

JUNIPER RIDGE RESORT EMERGENCY EVACUATION PLAN – 2019

INTRODUCTION – This is an Expanded Version of the JR Emergency Evacuation Plan

Past experience indicates that it may be necessary to evacuate residents from Juniper Ridge Resort as a result of one or a combination of several **Emergency Conditions**. Examples of these, in approximate order of likely occurrence, are:

- Heavy smoke and/or burning embers from a nearby fire making it unsafe or unhealthy for residents to remain in their residences.
- The approach of an out-of-control forest or grass fire in our immediate vicinity.
- Failure of a major portion of our infrastructure, i.e., prolonged disruption of electricity, water, or sewage services; an outbreak of a communicable disease; the pollution of our water supply; or similar circumstance.
- Extensive damage to our Resort and its infrastructure caused by a storm, flood or tornado.
- The presence of an active shooter or other physical threat in our midst.

In most cases, the Evacuation of our Resort would be prompted by the lawful order of a State or County authority, such as the Arizona Department of Public Safety, our local Sheriff's Department, or local Fire Department. Such Evacuations may be either **voluntary**, or **mandatory**. In such cases, directions from those agencies will take precedent over any in this Plan. However, in the absence of such direction, this Plan will form the basis of a **voluntary** Evacuation of Juniper Ridge Resort when, in the opinion of the Park Manager in consultation with local authorities and the Board of Directors, conditions are such that an Evacuation is considered necessary. **Mass emails will be used to initiate each Stage of the Evacuation, however if it is necessary to leave at night, or during an electrical or e-mail failure, vehicles with Blue flashing lights and "Bull Horns" will circulate to advise Residents that the Evacuation Plan is being implemented.**

Neither the Park Manager nor the Board is authorized to order a Mandatory Evacuation under this Plan. However, any Residents choosing to remain within the Resort after a **Stage 3** Evacuation Notice has been given do so at their own risk, and no provision of water, electricity or sewage services, or the availability of any amenities, such as access to Common Areas and facilities, including Wi-Fi or cell phone service, is guaranteed.

STAGES OF EVACUATION

In most cases, enough warning will be available to enact Evacuation in **Stages**, as follows:

1. **STAGE 1: A threat is identified** and information is transmitted to Residents that an Evacuation may be necessary. The Park Manager, Maintenance personnel, Administrative Staff and designated Homeowners/Assistants will be contacted and, when necessary, be asked to assemble at the Administration Building.

- a. **Means of communication:** Mass email notice originated by the Park Manager, with the following Subject Line: **IMPORTANT! STAGE 1 WARNING OF POSSIBLE EVACUATION**. A sign to this effect will be placed at the Main Gate Entry and Exit.
 - b. **Type of information provided:** Threat description and degree of danger; Source of information; Recommended Actions, including a request that residents begin loading personal vehicles, which should be backed into driveways to enable pulling out into the street if required; Other Information as necessary or available.
2. **STAGE 2: A credible threat exists** that is considered severe enough that all Residents should either leave immediately or prepare to Evacuate ON SHORT NOTICE.
- a. **Means of communication:** Mass email notice originated by the Park Manager, with the following Subject Line: **IMPORTANT! STAGE 2 EVACUATION RECOMMENDATION**
 - b. **Type of Information provided:** Threat update; Information for those for whom special circumstances may apply, i.e., those with particular health conditions, mobility issues, requiring assistance, etc.; Recommended Action, including preparations to turn off all gas and electrical systems, ; Other information as necessary or available.
3. **STAGE 3: Threat is such that all Residents should Evacuate immediately.**
- a. **Means of communication:** Mass email notice originated by Park Manager, with the following Subject Line: **IMPORTANT! STAGE 3 IMMEDIATE EVACUATION IS NOW RECOMMENDED. One or more vehicles bearing a flashing blue light will begin circulating throughout the Resort with a loud horn sounding a series of three blasts.**
 - b. **Action to be taken:** See “Evacuation Instructions” below.
4. **STAGE 4: All Clear – the threat has subsided and it is safe to return to Juniper Ridge**
- a. Means of communication: Mass email notice originated by Park Manager, with the following Subject Line: **IMPORTANT! STAGE 4 ALL CLEAR**; Notice posted on Juniper Ridge Website with further information and instructions.

EVACUATION INSTRUCTIONS

- **Recommended Preparations:** No-one wants to ever have to make use of this Plan. But these are some recommended steps that all Residents should consider taking to prepare for an Emergency Evacuation:
 - **Fuel:** always keep your gas tank at least half full. Remember, if *we* have to evacuate, so will most other people living nearby. Gas stations only have so much fuel on hand, and do you want to be on the road, or in the line-up?
 - **Water** is the one thing you should never be without. Consider keeping a couple of large, sealed bottles of drinking water on hand, at all times. Non-perishable no-cooking-required foodstuffs, such as “power bars” are also recommended.
 - **Maps:** the last time JR Residents had to evacuate, a fire had blocked several of the roads leading to Payson and Phoenix. Could you find your way home on the “back roads”? At night?
 - **What’s important:** if you had to leave within an hour, what things would you not want to leave behind? Do you know where they are, what you would carry them in, and, in the case of pets, what you would feed them?
 - **Cell phones:** do you have a list of important numbers that is *written down*, not just in your Contact List? Do you have a cell phone charger in your car?
 - **Warm clothes, a blanket or two, and necessary medicines and medical equipment:** are these readily available in sufficient quantities, and do you have copies of your Homeowners Insurance, prescriptions, Medical Insurance cards and other important documents?
 - **Contact information:** is your telephone number and email address registered with the JR Administrative Office? Have you considered leaving a key to your PM there?
 - **If for some reason you cannot drive,** or do not have access to a vehicle, have you made arrangements to travel with a friend?

- **Before you leave your Park Model:** All gas lines, including outside barbecues, should be shut off at the tank. Electrical systems should be shut off at the Main Breaker Box. Water should be shut off at the Main Valve. Toilets should be flushed. Doors should be locked. If perishable food cannot be taken with you, it should be boxed/bagged and placed outside the PM, to avoid contaminating interiors with rotten materials. Garbage should be bagged and dumped, or left outside.

- **Routes Available:** Please take the shortest route to Juniper Ridge Road, yielding to traffic in a “zipper feed” when streets intersect, driving slowly and carefully with “lights on”. There are two routes out of the Park, one via the Main Gate and either left or right on White Mountain Lake Road; and a second, passible only for cars and trucks (no motor homes or 5th wheels) across the Golf Course at the Water Tank, through the Villas and then to Silver Creek Drive. ***In the event of an Evacuation, the Main Gate Route will be used, unless the roads beyond the Main Gate are Closed, in which case “convoys” of 10 vehicles at a time will be guided through the Villas. Please note that “Stallion Road” is not a Designated Route.*** If given sufficient notice, Members of the Volunteer Evening Security Patrol will be stationed at major intersections with Juniper Ridge Road, to direct traffic. Please obey all instructions, and speed limits. Information will be available at the Main Gate regarding any road closures on Highways **77** (Holbrook – Show Low), **60** (Show Low – Globe) , **277** (Snowflake – Heber), **I-40, 260** (Springerville – Show Low – Payson).
- In the event of a threat from an approaching fire, 5th wheels and RVs left here or vehicles/trailers stored in the Overflow Storage Area may be parked in the center of Fairways on the Golf Course or within the Parking Lots adjacent to the Grand Lodge.
- **“Unoccupied” Indicators:** All Lot Owners are asked to leave a Notice (Marker pen on a sheet of paper will do) in a window or door indicating that they have left the Park. This will enable Park Management to ensure that it is aware who is here and who is not.

IN CONCLUSION

Of course, we all hope that this Plan will never have to be implemented. But if it is, you will be glad that you have read it, and taken the precautions outlined here. Remember:

- Unless ordered to do so by an authorized State or County agency or official, **you are under no obligation to Evacuate** if the decision to do so is taken by the Park Manager. However, if you are staying put, please do not interfere with those who choose to leave.
- Please remain calm, and follow instructions. Remember that in all likelihood, the entire community around us will also be leaving the area, and patience and courtesy will be required. Obey the directions of the Police, Sheriff’s and Fire Department personnel when they are given, and above all, drive safely and look after one another.