The Mission of the Chaparral Pines Community Association is to:

- Provide a safe and secure environment.
- Maintain sound financial practices.
- Promote a prestigious community that all members can share in with pride.

Using the mission statement, three comprehensive objectives were developed with strategies and tactical initiatives identified to ensure achievement. We will be moving forward with these initiatives in the New Year.

The Mission Statement and the Strategic Plan will soon be available on-line at our web site. Please feel free to contact any Board member for further discussion or clarification. You will also have an opportunity to discuss the Strategic Plan at our planned focus groups.

Inside This Issue:

- Word from Our President
- Treasurer’s Report
- Letter To the Editor
- Firewise Report
- Erosion Control Report
- Landscape Report
- Getting to Know Your Neighbors
- Ladies Christmas Tea
- Holiday Fund Info
- Important Contact Info

Focus Groups
We plan to better understand our community and your expectations by bringing small focus groups together. We will develop a model of our demographics by using your input, as you update your security profile, this year. We plan to bring small focus groups together to get your input on how to improve our community. Stay tuned for more on this.

Erosion Control
A multi-year plan has been developed to address the major erosion/drainage issues that have been identified. We have provided an average budget of $80,000 per year for the next several years to address these areas. In addition to these projects, we will explore bringing our street shoulders up to a standard width, with a goal to eliminate erosion along the edges of our streets, which will make them safer and more attractive.

Security
The installation of the security fence along Tyler Parkway will be completed this month. We are planning to have the new security gates at the Tyler Parkway entrance completed in the first quarter of next year. The Board of Directors will be working with the community, and our security team, to determine the next steps for fencing.

Winter is just around the corner. That means snow and ice on our roadways. Please drive with extra caution on the slick roads. Our snow removal contracts and plans are in place for safe and efficient snow removal.

This is a good a spot for a reminder: if you have not signed up for the community alert service, go to our website and sign up now, or contact the Association Office and someone can assist you. I find it really helpful during winter months, as I am now notified about road conditions and snow removal activities.

Elk
In response to the negative press concerning elk deaths in and around our community, I feel compelled to add some relevant facts. It is unfortunate when any elk are killed needlessly, however this problem is by no means new or primarily caused by suspicious methods. Dating back ten plus years, more than 90% of the elk deaths around our community are from vehicular collisions. Of the 20 most recent elk deaths, all have been found near the edges of our community. Arizona Game and Fish Officers discovered that 5 of the deceased elk contained lead; and four were found less than 100 yards from the perimeter. One was outside our community. This suggests that these elk were shot somewhere outside our boundaries and unfortunately wandered into the community before succumbing to their injuries. To suggest that they were shot within our community is disingenuous. Our neighborhood, like many others in Payson, is situated in the forest and therefore is perfect habitat for wildlife, including elk. We do believe in living in harmony with our wildlife that makes Payson, well, Payson.

Arizona Game in Fish is continuing with their investigation. They will conduct necropsies on all five elk as part of this investigation.

Arizona Game and Fish is offering $10,000 for information that leads to an arrest in these cases. The Arizona Elk Society is also offering up money.

Please participate in our upcoming focus groups and join in the discussions at our Board and committee meetings. All Association meetings are open for your attendance. Meeting schedules can be found on our website. Frequent email communications and our quarterly Community Association newsletter to our homeowners will also keep you informed.

If you would like to serve on a committee, please contact Melissa Randall. As always, your suggestions and comments are welcome.

Leon Keddington
President, Chaparral Pines Community Association
Treasurer’s Report

by Stanley Laybourne

August 31, 2012 Financial Report:

Through the first eight months of 2012, both revenue and expenses for the Association continue to be in line with the 2012 budget, which is posted on the Association website. In fact, the bottom line is a little bit better than expected.

General reserves for the Association totaled approximately $863,000 at August 31, 2012, up from a little over $800,000 at year end.

10.5% of current lot owners’ dues are past due on their homeowners’ dues as of September 30, 2012. This past due percentage is down from December 31, 2011 (14.3%) and is the lowest it has been for the past 3 years.

Financial statements for the third quarter of 2012 are posted on the Association website soon.

Additionally, at the November 15, 2012 Board of Directors meeting, the Board approved the 2013 budget. This budget is very similar in revenue and expenses and results in no increase in homeowners’ dues for 2013. The 2013 budget is posted on the Association website.

An Opportunity to Share Your Ideas About Chaparral Pines

By John Ory

The Community Association Board always wants to hear from you about your concerns, needs, expectations, and yes, even things that are going well in the Chaparral Pines Community. To help us do more to understand our community we will conduct a few group discussions of “focus groups” with members in the coming year. For each focus group we will randomly selecting about 7-8 members and asking them to participate in a discussion on a variety of topics, including social events, firewising, security, etc. The groups will last about 90 minutes, with coffee and refreshments provided. And, as they say in Vegas, what happens in the discussion group, stays in the discussion group. You are invited to attend and share your thoughts with the Board.

Firewise Report

by Donna Daly

We know that we need to firewise our property to protect our homes from wildfires. But what about the other fire threat fire caused by a lightning strike? I’ve been concerned about this since a nearby house was destroyed by fire when lightning hit a tree and traveled to the house. It was devastating!

I decided to devote one of our Firewise articles to providing information about the threat of fire by lightning. Several years ago I had met Kevin W. Morris, President of Classic Lightning Protection, Inc., quite by accident at a local business. I asked Kevin if I could interview him, both for my personal information and to share what I learned with our community. My basic concern was our degree of lightning vulnerability in Rim Country and what we can do to protect ourselves. As a Master Installer/Designer with the Lightning Protection Institute (LPI), he is the “go-to guy” for such information. He installs lightning and surge protection systems throughout Arizona and is the only authorized installer at Raytheon Missile Systems in Tucson. Below is a summary of the information he shared with me in response to my concern—

How Vulnerable Are We?

Florida consistently ranks #1 in terms of lightning strikes in the U.S. However, Arizona has often ranked as high as #2 in a 30-year study. The majority of lightning strikes in Arizona occur along the Mogollon Rim area. This is not good news!

Does Lightning Go From the Sky to the Ground or Vice Versa?

It can do either. Typically the upper air is filled with negative ion charges and the ground builds up positive ion charges. These charges attract each other and “streamers” begin to move in either direction. When two streamers connect, we see lightning. If the negative ion charge is stronger, the strike will come from the sky to the ground. If the positive ion charge is stronger, the opposite will happen.

Are There Different Types of Lightning Strikes?

A cold strike is a lightning strike of short duration. It’s explosive but does not cause a fire. A hot strike is a strike of longer duration and it usually ignites a fire. We’ve all heard about lightning igniting a direct strike to a house. However, I was surprised to learn that lightning can also enter a house through the electric, telephone, or coax cable lines. This is called an indirect strike.

What About Protection We Think We May Already Have?

I’ve been told that my house is grounded, and I can see wires going down a pipe into the ground. Isn’t this lightning protection? As Kevin explained, this type of grounding is a called a “safety” ground and is not lightning protection. It is something that is required for your electrical service to pass National Electric Code standards. I then asked about the protection provided by the multitude of surge protectors that we connect to appliances, televisions, etc. throughout the house. Apparently these types of surge protectors do offer some protection for those items connected to them, but the protection is only for those items (entering the house through the wiring). A more effective way to protect your incoming utilities (electric, phone, co-ax cable) would be to install surge panels on the outside of the house at each of these three locations to stop the charge before it ever enters the structure.

Firewise Neighborhood Captains:

Bob Apodaca—Lots 600-644
Jackie Badger—Lots 249-296, 755
Bill Berryman—Lots 170-182, 190-221
Diane Bricker—Lots 49-59, 80-116
Donna Daly—Lots 496-508, 523-555, 557-562, 867-870
Dudy Drageweicz—Lot 1-48
Jonnie Green—Lots 129-136, 140-166, 233-248
Tom Jimerson—Wildflower Ridge (50 lots)
Carol Johnson—Lots 801-815, 819-843
Christa Lee—Pine Island (43 lots)
Jackie Nudelman—Elk Run (50 lots)
Don McClister—Lots 700-748
Carol Mineart—Lots 419-472
Carol Ramsne—Lots 60-75, 117-128, 222-232
Mel Sorenson—Lots 418, 816-818, 844-866, 871-888
Sandy Whalen—Lots 300-342, 400-404, 406-415
Victoria Wood—Lots 334-343, 480-495, 509-522, 556-569, 749-754

You can now view a map of lots that have been firewised within the entire Chaparral Pines Community online. Visit the Chaparral Pines Community Association page, and click on the Firewise link, to view it.
What will protect a house from a direct lightning strike?

The installation of a complete lightning rod system protects a house from a direct strike. The rods absorb the strike and direct the charge safely through the connecting cables to the copper plates or rods beneath the ground. The rods and cables can be either copper or aluminum. Underwriters Laboratories rates this type of lightning protection system as 99% effective, and there is no documentation of damage from lightning strikes with a UL standard system. A “Whole House” surge suppression system mounted on the electrical panel’s phone box and co-ax lines protects against indirect strikes that travel through the wiring. The surge suppression system on the electrical panel eliminates the need for individual plug-in surge suppressors.

Can I do it myself?

As much as I love DIY projects...the answer is NO! The design of the system (where the cables run, where the rods are located, etc.) is a major part of the protection. Each system is unique to the house structure, the roof line, the size of the roof, the roof pitch, roof vents, the number of chimneys and chimney size, etc. It is essential to have the system designed and implemented by a Certified UL and LPI installer, licensed with the State of Arizona.

The big question...how much?

The price will vary according to the specifics of the house. Copper rods and cable cost more than aluminum rods and cable. It does not cost more to add a lightning protection system to an existing house than it does to install the lightning system to a house while it is under construction. Esthetically, it involves more work to add the system to an existing house, but Kevin noted that he bids the jobs the same regardless of new vs. existing.

I hope this information has been helpful. As for me, I’m now convinced that the big ponderosa pine behind the house and the collection of wires disappearing down a pipe are not effective lightning protection!

Kevin’s website at classiclightningprotection.com provides additional information, plus a lot of scary pictures of lightning damage! If you have questions relating specifically to your home, he does provide free estimates and can reached at 928-474-1727. Aside from numerous homes in Chaparral Pines and the Rim that are protected by Classic Lightning Protection, I found it comforting to know that he also protected the two restrooms on the golf course at Chaparral Pines!

A special thank you to John Wyatt, who served tirelessly on the Association Board of Directors for the past 3 years. Chaparral Pines is a better place because of your service. Thank you to Jim Shields, as well, who served on the Board of Directors the past year. We are looking forward to our new board members, Jim Humphrey and John Ory, who officially start their positions January 1, 2013!
Getting to Know Your Neighbors
By Kathie Calcidise

Fred and Dianne Moldenhauer

Described as "everyone’s friends" by many Chaparral Pines neighbors, Fred and Dianne Moldenhauer are that and much, much more! One look at their beautiful books of pictures and adventures with family, and friends from all over the United States and beyond, and you see enduring love, life-long friendships, broad smiles, lots of laughter, and very special moments. The Moldenhauers are living the great life and sharing it with everyone they meet.

Dianne and Fred met in 1993 during a Super Bowl party at the Lakes Country Club where they both lived. Fred was President of the Club and homeowner’s association, and Dianne and her friends were mainly from another club. It was Fred’s great pleasure to introduce her to his many friends and acquaintances.

They were married on November 4, 1995 at the Lakes Country Club with all of their grown children in attendance. Their grand-daughter Sarina was born that same day. Between them they have 7 children, three boys and four girls, and eleven grandchildren.

Both were born and raised in Southern California. Fred graduated from the USC in 1955, and over the years, both he and Dianne lived in many communities throughout Southern California.

Based on a recommendation from their daughter who moved to Payson in 1998, Fred and Diane moved to Chaparral Pines in December of 1999 and rents to Elk Run while they built their home. After viewing more than 70 lots, they chose their current residence overlooking the fourth green where they view the waterfall, the green, and the lake (known for many CP Sailing Club adventures), with a view of the Rim in the background. It was finished on October 1, 2000 and has been their home since. Prior to this time, they were sharing their time between Palm Desert and Whitefish, Montana; moving their horses back and forth each year looking for a good year round climate. They have since traveled extensively to all of the States in the Union and have not found anything better than climate, and the people, of Chaparral Pines.

When they moved to Payson, they had two miniature Australian Shepherds; Charlie and Bailey. Both dogs traveled to all parts of the continental US and Canada with them in their Motorhome. They lost Charlie in November of 2010 and were devastated as was Bailey. She grieved every night and they quickly decided to contact the breeder to see what dogs were available. After a road trip to Missouri, Shadow (a two year old male) and Carly (aka Honey Be) a nine-month old female, soon joined the family. All three dogs have become the best of friends and are the highlight of their family, and I might add, all of the members of the daily Pooch Party.

Fred and Dianne love to travel! Recently, they flew from LA to Paris and on to Budapest, where they boarded a ship for 16 wonderful days cruising the Danube, Main and Rhine Rivers. Joined by their CP friends Emily and John York, they made stops in Bratislava (Slovakia), Vienna and Melk (Austria), Passau, Regensburg, Nuremberg, Wurzburg, Wertheim, Koblenz, Cologne (Germany), and Kinderdijk and Amsterdam (Netherlands).

Hard working people, who care about others, Fred and Dianne have made significant contributions to Chaparral Pines; serving many active roles for the betterment of the community and enjoyment of its residents. Fred has been very active in many CP Golf Club activities. He ran the equestrian center for a number of years, and was an original member of the Pioneers and a competitive member of the Sailing Club. Both he and Dianne played an integral role in the completion of the Chaparral Pines Dog Park (courtesy of Steve and Linda Loy). Previously, they were part of a group of dog owners who exercised their dogs on the fairway each late afternoon for 11 years. Fred is very grateful for this group, as the current dog park is a result of his leadership, the Pooch Party participant’s actions and the generosity of the Locs. When asked, Fred said he would like to see a forum, held in a relaxed atmosphere, for new and old (in terms of time owned) owners to get to know one another on their own terms. Potluck dinners were successful and he would like to have members meet again in that format. Fred and Dianne can be found most days around 4:30 at the Dog Park with their dogs. That is where they reached out to new friendship. My best day yet in Chaparral Pines.

This is the first profile of a Chaparral Pines family in our Chaparral Pines Community Association Newsletter. Please look for future articles in our quarterly newsletter. If there is a family, or an individual, that you believe deserve this recognition please forward their names to the Community Association office.

Join Us for the Ladies Christmas Tea!
A Shoe-in for the Payson Homeless Students

Sunday, December 9, 2012
2:00pm- 4:00pm
Chaparral Pines Clubhouse

For Reservations, call 928-472-1440 By December 5th, 2012

It’s a "Shoe-In" that our community would want to help provide shoes for Payson homeless students.

They can really use our help!

If you care to participate, please bring a new pair of sneaker-type shoes, (unwrapped) or a Cash donation.

Details are as follows:

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<tr>
<th>Toddlers</th>
<th>Youngsters</th>
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<td>Sizes: 11/12</td>
<td>Sizes: 1-6</td>
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<tr>
<td>Boys: White or Black</td>
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Teen shoes trend is Black.

P.S. From Kathie Calcidise.

If you see a family or a friend raising funds, please let us know. The Community Association office is located in the lakes club house.

For reservations, call 928-472-1440 by December 4th.

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For reservations, call 928-472-1440 by December 4th.
A HOLIDAY FUND FOR OUR ASSOCIATION EMPLOYEES!*  

It is that time, once again, to show support and appreciation to the Chaparral Pines Community Association Staff by donating to our Holiday Fund! This is a great way for Owners in Chaparral Pines to say “Thank You” to the Security staff, the Landscape Maintenance staff, and the Management staff. These employees work hard for you all year and this is a great opportunity to show your appreciation!

These bonuses are 100% funded by donations to the Holiday Fund and 100% of the Holiday Fund is distributed to the employees. ALL donations are accepted. Feel free to give as much as you like. We were pleased with the amount donated last year and we hope to beat that amount this year! Please join us in recognizing our employees!

THE DEADLINE FOR DONATIONS IS DECEMBER 13TH

Please mail donations to the Association at:
1700 E. Cliff Rose Drive, Payson, AZ 85541
Or you may drop your donations off at the Association office located in the Sales Center near the Clubhouse.

Checks may be made out to: Chaparral Pines Community Association with “Holiday Fund” written in the memo area.

If you have any questions, please contact the Association office at (928) 472-9068 or email to melissar@ogdenre.com.

Thank you for your generosity!

~The Chaparral Pines Community Association Board of Directors*

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Chaparral Pines Community Association

**Management Contact Information:**

Association Director: Melissa Randall  
Email: melissar@ogdenre.com

Property Management Company:  
Ogden & Company, Inc.
1901 E. University Drive, #440  
Mesa, AZ 85203  
(480) 496-4367

**Security:**  
(928) 472-1400 - 24 hour  
Email: security@chaparralphines.org

**Board Members Contact List:**

President: Leon Keddington - emk@npgcable.com  
Vice-President: John Wyatt - johnwyatt96@gmail.com  
Secretary: Kathie Calcidise - kcalcid@aol.com  
Treasurer: Stanley Laybourne - slaybourne@cox.net  
At-Large: Jack Marquette - jacsan_3@yahoo.com  
At-Large: Tom Jimerson - tomjimerson@aol.com  
At-Large: Jim Shields - jim@logoh2o.com  
Incoming 2013 Board Members  
John Ory - ory@illinois.edu  
Jim Humphrey - jchump46@gmail.com

Chaparral Pines Community Association Information

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