



### *PREPARATION*

Appraiser: Justin Schubel: Snowflake, Overgaard, Heber. Phone 928-242-9152

Appraiser: Kevin Toone: Toone Appraisers: 928-952-0249 Payson, Pine, Strawberry and Happy Jack.

Architect: Payson- Architectural Design Group: Don Stoykovick, building designer. 928-970-1818. 111 S. Sequoia Circle, Payson, Az. 85541 (SIC) 871201

Architect: Tyler Neal Kuensi- Design Tank: <http://designtankphs.com/>  
1640 E Bethany Home Road, Phoenix, Arizona 85016. phone: 503-580-5626

Surveying: Terra Point Land Survey, LLC: Mike Stoll 928-978-4516

Home Inspectors: High Country Home Inspections- [larry.benham@highcountry.com](mailto:larry.benham@highcountry.com).  
Includes Termite Inspection with every Home Inspection 928-587-1607

Home inspector: Dan Harris: 928-970-1187

Larry Swanson- Home Inspector- Arizona Superior Home Inspection:  
Payson to Happy Jack- 480-206-2034

Lot cleanup and Fire wise: GABZ Dirt Work- Jeramie Gabaree, 575-313-0127,  
[gabzdirtwork@yahoo.com](mailto:gabzdirtwork@yahoo.com) <http://www.linkedin.com/in/jeramie/gabaree/69084897>

Tree Services and lot clean up: P&B Family Tree Services, LLC 928-821-1057

Lot Cleanup- James Thresher 928-301-2823 Very reputable.

Trash Removal: Dump & Clean Residential 928-978-7485

Roll Offs: 928-978-7389

Movers: Just in Time: 480-213-0395

Lot Cleanup and landscaping in Happy Jack = Roger Braun, 928-243-5606.

ASM Services, email: [christian6167311@gmail.com](mailto:christian6167311@gmail.com), 928-530-7443. Landscaping, handy services (tree service, irrigation & repairs, yard cleanups, fencing, decks, gazebo, outdoor lighting, kitchens; new installation of sod, artificial turf, rock, pavers & concrete; demolition; painting interior & exterior, finish carpentry; low voltage; appliance delivery & installation. \$25 estimates free if hired.

Quality Movers & Packing, 111 W. Bonita St., Payson AZ, 928-474-6968.

Ron Schlachter, broker for Residential Mortgage Co, 602-321-0662, email: [schlachterr@residentialmtg.com](mailto:schlachterr@residentialmtg.com).





Permits and septic design, James Garner CEO, Permit Pushers, 845-PERMIT (845-737-6487), email: james@permitpushers.com, website [www.permitpushers.com](http://www.permitpushers.com).

### *BUILDING*

Building Land Excavation: Lee Thompson: 928-978-9825

Excavation Company: Parker Excavating, 1400 N Beeline Hwy, Payson, Az 85541, 928-474-1766

Leo Zuniga, full service general contractor, [www.Kashkingproperties.com](http://www.Kashkingproperties.com). Custom home builder, additions, remodeling, service & repair. Phone 602-332-0420.

Fortress General Contracting LLC: 480-736-3951 [contact@fortressgci.com](mailto:contact@fortressgci.com). Bill.

Russ Longo 602-369-1325 Monarch Builders.

1st Responders Construction LLC: Bill 602-920-6555, 5425 W Alameda Rd, Glendale, Az.

Septic system installation: Trent McNeeley 928-595-0479 Happy Jack.

Septic system installation: Big Gary Scott, 602-531-4884.

Septic system inspector: Premier Septic Inspection - 928-970-0384.

Concrete work: Foundations etc.: Adams concrete 928-0978-3093 Payson, Az.- 928-472-7160, 319 Pioneer Trail, Payson, Az 85541.

Payson Concrete is the best company to use, to buy concrete.- 928-474-2231

Decking: Rudy Nelson (also does roads) 928-699-0411

Decking: Doug Wood: 928-477-2406

Rim Country Fireplaces in Payson: 623-362-0009

Iron Horse Designs, LLC: Custom home builds, home remodels, garages & other residential structures, custom decks & porches... we cover full design/build services, complete with 3D and digital design. Daron Kettler, founder; phone 480-341-4428, email: [ironhorsedesignz@gmail.com](mailto:ironhorsedesignz@gmail.com), website: [www.ironhorsedesigns.net](http://www.ironhorsedesigns.net).

### *MAINTENANCE*

Roofing: Bow Tie Roofing- David Lofano 602-904-064.

Septic system maintenance: GWR Septic: Lonny Gose 928-386-1955.

Termite treatments - Atomic Pest Control - 708 Beeline Hwy, Suite C, Payson AZ 85541; phone 480-832-8888.

Fencing and Decking: Doug Wood: 602-330-7894 (live in Happy Jack)

Dave Peters, Handyman, does decking 919-200-3930 in Happy Jack

Painting and Decking: Sun Painting Co. 928-474-3929 1014 E Canyon Drive, Payson, Az. 85541

Painter for Happy Jack: CertaPro Painters: 928-890-7399

Precision Paint Works LLC, 928-231-0000 724 N 6th Street, Cottonwood, Az 86326





Fireplace installation and repair, appliance repair: All Star Pros 844-581-6644.

Tri-Core Painting and Decks, Dan Kelliher, phone 480-246-9346.

Window & glass replacement: <https://www.demersglass.com/location/flagstaff-az>. Office girl Harriet.

Anthony Russell, general contractor, deck & railing repairs. <https://www.facebook.com/share/17HnsC8kwi/>

### *UTILITIES*

Electrician: Joe Peres lives in Winslow 928-597--2612

Electricity Company for Happy Jack: Arizona Public Service 800-253-9405. Payson office 928-474-2204. Aaron: 928-978-3326

Plumbing: John Oliver Payne-JSP Plumbing, LLC, 2876 Wapiti Drive, Happy Jack, Az 602-7637. [www.buildzoom.com/contractor/jsp-plumbing-llc](http://www.buildzoom.com/contractor/jsp-plumbing-llc).

Martinez Plumbing: 928-289-4424

Drain Doctor Plumbing: Aaron 928-978-3326 serves Happy Jack, Az.

Propane companies serving Happy Jack: Amerigas 928-474-3334.

Ferrellgas: 866-629-0444, Griffins : 928-478-6972, Matlock: 928-474-1193 located at 15792 N Arizona State Hwy 87 Service Rd, Payson, Az 85541.

Graves propane: Camp Verde: contact: Peggy 928-567-2425

Water Company: Starlight Water Company: office in Tuscon 520-623-5172

Hauled Water - Clear Creek Pines Units 4, 5, & 6 - contact: Cindy Wade = email: [cwadelifeisgood@gmail.com](mailto:cwadelifeisgood@gmail.com).

Central Arizona Pump LLC. (Well Drilling contractor 141 S Oldham Road, Payson, Arizona contact: Brandon Sr. or son Brandon 928-476-5440

Well Drilling : KM Drilling: contact Clay: 928-300-2481

Heating and Cooling; HVAC Charlie Rideout- 928-386-8464

HVAC, Plumbing-Boilers, Geothermal-Solar: Verde Sol-Air Services, Charlie Wagner (construction manager) office: 928-567-5315 cell: 928-399-0396

HVAC office Payson and Pine: Jerry Pratt- Pratt HVAC: 928-295-8269

Blue Ridge Fire Department: Enchantment Road, Happy Jack, Arizona 86024 928-477-2751.

### *HOME CARE*

Pest Control/Extermination- Orkin Pest and Termite- 928-433-0714 Technician for Happy Jack: Jibran Hernandez Exterminator/ Pest Control: Orkin: contact: Jibran 928-899-7043

Window cleaning: Reese Chatwin serving northern Arizona, 928-385-0834, email: [onpoint.windowaz@gmail.com](mailto:onpoint.windowaz@gmail.com).

Housekeeper: Bernadette: 928-587-0595.

Housekeeper: Joyce Cramer 480-600-2701



Carpet Cleaning: Refined Carpet Care: Monica Skaggs: 928-289-2292 lives in Winslow. Serves Happy Jack.

### *HOA/COMMUNITY CONTACTS*

HOAMCO: HOA management company for Tamarron Pines, Pine Canyon communities, contact Melanie Laslee 928-214-0901. Mogollon Ranch: contact: Cindy Lang 928-214-0901.

Homeowners Insurance Property Owners Association: Timber Ridge Estates: contact: Joe Martinez 480-708-2246

Homeowners Insurance agent: Greg Mack 480-229-5430

Homeowners Insurance agent: Farmers Ins. Adam Rosenthal: 602-403-5501

Homeowners Insurance for Mountains: Paul Grenier serving Happy Jack, Strawberry, Pine and Payson, Arizona. 928-821-9005

Jones: 310-489-4680 Contact: Melanie Lashlee : 928-214-0901 ext. 1300; 3205 Lakeside Village Prescott, Az. 863031 Clear Creek Pines Unit 8 and 9 volunteer HOA: 928-472-9068

Happy Jack HOA contact person for Starlight Pines Ranchettes: 580 Kohners Ridge Drive, HJ, Az 86024 928-853-3412. [info@starlightpinesranchettes.org](mailto:info@starlightpinesranchettes.org).

Moqui Ranchettes HOA: Contact: Michael Hammel 623-860-8200

Happy Jack Helpful Information (Blue Ridge Estates HOA), and Clint's Well Community Info & Chat = just use online or Facebook. These offer wide community info & photos, including updates on Control Burns, wildfire, fun, local activities.

### *CUSTOM*

Custom Wood carvings and signs: Bob Mulch: 602-526-3840, email: [mlchn8r@gmail.com](mailto:mlchn8r@gmail.com).

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*Prepared by:* Francene Hurt, REALTOR, West USA Realty, serving Happy Jack for 15 years. Phone 480-560-0085, [francene.az8@gmail.com](mailto:francene.az8@gmail.com), [francenearizonaproperties.com](http://francenearizonaproperties.com). Lic: SA505972000

