



NORTHTOWN NEWS

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

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VOLUME 48 | ISSUE 1

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- *Road Pavement Schedule – pages 6 & 7*
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Upcoming Events

****PNP Quarterly Meeting****
Tuesday, January 2nd @ 4:00 PM*

****Board of Directors Meeting****
Tuesday, January 9th @ 6:30 PM

****Happy Hour****
Friday, January 26th 6:00 – 8:00 PM*

*Note new times

JANUARY  2024

If you would like to receive this newsletter by email, please send a request to Ntnews@northtown85022.net

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

Jeannie King, President (2026)*	763-244-0410
Emmy Morales, Vice President (2026)*	602-882-1191
Naomi McCarthy, Secretary (2025)*	602-971-6779
Linda Barvitz, Treasurer (2024)*	623-466-2842
Dennis Franks, Architectural Control/Compliance (2024)*	623-322-6348
Frank Vance, Roads and Grounds (2026)*	602-460-4702
Susan Nusall, Facilities Director (2025)*	602-380-3266

Special Committee:

Doug Snyder – Roads & Grounds Assistant Social Activities - Open	602-923-9892
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Additional Contacts:

Sharla Cook, Property Manager, Osselaer	602-740-8979
Bob Carver, Street Lighting	602-787-0016

* Denotes Term end.

www.northtown85022.org

Office Email: ntoffice@northtown85022.net
Sharla Cook: sharla@osselaer.com

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

2024 HOA Assessment Amounts:

Annual	\$625.80
Semi Annual	\$312.90
Quarterly	\$156.45
Monthly	\$ 52.15

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. 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**. 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. 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



Past President: Sheila Ruling

The Members' Meeting and elections are over. The holiday season is over. It is now time for the incumbent Board members to help President Jeannie King and Vice President Emmy Morales transition into their new roles. I know Northtown is in good hands.

President: Jeannie King

As your new President Elect, I thank everyone for their support, and I request your continued support. I will work hard for you. I know we have a special and unique community with wonderful people. These are some of the reasons I choose to live here and give my time to the community.

In this new year I would like you to think about this community and what you appreciate about it. So many of our fellow residents tell me they like that we are a friendly community. To that end, I invite everyone to put aside past complaints and disagreements with neighbors and start this year new. Instead of being critical, think about what you appreciate about the person. This is our "forever home" for now so let's make it as nice as possible for everyone.

Our community has come together in the past and has done great things! First, Northtown HOA was created complete with new roads. A community center and a pool were built. Now is our time to come together again as a community, all of us are on the same team to rebuild "OUR" roads. All of us hopefully will keep our minds open to the possibilities and give of ourselves to work together so we can do this.

Past Vice President: Mike Doyle

I'd like to say a quick thank you to all the Board members and membership at large for supporting me during my three-year term on the Board. I'd also like to thank the two new candidates for putting their names in for Board positions and Frank for continuing on. We have accomplished some important items and had some fun along the way.

Over the next 45 days, you will see a stretch of 22nd Street that will be repaved, and it is my hope that this will be the beginning of more to follow. It is a big challenge for future Boards and the membership, but I believe we can accomplish this.

Secretary: Naomi McCarthy

A LOT OF THANKS: to Koffee Klatch for decorating the Clubhouse for the Holidays and serving hot chocolate and cookies to the Church Group's carolers last Sunday night, to Sharla Cook who has been helping me by mailing out Notices and election packets and being on the Election Committee, to Mike Doyle for hosting a Volunteer Appreciation dinner, to the Church Group for hosting a thanksgiving dinner for the community, and to all the residents who decorated their homes and making Northtown sparkle in the night. That's a lot of Thanks, I am grateful to live in Northtown with wonderful people.

The Website is up to date, please visit it at www.northtown85022.org. If you see something that is missing or not correct, please let me know and our webmaster, Linda Insabella, will correct it. We have an email blast which is working. Again, let me know if there is something you would like sent to all subscribers. If you haven't subscribed to the email info blast, please contact me, and I will make sure you get on the list.

Because of the economy and market, we only sold 10 houses this year. Currently we have 1 home in the sale process. That's about half of our normal sales for a year, which means that we received half the amount going into road reserves.

I hope you all have a very Happy & Healthy New Year!

Treasurer: Linda Barvitz

The letter sent out by Osselaer regarding the 2024 HOA Dues increase was incorrect. If you pay the amount in Osselaer's letter, your account will show a credit. Please update your banking information to avoid late fees.

- 1. Annual \$625.80
- 2. Semi Annual \$312.90
- 3. Quarterly \$156.45
- 4. Monthly \$ 52.15

Balance Sheet Operating

Alerus Operating 6706	\$ 3,049.38
Alerus Operating MMA 8656	63,937.60
Alerus ICS Operating 1071	119,267.28
Petty Cash at Northtown	<u>273.08</u>
	\$186,527.34

Balance Sheet Reserves

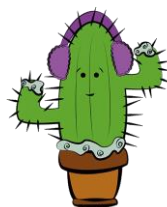
Alerus Road Reserve 8567	\$ 14,571.08
Alerus Cd 0168 M.D 10/16/24	32,989.03
Alerus Cd 0417 M.D 1/23/24	28,091.09
Alerus Cd o825 M.D 5/16/24	30,472.24
Alerus Cd 1104 M.D 7/30/24	30,863.75
Alerus ICS reserve #1089	<u>141,728.41</u>
	\$278,715.60

\$10,000.00 was deposited into our CDs (\$2,500.00 into each CD)

\$10,000.00 was deposited into our Road Reserve account

\$ 5,500.00 was deposited into our Road Reserve account (Reserve Fees from property sales)

\$25,500.00 Total Deposited into our Reserve Accounts this year



Facilities Director: Susan Nusall

Happy 2024! In case you missed the member's meeting, here's a recap of 2023:

- There were 25 reserved events using the Clubhouse this year, not counting the Koffee Klatch, PNP meetings, and those meetings/events which were open to the community.
- The weavers doubled their meetings by adding another group.
- We purchased new blinds for two of the windows.
- We purchased 4 new fans.
- We received 3 new donations of exercise equipment.
- We purchased a net and pickleballs for the new pickleball court.
- All the floors will be refurbished the beginning of 2024, which includes stripping and sealing them.
- Rate increases for the Clubhouse rental will be considered at the next Board meeting due to the rising costs of utilities and supplies.

I'm looking forward to working with my Northtown neighbors to make sure the Clubhouse is top notch and available for more fun events as we move into a new year! Please reach out to me with any ideas you have, as I'm always open to hearing them.



Board Candidates

Jeanie King	93 Votes	3 Year Term ending in 2026
Frank Vance	91 Votes	3 Year Term ending in 2026
Emmy Morales	83 Votes	3 Year Term ending in 2026

COMMUNITY INTERESTS:

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



22ND STREET PAVING PROJECT (Wednesday, 1/24/24 through Friday, 1/26/24)

I. PARKING

- LINDA COURT – 21st Street is your best parking area.
- SHORT GRETTA CUL-DE-SAC – Your best parking choice would be Clubhouse.
- We suggest not parking on Tierra Buena to avoid large truck & equipment traffic.
- Residents facing 22nd Street may park on 21st street, Beck Lane, Betty Elyse or Gretta Place (see map on reverse side). Arrows on map indicate entry and exit routes using these streets.
- Overnight Parking will be allowed on above streets and at the Clubhouse.
- Do not block driveways.

II. SUGGESTIONS

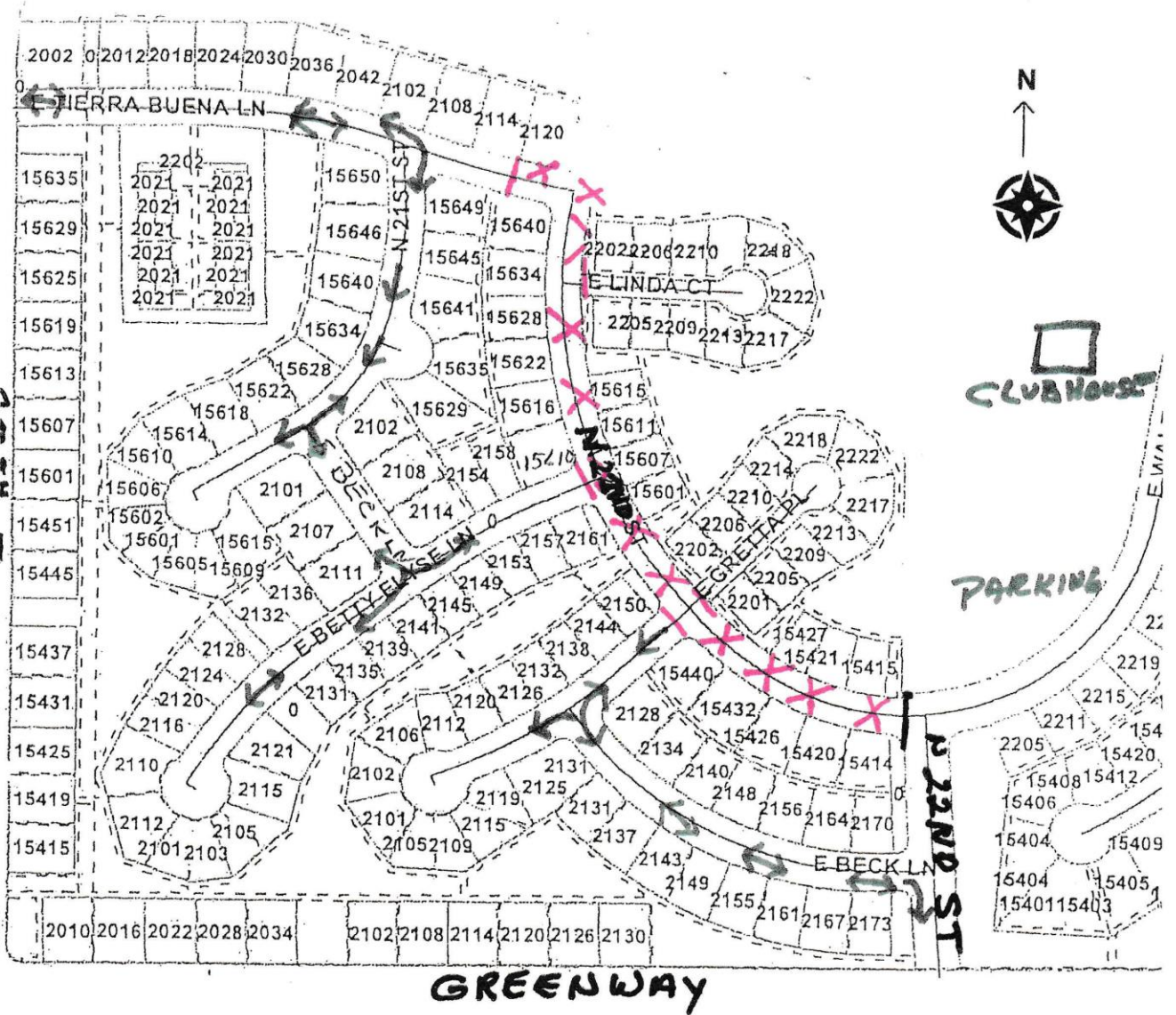
- Do not schedule deliveries on affected dates. Arrange pick-ups at facilities or distribution centers.
- Arrange & Notify homecare, shared ride services, etc. of street closures and alternate access (see map on reverse side).

We understand that this will be inconvenient for a few days and we appreciate your support and cooperation during this time. Please reach out to any Board Member if you have any questions or concerns.

III. \$250 FINE POLICY

- 22nd Street between Waltann and Tierra Buena will be closed for repaving beginning January 24 through January 26. Any Northtown resident will be assessed a fine of **\$250 if they drive through or around the barricades** that are in place to block vehicular traffic. This policy will remain in effect throughout the duration of the project and will be lifted upon completion of the project and the barricades are removed by representative of the paving company.

See map on reverse side. A color-coded copy will be hand delivered to those directly affected.



LEGEND

- (RED) = STREET CLOSED - WED-FRI 1/24-1/26
- (GREEN) = PARKING & IN/OUT DRIVING

DECK THEM HALLS

There were many homes beautifully decorated for the holidays, making the decision very hard. The winners of the 2023 holiday lights and decorations are:

Sheri Castagno	2233 E Waltann Lane
Dragan Stamankovic	2302 E Betty Elyse
Rahne Gigous	2024 E Tierra Buena Lane

Thank you to all Northtowners for showing your holiday spirit and making Northtown very bright and festive. All winners received a \$25 Gift Card from Fry's.



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

As 2023 comes to a close, I would like to thank the Northtown Community residents for assisting in keeping our neighborhood safe. Specifically, I would like to thank the PNP Members for their support and consistent patrolling. During the first 3 Quarters of 2023 our PNP members have logged more than 3,023 patrol hours.

There have been 3 additional solar lights purchased through the City of Phoenix Grant Program, and installed at various locations throughout the property. The applications for the 2024 Grants have been submitted, and we will keep you updated as they go through the approval process.

Thank you to the Community for their contributions to the "Cookies for the Cops." The officers were amazed at the amount of cookies and very thankful!!

As you are out and about for sporting events, or shopping with those gift cards received; please remember to lock your vehicles at all times. Also, Take It — Conceal It — Lock It!

The PNP Quarterly Meeting will be on Tuesday, Jan 2nd at **4:00pm (new time)** at the Clubhouse. Please Note the new time for the meeting. Come prepared with your hours for the 4th Quarter of 2023. These need to be reported to the City that week.

Word of the Month!
By Andree'

Equivocate:

To lie, dodge, evade, quibble, trifle with the truth.

Sentences: I would not believe her story, because she is known to equivocate to suit her purposes.

When asked about his involvement in the scandal, the Politician chose to equivocate and gave a non-answer.



KOFFEE KLATCH: Susan Nusall, President 602-380-3266

"Be at war with your vices, at peace with your neighbors, and let every new year find you a better person" Ben Franklin

Thursday, January 4th will be our first Koffee Klatch meeting of 2024 at noon in our Northtown Clubhouse. We will be celebrating our January birthdays, and cake will be provided. Dues will remain the same at \$1.00 per meeting. Though our plans are to meet every Thursday except during the summer months, we will NOT be meeting on January 25th due to the street closures for the new paving project.

Cookies for Cops was a big success with Officers from the Black Mountain Police Precinct enjoying some time with our members and picking up lots of trays of goodies! They were so very grateful to our wonderful Northtown Community. Thank you to everyone who provided all the sweetness and an extra thank you to all those who gave their time to make the trays look so festive for the Officers.

Look for information in the February newsletter about Cookies for Firemen. We usually do this around Valentine's Day and are hopeful we will have the same generous turnout for the Fireman as we did for our Police Officers.

Please don't forget to check your monthly Northtown Newsletter for updates.





Liz McNamara's Church Group 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 Serve**. It is also important to note that you will need to be at home when they arrive.



The next NEIGHBOR HAPPY HOUR will be held on Friday, January 26th (4th Fri of the month) from **6-8 PM**, held outside at the pool cabana area. Please BYOB and a snack/appetizer to share, **WELCOME 2024!** Paper goods will be supplied.

Thanks for showing up, getting to know your neighbors and having fun. Any questions can be directed to your hosts, Judy Enman, Lot 95 & Jeannie King Lot 171. Special thanks to Jacque for helping clean up the cabana area and to Tom for always being there for set-up/clean-up and being a part of this, it is very much appreciated!



Afternoon Pokeno Coming Soon!! For more information, call Liz McNamara at 602-971-3893.

DO YOU NEED HELP??

Organizations that may be able to help you.

- | | |
|------------------------------------------------------------------------------|---------------------|
| • Duet | 602-274-5022 |
| • Dial-A-Ride | 602-716-2100 |
| • Maricopa Senior & Disabled Hot Line | 602-264-4357 |
| • Mom's Pantry, 13440 N Cave Creek Road | 602-992-0083 |
| • St. Mary's Food Bank | 602-242-FOOD (3663) |
| • Meals on Wheels* | 602-264-4357 |
| • City of Phoenix Income Based Landscaping*
through Neighborhood Services | 602-534-4444 |



RECIPE OF THE MONTH: Do you have a favorite recipe to share?

Please send it to [ntnew\(s@northtown85022.net](mailto:ntnew(s@northtown85022.net).

Sheila's Raisin Nut Clusters

(Submitted by Sheila Ruling)

Ingredients:

1 package vanilla candy coating squares (sold on baking aisle)

1 can skinless peanuts

1 package chocolate chips, semi-sweet of milk chocolate

Raisins (or dried cranberries)

Optional: mint chips or peppermint flavoring.

3 cookie sheets lined with aluminum foil.

Instructions:

Separate candy squares. In skillet on low heat, melt squares; stirring as needed.

Add chocolate chips and blend to melt - avoid scorching! Optional: add mint chips or liquid peppermint flavoring.

Stir in raisins and peanuts. Remove pan from heat.

Drop spoonful's onto foil lined sheets.

Refrigerate about 30 minutes, then peel off and store in covered container.

Great project to make with kids.

Joke(s) of the Month



Managing your weight around the holidays just requires a little planning . . .

For example, I took the batteries out of my scale on Wednesday.



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 January!!

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.

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).

NORTHTOWN SUNSHINE

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.

