

# Northtown News

Official Publication of Northtown Homeowners' Association, Inc.

A 55 Plus Community

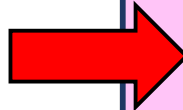
2202 E. Waltann Lane, Phoenix, Arizona 85022

E-MAIL: [ntoffice@northtown85022.net](mailto:ntoffice@northtown85022.net)

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## Important Dates

*Board of Directors Meeting*  
*Tuesday, February 12th at*  
**NEW TIME 6:30 PM**

*Bingo*  
*Sunday, February 10th & 24th*  
*2:00 PM - 4:00 PM*

*Valentine's Day Dance*  
*Saturday, February 16th*  
*7:00 PM - 9:30 PM*

*Bulk Trash Pick-Up February 4th*

# February



# 2019

If you would like to receive this newsletter by email, please send a request to [NTnews@northtown85022.net](mailto:NTnews@northtown85022.net). Please write "Newsletter" in the subject line. Note: the electronic version is in color!

**Contacts:** If you need assistance with any issue regarding Northtown, our board members are available to assist you.

- Diane Hoverson, President (2020)\*** **602-743-9400**
- Sheila Ruling, Vice President (2021)\*** **602-494-9979**
- Diane Guillaume, Secretary (2019)\*** **623-255-8732**
- Joni Zarko, Treasurer (2019)\*** **602-482-2968**
- Julie Cicero, Architectural Control (2021)\*** **480-584-1568**
- Frank Vance, Roads and Grounds (2020)\*** **602-265-3393**
- Pam Shirvinski, Pool Director (2020)\*** **480-516-1711**

**Special Committees:**

- Sharon Dreyer – Compliance Manager 602-481-5569
- Stephanie Shink – Social Manager 602-689-1786
- Doug Snyder – Roads & Grounds Assistant 602-923-9892

**Additional Contacts:**

- Bob Carver, Street Lighting 602-787-0016
- Patrick McHugh, Facilities Maintenance 602-341-0499
- Sheila Ruling, Clubhouse Event Coordinator 602-494-9979

\* Denotes Term end.

**Office Email:** [ntoffice@northtown85022.net](mailto:ntoffice@northtown85022.net)

**Newsletter Email:** [ntnews@northtown85022.net](mailto:ntnews@northtown85022.net)

<b>Emergency Numbers:</b>	
Police, Fire, Medical Emergency	911
Crime Stop	262-6151
Animal Control	506-7387
Poison Control	253-3334
Power Outage: APS	371-7171

<b>2019 HOA Assessment Amounts:</b>	
Annual	\$540.00
Semi Annual	\$270.00
Quarterly	\$135.00
Monthly	\$ 45.00

**Don't forget, all HOA dues are to be sent to Osselaer, not the HOA office. If you did not receive a packet from Osselaer with payment book, please call them at 602-277-4418.**

**Osselaer's address is: PO Box 61475, Phoenix, AZ 85082**

**Newsletter Information:** To submit information for publication in this newsletter, please send information to: [ntnews@northtown85022.net](mailto:ntnews@northtown85022.net) Information must be submitted each month if you have a recurring item. Submissions must be in **Word or similar format** and must be received by the **20<sup>th</sup> of each month**. Anything received after the 20<sup>th</sup> will not be published until the next edition. If you do not have email, please call Naomi at 602-971-6779.

If you would like to place **an advertisement** in the newsletter, please call Naomi at 602-971-6779 or email [naomi.mccarthy@cox.net](mailto:naomi.mccarthy@cox.net). Resident business cards are at no cost. Full page, ½ page and business card rates are published in the advertising section of this newsletter.

**Newsletter Staff:**

- Editors Beverly Bernal, Stephanie Shink, Naomi McCarthy
- Publishers, Kathleen Brezina, Stephanie Shink

# Board Highlights

Northtown HOA's January 2019 meeting was officiated by Diane Hoverson, President, who introduced newly elected board members and reported that almost all members attended a workshop on HOA Management and Related Legal Aspects.

Bob Carver gave an update on the project to replace the Clubhouse's 47 - year old lighting system with an energy efficient LED system.

The Board voted affirmatively on the following issues:

- To maintain monthly meeting schedule on 2nd Tuesday of each month, but change the meeting time to 6:30 pm.
- To revise contracts for vendors and users of the Clubhouse facilities.
- To change the internet provider, and remove the office phone.
- To propose a compromise to a homeowner who had not received Architectural Control approval prior to starting a project.
- To replace the components of the Clubhouse sound system (currently completed).

The Board was delighted to have numerous community members in attendance. It's your community, be involved.

## Committees

**Architectural Control:** Julie Cicero 480-584-1568

Hello, and Happy New Year! We have new board members, and great aspirations for our community. Community is a key focus of our board in many aspects, such as creating a spirit of community by being aware and respectful of our neighbors, and willing to participate in a pleasant environment by maintaining our properties in a manner that makes everyone proud to live here.

As stated in our governing documents, the duties of the Architectural Control Committee are to protect our property values, and help insure a safe and harmonious environment for residents, both physically and aesthetically. In fulfilling that mission, you are required to submit an Architectural Control Preview form for approval and have in your possession a completed form stating approval, before beginning any construction, alteration/additions, roofing, fences, erecting storage sheds, or painting. This prevents costly mistakes and/or fines.

There are things we can all do to make our neighborhood more harmonious and help protect our property values. Beauty is in the eyes of the beholder, and each person has their own idea of how it is manifest. However, if red is your favorite color, it's not a good idea to use it to paint your house. The same applies to having piñatas, toys, nursery school type figures, and plastic flowers in your front yard. All these items can be enjoyed in backyards without negatively impacting your neighbors

and your property values. HOA's that maintain homeowner property values strive for a more uniform, and natural environment in yards, and home colors that are desert landscape colors.

All the nice rain has set weeds in gear, and they are everywhere. Pull them, spray them, just get rid of them. Weed patrol will be making rounds soon. There are some recipes for non-toxic weed killer online if you don't want to use the other stuff.

Also, the only signs permitted in yards are one each for rent, for sale, and security. Each need to meet specifications of Arizona Board of Realtors standards. The only exception are signs relating to legal proceedings. This means the signs in yards advertising various contractor services need to be removed, as they are in violation of our regulations.

If you need assistance in choosing paint colors, etc., please call me.

## **Roads and Grounds:** Frank Vance 602-265-3393

February greetings from Roads and Grounds. There has not been much out of the ordinary activity over the past month. Some among us may remember that there was some discussion at the community meeting in December regarding a stop sign that needed to be installed at Greta Place and 22<sup>nd</sup> Street. This has been addressed and there is now a shiny new stop sign at that location.

This first week of February is when our uncontained trash will be collected. It is important that you have it at your curb by Monday, February 4<sup>th</sup>. It is also important that you remember to place the debris in front of your yard and not in any of our designated common areas. The City will not collect trash from the common areas, and the HOA could be fined.

Again, thanks to all who help to keep our roads and grounds looking their best. If you have a question or concern, please feel free to call me or send me an email at [FPVance@gmail.com](mailto:FPVance@gmail.com). If emailing, please put "Roads and Grounds" in the subject field.



ARE YOU READY TO PARTY ?



## VALENTINE'S DAY DANCE with LIVE DJ

Saturday, February 16, 2019

NORTHTOWN CLUBHOUSE 7:00 PM - 9:30 PM



*Music that you want to hear! Bring your friends!  
BYOB (bring your own bottle of wine, beer or soda)  
Bring Pot Luck Appetizers to share*

*Tickets \$5 each (doors open 6:30 PM)*

*Questions: Stephanie @ 602-689-1786 or Sheryl @ 602-482-0660*



# COMMUNITY INTERESTS:

*(This section of the Newsletter relates to Resident Organizations / Clubs / General information and is not "Official Association Business.")*

Did you notice there is no "Letters to the Editor" page this month? That's because none of you sent us your questions, concerns, thoughts, opinions or ideas. We know you have them, so please share. **The "Letter to the Editor" page is yours**, to say whatever you want - no editing - you must, however, sign your name and lot # so someone can contact you. A community that cares enough to speak up is a better community.

Newsletter Editors

I'm happy to report that we had a successful turnout for the first Bingo event which was a great start. Mark your calendar for February 10<sup>th</sup> and 24<sup>th</sup>, 2:00 PM - 4:00 PM for this fun social event.

Remember to dust off your dancing shoes and attend the Valentine's Day Dance on the 16<sup>th</sup>. Come socialize, listen to a live DJ - dancing not required, but you never know who may show! We may have some professionals amongst us!

Our survey showed that Northtown residents asked for more social activities so we are trying to come up with ideas. If you have suggestions, please call me at 602-689-1786.

Stephanie Shink  
For the Social Committee



## THE CUTE-CAT CONTEST

Where are your kitty pictures? Surely there are more than three cats in Northtown! We need more cat photos in order to make this a contest! Please pin your pictures on the Clubhouse bulletin board with your name and lot number on the back. All Northtown residents may vote for their favorite by writing the number of the picture on a slip of paper and placing it in the jar. The winner will be announced on February 16<sup>th</sup> at the Valentine's Day Dance.





## BINGO

Come be a Winner! Sundays, February 10<sup>th</sup> and 24<sup>th</sup> from 2:00 PM - 4:00 PM at Northtown Clubhouse. Bring your family and friends and enjoy the fun! Lots of prizes, 50/50 Raffle and more. Bingo cards will be three for \$5 or \$2 each. Your participation means we will be able to continue Bingo. We need volunteers to help with this event. Please call Stephanie at 602-689-1786 to let her know how you can help.



Willene Hastings, a Northtown resident since 2005 will celebrate her 90<sup>th</sup> birthday this month.



Nina Williams, an original Northtown resident celebrated her 90<sup>th</sup> birthday in January.

The Northtown Newsletter staff wish them both all the best for their continued health and happiness.

**NORTHTOWN COMMUNITY BLOCK WATCH/PNP:** Joann Cellers, Director 602-482-6112  
There were a few reports of gas syphoning from vehicles. It might be a good time to put a lock on your gas cap. Watch for any suspicious activity, especially around parked cars. Call 911 if you see anything suspicious.

We have applied for two grants with the City, and will hear from them around April. We are in the process of restocking our closet with items to be purchased with grant money we received. Many items were given out at the Members' Meeting in December so we are replacing what we can. We do have a budget, and we can only spend money on the items we applied for, so this is kind of a guessing game each year. Are any of you interested in being able to help us with what items we request on our budget? We really need some of you to step up and help. We will probably have a PNP training class in March, so if you are not a PNP member, you can be trained and receive your badge at that time.

Keeping Northtown safe is a priority and as some of us that helped start it are getting up there in years, we need others to come and learn the PNP process so they can continue this program. If no one steps up it will fall by the wayside, and that would be a tragedy for Northtown.

**KOFFEE KLATCH:** Peggy Pennington, President 602-317-2562

**"Cookies for Firemen."** Koffee Klatch will be honoring our local Firemen by accepting your generous donations of homemade cookies and snacks. Please bring your items to the Northtown Clubhouse by 12:00 noon on Thursday, February 14<sup>th</sup>. Koffee Klatch members have gladly volunteered to pack and deliver these donations to the three area Fire Stations that serve Northtown.

We encourage all Northtown residents to participate in this **"Cookies for Firemen"** donation. We all benefit from the service provided by these First Responders. Let's try to let them know we value their commitment to keeping our Northtown Community safe. Thank you all for supporting our efforts!

**QIGONG** is good for physical health, balances the emotions and elevates the spirit. **AND, IT'S FREE!** So join us at the Clubhouse at 10 AM every Friday. Newcomers are always welcome. Give me a call if you have any questions. 1-520-319-0506

Kathleen Brezina  
Lot #188

**ATTENTION: NORTHTOWN BOWLERS**

Looking to have some fun? Maybe get a little exercise? If you're interested, please let me know.

Peggy Pennington, Lot #221  
602-317-2562



**NEIGHBORS HELPING NEIGHBORS**

**NORTHTOWN TRANSPORTATION**

I can offer my time to transport Northtown neighbors to and from the grocery store, doctors' appointments, to the polls to vote, etc. (free of charge). I cannot do airport runs. Give me a call if you need a lift, or maybe two or three would like to go grocery shopping at the same time. If I don't answer, leave a message and I'll get right back to you. See you soon.

Ann Harper, Lot #93 480-652-6002







Liz McNamara's church, The Shelter, has a "Community Service" program where several members come to Northtown the first Saturday of every month to help neighbors in need with yard or household chores. Call Liz at 602-971-3893 mid-month, and she will see that your name gets on the list for the next first Saturday. They can only help 4 -5 homeowners each visit, depending on the jobs, so First Come - First Served.



## Attention all Dog Walkers

**It's the law!!** Pick up after your dog, take it home and put it in your **own** trash barrel (not at the Clubhouse). Poop not picked up is a health hazard to you and your dog. Please be a responsible pet owner. There are still **MANY** sightings of stray poop being reported. We don't want **POOP** taking over our world.



**Reminder:** Please heed the speed limit in Northtown. . . 20 MPH. No more - no less.

**GOODBYE AND BEST WISHES** to resident, Rose Ekbohm, who has relocated to a Senior Living Residence in Glendale, Arizona. Rose, we will surely miss you (especially at Pokeno).

## **CONDOLENCES**

Sincere condolences to the family, friends of long-time resident, Marion Burkland, who passed away January 1<sup>st</sup>. Cards may be sent to her family at 2141 E. Betty Elyse Lane. Phoenix, AZ 85022. A complete obituary may be found on the bulletin board in the Clubhouse.

We are deeply saddened by the passing of Suzanne Rue, and offer sympathy to her family and friends. Suzanne participated in many Northtown events and will be sorely missed by Koffee Klatch and the Pokeno players. Rest in Peace Suzanne. There will be a memorial luncheon at the Clubhouse at 1:00 PM on Sunday, February 17<sup>th</sup>. Cards may be sent to: Daniel Rue and family, 735 W Las Palmaritas Drive, Phoenix, AZ 85021

We extend our condolences to the family and friends of Lillian Currier who passed away on January 28<sup>th</sup>. Lillian has lived in Northtown since 1998. Private services will be held at the Clubhouse for close friends and relatives by invitation only.

*To all those with broken bones and  
injuries and those with wheezes and  
sneezes . . .*

*Get Well Soon, We Miss You!*



happy  
Birthday

*To all those born in*

*February!*



## **Northtown Organizations and Clubs:**

Northtown has several organizations and clubs **open to all residents** that operate within the boundaries of Northtown, but are not an official part of Northtown Homeowners' Association. They are as follows:

### **KOFFEE KLATCH:**

Meetings are held every Thursday at noon in the Northtown Clubhouse. This group is open to **all women in the Northtown community**. We share our life experiences and are always looking for ways to improve ourselves and our neighborhood. We collect non-perishable food items for St. Vincent DePaul Society. During the holidays, we contribute to various charities. We host guest speakers, and frequently, Black Mountain Police Precinct officers visit to keep us informed on ways to keep our community safe. The first Thursday of each month, we celebrate Birthdays for that month. Lunch is provided by Koffee Klatch volunteers; other Thursdays are Brown Bag (bring your own lunch). Dues are \$ 1.00 per meeting.

### **NORTHTOWN COMMUNITY BLOCKWATCH/Phoenix Neighborhood Patrol (PNP)**

This group is registered with the Phoenix Neighborhood Patrol Organization - ID# 1323. Block Watch/PNP members patrol Northtown to be the "eyes and ears" for the Black Mountain Police Precinct. This group started in 2001 and has continued patrolling, applying for grants to buy safety and security items such as motion detector lights, dusk to dawn lights, and more. These are yours for the asking when available. For more information, or to be trained to follow the BW/PNP guidelines, please contact Joann Cellers at 602-482-6112 or e-mail [jacey3@cox.net](mailto:jacey3@cox.net).

### **QIGONG:**

Qigong is slow and gentle movement combined with conscious breathing. There are both seated and standing exercises. We meet Friday mornings at 10:00 AM in the Clubhouse. These lessons are taught by Kathleen Brezina who is a Certified Qigong Instructor. There is no charge.

### **CARDS AND GAMES:**

Several different groups have regular cribbage, poker (nickel, dime, and quarter), Pokeno (pennies/nickels) & LRC (quarters) games. See the calendar on the back of the newsletter or on the bulletin board in the Clubhouse (near the kitchen).

### **SUNSHINE CLUB:**

The Sunshine Club sends cards, offers assistance during a time of illness and acts as a Welcome Wagon for new neighbors. The Sunshine Club collects cans to recycle for cash, which is used for postage, cards, etc. Please donate cans in the collection container at the Clubhouse. If you are in need of their services, or would like to help, contact Kitty Cordasco 602-569-5266.

