

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

www.Northtown85022.org

Volume 43

Issue 6

If YOUR copy of
the newsletter
contains the ONE
"lucky bird" sticker,
you have won a
prize. Call Naomi
to claim it.

Important Dates

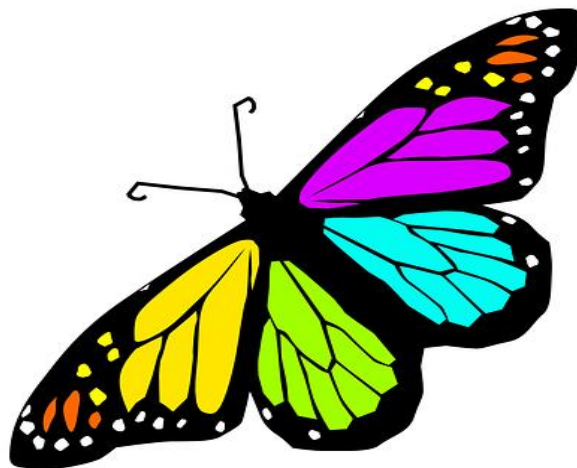
Street Sweeping

Monday, June 3rd 6AM - 8AM

Northtown Potluck

Saturday, June 22nd

4 PM



JUNE



2019

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:

- 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**

* Denotes Term end.

Office Email: ntoffice@northtown85022.net

Newsletter Email: ntnews@northtown85022.net

Emergency Numbers:

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

2019 HOA Assessment Amounts:

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 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 **20th of each month**. Anything received after the 20th will not be published until the next edition.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 receive the newsletter electronically or place **an advertisement** in the newsletter, please call Naomi at 602-971-6779 or email 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

Summary of Minutes May 14, 2019 Board Meeting Northtown Homeowners Association

Review of April Financial Report from Osselaer Management; renewed a Reserves CD at the new bank for its higher interest rate and added another \$2,100 to it.

The pool construction passed its City inspection, but we still have work to do on the electrical system; we will get 3 bids, it may cost between \$3,000 and \$5,000.

The Board voted to increase our liability insurance coverage to \$2 million when it comes up for renewal in July.

Julie gave a brief report on communications between the current Board and previous boards.

Diane H., Naomi, Joni and Don Platon have been working on our website to be hosted by a new company. They will make a full presentation of proposed new website hosting for approval by the full Board.

Sheila accepted responsibility for Compliance, including updating the original log.

Frank gave a report on progress being made researching various options for road resurfacing. Diane G. presented a petition signed by 91 Northtown homeowners asking for a meeting with representatives from the City of Phoenix to discuss Improvement Districts and City requirements for road construction.

Frank discussed the remaining steps required for the re-platting of the areas of land which were removed from "Common Area" designation in 2014.

Diane H. asked that the Board suspend regular Board meetings for June, July and August. It was voted by the Board to do so.

Diane H. asked to spend a total of \$2,000 over the next 4 months buying equipment for a proposed gym in the clubhouse. Frank made a motion to table all expenditures for a proposed gym until after the financial issues of the electrical work on the pool and the re-platting are complete. Motion passed.

Diane H. asked what can be done about getting a stall door in the Ladies Restroom. Doug advised it was removed because the stall was too small for someone in a wheelchair or scooter to use, however, they did put a lock on the door to the Ladies Room, to provide privacy when in use.

Committees

Roads and Ground: Frank Vance 602-265-3393

Greetings from Roads and Grounds

Well, believe it or not, June is upon us. One sign that June is coming is all of the graduations and weddings that tend to happen in May. Another regular indication that June is around the corner is that temperatures begin to heat up in May. Fortunately, that didn't happen this year, and we have been blessed with a nice long spring time.

We aren't the only ones who have enjoyed the cooler temps. The weeds have been taking advantage of a longer growing season. If you have any of these guys in your yard, please be a good neighbor. Weeds make seeds that have a way of blowing into neighboring yards. If the folks next door have a nice weed free yard, it won't stay that way as long as there could be weeds in yours.

This coming Monday, June 3rd, our streets will be swept. This will happen early in the morning between 6:00 and 8:00. **Please make sure that no cars or trash cans are parked in front of your house during that time.**

I would like to thank all of you who have contacted me with concerns ranging from fallen trees to water running down the road. As far as I can tell, we are up to date in addressing these matters. If you have any Roads and Grounds related concerns, please call me at (602) 265-3393 and leave a message that includes your name and phone number and I will get back with you shortly.



POOL RULES 2019

POOL HOURS 7AM – 10PM

Northtown pool is for residents and their guests only

Only 4 guests per lot resident at one time

No private parties

Children under 16 years must be with an adult

Swimwear only in pool – no street clothes allowed

No running, jumping or diving

No hanging on rope divider

No alcohol permitted on pool property

No glass containers. Dispose of trash in proper containers

No pets allowed on pool property except service animals

Close umbrellas after use and return noodles to container

No pool furniture on new “cool deck”

Revised 3/2019



MONTHLY POTLUCK DINNERS ARE BACK!

When: Saturday, June 22, 2019

Time: 4 PM

Where: Northtown Clubhouse



SOCIAL COMMITTEE IS BRINGING BACK THIS ACTIVITY. TO START THIS MONTHLY EVENT, THE SOCIAL COMMITTEE WILL PROVIDE ROAST CHICKEN. WE WELCOME YOUR SIDE DISHES, SALADS, AND DESSERTS.

ENTERTAINMENT BY NORTHTOWN'S FAMOUS COMEDIAN.

THERE WILL BE A SIGN-UP SHEET IN THE CLUBHOUSE SO WE KNOW HOW MANY WILL BE ATTENDING AND WHAT DISHES YOU ARE ABLE TO BRING.

PLEASE SIGN-UP TO RSVP FOR THIS EVENT BY JUNE 19, 2019

THIS IS A BYOB EVENT. Open to Northtown Residents. Guests will be charged \$5.

COMMUNITY INTERESTS:

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

AND THE WINNER finding the lucky bird sticker last month is: Sheryl Dusch, Lot 211A Congratulations Sheryl!! Don't spend it all in one place.



JONI'S ADULT COLORING CLASS

Did you enjoy coloring as a youngster? There are now color books especially for adults. It is therapeutic, and you may even enjoy the company of new friends. Classes will be held in the Clubhouse library on Thursday, June 13th and 27th **starting at a new time - 11:00 AM.** Classes are limited to 16 persons, and you may make a reservation by contacting Joni at 602-482-2968. All materials provided and classes are free.



Aquatic Therapy - Back By Popular Demand . . .

Aquatic Therapy will again be offered at the "Brand Spankin' New" Northtown pool every Monday and Friday at 12 Noon starting when the water is warmer, July 8th until the water is too cold to be therapeutic, in September. These sessions are conducted by Lynae Floyd, a Licensed Physical Therapist, from Regent Medical (see advertisement). Medicare, and most insurance companies, cover these sessions if you have a letter or prescription from your doctor. If your insurance does not cover these sessions, there is a nominal fee of \$5.00 per session. We will also meet on Wednesdays and hold self-directed sessions (free). Come on down to the pool and work out those sore muscles and joints - you'll be glad you did!

NORTHTOWN COMMUNITY BLOCK WATCH/PNP: Joann Cellers, Director 602-482-6112 Joann is under the weather. As she would say - "keep up the patrolling and call 911 if you see anything suspicious". At this month's "Coffee with a Cop" it was stressed that when/if you go away on vacation to let your neighbors know. If you let Black Mountain Precinct know, they will do extra drive-by's to check your home.



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

Koffee Klatch will not be holding regular meetings during the months of June, July and August 2019. We will only meet to celebrate Birthdays on the following dates:

- Our June meeting will be Thursday, June 6th.
- Our July meeting will be Thursday, July 11th, since the first Thursday is the 4th of July.
- Our August meeting will be Thursday, August 1st.

These meetings are currently scheduled to occur at our Northtown Community Clubhouse. If there are any changes, please remember to check your Northtown Newsletter Calendar each month for updates. Don't forget, Father's Day is June 16th. **HAPPY FATHER'S DAY** to all the great Dads in our Community.

QIGONG will not be meeting in June. Give me a call if you have any questions.

Kathleen Brezina, 1-520-319-0506

Lot #188



RECIPE OF THE MONTH: Do you have a favorite recipe to share? Send it to ntnews@northtown85022.net.

Al Roker's Potato Salad with Lemon and Mint

Submitted by Naomi McCarthy

INGREDIENTS

- 3 pounds baby Yukon Gold potatoes
- 1 lemon, juiced (about 2 tblsp.)
- 3 tblsp. olive oil
- Kosher salt, to taste
- Freshly ground black pepper, to taste
- 1 cup mint leaves, chopped
- Flaky sea salt, for garnish

PREPARATION

In a large saucepan, cover potatoes with cold water and season water with salt. Bring to a boil over high heat and cook the potatoes until tender, about 10 minutes. Drain and let stand until cool enough to handle, about 10 minutes.

Meanwhile, in a large bowl, whisk lemon juice with olive oil and season with salt and pepper. Quarter potatoes and toss with the dressing and chopped mint leaves. Serve warm or at room temperature, sprinkle with flaky sea salt.

Serves 6

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



Roberta Gluth, Lot 6B, submitted an article from Real Estate Agent Russell Shaw's 85022 News that she thought you might find interesting. **Editor's Note:** *Not all homebuyers are the same and this method might not be right for you. Do your homework.*

Don't buy the "instant offers" sales pitch

The latest gimmick in real estate is companies or agents promising to buy your house "as-is" for cash with "no costs". Sounds easy, right? Not so fast. The fine print of the offer more often looks like this:

- Offers typically well below "fair market value" by anywhere from 10% to 30%. These are for profit companies - their profit, not yours.
 - Original price offered gets changed from what they first told you at some point in the process, usually after home inspection.
 - Offers a "no commission" sale, but typically charge 6-10% "Customer Experience" fee.
 - No seller representation. They do not represent you, only themselves.
 - As-is - until they inspect the home and slash additional thousands from their original bid regardless of actual repairs needed.
 - Agents who list your home but will "buy your home" if no sale. This is a conflict of interest as by definition a listing agent has a duty to protect your interests, not theirs.
- Typically sellers are better served by hiring an agent who will sell it for its' full retail value - yes, even as-is. Wholesaling a property is always a last resort, not a first.

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





The hawks and coyotes are very busy here in Northtown at this time of year. With new bunnies and quail, there are plenty for them to hunt. Be aware and careful while walking your pup. If you see a coyote, try waving your arms and yelling at them - - make it uncomfortable for them to be here.

CORRECTION to last month's Yard Sale notice: Funds from the sale of David and Marsha's items are to be given directly to David to help with his knee surgery costs instead of to Social Activities. -- Dave Ransom, Lot #53



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.



"Come On" Dog Walkers It's the law!! Pick up after your dog,



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

Be Aware, feeding pigeons is a **big no-no** and a nuisance to your neighbors, does damage to your roof and theirs. Rats also like to eat birdseed.



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 June!!



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: (Does not meet June, July and August)

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. Meetings 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.

QIGONG: (Does not meet May and June)

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 (Birthday, Condolence, Get Well, etc.), 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. For information, contact Kitty Cordasco 602-569-5266 or Annabel Kipp 602-992-4373.

