



# *NORTHTOWN NEWS*

**Official Publication of Northtown Homeowners' Association, Inc.  
A 55+ Adult Community**

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## ***Upcoming Events***

**\*\*Board of Directors Meeting\*\*  
Tuesday, August 9<sup>th</sup> @ 6:30 PM**

**\*\*Bulk Trash Pick-Up Begins\*\*  
Monday, August 1<sup>st</sup>**

# *AUGUST*



# *2022*

If you would like to receive this newsletter by mail, please send a request to [Ntnews@northtown85022.net](mailto:Ntnews@northtown85022.net)

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

<b>Sheila Ruling, President (2023)*</b>	<b>602-494-9979</b>
<b>Mike Doyle, Vice President (2023)*</b>	<b>602-390-0494</b>
<b>Naomi McCarthy, Secretary (2022)*</b>	<b>602-971-6779</b>
<b>Linda Barvitz, Treasurer (2024)*</b>	<b>623-466-2842</b>
<b>Dennis Franks, Architectural Control/Compliance (2022)*</b>	<b>623-322-6348</b>
<b>Frank Vance, Roads and Grounds (2023)*</b>	<b>602-460-4702</b>
<b>Open, Facilities Director (2024)*</b>	

**Special Committee:**

Annabel Kipp – Social Manager	602-992-4373
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.

**[www.northtown85022.org](http://www.northtown85022.org)**

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

**2022 HOA Assessment Amounts:**

Annual	\$590.04
Semi Annual	\$295.02
Quarterly	\$147.51
Monthly	\$ 49.17

**Remember...** all HOA dues are to be sent to Osselaer, PO Box 61475, Phoenix, AZ 85082-1475. If you have questions about your account, please call them at 602-277-4418. You will receive a statement with a tear-off coupon.

**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**. 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



## ***July 30, 2022 Election Results:***

A quorum **was** attained (60% of 281 lot owners =169) at the July 30 Election. There were **91** votes **in favor** and **87** votes **not in favor** of the Special Assessment. The requirement to approve this item is 2/3 of the votes cast. We did not reach this requirement; therefore, the **special assessment did not pass.**

There were **96** votes **in favor** of an expenditure in excess of \$50,000 from the Road Reserve Account and **79** votes **not in favor.** The requirement to approve this item was a simple majority. **This item passed.**

### **President: Sheila Ruling**

Every summer our outdoor activities are curtailed, car trips to the store are sweltering because the A/C can't cool us fast enough, and the summer grouchies set in. Every summer I hear rumors of discontent with the Board in general and about particular issues. Rarely do these criticisms include a viable solution. There is a Board seat opening. If you are unhappy with the Board, run for that seat so you can have a vote as well as a platform for presenting your solutions.

I want to remind the community that during the September Members' Meeting the number one topic was the condition of our roads. The members proposed and seconded, and almost unanimously passed a motion instructing the Board to pursue a plan to pave the roads. The Roads work group and Board are well aware of the economic changes since that meeting but also have an obligation to carry out the vote from the members' meeting.

I am handling Clubhouse reservations. The forms are in the binder in the Clubhouse. Please note the use fee, deposit and rules. Call me to schedule an event.

If you are interested in being the Clubhouse manager or the Pool manager, please call me to discuss the tasks of each. Our pool volunteers are doing a great job. Thank you.

The monsoon heat is upon us so stay hydrated and in the A/C as much as possible. Check on neighbors occasionally. If your unit goes out you can spend time in the Pool and in the cool Clubhouse with your laptop, tablet, book or hobby materials. Two APS transformers serve Northtown, so frequently if the power is out at one side of our community it is still on at the other side. If you are sweating in the dark check with someone from the other end of Northtown and check the Clubhouse.

## **Secretary: Naomi McCarthy**

Welcome to new homeowners, Elizabeth and Katrina Aldaco, we're glad you're here with us in Northtown. We currently have 3 homes in the sale process.

On August 7<sup>th</sup>, Richard "Dick" Russell will be celebrating his 100<sup>th</sup> Birthday at the Clubhouse. WOW, can you imagine all that he has experienced in his life. Please send him your congratulations and well wishes. You can mail them or drop them off at the Clubhouse and hopefully he will receive at least 100 cards. His address is 2320 E Waltann Lane, Phoenix, AZ 85022.

Well, I'm undecided on whether we should attempt a second ballot if we don't attain a quorum on the first. That will be up to the Board to decide. When we started the Roads project, we did not know the economy was going to be in such a decline. What goes up must come down and what goes down will come up. Depends on which financial indicators you watch.

Right now, I'm praying for some rain, not flooding, but a good soak.

## **Treasurer: Linda Barvitz**

When planning the 2022 budget in October 2021 there were several unknown expenses which occurred during January and June 2022. This is one of the reasons why we have a budget revision meeting in mid-July. Revisions were made to the budget totaling \$10,185.00. For instance, the Insurance Check from State Farm \$22,400.67 was deposited in January. The final installment payment to the roofing company of \$27,529.81 was also expensed ~~also~~ in January. This created a deficit of \$5,129.14 in our budget along with Pool repairs, parking lots, etc.

It took countless hours going over past financials and talking with the other Board members-trying to determine what projects could be put off until next year and which line items that could be reduced. Their input was much appreciated. I would like to give a special Thank You to Naomi McCarthy and Doug Snyder. The three of us worked tirelessly preparing the budget revision for the Boards' approval. It was important to the three of us when doing the preparations, that we give the residents attending the meeting a chance to offer their opinions and answer their questions. Their input was very much appreciated. Naomi, the budget revision work sheet that you created and printed for everyone at the meeting was, as usual, **Naomi Style, Well Done!** Thank You.

## **Architectural Control/Compliance: Dennis Franks**

Welcome to summer and 115 degrees. The community has really been getting on board with weed and yard clean up. Pine needles, spurge and tree droppings are slowly being removed. Keep up the good work. Carport storage is still an issue, so please clean them up as well.

Some of you are taking notices personally. We frequently don't know your names and are just trying to make our neighborhood look better. If you want to talk to us, just call. We are more than happy to discuss any questions with you. Please do not talk to other people when we can solve the problem with a quick phone call. I am Dennis Franks, and my phone number is 623-322-6348. If necessary, leave a message, and we will be happy to call you back.

## Roads and Grounds: Frank Vance

Greetings from Roads and Grounds.

As you read this, the bulk trash is about to be collected and we will have another few months to start saving for our next round when temps are cooler. July has, so far, been a quiet month and we are waiting for the election results for the street assessments.

Earlier this month, I was contacted by a resident whose house and yard have been taken over by pigeons. The birds have made a real mess of her house and yard requiring a lot of care and energy for cleaning. This resident explained that the problem is happening because a neighbor is feeding the pigeons. While they have learned to go to one house for food, they are less particular where they roost. I think most of us would agree that it is nice to hear all of the birds, but having to deal with what they leave behind isn't so pleasing.

There is actually a City ordinance against feeding pigeons. Anyone in violation of this ordinance can be cited and fined.

If any of you have a problem with unwelcome pigeons at your place, here are a couple of suggestions that may help. You could try calling Humane Pigeon Exclusion 623-259-6307.

Other ideas:

1. Put up mesh netting
2. Install bird spikes
3. Apply repellants - check with your local hardware store. Ask for a gel repellant
4. Use an ultrasonic sound generator - check with your local hardware store. Here is a website for a company who sells them: [HTTPS://www.stop-pigeon.com](https://www.stop-pigeon.com)

### **Fall Members' Meeting & Election Notice**

**Northtown Homeowners' Association Inc.  
2202 E Waltann Lane, Phoenix, AZ 85022**

**The Fall Meeting of the Members' of the Association will be held at the above address (the Community Clubhouse) at 6:30 PM on Tuesday, September 20, 2022** There is one Open Seat on the Board to be filled.



# COMMUNITY INTERESTS:

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



**NORTHTOWN COMMUNITY BLOCKWATCH/PNP:** Nora Curtin 602-689-9696

Hi, All!

Hoping all are staying well and hydrated in this hot weather. Please remember, even if you are staying inside, it is important to keep drinking that water.

In case you have not heard, there has been a nationwide "Crisis Intervention" phone line established. So, if you or someone you know is depressed or in an anxious state and professional assistance would be helpful, you can call: **988**.

As of now, the City of Phoenix is planning on a GAIN Event this year on October 15th. GAIN stands for **Getting Arizona Involved in Neighborhoods**. In past years, Northtown has participated in this Event; and hopefully we will be able to be participants again this October. Stay tuned for more news and details of the Northtown GAIN Event!!



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

Koffee Klatch is still meeting only once a month during the summer. Our next meeting will be Thursday, August 4<sup>th</sup> at noon in our Northtown Community Clubhouse. No luncheon is planned, but we will have cake to celebrate our August Birthdays. As always, if you have something you'd like to share, it will be enjoyed by all. Starting in September, we will resume weekly meetings.

If you missed our July meeting, Koffee Klatch was anonymously given a very generous monetary donation. Our goal is to at least match this donation and then pick a local food pantry to be the recipient. There is no definite time frame set up to accomplish this, but with the hot weather, I'm sure the need is great. Our Northtown Community is more than welcome to participate and help us achieve our goal, or even surpass it! If you would like to make a monetary donation, no matter how small, please drop it off at our next meeting on Thursday, August 4<sup>th</sup>. We meet from noon to 2:00 PM. We won't be meeting again until September 1st, so it's possible we will still be collecting donations then, but the hope is we can accomplish our goal before then. Thank you all in advance.

## DO YOU NEED HELP??

**Organizations that may be able to help you.** In future issues, we will highlight each of these organizations.

- Duet 602-274-5022
- Dial-A-Ride 602-716-2100
- Maricopa Senior & Disabled Hot Line 602-264-4357
- Link for property tax assistance in Maricopa Co:  
<https://treasurer.maricopa.gov/Pages/LoadPage?page=TaxGuide#assist>
- Mom's Pantry, 13440 N Cave Creek Road 602-992-0083
- St. Mary's Food Bank 602-242-FOOD (3663)



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 yardwork. 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.



**RECIPE OF THE MONTH:** Do you have a favorite recipe to share? Please send it to [ntnews@northtown85022.net](mailto:ntnews@northtown85022.net).

### Gazpacho

(submitted by Nora Curtain)

3 pounds ripe tomatoes  
2 cumpers  
 $\frac{1}{2}$  cup finely chopped green pepper  
 $\frac{1}{2}$  cup finely chopped onion  
2 tsp red wine vinegar  
2 cloves minced garlic  
2 cups chilled tomato juice -  
(we use V8-original and Hot & Spicy)  
 $\frac{1}{3}$  cup olive oil  
 $\frac{1}{4}$  tsp tabasco  
Salt and pepper to taste

Peel and seed tomatoes and cucumbers-chop fine.  
Combine all ingredients and stir well.  
Cover and chill for 3 - 4 hours.  
Serve with croutons and/or sour cream.



**For Sale:** Dining room table with leaves, 4 chairs and a hutch \$100.00. Contact me at 602-292-7360.

Lorraine Prutch, Lot# 7



**FREE!!!** Indoor LED Light Bulbs. Do you have a dark corner or hallway in your house? PNP has 40 and 60-watt LED light bulbs available. We also have batteries, fire extinguishers, and smoke & CO2 alarms. If you need some, please call Bob Carver 602-787-0016.



## Joke(s) of the Month



A plane is on its way to Toronto, when a blonde in economy class gets up and moves to the first-class section and sits down.

The flight attendant watches her do this and asks to see her ticket. She then tells the blonde that she paid for economy class and that she will have to sit in the back.

The blonde replies, "I'm blonde, I'm beautiful, I'm going to Toronto and I'm staying right here."

The flight attendant goes into the cockpit and tells the pilot and the co-pilot that there is a blonde bimbo sitting in first class, that belongs in economy and won't move back to her seat. The co-pilot goes back to the blonde and tries to explain that because she only paid for economy she will have to leave and return to her seat.

The blonde replies, "I'm blonde, I'm beautiful, I'm going to Toronto and I'm staying right here."

The co-pilot tells the pilot that he probably should have the police waiting when they land to arrest this blonde woman who won't listen to reason. The pilot says, "you say she is a blonde? I'll handle this, I'm married to a blonde. I speak blonde."

He goes back to the blonde and whispers in her ear, and she says, "oh, I'm sorry." and gets up and goes back to her seat in economy. The flight attendant and co-pilot are amazed and asked him what he said to make her move without any fuss.

"I told her, "first-class isn't going to Toronto."





# Richard Russell

will be turning 100 on August 7<sup>th</sup>



If you wish to send Dick a birthday card, please send to: 2320 E Waltann, Phoenix, AZ 85022, or drop it off at the Clubhouse.

## 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 Thursdays in the Northtown Clubhouse. Check the Newsletter calendar and Koffee Klatch article each month for dates and times. 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 Services Department - 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 become a PNP member, please contact Bob Carver at 602-787-0016 or Nora Curtin at 602-689-9696, or email [nkcurtinaz@hotmail.com](mailto:nkcurtinaz@hotmail.com).

### 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 (Birthday, Condolence, Get Well, etc.) cards to neighbors when notified. Two volunteers help in this effort. One does the card distribution, and one collects the clean cans delivered to the back of the Clubhouse and carts them to the store to collect the money used for postage and cards. A huge operation!!! So, please donate/recycle your clean cans for this cause.

If you know of anyone that could use a card to brighten their day or provide some caring words, call Annabel Kipp 602-992-4373.

