and Ellsworth Heights Road and a gate at Mule Skinner Loop and Ellsworth Heights Road, both in Unit 4. These gates are fairly low and each is secured with a set of three padlocks (one is a fire department lock). Unlocking any of the three opens the gate. However, you need only be concerned with the combination padlock. Most have been given the combination for these padlocks but here it is again - **ZOOOO**.

If you find yourself first in line at one of the crash gates and feel like there is no time to get out of your car to use the combination (**ZOOOO**), simply "crash" through the gate. It was designed for this. Yes, you will damage your vehicle but the people behind you will be grateful. Another option is to lay back and wait for someone else to crash through it first. However, by that time, you could have used the combination (**ZOOOO**) and saved your vehicle. Or, make "first through the gate" assignments on an annual rotating basis. Everyone gets a turn.

Let us hope we never have a situation where you would need to use the emergency exits. However, now new residents are aware and residents who have been at the Village for some time are reminded of how to get out quickly and safely if the need arises. **ZOOOO!**

### Comments-Exiting the ZOOOO

**Comment Author: Lois Davis**

Thank you so much for this information. It is the first time I have ever heard what the lock

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combination is and I have been in the park for 10 years, I appreciate what the blog is doing for all of us. Again thank you.

**Comment Author: highlander113**

There are 5 reels on the combination lock. Don't you have to use all 5 reels? Example: Z0000 versus Z00

**Comment Author: whisperingpinesshowlowcom**

Would you consider making Bulldog and/or the construction gates emergency exits with breakaway gates and combination locks? In a true emergency, depending on where the emergency situation is located, the main exit and the Elizabeth emergency exit could become very backed-up. Having 1 or 2 more exits in the highest-density area in the Village could be life-saving in some circumstances. Don M

**Comment Author: whisperingpinesshowlowcom**

Some questions for the board. Was City of Show Low permission required for the other emergency exits? Isn't there anyone on the board with a close relationship to the developer who could get that approval? How much did the other breakaway gates, locks and no parking signs cost? Who spearheaded the speed bump project? Maybe they could be assigned. Don M

**Comment Author: lizmccarty**

The City of Show Low mandated the existing emergency exits when they approved White Mountain Vacation Village. Those exits, along with the main exit onto White Mountain Road were satisfactory to the City. If the residents think there is a need for one or two additional emergency exits, they will need to pursue the request through the Advisory Committee. The Village is in compliance.

**Comment Author: lizmccarty**

Thank you so much! You are right. This is a great forum to make sure information is accurate. I have fixed the post to reflect the correct combination as this is meant to be a reference for use later.

**Comment Author: NickS**

Hi Liz, Does emergency mean these exits are NOT supposed to have trucks, trailers, etc parked to block them 24 hours/day for weeks at a time - Bulldog exit? We're not just talking cars, but motorhomes, too will have to exit in a full evacuation. Who is supposed to patrol the complex & fix these violations? Are we paying for the hoa to patrol? How about other ccr rules? - feral/loose pets, vehicle parking on streets overnite, parking rv's violating lot setbacks, etc. The only mechanism that has been offered is by formal complaint of an owner via hoa form. This turns it into an adversarial situation where the violator knows who complains & can respond poorly.

**Comment Author: lizmccarty**

Bull Dog is not an emergency exit. It does not have a breakaway gate and does not have a lock

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with the emergency combination. If you were to try to go through that gate, it would give new meaning to the term "crash gate". The vehicle parked at that exit has been given permission and it is temporary. No one is "patrolling" for violations. Feral animals are homeless by nature so I wouldn't know what to do about those. However, you can call the Show Low Police Department's Animal Control Division to take care of animal issues. As far as reporting a violation observed by a resident, their name must be disclosed in order to comply with Arizona State statutes.

**Comment Author: lizmccarty**

This idea is definitely worth considering. Some questions would need to be answered before that could happen; would we need City of Show Low permission (Bulldog), developer permission (construction gates), how much would breakaway gates cost to purchase and install including locks and no parking signs? Who would take responsibility to spearhead this? Sounds like a perfect fit for the Advisory Committee.

# Whispering Pines Blog - Archive Posts

## Toilets or Your Money - Pick One

Liz McCarty

Tue, 26 Jul 2016

The Village homeowners will definitely go over budget in the "waste" department this year. You can help eliminate this problem if you know the items that will cause problems if they end up in the sewer system. Incidentally, these same items affect every sewer system, not just the one in the Village. The sewer at your primary residence is more than likely operated by a large city and they have given up on educating people about things that shouldn't be flushed. They just keep raising your taxes to pay for the repairs. The Board keeps behaving like a nagging mother because we don't want to raise dues to cover the enormous cost of ruined pumps. We have had to replace two so far this season and it's early.

The optimal number of pumps is three. One went down in late May so we were limping along with two until we could get one built. The new one was due to be delivered the week of July 11th. However, on July 8th another pump bit the dust. This put the Village in a very precarious position. We contemplated bringing in outhouses. However, a board member made a quick turn-around trip to Tucson to fetch the new pump and all was well. But it was a close call.

We have had discussions with engineers in search of cost-effective long term solutions. There may be cause for optimism, but in the meantime, we are forced to rely on the cooperation and help of the residents.

For some reason, people have the impression that if it will fit through the sink or toilet plumbing, it's good to go; a version of out-of-sight, out-of-mind. You all know what you can do to help alleviate this problem but let's go over it again. This is being posted here so you can find it easily next time you have a question. But before you review the list, take a moment to watch "Adam Ruins Everything - Why Flushable Wipes Aren't Flushable" on YouTube.

Following is a *partial list* of items that should NEVER be flushed down a toilet (or sink, for that matter):

- Baby wipes
- Bandages of any kind
- Cat litter
- Cloth of any kind
- Clothes dryer sheets
- *Condoms*
- Dirt
- Cotton balls and swabs

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- Dental floss
- Diapers
- Disposable wipes
- Facial tissues
- Grease, oil, petroleum products
- Medical needles and/or syringes - disposable or otherwise
- Paper towels
- Panty liners
- Plastic bags or any plastic items
- Sanitary napkins, tampons
- Trash and scrap
- Toys
- Underpants- cloth or disposable

If you limit input to toilet paper and the material for which the toilet was designed, life will be better for us all.

## **Comments-Toilets or Your Money - Pick One**

### **Comment Author: Ray Hedlund**

Pump problems will always continue! They are a mechanical device prone to incongruent failures. My experience tells me to recommend that we always have a replacement here in the Village. It's just a fixed cost we must endure. These things always fail on holiday weekends as well. I don't recall who's law that this is but keep score and you will find it is extremely accurate

### **Comment Author: lizmccarty**

We are not able to keep a pump on hand as the warranty is good for one year from purchase date and not from installation date. I am familiar with the law you reference as well but can't recall who is responsible either :)

### **Comment Author: Kristi**

What's wrong with people being responsible? It's common sense not to put large items in your toilet

### **Comment Author: JOHN Pellegrini**

I have seen several of toilets in the rec center with these items. One thing that makes me irritable is many people don't even flush the toilets in the rec center! Good info!Â Regards, John



# Whispering Pines Blog - Archive Posts

Pellegrini

**Comment Author: She Said What?! The Truth About the Sewer Plant | Whispering Pines &#8211; Show Low, Arizona**

been stated here. If you missed that, please refer to "Let's Talk Dirty - As In Sewer" and "Toilets or Your Money - Pick One". These costs are related to ongoing maintenance and have nothing to do with preparing the sewer

**Comment Author: 2017 Assessment Notice | Whispering Pines &#8211; Show Low, Arizona**

Sewer lift station and infrastructure. We continue to work to reduce sewer pump failures. We continually encourage members to repair and/or cap the sewer clean-outs on their lots and ask them not to flush or put items down drains that destroy pumps (grease, sanitary products, diapers, wipes, paper towels, syringes). This is an ongoing problem so costs continue to rise. See Toilets or Your Money.

# Whispering Pines Blog - Archive Posts

## Penny Wise, Pound Foolish

Liz McCarty

Tue, 02 Aug 2016

Residents should be concerned about where their Association dues are being spent and whether the Board is sensitive to controlling expenses. The Board has a responsibility to keep dues as low as reasonably possible while at the same time providing the management and services necessary to safeguard homeowner's investments. That duty also requires that we collect enough to cover all expenses and build a healthy reserve. How do we make decisions about curbing costs? Some things are within our control; some are not.

We are able to negotiate certain services and can contract for a year or more at a time. This is helpful during the budgeting process. However, other items must be considered based on what we believe the cost will be for the coming year. An educated guess is the best we can do. A cursory look at the budget will reveal some of those items; utilities and common area repairs to name a few. When considering snow removal, we know how much per hour it will cost, but we don't know how much snow will fall. We do our best to anticipate, based on past experience, how much such items will increase or decrease. It's rare that an expense will go down.

Our insurance policy runs from July 1 to June 30. Insurance is an interesting animal. Every year our broker asks for quotes from at least three companies. This allows us to compare and choose the best policy for the least amount of money. However, if the Association is involved in a lawsuit, insurance companies will not consider insuring us. This means we have to pay the price our current carrier quotes for the coming year. Believe it or not, most suits against homeowner's associations are brought by its own members. I'm not sure if they realize they are spending their own money to defend the suits, but that is the nature of the beast.

What can you do to help control Association expenses? Recently a resident suggested a pay-for-use system for the showers similar to charging for use of the washers and dryers. However, the charge for the machines is to cover repair and replacement, not water or the cost to heat it.

Pick up after your dog. If you don't, maintenance will. However, the company adjusts costs every year to account for how much time they are spending "grooming" the Common Area.

If your idea of "winterizing" is to leave your water running all winter, you are adding to rising costs in two areas. The City of Show Low charges for every gallon of water that runs through the Association's meter. They use that same number to calculate the sewer bill which means YOU are paying for your neighbor's unwillingness to winterize properly.

A complaint HOAMCO often hears is that one of the dryers is not working properly. The appliance technician is contacted and HOAMCO is told the dryer is fine. The resident placed too many clothes into the machine so it was taking longer to dry. The Association is charged for the maintenance call and you guessed it, the amount we have to budget for the next year increases.

# Whispering Pines Blog - Archive Posts

A few other suggestions to help curb costs:

- Think twice before threatening your Association with legal action, especially when more efficient and civil approaches are readily available. Any time legal advice is necessary for the Association, you're footing the bill. This also puts the Association at the mercy of its current insurance carrier that can't refuse to continue insuring us but can and does raise rates.
- Leave clubhouse fans on. The fans circulate air helping to keep the clubhouse warm during winter and cool during summer. Opening windows and doors adds to costs in two areas; electricity and extermination.
- Turn lights off in the clubhouse.
- Place trash inside, not in front of or on the side, of the dumpsters. Don't put items in the dumpsters that don't belong there. Someone has to take care of what you don't and it's not free. Neither is dumping large items on other parts of the development.
- You are probably sick to death of hearing this one, but here we go again. Items that don't belong in the sewer can be very expensive.
- Replace broken sewer caps on your lot. This will prevent debris from entering the sewer lines and traveling to the lift station. They can be purchased from Ace Hardware or HD Supply.
- Last but not least, slow down and drive responsibly to prevent an expenditure on bigger speed bumps or a large payout to an injured resident or visitor.

These are just a few suggestions to help curb costs. If you have additional thoughts about what residents can do, please don't hesitate to post them in the comments section below.

## Comments-Penny Wise, Pound Foolish

### Comment Author: lizmccarty

The developer never intended to "close" the Village in the winter and it was never marketed for sale that way. It would be impossible to limit a property owner in the use of their real estate. The seasonal burden on the infrastructure, roads, utilities, garbage, clubhouse, etc., is somewhat mitigated in the winter when there are fewer people. The Association fee is an annual fee to each lot owner and is based on costs. For convenience, it is divided into twelve months.

### Comment Author: Barry Wurst

Curious as to what accidents/injuries have occurred involving vehicles in the neighborhood and were they related to speed? Thank you. Best Regards, Barry Wurst Dental Drill Rescue 602-705-8365 [www.dentaldrillrescue.com](http://www.dentaldrillrescue.com) On Aug 2, 2016 4:28 AM, "Whispering Pines - Show Low, Arizona" wrote: &gt; lizmccarty posted: "Residents should be concerned about where their &gt; Association dues are being spent and whether the Board is sensitive to &gt; controlling expenses. The Board has a responsibility to keep dues as low as &gt; reasonably possible while at the same time providing the man" &gt;

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**Comment Author: creativecake**

For the numerous lawsuits that have been brought against our association, shouldn't the plaintiffs be responsible for the attorney/court fees if they lose the case? Why aren't we countering to recover our costs? Thanks Beth

**Comment Author: Susan Jenkin**

Do we really need the. same schedule of cleaning for the clubhouse in the winter when traffic is light?

**Comment Author: lizmccarty**

Thanks for the question. There have been several close calls where residents complained that they had almost been hit by speeding cars while out for a stroll. In August of 2015 a car, traveling at a high rate of speed and in the wrong direction on Hanging Tree narrowly missed a woman who was walking her dog. Many residents complained in writing about it. This and numerous complaints at Annual meetings over the years is the reason the Board took action, but not before considering all prudent alternatives.

**Comment Author: lizmccarty**

The cleaning schedule for the clubhouse is as follows: May through October - three times per week  
November through April - two times per week

**Comment Author: lizmccarty**

Recovering legal fees when a plaintiff loses is dependent upon the judge so sometimes it's not possible to do so.

**Comment Author: Kelly**

I have concerns about water waste, I see much of it having to do with sprinkler and drip systems over watering, not functioning properly or in need of repair. I have observed this in the mornings while walking through the neighborhood.

**Comment Author: JOAN PELLEGRINI**

Most residents want HOA fees as low as possible. Rumors that have circulated such as dog parks, gates, renovations to kitchen etc. will cause fees to increase. The available facilities, including the kitchen (which is only used 3-4 months) have been adequate since WMVV opened.

Hopefully the Board will maintain the "status quo" with cooperation from residents who want to make changes. The entrance is difficult to see and dangerous when making a left turn at night. This is a safety issue similar to reasons for installing speed bumps. Some type of inexpensive reflector or other precautionary measures to prevent potential serious accidents may be prudent to consider. JSP

**Comment Author: Kelly**

# Whispering Pines Blog - Archive Posts

Agreed.

**Comment Author: lizmccarty**

The Board established an Advisory Committee last year. Anything new to the Village would need to come to the Board through this committee. This includes a dog park, gates, equipment of any kind (kitchen, exercise, playground, etc.), anything that would change the common area substantially or cost the residents money. The Advisory Committee has a process for these kinds of things and it involves community input. Reflectors at the entrance were addressed at the Annual meeting and again privately to some residents. It is on the schedule.

**Comment Author: Barry Johnson**

HOA fees need to be divided properly ie: when wmvv started it was to be like woodfield open 6 months. Thus HOA fees should be adjusted for those living here year around and or utilizing their property during the winter months regardless of duration. A example without prorating would be ..... current fee for 6 month's Max \$1,400.00 .....a day over 6 month's \$2,160.00

**Comment Author: whisperingpinesshowlowcom**

I would like to point out something that was not mentioned by the people who complained in writing about the incident regarding the narrow miss on the woman walking her dog. They failed to mention the car's driver and passenger were 2 young women who most likely did not live in the community and were probably impaired. At the end of Hanging Tree they proceeded across Kathrine St and ran into a tree or large bush, at which point, the passenger got out of the car and swapped places with the driver and they took off again out of the community. This was a complete anomaly and not representative of community residents. I walk many of the streets almost every day and have not had anything approaching a close call. My experience is that most residents are very considerate when passing by pedestrians. This is not to say there are not people driving too fast on some streets and that the HOA does not have to consider the possible liability issues. Also, maybe my experience is not representative so it would be interesting to have others who walk regularly to respond if their experience is similar to mine, or if they have had some close calls. Don M.

**Comment Author: Kelly**

I appreciate the speed bumps, lives are more important than my car, discomfort or inconvenience. I admit myself that I drive too fast sometimes not paying attention to my speed and speed bumps help me pay attention. Many people have kids visiting and I would not want to injure or kill a anyone especially a child because I wasn't paying attention. Thank you for the speed bumps.

# Whispering Pines Blog - Archive Posts

## Yellow is the Color of My True Love's Hair, In the Morning, Till She Bathes ---

**Jon Peake**

**Tue, 09 Aug 2016**

Then it's red! Rust in household water can be disconcerting, annoying and aggravating. If you've experienced it, welcome to the club that includes - well - almost everyone. Iron, frequently in the form of rust, is commonly found in residential water systems everywhere, including Vacation Village.

When my wife, Liz McCarty, asked me about the "problem" of rust in water, I was all too happy to climb on my chemical engineer's soapbox and talk about it. I'll spare you the details I gave her lest I put you to sleep like I did her. But I'll be happy to summarize my comments.

Yes, rust in the water can cause problems. However, if these were the worst problems you ever faced, your life would be a paradise. If you see rust in your water, don't wash your light colored clothes unless you want a light pink tint to them. There can be a slight odor to the water if the source of the rust is long standing, rust laden sediments that have been stirred up due to a maintenance operation or an inordinately high water flow such as that caused by fire hydrant testing. An iron related bacteria can give the water a bit of an "air" that may be slightly offensive.

With that said, you can now go back to listening to Judy Collins sing about hair color. There's nothing more to worry about. The fact of the matter is the odor and the bacteria that caused it are completely harmless to humans. The rust itself is also completely harmless. In fact, it's probably beneficial. Remember, people spend lots of money on iron supplements. Just have another glass of water.

When Liz broached the subject to me, I asked to see a recent water test report for The Village. As I perused the report, I found every measure of water quality under the sun --- EXCEPT iron content. The reason for this is that the scientists who concern themselves with water quality are confident that iron (rust) in drinking water does NOT present any kind of health hazard. There is no reason for concern other than pink underwear and that's Joe Arpaio's problem.

So what can you do about the non-problem? You can install a high priced filter that is only somewhat effective, expensive to maintain and offers more frustration than it averts. The best approach to reducing iron in the water is to simply let your water run so that any suspended iron from disturbed sediments flows down the drain. Actually, it would be better to fill your watering pots with it; your plants will thank you. Letting your water flow for a minute or so is especially beneficial if you haven't run your water for an extended period of time or if you know that the water system has undergone a major maintenance operation recently.

In reality, the best approach to having small quantities of iron or rust in your water is to put a smile on your face and not lose any sleep over it. Maybe you can even cut back on the number of iron supplements you take. You might just jump in the shower and sing to your heart's content

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without giving the water a second thought.

Speaking of singers, wouldn't "Rusty Waters" be a great name for a blues singer?

# Whispering Pines Blog - Archive Posts

## 2016 Annual Meeting Open Forum Comments & Questions

Liz McCarty

Tue, 16 Aug 2016

The 2016 Annual meeting garnered high attendance and the open forum portion of the meeting was indeed lively. A commitment was made to address, via the blog, everything that would be relevant to all residents, including questions and suggestions that came to HOAMCO before the meeting. This avenue also allows the Board to reach residents who were not at the meeting.

**Suggestion: For Sale by Owner signs need to be standardized and smaller like the original WMVV "For Sale" signs. This would look much better than the bright orange dollar store signs being used now.**

*In Arizona, homeowners' associations (HOA) are prohibited from regulating or restricting the use of "for sale," "for rent" or "for lease" signs on a property owner's yard as long as the sign meets statutory requirements and the HOA does not prohibit or restrict leasing. Those requirements are: (1) the sign must be commercially produced; (2) the sign cannot exceed eighteen by twenty-four inches; and (3) the rider attached cannot exceed six by twenty-four inches.*

**Question: Who owns the water system and why isn't it registered with the Arizona Department of Environmental Quality (ADEQ)?**

*The Association does not own a water system. It is not selling water to the residents. The Association buys water from the City of Show Low. ADEQ issued approval for and of construction of the water and sewer infrastructure. The Association does not need anything else as it does not own and operate a water system.*

**Question: Is it the goal of HOAMCO and Board members to attempt to keep Association fees reasonable?**

**Suggestion: Association fees should be kept at a minimum with maintenance of the area a priority.**

*The Board and HOAMCO work diligently to keep Association fees moderate. Please refer to blog post titled "Penny Wise, Pound Foolish".*

**Question: Can reflective lights and a traffic light be added at the entrance to the Village?**

*Reflective lights are scheduled to be placed at the entrance. Traffic lights on state highways in Arizona fall under the purview of the Arizona Department of Transportation (ADOT). Unless ADOT finds a need to install a light, the cost for a traffic light is borne by the entity requesting it (the Association). ADOT would initiate a study to determine if there is a need, or even if it's feasible based on other traffic control locations. The cost of a traffic light can run upward of \$300,000. This would require a special assessment to be levied on each property. The Board is not willing to explore this further at this time.*



# Whispering Pines Blog - Archive Posts

**Question: When all declarant lots have been sold will the Board transition over time to a Member controlled board or will it be done immediately?**

*It will be done immediately through an election mechanism.*

**Question: When the declarant turns the Association over to the Members, will there be an audit of the financials?**

*The decision of whether or not to perform an audit will be made by the Members.*

**Comment: The roads are in bad shape and the edges of Elizabeth Drive are buckling.**

*The reserves contain dollars to slurry seal Vacation Village Drive and Elizabeth. This is a regular maintenance item and will be completed in the spring of 2017.*

**Comment: People renting space at Woodfield drive right by and end up in the Village. A sign at the Woodfield entrance would be very helpful.**

*Woodfield is responsible for their own signage and may be in the process of having a sign made.*

**Question: When will the funds for use of Vacation Village Drive by Woodfield be collected and where they will be allocated?**

*The initial billing will take place each January beginning in 2017. That billing will cover the time from close of escrow in the fall of 2015 through December 31, 2016. From that point on, billing will be for the previous year. The funds will be allocated to Reserves - Asphalt Repair.*

**Question: What was the cost of the speed bumps?**

*\$3,413.98*

**Question: Are the entrance and emergency gates rusty or do they looked that way intentionally?**

*The gates were intended to add a rustic touch to the Village and require no maintenance.*

**Comment: The pet and emergency gate areas have weeds.**

*Maintenance will take care of this.*

**Comment: White Mountain Vacation Village is a 55 and over community.**

*White Mountain Vacation Village is not an age-restricted community.*

**Comment: The internet does not work well on a regular basis.**

*Internet is only available inside the clubhouse building. Loss of connectivity is typical on the mountain and is simply the nature of the beast.*

**Comment: All residents should be informed and given the opportunity for input and/or vote on any unexpected expenditures (speed bumps, a dog park, gated community).**

**Comment: Paying additional dues for a gated community is an unnecessary expense since**

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**the Village is a community of RV's and not \$200,000 homes and security patrol has made the community safer this past winter.**

*The Board is not considering gating the Village or the addition of a dog park. These ideas were suggested by residents. Currently, the Board is declarant controlled. However, no matter who sits on the board, residents do not vote on board decisions. Residents vote for board members and those board members make decisions concerning the community.*

**Comment: Hot water is being used by residents who shower in the clubhouse. Could there be a pay-for-use system for the showers similar to use of the washing machines?**

*The charge for the machines is to cover repair and replacement, not water or the cost to heat it. The clubhouse and its features are an amenity for residents, whether used by everyone or not. It would be cost-prohibitive to regulate and charge for individual use. Therefore, the nominal cost is shared across the board.*

**Suggestion: A large lettered flyer could be left on everyone's door telling them what to flush for the good of all.**

*Information about what should and shouldn't be flushed has been shared in almost every past newsletter. Information can also be found on the blog post titled "Toilets or Your Money - Pick One".*

**Question: Could an area in the Community be setup for equipment storage to curb the abundance of trailers, boats, ATV's etc. that are stored on resident's small lots?**

*The Developer used to offer a fenced storage area. Very few utilized the storage so it was discontinued. Residents did not want to pay for it. A storage area offered by the Association would require payment as well.*

**Question: Has consideration been given to the fact that not all residents have computers and also are not familiar with blogs to impart important information to residents? Why can't HOAMCO publish and mail a brief informational newsletter at least once or twice a year? Can't a portion of HOA dues be allocated for postage and printing?**

*Yes. HOAMCO is not contracted to provide a physical or electronic newsletter. In the past, the Board produced newsletters, both mailing them and posting them on the website. The blog is a recent creation and is receiving a lot of positive feedback. This is the direction the Board wishes to take. Sherry will assist owners in how to sign up for blog posts. In addition, Sherry will print copies of the blog and mail them to any resident who makes a request.*

**Question: What is the process to handle violation issues?**

*Violation issues will be addressed in a separate blog post.*

**Comments-2016 Annual Meeting Open Forum Comments &; Questions**

**Comment Author: Don**

When will current rules regarding parking be enforced? We now have beat up, eyesore travel

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trailers being parked in Common Areas. In days gone by you couldn't blink before HOAMCO was there to enforce rules.

# Whispering Pines Blog - Archive Posts

## Then and Now - The Same but Different

**Liz McCarty**

**Tue, 30 Aug 2016**

It is a fact that when the last lot in the Village is sold, the developer will turn over control of the Association to the Members. However, even a crystal ball doesn't tell us the exact date and time that will happen. The Board decided it would be beneficial to begin to transition sooner rather than later so the change would go smoothly.

Maintenance of the clubhouse and common areas contain many moving parts so the Board made a decision to tackle that project right away. The Association entered into an agreement with HOAMCO to take over maintenance of the Village. This process took some time and in May of this year, HOAMCO hired a maintenance company, Mountains Best Landscape owned by Mike McGee.

What does this mean to the residents of the Village? The Board makes decisions concerning Village assets such as the common areas, clubhouse and roads. The management company, HOAMCO, and, more specifically, Sherry Watson, implements those decisions. One decision was to use an outside maintenance company for the Village. Sherry's job was to hire the maintenance company and manage the maintenance process. In other words, the Board hired a management company and the management company hired a maintenance company.

Again, what does this mean to the residents of the Village? Prior to May of 2016, residents made complaints and suggestions by contacting employees of the developer. That process is no longer effective as no one employed by the developer is handling operations of any type concerning the Village common areas and clubhouse.

The contact for any and all issues concerning common areas and the clubhouse is Sherry Watson at HOAMCO. She can be reached by phone **928.537-1067, ext. 1404** or by email at . Sherry's hours are Monday through Friday 9:00 am to 4:00 pm. She is often out on property or attending meetings. However, Sherry will respond to your call or email as soon as she is able.

The Board recognizes that change can be confusing and frustrating. However, this is a positive step for residents of the Village. It's a huge stride forward in taking over the management of your assets. When the time comes, your elected board members will have a process that does not involve the developer.

With change comes a new way of thinking and doing things. As we transition through this process, your patience and cooperation is greatly appreciated. If you feel something needs attention, don't hesitate to contact Sherry, realizing that most issues can be addressed in a timely manner. However, "timely" doesn't necessarily mean same day. The maintenance company has a schedule and will deal with items as soon as is practicable. Sherry Watson and Mike McGee are valuable assets to the Village and we are excited to have them on our team. Thanks so much for your help and understanding as we all move forward.

# Whispering Pines Blog - Archive Posts

## Comments-Then and Now - The Same but Different

### Comment Author: lizmccarty

There is a schedule for maintenance items. However, if an owner notices something, they should not hesitate to contact Sherry as was stated here. In other words, if you see something, say something. Mountains Best and HOAMCO both have access to companies that do road repair. Snow plowing has been done for several years by Mountains Best.

### Comment Author: Don

Having an outside maintenance contract is not confusing and frustrating, in my working years I handled multiple locations with outside contracted service and staff service depending on the needs. May was some time ago so this posting appears to be somewhat late. The doggie bags get changed, ran into to Donna after calling Sherry, a very nice lady and was surprised that two locations were empty that time. Now for the question, what is the schedule for regular maintenance inspections to prioritize needed work? Or do lot owners have to share concerns? Is the landscape maintenance company equipped to deal with road repairs? In the winter who is doing the snow plowing? (Should drive slower.)

### Comment Author: Don

Since the transition process is on going, it would be a good idea to put more information out so that the old rumor mill doesn't take a new turn. Posting of the Maintenance Schedule would be very helpful along with the budgeted amounts for each item. This would give the owners a better idea of the operation and let everyone realize that nothing is without cost. There have been things that used to be done and are no longer taken care of.

# Whispering Pines Blog - Archive Posts

## She Said What?! The Truth About the Sewer Plant

Liz McCarty

Tue, 06 Sep 2016

There is yet another rumor floating around the Village. This one relates to the sewer and it has nothing to do with "flushable" wipes (metaphors notwithstanding). This rumor concerns an assessment and some are insisting that the statement was made at the Annual meeting.

It is true that the City of Show Low has expressed interest in acquiring the Village sewer lift station. The City has done an initial inspection and has asked that some things be done so that the lift station complies with City requirements. This has been an ongoing negotiation and the Board has been preparing for the transfer.

In 2015 the Association foreclosed on Lot 30 in Unit 4 for non-payment of dues. The declarant had a mortgage on the lot. This meant that the Association would have to make payments on the lot until it was sold. However, "the declarant forgave the loan as a contribution to the Association to help with the costs to prepare the sewer pressure line and lift station for City acceptance". This statement came directly from the 2016 Annual Meeting packet under 2015 Accomplishments. If you look at the or if you review the , nothing of this nature was ever said.

It is also true that there have been expenses to maintain the pumps as has been stated here. If you missed that, please refer to and . These costs are related to ongoing maintenance and have nothing to do with preparing the sewer pressure line and lift station for City acceptance. Associations levy assessments when there is an emergency and not enough money to cover it or when the Association has not collected enough over the years to build an adequate reserve fund. Neither of those things is in play in the Village.

The rumor that the Association will be assessing \$50,000 (or any amount, for that matter) to prepare the sewer for City acceptance is false. You will only be paying for ongoing maintenance, which, incidentally, is in your budget. Remember that rumor mongers only derive pleasure when someone believes them. Rumors should be flushed down the toilet along with other detrital material.

# **Whispering Pines Blog - Archive Posts**

## **To Winterize, or Not to Winterize - Should Not be a Question**

**Liz McCarty**

**Tue, 20 Sep 2016**

There will soon be a mass exodus from the Village. Just like turtles, some will take their summer homes along. If you are one of them, you can stop reading now, but if you plan to leave your shell in the Village, stay with me.

Winterizing is critical when you own a residence in a place where the average low temperature in December and January can be close to zero. Improper winterization could result in a costly catastrophe. Leaving the heat at a minimum temperature might seem like a good idea. However, when I lived in Show Low, it wasn't uncommon for the power to fail and sometimes for several days. If that were to happen during a hard freeze, you could end up with burst pipes. When it warms back up, guess where all that water will go.

One surefire way to put your property at risk is to leave the water running so it won't freeze. Besides costing your neighbors more money (the City of Show Low charges for every gallon of water that runs through the Association's meter and uses that same number to calculate the sewer bill) a leak could develop inside your residence and you could return to a water soaked home.

There are various ways to winterize your residence. If you've always been a do-it-yourselfer, you have probably figured out how to winterize. If not, the internet contains plenty of advice and some You Tube videos. You might feel better hiring a professional. If you don't already know one, look in the local paper, ask a neighbor for a referral or Google for a plumber.

You might also want to check your insurance policy. Some policies contain a clause about frozen and broken pipes. See if you are covered if you don't use a professional to winterize. By hiring a professional, you're really buying peace of mind. No one wants that call with news that water is seeping from your park model. Have a great winter and safe travels.

### **Comments-To Winterize, or Not to Winterize - Should Not be a Question**

**Comment Author: Paula Shoup**

Wondering if I live in WMVV or the new campground. The entrance is now cluttered with 4 of their signs and looks trashy.

# Whispering Pines Blog - Archive Posts

## What's Mine is Mine - What's Yours is Mine

**Liz McCarty**

**Tue, 13 Sep 2016**

You might recognize the map on the right. It's White Mountain Vacation Village. Like most maps, it contains a legend at the bottom. The map includes every part of the Village. Nothing is missing. The light tan area is the common area. The green area labeled Festival Area is where the ponds reside along with the hiking trails. The Festival Area and the clubhouse belong to the developer. However, the Association leases both and as such, has exclusive use of those areas. The developer has never used any portion of the common area, Festival Area or clubhouse.

The developer owns property surrounding, and adjacent to, the Village. That property is not a part of the Village and has never been presented as such. The rodeo arena is not a part of the Village. Your dues do not help to maintain it. The amphitheater is not a part of the Village nor is it a dog park. The lease for the Festival Area and clubhouse does not include any of these areas. These areas are not on the map because they are not a part of the Village.

There is a sign on the gate that clearly states that past that point, entrance is for construction personnel only. If someone crosses that line, that person is trespassing. When you decide to take a walk in that area, you could be taking your life in your hands. There are construction workers driving around doing the things construction workers do. They are not expecting to see, nor are they looking for you or your pets.

There are signs posted in the Village Festival and common areas stating the area is for members only. There are no such signs in the area of the rodeo arena and amphitheater. The reason is because it isn't affiliated with the Village. It's private property. Be safe and cautious and heed the sign.

### **Comments-What's Mine is Mine - What's Yours is Mine**

**Comment Author: Don**

Thank you for this explanation again. We owners do understand this. The root of past confusion is found in your original ads in Arizona's White Mountains annual directory so you can see how rumors begin. This ad ran unedited for years so; is the Village truly 167 acres?

**Comment Author: Lois Davis**

When the pictures scroll on the website [whitemountainvacationvillage.com](http://whitemountainvacationvillage.com), there is a picture of the arena. Should that be removed so it does not confuse people?

**Comment Author: Susan Jenkin**

I don't use that area, but I think people who do were not intentionally violating the law. They should be aware of the boundaries,, but it was never clarified before. This could be done without a reprimanding tone



# Whispering Pines Blog - Archive Posts

**Comment Author: Buzz**

New site is [www.wmvv.org](http://www.wmvv.org)

**Comment Author: Jim**

Good information! Does the common area by the clubhouse including the ramada and land the clubhouse is on belong to the association? Can we get a idea of what the lease will cost for the festival area? Also the cost for use of the clubhouse till we take ownership of it?

**Comment Author: lizmccarty**

The common area surrounding the clubhouse (as well as the pavilion) is included in the clubhouse lease. The Association has exclusive use of this area. The only cost to the Association for use of the Festival Area is maintenance. You can get the cost for the use of the clubhouse from the budget which is posted on the Village website at <http://wmvv.org/>.

**Comment Author: Sheila**

Currently the developer's workers with construction equipment access the rodeo arena, amphitheater and work areas via Vacation Village Drive. This creates the same "taking your life in your hands" on WMVV streets. As the homeowners in WMVV are responsible for the maintenance and safety of this road can the workers access via Vacation Village Drive be denied?

**Comment Author: Glenn**

Are the construction workers trespassing when they pass one of the signs you refer to in your last paragraph as they travel upon Vacation Village Drive to go to and from their work area? Is there not another access for them from U.S. 260? How much of our road maintenance budget has gone to repair the wear and tear of the Developer's heavy equipment? I suggest we deny their access to lessen damage to our roads and liability incurred from their hazardous activities . It has been explained to us that we CAN be denied the use of the clubhouse as was done several years ago when it was used by an outside group. Furthermore, the original brochure and sales talk that was given to us by Robert Livingstone indicated the rodeo grounds and amphitheater were a part of the package, regardless of what changes you make on the website 11 years later.

**Comment Author: lizmccarty**

It's understandable to assume that all equipment and workers observed in the Village belong the "the developer". The developer does have some equipment that is used to do maintenance on the roads or to get lots ready for use after they have been purchased. That equipment is stored in the developer's construction yard which is in the vicinity of the rodeo arena. The workers are accessing the Village from that area and not the other way around. When you see the developer's equipment in the Village, it's because there's work being done for residents of the Village.

**Comment Author: lizmccarty**

No. When there is an event at the rodeo arena or the amphitheater, Village residents have convenient access and are invited to attend. This article was meant to clarify that the area is not a

# Whispering Pines Blog - Archive Posts

part of the common area nor or dues going toward maintenance of those areas. Some residents have been confused about that.

**Comment Author: lizmccarty**

Workers are only using Vacation Village Drive when they do work for residents or they do road maintenance in the Village. This is the case with all construction workers who use the road. The difference is that the other contractor's storage area is not on the developer's property. The clubhouse rules have evolved over time and for many years, no outside entity had been allowed to use the clubhouse. It can be reserved for private events by the developer and Village owners. However, the developer hasn't used the clubhouse in over ten years. "Part of the package" simply means that when an event is being held at the rodeo arena or the amphitheater, Village residents have convenient access and are invited to attend. It doesn't mean it is for use in the same way the common areas or clubhouse is for use. This is the reason those areas don't appear on the Village map. This is also why dues are not used for maintenance of those areas.

**Comment Author: lizmccarty**

Thanks to everyone who posted comments and questions. This has allowed for a more detailed understanding and explanation about the area collectively known as White Mountain Vacation Village. This project is a "Planned Unit Development" under City of Show Low Code, and does consist of 167 acres. The residential portion that has come to be known as the Village and that is the domain of White Mountain Vacation Village Residential Subdivision Association is the only part that is used and paid for by residents of the Village.

**Comment Author: Lynn Gillmore and Suzanne Wentz**

It seems to me that is has derived from an issue of workers being concerned about residents walking their dogs or walking the construction road for exercise. Dog owners are responsible for their own as well as residents being responsible for themselves. As long as everyone is aware of the possible dangers, I truly believe that "trespassing" is quite a strong word to use. As long as we are all aware that the property belongs to you and we take care of it accordingly what is the real issue.

**Comment Author: lizmccarty**

I agree. Trespassing is a strong word. It was used as a tongue-in-cheek attempt to make a point in an effort to tamp down yet another rumor. The current rumor is that Association dues are used to maintain that area and that the developer is using it without reimbursing the Association. Several residents have chastised the construction workers for going too fast. Others have asked when the developer was going to remove the equipment from the area. I am speaking as the Association president. I am not the developer. I am trying to look out for the best interests of Village residents. In my opinion, residents are better off seeing rumors dealt with swiftly and in writing. I really do appreciate all the comments that have appeared here. In the never-ending battle to combat the rumor mill, this has been helpful.

**Comment Author: Lynn Gillmore and Suzanne Wentz**

# Whispering Pines Blog - Archive Posts

Thank you.. However, what conclusion have you come to in regards to the residents walking their dogs or just walking the construction road for exercise?

**Comment Author: lizmccarty**

In that I'm not "the developer", I can only speculate as the President of the RSA. The developer has posted signs. I would guess that if someone were to be injured when on that property, the developer (or the owner of any property anywhere), can point out in a court that permission has not been given to be there. I'm unaware of any cases where the developer has chastised anyone or taken any action against anyone found walking a dog on that property. If that is true, I can speculate that the developer doesn't pay a great deal of attention to the matter other than to post signs. That is my conclusion --- or would that be a non-conclusion?

# Whispering Pines Blog - Archive Posts

## The Army Runs on Volunteers

Liz McCarty

Tue, 27 Sep 2016

Courtesy of Ray Hedlund, Advisory Committee Chair

The Advisory Committee has recently received the resignation of **Bob Rubin**. Bob and Paula have worked very hard to help establish this committee and have donated a year of their time. The Committee and the Board wish to extend our thanks for a job well done.

**Frankie Coulter** has joined the Advisory Committee filling the open position previously held by Sylvia Coats. Frankie will be representing the **Top of Hill**. Frankie was one of the first owners in the Village and has spent her summers there for twelve years. She will be representing the largest number of Members, those who live above Elizabeth. We welcome her to the committee.

Bob's exit leaves an opening for someone from the **Rancheros** area to step up and volunteer for community service. Please let us know if you are interested in working with six other volunteers in facilitating the long term hand off from Declarant to Members. You must live in the **Rancheros** area. If you are interested in learning more, please send an email to .

The members of the Advisory Committee have a responsibility to help shape the future of the Village. Individually you will have the opportunity to represent those owners in the **Rancheros** area. There are a wide range of subjects that are directly related to Association issues.

The Advisory Committee Charter **calls for seven members**. If you are interested in this kind of community service, please let us know by sending an email to . While we presently have most positions filled, we will be looking for volunteers to help us with projects as we move into 2017.

My thanks to the committee members who have served the entire year in getting this committee organized and up and running. The first year is always the most difficult as we work through initial organization.

As a reminder, the areas and representatives are:

Festival - Donna Holick

Club House - Don Murray

Top of Hill - Frankie Coulter

Highlanders - Wally Simons

Del Rio - Gloria Bitting

Rancheros -

Mountain Lodges - Ray Hedlund

# Whispering Pines Blog - Archive Posts

**Comments-The Army Runs on Volunteers**

**Comment Author: Ray Hedlund**

Thanks Liz Let's see if we get any one to surface Ray Sent from my iPhone

# Whispering Pines Blog - Archive Posts

## Show Low As It Was

Liz McCarty

Tue, 18 Oct 2016

I moved to Show Low from Phoenix in April of 1954. At the ripe old age of four months, I had no say in that decision. My mother was from the area and my dad loved Show Low.

Show Low is quite different now. Not a single stop light existed in the entire White Mountains area for many years. There were no chain hotels and the closest thing to fast food was A & W and Tastee Freez. We could watch a movie at the one screen theater in the middle of town.

The mom-and-pop shops that lined the Deuce of Clubs in "downtown" Show Low included a couple of grocery stores, drug store, shoe store, gift shop, several clothing stores and a jewelry store. Sprinkled among those were national brands such as Sprouse-Reitz, Western Auto, Montgomery Ward and Sears. If my mother couldn't find what she needed at these places, she drove to McNary where there was a general store operated by the company that owned the lumber mill.

Tractor Supply now occupies the property where I lived until I was ten years old. The highway was a two lane road. My dad owned seven and a half acres and our house was next to his construction yard. We played hide-and-seek in the septic tanks my dad made on site and we played on all the heavy equipment. Today, they would arrest my parents for letting us do that, but when I was growing up, no one gave it a second thought.

I attended what is now Blue Ridge school until my family moved to Show Low Country Club. The houses were few and far between so my sisters and I had the run of the neighborhood. We rode bikes all over and never paid attention to the sparse traffic. The only people coming and going were there to play golf. Our girlish screaming and laughing was probably a real irritant to anyone on the second and third holes.

Show Low did not have a high school so I rode a bus twenty miles to Snowflake. I played the flute in the band and orchestra. The band played at the football games and the orchestra played for the school musicals. Most days, I needed to stay late for practice. My mother's had sisters lived in Taylor so sometimes, I stayed at their houses for the night, but generally, I rode the activity bus home. I usually arrived home around seven o'clock at night. I did a lot of homework on that bus to keep from staying up until midnight.

Many things have changed since I was a child but one thing has remained the same. Lots of people who live in Show Low don't want anyone else to move there. They like it like it is and don't want to see changes. Some Village residents feel that way about the area around the Village. Cities and towns are fluid. Change and growth is inevitable. There are choices in how to deal with that change; embrace it or complain about it. It's going to happen and in embracing it, you might just make some new and lasting friendships. Someone once said, "You can chose to be happy or you can chose to be unhappy. The amount of effort is the same."

# Whispering Pines Blog - Archive Posts

# Whispering Pines Blog - Archive Posts

## 2017 Assessment Notice

**Liz McCarty**

**Tue, 22 Nov 2016**

The 2017 White Mountain Vacation Village Annual Budget can be found on the Village website or you can .

Member assessments will remain the same as 2016. Please consider the many services and amenities these assessments cover. We remind you that White Mountain Vacation Village is a "private" subdivision responsible for maintaining its infrastructure without the benefit of municipal contributions from the City of Show Low. Our goal is to contribute to and increase the reserve account to maintain an adequate balance to preserve and protect assets of the Association in the years to come. We must balance healthy reserves while avoiding the need for a special assessment.

*Some of the projects for 2017 which your assessments support:*

- Sewer lift station and infrastructure. We continue to work to reduce sewer pump failures. We continually encourage members to repair and/or cap the sewer clean-outs on their lots and ask them not to flush or put items down drains that destroy pumps (grease, sanitary products, diapers, wipes, paper towels, syringes). This is an ongoing problem so costs continue to rise. See .
- Wildfire prevention. 2016 saw another major forest fire. The elimination of dead or dying trees and control of explosive new growth is a necessary and fundamental strategy in our efforts to control or prevent a possible fire. It also benefits our members by improving visibility, which may reduce unexpected and dangerous encounters with wildlife in the area.
- Road repairs and maintenance
- Clubhouse repairs and maintenance
- Pond maintenance
- Gazebos repair and maintenance
- Hiking trails repair and maintenance

*White Mountain Vacation Village Amenities supported by your assessments include:*

- Hiking trails
- Picnic tables
- Clubhouse
- Laundry



# Whispering Pines Blog - Archive Posts

- Pavilion
- Recreational activities

Items included as part of your assessments:

- Water
- Sewer
- Garbage

Your 2017 coupon books will be mailed separately. Please plan to make your monthly assessment payments as follows, beginning in January 2017:

Unit 2 Phase 1, 2, 3 and Unit 4 = \$120.00

Mountain Lodges:

Unit 3 Phase 1 = \$120.00 + \$40 (secondary assessment for co-owned carports and lot maintenance) = \$160.00

Unit 3 Phase 2 = \$120.00 + \$10 (secondary assessment for Mountain Lodges common area) = \$130.00

Please let us know if you have any questions. Thank you.

The Board of Directors

## Comments-2017 Assessment Notice

### Comment Author: Don

Please publish the Budget in a multiple page format, Windows 10 will not make this a multiple page document to be printed large enough to read. It can be enlarged on a screen, however, then it can not be reviewed in detail and possibly generate some valid questions.

# Whispering Pines Blog - Archive Posts

## Advisory Committee Member Needed

**Liz McCarty**

**Tue, 14 Feb 2017**

"Whatever community organization, whether it's a women's organization, or fighting for racial justice --- you will get satisfaction out of doing something to give back to the community that you never get in any other way." - Ruth Bader Ginsburg

"Volunteering is the ultimate exercise in democracy. You vote in elections once a year, but when you volunteer, you vote every day about the kind of community you want to live in." - Unknown

" - Jackie Chan

### **The Advisory committee needs a Representative from the Rancheros area.**

This group is a forward thinking group of seven people who live in each of the areas of the Village. We meet four to five times a year and are working to improve our Village and to begin to understand what is going to be needed at hand-off from the developer. We serve at the pleasure of the Board of Directors of White Mountain Vacation Village..We are a family group and partners are encouraged to participate.

We have accomplished several improvements that will be implemented and installed throughout the summer season this year. More to follow on that soon. Please consider helping us work toward building a better community.

Current members are. Wally Simons - Highlanders, Gloria Bitting - Del Rio, Donna Holic - Festival, Frankie Coulter-Top of the Hill, Jo Lindsay - Club House and Ray Hedlund- Mountain Lodges who serves as chairman.

If you reside in the Rancheros area, please consider your participation in helping our community grow by joining the committee today! Contact Ray with your interest. at .

Article Courtesy of Ray Hendlund

### **Comments-Advisory Committee Member Needed**

**Comment Author: Carole Archer**

I sent an email to the address you gave for Ray and it was returned as undeliverable Carole Archer, Lots 195 and 198

**Comment Author: lizmccarty**

Thanks for the heads-up. The problem has been addressed and the email forwarded to Ray.

**Comment Author: Ray Hedlund**

Thanks Liz for posting this important request for HELP! The Rancheros area is a key part of our village and a voice from the area is needed. Do not be shy. Step up and let me hear from

# Whispering Pines Blog - Archive Posts

YOU. The correct email is: [WMVVAdvisory@gmail.com](mailto:WMVVAdvisory@gmail.com)

# Whispering Pines Blog - Archive Posts

## House Watch - Brought to You by Show Low Senior Patrol

**Liz McCarty**

**Tue, 18 Apr 2017**

Last year a decision was made to use Show Low Senior Patrol for Village security. They have been reliable and responsive to our needs. Senior Patrol also does what they refer to as House Watch. This is a service you can use when you are not at the Village. Following is an excerpt from a recent email from Senior Patrol.

*If you sign up for HOUSE WATCHES we will:*

- *Physically walk the perimeter of your house. We visit your property every 7-10 days. If you are "Short term" (less than 30 days) we will visit your property 3 times per week.*
- *Check all doors and windows. We also check the outbuildings on your property.*
- *Our initial assessment makes notations for doors locked/unlocked, windows closed/open or broken. Sheds/outbuildings locked or unlocked.*
- *We DO NOT enter any structure on your property.*
- *If we find a discrepancy from our initial inspection, or obvious signs of a break in, we contact the Show Low Police Department to do further investigation. You as the registered homeowner are ALWAYS contacted if the situation warrants such action.*
- *House watch time periods can be as short as a few days, or for several months.*

*If you would like more information: Capt. Vern Gehlen 928-434-0211, Lt. Jeff Roberts 928-368-6034 or Sgt Jan Shamasko 928-532-6387.*

## Comments-House Watch - Brought to You by Show Low Senior Patrol

**Comment Author: Fran & Joe Abel**

Is there a way to make sure our lot #80 is included? Thank you. Joe and Fran Abel

**Comment Author: lizmccarty**

Senior Patrol drives the entire Village on their regular route. However, if you wish to participate in their House Watch, you will need to contact one of following; Captain Vern Gehlen at 928-434-0211, Lt. Jeff Roberts at 928-368-6034 or Sgt Jan Shamasko at 928-532-6387.

**Comment Author: Betty Turley**

We have used the Senior Patrol "House Watch " for many years. Each fall we have filled out their request form and donated. (Let the Senior Patrol officer tell you how the donation's are used, It is very good. ) We ask them to watch our place all winter. They do a fantastic job. I can't say enough good about their service. I highly recommend them. Betty Turley

# Whispering Pines Blog - Archive Posts

# Whispering Pines Blog - Archive Posts

## Clubhouse Rules

**Liz McCarty**

**Tue, 13 Jun 2017**

Revisions were recently made to the clubhouse rules. The latest and greatest document resides on the Village People website. You can view it by visiting [and going to](#)

### Comments-Clubhouse Rules

**Comment Author: Barry Wurst**

Hello, What are the changes? Reading the new rules without the old ones, I wasn't able to pick them out. Thank you. Best Regards, Barry Wurst dentaldrillrescue.com ph# 602-705-8365  
Endorsed By the Arizona Dental Association

**Comment Author: lizmccarty**

**OriginalAccess Keys:** For security purposes, electronic access to the clubhouse creates a record of who has gained access. Each key card is unique and requires a \$50 deposit. Limit 2 keys per lot. Lost keys will be deactivated and the deposit forfeited. Replacement keys require an additional \$50.00 deposit. A \$15 per day fine will be charged for keys not surrendered on demand. Please do not lend your key or provide access to unauthorized users. If your key is lost or stolen, immediately report such loss to HOAMCO. Key cards are subject to deactivation after 60 days of unpaid member assessments and collection fees (NSF, lien and intent to lien fees). A \$75 reactivation fee is required before card is reactivated. Reactivation fee is subject to change. Key cards should be transferred to new owners through HOAMCO, not through escrow, or deposits may be forfeited.  
**ChangeAccess Keys:** For security purposes, electronic access to the clubhouse creates a record of who has gained access. Each key card is unique and requires a \$50 deposit. Limit 2 keys per lot. Lost, damaged or non-returned keys will be deactivated and the deposit forfeited. Replacement keys require an additional \$50.00 deposit. A \$15 per day fine will be charged for keys not surrendered on demand. Please do not lend your key or provide access to unauthorized users. If your key is lost or stolen, immediately report such loss to HOAMCO. Key cards are subject to deactivation after 60 days of unpaid member assessments and collection fees (NSF, lien and intent to lien fees). A \$75 reactivation fee is required before card is reactivated. Reactivation fee is subject to change. Key cards should not be transferred to new owners or deposits will be forfeited.  
**OriginalPets:** No pets or animals are allowed, other than certified assistive pets. **ChangePets:** No pets or animals are allowed, other than service animals.

# Whispering Pines Blog - Archive Posts

## What is that Smell? Your Neighbor is Grilling Something!

**Liz McCarty**

**Tue, 04 Jul 2017**

Summer in the mountains means lots of grilling and barbequing. Each year, about 600 fires/explosions occur nationally with gas grills resulting in injuries to dozens of people. Here are a few safety tips for using gas grills:

- Check grill hoses for cracking, brittleness, holes and leaks. Make sure there are no sharp bends in the hose or tubing.
- Move gas hoses as far away as possible from hot surfaces and dripping hot grease.
- Always keep propane gas containers upright.
- If you're using a charcoal grill, don't burn charcoal inside of homes, vehicles, tents or campers. Charcoal should never be used indoors even if ventilation is provided.

Have a safe and flavorful grilling summer!

**Comments-What is that Smell? Your Neighbor is Grilling Something!**

**Comment Author: Barry Johnson**

Timber Mounta

# Whispering Pines Blog - Archive Posts

## Wildland Fires Are A Serious Threat

**Liz McCarty**

**Tue, 06 Jun 2017**

Most people purchased property in the Village because they wanted to be in the tall pines. However, during fire season those same beautiful pines can present a danger. Please do your part to help diminish the threat to the Village by reducing any unnecessary fuel load on your property. Removing dead limbs on trees along with leaves and pine needles that have accumulated on the ground will go a long way in achieving this goal.

If you are cooking outdoors, please do not leave the grill unattended. When you are finished cooking, completely and properly extinguish the fire. Wildfires can begin unnoticed and spread quickly. If you notice smoke or flames, call 911 immediately.

As a reminder, in addition to Vacation Village Drive there are three other outlets in which to exit the Village in an emergency. All three exit onto Ellsworth Road via breakaway or "crash" gates. There is a gate at Elizabeth and Ellsworth Heights Road in Unit 2, a gate at Recreation Loop and Ellsworth Heights Road and a gate at Mule Skinner Loop and Ellsworth Heights Road, both in Unit 4. These gates are fairly low and each is secured with a set of three padlocks (one is a fire department lock). Unlocking any of the three opens the gate. However, you need only be concerned with the combination padlock. Most have been given the combination for these padlocks but here it is again - **ZOOO**. If you find yourself first in line at one of the crash gates and feel like there is no time to get out of your car to use the combination (**ZOOO**), simply "crash" through the gate. It was designed for this.

Dialing 311 will connect you to a hotline for specific fire restrictions in the Show Low area. Here's to a fire-free season!

### **Comments-Wildland Fires Are A Serious Threat**

**Comment Author: nick schmitz**

So what's deal with cars, trucks & trailers parked in front of the gates? Signage pls! Tow away zone.

**Comment Author: lizmccarty**

When you see that, please contact HOAMCO immediately and someone will address the problem.



# Whispering Pines Blog - Archive Posts

## 2016 Sales in the Village

**Liz McCarty**

**Tue, 11 Jul 2017**

Twelve lots and four park models were sold in the Village by the developer in 2016. No park models were sold in 2015. However, you might remember that lot sales in 2015 were quite robust at nineteen.

It's tempting to examine why sales were lower in 2016. A presidential election can wreak havoc on real estate sales. No matter a person's political leanings, elections make investors nervous. The Village is an investment for most people as very few make it their full-time residence. If a person isn't forced to move for employment, it appears that no one wants to gamble in the time between the presidential party conventions and the election. After a presidential election, no matter the victor, people seem to relax and begin to invest again.

The majority of sales in the Village usually take place toward the end of the summer. Such is the fate of an area that is at the mercy of valley people looking to get out of the heat. They seem to show up when they are tired of being forced to stay in the air conditioning for months. By the time they come to check the Village out and decide they like it, most of the summer is in the past.

2017 is proving this wrong for the first time since sales began in the Village. Eight lots have already closed this year with another five in escrow. The Phoenix area had two extreme heat waves where temperatures were at record breaking highs. This might be helping but there isn't a crystal ball that will assure this is a correct assumption.

If you are happy with your little slice of paradise, please let others know how they can join you.

### **Comments-2016 Sales in the Village**

**Comment Author: Terry Lutrick**

What was the total amount of units sold? Either by the developer, by owner or using a realtor?

**Comment Author: lizmccarty**

I cannot answer that question. I only have access to developer sales.

# Whispering Pines Blog - Archive Posts

## Information Center Update

**Liz McCarty**

**Thu, 13 Jul 2017**

The new information center is nearing completion. The cement is curing on the support posts and soon the surrounding dirt will be graded and rocked for mud-free walking around the panels.

The blue that everyone has asked me about was the protective plexiglass covering. It has now been removed and some initial postings have begun. Four panels have some information posted. It is a work in progress.

There are six panels that now have temporary paper headers pinned into position. Some information has been placed by me in several areas. During the annual meeting it was requested that we post some of the thoughts that are being discussed by the Advisory Committee. I have posted the February 27, 2017 meeting notes for review. There are some pictures of signage ideas as well. There was a discussion about signage at the Annual meeting and these are just some thoughts about value enhancement and not about developer sales signs.

There is now space available to owners for 3" x 5" file card size posting on these topics: items for sale, for sale by owner lots and completed units, for rent, vendors and laborers you have used. It is for use by Village owners! Fill in your card and get it to any Advisory Committee member for posting. Business cards are also acceptable. Members are listed on the Advisory Committee panel. There are about twenty blank cards left inside one of the panels if you do not have any. Wal-Mart sells a pack for a buck.

The Activity Committee has one complete panel and has posted the most current schedule. They will be updating as they move along.

I have been asked why it located way over there. It is because we cannot park anymore cars at the front door and many people drive over to the dumpsters frequently so this spreads the traffic out and reduces the congestion. Yup, it's a different approach so let's see how this works. It may also be video friendly.

Courtesy of Ray Hedlund

# Whispering Pines Blog - Archive Posts

## 2017 Annual Meeting Open Forum Comments & Questions

Liz McCarty

Tue, 18 Jul 2017

The 2017 Annual meeting garnered record attendance. A commitment was made to address, via the blog, all questions and comments that were submitted in writing prior to and at the meeting. This also allows the Board to reach residents who were not at the meeting.

There were some great questions brought to the fore. Thanks for sharing your interests and concerns.

**Jerry & Marda Larson - Lot 20**

**"Exactly what was the \$10,000 in attorney's fees for - since WE are all paying?"**

*Attorney's fees have been incurred by the Association for various legal matters. As one example; if the Board has a legal question (e.g. document interpretation, corporate governance, etc.), it must ask the Association attorney and the attorney bills the Association for answering the question. Another example is when a Member sends the Board a letter through an attorney and it must be answered by the Association attorney. A third example is when a Member is delinquent in paying dues, the Association attorney manages the process of collecting and if not successful, then the foreclosure process. Specifics of legal matters cannot be disclosed so as to protect attorney-client privilege or other Members' privacy.*

**"When can we have a public audit? When was the last one done?"**

*The documents that govern the Association do not call for a "public" audit and therefore one has ever been performed. When the Association is turned over to the Members (when all property has been sold), a decision will be made by the Members as to whether or not they want an audit, which will be paid for by Association dues.*

**"Why were we not allowed to vote on those speed bumps?"**

*Members only vote on things that will result in a special assessment. The speed bumps did not result in a special assessment.*

**Susan Jenkin Lot 122**

**"Why isn't the sewer being completed by a contractor and turned over to the City of Show Low? The City says it will take with upgraded electrical."**

*The electrical panel for the sewer lift station is a specialized product. It has to be built specifically for that lift station. This is in production. We cannot give a date for completion at this time.*

**"Why do you use companies you own to do landscaping, road repair, etc. Why aren't you forced to get bids?"**

# Whispering Pines Blog - Archive Posts

*In May of last year, HOAMCO, using a bid process, hired a maintenance company, Mountains Best*

*Landscape owned by Mike McGee. You are encouraged to visit the Whispering Pines Blog and read "Then*

*And Now - The Same But Different" published on August 30, 2016.*

## **Betty Turley - Lot 7**

**"I have a concern of the many speed bumps and have been asked to share my experience with you by others in the Village.**

**A week ago I found that I had a loose bolt on the eccentric adjuster for the upper a-arm of my vehicle. (Thankfully I heard a strange noise and had it looked at.)**

**My mechanic tightened the bolt and had me get a front end alignment taken care of that day.**

**I was informed by Big O that it was out of alignment. I told them of my loose bolt problem , so they aligned the front end, and made sure that all bolts in that area were tight.**

**I have talked with three mechanic's about my loose bolt problem. Not a single one could tell me how this may have happened, but they did ( all three) say that by my having to drive over 15 speed bumps each time I leave home and return, that it could have caused the problem. They also said that no doubt in time going over that many speed bumps would wear my brakes out sooner, wear the ball joints out sooner and I would be needing a front end alignment more often. You should only need a alignment every 2 years. This was my second time in 6 months. ( No I have not been running over a lot of pot holes ).**

**You have to go over 5 speed bumps from the Hwy. to Elizabeth then there are 3 on Elizabeth to come in, for me going out, there are 2 on Vacation Village Dr. from Mongollon to Elizabeth and then the 5 from there to the Hwy.**

**I feel the excess of speed bumps has caused more problems than good. There are still individuals that continue to speed with the speed bumps. The speed bumps are causing wear and tear on all of our vehicles and I have had a concern that if one of us needs a Fire Truck or Ambulance, will the slowing down of these vehicles cost one of us our home or life ?**

**So I'm asking could you please remove some of the speed bumps ?**

**Thank you for your help.**

**P.S.**

**I have been told that " Some individuals who wanted speed bumps are even using alternate routes in and out of the Village in order to avoid them"."**

*Please refer to the blog post about the speed bumps posted on July 19, 2016, "Those Pesky Speed*

# Whispering Pines Blog - Archive Posts

*Bumps". In it you will see that much research was done before they were installed, including emergency vehicles. They were installed to encourage drivers to slow down. However, you raise a great point about people using the one-way streets to avoid the speed bumps so we will deal with that as soon as possible.*

*Incidentally, the size and positioning of the speed bumps are specified to reduce the traffic to the posted speed limit. As long as the limit of 15 mph is maintained, there's no need to hit the brakes. The "bump" is quite minor and shouldn't contribute to any mechanical problems.*

## **James Ellis - Lot 140**

### **"A review of the speed bump problem."**

*Please refer to the blog post about the speed bumps posted on July 19, 2016, "Those Pesky Speed Bumps". In it you will see that much research was done before they were installed, including emergency vehicles. They were installed to encourage drivers to slow down. We will address those using the one-way streets to avoid the speed bumps as soon as possible.*

### **"Horseshoe pits and bocce ball court 91' x 13'."**

*This topic was discussed in great detail at the meeting.*

### **"Why aren't we using clubhouse?"**

*Assuming the question pertains to using the clubhouse for the Annual meeting, the Board chose to meet at an outside location. It was done to be able to accommodate the large number of people who attend. The clubhouse is not a venue where everyone can see and hear a speaker.*

## **Jeff Miller - Lot 141**

### **"Speed bumps on Elizabeth. They have just re-routed traffic down the small one lane roads that were not set up for the traffic."**

*Please refer to the blog post about the speed bumps posted on July 19, 2016, "Those Pesky Speed Bumps". In it you will see that much research was done before they were installed, including emergency vehicles. They were installed to encourage drivers to slow down. We will address those using the one-way streets to avoid the speed bumps as soon as possible.*

## **Jackie Schaefer - Lot 125**

### **"Please consider one larger washing machine for larger sheets, mattress pads, heavier loads."**

*The Board of Directors may consider it during the 2018 budget process if the Advisory Committee recommends it. Your representative is Wally Simons. He can be reached at .*

## **Steve Voller - Lot 60**

### **"What are the plans to aerate the pond(s)? We need to improve the cleanliness using aerobic bacteria to decompose the algae. This will also help with mosquitoes."**

# Whispering Pines Blog - Archive Posts

*Starting last year the Association paid for Arizona Lake to come address the ponds and clean them out. Since that visit, the maintenance company has been using the bacteria and blue dye to keep the algae down. They also drop mosquito pellets.*

**"How can we provide cable internet and/or TV to property owners? Woodmere has it in front of us. DSL is too slow and unreliable. Having it would increase property values since everyone would have the ability to hook up to it or not. Costs need to be evaluated, but Cable One should be glad to put in lines, perhaps for free? Owners may not have all the info and may vote it down without all the facts."**

*The Board made a decision not to do anything that would require a special assessment and due to the cost, this would probably require a special assessment. This is something you might want to bring to the Advisory Committee. Your area is currently unrepresented so you would need to contact Ray Hedlund. He can be reached at - 925-890-5613.*

*Please consider representing your area on the Advisory Committee. A fillable Volunteer Interest Form is located on the and can also be found .*

## **Craig Adams - Lot 106**

**"Can we please re-investigate possible ways to bring cable/internet into the park? Even if this brings an assessment to all owners it should be given an opportunity for all to vote on knowing the cost and related facts. The internet at the clubhouse is very inadequate."**

*The Board made a decision not to do anything that would require a special assessment and due to the cost, this would probably require a special assessment. This is something you might want to bring to the Advisory Committee. Your representative is Frankie Coulter.*

*She can be reached at .*

## **Jackie Puhl - Lot 211**

**"What do we do if you can't get the blog, i.e. internet? Mail does not always get to us (me) due to transfer from winter home. If we can send a man to the moon why can't we have boosters throughout the park? So much of life today has phone answering machines that tell you to do to the internet. Anything is possible."**

*The Board made a decision not to do anything that would require a special assessment and due to the cost, this would probably require a special assessment. This is something you might want to bring to the Advisory Committee. Your area is currently unrepresented so you would need to contact Ray Hedlund. He can be reached at - 925-890-5613.*

*Please consider representing your area on the Advisory Committee. A fillable Volunteer Interest Form is located on the and can also be found*

## **Richard Schaefer - Lot 125**

**"Since there are more and more boat trailers, utility trailers, RV trailers, 4-wheelers now than when the Village was constructed why not have a dedicated area fenced with combo**

# Whispering Pines Blog - Archive Posts

**lock for 24-hours access? Seems the area where the existing developed stone covered parking lot would be perfect for backing, etc. I believe it would enhance the property area where the cabins &; RV's are located to trailers, etc. are not very attractive. Also believe an inexpensive attraction for our Village to have a dedicated lot for these type "fun toys"! Every year more show up! Starting to look junky."**

*Unfortunately, there is no place in the Village for storage. HOAMCO has a process in place to address any vehicles being parked in the Village that do not conform to the CC&;R's.*

**Mark Seidner - Lot 29**

**"At last years meeting, you indicated that you were going to look at CC&;R violations thru-out the park and determine what you would do to correct these issues. Would you please address your conclusions at this years meeting."**

*HOAMCO is now doing regular inspections in the Village. When a violation is observed, it is addressed per the "Compliance Policy and Fees" document. You can view it by visiting the and going to Documents, Forms and Downloads,*

**"Is there a review by the Architectural Committee for conformance to the approved plans for lot improvements &; allotted time to complete said improvements?"**

*Yes. The Architectural Review Committee adheres to the Architectural Design Guidelines which can be found by visiting the and going to Documents, Forms and Downloads,*

**Sandra &; Martin Aguirre - Lot 151**

**"On a recent visit to our Show Low property we noticed the concrete crumbling on our street in front of our lot. By picture attached you can see some of the concrete was replaced but not the entire piece. What will it take to replace the entire portion that is crumbling? I don't understand why some of the road/concrete was replaced and not the other. Please advise. Our association dues of \$120 pay for this type of repair/replacement, right? Thank you."**

*It likely wasn't crumbling when we replaced what we did. However, it will be added to the list for annual repairs. We try not to do repairs during the busy season so this might not be done until people have gone for the winter.*

**Comments-2017 Annual Meeting Open Forum Comments &; Questions**

**Comment Author: lizmccarty**

You've pretty well hit the nail on the head. The speed bumps are problematic for nearly everyone. For some, they're a nuisance; for others, there aren't enough of them and they're too small. Although I sincerely appreciate your input and hope you continue to stay involved, the problem of lowering the speed limit is that the speed bumps are there for those who don't respect the speed limit. I fear reducing it further wouldn't help the cause.

**Comment Author: lizmccarty**

# Whispering Pines Blog - Archive Posts

You have made some very salient points. The people who posed written questions about upgraded internet/cable service were referred to the Advisory Committee. That committee is the vehicle for residents to make known their desires. If enough people express interest in bringing cable into the Village, it will be brought before the Members for a vote. I encourage you to contact a member of the Advisory Committee.

**Comment Author: Susan Jenkin**

What company is working on the production of the electrical panel for the lift? How long have you been working on it? Do you plan on turning it over to the city when completed?

**Comment Author: B. Kramer**

In the blog post you sent you mentioned providing those of us who were not in attendance with info, but the question about Bocce pits just mentioned that it was discussed at length. Can you provide some details or the actual minutes from the meeting. I am curious about what was said.

**Comment Author: B. Kramer**

In the blog post you mentioned that we can only vote on things that require a special assessment as I'm sure you know many of us are concerned about the lack of good internet connection here in the village .....why not let us all vote on whether or not we would accept a special assessment to provide better more reliable internet service here in the park. We can't assume what the costs are until someone actually does the research necessary to find out how much it would cost for Cable One (or other provider) to put down lines here in the village. Having internet access in this day in age is vitally important not just for those who need to check in to work or whatever but many people rely on the internet to keep in touch with their grandchildren and their children. The existing internet service in the clubhouse is out of date and too slow and I feel that we as a group are probably wasting money on it if we are not going to keep it upgraded. We are a community that has full-timers/part timers etc and it's even more important for people who are considering staying up here full-time to have good reliable internet access. A few of my friends have considered buying here in the village but they won't because of our lack of internet resources. I'm not saying that we necessarily need to provide free cable to each and every member but it would be nice to have the option as individuals to purchase internet access at our sites once the cables are laid down. I think we should allow Cable One (or other) to provide the clubhouse with internet access and everyone can chip in on that with our dues and then have cable one lay down lines throughout the village so that individuals can make the decision whether or not they want cable internet. This issue cannot be dropped it must be pursued. Has the board actually contacted cable providers to find out the cost of laying down cable lines? Several of my neighbors and I have contacted providers here in the area but we just keep getting rejected saying no service is provided in your area yet. Quite a few people in the village have even gone to the trouble of buying jetpacks and boosters only to find that their internet service is no better through their cell phone provider than it was before. What can we do to pursue this issue please let's not just drop it?

**Comment Author: lizmccarty**



# Whispering Pines Blog - Archive Posts

I appreciate the comments about the speed bumps. No one disagrees that they are inconvenient and no one hates them more than the Board. When people inquire or comment about them, the standard reply has been to refer back to the blog post of July 19, 2016, "Those Pesky Speed Bumps". The reason is because it explains in great detail the remedies that were applied to slow people down before we resorted to the speed bumps. It also addresses the most important issue, that of safety. This horse has been beaten to death and I can't stress enough that it was the safety of the residents that finally pushed the decision for the speed bumps. Driving the posted speed limit will help to ensure the safety of people in the Village and no one has presented an effective way to ensure that all people using the Village streets drive the posted limit. I suspect we'll have close to 100% agreement that the speed bumps are "inconvenient". However, I'm confident nowhere close to 100% of the owners want them removed. They find them a necessary evil. If you have a more effective and more cost-effective way to get the speeding drivers under control, you will be a hero amongst us all. Until we find that silver bullet, think about this possibility. How "inconvenient" will it be when each property is assessed \$5,000 to cover the costs to settle a lawsuit because someone was injured or killed by a speeding driver and not only were the members of the P.O.A. negligent in controlling unsafe speeding, but the attorney for the plaintiff proves we had speed bumps in place and we took them out in the face of potential dangers? Even if we get signatures from 90% of the owners wanting the speed bumps removed, please make sure each and every one of them understands and is willing to suffer the consequences.

**Comment Author: Barry Johnson**

The only thing any of us really need up here is a cellphone....If folks need TV buy it Dish or Direct. If you need internet buy it Hughes.....Why does so many people think they need to be spoon fed.....Put your big girl, big boy pants on .....we all knew we were in the woods when we purchased.

**Comment Author: Susan Jenkin**

If we have enough names on a petition, can we get them removed?

**Comment Author: Susan Jenkin**

You mentioned you got bids to do the landscaping; what about road maintenance and development?

**Comment Author: Susan Jenkin**

Of course it won't mitigate issues of improper flushing, but it would alleviate some expenses

**Comment Author: lizmccarty**

Mountains Best Landscaping takes care of everything having to do with common area. This includes road maintenance. Development, by definition, remains the domain of the developer. Development does not take place in the common area. It is done on property owned by the developer or on property an owner has paid the developer to "develop".

**Comment Author: B. Brookes**

## Whispering Pines Blog - Archive Posts

Thanks much for your reply about the speed bumps. Honestly, I do think if you polled the owners the vast majority would vote for complete removal. That said, it does make sense to have some on the two way streets - Vacation Village Dr and Elizabeth. I've talked to some owners who have the bumps in front of their places, they are bombarded day and evening with the rattle and clang of trucks and trailers, delivery trucks etc. going over the bumps. Also, most people are not aware that more bumps are planned. Perhaps if we let people know more bumps could be put in if they don't one, slow down and two, quit using one way streets to avoid them and also lower the speed limit on one way streets that would be enough to solve the problem. Cost wise, it's seems it would be worth a try,

**Comment Author: B. Brookes**

Seems the speed bumps are a problem in one way or another with just about everyone. It sounds as thou you did your research, but didn't get much input from owners. Perhaps you could look at another solution..since most people are trying to drive around them and causing problems on one way streets, why not lower the speed limit on one way streets to 5-10 mph. 15 is too high on one way streets anyway. Some new signs would be a lot less \$\$ and could inconvenience those who try to bypass the bumps enough to drive their own streets so they don't have to put up with the bumps they wanted. It's at least worth a try before making our daily lives a series of speed bumps to get mail, do laundry, take our trash, drive to a store, return home etc etc.

**Comment Author: lizmccarty**

Thanks for you interest. Discussions with the City have been ongoing over several years. It has been a chore to find a company that could do the necessary work on the electrical panel and when the search was complete, it wasn't a local firm. The intent is to turn the sewer plant over to the City of Show Low when the panel upgrade is complete. Doing this will relieve the Association of the actual maintenance and repair. It will not, however, mitigate the issues of flushing items that don't belong in the sewer in the first place.

**Comment Author: lizmccarty**

Ray Hedlund, the Advisory Committee chair, gave a report on the bocce ball court. He said it has a full water drainage system under it. The court is a build-up of four different layers of material with the playing surface made up of crushed oyster shells. There's a light at the pavilion for thirty minutes of light/play time. The court was created so that you could drive golf carts around it at night and turn on golf cart lights for additional light on the playing surface. It has scoreboard. The bag of bocce balls and instructions are kept in library. The project was done with no increase in dues.

**Comment Author: lizmccarty**

I'll pass the trail comment on to Mike McGee.

**Comment Author: Susan Jenkin**

The wooded trail is much better this year. Thanks

# Whispering Pines Blog - Archive Posts

# **Whispering Pines Blog - Archive Posts**

## **Clubhouse Rules and Woodfield Rumors**

**Liz McCarty**

**Fri, 28 Jul 2017**

The Clubhouse Rules can be found on the Village People website. There are only sixteen and it's a fast read, but it might be beneficial to review a few in this forum.

There is a rumor running through the Village that Woodfield residents are using Village dumpsters, Wi-Fi and the laundry room. No one has been able to confirm that this is actually taking place and it seems unlikely because Woodfield includes dumpsters and internet access in the rent the residents pay.

Perhaps the people you see are new owners who obtained entry with a key. However, if the laundry room door is propped open, it will be difficult to keep unauthorized users at bay.

One of the clubhouse rules addresses access keys. A portion of that rules states "Please do not lend your key or provide access to unauthorized users." Although it can be uncomfortable to deny access to the clubhouse or laundry room, it's the only way to insure that the people using the facilities have the legitimate right to be there. It's easy to assume that the person requesting entry has merely forgotten their key. However, it may have been deactivated after sixty days of unpaid member assessments or for an uncured violation.

Residents bear some responsibility to make sure only dues-paying members or their guests are using the common area. Your help is very much appreciated by everyone.

### **Comments-Clubhouse Rules and Woodfield Rumors**

**Comment Author: Terry Lutrick**

Logic tells me there are 2 options. 1. Install a key pad operating gate into WMVV. But, we all know how painful they can be. Or, 2. Move the dumpster to the far corner of the Village.

# Whispering Pines Blog - Archive Posts

## Clubhouse Rumor

**Liz McCarty**

**Sat, 12 Aug 2017**

Someone just posted a question asking if the club house is rented or being purchased along with the land under it. This is not meant to poke fun at the questioner, but this actually made me laugh out loud. One can only guess where such rumors start? Perhaps there is not enough excitement and the Activities Committee should be tasked with hosting more events.

When the clubhouse was built, the funds came from a mortgage. The Recreational Subdivision Association (RSA) could not qualify for the mortgage so it was secured by the developer. In August of 2005 a lease was created between the developer and the RSA in order to repay the mortgage. The lease is a twenty-year instrument and at the end of the lease, the RSA can exercise its option to purchase the clubhouse for the whopping sum of one dollar.

The lease functions just like any other lease agreement in the State of Arizona. The lease gives all rights to use the premises to the RSA. The clubhouse cannot be rented or sold. The ground under the clubhouse isn't in danger of being sold and neither is the festival area. All of this is the common area that is for the use and enjoyment of all RSA members and their guests.

### Comments-Clubhouse Rumor

**Comment Author: JOAN**

Love it susan; great comment

**Comment Author: Linda haythornewhite**

It's not the duty of the acvtivities committee to inform the members.If there are rumors going around its up to the board to answers the rumors.

**Comment Author: Susan Jenkin**

Any question is legitimate. Any owner has a right to clarification. Linda Hayhornewhite is correct

**Comment Author: Susan Jenkin**

Maybe you should stick to the facts and forget the humor.

**Comment Author: lizmccarty**

The post's reference to the Activities Committee was meant to convey an element of humor. Note that no one asked the Activities Committee to inform the Members if there are rumors. Rather, the tongue-in-cheek suggestion was that perhaps by increasing the number of activities, the rumor mongers would have something to do other than conjure up rumors. Finally, it IS up to the Board to address rumors. Hence the post.

# Whispering Pines Blog - Archive Posts

## Bubonic Plague

**Liz McCarty**

**Wed, 16 Aug 2017**

A recent article in the White Mountain Independent addressed a prairie dog die-off in the Concho and Taylor areas as a result of fleas hosting bubonic plague. A Village resident wondered if there should be concern because Taylor is only twenty miles away. I don't have the answer to that question and we can never be too careful.

A bright spot is that most outbreaks occur in the prairie dog population. Prairie dogs usually live at a little lower elevation with not as many pine trees as are in the Village. Plague outbreaks have been reported many times over the years and it would be wise to stay vigilant.

The Centers for Disease Control (CDC) website has a downloadable flyer about the various forms of the plague. Who knew there were actually three?

According to the article in the Independent and the CDC flyer, humans are most likely to contract plague from their pets. Apparently, agitated fleas have killed their hosts and are looking for a replacement and sometimes light on an unsuspecting dog or cat.

From the CDC flyer: Treat dogs and cats for fleas regularly and take sick pets to the veterinarian promptly.

The Independent mentions not letting your pet sleep in your bed. The article further states "If you think you have been bitten by a flea and develop flu-like symptoms, see a doctor promptly. Plague is easily treated with antibiotics but can rapidly develop into a serious illness if left untreated."

You can read both the CDC flyer and the Independent article online. Arm yourself with information and be safe.

### **Comments-Bubonic Plague**

**Comment Author: Sherry Watson**

There is a vaccine you can give to your pets. If you contact the local veterinarian in Show Low they can set you up an appointment. If your pets are free from fleas you do not have anything to worry about. Both dogs and cats should be given a topical every month to prevent ticks and fleas. If you do this on a regular basis you will be fine.

# Whispering Pines Blog - Archive Posts

## Off-Site Activities

**Liz McCarty**

**Fri, 18 Aug 2017**

The Activities Committee has taken us off-site a number of times this year for some interesting and exciting events. Everyone attending those events has been asked to sign a "liability waiver". This has been the recommendation of the Board's legal counsel. Not everyone has felt that it is necessary. Some have even felt it unnecessary, if not silly. One gentleman quipped, "It only protects the Board."

Whether it's necessary or not, whether it's silly or not, whether it's over-kill, whether it's part of a vast intergalactic conspiracy --- isn't the issue. The fact is, It Protects YOU!

If for whatever reason - justified or otherwise - the Recreational Subdivision Association is sued, the Association will incur the cost of defense. In other words, YOU will get the bill.

We've all heard of "frivolous lawsuits". Imagine an example where someone accidentally stumbles into a cactus while touring a garden while texting on his phone. Take the example a step further - that person's cousin is an unscrupulous attorney and convinces him he can pick up a big settlement by suing the garden owner, the city, the cactus grower and the R.S.A., i.e., YOU. This kind of thing happens far more often than you might imagine.

The R.S.A. attorney (YOUR attorney) has asked that attendees sign the waiver. It's for your protection. Whether it's a good idea or a silly idea can be debated. However, please give your neighbors the peace of mind of knowing that all attendees have come together in our mutual best interests.

Thanks to the fifty-seven people who have signed the waiver. It is appreciated.

## Comments-Off-Site Activities

**Comment Author: kristi hudson**

The waivers are typical everywhere you go

**Comment Author: Donna Holick**

The Activities committe needs to set the rules that if you do not sign the waiver you cannot participate.

# Whispering Pines Blog - Archive Posts

## Bats in the Belfry

Liz McCarty

Tue, 12 Sep 2017

Each summer bats take up residence near the entrance to the club house. They are here again this summer. People are expressing concern so I have taken some information from the Arizona Game and Fish website.

*Arizona is home to 28 species of bats, more than almost any other state. Bats are the only true flying mammals and are valuable human allies. They are primary predators of vast numbers of insect pests.*

*Although bats play key roles in keeping insect populations in balance, they are North America's most rapidly declining land mammals. Declines are often caused by human fear and persecution, and each of us can help by learning how to live with these animals.*

*While some people appreciate bats and the ways they benefit us, others fear bats because a small percentage of them can expose humans and pets to rabies. Bats should always be kept out of places where people live indoors. Bat guano (feces) can present disease and odor problems. However, bats are generally harmless to humans and are extremely beneficial for controlling insects and mosquitoes and pollinating some plants. Bats are vulnerable to disturbances by people because of their roosting habits and slow reproductive rate.*

*If bats are in an area, it is probably because they are finding food, water or shelter.*

- Food can include insects that congregate in areas near lights, agricultural or playing fields, ponds or other water sources. Nectar-feeding bats may be attracted to flowering agaves and hummingbird feeders.*
- Water sources can include any pool, pond or lake with a long flying corridor that bats can skim.*
- Shelter can include rough surfaces for hanging. A bump of only 1/16 inch is enough. Bats can squeeze into holes as small as 3/8 inch and are attracted to spaces inside buildings and attics, under bridges, in culverts, behind siding on buildings, in palm trees, and under eaves and porch or patio awnings.*

*Bats should never be allowed to remain in human living areas. However, bats roosting on the porch, in the yard, or in a bat house are far more beneficial than harmful, and the small amount of guano can be cleaned up or used as fertilizer, in exchange for the reduction in flying insects and mosquitoes.*

*All bats in Arizona are protected and cannot be collected or killed. Proper exclusions may be performed where necessary.*

- It is unlawful to use pesticides or other chemicals directly on bats.*



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- *Bat exclusions should be done only with the advice of the Arizona Game and Fish Department or a , and should not be attempted during the maternity season (generally May through September) to avoid separating mothers from their young.*

On a lighter note, if you don't want the problem of mosquitoes, befriend the bats. Also, put on a mask and some gloves and gather the guano for your gardens. You can find instructions on the internet on how to apply it. It could also become an income stream for the RSA!

## **Comments-Bats in the Belfry**

### **Comment Author: Susan Jenkin**

Thank you for the informative and useful material. Hopefully, it will dispel fears

# Whispering Pines Blog - Archive Posts

## Activities in the Village

**Liz McCarty**

**Tue, 21 Nov 2017**

The Board has received and accepted the resignations of the entire Activities Committee. We thank Jo Lindsay for chairing the committee, as well as each member for the work they did for a successful 2017 season. As a reminder, the committee consisted of the following people:

Jo Lindsay, Chair

Sue Beach

Frankie Coulter

Cheri Laney

Linda Lulkovich

Carol Wieser

Some of the activities provided were an arts and craft sale, Mexican potluck dinner with Armour Gomez as the entertainment and blind wine tasting. The season wrapped up with a celebratory Oktoberfest featuring music, Bavarian beer, brats and more.

In addition to providing expected activities, the committee also assumed the task of purchasing a warming oven and pans with funds collected by the past committee for that purpose. The oven was broken in this season and worked great.

Be sure to join us in thanking the committee for a job well done. Not only did their efforts help in building positive relationships through fun activities in the community, they did it all and ended the day \$300 under budget! Besides the planned special activities and events, there were many activities that took place on a fairly regular basis. The board thanks the following people for organizing and taking responsibility for those activities:

Billiards - Daryl Bystrom

Book Club - Susan Jenkin

Bridge - Jackie Schafer

Bunco - Jan Koespel

Hand, Foot and Toe - Pat Palma

Line Dancing - Lila Dudley

Mahjongg - Karen Bivens

Poker - Lois Davis & Alice Sims

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Walk Aerobics - Dorothea Blondfield

The 2018 budget includes an amount for the Activities Committee. If anyone is interested in organizing a committee per the Activities Committee Charter, , please let us know. You can do so by emailing [Activities@WMVV.org](mailto:Activities@WMVV.org).

## **Comments-Activities in the Village**

**Comment Author: Susan Jenkin**

There has been no interest in book club. It is defunct

**Comment Author: Jan Koepsel**

What is the status of a new activity director?

**Comment Author: lizmccarty**

No one has stepped to the plate. Are you interested?

**Comment Author: Jan Koepsel**

No. I served on activities committee for 3 years and was asked to step down last year. I am interested in seeing activities continue in the park. I have been heading up the Bunco group weekly.

**Comment Author: lizmccarty**

I hope you will continue with that.

# Whispering Pines Blog - Archive Posts

## Speed Bump Observations

**Liz McCarty**

**Tue, 20 Feb 2018**

The speed bumps are removed every fall in anticipation of winter snows as the snowplow will wreak havoc on them. When they were removed this year, the Village streets turned into a NASCAR race track. This fact serves to reinforce the need for the speed bumps.

Village people have strong opinions on both sides of the speed bump issue. However, in order to facilitate a safe environment for people strolling through the Village, the speed bumps will be put out again this spring.

We have learned a few lessons in the past few years about how many speed bumps are necessary and where best to position them. When people started driving the wrong way on one-way streets, we realized that every street needed speed bumps.

The board takes safety in the Village seriously and the speed bumps will impede people from driving above the posted limit. Your cooperation is greatly appreciated.

### Comments-Speed Bump Observations

**Comment Author: Alice Sims**

Need to take out existing speed bumps and don't install any more. We (homeowners) should have a say in what you do as it is our money you are spending . We as owners will have to work on controlling the speeders as we can watch and know who the offenders are . They can then Be fined .

**Comment Author: Paula Shoup**

the streets all being one way, the same way is dumb. Example, Saddlebag and Tenderfoot. We go the wrong way to avoid the bumps, but aren't speeding. Saddlebag is so narrow and so many cars parked halfway in street because their lots are so small, that it is impossible to do anything but creep along. question: has anyone been hit walking or driving?

**Comment Author: Barry**

Shouldn't there be a vote for this? I've been in the Village on and off thru New Yr and feel your statement is a gross exaggeration!! Now it seems from your statement that all streets need them? How does that deter wrong way drivers? I can say from experience there are residences that have no clue what 15mph sounds like going down those cement streets because I personally have been accused of "flying" down the street and I can say without question it was 15mph! The board is completely wasting our money in this area guaranteed. Where can I find what company gets compensated for the speed bumps installation and removal every yr? Thx.

**Comment Author: Peck & Pam Maxedon**

We agree unfortunately about the need for speed bumps. The road in front of our home is

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eroding away (Horseshoe Loop near Saddlebag) and I recommend slowing there as it will certainly affect your alignment/tires until it is repaired.

## **Comment Author: Barry**

As far as the premature mechanical wear on our cars suspension parts, these speed bumps are worse and I can say that as an ASE master auto tech. If the unnecessary speed bumps that exist were removed it would lesson the traffic on the side streets and those monies could be allocated towards the road repair.

## **Comment Author: Cheri**

Speed humps might work better. One time fee, no removal, snowplows would be able to get over them, and the humps won't tear up the cars. Also, 15 mph is a bit slow (like some school zones), 25 mph would be more tolerable because it is a residential area.

## **Comment Author: B. Brookes**

First, I don't know where you got your information about the streets turning into a NASCAR raceway after the speed bumps were removed last fall. I was there until Christmas and this was not the case. Are there folks who go more than 15 mph in the summer months? Yes there are, they are for the most part the same few residents, and your workmen. Why not contact the few residents and also ask your workmen again to slow down? Instead of making a unilateral decision for more speed bumps why not have a vote, it's our money you are spending, our property values that will be impacted.

## **Comment Author: Susan Jenkin**

I think a vote is in order, but doesn't seem to be what we do anymore. Another example is the bocce ball court.....Thought I was an HOA member

## **Comment Author: David Dellinger**

We need to vote on speed bumps. And we need it before summer!

## **Comment Author: Anonymous**

Speed bumps have absolutely. NOTHING to do with driving the wrong way on one way streets!!! And nothing to do with safety!!!!

# Whispering Pines Blog - Archive Posts

## 24 is an Interesting Number

Liz McCarty

Tue, 06 Mar 2018

Contributed by Ray Hedlund Advisory Committee Chair

It's a milestone that's thought provoking in many ways. It's almost a quarter of one hundred. It's bigger than the age of majority. It's also a milestone! It is the largest single year of lot sales in the history of our Village.

Think about it strongly. It's a marker that friends, relatives, and ourselves have decided that this is the place to be. The price is right, the timing and weather have added to rapid sales of new lots. So what does this mean for our future?

2018 will probably find a lot of new development of sites. New park models, new construction, and a lot of construction traffic clogging the streets. Please be careful to give the right of way to those pieces of equipment needed to turn lots into homes. Try to keep your part of the traffic puzzle clear. Help the flow of incoming prospective lot buyers finding their dream lot, yet move safely around the Village.

I suspect that the weather will be hotter, the economy still strong if not robust. This should help our rate of sales and resales and move the date of developer handoff closer to reality. The handoff date is still elusive as the lot sales will depend on the buyer's imagination to develop the remaining and some say challenging shaped/sloped lots. The better ones sell faster so tell your friends.

Your Advisory Committee has been working with the Board to improve some items and to solve some issues brought to us by owners. We have had two years of actual progress. We have tried to think proactively about what is needed now and in the future. The most obvious advances have been the bocce ball addition, horseshoe improvements, information center, club house blinds and tables. We have a raft of issues that we are working on now with the Board. All projects have been done within budget and with no increase in fees.

The Advisory Committee is comprised of seven members representing the different areas of the Village. It's a nonpaying job filled with volunteers approved by the Board who love our Village. Currently we have two openings on the committee. We are looking to fill them with spirited owners who want to make our Village a better place and /or protect our investment in our summer homes. We meet about four times a season, take in remarks from our neighbors and make the best judgement calls to better our community. Our operational philosophy is that any and all thoughts can be discussed as long as they are presented in a positive way.

At the end of last season the chair of the Activities Committee resigned. This group is responsible for all of the fun events that many of us look forward to. It's my understanding that many of the people who spearheaded weekly activities will be returning to head up their events, but as of today no one has stepped up to chair this group. I cannot imagine a season without

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organized activities, but it looks like that's where we're headed. If you have enjoyed these events in the past and have thought that you could contribute NOW IS YOUR OPPORTUNITY! WHITE MOUNTAIN VACATION VILLAGE ACTIVITIES needs you. Raise your hand by contacting me.

If you're ready to step up and work toward making our Village a better place to be, contact me. I will be happy to discuss any questions you have and get you the application form. If you have issues to discuss but don't want to join just yet, use the same contact info:  
Advisory@WMVV.Org.

## **Comments-24 is an Interesting Number**

### **Comment Author: Susan Jenkin**

Why do we have a bocce ball court with nothing set up? How many thousands and did that cost? Who got to vote? I would like to play bocce, but now the court just rests

### **Comment Author: Ray Hedlund**

ALL GOOD QUESTIONS: Here are my answers!The court was set up late last year. We had some issue to resolve, Lighting, Boulder removal, Score board construction.While this was going on the Horse shoe pits were corrected. It took time. As of today the court is ready for play. The ball kit is available in the Library shelf area. Be aware that since this is the start of the season and you may be first to use this year it will probably take some initial raking. ( Bring your own rake) and then brooming flat. The broom is hanging on the pavilion wall near the light switch. Have fun and thanks for doing the initial clean up!The Activities Committee is charged with social events and guess what Activities! However we do not have a Activities Chairman. Discussed in the 24 number posting. This group should be responsible for organizing clubs or tournament type of play for both Bocce and Horseshoes. I have one lone volunteer for organizing Bocce from last year. I will check to see if his health is good for the 2018 season and let you know.On construction issues. Our developer is in control of our WMVV HOA until the last lot is sold. Referred to as hand off in the 24 interesting number post. about 3 years ago in the interest of having existing owners represented an advisory committee was formed. I have chaired this group of 7 volunteered owners. Presently we have 2 openings that are not filled. I asked for volunteers 2 times now with no takers. This committee works toward providing the Board of directors with thoughts and ideas on how to improve our village. There is no voting. The board considers our recommendations and then makes financial decisions and implementations as they see fit. All of the accepted recommendations that were implemented by the Board were done so without a increase in dues.Sue you were the first to reply to the 24 posting about anything>> THANK YOU! can you help either of our committees by joining up. We are moving closer to Hand off from developer to owners then ever before in History. It won't be long before everything we do in our Village will be controlled by ourselves. If you would like to discuss these issues please feel free to contact me personally at: rhedlund2@cox.net and we will set up a phone call or if necessary a conference call to include those needed.Ray Hedlund Advisory Committee Chirman

# Whispering Pines Blog - Archive Posts

## A Primer on Homeowner Associations

**Liz McCarty**

**Tue, 13 Mar 2018**

Many developments in Arizona operate under a homeowner's association. The majority of those remain under the control of the declarant a.k.a. "developer" until one hundred percent of the lots/houses are sold. White Mountain Vacation Village is one of those developments.

When a development is under the control of the declarant/developer, the board of directors is appointed by the declarant/developer and serves at the pleasure of the declarant/developer. After all of the property is sold, the association transitions to the control of the homeowners. At that time, the homeowners hold an election to determine who will serve as directors. White Mountain Vacation Village bylaws state that a nominating committee will determine who will run for the office of director.

Several people have posted comments on the blog demanding a vote on actions taken by the Board of Directors. People want to vote on speed bumps and bocce ball courts. The bylaws and restrictions for the Village state that until the association is turned over to the members, all memberships are non-voting.

When the association is delivered to the homeowners, all memberships will be considered voting memberships. What does this mean to the Members? Members will be able to elect their representation (board of directors) by ballot vote. The board of directors will then appoint, from among the elected board, the officers.

There are two other things that homeowners are able to decide by vote; (1) a change in the bylaws of the association and (2) a change in the covenants, conditions and restrictions of the association. Nothing else is decided by vote.

A homeowner association operates essentially the same as city, county, state and national government. The voters elect representation and the elected officials make decisions on behalf of the voters.

It would become very cumbersome if homeowners voted on every decision the board of directors is required to make. Should homeowners vote on whether or not to keep the utilities on in the clubhouse? Should they vote on whether or not to plow the streets in the winter? Should they decide on what insurance company to use? Should each homeowner scrutinize the paint on the clubhouse before a decision is made on whether or not to repaint? How about repair of potholes? Repair of laundry equipment? Where is the line drawn so that management can be effective? What if there was a vote required on everything but sometimes there wasn't a majority who voted? What then?

You do have a say in what the Board of Directors does with the dues. An Advisory Committee was created in 2016. The charter allows up to seven members. Some positions are available. The Activities Committee Chair has an automatic position on the Advisory Committee. The Advisory



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Committee Chair, Ray Hedlund, has all but begged for participation. People are quick to complain but will not step up to have a say. The Board is asking those of you who insist you must be allowed to vote on speed bumps and bocce ball courts to step to the plate and volunteer. Ray is ready and willing to listen to your solutions to these issues.

Those who insist on voting are the vocal ones who don't mind shouting loudly on a blog post about how unfair life is. There are countless others who quietly thank Ray and his committee for the hard work they do and the decisions they make. If the Board allowed a vote, it might not go the way some would expect.

You are encouraged to read the Village bylaws and covenants, conditions and restrictions. They can be found on the Village People website. Each owner was given a copy to review before you closed escrow on your property as well. You were required to sign off that you received a copy. Becoming familiar with those documents may relieve a little heartburn.

## **Comments-A Primer on Homeowner Associations**

### **Comment Author: Barry**

Quite the post Liz, unless i missed something no one challenged the legality of the HOA board or it's board member's power. Just that it would be nice to a voice on things, such as speed bumps, since it affects us village residents getting around on the daily making it extremely unpleasant not to mention the wear and tear unnecessary on our cars suspension, instead of having them seemingly rammed down our throats. Though gov't bodies do have alot of power I thought we still lived in a free society and our gov't is supposed to impose the will of its people not wills of those in power. That said keeping on the speed bump subject, has anyone been hurt, mamed or killed? Please don't respond that "should we wait till someone does to do something" Gotta say your post says alot about who is running our HOA and it is unfortunate.

# Whispering Pines Blog - Archive Posts

## What is This Thing Sitting Over There?

Liz McCarty

Tue, 20 Mar 2018

Contributed by Ray Hedlund, Advisory Committee Chair

According to Wikipedia an information centre is a "center designed specifically for storing, processing, and retrieving information for dissemination at regular intervals, on demand or selectively, according to express needs of users."

When we first came to White Mountain Vacation Village it was winter and no one around to talk to us about our terrific place. After we bought, it took us some time to find some answers to our questions that were specific to our needs. Later, I discovered that we actually had four scattered bulletin boards, no real newsletter and limited developer conversation. To solve some of these issues I appealed to the Board and some solutions are now working their way into our system. These solutions include the Whispering Pines blog, the Advisory Committee and the Information Center. All are intended to improve our home owner communications/information.

Last season was a start! Hopefully this season we will begin to see the value increase.

### Here is the INFORMATION CENTER SCOOP!

- It's over in the corner so it's away from the crowded door, in camera range, accessible 24/7 365 days a year.
- It's intended for use by all involved in our Village. All Advisory Committee members have keys to post something. There are seven on the committee so someone should be here most of the season. The Advisory Committee members' names are listed separately on one of the six boards. Contact them in person when in the Village or use their provided contact info.
- There are 6 panels. Initially we have six headers so you can post in the correct area. If these do not work this year we will change them to be more appropriate next year. Below is our vision for use.
- Panel 1 is dedicated to the history of our Village.
- Panels not in order: Advisory Committee projects that are being discussed and worked on for submission.
- Activities Committee has a panel to post events, pictures, schedules, bocce ball events, winners and any communications any one wants to post.
- Resales of existing properties privately or with your real estate agent. Rental of your property with or without a broker.
- Had a good experience with someone? Post a card for a handyman, AC work, washer dryer repair, trailer leveling, painting, cement, electrical, you get the idea!

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- Something to sell: Used furniture, light fixture, tools, generator, pipe, plants, roofing, etc. Wanted items can be posted as well.
- Forest Service tips and bulletins, planting success stories, pine beetle info.
- Not everyone uses a computer, so we will try to post Whispering Pines articles for better circulation
- Inside the display boards we have extra push pins and blank 3 x 5 cards. Please date your postings

# Whispering Pines Blog - Archive Posts

## Fire Restrictions

Liz McCarty

Tue, 24 Apr 2018

The Apache-Sitgreaves National Forest implemented Stage 1 Fire Restrictions on April 23. This means campfires in designated developed campgrounds only and no smoking except in enclosed vehicles and buildings. It also means that it's dangerously dry in the forest.

Let's review how to get out of Dodge in the event of a fire or other emergency that would require rapid departure. You can leave via Vacation Village Drive which exits onto White Mountain Road. However, there are three other outlets. These are emergency exits and were required by the City of Show Low before approval of the different units.

Before we discuss those exits, let's define "emergency". Merriam-Webster defines emergency as "an unforeseen combination of circumstances or the resulting state that calls for immediate action. A pre-evacuation notice is not an emergency as this notice would be issued giving people enough time to gather important papers and medications and to make decisions on what to do with pets. If a pre-evacuation order is turned into an actual evacuation, there should be time to leave in an orderly fashion. This would not result in a panic situation.

An emergency might occur as a result of a fire that starts in or very near the Village and is moving quickly. Under such a circumstance there might not be time to leave with anything but your life. In an instant such as this, you might feel compelled to use one of the three other exists. All three exit onto Ellsworth Road via breakaway or "crash" gates. There is a gate at Elizabeth and Ellsworth Heights Road in Unit 2, a gate at Recreation Loop and Ellsworth Heights Road and a gate at Mule Skinner Loop and Ellsworth Heights Road, both in Unit 4. These gates are fairly low and each is secured with a set of three padlocks (one is a fire department lock). Unlocking any of the three will open the gate. However, you need only be concerned with the combination padlock. Most have been given the combination for these padlocks but here it is again - **ZOOOO**.

If you find yourself first in line at one of the crash gates and feel like there is no time to get out of your car to use the combination (**ZOOOO**), simply "crash" through the gate. It was designed for this. Your vehicle might incur damage but the people behind you will be grateful. Another option is to lay back and wait for someone else to crash through it first. However, by that time, you could have used the combination (**ZOOOO**) and saved your vehicle.

Let us hope we never have a situation where you would need to use the emergency exits. However, now everyone knows how to get out quickly and safely if the need arises. **ZOOOO!**

## Comments-Fire Restrictions

**Comment Author: James Hicks lot 72 unit 4**

My neighbors are cigar and cigarette smokers. They smoke outside of their motor home from

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early in the morning until bedtime. The smoking is continuous no matter the conditions or fire warnings. Who do we call to enforce this addictive behavior? I would hate to see our beautiful area destroyed because of an addiction and disregard for others. Thank you

# Whispering Pines Blog - Archive Posts

## A Primer on Declarant Transfer of Control to Association

**Liz McCarty**

**Sat, 02 Jun 2018**

The topic of when the developer plans to transfer control of the Association invariably comes up at the Annual meeting. It is understandable that Members want to know when they can take control of the Association. If the subject comes up in the future, Members will be referred back to this post for answers.

The Village is an Arizona planned community, and planned communities have no statutory limitations regarding transition from the developer ("declarant" under the CC&R's) to owners/members. Each planned community's documents control. The Covenants, Conditions and Restrictions (CC&R's) for each unit in The Village contain an article pertaining to declarant's rights. Before close of escrow, each Member was given a copy of the CC&R's. For the convenience of Members, the CC&R's for all units are on the Village People website under the Documents, Forms and Downloads link.

The language in each document is essentially the same. Until all of the Lots within the Village have been conveyed to ultimate purchasers, any and all rights and authorities granted to the Association shall remain in Declarant. Additionally, the membership in the Association by all other Owners of Lots shall be non-voting.

The Board has considered how to address the transfer of control when the last lot has been conveyed to the ultimate purchaser(s). A process has been determined and is as follows:

- Board of Directors will appoint a three to five member Transition Committee
- Reserve Study will be updated if older than two years
- The financials will be audited by a Certified Public Accountant
- The Transition Committee will review all pertinent information regarding the Association
- When the Transition Committee is satisfied with the information, statements of interest will be sent out to owners and those interested in running for the Board will return them by the deadline date
- Ballots will be sent out with the names of those interested candidates
- Annual Meeting will be held
- Declarant Board will conduct Annual meeting
- After other business, an election vote will be conducted and ballot results will be announced
- Control of the Association will be turned over to the new Board

The process allows for an orderly transfer of the Association to the Members. The bylaws govern the Association. That document covers the number of directors and how the officers are

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elected. The bylaws can be found on the Village People website under the link for Governance. You are encouraged to review the document for any questions about how the Association operates.

Unfortunately, there is no accurate way to determine when the last lot will be sold. At this posting, there are less than forty lots owned by the developer. A lot of hard work has been done over the years to get the lots sold, including the reduction of lot prices to under \$10,000 to entice buyers. The transfer of control of the Association will begin as soon as lot sales conclude.

## **Comments-A Primer on Declarant Transfer of Control to Association**

### **Comment Author: Susan Jenkin**

/Members should be able to know how many lots still need to be sold before there is a transfer

### **Comment Author: Liz McCarty**

I am told they will go on the market within the next two months.

### **Comment Author: Dennis Brigham**

Thank you

### **Comment Author: Jim Frescholtz**

I agree It would be nice to know how many lots still need to be sold and if these lots are on the market and available now? Maybe a listing of unsold lots could be presented at the meeting.

### **Comment Author: Dennis Brigham**

Any idea when the lots in the Mountain Lodge that are designated to have shared car ports will be advertised for sale?

### **Comment Author: 2018 Developer Sales | Whispering Pines Show Low, Arizona**

Clearly, the end is in sight. With your help, it is possible to sell twenty-four lots in 2019. As you know, when all lots are sold, control of the Association will be transferred to the Members. More information on this can be found in a previous post by clicking [here](#).

# Whispering Pines Blog - Archive Posts

## Let's Talk Trees

**Liz McCarty**

**Tue, 05 Jun 2018**

Lack of moisture in the White Mountains not only puts the area in danger of fire but stresses the trees. Bark beetles are native to forests and can play important ecological roles. However, when dry conditions last for years, it's an invitation for the beetles to cause extensive mortality. In the last decade or so, bark beetles have been found in spruce, lodge pole, pinyon-juniper, and ponderosa forests.

It is the responsibility of the property owner to cut dead trees. Maintenance crews cut down dead trees in undeveloped areas and on lots owned by the developer on a regular basis. The Village's maintenance crew inspects common areas and buffer zones for trees that need attention. Trees are living things and die like the rest of the world.

The City of Show Low passed an ordinance in 2004 cracking down on property owners who fail to remove trees infected with diseases, parasites and insects like tree-killing bark beetles. Under the law, if anyone complains about dead trees on private property, the owner has sixty days to remove the trees or the owner will find himself or herself facing a public nuisance complaint in municipal court.

Trees die for reasons other than bark beetles. When a lot is developed in the Village, the extra soil is spread around the property and sometimes piled around the remaining trees. Some people are under the impression that this will eventually kill the tree. That depends on the tree. Most of the pine trees in the developed portion of the Village have been disturbed in some way, with at least half being covered with fill dirt. Few have died. Many trees in the undeveloped portions of the Village have been removed because they died, yet they were never disturbed. A Google search will find articles that will argue either point; soil piled around the base of a tree may affect them or it may not affect them. Foresters in this area that will tell you it's a crapshoot.

The Village management company will be enforcing the removal of dead trees on owner's property. Please be mindful of the trees on your lot. If you have a dead tree, please remove it promptly. However, until Stage III fire restrictions are lifted, you have a reprieve, as you cannot cut trees. You may still be able to use an axe, but I would call the fire department first.



# Whispering Pines Blog - Archive Posts

## Canine Canons

Liz McCarty

Mon, 09 Jul 2018

People have dogs for many reasons; companionship, protection, exercise, stress reduction. It goes without saying that a pet comes with lots of responsibilities and one person's pleasure can be another person's pain. The Village is a high-density community and one barking dog can start a chain reaction that quickly gets out of control. In addition, dogs wandering off-lease onto private property can be annoyance even to people who have pets themselves.

While the Village does not have rules regarding pets, the City of Show Low does and those apply to the Village. Following are some excerpts taken from the City of Show Low Animal City Code. These snippets apply to dogs in particular.

Sec. 6-1-2.

### Violations; penalties

Any owner or other person violating any provision of this chapter shall be guilty of a civil violation, except where otherwise specifically provided; and such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of this chapter is committed or permitted. (Ord. No. 143, - 2, 6-24-81; Ord. No. 2004-14, - 6, 7-6-04; Ord. No. 2004-20, -- 1-2, 9-21-04)

### Barking Dogs

Disturbing the peace of another person by allowing your dog to bark or make any other objectionable noise is a violation of City Code.

Sec. 6-1-6.

### Disturbing the peace

Any owner whose animal disturbs the peace and quiet of any person any time of the day or night by barking, whining, howling, crowing, braying, burrowing or by making any other similar objectionable noise in an excessive, continuous or untimely fashion is guilty of a civil violation. (Ord. No. 143, - 2, 6-24-81; Ord. No. 194, - 2, 2-8-84; Ord. No. 2004-20, -- 1-2, 9-21-04)

Citizens wishing to file a formal complaint on a barking dog are required to fill out a barking dog packet and must be willing to testify in court. The barking dog packet can be filled out on-line or obtained by visiting the Show Low Police Department (150 North 6Th Street). Once the packet is filled out you can take it to the Police Department and request to speak with Animal Control.

Sec. 6-1-8.

### Disposal of waste

It is unlawful for any person whose animals defecate on property they do not own to fail to

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immediately clean up and properly dispose of the waste. (Ord. No. 2004-20, -- 1-2, 9-21-04)

Regarding the requirement that dogs be on a leash when not on the owner's property, the following was found on the City of Show Low website.

Dogs are not to run loose in the City of Show Low. If a dog is not contained in a fenced yard, it is required to be restrained by a leash. View the for more information.

Please be a considerate neighbor; walk your dog on a leash, pick up poop and control barking.

## Comments-Canine Canons

### Comment Author: Barry Johnson

Whatever happened to common sense? Dah....if dog's are barking go talk to your neighbor if that doesn't work then I guess you could file a complaint with our so called HOA or the Police department. If people don't pick up after their dog.....rub the owners ðŸ‘f nose in itðŸ‘  
So we have to remember we're in the Beautiful Wood's The ðŸ• Dog issue is kinda like the speeding issue and I want to thank those who have slowed down on Elizabeth , be we ALL need to Slow Down on all our streets. We need to all get along , respect each other or stay in the valley , Tucson , Green valley or wherever and enjoy are block walls and drive like crazy.

### Comment Author: Liz McCarty

Call Show Low Animal Control when you see a loose animal. If the animal has left before they arrive you can give a description and the direction it went. A cell phone photo would also be helpful.

### Comment Author: nan nasser

How do we control the loose animals that find us from the Ellsworth area? Large dog leaves deposits, cat sits under my bird feeder. I don't intend to corner a large dog to see what collar it might be wearing. Nan Nasser 4420 Mogollon dr

### Comment Author: Tom Huff

Poop and excessive barking are not the only dog related problems. There are many irresponsible residents who allow their dogs to urinate on other peoples' property and/or on the ornaments. I take great offense to these inconsiderate people and do not appreciate raking up pine needles or leaves that are saturated with dog piss. My property is not your personal doggie run!

# Whispering Pines Blog - Archive Posts

## 2018 Annual Meeting Open Forum Comments & Questions

**Liz McCarty**

**Fri, 13 Jul 2018**

**Phillip Dale Ellsworth - 2320 Elizabeth Avenue - Lot 114**

**"How many current lots are left to sale?"**

*Please refer to the blog post of June 2, 2018.*

**"What is the fiscal year?"**

*January 1st through December 31st.*

**"How to review records?"**

*Contact Sherry Watson at HOAMCO.*

**Don Murray - 2280 Saddlebag Lane**

**"What is the current status of any pending or past lawsuits involving the Association and/or Declarant"?**

*There is no pending litigation in which the Association is a party. Any past litigation in which the Association was a party has been resolved. The Association has no information regarding pending or past litigation in which the Declarant was a party.*

**Linda Lulkovich - 4440 S. Mogollon Trail - Lot 6**

**"The June 2 Whispering Pines blog contains an excellent article on Declarant Transfer of Control to Association. Some questions related to the Blog are:**

**For clarification, is the statement "Until all lots within the village have been conveyed to ultimate purchasers" limited to the lots within Units 2, 3, and 4"?**

*Yes*

**"Why are some of the lots in Unit 3 on hold and when will they be released for sales by the Declarant"?**

*This question requires a long explanation and will be the subject of a blog post in the near future.*

**"Transition will take time so why wait until the last lot is sold? A Transition Committee could be put in place to prepare prior to Declarant conveying when the last lot is sold. Transition is a long and detailed process. Declarant working with the Transition Committee would reflect goodwill as well as a sincere desire to hand over control with organization and transparency".**

*The Board put a Transition Committee in place and announced it at the Annual meeting. There*

# Whispering Pines Blog - Archive Posts

*will be ongoing communication via the blog concerning issues related to the transition.*

**"Bocce ball court is still not finished. Materials are not nearly compacted enough and it has not been leveled. Status?"**

*Mountains Best will inspect the bocce ball court to evaluate the compaction. However, please be advised that when the court is leveled, water must be added to help with compaction. That is why a faucet was installed. There is a leveling tool available for Members to use. Ray Hedlund knows where it is and how to use it. Members will need to do the leveling and compacting themselves as that is part of having a bocce ball court.*

**"To be effective, the Advisory Committee needs to represent their constituents. There is no established method of communication that I know of. Further, many in the Village have no idea of the committee, its representatives or function. Suggest a general meeting be held to educate and inform as well as distribute pertinent information and establish lines of communication. This should NOT be in conjunction with the Annual Meeting. But, the Annual Meeting is a good place to distribute their Mission/Purpose Statement and forms like this one for feedback".**

*The Advisory Committee has been the subject of fifteen blog posts. These articles have introduced members of the committee, highlighted accomplishments and begged for volunteers. To find these articles, access the blog through the Village People website and scroll down. On the right side, under categories is a selection for Advisory Committee. Click on it and find all articles related to the Advisory Committee. In addition, there is a section on the Village People website dedicated to the Advisory Committee. The member's names and a contact email address are available on the website as well. The Charter will be added within a few weeks as well as a suggestion form.*

**Frankie Coulter - Lot 101**

**"Has lot 30 sold? No signs on lot".**

*Lot 30 is sold and closed escrow at the end of May. As a reminder, the proceeds will be used to upgrade the sewer in preparation for City of Show Low to assume. This is in process and the Board is not in a position at this time to announce when it will take place. When it is finalized, it will be announced to everyone via the blog.*

**"Street repair. Multiple concerns voiced regarding damaged area with rebar sticking up on Turtle Creek. Marked with a large X as you leave Recreation Loop down onto Turtle Creek."**

*Street repair is a work in progress. Mountains Best is in the process of getting bids and is aware of all of these issues.*

**Gloria Bitting and Harriet Nelson - 2100 E. Turtle Creek Road - Lot 176**

**"One year ago we brought to your attention the road work problem on Turtle Creek Road. Was told the declarant and others would physically check the condition and that corrective action would be taken this past winter. As of this date nothing has been done. In fact the**

# Whispering Pines Blog - Archive Posts

**road's condition has worsened and a 12" piece of rebar has come up in the exact area mentioned and originally pointed out. Someone has "bent" the rebar - but it still presents a serious hazard both to vehicular traffic and pedestrians. When will the necessary repair occur? I personally back my vehicle up the Turtle Creek road to avoid possibly a flat tire or other damage".**

*This was physically inspected when promised. The contractor that repaired the concrete roads in the past is no longer available and it has been difficult finding reliable contractors to repair the roads. However, Mountains best has been working to find someone. The issue on Turtle Creek should be addressed the week of June 19th.*

**"We understood when the developer who built the rv park at the entrance to the village would be responsible for road maintenance from the entrance to the end of his property. It appears nothing has been done to maintain that area".**

*The Association is responsible to maintain all roads in the Village. Woodfield is billed for its share of maintenance from the entrance of the Village to the entrance to Woodfield. An inspection of that area notes no major or critical maintenance issues.*

**"Another issue is the horrible condition of the decorative rusted gate coming into WMVV. It was painted last year - but not done professionally (sanding of the metal prior to painting). Is there any oversight of work done here"?**

*The gate is not meant to be decorative. In 2016 the gate was vandalized. Someone painted it black. That same year, it was brought back to its rustic condition. It looks the way it was intended from the beginning.*

**"At the same time I brought up the Turtle Creek Road problem I pointed out the ditch on the left side of Recreation Loop from the point across from the Sales Office was again filled with erosion debris which will again flood with the upcoming monsoon season and the water will go over the earthen embankment and flood into residents' property. Can you arrange for this area to be cleaned out again"?**

*Yes*

**Wayne Eiting - Lot 128**

**"I am writing regarding the entry road into White Mountain Vacation Village. The Board became stewards of our assets the moment the first lot was sold to someone other than the developer. The Board can be held accountable as a group and individually should it be established that they have not acted in the best interest of WMVV owners. Accordingly, I am inquiring as to the current status of the agreement between WMVV and the Woodfield development.**

**Clearly, the land we call Woodfield required proper access in order for the property to be legally transferred. That said, it appears to me that our WMVV Board gave the Woodfield developer a pass by granting access on the road owned by WMVV without proper compensation. This could be considered a conflict of interest in order for the owner of the**

# Whispering Pines Blog - Archive Posts

property, who happens to be one of the Board members, to liquidate the property without incurring the cost for proper access.

In my view, the Woodfield property should be required to pay for one half of the cost to construct the road from the highway to their entrance. Additionally once they become co-owners they should also be required to pay for half of the future road maintenance in that span of roadway. I contend that any income derived by the sale or granting of access should be used toward satisfying the debt on the WMVV clubhouse.

Further, that stretch of road also abuts additional non WMVV property and I ask if we are to see further occurrences of access granting under similar circumstances like the one for the Woodfield property"?

*Woodfield was required to agree to share the costs of maintaining the easement (Vacation Village Drive) in proportion to use. The attorney for the Association provided the agreement. It is seven pages long and has been recorded in Navajo County. It includes not only maintenance of the roadway but a share of the lighting contract, electric for the lighting, landscaping and snow removal. In addition, Woodfield was required to pay the Association a one-time, upfront payment for access. The funds collected are allocated to Reserves for asphalt repair.*

*Vacation Village Drive is a dedicated easement for ingress and egress for all property abutting it. As other parcels sell access will be provided via the easement along with a proportional cost sharing agreement.*

**Chuck Vore - Lot 40**

**"How close are we to taking over the HOA?"**

*Please refer to the blog post of June 2, 2018*

**Steven Fruetel - Lot 94**

**"Do they do a nighttime drive by to monitor lighting variance? Many properties have lighting that is above the permitted wattage. Does HOAMCO monitor this?"**

*HOAMCO does not do a nighttime drive by to monitor lighting. Residents can contact Sherry Watson with concerns about non-compliance with the lighting rules.*

**Richard Schaefer - 2181 Tenderfoot Trail - Lot 125 and Jeff Miller 2240 E. Tenderfoot Trail**

**"Requesting removal of speedbumps on Elizabeth because it has caused traffic to increase on Tenderfoot Trail".**

*Mountains Best will be asked to assess the situation before the speedbumps are positioned in 2019.*

**Donna Holick - Lot 55**

**"Please post a map of layout of remaining properties for sale that would use Vacation**

# Whispering Pines Blog - Archive Posts

**Village Drive."**

*It will be a separate blog posting.*

# Whispering Pines Blog - Archive Posts

## Laundry Room Update

**Liz McCarty**

**Thu, 12 Jul 2018**

Last fall the Board approved a proposal brought forward by the Advisory Committee to add a washing machine that would handle large comforters and other large bedding. The dollars were allocated in the 2018 budget.

After further exploration which consisted of a firm bid for the machine and a meeting with a plumbing company, it was determined that it would cost much more than anticipated. Some of the cost was to increase the size of the pipes in the laundry room. That would require jackhammering the floor. In addition, it was pointed out that when something is washed, it must be dried. That would require a large dryer.

The good news is that the laundry room now has two new washers and two new dryers. These are in addition to the ones already in the space.

Your Advisory Committee is interested in knowing what residents would like to see in the common area. Please make plans to attend the function the Advisory Committee is hosting are on July 13 in the Clubhouse. It begins at 5:00 and light refreshments will be served.

### **Comments-Laundry Room Update**

**Comment Author: Warren Koepsel**

Wh6 Sent from my Verizon, Samsung Galaxy smartphone

**Comment Author: jan Koepsel**

What justifies an increase in price in use of washers and dryers.

**Comment Author: Liz McCarty**

The increase is to make certain that those who use the machines are covering the cost of water, power and repairs. The money collected from machine use belongs to the Association.



# Whispering Pines Blog - Archive Posts

## Two Lots and a Shared Carport

**Liz McCarty**

**Thu, 19 Jul 2018**

White Mountain Vacation Village is a Planned Unit Development (PUD) conceived by long-time White Mountain developer, Jim McCarty. For years Jim had a vision to do something to bring people to the White Mountains to vacation. He felt that this would benefit the economy without destroying the allure that brought him here. In the 1970's he acquired a large parcel of land south of Show Low. His plan was to develop it as a family vacation destination.

After years of study and planning, White Mountain Vacation Village became a reality. Jim began construction of the five-phase project in 1995. Unit One consists of an amphitheater, festival area, rodeo arena, and ponds. The additional units consist of recreational vehicle and condominium lots with a clubhouse. The stated goal was to bring visitors to the White Mountains and to entertain them in such a manner that they would want to invest in the community or come back to visit. Originally Jim wanted to restrict the development to families with at least one child under the age of fifteen. Jim died in 2006 before his dream could be fully realized.

Jim wanted each unit to be unique. He wanted people to be able to have flexibility in choosing colors and designs and to a degree to be able to express their own sense of style. Unit 3 Phase I was developed to have two adjacent lots share a carport. His intent was to put the park models along with Arizona Rooms and carports on the property and sell them as completed units. His death delayed this part of his dream project.

Because of the challenges that go along with selling lots with these restrictions, the decision was made not to market these lots until a plan could be put in place to protect buyers and to make certain the carports would be built by both property owners.

There are fourteen lots still available in Unit 3 Phase 1. Four of those lots are outliers in that they cannot be combined with neighboring lots for a shared carport. Those have recently been placed on the market. When they are sold the remaining lots will be put on the market two at a time.

Mountain Retreat Realty Experts is working hard to sell lots and it is possible now to purchase a lot that requires a shared carport. If you have a couple of friends who want to escape the heat and live as close neighbors in the Village they can contact Bridget Wood at the sales office. Her number is 928-367-1717 and she has the scoop on two lots and a shared carport.

# Whispering Pines Blog - Archive Posts

## IMPORTANT ANNOUNCEMENT REGARDING A CHANGE IN THE TRAFFIC FLOW IN UNIT 2

Liz McCarty

Mon, 20 Aug 2018

Contributed by Unit 2 Traffic Flow Committee

### The Problem:

Since the installation of speed bumps on Elizabeth to solve the speeding problem on that street, some residents on and above Elizabeth turn left off Vacation Village Dr. onto streets below Elizabeth when entering the village in order to avoid the speed bumps. **These more-narrow one-way streets were meant to handle local traffic only and were not designed to handle the increased level of traffic that currently exists.** To our knowledge, the only near accident involving a pedestrian occurred on one of the smaller, more-narrow one-way streets which now have significantly increased traffic as a result of the problem stated above. Hence, people walking on the streets below Elizabeth, or children playing in the areas below Elizabeth, now have a much higher probability of experiencing a similar or even worse event due to this increased traffic flow.

### Solution Approved by the board:

**Reverse the traffic direction on the streets below Elizabeth so that all one-way streets in Unit 2, above and below Elizabeth, have traffic flowing toward Vacation Village Dr.**

Currently, the residents on or above Elizabeth can use the streets below Elizabeth when entering the village without breaking any rules. By reversing the traffic direction on the streets below Elizabeth, they would be breaking the rules by driving the wrong direction on those streets to avoid the speed bumps. The only costs involved are the re-installation of the one-way signs on the streets below Elizabeth and the purchase of a few extra signs to highlight the changes.

**Note: The traffic flow direction on Elizabeth and the streets above Elizabeth does not change and all the existing speed bumps remain in place.**

The total amount of traffic on Elizabeth would be the same as if everyone were doing as intended prior to the installation of the speed bumps. In that situation, the people above Elizabeth drive on Elizabeth while entering the village and the people below Elizabeth drive on Elizabeth when leaving the village. By implementing this change, everyone above and below Elizabeth will drive on Elizabeth only when entering the village. **Thus, for the same number of round trips, the total traffic on Elizabeth remains the same.**

### Implementation of the changes

**The traffic flow changes will be made on Thursday, August 30.** The changes will be handled by volunteer teams and will be completed in less than one day. Volunteers will be posted in key locations to minimize any confusion and to ensure adherence to the new traffic flow direction. Flyers are being distributed to all lots in Unit 2, are being posted on all bulletin boards and are

# Whispering Pines Blog - Archive Posts

being made available in the clubhouse. Please inform any of your neighbors who do not have email capability of these impending changes to make sure everyone knows.

**Note: Implementation of these changes does not guarantee that additional speed bumps will not be required on streets other than Elizabeth in Unit 2. Residents adherence to the speed limit and directional rules is the only thing that can reduce or eliminate the need for additional speed bumps.**

Thank you for your cooperation as we make these changes Please direct any questions and/or feedback on any problems that may have occurred both during and after the changeover to:

## **Comments-IMPORTANT ANNOUNCEMENT REGARDING A CHANGE IN THE TRAFFIC FLOW IN UNIT 2**

**Comment Author: Beverly Gerlach**

Does this involve all motorized vehicles. We in unit 2 have a lot of other motorized vehicles going the wrong direction on posted roads.

**Comment Author: Barry Johnson**

Liz.... The problem is you and your board! If you would of put speed bumps on all streets like you said you were going to this petition 30 people wouldn't of been passed around on Saddlebag and Tenderfoot..... Please take the damaged speed bumps off our street as some residents will never slow down anyway. Based on your comments children and people walking on our street aren't important. Have a wonderful day.

**Comment Author: Liz McCarty**

Yes.

**Comment Author: Dick and Earlene**

We have solved our problem with the speed bumps. We sold our place and left! Didn't have all those issues years ago and didn't need those speed bumps in the first place!

**Comment Author: Alice Sims**

Wonderful . Thank you

**Comment Author: Carol Durham**

Carol Durham.....I'm really hoping this can stop all the bickering and we can get back to enjoying ourselves. Less traffic on Tenderfoot will be a wonderful thing.

**Comment Author: John and Norma Pellegrino**

another comment: If the reason for speed bumps on Elizabeth was children playing and getting hurt, why aren't there speed bumps in Unit 4 where there are far more children playing????

# Whispering Pines Blog - Archive Posts

**Comment Author: John and Norma Pellegrino**

//////////When Turtle Creek and Horeshoe Drive residents have to exit on that big hill going up to Recreation Drive, is there going to be stop signs on Recreation Drive or are you going to put a stop sign on that hill requiring us to keep the brake on so we do not roll down the hill putting people's lives at risk?????

**Comment Author: Bob Brookes**

Actually the problem would be easily fixed if the speed bumps on Elizabeth were removed. We did not have one way streets over loaded with traffic before those were installed. Ironically the people who wanted the speed bumps on Elizabeth and live on Elizabeth are among the worst ones coming down one way streets to avoid them.

**Comment Author: Carol Durham**

This says it all Bob! The speed bumps sent the people down our more narrow streets creating traffic that the streets like Tenderfoot and others were not designed for. Silly really, but the improvement on our small street is significant.

# Whispering Pines Blog - Archive Posts

## Water Line Clamping Tool

**Liz McCarty**

**Wed, 26 Sep 2018**

The Advisory Committee proposal to purchase a clamping tool for homeowner use is now being implemented. A clamping tool was purchased and installed in a locked case.

All of the shut-off valves in the Village are connected from the water supply line in the street to individual shut-off valves via a flexible water line. These valves have a life and could fail when you least expect it.

If you need to turn off the water to repair your shut-off valve you will need to have a clamping tool to close off the line. Most plumbers can repair the valve but do not have a clamping tool.

The tool is located near the club house. It is available for use by contacting any Advisory Committee member or HOAMCO for the key to unlock the case. The sign out sheet is inside the case.

This is a valuable maintenance tool. Please return it when your repair is completed so that others may take advantage of it.

The current key holders are:

Mike Palma - 760-533-5300 - Lodges Lot #49 -

Ray Hedlund - 925-890-5613 -

Donna Holick -

Frankie Coulter -

Wally Simons -

Bob McFaden

HOAMCO - 928.537-1067

# **Whispering Pines Blog - Archive Posts**

## **Clubhouse Lease**

**Liz McCarty**

**Tue, 16 Oct 2018**

When White Mountain Vacation Village was conceived, a clubhouse was envisioned. Since the Association did not have funds or credit history to construct a clubhouse the developer borrowed money to build it. The money had to be repaid by the Association. In order to accomplish repayment in a fair and equitable manner, a lease between the developer and the Association was created.

The lease payment generates enough money to repay the loan. The lease began on August 1st 2005 and is for twenty years. At the end of the lease term, the Association has the option to purchase the clubhouse as long as certain conditions have been met. One of those conditions is that the tenant (Association) has paid the Minimum Guaranteed Rental and all other monetary obligations owed to landlord under the lease.

Arizona law requires that consideration be given when real property is sold. To satisfy this requirement, the Association must pay the landlord one dollar (\$1.00) at the end of the lease.

The full lease may be reviewed on the Village People website. It can be found on the Documents, Forms and Downloads page.

# Whispering Pines Blog - Archive Posts

## Village Transition Committee Update

Liz McCarty

Tue, 23 Oct 2018

*Contributed by Linda Lulkovich - Transition Committee Chair*

The Transition Committee is now formed and ready to begin work. It has been a bit slower than anticipated due to recruiting efforts, vacations and general conflicts. The Committee now has four members: Linda Lulkovich, Don Murray, Jay Clem and Roy Chamberlin. We want to reach out to the Village to let you know our plan of action.

This Committee has been tasked with doing the "due diligence" required to learn the status of the entire WMVV Recreational Subdivision Association (RSA). We must inspect everything from financials, inventories, systems and their function to maintenance, management and insurance. You can find a checklist for guidance that we have adopted at: [. There is also a complete list of our \*\*Responsibilities and Duties\*\* published in the Committee Charter at: \[.\]\(#\)](#)

You will see there is much to do. We expect the transition timeframe to span about 18 months. Our work, in conjunction with developer sales, will control the timing issue. It is important for you to understand our role and function. We are not a decision-making body but rather a group with skills needed to review various aspects of the RSA. Where we do not have the expertise, we will contract professionals who possess the skills needed. To begin our work, we must be familiar with the background. We are presently reviewing the RSA documents (CC&R's, Articles, Bylaws, Maps, etc.). As we accomplish the various components on the checklist, a summary report will be made along with recommendations.

Community members will be kept informed of our progress on a regular basis through this BLOG publication. Recognizing that effective communication helps to establish harmony in the community, we welcome input from members. However, we do want to emphasize again that we are not decision-makers. We are fact-finders. The Advisory Committee is your first stop for expressing concerns about the Community. They will forward those concerns to us where appropriate. Please give them an opportunity for resolution first. That said, we do want to be aware of your matters of interest. There are many areas where we may not have first-hand knowledge and you do. For example, defects within the common areas and the like. So, please feel free to talk with any of us on the Committee at any time. You can also email me at:  [or phone 602-809-7007. We value your opinions, welcome your thoughts and ask you to share them with us.](#)

# Whispering Pines Blog - Archive Posts

## 2019 Annual Assessment Notice

Liz McCarty

Wed, 12 Dec 2018

The 2019 White Mountain Vacation Village Annual Budget can be found on the Village website or you can to see it.

During budget discussions, the Board voted to increase Member assessments by \$10.00 per month. There has not been an increase since 2015 for the many services and amenities these assessments cover. We remind you that White Mountain Vacation Village is a "private" subdivision responsible for maintaining its infrastructure without the benefit of municipal contributions from the City of Show Low. We take pride in the fact that we have been able to contribute to and increase the reserve account to help maintain an adequate balance to preserve and protect assets of the Association in the years to come. Our goal is to maintain healthy reserves while avoiding the need for a special assessment. The 2019 Budget includes an amount for an audit in preparation for transition.

*Some of the projects for 2019 which your assessments support:*

- 2018 did not bring a major forest fire to our area. However, we continue the elimination of dead or dying trees and control of explosive new growth. This is a necessary and fundamental strategy in our efforts to control or prevent a possible wildfire. It also benefits our Members by improving visibility, which may reduce unexpected and dangerous encounters with wildlife in the area.
- Road repairs and maintenance
- Clubhouse repairs and maintenance
- Pond maintenance
- New fence for Festival area
- Disc golf

*White Mountain Vacation Village Amenities supported by your assessments include:*

- Hiking trails
- Picnic tables
- Clubhouse
- Laundry
- Pavilion
- Recreational activities



# Whispering Pines Blog - Archive Posts

Items included as part of your assessments:

- Water
- Sewer
- Garbage

Your 2019 coupon books will be mailed separately. Please plan to make your monthly assessment payments as follows, beginning in January 2019:

Unit 2 Phase 1, 2, 3 and Unit 4 = \$130.00

Mountain Lodges:

Unit 3 Phase 1 = \$130.00 + \$40.00 (secondary assessment for co-owned carports and lot maintenance) = \$170.00

Unit 3 Phase 2 = \$130.00 + \$10.00 (secondary assessment for Mountain Lodges common area) = \$140.00

Please let us know if you have any questions. Thank you.

## **Comments-2019 Annual Assessment Notice**

**Comment Author: Jackie Puhl**

Please do not send ads on the emails. It is distracting and unnecessary.

# Whispering Pines Blog - Archive Posts

## Snow Plow Woes

**Liz McCarty**

**Fri, 04 Jan 2019**

Courtesy of Catherine Cribbs - HOAMCO

With the onset of winter in the White Mountains comes snowfall and the challenges of keeping streets clear and safely passable.

When snow is removed from the road, the snow plow operator has to pile it as far off the shoulder as possible to protect the road surface and make room for traffic and more snow. The amount of snow fall determines how much to the side of the road the snow can be placed. The plowing operation creates a "snow berm." Widening roads too much causes a massive snow berm that can cause damage to the road and to vehicles. It is impossible to plow and not leave a berm. Please do not shovel the snow back onto the street.

Heavy snowfall disrupts daily living. Dealing with it can be frustrating for everyone. The snowplow crew will do their best to minimize any inconvenience and, if necessary, plowing crews will work around the clock. What you can do to help:

- Do not park your motor vehicles on the roadway.
- For your safety, keep driving to a minimum during a snowstorm unless necessary.
- It is recommended to not shovel snow from your driveway street edge until the street has been completely plowed back to the edge of the road to save you from shoveling the driveway edge twice.

When a snowplow is working in the community it has the right of way. Please use caution. We appreciate your understanding and support.

# Whispering Pines Blog - Archive Posts

## Communication and Transparency

Liz McCarty

Tue, 15 Jan 2019

Contributed by Linda Lulkovich, Transition Committee Chair

*Communication and transparency = motto of the WMVV Transition Committee.* The Committee was established by the Board of Directors in June 2018. Since that time, we have recruited residents from the community making it a four-member Committee.

- As mentioned in prior Blogs, we are not a decision-making body. We provided information to you in the Blog dated October 23, 2018 defining our role and the processing checklist we will utilize.
- Currently we are reviewing past budgets and financials, past Reserve Study, and prior Minutes of the Board of Directors plus a general working knowledge of the Articles of Incorporation and Bylaws. This will give us the foundation on which to evaluate other aspects.
- Committee role is strictly defined in the charter. See . We are not paid. We are volunteer residents of the RSA who have as much vested interest in this process as you do. Like you, we are residents and property owners at WMVV. It is important to each of us to give complete care and attention to the process. We are acting as a liaison between Owners and Declarant by performing "due diligence" inspections of pertinent data.
- This committee will make sure that all paperwork, accounting, and closeout issues are addressed before taking over the responsibility of the association from the developer. Keep in mind that we have no power or authority to make changes or enact recommendations. We inspect, report and recommend - PERIOD.

We welcome and invite your questions and feedback. To that end we have established an email account specifically for your use in communicating with us. The email address is: . It is important to contact us in writing, so we can insure a quick and complete response. If your concern/question is outside our charter, we will forward it to the appropriate person/group for resolution and inform the resident of our action. Thank you for your assistance with this communication procedure. And, we appreciate and invite your input.

## Comments-Communication and Transparency

**Comment Author: Linda Avery**

Thank you Liz and the committee for keeping us informed on a regular basis. You're doing a great job.

# Whispering Pines Blog - Archive Posts

## 2018 Developer Sales

**Liz McCarty**

**Tue, 05 Feb 2019**

The number of lots sold by the developer in 2018 was sixteen lots and one park model. Below is a recap of lot and park model sales for the last few years.

2015 - 19 lots

2016 - 12 lots and 4 park models

2017 - 26 lots

There are 29 lots still owned by the developer. Five are either in escrow or are committed when available. The developer is actively marketing twenty-four lots. These are located as follows:

Unit 3 Phase 1 - 14 lots

Unit 3 Phase 2 - 10 lots

Clearly, the end is in sight. With your help, it is possible to sell twenty-four lots in 2019. As you know, when all lots are sold, control of the Association will be transferred to the Members. More information on this can be found in a previous post by clicking .

You can aid with sales by letting your friends and neighbors know how much you enjoy spending the hot summers in the Village. Your help is greatly appreciated.

# Whispering Pines Blog - Archive Posts

## Winter Storm Warning

**Liz McCarty**

**Thu, 21 Feb 2019**

We are expecting a major winter storm to hit our area on Thursday and Friday. Predicted snow levels are expected to be heavy: 20-26 inches for Show Low. We want everyone to be prepared!

Please stock up on essentials like:

- Perishable Groceries - Milk, eggs, fruit, vegetables and bread
- Medicine - Prescription and over the counter
- Wood, canned heat or STERNO as a source of alternative heat
- A snow shovel or rock salt
- Flashlights, candles and extra batteries
- Also, fill your cars with gas

Please be aware that there could be power outages and it could also be a few days of limited travel due to road conditions. Please stay indoors if at all possible and stay safe.

### Comments-Winter Storm Warning

**Comment Author: Laura**

Where are the snow plows??? Have not been thru here in days.....3 to be exact!....when plow did come thru he piled all snow up to back of our cars!... this is Sunday and we still cannot get out. What is being done about this?....and yes... we have 4 wheel drive vehicles!

# Whispering Pines Blog - Archive Posts

## Sinister Snow and the Plow

Liz McCarty

Wed, 27 Feb 2019

The snowfall this season in the White Mountains has been both a boon and a curse. Everyone knows the area can use all the moisture it can get. However, living with the realities of unusually high levels of snow isn't exactly a picnic.

The latest snow was simply too much for most plow contractors to handle in a timely manner. Unfortunately, the contractor for the Village had a problem with one of his vehicles as the storm got more intense. This unforeseen incident made for much consternation. There was nothing that could be done at that point.

As an informational aside, the contractor HOAMCO is using to clear the Village streets of snow has other customers. In fact, the few plow contractors in the area have many customers. They move as quickly as they can to remove snow. This is a balancing act as they can't remove it all at once and must methodically move through each area all while keeping fuel in the vehicles and making sure they are in good repair.

It is understandable that the snow results in a frustrating experience on many levels. Full-time Village residents have experienced several heavier than normal storms this season. Everyone has learned a lesson or two. Going forward our plow contractor will order cinders to be laid down on Village roads as soon as possible after the snow has been plowed.

Residents should plan carefully when a storm is approaching. Run errands for food, water, fuel, and medical prescriptions before the storm hits. Cancel outings that are not critical. Realize that you will not have the ability to move about freely so plan on staying put for a while. Plan for power outages by storing extra batteries for radios and flashlights. Have emergency numbers available and use them only if necessary.

Below is a repeat of a blog post from January 4. It bears restating so that residents have a realistic expectation of the snow removal process and living in a small town with few resources for dealing with this reality.

***With the onset of winter in the White Mountains comes snowfall and the challenges of keeping streets clear and safely passable.***

***When snow is removed from the road, the snow plow operator has to pile it as far off the shoulder as possible to protect the road surface and make room for traffic and more snow. The amount of snow fall determines how much to the side of the road the snow can be placed. The plowing operation creates a "snow berm." Widening roads too much causes a massive snow berm that can cause damage to the road and to vehicles. It is impossible to plow and not leave a berm. Please do not shovel the snow back onto the street.***

***Heavy snowfall disrupts daily living. Dealing with it can be frustrating for everyone. The snowplow crew will do their best to minimize any inconvenience and, if necessary, plowing***

# Whispering Pines Blog - Archive Posts

*crews will work around the clock. What you can do to help:*

- *Do not park your motor vehicles on the roadway.*
- *For your safety, keep driving to a minimum during a snowstorm unless necessary.*
- *It is recommended to not shovel snow from your driveway street edge until the street has been completely plowed back to the edge of the road to save you from shoveling the driveway edge twice.*

*When a snowplow is working in the community it has the right of way. Please use caution. We appreciate your understanding and support.*

## **What to Do About Berms**

We are sorry for this inconvenience, but in making as many roads passable as quickly as possible, there is no way to avoid berms. Snowplow operators push the snow off the roadway in smooth, continuous passes and the snow ends up on the road shoulders, blocking driveways.

Unfortunately, it is your responsibility to clear berms from your driveway. To avoid double work:

- Be patient. Someone is plowed first, and someone is plowed last. We don't get to choose. But try to shovel snow from your driveway *after* a plow has been by.
- Shovel the snow to the right of your driveway as you face the road.
- Don't shovel or blow snow back into the roadway.
- Shovel berm before it freezes or is packed down.
- Hire someone to do the work for you.

## **Comments-Sinister Snow and the Plow**

### **Comment Author: Diane**

While your post gives some very good advice to residents here in the winter, and while the last storm was quite an event, if we are relying on one person, with one bob cat or one plow on the front of his pickup, I think some mention of the association or Hoa being better prepared might be in order also. Yes, while there are a limited amount of plows in the area, there are men, women and children in the Village that, for days and days and days had no means of emergency responders arriving in the event of an illness or injury. Most of the one way streets in here were so narrow your car scraped the side on the berms, even four days after the end of the snow fall, not to mention they were snow packed and icy. Cinders certainly would have helped matters. We had been through this on snows before this last one, I myself had to call anyone and everyone I could, including the Hoa and advisory committee members to get cinders spread. There were several very close calls of people sliding up/down on V V Drive almost sliding into cabins, cars and the arroyo. If those events were not enough to cause the Hoa or association to be better prepared for this last snow storm, it's clear some more, and better plans need to be addressed.

# Whispering Pines Blog - Archive Posts

## **Comment Author: Buzz**

Wow...Folks that live in the country and on farms across the country deal with this every winter and have no one to cry too, they suck it up and deal with it. Condos are a good choice as we get older , moving to the valley or Tucson are options ....my suggestion "Make WMVV a 6 month park" thus solving all the issues aired on winter snow posts. Additionally, it would lower our hoa fees by reducing costs. The folks living year around in WMVV have really inexpensive (cheap) living and that comes with challenge.

## **Comment Author: Laura**

Your suggestion to "hire someone" to clear snow .. after plows blocking in driveways is absurd. Isn't that what we pay homeowners fees for..?.... we DID have to pay someone to get out,four days after the storm! Will this be deducted from out Hoa fees for the month?

## **Comment Author: Liz McCarty**

HOA assessments do not pay for someone to clear a resident's driveway or the berms left by the snow plow. That was the point of the comment to "hire someone" to clear snow so no, it won't be deducted from HOA fees.

## **Comment Author: Dana Jackson**

We have a 4WD and snow chains. I have lived all over the USA - including the northeast. I am not unfamiliar with ice storms and snow. I am also familiar with responsible proactive snow removal processes. I have photos that are all taken on the same day - only a few minutes apart. Two HOAMCO Properties: TorreÃ³n and Show Low Bluffs. They are scraped and clear and have cinders applied. Our roads in WMVV that we pay to be clear were NOT. We had 16 degree temperatures and many older people in the back of the park. They could get out. They were left this way for days. This is NOT the first time our roads have been left a solid sheet of ice - this in our NORMAL. Note: Other areas around Show Low were noticeably clear when my photos were taken. Parking lots, side streets and other residential developments. There is no believable reason for our roads to look like this. None. Straight up Negligence.

## **Comment Author: Dana Jackson**

Correction We have a 4WD and snow chains. I have lived all over the USA - including the northeast. I am not unfamiliar with ice storms and snow. I am also familiar with responsible proactive snow removal processes. I have photos that are all taken on the same day - only a few minutes apart. Two HOAMCO Properties: TorreÃ³n and Show Low Bluffs. They are scraped and clear and some have cinders applied. Our roads in WMVV that we pay to be clear were NOT. We had 16 degree temperatures and many older people in the back of the park. They could NOT get out. They were left this way for days. This is NOT the first time our roads have been left a solid sheet of ice - this in our NORMAL. Note: Other areas around Show Low were noticeably clear when my photos were taken. Parking lots, side streets and other residential developments. There is no believable reason for our roads to look like this. None. Straight up Negligence.



# Whispering Pines Blog - Archive Posts

**Comment Author: P. Shoup**

On Friday the snow plow did not start plowing until around 5 p.m.. if we had needed to get out, there is no way we could have. Also I dont believe ambulance or fire trucks could get in. This is a dangerous situation. I am 82 with health issues. In January we had to call 911 to get me help and to emergency. I think the attitude that they have breakdowns and other jobs is not excusable. Where do we stand in line for road clearing? Seems like we might be last in line. Our homeowners increased. Our services decreased.

# Whispering Pines Blog - Archive Posts

## IT MAY BE STATING THE OBVIOUS---

**Liz McCarty**

**Thu, 28 Feb 2019**

Contributed by Linda Lulkovich, Transition Committee Chair

So, in the spirit of keeping you informed, the Transition Committee is working hard to represent you on the road to transition the Association from developer controlled to homeowners. Homeowners are the members of the Association, so we are literally working for YOU.

This month we drilled down a little deeper in our fact-finding with no adverse findings. As we go through this process, it often reveals the need to get additional documentation. That translates to still gathering documentation to review. An overview for this month is:

- Retained an attorney specialized in HOA's and transitions.
- Reviewed the Financials
- Reviewed the Reserve Study
- Reviewed certain Contracts with more to come.

There is still much more to do, and we will keep you informed along the way.

We have come to realize that we need representation on this Committee from Unit 4. Anyone from Unit 4 interested in helping us transition should contact Linda Lulkovich at or phone 602-809-7007.

Last month, we created an email address to send your questions and feedback. Only one message was delivered relating to the Village Directory. This message was forwarded to appropriate party and satisfactorily managed. Thanks to all for your part.

We continue to welcome and invite your questions and feedback. The email address is: . It is important to contact us in writing, so we can insure a quick and complete response. If your concern/question is outside our charter, we will forward it to the appropriate person/group for resolution and inform the resident of our action. Thank you for your assistance with this communication procedure. And, we appreciate and invite your input.

# Whispering Pines Blog - Archive Posts

## TRANSITION COMMITTEE ---. How it works

**Liz McCarty**

**Tue, 28 May 2019**

Contributed by Linda Lulkovich, Transition Committee Chair

The RSA Board of Directors formed the ad hoc Transition Committee (TC) June 2018. A TC Charter is posted on the WMVV.org website for your review. The TC is now a five-member committee chaired by, Linda Lulkovich. Committee members are all property owners at WMVV. The other four members are: Don Murray, Roy Chamberlin, Jay Clem and welcome to new member, Larry Bivins. I have surrounded myself with excellence! These guys all have talents that run deep and wide. We are all fortunate to have them serving on the TC.

As we all know, WMVV is unique and it is a lifestyle. We all love the little slice of heaven we own here. For most, it gets us out of the summer heat but for many, it is a full-time residence. Whatever your point of reference, rest assured, we are your representatives through the transition process. Probably more important is that we are your friends and neighbors and we are here to serve you.

Our last meeting was very productive. The use of a Transition Checklist provided by our attorney is the framework for the tasks we need to accomplish prior to Transition. Several items are now checked off our "TO DO" list but much remains to be done. When we all arrive for the summer, our efforts will become more focused on the physical components of the list. Each member has been assigned an area of responsibility that closely aligns with their talents and expertise.

The use of a uniform project status report for each member to complete for reference has been adopted. These reports will be archived with our recommendations to the new Board of Directors upon transition. In the meantime, it serves as a measurement tool in accomplishing our objectives in performing "Due Diligence" on your behalf. It also serves as an aid in working with the Declarant and current RSA Board of Directors.

The Annual Meeting is around the corner where we will present a report and answer your questions. Be sure to attend this important and informative meeting.

Once again, your ideas, questions and feedback are an essential element of our work. You can contact us at: . It is important to contact us in writing, so we can insure a quick and complete response. If your concern/question is outside our charter, we will forward it to the appropriate person/group for resolution and inform the resident of our action. Thank you for your assistance with this communication procedure. And, we appreciate and invite your input.

## Mosquitoes, the Plants that Repel Them and the Annual Lavender Festival

Liz McCarty

Wed, 12 Jun 2019

Warm weather invites those nasty little mosquitoes we all hate. They are attracted by the compounds emitted from sweat and the carbon dioxide discharged from our breath. Mosquitoes are also attracted to warm bodies. If you are considering planting a flower garden or using potted plants around your yard this summer, consider these plants that are touted as natural mosquito repellents.

Lavender - Insects, rabbits and other animals won't go near a lavender plant. Red Rock Farms has an annual two-week end lavender festival. The 2019 festival is **Thursday, June 20 through Sunday, June 23 and Thursday, June 27 through Sunday, June 30**. Make plans to attend and buy lavender plants that you know will thrive in the Village climate.

Citronella - Yes, the candle is actually based on a plant. Citronella is a perennial clumping grass that emits a strong odor. The aroma masks other scents and keeps mosquitoes from being attracted to other things located around it.

Marigolds - A bright, hardy annual plant, marigolds are a great choice for repelling mosquitoes. Marigolds contain Pyrethrum, an ingredient found in many insect repellents, and they have a unique aroma which bugs find repulsive. Grow them in pots and place them near your patio or entrance to your home to keep bugs out.

Catnip - In a 2010 study, researchers found that catnip is ten times more effective than DEET, the ingredient commonly found in bug repellents. Catnip can be found almost anywhere. It is a member of the mint family and almost impossible to kill. This amazing mosquito repellent should be planted in pots. Otherwise, it will invade the rest of your garden and take over. If you have cats in the house, they will surely be happy to have it around. Keep plants full by pinching the growing stems and flower buds when they appear.

Basil - Basil is an herb that can also double as a pest repellent. The pungent smell the basil leaves give off are what keep pests at bay. All kinds of basil work to keep flies and mosquitoes at bay, so explore and find the right types of basil to mix into your garden to double as a friend for cooking. This herb likes to be kept damp, needs good drainage, and enjoys lots of sun. You can plant basil in containers or in the garden, alone or with other flowers, as long as both plants meet the same requirements.

Rosemary - Another great mosquito repellent is rosemary. It is an herb that many of us are very familiar with and its woody scent is exactly what keeps mosquitoes as well as cabbage moths and carrot flies away. Rosemary attracts butterflies. The plants do best in hot, dry climates and thrive in containers, so would need to be planted annually in the Village. While the pests stay away you can enjoy the herb's scent and also use it to season your cooking.

## Whispering Pines Blog - Archive Posts

Geraniums - Scented geraniums seem to be a popular mosquito repelling plant. The favored scent seems to be lemon, which is reminiscent of citronella. They are beautiful blooms with a strong fragrance that keep several types of pests away. These fast-growing plants like warm, sunny, and dry climates, but in the Village, they can be grown in planters with constant pruning. When planted in a hanging container, the colorful blooms will cascade over the side of the pot, providing a beautiful visual piece as well as a very useful bug repellent.

Breaking the leaves of any of these plants and rubbing their oils directly onto your skin can amplify their positive effects on beating mosquitoes. You will smell great and your cat will love you if you use the catnip.

# **Whispering Pines Blog - Archive Posts**

## **Standage vs. White Mountain Vacation Village Recreational Subdivision Association**

**Liz McCarty**

**Wed, 26 Jun 2019**

Those in attendance at the Annual meeting on June 20 heard a statement prepared by the Association's attorney. Some people who were not able to attend have asked to see the statement. It follows.

"The Board wants to make the homeowners aware of an Association insurance coverage matter. Some of you may be aware that a lawsuit has been filed against White Mountain Vacation Village Recreational Subdivision Association by Mr. Standage and Mr. Ellsworth. This lawsuit is public record and must be disclosed by the Association on every sale of property within the Association. The Board will not be making any public statements about the lawsuit while litigation is pending other than the required resale disclosures.

However, homeowners should be aware that the Association's Directors and Officers insurance policy will no longer cover any future claims made by Mr. Standage due to the number of claims made on the Association's policy from claims made or lawsuits filed by Mr. Standage. This means that the defense of any lawsuit filed by Mr. Standage will have to be paid for by the Association using homeowner assessments."

Several people turned in the Annual Meeting Question Form asking varying questions regarding the number of lawsuits, the disposition and costs related to Mr. Standage. The Board will not be supplying answers to these questions. Some of this information is public record and can be found using any avenue available to the public.

### **Comments-Standage vs. White Mountain Vacation Village Recreational Subdivision Association**

**Comment Author: sextondj**

We recently purchased a lot in WMVV and were shocked to see this information as nothing was disclosed to us about this lawsuit during our purchase.

**Comment Author: sextondj**

I spoke with Sherry Watson today and she gave me the information we were looking for; thank you.

# Whispering Pines Blog - Archive Posts

## 2019 Annual Meeting Open Forum Comments & Questions

**Liz McCarty**

**Fri, 28 Jun 2019**

**Milton Carlson - 2160 saddlebag Lane**

**"Wish to discuss the pros and cons of a Wi-Fi system for people residents of the Village. The internet access is a mainstay in the day to day lifestyle of people everywhere. The variable levels of interest by most people for internet access and usability are known; as such I believe the matter is worthy of a discussion of all related issues. With the advent of 5G our park may be a suitable welcome for this advent."**

*Cable One did a site study in 2018 and responded that the site was "unserviceable." Construction costs to bring cable to the location is >\$20-30k.*

*Individuals have found solutions that fit their needs. Two companies are HughesNet for satellite internet and Wi-Power.*

**Tracy Valle - 3841 S. Horse Shoe Loop**

**"As I work full time, and often from my computer at home, will fiber optic cables be added to the Village to allow more internet option than Hughes Net?"**

*Cable One did a site study in 2018 and responded that the site was "unserviceable." Construction costs to bring cable to the location is >\$20-30k.*

**"Summer and holiday traffic is causing the overload of the trash bins. Usually over flowing. Is it possible to get more dumpsters?"**

*Yes.*

**"Regarding the new traffic direction, I am finding myself backing up for vehicles heading the wrong direction on a regular basis; is this enforced direction or will traffic continue as the driver feels pleased?"**

*There will always be people who think the rules do not apply to them. The expectation is that people will realize the street direction change is permanent and comply. For those hold-outs, the committee will be paying them a visit to seek a favorable outcome.*

**"Is it possible to get speed bumps added to Horse Shoe Loop as the speed limit signs are not being observed?"**

*There are enough speed bumps to place them on every street in the Village. However, additional speed bumps will not be added this season. The Board will evaluate before the next season whether or not to put them all down. If people play by the rules and observe the speed limit signs, the additional speed bumps will not be necessary.*

**Howard Standage - 2161 E. Saddlebag Lane**

# Whispering Pines Blog - Archive Posts

**"How many lots are left to sell in order for the developer to turn the HOA over to the members?"**

21

**"What is the total value of all the lots to sell?"**

\$350,000

**"Would the developer be amenable to selling all the lots to the HOA members through the HOA in order to expedite the turn over to the members?"**

*The developer would be willing to sell lots to individual Association members. However, selling the developer's remaining lots to the Association would mean that the corporate entity that is the Association would own title to the lots, not all of the individual owners in the Association. The Association is not in the business of property development nor does it have the expertise or funds to market and sell the lots to end buyers, so selling the lots to the Association would not be a prudent business decision for the Association.*

**Sharon Ellis - 2281 Saddlebag Lane, Lot 156**

**"Safety Issue - The caution triangle on the tree in the middle of the road leaving Vacation Village is missing this year. Can we get that replaced?"**

*There are no signs on the trees in the middle of the road leaving the Village and there never were. There are signs on a pole coming into the Village. HOAMCO will request Mountains Best install a black and yellow post near the trees as the yellow button on the road is difficult to see.*

**"We have several people who like to play billiard pool. I would recommend a new/used larger pool table with drop pockets. The existing "bar table" is OK but very noisy. We would like to have both tables. A new table would not necessarily need to be brand new since there are many pool tables available for sale on the internet."**

*This has been given to the Advisory Board for consideration.*

**Jane Walsh - 3761 S Horseshoe Loop**

**"Why do you have the annual meeting off property? We have that clubhouse why pay more?"**

*The Board chose to meet at an outside location. It was done to be able to accommodate the large number of people who attend. The clubhouse is not a venue where everyone can see and hear a speaker.*

**"Why can't we have dumpsters for ALL recycling?"**

*Pickup service is not available for all recycling. This was discussed at last year's Annual meeting. Please refer to the blog of July 8, 2018.*

**Chuck Vore - 3670 S. Latigo**



# Whispering Pines Blog - Archive Posts

**"I propose that instead of the speed bumps, actual dips be cut into the road to slow drivers down. These would be permanent and could be placed on all roads. The snow plows go at an angle so would not be affected."**

*The Board will take this under advisement.*

**Tom Lulkovich - 4440 N. Mogollon**

**"Will committees be covered for D&O after renewal of whatever policy we acquire?"**

*Yes, unless the claim is brought by Howard Standage.*

**"How many lawsuits has Standage filed? Won?"**

*Two. None.*

**"What is position of current case?"**

*The Board cannot discuss an ongoing lawsuit.*

**"Specifically, who was sued?"**

*White Mountain Vacation Village Recreational Subdivision Association.*

**"How much has this cost the RSA?"**

*\$7,000 to this point in time.*

**"Who paid for the cost?"**

*The Association.*

**John Chiakmakis - Lot 32, Broken Arrow**

**"What costs have been incurred by the HOA for past lawsuits/defense file by Standage?"**

*The cost was paid by the Association's insurance policy with the exception of the deductible.*

**Susan Tredten - 2320 Tenderfoot**

**"Why is there a sign coming into the Village that says "Campfires OK"? Are we encouraging people to have campfires in our forest-type environment? This is concerning given that we currently have several wildfires burning in Arizona."**

*Most lots in Unit 2 contain firepits. The sign was meant to indicate to them whether or not it was okay to have a fire in the firepit. The information was obtained daily from Timber Mesa Fire and Medical. However, the sign has been removed and those owners with firepits will need to verify on their own.*

**"What can we do about people driving loud ATVs or golf cart-type vehicles down our streets or using table saws at 7:00 in the morning?"**

*Nothing. The CC&R's set the hours for such things between the hours of 6:00 A.M. to 8:00 P.M.*

# Whispering Pines Blog - Archive Posts

**"Why do we not recycle plastic bottles and other plastic material?"**

*Pickup service is not available for all recycling. This was discussed at last year's Annual meeting. Please refer to the blog of July 8, 2018.*

## **Comments-2019 Annual Meeting Open Forum Comments & Questions**

**Comment Author: Coralee Landry**

There is a new company offering broadband wifi in the village it is Choice WI FI contact Bobby McCane 480-352-0706 the price is reasonable my neighbor has it and said the set up was easy, only took about 15 min. He is very happy with it.

**Comment Author: Linda Goldsmith**

We use Hughes Net and are fine with it though we have to monitor our use. We recently did a free trial with Choice WiFi and thought it was quite good and is a simple setup however we still have a Hughes contract so didn't switch yet. Choice WiFi has unlimited data which is a plus.

**Comment Author: Liz McCarty**

The minutes from this year's meeting will not be posted until after they are approved at next year's meeting.

**Comment Author: sextondj**

Is there a place we can get a copy of the minutes from the annual meeting? I don't see them listed in the WMVV documents online. Thanks

**Comment Author: Jen**

Thank you

# **Whispering Pines Blog - Archive Posts**

## **White Mountain Vacation Village Infrastructure**

**Liz McCarty**

**Thu, 01 Aug 2019**

Contributed by Don Murray (Transition Committee) and Sherry Watson (HOAMCO)

**Three of the duties and responsibilities of the Transition Committee during the Transition process are to:**

- **Inspect Association common areas for defective conditions.**
- **Obtain a list of contractors and "as-built" plans for Common Area structures and improvements.**
- **Retain experts as needed.**

**While working with Sherry Watson (HOAMCO) and the Recreational Subdivision Association (RSA) Board to perform these duties, much has been learned. The purpose of this communication is to share this information with you, the members of the RSA.**

**The water, sewer and roads in WMVV are private systems. This means they are owned and maintained by the RSA and not the City of Show Low. More details regarding these systems are included below:**

### **Water System**

**Our water is provided by the City of Show Low through their system to a central meter which is located just prior to our water tank. The City water system ends just after the meter. The WMVV water system starts after the meter and includes:**

- **The piping from the meter to the water tank,**
- **The water tank,**
- **The distribution system from the tank to our individual lots.**

**The City is responsible for the system up to, and including, the water meter. We, through our RSA, are responsible for everything from the meter to our lots. We, individually, are responsible for the piping on our lots from the street to the point of use.**

**On July 4th, there was a leak in the piping from the meter to the water tank. Since the leak was located after the meter, it was our (the RSA's) responsibility. A call was placed to HOAMCO which handles all maintenance for the RSA. HOAMCO then contacted the on-call plumber who fixed the leak.**

### **Sewer System**

**The sewer system is comprised of the collection system which captures the effluent from our lots and delivers it to the lift station which is located at the lowest point near Ellsworth**

# **Whispering Pines Blog - Archive Posts**

**Rd. The lift station then pumps the effluent through the main sewer line in WMVV. The main sewer line runs from the lift station to Vacation Village Drive and then along Vacation Village Drive to the City's sewer system at White Mountain Blvd. The City recently assumed responsibility for the lift station and the main sewer line in WMVV. As with the water system, we individual lot owners are responsible for that portion of the system on our lots, the RSA is responsible for the collection system from our lots to the lift station, and the City is now responsible for the lift station and the main sewer line in WMVV. The lift station has an automatic alert system which notifies the City of any problems. The City has portable generators which can be used in the case of an extended power outage. They also have tank trucks fitted with pumps which can be used to empty the holding area at the lift station, if required.**

## **Roads**

**All roads in WMVV are private roads which are owned and maintained by our RSA. By agreement, Woodfield shares in the maintenance of Vacation Village Dr through an annual payment to the RSA.**

**While not yet owned by the RSA, the clubhouse and festival areas are part of our infrastructure for which the RSA has the maintenance responsibility.**

**Clubhouse - See lease on [wmvv.org](http://wmvv.org)**

**The clubhouse is not owned by the RSA but is leased from the developer. At the time the clubhouse was built, the RSA was not able to obtain the necessary financing, so the developer obtained a mortgage, built the clubhouse and leased it to the RSA on a triple-net lease. This means the RSA is responsible for all maintenance, expenses and improvements. The lease payment generates enough funds to pay off the mortgage. When the lease is paid off in 2025, the clubhouse will be turned over to the RSA for \$1. The clubhouse parcel of land is already owned by the RSA.**

**Festival Area - See lease on [wmvv.org](http://wmvv.org)**

**The festival area is also not owned by the RSA but is leased from the developer. In lieu of a lease payment, the RSA has the obligation to maintain the property and to provide insurance in the amount of \$1M. The property will be turned over to the RSA for \$1 at the end of the lease on 12/31/2027. The developer has the option, with 30 days notice, to end the lease at any time prior to 12/31/2027 and turn the property over to the RSA for \$1.**

## **Emergencies**

**As mentioned above in the case of the water system leak, HOAMCO is responsible for managing maintenance and repair of all WMVV infrastructure - water, sewer, roads, clubhouse and festival area.**

**In case of an emergency in any of the WMVV infrastructure, please contact HOAMCO at the following numbers:**

# **Whispering Pines Blog - Archive Posts**

**During normal business hours: 928-537-1067 Ext. 1404**

**Outside of normal business hours: 844-744-4316**

# Whispering Pines Blog - Archive Posts

## In Case of Fire or Other Emergency

**Liz McCarty**

**Fri, 23 Aug 2019**

This is an update on how to get out of Dodge in the event of a fire or other emergency that would require rapid departure. We know we can leave via Vacation Village Drive which exits onto White Mountain Road. However, there are three other outlets. These are emergency exits and were required by the City of Show Low before approval of the different units.

Before we discuss those exits, let's define "emergency". Merriam-Webster defines emergency as "an unforeseen combination of circumstances or the resulting state that calls for immediate action". A pre-evacuation notice in the event of a fire would not be an emergency as this notice would be issued giving people enough time to gather important papers and medications and to make decisions on what to do with pets. If the pre-evacuation order turned into an actual evacuation, there would be time to leave in an orderly fashion. This type of notice and evacuation should not result in a panic situation.

An emergency might occur as a result of a fire that starts in or very near the Village and is moving quickly. Under such a circumstance there might not be time to leave with anything but your life. In an instant such as this, you might feel compelled to use one of the three other exits. All three exit onto Ellsworth Road via breakaway or "crash" gates. Next time you are out for a walk make a mental note of where they are located. There is a gate at Elizabeth and Ellsworth Heights Road in Unit 2, a gate at Recreation Loop and Ellsworth Heights Road and a gate at Mule Skinner Loop and Ellsworth Heights Road, both in Unit 4. These gates are fairly low and each is secured with a set of two padlocks (one is a fire department lock). Unlocking any of them opens the gate. Until very recently, there was a third combination lock. That lock was removed.

The gates are called "crash" gates for a reason. They are meant to be crashed through in the event a rapid escape becomes necessary. You might recall the deadly Camp fire that resulted in eighty-six fatalities. Many of those who died could not outrun the fire. The combination locks were removed so that no one would be tempted to save their vehicle while everyone behind them perished in the flames.

If you find yourself first in line at one of the crash gates, simply "crash" through the gate. It was designed for this. Yes, you will damage your vehicle but the people behind you will be grateful. Another option is to lay back and wait for someone else to crash through it first. You could also make "first through the gate" assignments on an annual rotating basis. Everyone gets a turn.

Let us hope we never have a situation where you would need to use the emergency exits. However, now everyone should know that crashing through the gate during an emergency is the safest and fastest way out of the Village.

# Whispering Pines Blog - Archive Posts

## Fall Greetings - Be Prepared for Winter

Liz McCarty

Tue, 17 Sep 2019

Contributed by Ray Hedlund - Member, Advisory Committee

This is the time of year where folks begin to think about closing up for the winter. The in-ground shut-off valves sometimes become leaky and cantankerous when shut down. Sometimes they refuse to close properly and then after you have gone home you will receive a call to come back and fix it.

Plumbers charge bucks to dig it up and replace it. They even charge more when it's cold. Often times, they do not have the shut-off tool so they charge even more. My advice; if you suspect you have a leaker or hard to operate valve is to replace your valve while it is good weather and rates can be shopped.

Two years ago, your HOA purchased a specialized water shut-off clamping tool. It can be checked out and used. Then replaced by you so the next person can use it. The tool is located on site in a double locked case. You can access it by key holders. Any one your Advisory Committee has a key and we now have a hide a key on premises.

Your Advisory Committee members currently are:

Donna Holick - Chair woman

Ray Hedlund

Mike Palma

Frankie Coulter

Wally Simons

Bob McFadden

Above contact info is on the Village People website - [wmvv.org](http://wmvv.org).

## Comments-Fall Greetings - Be Prepared for Winter

**Comment Author: dsatwork**

I'm familiar with at Tee handle water shut off tool see home depot link below...I have never heard of a "specialized water shut-off clamping tool."

# Whispering Pines Blog - Archive Posts

## Clubhouse and Laundry Closed Until Further Notice

**Liz McCarty**

**Thu, 26 Mar 2020**

As a proactive measure, the Association is temporarily closing both the clubhouse and laundry until further notice in an attempt to stop the spread of the COVID-19 virus. Your understanding is greatly appreciated.

### **Comments-Clubhouse and Laundry Closed Until Further Notice**

**Comment Author: Diane**

While I understand the club house, the WiFi can be used from the parking lot. But closing the laundry just sends the few of us here to one of the only two laundromats in town. How is that helping? When we use the laundry we take Clorox wipes, clean before and after using washers and dryers and am sure others do as well. Also I have not seen more than one person in the laundry at a time - we are practicing social distancing already. Please exclude the laundry facilities from closing!!

**Comment Author: Charlie**

OK, we understand and agree closing the Clubhouse but the Laundry, OMG! Most of us do not have a washer or dryer at our site. What are supposed to do? Go to a public laundry in town? That would put us at more risk as at least the one we have on site has controlled access. We can probably work out a way to maintain distance with each other. Or are you going to allow outdoor washing in tubs and clothes lines?

**Comment Author: Laura Quick**

So what ãre the full time residents supposed to do as far as laundry is concerned. Maybe you should have thought this out a little longer?

**Comment Author: dsatwork**

According the Governor's list of essential services, Laundry Services are considered essential. <https://azgovernor.gov/governor/news/2020/03/list-essential-services>

**Comment Author: Diane**

I just checked online at several sites posting what should be closed and what isn't necessary to close. Laundromats - especially those with very few using it - are deemed safe as long as you do as you do at home wipe counters baskets etc. closing our laundry is just not necessary. We all know what to do and not do. Again, I have not seen more than one person in there at a time doing laundry and am happy to wait until they are finished. Close the clubhouse OPEN the laundry.

**Comment Author: Dana**

FROM GOVERNORS LIST OF NECESSARY FACILITIES TO REMAIN OPEN:Laundry



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services: Laundromats, dry cleaners, industrial laundry services and laundry service providers You people have butts for brains.

## **Comment Author: Diane**

I am still having trouble wrapping my head around your arbitrary decision to close the laundry here. The follow up email you sent to us this evening said you are doing so to protect everyone in the Village. Those few of us here have agreed to enter one at a time, bring our own cleaning supplies for use before and after we do our laundry. We are all concerned and all are trying to help each other. We too live here we are part of the Village you say you want to protect. We pay our dues and watch our neighbors cabins in the winter months. The village is no different than an apartment with laundry facilities..our laundry should be available to us. The two decent public laundromats are filled with people every hour they are open. Making - MAKING us go there is not protecting us. We only ask -Please leave the laundry open. Please

## **Comment Author: Dana**

<https://www.navajocountyaz.gov/Departments/Public-Health-Services/Contact-Information> Maybe the city and county government should be made aware. This virus attaches to clothing- it can live for hours- washing your clothes in laundry soap stops the spread. Closing a community laundry facility is not in anyone's best interest.

## **Comment Author: Laura Quick**

I've been in contact with the City and the County who have told me that they don't "think" she can close down our laundry room. The county and city have referred me to the health Dept. I'll be contacting them in the morning. I'll keep everyone updated.

## **Comment Author: Dana**

Internet access is also listed as necessary on the Governor's list. Our clubhouse is the ONLY internet access we have here in WMVV. While our neighbor, Woodfield has miraculously achieved wifi throughout their entire park - our clubhouse is our ONLY access point. Totally making COVID 19 even harder on the residents here. Especially full timers. We do pay dearly for these services! HOA/MAINTENANCE FEES REFUNDS ARE IN ORDER FOR THIS ENTIRE CLOSURE PERIOD.

## **Comment Author: Dana**

Today is May 15 and the entire state of Arizona opened up except the WMVV Clubhouse and Laundry. Doors are bolted and padlocked. Do you people just lay awake at night and dream of elitist ways to purposely inflict difficulties & hardship? You very successfully make daily life in here a nightmare - Congratulations. Well done.

# Whispering Pines Blog - Archive Posts

## Covid-19 and the Laundry Facility

Liz McCarty

Fri, 03 Apr 2020

The board decided to close the laundry facility at White Mountain Vacation Village out of an abundance of caution. It was a difficult decision. I lived for a time on a sailboat and I understand what a convenience an on-site laundry can be.

Several factors were taken into consideration in this decision. First and foremost, the safety of the residents. It would be devastating to lose a resident to Covid-19 as a result of our inability to keep the premises free of the virus. Second, asking someone to clean the laundry constantly per the CDC guidelines would be placing them at risk. In addition, many, if not most of the required cleaning and sanitizing products have become difficult to purchase. Shamrock Foods who distributes to restaurants, hotels and grocery stores is even facing a shortage. Third, the liability of keeping the laundry open during this crisis. Everyone now knows that anyone who so desires can file a lawsuit against the Association. The cost to defend lawsuits is born by the homeowners not the Board. We made the decision to close the laundry to protect the lives and financial interests of the residents.

Laundromats were deemed an essential service by Governor Ducey. This means no one can force a laundromat to close if they choose to remain open and can operate under the CDC guidelines. **It does not mean a laundromat is required to remain open.** There are public laundromats open and operating in the area for residents to use. We understand these are less convenient. However, in order to keep the laundry open at The Village, the Association would be required to abide by the strict guidelines of the Centers for Disease Control (CDC) for cleaning, sanitation and social distancing - a seemingly challenging, if not impossible, task for owners to police for a private facility. If no other laundry facilities were available in the area, we would have considered the responsibility and risks for keeping The Village laundry open more seriously.

Residents have pleaded to leave the laundry open stating they clean up after themselves and leave everything safe for the next person. The Board cannot guarantee that everyone is doing this and doing it per CDC guidelines and therein lies the problem.

After much discussion, we are offering a proposal to open the laundry. This would involve a lot of work and planning on the part of anyone who volunteers to step up and take responsibility. One or more people would need to organize to make this happen.

The guidelines outlined by the CDC for cleaning, including the proper supplies, timelines and appropriate protective gear for volunteers must be followed. A written plan for social distancing would need to be put in place, including having an attendant on the premises at all times during operating hours to enforce that policy. People would need to sign up to do the cleaning and verify that they did so. This plan would need to be in writing, including, but not limited to, who is responsible for cleaning and how often, how to monitor for illness and what to do if someone ill enters the premises. It must be presented to the Board for approval along with the social

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distancing policy.

We would require waivers releasing the board, RSA, HOAMCO, and Developer from any responsibility for keeping this facility open. Know that when you sign off on cleaning, disinfecting, and monitoring for social distancing and illness you are responsible for the health, wellbeing, and lives of anyone who enters the laundry facility. If anyone is willing to volunteer, and after all policies are in place and supplies obtained, we will open the laundry for eight hours every day for the remainder of the crisis. Someone will have to be onsite at all times during operating hours and will be required to sign in, sign out, and sign off on cleaning, disinfecting, social monitoring, illness monitoring, and guaranteeing the use of protective gear. The group of volunteers would be responsible for obtaining all supplies and protective gear with the RSA reimbursing you for the expense.

This is an unexpected and unprecedented crisis. It is too dangerous to be business as usual in the Village. People's lives depend on making hard choices.

If you are interested, knowing and accepting the responsibility and risk involved, please submit your plan to Sherry Watson at HOAMCO. She will get it to the board for consideration.

## **Comments-Covid-19 and the Laundry Facility**

### **Comment Author: Jen**

I although I understand the HOA's position on this, I think they're missing the big picture. By shutting down our laundry, that a few people use, they are forcing these people out into a public where they are more at risk of being exposed. This is particularly concerning because the majority of the residents in WMVV are 60 years or older which is the group of our population that the CDC deems the most at-risk. My 2 cents

### **Comment Author: Jeanne**

So. Sherry is fighting Covid-19 and we are to go to the office and submit our plan to her. Even though the Governor of Arizona has issued a Stay-Home mandate. With all due respect, that puts her and us at risk again not to mention your seemingly disregard for your neighbors and government. Respectfully, Jeanne

### **Comment Author: Jeanne**

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### **Comment Author: Diane**

I couldn't agree with the above posts more.. it's really a shame and disappointing that our association would have such little regard for the residents. There sure wasn't any trouble with them getting behind raising our dues..which, in part, we pay for the facilities now closed. I will say one positive thing. I have talked to and emailed with Sherry Watson our HOA representative

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many times since the facilities were closed, she always listened, answered as best she can, and at times I could hear the concern in her voice the same as I had in mine. At least she has shown heart, this wasn't her decision, the association hid behind their posts.

**Comment Author: dsatwork**

The disdain for the community is palatable in the tone of this blog....shame on you Liz McCarty

**Comment Author: Sherry**

I've never commented on this blog, for obvious reasons . However, as I sit at home battling pneumonia and covid-19 this subject is extremely personal. The only thing Liz is guilty of is caring deeply for each and every homeowner, even for the ones that constantly attack her. This is not about what we believe to be true or what we believe needs to be done; it is about the facts. Everything listed in this Blog has to be adhered to and is non-negotiable, as the guidelines come from the CDC and is not based on our opinions, feelings or beliefs. I am at a complete loss of understanding regarding this subject. If I wasn't so sick I would come and collect all your laundry, wash it, dry it and return it, just to keep all of you safe. However, right now I'm just fighting to keep myself alive. Liz, and the Board, are fighting to keep all of you alive, as over a thousand people are dying every day because of Covid-19.

**Comment Author: Paula Shoup**

I am fortunate enough to have a washer and dryer in our park model. But, I have had to use the laundromats in Show Low and Pinetop. They are always crowded and not very clean. I believe the village laundromat is much safer. I don't think anyone would have to dress in biohazard gear.

**Comment Author: Jeanne**

The weight of our loss of our facilities is greater than any refund. Please reconsider opening the clubhouse or at least the laundry facility as soon as possible. For those of you who have facilities readily available you cannot possibly know inconvenience nor the hardship you have placed on us who do not have them. This note is not a gripe it is a plea. Jeanne

**Comment Author: Carol Durham**

If we can go out to restaurants, grocery shop and get our hair done then what is the delay in opening our laundromat

**Comment Author: Carol Durham**

The ruling to keep the laundromat closed is ridiculous. Why can't it be run like all the other establishments that are opening up with requiring social distancing? This is a major inconvenience for all of us. I'd like to see Liz live here and put up with this, out of sight out of mind I guess. There is never more than four people at a time in the laundry room anyway. Any idea when you will lift this ridiculous ruling? I dined out last night but can't go down the street and use the laundromat in my community, insane!!

**Comment Author: Carol Durham**

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Liz, now that movie theaters, casinos, restaurants, mail salons, beauty salons, retail stores and Malls don't you think it's time to open up our laundromat. Give us a break!....

**Comment Author: Charlie**

It's been over a month since our Laundry facility was closed and recently both the Federal and Arizona State Governments have published timelines, plans, and guidelines to get started on reopening our economies. SO with that in mind, what is the plan and time frame to open OUR Laundry Facility?

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## Assessment Credit

**Liz McCarty**

**Thu, 09 Apr 2020**

The clubhouse and laundry were closed due to the Covid-19 crisis. There is no reasonable way to know when these facilities can safely be reopened. The board has directed HOAMCO to issue a credit of \$82.50 to each account. This amount will be reflected on the next statement you receive.

Please be advised that internet service can be accessed from the parking lot and the pavilion. If you choose to do this, we ask that you practice social distancing in order to protect each other.

### Comments-Assessment Credit

**Comment Author: Liz McCarty**

The board anticipated a three-month closing of the laundry and clubhouse. We used the figures from the 2020 budget and included the following Electric Gas Internet/phone Triple net lease Cleaning Laundry TV/satellite These totaled \$10,204.33 per month. The budget allows for 370 residents billed for assessments which means each is paying \$27.58 per month for the above categories. Rounded down to \$27.50 and multiplied by three comes to \$82.50.

**Comment Author: Liz McCarty**

From HOAMCO today: The credits were all issued and for auto debits they will pull what is due, which would minus the credit. Here's my two-cents. The Board did not authorize a credit until April so I can only assume that when your payment is deducted in June, it will reflect the credit. If not, please reach out to Sherry.

**Comment Author: Dana**

No credit here... How exactly has was that \$82.50 calculated? I don't think that amount is sufficient. The laundry/clubhouse is closed for nearly two months now. Please disclose how this figure was determined. We should probably receive a second payment/credit for this closure by now.

**Comment Author: Jen**

Thanks to all who were part of this decision

**Comment Author: Pat Kjeldahl**

For those of us that paid the full years HOA dues. How will we get the credit?

**Comment Author: Liz McCarty**

Per HOAMCO, you will still have a credit on your account. You can adjust the next payment you make, even if it is for the following year.

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**Comment Author: Norma Pellegrino**

quarterly payments are deducted from our bank account and as of May 16th there is no credit issued.

**Comment Author: Liz McCarty**

Thanks for the heads-up. I will clarify with Sherry how the program works and make sure her office has issued the credits. Stay tuned.

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## The Two Sides of a Four-Sided Clubhouse

Liz McCarty

Sat, 16 May 2020

*The clubhouse and laundry facilities remain closed because the members of the Property Owner's Association's Board of Directors are pompous buffoons who delight in exercising their unlimited powers to inflict pain and suffering on their peonish subjects. Misery is their middle name.*

Surely, to any rational human being, such a statement flies past the town limits of reasonable, leaves moronic in the rearview mirror, and promptly arrives in the city of cracker factory crazy. No one would like to see the facilities open more than the Directors. Believe it or not, they too are happier when their lives are easier. Their lives are easier when your lives are easier. It's really pretty simple.

However, they also have responsibilities, legal, moral, and ethical. They are charged with the responsibility of acting in the best interests of the individual property owners. They don't pretend to have all the answers like some cockwombles who pontificate without forethought on what should and shouldn't be done. In the case of clubhouse access, the Directors chose to not presumptuously open it without seeking expert advice. They have reviewed CDC guidelines, directives from the State government and they sought the advice of legal counsel in their attempts to follow the path that will be in the best interests of all the property owners.

The advice of the attorney, i.e., your attorney (if you're a property owner) is that at this time, opening the clubhouse will expose the POA to extreme legal liability in the event of a Covid-19 transmission case that arguably could have been avoided had the clubhouse not been the vehicle for the transmission to occur. Your attorney further stated the POA's insurance would NOT cover your legal defense fees and most certainly would NOT pay the cost of any judgment rendered against the POA - a.k.a. you - for negligence in the matter.

One property owner who has asked to remain anonymous made an interesting suggestion. She said, "Why not estimate the cost of a legal judgment for our negligence and split it evenly between each property owner. If those who are most vocal are willing to put their individual shares into an escrow fund, then they be given limited access to the clubhouse. If, after vaccines are developed, tested, and proven, and the POA no longer hovers in the shadow of legal liability, those with money in escrow be refunded their deposits - assuming no intervening law suits have been filed for negligence."

Interesting concept. Let's assume a judgment of a couple million dollars is possible (we'll neglect legal fees) and there are on the order of 350 property owners, then the appropriate deposit will be roughly \$5,700 per property owner. How many of the home grown epidemiology experts do you think will be willing to pony-up \$5,700 to play a game of gin-rummy?

I'm not really throwing this out as a sane suggestion any more than I'm accepting the moniker of "elitist" because we're trying to keep the interests of all property owners in the forefront. All we



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can do is do our best. We're not contagious disease experts and until now didn't know we had so many of them living in The Village. All we can do is seek out the advice and counsel of experts.

Many of the nattering nabobs of negativity that cry the loudest about our malevolent and ill-intentioned motives don't know us personally. They don't know our politics, our belief systems, our financial statuses, our likes, loves, or diversions. Although they're quick to answer questions that haven't been asked, we'll continue to do our best to act in the best interests of the property owners - all of them, not just a vocal few. Our Board is your board. Our attorney is your attorney. Our peace of mind is your peace of mind. And your happiness is our happiness. Pax vobiscum.

## Comments-The Two Sides of a Four-Sided Clubhouse

### Comment Author: dsatwork

A common sense solution found with a simple Google search. I hereby appoint myself as an at-large board member and propose we open the laundry facility by asking our owners to practice the following guidelines for use of the laundry facility. Do I hear a second? Practice Social Distancing in Laundromats If you're using a shared laundry facility, whether that's in an apartment building or a laundromat, it's also important to disinfect handles and other surfaces before you touch the machines so that you don't pick up any viral microbes that may be present. But the most crucial thing to keep in mind when in a shared laundry space is to stay at least 6 feet away from anyone else who is there. "If you go to a public laundromat, the riskiest thing there is other people," Schaffner says. "The virus is much less transferable and infectious on a surface than it is if someone with coronavirus coughs near you. So practice social distancing, and don't linger in the laundromat while your clothes are being washed." Then use hand sanitizer or wash your hands after you leave.

### Comment Author: dsatwork

You still haven't provided any solutions or given any indication as to what the guidelines are for reopening the laundry room. What did our lawyer say needs to happen before we will no longer be at risk of a law suite, because it seems like that is the only concern you have. Why didn't you shut down the trash service, I had to open the lid of the trash cans to put my trash in and I could have been exposed to Covid19, by doing that. The fact is there are many ways around here we could be exposed to Covid19, I use the hiking work out equipment and I'm pretty sure no one is going behind me and disinfecting it. I'm pretty sure nobody is disinfecting the mailbox parcel keys. So why you and our lawyer would arbitrarily choose the laundry room as the most un-defendable legally, I just don't understand. I haven't been able to find anything that indicates that troll lawyers are going around looking specifically to sue POAs. Please provide something other than the "closed because it's too dangerous for us to use argument" because you are forcing vulnerable owners to go into crowded laundry facilities and that alone goes against everything we have been told to do. There isn't anything logical about this approach.

### Comment Author: dsatwork

Rochelle, I'm pretty sure the post liz was responding to was meant to be tongue in cheek too,

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hopefully that's not the personal attack you're referring to. Because Liz immediately saw it that way and was just playing along for fun. Liz feel free to jump in and let us know if you were offended and lashing out or just having a little fun like Rochelle suggests.

**Comment Author: Jeanne**

Well put!!!

**Comment Author: Jeanne**

I second that motion. Let's get this ball rolling.

**Comment Author: Ron & Cheryl**

This doesn't make sense that the public laundromat are open in Show Low but we can't open up our laundromat in Our Village to use that we pay for We are adults and have responsibilities To be safe in Time of Covid19 if you are worried about liability post a sign on door that says Enter at your own risk not responsible for Covid19 Pandemic

**Comment Author: Carol**

Agree, let's get it going!

**Comment Author: Jen**

Excellent idea!

**Comment Author: Jen**

This is the first time I'm seeing anything about the length of time you all anticipated the closing of the facilities would be through June... this would have been helpful information to have in March.

**Comment Author: Barry**

NEXT SUBJECT: DUMPSTERS. GARBAGE...2 OBVIOUSLY ARE NOT ENOUGH AS THEY ARE OVER FLOWING ALL THE TIME AND SOME OF OUR OUTSTANDING LOT OWNERS FLIP THE LIDS OPEN ADD MORE GARBAGE AND WHAT WON'T FIT THEY JUST THROW ON THE GROUND TO ATTRACT ANIMALS LIKE BEARS AND FOR OTHER PEOPLE TO PICK UP! WELL, THE YARD WASTE DUMPSTERS ARE THE SAME.....GUESS YOU AND YOUR BOARD NEED TO FIX THE PROBLEM!!!!

**Comment Author: susan Jenkin**

That was so unprofessional and rude!

**Comment Author: Susan Jenkin**

Thank you. Who is our attorney?

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## **Comment Author: Patty**

With all due respect, then you should have just said this rather than be disrespectful and put down other people just because they don't agree with you. Again...these people are correct. That was written very unprofessionally. We are all under stress here enough.

## **Comment Author: Liz McCarty**

Carpenter Hazelwood

## **Comment Author: Jeanne**

Dear HOAMCO Board Members , Owners and staff,I have been studying the posts and comments from the beginning of Covid-19, regarding the loss of White Mountain Vacation Village amenities.It appears the information disseminated has been confusing and somewhat erroneous.You have graciously reminded us of your concern for us, regarding the loss of our amenities.I am asking you to join us in this time of loss.My request is that all of You, out of your concern, tape all of your washer/dryer lids and doors shut until there is a complete resolve of our loss of our amenities, and join us in the laundry experience on the mountain.This is not meant to be mean or disrespectful. It is truly a challenge for you to be able to understand our delima.I will warn you. The Pinetop laundry is being remodeled so it is not available. Woody's laundry across from Show Low Police Dept. is open(the only one on the mountain).A few words of information on the laundry mat. The washers and dryers are capable of handling large loads. There are usually at least half of them working. The dryers are less than efficient and I recommend you use the ones with the least amount of rust for your whites.The challenge is yours. Please join us for this time of trial.Respectfully, Jeanne

## **Comment Author: Rochelle**

I don't spend any time in the clubhouse and I don't use the laundry. My parents own the lot. However, I do read this blog to see what's going on.I must confess this current thread has me trapped between humor and disgust. It appears Ms. McCarty has tried to explain herself with a little tongue-in-cheek humor and suddenly the indignant mob forms accusing her of being unprofessional and mean spirited.Are you kidding? I have watched in shock as people on this site have attacked her personally, accused her and her fellow board members of having "butts for brains", of lying awake at night trying to come up with ways to make everyone's life miserable, assailed her character, her intelligence, her motives and intentions --- And not a single word to discourage those who pile on.And now, all of a sudden, anything deemed disrespectful is an outrage to a few. I suggest that if you find it necessary to voice your outrage with what I viewed as an entertaining post, you also step in and express your outrage at those that find a public forum an appropriate place for unfounded personal attacks. If you took her comments personally, then try on the shoe. If it fits, it's probably yours.

## **Comment Author: dsatwork**

The advice of the attorney, i.e., your attorney (if you're a property owner) is that at this time, opening the clubhouse will expose the POA to extreme legal liability in the event of a Covid-19

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transmission case that arguably could have been avoided had the clubhouse not been the vehicle for the transmission to occur. Your attorney further stated the POA's insurance would NOT cover your legal defense fees and most certainly would NOT pay the cost of any judgment rendered against the POA - a.k.a. you - for negligence in the matter. What is the lawyers suggestion for opening the Clubhouse and laundry facility? Do we have to wait for a vaccine? What if someone sues the POA for breach of contract, since we contracted to have access to the laundry facility?

**Comment Author: Liz McCarty**

Not at all. That was merely a part of an illustrative example, albeit a bit hyperbolic. What I am saying is that they will remain closed until we get some level of expert assurance that the property owners aren't going to be subject to massive lawsuits for a reckless opening in the face of a very real and serious threat. We're anxiously waiting for legal counsel to recommend a viable alternative.

**Comment Author: Liz McCarty**

The Board has discussed being sued for someone contracting Covid-19 on our watch and being sued for not opening facilities. Your attorney agreed that being sued for not opening was more defensible than being sued because someone died.

**Comment Author: Barry**

I DON'T REMEMBER US OWNERS SELECTING A ATTORNEY, MAYBE YOU SHOULD MAKE REFERENCE TO THE ATTORNEY "YOU SELECTED FOR US".

**Comment Author: Carol Durham**

Liz That is a bit overboard, we are all responsible adults and know how to conduct ourselves to be safe. Everything else is open but the facilities that we need and pay for.

**Comment Author: Gary Durham**

This is a prime example of why this country is going to hell in a hand basket. Decisions that effect everyone are being made by lawyers, politicians and now according to your rant insurance companies. A special fund set up would guaranty a law suit and our insurance provider would love to take this unlikely responsibility off them. Our rights are being taken away every day using fear like you, our lawyer and our insurance carrier are peddling. God help are country and God help us all. Let common sense prevail.

**Comment Author: John**

Liz, if you listen to the advice of your Attorney (Not ours as I don't remember having any input on the selection of the attorney) the Clubhouse / Laundry may never open again or at least not for several years. This virus will not be eradicated from the earth anytime soon. So there will always be a chance someone could get sick and die from using the Clubhouse / Laundry. However, it will be almost impossible to prove that the exposure actually happened there. No more so than the gas stations you filled up your car at, the restaurants or grocery stores you were at or any other place for that matter. I think it could be that a simple Release Waiver stating that that use of

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the facilities is at your own risk (along with signage in the facilities) and access be programmed to only allow access to those who sign the waiver. It's sad to think it has to come to something like this because of more concern over having a law suit than doing what's right and allowing the use of our facilities that we are all partial owners of. One other important point here, Liz you keep claiming you're looking out in the best interest of the homeowners. I'd say that's a bunch of BS and that you are looking out for the best interest of Liz McCarty not the homeowners. Why don't you ask the homeowners and see what they say and want to do before you make that claim? I'd support the majority.

**Comment Author: Carol Durham**

Okay Liz, everyone in this community are out shopping and doing everything they want but your afraid they are going to Sue because they say they got COVID 19 at our laundromat instead of when they were shopping at Walmart. Tell that to someone who would believe you, you are just using this whole thing as an excuse. You come live here and go into town and do your laundry, I'm sure you'll love be it.

**Comment Author: Carol Durham**

John, you said exactly what I was trying to say but am too darn mad to word it properly!!! Where has common sense gone??? Thanks.

**Comment Author: Charlie**

Liz, making your case that is safer, from a law suit perspective, to keep our facilities closed because it is more likely to win a lawsuit in keeping it closed vs someone contracting the virus and dying then a family member suing is surely a safer bet. Now what if every business owner thought that same way. EVERYTHING WOULD BE SHUT DOWN!! Every business and place is at the same risk that you are trying to avoid, why shouldn't everything just shut down then? A large portion of residents here are folks over the age of 60 (the most Vulnerable Group per CDC Guidelines). CDC guidelines still recommends the vulnerable group "Stay at home" whenever possible and avoid public areas. To us our private laundry is the closest thing to staying at home if you don't have an on board washer / dryer to use. It's private, gets low use, and it's on our premises. Regardless of age group, we all look out for each other and have a lot of similar interests and concerns. Everyone that I've talked to is far more afraid of going out to use one of the public laundry facilities and being exposed to the virus there than using our own private laundry facility that has controlled access. Some of the reasons we purchased property here was because of the private Clubhouse and Laundry facilities. Now that someone can just take those away at a whim and not knowing when or if they will open again is making us rethink if we want to be part of what we thought was a wonderful place to be. Please reconsider opening our facilities for use with some guidelines.

**Comment Author: Paula**

If anyone has gone to one of the 2 laundromats in the vicinity, you know, as I do, it would be 100 times safer to use the village laundry.

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**Comment Author: Charlie**

Agreed!

**Comment Author: Marilyn Sellick**

I would hope a reduction of the HOA fees is in order. We bought here expecting the use of the club house and laundromat facilities. You don't get it both ways. Provide what we pay for. As we will be required to purchase our own washer and dryer.

**Comment Author: Liz McCarty**

Everyone received a credit for loss of the use of the facilities. The credit anticipated the facilities would be closed through June. If we are able to open any of them earlier, the Board does not plan to recoup any portion of the credit.

**Comment Author: Marilyn**

And if they are not opened at the end of June, then I assume there will be another credit. Again, not enough to purchase a washer and dryer. We are adults here, and can think for ourselves. If we use the facilities, then we accept the fact that someone using them also, may be affected by the virus. Same as entering a grocery store, restaurant, gas station, post office, medical office.....you get my point. We don't live in a bubble. Nor do I want to be forced to live in one.

**Comment Author: Gary**

I am sure that most people aren't looking for any credit they just want what they were promised when they bought in WMVV. Find a way to give them that not some some arbitrary credit that only you know what the formula was to arrive at the amount. Let's get open and stop telling us older people what you and your lawyer think. Give us facts not fear.

**Comment Author: Susan**

OMG What about the rights of others? My Dad just died of COVIDI suggest you buy a gun and move to Michigan

**Comment Author: Hikerjoe**

Amen!

**Comment Author: Gary Durham**

Hi Susan. I am sorry for the loss of your Father. I believe I had met him. I lost my best golfing buddy during this emotional time but all I am asking is to fight this enemy with logic not hyperbole. Your comment about guns and moving tells me more about you then it says about me.

**Comment Author: Alice**

Bull , Open the clubhouse and the laundry . We are grown ups and will do our social distancing etc. Our governor is opening Arizona , who are YOU to not open OUR paid

# Whispering Pines Blog - Archive Posts

facilities . THE HOA where I live plus the HOA where my daughter lives both opened up the pools . You are wrong Liz, do the right thing ... may be more "lawsuits " . If you don't .

**Comment Author: Carol**

Exactly Alice!

**Comment Author: Laura Quick**

Number one...it's your board not ours. You have always worked against the residents of this community so I find it odd that you are now so concerned about our safety. What this is really about is you...as always. Find someone to be a steward of the laundry room..as I have heard you won't hire anyone and open it. We are so done with you and your "board".

**Comment Author: Krista Anderson**

Wow! Right or wrong you are really UNPROFESSIONAL! Sent from my iPhone &gt;

**Comment Author: Mary Burkart**

So are you saying that we will not have access to our property facilities until a vaccine has been developed...just sayin, they are still waiting for a vaccine for HIV.

**Comment Author: Clayton Parker**

Liz,First and foremost, I am extremely disappointed in the approach you took to responding to this person's comment. My family was the 5th person to buy in the village. Over the 17+ years that we have owned here, we have not engaged in any lawsuit and have not complained. Through out all of the changes that have been around here, good or bad, whether we liked them or not, we have just rolled with it. We pay our dues and enjoy ever moment we spend on our land. However, now it's my turn to speak up and say something.I understand the through process of closing the clubhouse and bathrooms. However, it is September now and they are still closed. Why? I went to do the fitness trail this morning only to see that no progress has been made on moving the parts of the trail that are now fenced off. I also observed equipment from those area, that we paid for, sitting in a pile to be destroyed by the elements. Why? I feel that this being the only thing in the village that we have open, there should a more attention to paid to getting it back to the state that it was, and our equipment should have be taken better care of.It appears that an apathetic and somewhat hostile approach is being taken when it comes the amenities in our village. I get the impression that it is preferred that we just write a check and keep our mouth shut. If that is the case, this is an unfounded and unrealistic approach to an already stressful situation. I am aware that a credit was issued due to the closure of our amenities. However, as you stated in your comment above, that was done based on these amenities being reopened by June. We are in September now, and obviously that is not case as they are still closed. Another 3 months have passed. Are we going to be receiving another credit for this? As I am sure your lawyers are aware, or they are able to research, multiple companies, organizations and associations in Arizona who have collected dues during COVID-19 and did not have the agreed amenities available, were forced by the court to refund those dues, as they were considered fraudulent. I am not threatening a lawsuit. That is not my family's style and we all know that there are enough of

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them that we are paying for already. I am asking you to reconsider your position on the closed amenities and expedite getting the fitness trail back to full usage, since at this point, it is the only amenity that we are paying for, this is available to us at this time. Lastly, you are really good at communicating on the good things for the village. However, when it comes to something negative you are being asked to address, you come across as defensive and hostile. The good and the bad come with the territory of the position that you hold. I understand that some of the comments may seem personal, however calling people out, being hostile and condescending in your response and dragging people through the mud does not end with a positive result, it just upsets people more. I look forward to the time when it is about us residents again, like it was so many years ago. Thanks.

**Comment Author: Laura**

Thank you. Very well put.



# Whispering Pines Blog - Archive Posts

## Stayin' Alive

**Liz McCarty**

**Mon, 18 May 2020**

When the Bee Gees released this song in 1977, I was living in the White Mountains. Pinetop had a disco club and I remember dancing to this under a shiny silver ball. I was speaking to a couple of Village residents a few weeks ago about the plan for the clubhouse during the ongoing Covid-19 pandemic. One of them suggested that our activity this year would be to stay alive.

The Village common area consists of three areas; (1) outdoor areas, including the Festival area, bocce ball court, horse shoe pits and pavilion, (2) clubhouse and (3) laundry.

At this time the clubhouse cannot be opened for use because of the inability to meet State of Arizona and CDC guidelines for safe operation. The guidelines require an attendant on duty during open hours. The Association is not an employer so cannot do this. Inquiries were made to service providers. However, no one is able to do this for the Association. You are adults and are capable of policing yourselves but your government wants someone to do it for you. We will continue to monitor this situation and will open as soon as we can do so per the guidelines.

There will be a post later today regarding the outdoor areas. We will be posting signs in those areas as well. As Governor Ducey has said, get outdoors but continue to social distance while doing so.

The laundry will open on Wednesday May 27. There are logistical challenges that should be resolved by then. A post will announce the opening and the rules we will be playing by in order to keep the Association and its members legal and safe.

Your patience during these trying times is greatly appreciated.

### **Comments-Stayin' Alive**

**Comment Author: dsatwork**

I don't understand why we would have to wait until May 27th or see any CDC dates that line up with that. But I appreciate the lighter more positive tone of this blog post. I look forward to hearing your plan for reopening the laundry facility.

# Whispering Pines Blog - Archive Posts

## Covid-19 Outdoor Common Area Notice

**Liz McCarty**

**Tue, 19 May 2020**

**White Mountain Vacation Village Recreation Subdivision Association is not able to physically close the outdoor Common Areas during the ongoing Covid-19 pandemic. However, the Association will not be providing access to equipment for horse shoes, bocce ball or disc golf.**

### **CAUTION:**

- Use of the Common Areas including, but not limited to the Festival Area, Bocce Ball Court, Horse Shoe Pits, and Pavilion is at your own risk.
- If you choose to use the Common Areas, you do so at the risk of yourself and others being exposed to Covid-19.
- By using the Common Areas, you implicitly agree to hold the Association and its members, directors, officers, agents, employees, and representatives harmless from and against any and all liability to you, your family members and acquaintances, your guests and invitees, and all of the foregoing individuals' personal representatives, estates, heirs, and assigns, from any and all claims and causes of action, demands, damages, costs, including attorneys' fees, expenses, losses, or liabilities, in law or in equity, arising or resulting from, directly or indirectly, or in any way connected with, the use of the Common Areas.

### **To minimize the risk of exposure, the Association recommends the following:**

- Do not touch any part of the Common Areas.
- If you touch any part of the Common Areas, do not touch your face.
- Maintain recommended social distancing of at least six feet between individuals.
- If you or someone you have been in contact with is sick, do not use the Common Areas.
- If you touch any part of the Common Areas, thoroughly wash and/or disinfect your hands.

We appreciate your patience and cooperation to help minimize any risk. Thank you for your assistance to keep your community safe.

## **Comments-Covid-19 Outdoor Common Area Notice**

**Comment Author: Jen**

Just to be clear...if we have our own equipment (Bocce ball, horseshoes, etc), we're ok using the common areas at our own risk? TIA

**Comment Author: Liz McCarty**

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Yes and practicing social distancing.

**Comment Author: Carol**

Well, you definitely heard back from your lawyer. Good God!

# **Whispering Pines Blog - Archive Posts**

## **In Anticipation of Opening the Laundry**

**Liz McCarty**

**Fri, 22 May 2020**

The laundry is set to open bright and early Wednesday May 27th. "Bright and early" means if you want to go at 12:01 am, knock yourself out.

There are several posts that will follow with the information you will need in order to be prepared for your trip to the laundry. The first will be the Laundry Room Rules. The second will be the Laundry Room Sign. You will find this sign on the front door on Wednesday when you enter the laundry. It is a waiver allowing entry into the laundry. It does not require that you sign anything. It's a notice that if you enter you will be waiving your rights if you think you have contracted Covid-19 in the laundry.

Eco Peach will be cleaning and disinfecting the laundry daily. At this time, we are unclear as to whether or not they will do this at the same time every day. Regardless, no one will be allowed to be in the laundry while it is being cleaned and disinfected. If you are in the middle of washing and/or drying, please step outside and sit in your car until they have finished. If we get verification that they will be cleaning at the same time daily, we will let you know via this blog.

The Board signed a resolution allowing for the reopening for the laundry and incorporating the Laundry Room Rules. These will be posted on the website this weekend.

Lots of bureaucracy was involved in opening the laundry. This includes lots of signage and many rules. We are relying on our partners to come through for us on Tuesday so that the laundry can be safely opened. We don't anticipate any problems, but in the event that there is a glitch, we will notify you immediately via this blog. Thank you so much for your understanding as we move forward with this opening.

# Whispering Pines Blog - Archive Posts

## Interim Laundry Room Rules and Regulations

**Liz McCarty**

**Fri, 22 May 2020**

Re-opening of the White Mountain Vacation Village Recreational Subdivision Association ("Association") common area laundry room will be subject to guidance from State and Federal governmental authorities and the discretion of the Board of Directors ("Board"). Re-opening of the laundry room will also be subject to users' ability to comply with social distancing guidelines and rules and regulations adopted by the Board. In order to facilitate this reopening, the Board has adopted these interim rules and regulations related to the reopening of the laundry room. These rules and regulations are effective until rescinded by the Board and are subject to change at any time based on governmental guidance and advice from our professional partners.

### General Regulations

- Users must comply with 6-foot social distancing guidelines.
- It is strongly recommended that all users wear a non-surgical mask or face covering that completely covers the nose and mouth whenever possible.
- Users must wash or sanitize their hands upon entering and after leaving the laundry room. It is strongly recommended that users bring their own hand sanitizer and disinfecting wipes with them when using the laundry room.
- Users must follow all signage and safety guidelines posted in the laundry room.
- Do not use the laundry room if you have recently experienced any symptom of any illness or have recently been exposed to someone with COVID-19.
- It is strongly recommended that individuals over the age of 65 and individuals who are immunocompromised or have underlying health conditions not use the laundry room.

### Laundry Room Operation Rules

- Laundry room use is limited to a maximum occupancy of Two (2)
- All laundry room equipment should be wiped down with disinfecting wipes by each user before and after each use.
- Do not shake dirty laundry. This minimizes the possibility of dispersing the virus through the air.
- Presort your laundry or wash it all together to avoid sorting in the laundry room.
- Allow anyone using a machine near you to finish loading or unloading before you load or unload your machine.
- Fold laundry at home rather than remaining in the laundry room.

# Whispering Pines Blog - Archive Posts

- Wait outside or in a vehicle while loads are washing or drying.
- Clean and disinfect laundry baskets and hampers. Clean these items as often as possible and use a bag liner or disposable laundry bags, if available.

## **Washing Recommendations**

- Wash items in accordance with the directions. If possible, launder items using the warmest appropriate water setting for the items, and dry items completely.
- The hotter the wash, the better. Experts recommend washing items in a temperature of at least 140 degrees.
- Where possible, use bleach to disinfect.
- Use the right amount of soap. Too much soap creates excess suds that enable dirt and grime to remain trapped inside the fabric. The right amount of soap will properly clean and then be rinsed from the clothing.
- Use the dryer. Viruses hate heat, and drying clothes will further prevent the spread of the disease.

# Whispering Pines Blog - Archive Posts

## Laundry Room Signage

Liz McCarty

Fri, 22 May 2020

### *Attention Laundry Room Users*

*The risk of exposure to the coronavirus that causes COVID-19 exists within the Association's laundry room. By entering upon or using the laundry room, you agree to take responsibility for your own protection, assume any risk associated with contracting COVID-19, and release the Association and its employees, officers, and agents from any and all claims associated with contracting COVID-19.*

*All users of the laundry room should follow the guidance provided by the Centers for Disease Control and Prevention. Do not use the laundry room if you have recently experienced any symptom of any illness or have recently been exposed to someone with COVID-19. If you are at higher risk for severe illness, you should avoid using the laundry room.*

*While using the laundry room, please maintain at least 6 feet between all individuals who are not a part of your household. If you are able and if practical, please wear a face covering when using the laundry room. Do not touch your eyes, nose, or mouth while in the laundry room. Prior to entering the laundry room and after leaving the laundry room, please wash and sanitize your hands.*

*Laundry Room Maximum Occupancy: Two (2)*

*Please see the Interim Laundry Room Rules posted inside the laundry room.*

### Comments-Laundry Room Signage

**Comment Author: Gary Durham**

Thank you for finding away to open the laundry and let everyone decide if its safe enough for them.

# Whispering Pines Blog - Archive Posts

## An Explanation of the Clubhouse Internet

**Liz McCarty**

**Fri, 05 Jun 2020**

Please be aware that the clubhouse internet was set up for residents to check their email and get on the internet from inside the clubhouse. It was not set up with Zoom or Skype meetings in mind. And it was not intended to provide service to those trying to access it from outside the clubhouse. Residents trying to access the internet from the parking lot or other areas outside the clubhouse may not connect at all or, if they do, may not have a dependable connection.

One resident reported recently that Frontier only allows internet connection for an hour and then cuts it off. Perhaps the resident was trying to access the internet from outside, called Frontier, and was given wrong information. Regardless, this is not correct. Our service allows for unlimited usage. That said, connection interruptions will occur at times due to Frontier - even from inside the building. Other businesses and private customers serviced by Frontier also experience these interruptions. They cannot be helped. The commercially-rated DSL service implemented last fall has been quite reliable so far - unlike what we had in the past when the modem and router had to be recycled frequently to jump start the connection. The wireless access point in the building meets the requirements for delivering dependable service to those inside.

For those residents that have depended on accessing their email and internet from inside the clubhouse, we appreciate your patience until the building is reopened.

### Comments-An Explanation of the Clubhouse Internet

**Comment Author: Alice**

It is time to open the clubhouse . If you feel the need, put a sign to say use at your own risk . We are adults and can make our own decisions. The state is open and our clubhouse needs to be also

**Comment Author: Marilyn**

Addition to my comment. I have medical reasons for needing the internet. Communication with my Dr. I thought no problem here, as always was available before. Please explain your valid reason for keeping it closed.

**Comment Author: Marilyn**

Liz, while I may not have been "promised" internet service, it was certainly a selling point. However, the club house was promised to us and every other buyer. Therefore, I think a response from you is in order, why you choose to take that away from us.

Time to put aside the Covid19 response. As was stated in a previous reply, we are all adults and can and will make decisions for our own health. We do not appoint you to do so. If someone chooses to stay home, so be it. Others are moving on with their life. There is NO way someone could prove they got Covid19 from the club house. Were they forced to be there? Doubt it. How many people have come forward saying they got Covid19 from the laundry room? Think you



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should stop throwing money at lawyers. They will drag things along until they have it all. Sure you know that by now. Or if you are totally scared of being sued, then turn the HOA over to the homeowners themselves and you are out of it. You and the attorneys cannot continue to control our lives. Let's take a vote. Now. Not in September when most people leave for the season.

**Comment Author: Liz McCarty**

We don't believe internet service would have been promised to any resident as part of a lot sale. It is an amenity of the clubhouse that is unavailable right now due to the current closure of the clubhouse. We're pleased you've had success at gaining access from outside the front of the building. It is not correct that Frontier has been trying to get our business for years and been rejected. At one time, a WIFI Committee made up of residents worked hard at pursuing wireless options for extending internet services to the community. They found that solutions were cost-prohibitive for the Association. They pursued options with Frontier for adding wireless "hot spots" to extend service at an additional charge to residents. Frontier was to conduct a feasibility study to see what was possible, but did not follow up after exhaustive efforts by the Committee to reach out to them. We hope this helps clear up any confusion.

**Comment Author: Marilyn**

Yes. Patience has run out. Even New York is open nowðŸ™³! I will have to, on some occasions, Park by the front door and access the internet. There is no other that works here. This internet was part of the deal when we bought here. We went to Frontier Internet, that you use, and asked for our own service. They stated that they have tried for years to get into WMVV. But was told by HOA that it can not give permission. We were paying for it ourselves. What gives. Is this a Power Play!

**Comment Author: Carol**

I agree with the above ladies, it's time to open our Clubhouse. We are adults and know what to do to protect ourselves and it should be our choice. If groups want to go and play billiards, cards or go up and exercise it should be up to them. If you decide not to open will there be a credit to our HOA fees again? ..... Thanks.....Carol

**Comment Author: Jacquelyn**

Could you please tell me why the club house is still closed. Social distancing, wearing masks, etc. rules could be accomplished. I also noticed the air conditioners and fans still keep the house cool and no one can take advantage of it. With the high heat we are experiencing, even in the village, it would be more comfortable to be inside for those that have to use the internet.

# Whispering Pines Blog - Archive Posts

## Fire Frequently Asked Questions

Liz McCarty

Fri, 05 Jun 2020

### **Is the HOA responsible for informing residents of fire conditions?**

No, it is the responsibility of residents to become aware of such conditions.

### **Do residents need a permit to burn in fire pits?**

A permit is not required. Be sure to clear the area of any flammable debris, have a water source nearby, and make sure flames do not exceed 2 feet above the pit. The fire must be attended at all times and pit remains be cold to the touch when fire is done.

### **Is it okay to burn pine needles and leaves?**

No, they should be discarded in the roll-off dumpsters to help cut down on unnecessary smoke and fire risk.

### **When would an open fire be of concern?**

If it is uncontained, greater than 1'x1'x1', and appears to be a fire danger. If those conditions exist, call 911.

### **What is a red flag warning?**

A red flag warning is issued by the National Weather Service to let firefighting and land management agencies know that conditions are optimal for the start and spread of wildfire.

### **What does a red flag warning mean to me?**

When a red flag warning is in effect, no outdoor burning is permitted, including in fire pits or charcoal barbeques.

For more information, or to confirm whether a red flag warning is in effect, contact the Timber Mesa Fire Department at 928-537-5100 or check out their website at [timbermesafire.org](http://timbermesafire.org)

Keep alert, stay informed, use good judgement, stay safe!

# Whispering Pines Blog - Archive Posts

## Dogs in Close Quarters

**Liz McCarty**

**Mon, 15 Jun 2020**

Dogs bark, we all get that, but when one barks for minutes on end without the owner doing anything about, it becomes a nuisance. There are many residents in the Village with dogs that continually bark or yap when someone walks by the resident's RV or Park Model or when they themselves are out walking. Some dogs enjoy lunging at people who walk by. Declaring the dog won't bite isn't really very reinsuring. Afterall, no one wants to find out the hard way.

In addition to a city ordinance about barking dogs, the CCR's Section 3.11 state that "Animals should not be allowed to make an unreasonable amount of noise or otherwise become a nuisance." Yes, "unreasonable" is subjective so please refer to the above statement-Dogs bark, but when allowed to continue to bark without instruction from the owner, that's when the problem occurs.

It's hard to chat with people about their pets, so please be mindful about placing your neighbor in a situation where both of you might become uncomfortable. The board certainly can't dictate how people train their dogs, but here is a great article about training your dog to be a good RV neighbor:

Thanks for being a good pet neighbor.

# Whispering Pines Blog - Archive Posts

## Please be Vigilant

**Liz McCarty**

**Mon, 29 Jun 2020**

With the July 4th weekend fast approaching, a reminder to remain vigilant seems appropriate. At least one Village resident has tested positive for Covid-19. This person is quarantined. This is a wake-up call that no one is immune from the virus even in the bubble of the Village.

According to the Centers for Disease Control the best ways to protect against Covid-19 is:

- Frequent washing of hands
- Avoiding close contact
- Covering mouth and nose with a cloth face cover when around others
- Covering coughs and sneezes
- Cleaning and disinfecting

If you plan to celebrate the holiday with friends, please consider doing it outdoors and maintaining proper social distancing. There are tips on the internet regarding safely entertaining during this health crisis. You are encouraged to Google them for the safety of your guests.

As a reminder, masks are now required in the laundry. Your cooperation is greatly appreciated.

## Comments-Please be Vigilant

**Comment Author: Jen**

Has the quarantined person contacted everyone they've been around to let them now that they have tested positive?

**Comment Author: DL**

Yes

# Whispering Pines Blog - Archive Posts

## Dumpsterville

**Liz McCarty**

**Thu, 09 Jul 2020**

Perhaps you recently noticed that the dumpsters and roll-offs have new homes. With the work that was completed on the clubhouse parking lot and entry ways we took the opportunity to make some changes.

The goals were to 1) reduce the wear and tear on the parking lot and entrance caused by the garbage trucks; 2) create a way to make it easier for members to use the roll-offs; 3) add another dumpster to contain the residential waste; 4) eliminate the need for heavy equipment to move the dumpsters to clean the enclosure and keep the drains flowing. All garbage containers are now located on the northeast side of the parking lot, *downwind* from the pavilion, bocce ball court, and horseshoe pits.

The garbage trucks come in the main clubhouse entrance and exit onto Recreation Loop, making their way to Vacation Village Drive. The last piece of the puzzle, signage, should be here in the next few weeks. All household waste should be placed in the dumpsters and not in the roll-offs. The roll-offs are for green waste, cardboard, and non-electronic waste. Contractors are prohibited from using the roll-offs or dumpsters.

### Comments-Dumpsterville

**Comment Author: Carol**

Big improvement. Good job!

**Comment Author: Avery Gentle**

Please define non-electric waste?

**Comment Author: Liz McCarty**

It is non-electronic waste.

**Comment Author: LEEANN PARKINSON**

We liked seeing the paving of the lot and also the relocating of the roll offs. However, whoever did that paving did a very poor job as it already has holes forming where they didn't properly level the ground before paving and now the high spots have holes. They should be required to return and fix that right away - it is way too new to have holes already!

# Whispering Pines Blog - Archive Posts

## Receiving Packages in the Village

Liz McCarty

Sun, 12 Jul 2020

A Fed Ex driver was roaming the Village last Friday night to see if there was someone who could help her figure out how to get deliveries to people. She said she had at least twenty packages in her vehicle with incomplete addresses. She was stressed at the inability to make her deliveries. She received help from Sandra Hudgel who was instrumental in supplying the information for this blog post.

When ordering online, the shipping method is not always apparent. As a result, people do not always use an address that will allow the shipment to be delivered at their location. It would be helpful if you put your physical street address on one line and the 2050 Vacation Village Drive address with your box number on another line. This should give all delivery companies a way to deliver your package.

FedEx and UPS do not deliver to the Clubhouse. In addition, both FedEx and UPS frequently hand packages off to the United States Postal Service. In the event that your package does end up with the United States Postal Service for delivery, it will be left in one of the package boxes that are located with the mail boxes outside the clubhouse. If the package is too large for the package box, you might be required to go to the post office to pick it up.

Another option is that you can choose to have packages **addressed to yourself** at Safeway, 900 West Deuce of Clubs, Show Low, AZ 85901. Walgreens allows this as well. Packages can be addressed to the individual at Walgreens, 5160 South White Mountain Road, Show Low, AZ 85901.

Also, residents can drop off Fed Ex packages at Safeway in Show Low but they **have to be labeled and ready for shipping**.

Village resident's packages are frequently left at the sales office. The sales office is not manned 24/7 so your package could easily disappear. In addition, the sales team doesn't always know how to find a resident.

If you follow the above advice, your package woes (and those of the stressed Fed Ex driver) should be alleviated.

### Comments-Receiving Packages in the Village

**Comment Author: rec3921**

I personally have put in line1 and line2 on addresses when ordering via Amazon. Thinking that having both 2050 VV and the actual street would provide whoever gets the delivery job access to both. However, this doesn't seem to help...because when the package shows up, the printed package shipping label never has both lines on it. I suggested to Amazon that they put up some Amazon lockers in the area. The closest one listed is Snowflake.

# Whispering Pines Blog - Archive Posts

**Comment Author: Liz McCarty**

Wondering if you are reading it on your phone. Try clicking on the title to the post. Also, here is a link that will open the article.<https://whisperingpinesshowlow.wordpress.com/2020/07/12/receiving-packages-in-the-village/#more-1082>

**Comment Author: Patty Bowers**

The link that says "read more of this post" will not open. Is there some other way to get the additional information? &gt;

**Comment Author: Liz McCarty**

This is something that should be addressed to the Advisory Committee. You can find the contact information on the Village People Website at [wmvv.org](http://wmvv.org).

**Comment Author: Jen**

Another tip that has helped us is to include both our mailing and physical address in the shipping information. Doing this we've only had 1 issue, and we get a lot of deliveries! HTH

**Comment Author: Jen**

Whoops, missed that info in the blog post! My bad!

**Comment Author: Tom**

The street sign at the intersection of Recreation and Cattle is down, so that could cause some confusion too.

**Comment Author: Liz McCarty**

Thanks. I'll pass it on to maintenance.

**Comment Author: Barry**

Changing Turtle creek, Saddle Bag and Tenderfoot would also reduce stress for FedEx, ups USPS , propane delivery , police , fire , paramedics, senior patrol ,other contractors and reduce the traffic and extreme noise on Elizabeth. Useless bump strips on some streets and not ALL Are DISCRIMINATION, YOU SAID AT A HOME OWNERS MEETING YOU WERE GOING TO PUT ON "ALL STREETS " GITTER DONE OR TAKE EM OUT.

**Comment Author: Linda**

When are we ever going to have our mailbox number at the clubhouse the same as our physical address to stop this madness.

**Comment Author: Paula**

Some companies do not allow 2 addresses. I am disabled and have fought this delivery mess ever since we moved here. I order from Amazon and other places. Also get medicine by mail. Never

# Whispering Pines Blog - Archive Posts

know who carrier will be. This is the stupidest set up i have ever dealt with.

## **Comment Author: Jackie Puhl**

When we order something(s) we do not always know how large it will be, especially if we order several items from the same company. Amazon is a good example. In addition, the company does not inform you about which delivery company they use for each specific package. Because of these problems, I have had to pick up several packages by going down to Fed Ex which takes a lot of time because they cannot always find it. Also have had to trace packages frequently. Last time Post Office did not have it and it was returned to Amazon. I had to reorder, get a refund, and wait again for my package. I believe this is a problem that needs a simple solution that can make it easier for us and the delivery people. I agree with changing us to one address - not two. How can one address per home be accomplished? Two addresses just makes it more confusing.

## **Comment Author: LEEANN PARKINSON**

We also have had problems with USPS and other delivery like UPS or FedEx since some companies you order from have an "auto find" on the address you type in and the physical address here doesn't come up on their system. So, putting both addresses is sometimes impossible! I was told on Monday by USPS office that the mail person attempted to deliver on Saturday but the big locker boxes were all full! That means people aren't checking their individual boxes every day which leaves those of us relying on deliveries (like medication) in a bad place without being able to get a needed delivery. People need to check their box EVERY DAY.

## **Comment Author: Earl**

The responses from the USPS that the boxes were full is not always correct. If it's a sub delivering the mail you are more than likely to get that response, because the sub will not deliver to physical addresses, the regular carrier will. I contacted a USPS supervisor as was told the Post Office does not recognize our physical addresses, only the 2050 box address, because when the Village was established that is the address it was used.

## **Comment Author: Jan**

Maybe we have just been lucky but we always put both addresses on anything we purchase via the internet. I think only one time was there a problem (with UPS) not being able to find us. A quick call to the Show Low UPS office solved the problem. The same for the one time we had a problem with USPS. A quick visit to the post office and they quickly found the package and delivered it the next day. I do know that both USP and Fed X have asked me on occasion if there was a way WMVV could provide a cross reference to their Show Low Offices, so if packages were misaddressed, they would be able to do the cross reference in their offices. I suggested to both that they contact our HOA manager.

## **Comment Author: R**

Maybe it would help to put a map up at the clubhouse with street addresses. With signage that



# Whispering Pines Blog - Archive Posts

attracts the attention of the UPS and FedEx drivers.

## **Comment Author: Jen**

Thank you to the person(s) who delivered the package to our lot on E Broken Arrow Lane tonight. The PO had showed it delivered in "#4" which we took for parcel box #4; apparently it went to mailbox #4. The "non-regular" mailgal almost had it right, since our box is #3. We appreciate the extra effort made on our behalf by one of our kind neighbors :)

# Whispering Pines Blog - Archive Posts

## Speeding through the Village

**Liz McCarty**

**Thu, 16 Jul 2020**

The Village doesn't have sidewalks and people stroll through the area on the streets with dogs and children in tow. Speeding cars and trucks are a dangerous mix in this environment.

Discussing speed in the Village has been controversial and everyone has an opinion. The vocal minority insist they are adults and don't need speed bumps in order to slow down. However, every year there are people quietly asking the board to do something about those who don't think the rules apply to them.

The most recent plea came from a resident on Cattle Drive. The complaint is that several people think it is okay to drive 30 to 35 miles per hour and even going the wrong way at these speeds. The request is for two speed bumps on that street.

Please don't be the one who causes speed bumps to be placed on Cattle Drive. Village safety is much more important than an individual's need to practice their skills for the next NASCAR race.

### Comments-Speeding through the Village

**Comment Author: Sylvia Coats**

I am curious where cattle drive is in our area as I am not familiar with that street in WMVV?

**Comment Author: Linda**

What aggravates me most about this topic is it's usually the same people speeding. Most of us who live in the Village are very aware of this issue, drive responsively, and with consideration for others. The ones who don't may not even see these blogs. Get their license number and report them.

**Comment Author: Barry**

LIZ.....FACE IT THEY (BUMP STRIPS) DON'T WORK , IF YOUR GOING TO HAVE THEM PUT THEM ON ALL STREETS AS "YOU " STATED AT A HOME OWNERS MEETING. IF NOT TAKEEM ALL OUT AS HAVING THEM ON JUST A FEW IS DISCRIMINATION . ALSO CHANGE THE TRAFFIC FLOW BACK TO THE WAY YOU'RE FATHER LAID IT OUT ON TENDERFOOT , SADDLE BAG , AND BELOW.

# Whispering Pines Blog - Archive Posts

## Your Festival Area

**Liz McCarty**

**Thu, 30 Jul 2020**

When Jim McCarty began work on the Village, the property known as the Festival Area was loosely defined. Jim had no immediate plans to turn the RSA over to the residents. His strategy was to slowly develop all of the land, his timeline being dictated by interest and demand. The big vision for the area resided in Jim's head. It was not urgent that he define anything in the beginning. He was anxious for the area to be enjoyed so he built hiking trails and installed exercise equipment without a clear vision of what that might mean if he wasn't around to finish his project.

When Jim died, plans for the area changed. The new intent was to sell the existing lots and turn the RSA over to the members. In preparation for the eventual transfer of the RSA to the residents, the Association attorney advised the board that it would be in the best interest of the Association to survey the Festival Area. A survey was completed at the expense of the developer and a fence will soon be installed to delineate the Festival Area.

Portions of a few of the hiking trails will require relocation in order to be inside the boundaries of the survey. In addition, one of the exercise stations and one or two of the disc golf targets will also need to be moved. When this has been completed, a title report will be provided to the Transition Committee for their examination.

The Recreational Subdivision Association has an agreement to lease the Festival Area, hiking trails, ponds, exercise stations and other things located within the Festival Area. The lease is available on the Village People website at [. It is located on the Documents, Forms and Downloads page.](#)

### **Comments-Your Festival Area**

**Comment Author: Sylvia Coats**

What are all the stakes for. Seems more than just mark8ng for a new fence.Sylvia Coats

**Comment Author: Liz McCarty**

You have to have enough stakes to define the property to get the fence in the right place.

**Comment Author: Alice sims**

Well looking at the lease that expires in Dec of 2027 and the Exinit "a" attached thereto looks to show the same area on it that is now our festival area so how could you change this area and make it smaller ?????

**Comment Author: Julie**

Wait, what? Are you making this area smaller? I use this Trail daily and in the 45 minutes I'm there, I always see others using it as well. Not so much the bocce ball court, nor the disc golf or

# Whispering Pines Blog - Archive Posts

exercise stations. I am unclear as to what you are doing to our trail and why. Can you explain, please?

**Comment Author: Liz McCarty**

The blog post is the explanation.

**Comment Author: JB**

This is not transparent and no, the blog post does not explain anything other than you are fencing off the area and relocating "a few" of the trails and those silly disc golfs things that I guess someone just had to have but no one uses. Why won't you answer two resident's questions regarding the future size of OUR festival area/walking trails? They're already installing heavy duty pipe corners, or whatever those are. Another snarky response is expected after seeing the manner in which you respond to residents.

**Comment Author: Ken**

If the ponds are supposed to be for fishing, why do they look so bad. I don't think a respectable fish would live there. Is there something that could be done that would clean them up a little. The rest of the festival area is in pretty good shape and after the trail is rerouted, it should be nice again. Thanks for all the info about the area. Makes sense now.

**Comment Author: Maury**

The new fenceline cuts off and cuts through the trail in multiple places, making it impossible to complete the trail right now. Do we know the timeline for rebuilding the trail?

**Comment Author: Liz McCarty**

Thirty days.

**Comment Author: Liz McCarty**

Sorry for the delay. I had to research this. The maintenance company had a company come from the valley to treat them on July 1, 2020. They are not lined so that also presents a few issues regarding muddy water.

# **Whispering Pines Blog - Archive Posts**

## **I Get by With a Little Help from My Friends**

**Liz McCarty**

**Fri, 07 Aug 2020**

The end is near. With any luck at all, it will be here before the end of this selling season. Assuming three lots now in escrow close, nine lots in Unit 3 Phase 1 Mountain Lodges is all that separates the developer from transitioning the RSA to member control.

The board of directors and developer have been working hard to deliver all requests from the Transition Committee so that everything will be in order when the transition occurs.

Nine lots should be easy to sell. The real estate agent has had a lot of traffic and several "hot" leads. However, at the last minute, they have backed out of writing a contract.

"How can I help", you ask? There are three things that would be beneficial. One, if you are wandering around in the Village and someone stops by to chit chat about the area, let them know how wonderful it is to be in the cool pines and how lovely your neighbors are. Two, let all your friends know where you spend the summer and why. Invite them to come take a look and see for themselves how nice it is. Three, buy another lot. It could be held for investment or improved and put back on the market for sale or kept as a rental.

It would be great if the 2021 Annual meeting was the meeting where Members elect their very own board of directors. We are so close. Helping the real estate agent is helping yourselves.

# Whispering Pines Blog - Archive Posts

## Clubhouse Update

**Liz McCarty**

**Wed, 09 Sep 2020**

Residents have understandably expressed frustration over the continued closure of the clubhouse. The board had hoped that the requirements mandated by Governor Ducey would be loosened and it could be opened for use by now. However, the requirements are still in place.

The mandate requires an attendant on duty during open hours. Some of the attendant's duties would include verifying that anyone entering had signed a waiver, making certain social distancing and mask wearing is taking place and cleaning and sanitizing after each person leaves or moves somewhere else in the building. The Association is not an employer so cannot do this. Inquiries were made to service providers. However, no one is able to do this for the Association.

A credit was issued to each account for the loss of the use of the clubhouse. However, we learned after the fact that homeowner's associations are not allowed by law to give such credits. Homeowner associations fall under different laws than gyms, spas and other businesses that collect dues. What is done is done but another credit cannot be issued. Adjustments to reflect lower (or higher) expenses will be a natural byproduct of the Association's budgeting process for the following year's dues.

Please try to understand the best interests of the Board are served by working in the best interests of the homeowners. That's what we're trying to do. We all look forward to a resolution but will continue to follow Governor Ducey's orders. Stay safe.

## Comments-Clubhouse Update

**Comment Author: Liz McCarty**

The lawsuit was filed against the Association. The Association's law firm defended the Association. Surely you can't be suggesting that the law firm is not acting in the best interests of the Association. The firm represents the Association. The developer's attorneys are not from the same firm as the Association's.

**Comment Author: Barry Johnson**

The lawsuits filed were all against "YOU THE DEVELOPER " money ðŸ”° to pay your lawyer's should of come out of your "THE DEVELOPER'S ACCOUNT " .....NOT OUT OF OUR PAYMENTS AND RESERVES. MORE SMOKE AND MIRRORS, THAT YOU HAVE PROVIDED ....SHOULD BE INVESTIGATED .

**Comment Author: dsatwork**

Liz, during the annual meeting, defending your position on closing the Clubhouse, you said that Show Low made the New York Times COVID 19 report. And I can't find anything to support your statement. In the September 16th report, no cities are listed at all and Navajo county wasn't even in the in the top 50% of counties. Arizona Covid Map and Case CountBy The New York

# Whispering Pines Blog - Archive Posts

Times Updated September 17, 2020, 8:13 A.M. E.T.

## **Comment Author: Jen**

Hi, I'm a bit confused..did you all issue an additional credit this quarter or are you referring to the credit we received last quarter?? Also, if the clubhouse is not in use, is there a reason to continue to run the AC's?

## **Comment Author: Carol**

Sounds like the same lame excuse you used for the laundry. Always find ways to get money back to you. Gyms are open in the Valley so your excuse is just plain not believable.

## **Comment Author: Liz McCarty**

Gyms in the valley and everywhere else have employees there to perform the requirements. The money is not mine. It's yours. What doesn't get used goes into your reserve account.

## **Comment Author: Liz McCarty**

There was not an additional credit issued this quarter. An engineer has recommended that the AC run at a temperature of 85 degrees to keep everything stable and healthy. It is set high enough where the cost should be minimal with maximum benefit. Sorry for the confusion.

## **Comment Author: Jen**

Thanks for the clarification

## **Comment Author: D Lawler**

If the money is ours then why can they not waive a percentage of our dues rather than issue credits. It's very difficult to continue to shell out monies that don't seem to improve anything but the roads. The trails look terrible and picnic areas dilapidated. And the pond resembles a swamp. They have for years. All this money collected but the only thing that seems get attention is the roads. We've been paying for use of amenities we haven't been able to utilize for 6 months. And now your saying indefinitely or until the governor says so. Your village has lost faith in your leadership and our "board" is useless. If they can raise our dues at the last minute and vote to collect quarterly with just a couple weeks notice then they can vote to reverse it and lower the dues. Now is the time to stop handing out excuses and start offering solutions.

## **Comment Author: clayjparker**

Liz, can you please reference the Governor's Order that you are talking about, so that we can read the order for ourselves?

## **Comment Author: Liz McCarty**

Yes. It is in a pdf file that I can't figure out how to post here. When the webmaster is available, I will get it posted on the website and let you know it's there. It might not be available until tomorrow.

# Whispering Pines Blog - Archive Posts

**Comment Author: Liz McCarty**

The document is on the Village People website (WMVV.ORG) under "Documents, Forms and Downloads".

**Comment Author: dsatwork**

I want the Clubhouse open too and I don't stay home now and never have...moved here from California because there were less restrictions Became a resident of Arizona because it's less restricted and more conservative. But using information out of context to make your argument, doesn't help. The fact is, all Liz has to do is point out that bars and pool halls are still not open and bars that are open have agree to run their busines like a restaurant with the same restrictions. So you see although Ducey made a big splashy headline you don't have to read very far to see what reality is.

**Comment Author: Liz McCarty**

It has been a few weeks and maybe over a month. I will do some research and find what I was talking about.

**Comment Author: dsatwork**

Liz,I was the president of an HOA for several years and I know how frustrating the constant opposition can be, but you can't just throw unsubstantiated remarks and present them as fact, to shut down the opposition. If it's not a current report, how would that possibly be relevant?

**Comment Author: Liz McCarty**

I didn't say it was current. I said "sometime back".

**Comment Author: dsatwork**

Then what was your point?

**Comment Author: dsatwork**

Nobody is making decisions about COVID 19 now based on last months conditions.

**Comment Author: Liz McCarty**

The comment was made in agreement to someone's comment about the high rates of Covid-19 in Show Low. I wasn't trying to use that as a reason not to open the clubhouse. There are plenty of other reasons not to open it at this time.

**Comment Author: Liz McCarty**

Neither am I. I'm making decisions based on requirements from Governor Ducey and advice from the RSA attorney.

**Comment Author: dsatwork**

I was participating by Zoom, so I couldn't hear the comment made from the audience...but I can't



# Whispering Pines Blog - Archive Posts

find any evidence to support what you said they were saying or supporting their comment by citing a New York Times article or any reports that state Show Low has ever been an issue. Even the Navajo Nation has a reopening plan and they were harder hit than most in Northern Arizona. . FLAGSTAFF, Ariz. (AP) - Popular tourist destinations on the Navajo Nation, including Canyon de Chelly, can welcome back tourists Monday under the tribe's reopening plan.[https://apnews.com/dac00d1298ea3018403845fc7259f48c#:~:text=\(AP\)%20%E2%80%94%20Popular%20tourist%20destinations,New%20Mexico%2C%20Utah%20and%20Arizona](https://apnews.com/dac00d1298ea3018403845fc7259f48c#:~:text=(AP)%20%E2%80%94%20Popular%20tourist%20destinations,New%20Mexico%2C%20Utah%20and%20Arizona).

**Comment Author: dsatwork**

Yes you made that clear at the meeting...I'll be watching for your proof or retraction of your statement insinuating that Show Low has been highlighted for having higher than average COVID 19 cases or deaths or whatever you believed was in that article. A lot of people in the community will believe what you said and may unnecessarily be concerned that there are higher average COVID 19 cases or deaths. I know I didn't understand you were talking about an article that isn't even relevant currently.

**Comment Author: Heather**

As of Thursday, September 24 Governor Ducey stated that the state of AZ "Is Open" . Can you please update us on when the clubhouse will be opened?

**Comment Author: dsatwork**

As much as I hate to see the nanny state at the clubhouse continue, that's not exactly what he said. By Karly Tinsley | September 24, 2020 at 10:18 PM MST - Updated September 25 at 7:09 AM TUCSON, Ariz. (KOLD News 13) - It's a "no" on another shutdown from Gov. Doug Ducey. During his press conference on Thursday, Sept. 24, he said he would not be shutting down businesses for a third time. This comes despite health officials predicting a rise into the "substantial" transmission category next week. "Arizona is open. Arizona's economy is open, Arizona's education institutions are open, Arizona's tourism institutions are open," said Ducey. "The expectation is they are going to remain open. We are not--due to a gradual rise in cases--making any dramatic changes." As of Thursday, Pima County is in the "moderate" transmission category when it comes to the benchmarks for businesses. This means businesses like gyms, nightclubs and movie theaters must remain under 50% capacity. But Dr. Cara Christ said she expects that to change. "As we're looking at the data we are seeing that there are counties that will likely go back into substantial spread starting next week," said Christ. According to the AZDHS website, going back into the substantial category means businesses must remain closed until the county goes back to moderate. This data fueled the previous shutdowns in March and June, but both Ducey and Christ are taking a different stance this time around. "We want to avoid closing down if we can implement mitigation strategies, that would be preferable," said Christ. Ducey pointed out [statewide] our positivity rate is low, along with hospital and ICU capacity. However, in Pima County, the rate of infection is increasing. The most recent data, ending in the week of Sept. 13, shows the county at 105 cases per 100,000 people. Which puts the county back in the substantial category. It takes two weeks for the health department to change their rating, which could come next week. The governor says we should anticipate this with increased testing. "We

# Whispering Pines Blog - Archive Posts

should expect a rise in cases. You just heard about the amazing technology and rapid results that we're going to have from saliva based tests and on site tests," said Ducey. "There's things that we can do just like we have been doing. Socially distancing, wearing masks, washing hands. But Arizona is open and we're going to remain open in a safe and healthy way."Copyright 2020 KOLD News 13. All rights reserved.

## **Comment Author: Heather**

Thank you so much for coping and pasting the article that I read. I also want to thank you for introducing a new term "nanny state" into my vocabulary. Which describes the situation to a tee. I would like to point out that we don't live in Pima County. You are also welcome to stay home and not go to the clubhouse. It's time to get the clubhouse back open as AZ is and let us enjoy it responsibly.

## **Comment Author: Melanie**

Correction: March 2021 (2 months ago) Gov. Ducey opened up all businesses and schools are open in various parts of the State.

## **Comment Author: Jen**

From today's post in case you didn't see it, "We will also post soon about clubhouse use and access. Stay tuned and stay safe."

## **Comment Author: cunaz17**

Please open the Clubhouse. There is absolutely no reason to have it closed.

## **Comment Author: Melanie**

The last update I read was back in September 2020 regarding the WMVV Clubhouse. In March 2020, Gov. Ducey announce restaurants, gyms, movie theaters, bowling alleys, water parks and bars that serve food for dine-in can immediately open at 100% capacity. Is the Clubhouse open yet? If it is closed, when will it be open?

# Whispering Pines Blog - Archive Posts

## Festival Area Update

**Liz McCarty**

**Thu, 10 Sep 2020**

The fence around the Festival Area has been completed. In several places the fence is a few inches off of the property line. This was done to save the survey pins and large trees.

The fence between developer owned property and Unit 3 was offset about six inches onto the developer property. This was done to save survey pins and give a little extra space where the fence skirts the roadway. The Festival Area west side fence was curved a few inches into the Festival Area at one location to save a large pine tree that is on the property line. The south fence was offset about six inches into the Festival Area to save survey pins. The Festival Area east fence, which changes direction three times, was offset both ways at different locations to save survey pins and large trees, with the majority of the movement onto developer property.

Portions of the trails were cut off by the new fence. They will be rebuilt in the next thirty days. The exercise station and disc golf targets will also be relocated at that time.

The survey looks different than the map attached to the Festival Area lease. That map was taken from the original concept rendering of the development and thus was not to scale.

We are sorry for the inconvenience the trails are causing. Thanks for your understanding.

### Comments-Festival Area Update

**Comment Author: Barry**

You are and have been taking us so called owners down Primrose Lane, at the start making buyer's think the Rodeo Areana and Amphitheater were part of WMVV. Yes, you advertised it that way. Hopefully studies and complaints with the FBI AND IRS will put this dance your doing to bed.

**Comment Author: clayjparker**

Thank you for the update Liz. Can you please have someone go out and get the exercise station and disc golf goal and put it in safe location until it can be reinstalled? Right now it is just stilling in a pile on the ground, free for anyone who comes traipsing through there down the stairs from the shopping center to help themselves to. They could take it and we would never know. Thanks!

**Comment Author: Liz McCarty**

I have asked that it be done.

# Whispering Pines Blog - Archive Posts

## 2020 Annual Meeting Open Forum Comments & Questions

Liz McCarty

Mon, 28 Sep 2020

**George and Donna Randall -2171 Lariat Way and 2280 Horseshoe Loop**

**"Why can we not have gates to be a gated community? We are lot owners of 2 lots and have been broke into several times. We have added locks, lights, security etc. and have still been violated. We even lost our Polaris Ranger that was locked up, covered and they cut the lock. We have asked so many times for the Village to get us gates and have been ignored or told NO WAY! The HOA fees we pay are higher than fees in the valley who are a gated community. There are too many contractors in and out of the Village if they were gated it would all be documented. Our belongings were loaded in a truck and trailer and taken out of the Village This issue needs to be addressed ASAP."**

*You make some good points related to theft of belongings. Gating the community is a complicated proposition. An issue is the access via Vacation Village Drive. It is ingress and egress for more than the Village. If a gate were installed, with or without an attendant, installing, maintaining it and keeping the entrant list current will increase the quarterly assessment. Another complication is that to be truly gated would require fencing the entire Village.*

**Jeff Sharrah - 2250 Fossil Trail**

**"I read in the minutes from the last meeting that the clubhouse is able to have "upgraded DSL internet". My question is if a phone line can be run up to the club house, why can't lines be pulled throughout the development? Everyone knows the cell service is pathetic and there is NO good internet option for the residents. So, why not extend the same "priviledge" that the clubhouse has to rest of us? And/or, can we not invite Verizon to install a cell tower (or some sort of signal booster) in club house parking lot? Anything would be an improvement."**

*Frontier was asked to give a quote a few years ago. They did not respond. They have since filed for bankruptcy. Perhaps someone would like to form a committee to explore what other options are available.*

**John Kosir - Lot 85 Lariat Way**

**"How many more lots have to close in the lodges before the homeowners take over the HOA?"**

*There are three lots in escrow right now. Two should close by September 30th and the other should close by October 20th. That leaves only two lots, 17 & 19 in unit 3 and Lot 12 which has a park model on it.*

**"How can we go about getting cable internet into the community?"**

*Cable One (now Sparklight) did a site study in 2018 and responded that the site was*

# Whispering Pines Blog - Archive Posts

*"unserviceable." Construction costs to bring cable to the location is &gt;\$20-30k.*

**"How do I go about running for the HOA board when the homeowners take over?"**

*Look for a blog post soon to explain the process.*

**Chuck Vore - 3670 Latigo**

**"In the winter, please insist that the people doing snow removal go all the way down to the road surface. When they leave a layer on top, it creates an ice slick that makes it impossible to drive on."**

*Plows sit on skids to prevent them from plowing down to the surface of the road. That is why we deploy cinders.*

**"I have suggested this numerous times but my suggestions have gone unheeded. PLEASE PUT ALL THE BOLTS IN THE SPEED BUMPS! They only install them with 2 and after 2 days they are coming up and I have to call to report it. Plus, I can't tell you how many times I stopped my car to put them back in place. It's a simple thing."**

*The speed bumps have been removed for the season in anticipation of the winter snows. The problem will be dealt with next year.*

**"We need better contact for issues with the laundry room. I am not owed \$3 for money lost in non-working machines. One I reported but it was obviously not fixed since it happened again on the same one."**

*Sherry Watson is the contact for laundry room issues. Her email address is SWatson@HOAMCO.com.*

**Jim Larson - 4400 Elk Trot Loop**

**"What is current disposition of the 6 acre property that is contiguous to the Mountain Lodges?"**

*The property is currently under contract with a 90-day due diligence clause.*

**"Why is the emergency gate in the Mountain Lodges locked with a padlock on weekends? If there were a fire that blocked the main entrance we would have no way out."**

*That gate is not an emergency exit. Please refer to the blog post of August 23, 2019 "In Case of Fire or Other Emergency" to review information regarding emergency exits.*

**"Do we presently have an established Investment Committee? If no, then I would suggest one should be established to:**

**Develop and implement an investment policy with respect to the management of HOA funds**

**Review the most recent reserve study to ensure funds are available in a timely fashion for**

# Whispering Pines Blog - Archive Posts

**upcoming capital projects**

**Committee to be composed of 2-3 resident homeowners with expertise in investment management, one of whom would be designated Chairman! All committee member to be appointed and approved by Board.**

**Committee Chairman to report to Board on an as-needed basis with respect to Items 1 & 2.**

**If this is of interest I would offer to develop a proposed policy for the annual meeting."**

*There is not an established Investment Committee and this question/comment may have great value. Typically, the Association Treasurer, in this case the RSA, would head up the Finance Committee and would be a big part of what the Finance Committee would do. It sounds to me like you need to throw your hat in the ring to run for the board. Look for a blog post soon to explain the process.*

**"Are there any currently pending legal matters involving either the developer and/or HOA?"**

*There are no pending legal matters involving the developer.*

*The Court issued a ruling in the case brought by Mr. Standage and Mr. and Mrs. Ellsworth against the Association last year. The Court ruled in favor of the Association and against Mr. Standage and the Ellsworths. If you want a copy of the ruling, email Sherry Watson at and she will send it to you by email. If you want any further information about the case, it's a matter of public record and you can view it at the Navajo County Superior Court.*

**"Has Mr. Standage ever reimbursed us for our attorneys fees relative to defending against his lawsuit(s)?"**

*Not at this time.*

**Bill & Susan Daugherty - 211 E. Recreation Loop**

**"We would again like to bring it to the Advisory Committee's Attention:**

**Residents & Service Vehicles for WMVV are speeding past our property located at 2111 E. Recreation Loop (two lots down from the sales office). It is a rather straight stretch before the stop at Recreation Loop & Vacation Village & many choose to use it as a short speedway on the way in & out of Phase II. We requested that an appropriate speed limit sign be installed last year but this has not been done. Please address this issue before there is an incident and someone is hurt or a pet is run over."**

*Thank you for bringing this to our attention. A sign will be installed soon.*

**Richard Schaefer - 2320 Quarter Horse Way**

**"We own a park model at this address. Our driveway is large enough that we could park our small travel-trailer 18' there with a car. We want to use it on trips around AZ & the 4**

# Whispering Pines Blog - Archive Posts

**corners of AZ-Utah-New Mexico & Colorado. We have no intention to use it as a camper in our driveway. Only to be able to have it here when we wait to travel. According to the CC&R's this is O.K. Do I have the correct assumption?"**

*No. The Board passed a resolution in 2017. See below. It can also be found on the Village People website (WMVV.org) under Documents, Forms and Downloads. The document is titled General Rules.*

*Parking of Additional Vehicles (June 20, 2017) Each lot is restricted to the parking of no more than two additional vehicles, each of which is used only for transportation, and not for eating and sleeping.*

*The above statement shall be clarified and interpreted to preclude by way of example and not by limitation, Class A, B and C Recreational Vehicles, as those Recreational Vehicles are designed and used for eating and sleeping, and not designed to be used only for transportation.*

**Dorothea E. Blondefield - 2280 Turtle Creek Road #191**

**"Myself and others that I have talked to over some years now, would like to have a carport allowed. I know and definitely would want it, that a committee of some sort should ok the construction of these carports to compliment our beautiful White Mountain Vacation Village. Every year, my car is covered with tree sap that could ruin the finish of my car and looks terrible.**

*This would require a change in the CC&Rs.*

**"We have a very dangerous problem on the Turtle Creek and Recreation Road. The steep hill prevents us to see the traffic coming from the left because of the car and golf cart parked there. I believe by making Turtle Creek a one way going in the other direction will take care of the problem."**

*This issue will be referred to the committee that handled the street direction change.*

**Comments-2020 Annual Meeting Open Forum Comments & Questions**

**Comment Author: Gary Durham**

As of 10 days ago I noticed all our roll-off dumpsters have been removed but not replaced. I believe that this time of year we might not need all three but we need at least one. Is there a reason for this?

**Comment Author: Liz McCarty**

There was a miscommunication. They are supposed to be returned today.

# Whispering Pines Blog - Archive Posts

## FOLLOW THE MONEY

Liz McCarty

Wed, 30 Sep 2020

Contributed by the Transition Committee

The Transition Committee has completed most of our tasks in preparation for transition. We have had lots of questions from residents along the way. Many of the questions deal with financials. We offer the following information to help members understand the basis of our due diligence duties and efforts.

The mainstay of a community association is proper financial management and transparency. Residents need to have the assurance their funds are going toward the betterment of the neighborhood in every way possible. Every member of the association deserves to feel comfortable knowing there is a fiduciary relationship with those in control and oversight of the association's financial well-being.

So, start with *Follow the Money*. Keep in mind that most of the movement of funds in today's environment is in the form of non-cash transactions. That is huge in the ability to paper trail funds. Second, a professional management company is contracted to manage the affairs of the association. They are not only obligated to account for funds but to also report any impropriety. Third, pilfering funds in any form or fashion can be a felony punishable by law.

It is important to fully understand the safeguards used to monitor the flow of funds. **Generally accepted accounting principles**, or **GAAP**, are a set of rules encompassing the details, complexities, and legalities of business and corporate accounting. The **Financial Accounting Standards Board (FASB)** uses GAAP as the foundation for its comprehensive set of approved accounting methods and practices. These rules are consistent in the accounting world and are routinely used by community management companies including HOAMCO.

Another safeguard is the Annual Audit. Here is an excerpt from the **Arizona Revised Statutes** (ARS):

*The board of directors must conduct an annual audit, review, or compilation of the association's books. It must be completed no later than six months after the end of each fiscal year. The report must be available to members within thirty days of completion. Association documents dictate if the audit/review must be completed by a CPA or bookkeeper.*

HOAMCO prepares monthly reports to the WMVV RSA Board. A Compilation Report prepared by an independent CPA firm is conducted at the end of each year and meets this requirement in the ARS statute. These reports have been posted on the WMVV.org website for members to view. In addition, current financials are provided at the Annual Meeting and are available upon request from HOAMCO.

As noted, the RSA retains a Certified Public Accountant to prepare Compilation Reports. A full audit of the financials will be conducted prior to transition. Beyond that, it is recommended that



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Associations conduct a **Reserve Study** at least once every five years to determine the necessity and amount of reserves required to repair, replace, and restore the common elements or capital components. The RSA retains another credentialed firm for the Reserve Study. The last one was performed in 2018 and will be updated again before transition to member-controlled Board.

What if all this fails and association funds are stolen? There is yet another safeguard to protect the association's financial assets. Not only does the management company carry its own fidelity insurance coverage, which would provide the first line of recovery in the event of theft by one of its employees, but additionally, the RSA carries its own fidelity coverage.

To sum things up, we only asked the Board for clarification in a couple areas. The end result is that all accounting principles and laws have been followed and the RSA is in good standing and acceptable condition.

There is one area the Transition Committee feels very strongly about. We know the learning curve the members of this Committee experienced. That is why the Transition Committee has recommended that the Board of Directors budget and give a lead time in which to educate, train and vet prospects for Board service in these and other important matters to ensure the fiscal health and overall well-being of WMVV RSA. Starting the association out on the right foot at transition, with attention to the details that matter, is the goal for a successful future. If you have an interest in service, please submit an interest form. You can find it on the website ([wmvv.org](http://wmvv.org)) under Documents, Downloads and Forms. It is titled Board of Directors Interest Form. Return it to Sherry Watson, Community Manager, at .

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## Calling All Board Members

**Liz McCarty**

**Wed, 07 Oct 2020**

The Transition Committee has recommended that the Board of Directors budget and give a lead time in which to educate, train and vet prospects for Board service on the first homeowner-controlled Board of Directors. These recommendations are to ensure the fiscal health and overall well-being of WMVV RSA. The Board agreed to this and will follow the bylaws of the Association in order to help accomplish an orderly transition.

The bylaws state that the Board of Directors shall select a nominating committee consisting of at least two Members, which Members may also be Board Members. The Board has appointed the three current Board Members to act as the nominating committee to nominate candidates for election to the first homeowner-controlled Board.

Per the bylaws, the Board must consist of not less than three or more than five Members. Directors will serve staggered terms of one year. Assuming enough people are interested in running, the current Board acting as the nominating committee intends to nominate five Members to serve on the first homeowner-controlled Board. To implement staggered terms, two directors will be elected for one-year terms, and three directors for two-year terms, with the three candidates receiving the highest number of votes serving the two-year terms. Subsequently, directors will be elected to one-year terms.

The nominating committee will include everyone who qualifies on the ballot. In order to qualify, a candidate must:

- Be a Member in good standing
- Complete a Board of Directors Interest Form
- Submit a resume incorporating relevant background and reason for interest in a board position
- Attend a three-hour training session covering the roles and responsibilities of RSA board members

Training will take place in the first quarter of 2021 and will be offered several times. When the election of directors occurs, the voting materials will include the resumes/bios of the candidates so that Members can make a judgement as to qualifications.

If you are interested in serving, please complete a Board of Directors Interest Form and submit it to Sherry Watson at or mail it to Sherry at HOAMCO at PO Box 4212, Show Low, AZ 85902. Please include a resume incorporating relevant background and reasons for interest in a board position.

You can find the Board of Directors Interest Form on the Village website at [wmvv.org](http://wmvv.org). It is located on the Documents, Forms and Downloads page.

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# Whispering Pines Blog - Archive Posts

## 2021 Annual Assessment Notice

**Liz McCarty**

**Thu, 05 Nov 2020**

Although no large projects are scheduled for 2021, the Board has a mandate to maintain healthy reserves while avoiding the need for special assessments. White Mountain Vacation Village is a private subdivision responsible for maintaining its infrastructure without benefit of municipal contributions from the City of Show Low. A nominal increase in assessments has been approved for 2021.

Some of the projects for 2021 which your assessments support:

- Elimination of dead or dying trees and control of explosive new growth. This is a necessary and fundamental strategy in our efforts to control or prevent a possible wildfire. It also benefits our members by improving visibility, which may reduce unexpected and dangerous encounters with wildlife in the area.
- Road repairs and maintenance
- Clubhouse repairs and maintenance
- Pond maintenance

White Mountain Vacation Village Amenities supported by your assessments include:

- Hiking trails
- Picnic tables
- Clubhouse
- Laundry
- Pavilion
- Recreational activities including disc golf, bocce ball, horseshoes

Items included as part of your assessments:

- Water
- Sewer
- Garbage
- Snow plowing

Your 2021 statements will be mailed separately. As a reminder, the board made a decision to make your assessments due quarterly. This change stems from a modification to the existing law by Arizona Senate Bill 1531 which was passed by the legislature and signed by the governor last

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year. This law became effective January 1, 2020. The assessments are due January 1st, April 1st, July 1st and October 1st of each year. Assessments are late if received after the 15th of the month they are due. If you wish, for budgeting purposes, to pay monthly you need to first be ahead by two months and then you can submit a monthly payment. You have the option of opting into electronic statements.

Please plan to make your assessments payments as follows, beginning in January 2021:

- Unit 2 Phase 1,2, 3 and Unit 4 = \$450.00

Mountain Lodges:

- Unit 3 Phase 1 = \$450.00 + \$135.00 (secondary assessment for co-owned carports and lot maintenance) = \$585.00
- Unit 3 Phase 2 = \$450 + \$35 (secondary assessment for Mountain Lodges common area) = \$485.00

Please let us know if you have any questions. Thank you.

## Comments-2021 Annual Assessment Notice

### Comment Author: dsatwork

I'm a little confused why you would be increasing the annual assessment when we are likely to transfer the property to the community in 2021 and with that will come a relief in the amount of \$10,000 per month in rent, we are currently paying to the developer. What am I missing here?

### Comment Author: dsatwork

So it was the \$10,000 vs the \$8,160 per month and the fact it doesn't start until August, is the part I got wrong and that supports your position for raising the HOA fee for a second year in a row. And aren't we going to recoup money from the law suites that we're paid out last year? And who approved this increase, the board that does what you tell them to do? Now that you mentioned the audits, hypothetically, couldn't that go in the favor of the community financially, if there are discrepancies found in how payments were made to service providers without documentation in the early years of the HOA? Wouldn't those discrepancies legally have to be paid back? Not really seeing the stated goal: "Although no large projects are scheduled for 2021, the Board has a mandate to maintain healthy reserves while avoiding the need for special assessments." Why would you even need to bring up avoiding the need for special assessments, is there something your not telling us?

### Comment Author: Alice

We were not allowed use of any of our amenities at all last season, how can you justify raising the dues, I think it should have been reduced! You are really something .

### Comment Author: Bob

2020 has not been a stellar year for most of us here in the village and around the world. We've

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have to learn a new way of life, manage our health and safety and stay connected to our friends and families as best we can without endangering them. Add in the rising costs of groceries additional costs of masks, sanitizing materials, taxes and so on. Then as stated before, more lots have been sold this season than in recent seasons. Adding in that many more dues paying owners. It makes me wonder if there isn't another way to cover at least some of the upcoming expenses and enabling to either cut the rise in dues by half or maybe even eliminate the need for a rise in dues. What if you asked if enough people would commit to staining the picnic tables? The board could pay for the stain, owners could do the work. That's just one example, there must be other ways we could all come together to keep costa from rising. True we can't fix the roads or lower the cost of water. What about the board getting together with the transition team and coming up with an alternative to our dues costing us \$1,800 a year or more? Just a thought...

## **Comment Author: David**

Has anyone put any thought into how the cinders on our streets from the snow removal crew will be cleaned up. This won't be a simple "sweep it up" process folks.

## **Comment Author: Liz McCarty**

Mountains Best will remove them when its certain no more will need to be deployed.

## **Comment Author: Laura**

Are we receiving something with the latest increase? It seems as if you and "your" board keep taking things away from our community but we keep paying more and more...something seems a little off here...so where exactly is this money really going? The roads are crappy. The amenities are non existent management is awful...just curious.

## **Comment Author: David**

Thanks Liz. I'll wait for their schedule.

## **Comment Author: Dave Churchill**

Why were the owners not provided a copy of the Budget for 2021 with 2021 Annual Assessment Notice? This is some thing all owners should receive every year.

## **Comment Author: cunaz17**

Road maintenance and repair? Thats a joke. Never see that happening. The lodges paying for landscape maintenance? Thats a joke too. Because I was told at the time I moved in that the HOA would pay only for mulch in front of my house. Reason I was told "we want the land to look natural "the landscape company only takes care of the houses that have stone in front. I was not given the option of stone. As far as maintaining my carport, I already voted to do it myself. What happened to majority rules? Just charge the person that wants you to maintain it. Tired of throwing money out for nothing!

## **Comment Author: Liz McCarty**

The clubhouse lease is \$8,160 per month. The transition will not take place until August as the

## **Whispering Pines Blog - Archive Posts**

audit will not be available for the Transition Committee to review until late June. The reserves need to be strong for the protection of property owners.

# **Whispering Pines Blog - Archive Posts**

## **Important Fire Safety Information**

**Liz McCarty**

**Sun, 07 Mar 2021**

**The Risk Awareness Committee (RAC) was established by the Board last year to address the risk of various issues to WMVV residents. Because of the very high fire danger in the White Mountains due to the below average precipitation, high temperatures, low humidity and windy conditions, the committee decided to develop a Fire Safety Plan as its number 1 priority. Two very important aspects of the Fire Safety Plan are an Emergency Alert System and an Evacuation Plan. It was decided to develop the Fire Safety Plan around the Ready Navajo County Program and the Navajo County Emergency Notification System.**

**Since the Notification System is integral to the WMVV Fire Safety Plan, it is essential that ALL WMVV RESIDENTS sign up to receive notifications. See instructions below:**

**Go to Google and type in Ready Navajo County, then on the next screen click on Ready Navajo County, then scroll down to where it says Sign In To Your Account (since you do not yet have an account, click on Sign Up), provide the required information, then provide how you want to be contacted on the next screen (email and text recommended). Also, please read the additional information on the website about the Notification System.**

**Once you have signed up, please email the committee at [rac@wmvv.org](mailto:rac@wmvv.org) and let us know you have done so. Please include your name, lot number, street address, email address and phone number. This information will be used only by the RAC and will not be provided to anyone else. The RAC needs this information because the WMVV Fire Safety Plan (which you will receive later) requires supplemental information specific to WMVV requirements to be sent out after the initial alert is received from Navajo County.**

**Please Note: There will be a series of communication meetings in the spring/summer to provide more complete information on the WMVV Fire Safety Plan. It's essential that all WMVV residents attend one of the meetings so you will be properly prepared to act in accordance with the plan. Please watch for more information about these meetings which will be provided at a later date.**

**Thank you for your participation in this important program.**

**The Risk Awareness Committee**

**Don Murray - Chair**

**Jan Billings**

**Bob Mcfadden**

**Jimmy Smith**

**Chuck Williamson**



# Whispering Pines Blog - Archive Posts

## Comments-Important Fire Safety Information

**Comment Author: Don Murray**

Two committed members were inadvertently omitted from the Important Fire Information blog - Jimmy Smith and Chuck Williamson

**Comment Author: Liz McCarty**

Don, I apologize. I inadvertently left them off. I have edited the post to include Jimmy and Chuck.

# **Whispering Pines Blog - Archive Posts**

## **THIS NOTICE CONTAINS IMPORTANT NEW INFORMATION FOR BOTH THOSE WHO HAVE SIGNED UP AND THOSE WHO HAVEN'T**

**Liz McCarty**

**Fri, 26 Mar 2021**

**The work on the Fire Safety Plan was initiated in WMVV because of the high fire danger in the White Mountains and an incident which occurred in Paradise, CA a few years ago. Paradise had a fire which killed 85 people. It was determined that the high number of deaths was largely a result of several key factors:**

- 1. A high percentage of the residents were elderly and some with disabilities.**
- 2. They had no emergency alert system**
- 3. They had no emergency evacuation plan**

**We can't do much about item 1 but we can address items 2 and 3. The formation of a committee to address Fire Safety and other risks to residents was proposed to the Board and immediately approved.**

**For those people at the 93 lots who have signed up and emailed their information to the committee, thank you. Please note, however, WE STRONGLY RECOMMEND THE FOLLOWING:**

**- EACH PERSON AT A RESIDENCE WHO HAS AN EMAIL ADDRESS AND MOBILE PHONE NUMBER SHOULD REGISTER INDIVIDUALLY FOR THE NAVAJO COUNTY ALERTS SINCE NOTIFICATIONS WILL THEN BE SENT TO EACH PERSON. THIS CAN BE VERY HELPFUL IN MAKING SURE EVERYONE GETS NOTIFIED AS SOON AS POSSIBLE.**

**- EACH PERSON WHO SIGNS UP INDIVIDUALLY AT THE COUNTY SHOULD ALSO SUPPLY THEIR EMAIL ADDRESS AND MOBILE PHONE NUMBER TO THE RISK AWARENESS COMMITTEE (RAC) AT OUR EMAIL ADDRESS (). WE NEED THIS INFORMATIO BECAUSE AFTER THE COUNTY ALERT IS RECEIVED, THE RAC WILL THEN SEND OUT ADDITIONAL INFORMATION SPECIFIC TO WMVV VIA EMAIL AND TEXT. TO MAKE IT EASIER FOR THE COMMITTEE, JUST SUPPLY THE FOLLOWING FOR EACH INDIVIDUAL WHO SIGNS UP FOR THE COUNTY ALERTS:**

- o LOT NUMBER**
- o NAME OF THE PERSON WHO SIGNED UP AT NAVAJO COUNTY**
- o EMAIL ADDRESS**

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## o MOBILE PHONE NUMBER

**FOR THOSE OF YOU AT THE OTHER 280 LOTS WHO HAVE NOT SIGNED UP, WE URGE YOU TO DO SO NOW. OUR ALERT SYSTEM AND EVACUATION PLAN WILL BE EFFECTIVE ONLY IF EVERYONE RECEIVES THE ALERTS AND FOLLOW-UP INFORMATION FROM THE COMMITTEE.**

**PLEASE MAKE SURE TO FOLLOW THE INSTRUCTIONS ABOVE BY HAVING EACH PERSON AT A RESIDENCE SIGN UP INDIVIDUALLY AND THEN EMAIL EACH PERSON'S INFORMATION TO THE RAC AT**

**Thank you for your prompt attention to this important matter.**

**The Risk Awareness Committee**

**Comments-THIS NOTICE CONTAINS IMPORTANT NEW INFORMATION FOR BOTH THOSE WHO HAVE SIGNED UP AND THOSE WHO HAVEN'T**

**Comment Author: Sylvia coats**

How do you signup at navajo county? I went to website and there was no link to sign up for alerts

**Comment Author: Kathy Fish**

Sylvia, Go to Navajocountyaz.org at the top of the page click on Services. On the left side of the page click on Safety then you can go to Ready Navajo County and Register.

**Comment Author: terry lutrick**

I signed up and sent you an email but never received a confirmation email back that you received it.

# **Whispering Pines Blog - Archive Posts**

## **FIRE SAFETY PLAN - Clarification on Signing up for email and text alerts**

**Liz McCarty**

**Tue, 13 Apr 2021**

**There seems to be some confusion about how to sign up for alerts. The procedure is:**

### **STEP 1 - SIGN UP FOR NAVAJO COUNTY ALERTS**

- Go to google and type in "Ready Navajo County"**
- On the next screen, click on Ready Navajo County**
- Scroll down to where it says sign in to your account**
- Since you do not yet have an account, click on sign up**
- Provide the required information**
- On the next screen provide how you want to be contacted (email and text highly recommended)**
- Read the additional information on the website about the notification system**

### **STEP 2 - SIGN UP FOR WMVV ALERTS**

- After completing Step 1**
- Send an email to the committee at**
- Include the following information in your email**
- Last Name, First Name**
- Mobile phone number**
- Street address**
- Lot number**

**Note 1: The RA Committee does not sign you up for the Navajo County Alerts. You must do this as shown above under Step 1. The Committee will make sure you receive WMVV alerts when you complete Step 2 with all the information requested. This information is for internal use only and will not be provided to anyone else.**

**Note 2: It is highly recommended that each individual at each lot sign up for both email and text alerts. This will make sure everyone receives both Navajo County and WMVV email and text alerts whether they are at the lot or not.**

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**Note 3: If you have completed both Steps 1 and 2, thank you and you do not have to do anything. If you have previously sent an email to but did not sign up at Navajo County first, start over and complete both steps 1 and 2.**

**The RA Committee thanks all of you who have signed up for the alert system.**

# Whispering Pines Blog - Archive Posts

## Be Cautious and Prudent

**Liz McCarty**

**Thu, 17 Jun 2021**

The clubhouse is open for use by residents under a plan prepared by the Risk Awareness Committee. It is rumored that at least one resident of the Village is currently Covid-19 positive. Please take any and all necessary precautions to protect yourself. If you have not been vaccinated, please wear a mask and socially distance when you are taking part in activities with others in the Village. If you have been vaccinated and feel more comfortable wearing a mask and socially distancing, please do. Covid-19 will be with us for a long time. We want you to be us for a long time as well.

### **Comments-Be Cautious and Prudent**

**Comment Author: Jackie**

Well said Liz!! Thank you. Sent from my iPhone &gt;

**Comment Author: Mike Palma**

I feel it's important to mention that should someone test positive for COVID-19 that they follow the CDC guideline and quarantine themselves for the prescribed time. This action is critical in our attempt to prevent spreading this awful virus.

**Comment Author: Christina**

If you have not been vaccinated for or tested for covid 19; do it! WTH! And if you know you are covid 29 positive.. wtf would you even come around other people? Quarantine!! Look it up!

# Whispering Pines Blog - Archive Posts

**9:00pm - Tuesday, July 6, 2021 - Fire In Paradise #3807**

**Liz McCarty**

**Mon, 05 Jul 2021**

A year after the devastating Camp Fire, who's to blame and why was it so catastrophic? With accounts from survivors and first responders, the inside story of the most destructive fire in California history, its causes and the impact of climate change.

Reading about that fire in the Arizona Republic is the reason I suggested to the Transition Committee that we propose to start the Risk Awareness Committee and to develop a Fire Safety Plan. That fire killed over 50 people and many more were missing. I urge everyone to watch the program so they can see the consequences of being unprepared for a major fire event. The demographics of Paradise were very similar to WMVV - an elderly population, some with disabilities, living in manufactured housing. They were very unprepared without an alert system and evacuation plan. The WMVV Fire Safety Plan addresses both the alert system and evacuation plan, but all residents need to sign up for the Navajo County alerts and be very familiar with our Fire Safety Plan to, hopefully, avoid a similar result if we have a major fire event in our community.

The Fire Safety Plan will go to the printer this week and will be distributed as soon as we receive them from the printer. We will also email the plan via HOAMCO this week to everyone who has their email address at HOAMCO. If you have not been receiving announcements from HOAMCO concerning activities, etc, then make sure HOAMCO has your email address. We will also be working with Jon Peake to put the plan on the WMVV website.

Don Murray for the Risk Awareness Committee

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## 2021 Annual Meeting Recap

**Liz McCarty**

**Tue, 24 Aug 2021**

The 2021 Annual meeting hosted a large, excited crowd. It was the day the RSA was transitioned to you, the members. Before the election results were announced, a deed for the recreation assets was presented to Community Manager Sherry Watson. The deed conveyed the club house and Festival Area to the RSA. This transfer will add \$1,850,000 in assets to the balance sheet of the RSA. The developer paid all costs to transfer these assets and the RSA received a check for pro-rated rent for the month of August.

Three years ago, the board approved a charter creating a Transition Committee and asked Linda Lulkovich to chair it. We didn't know Linda. In conversations, she appeared to be knowledgeable and level headed. Linda chose her committee members and off they went doing due diligence on your behalf.

Some would argue that the Transition Committee and the board are adversaries. The board didn't view it that way. The committee was charged with examining every aspect of the Association in order for members to know its condition. We viewed that as helpful and it was. My sisters and I inherited our father's dream but we weren't familiar with all its quirks and idiosyncrasies. The committee ferreted those out and we were able to clean up some loose ends to your benefit.

The Transition Committee suggested creating two committees that have been quite beneficial to you already and will continue to be in the future. Jon Peake chairs the Communication Committee. Together they submitted a Communication Plan. Jon worked hard to create a new website. If you haven't visited it, I encourage you to do so. It's still [wmvv.org](http://wmvv.org) but looks much different now.

Don Murray chairs the Risk Awareness Committee and has worked his committee members so hard that two moved out of the Village just to get out of all that he expected from them. But seriously, you are safer now because of their tireless efforts to plan how to get out of Dodge in the event of a catastrophic fire. The clubhouse is open for business this summer because there was a plan presented by the committee to safely use it during Covid-19.

Seven people stepped up to the plate to run for a position on the first elected board. They all worked hard to learn about the Association and attend training by the Association attorney and Community Manager.

A quorum was reached with mail-in ballots. However, seven members chose to fill out the ballot at the meeting. With those seven ballots, two hundred ballots were cast. Eight of those were not accepted because the Secret Ballot envelop was not signed. One hundred ninety-two property owners decided the ballot issues.

The 2020 Annual meeting minutes passed with 78 voting yes and 1 voting no. Apparently, 113 people didn't really care or weren't in attendance last year and felt they couldn't weigh in.



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The IRS Revenue Ruling 70-604 passed with 174 voting yes and 6 voting no. Twelve people either missed it on the ballot, didn't care or weren't sure.

Seven people were running for five board seats. The results are as follows:

- James Larson received 159 votes and will serve a 2-year term
- Linda Smith received 159 votes and will serve a 2-year term
- John Kosir received 153 votes and will serve a 2-year term
- Linda Wright Lulkovich received 151 votes and will serve a 1-year term
- Roy Chamberlin received 139 votes and will serve a 1-year term
- Franke Coulter received 87 votes
- Doug Ludlum received 75 votes

The first meeting of the new board followed the Annual meeting. The Village bylaws state that officers shall be chosen by the board. The officers for the coming year are:

- Linda Wright Lulkovich - Board President
- Roy Chamberlin - Vice President
- Linda Smith - Treasurer
- John Kosir - Secretary
- Jim Larson - Director

Congratulations to the new board members. I wish you, the members, the very best going forward. Be good neighbors. Enjoy your community and work with your new board to make it the best it can be.

## **Comments-2021 Annual Meeting Recap**

### **Comment Author: Jen**

Congratulation to all our new board members! I'm sure you will do an excellent job!

# Whispering Pines Blog - Archive Posts

## Fire on the Mountain

**Liz McCarty**

**Sat, 28 Aug 2021**

Don Murray asked that I share a story with you. It's a cautionary tale about fire and what could have happened to the Village in 2002.

In the winter of 2001 and spring of 2002, the National Weather Service was warning that 2002 was shaping up to be a devastating fire season. The snow pack had been non-existent for years and the White Mountains were considered a tinder box. It was hard for people to wrap their arms around what could happen if a fire got out of control.

In June of 2002 we learned firsthand exactly what could happen. A small fire started on the White Mountain Apache Reservation. We were hearing about it on the news but it seemed so far away and that made it easy to ignore. However, in just a few days people in the Clay Springs, Pinedale and Linden area were being told to evacuate. A few days later, the evacuation order was extended to Show Low, Pinetop and Lakeside. We became intimately familiar with a fire named Rodeo started by an arsonist.

A few days later, a fire was started by a lost and stranded motorist. Chediski was burning in the Heber-Overgaard area. It wasn't long before the two fires burned together and became the Rodeo-Chediski Complex. By the time it was under control, it was the second largest fire the country had ever experienced. It seems small in comparison to fires since 2002 but it was considered massive in 2002.

That summer Jim McCarty was breaking ground and beginning to build roads in White Mountain Vacation Village. This was a dream of a lifetime for him and his excitement was evident to everyone who knew him. He was in San Diego when the evacuation order came in. He had connections with the Forest Service because they had asked him for equipment and manpower over the years for fighting other forest fires. They didn't hesitate to ask for help this time around.

Jim drove from San Diego to Tempe, spent one night and headed to his home in Show Low. By that time, no one was allowed back into the area. However, Jim owned one of only two motels that had agreed to stay open during the fire to house fire fighters coming from all over the country and media who had stormed the area to cover the fire. He also owned two water companies and the forest service was filling their trucks from those water tanks. Needless to say, he was given permission to return.

He sat in his home day after day wondering and worrying about the fate of his motel, his beloved Victorian building and other developments he had been a part of in Show Low and the surrounding area. But it was White Mountain Vacation Village that concerned him the most. He had spent years imagining what it would be and how it would impact the White Mountains. He was sick at heart and his family was concerned for his health. In other years, he was able to insure the property through Lloyd's of London but due to the dire predictions for the 2002 fire

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season, he was denied coverage.

Although Show Low and surrounding communities had been told that the area could not be saved, a team of hotshots from Whiteriver worked a miracle. The heroic crew chief, Rick Lupe, defied orders to stand down and worked feverishly to build a fire line. He saved Show Low. Sadly, Lupe lost his life the following year in another forest fire. A statue commemorating Lupe's heroism stands near the intersection of White Mountain Boulevard and Woodland Lake Road.

No property was lost in Show Low or Pinetop-Lakeside. However, the fire was psychologically devastating to residents. Businesses closed, people had to flee their homes and stay in shelters. No one knew if they would have a home when they returned. Pets were left behind and some were never found. It irrevocably changed the courses of many lives of the residents of Show Low.

The Village is fortunate to have a Risk Awareness Committee. Don Murray, motivated by the 2018 California Camp Fire, directed the effort to formulate an evacuation plan for residents.

Jim McCarty didn't lose his beloved Village but it was a sobering possibility. Do not get complacent. The recent rains did not resolve the long-term outlook for fire in the area. Stay vigilant, be prepared and ready to evacuate at a moment's notice. I believe that Jim would have taken comfort in having the Fire Safety Plan in place. The plan is a potential live saving document.

The Rodeo-Chediski fire was the second largest in Arizona history. Final Statistics:

June 18 - Rodeo Fire starts with two small blazes set near Cibecue by part-time reservation firefighter Leonard Gregg. It grows to 1,200 acres by evening.

June 19 - Residents of Clay Springs, Pinedale, Aripine and Linden are evacuated. Fire up to 10,000 acres by 5 p.m.

June 20 - A stranded woman, Valinda Jo Elliot, starts the Chediski Fire on the Fort Apache Reservation west of Show Low. Highway 260 between Show Low and Overgaard closes. Heber-Overgaard and west Show Low ordered to evacuate. Rodeo fire at 85,000 acres by end of day. Sixteen homes in Pinedale burned.

June 21 - Rodeo fire over 150,000 acres. Chediski at 16,000 acres.

June 22 - The Rodeo-Chediski "monster" is born as the fires merge. Show Low, Pinetop-Lakeside, McNary and Forest Lakes are evacuated. The dual blaze reaches 235,000 acres; 260 homes and structures are destroyed.

June 24 - Fire is at 331,000 acres and one-half mile from Show Low.

June 25 - President Bush visits evacuees at the Dome in Springerville.

June 26 - Fire at 409,000 acres; 5 percent contained.

June 29 - Show Low, Pinetop-Lakeside residents return home. Leonard Gregg is arrested.

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July 1 - Highway 60 reopens.

July 3 - Heber-Overgaard, Aripine, Forest Lakes residents are allowed to return home.

July 4 - Show Low 4th of July parade is held honoring firefighters. Thousands turn out.

July 6 - Fire is 95 percent contained. Ten helicopters, 59 engines, 44 dozers and 29 water tenders remain.

- 468,638 acres burned, 491 structures destroyed. Perimeter of fire at 218 miles.

- \$43 million spent to fight fire, \$43 million to be spent repairing environmental damage, \$26 million in property damage estimated.

- Combined fires burned for 20 days.

- Sixteen shelters established for over 30,000 evacuees.

- No one killed or seriously injured.

- Total resources used: 23 helicopters, 11 air tankers, 4 Air Tac, 4 Type 1 incident management teams, 20 Type 1 Hot Shot crews, 77 Type 2 Hot Shot crews, 89 dozers, 245 fire engines, 95 water tenders. 4,447 firefighters.

Rodeo fire starter Leonard Gregg was sentenced to 10 years in federal prison in 2004 but was released in 2011, the reported.

A from the U.S. Forest Service said it would take years for ecosystem resources to right themselves.

## Comments-Fire on the Mountain

### Comment Author: Barry

Wow , I must be really stupid....I like other owners thought we had a New Board to handle these posts and thought you were Bye Bye. THIS WHISPERING PINES BLOG NEEDS TO GO!!!!

### Comment Author: cunaz17

Its really more about flooding this summer yet we are still talking about fires. If Woodfield keeps sending water our way we will be a lake and won't have to worry about fires!

### Comment Author: Joyce Jameson

Liz, Thank you for this informative and well written article, reminding us to be aware of wildfire dangers. We are thankful to have a fire plan in place for our beloved village.

### Comment Author: Pauline Huck

Very well written article and very informative. My husband and I just had an experience - a couple days ago, lightning struck a tree near our park model. Bill saw it happen! Had it been drier

## Whispering Pines Blog - Archive Posts

I hate to think of what could have happened. No we can not be complacent. The fire danger is part of living in the beautiful White Mountains. We do need to be aware of that.

**Comment Author: Serene**

Really interesting article. Thank you.