



# *NORTHTOWN NEWS*

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

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VOLUME 48 | ISSUE 2

## ***In this issue...***

- ***Community Garden – page 5***
- ***Cookies for Firemen- page 7***
- ***Northtown Crafters – page 9***

## ***Upcoming Events***

**\*\*Board of Directors Meeting\*\***  
Tuesday, February 13<sup>th</sup> @ 6:30 PM

**\*\*Northtown Crafters\*\***  
Friday, February 2<sup>nd</sup>  
2:30 – 4:30 PM

**\*\*Happy Hour\*\***  
Friday, February 2<sup>nd</sup> and 23<sup>rd</sup>  
6:00 – 8:00 PM

# *FEBRUARY*



# *2024*

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

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

**Office Email:** [ntoffice@northtown85022.net](mailto:ntoffice@northtown85022.net)  
**Sharla Cook:** [sharla@osselaer.com](mailto:sharla@osselaer.com)

**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

**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](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

# "LETTERS TO THE EDITOR"

This is **YOUR PAGE** where you can share ideas, opinions and suggestions. We ask that you keep the length of your "Letter to the Editor" to 200-400 words (approximately 15-25 lines): Please stick to **Facts**, no **"Fake News"** or rumors. Letters must have your name and Lot #. Anonymous doesn't live here. Send "Letters" to: [ntnews@northtown85022.net](mailto:ntnews@northtown85022.net).

Hello. I hope this year has started out as a good one for everyone.

I would like a mention in our next newsletter about the kitties roaming around the neighborhood again.

I just had a cat climb one of my trees after it used my neighbor's yard as a poo potty. There have been an uptake of kitties running around the neighborhood again ( I counted 6 yesterday). They are unprotected and using people's yard as a litter box, but most important is they will attract coyotes. I have also seen one of my neighbors setting out food & water for them. Thank goodness she will pick it up and not leave it out all night. I worry about the little animals, but I have a small dog, and don't want any coyotes coming around that can hurt my dog or anyone else's animal.

Thank you so much.

MaryMichele Wallace  
Lot 24





## **President: Jeannie King**

Goals I have for this term are to:

- Revise our Policies and Procedures, CC & R's, and more to make them easier to understand, define violations clearly, and to assist in funding the operation & maintenance of Northtown,
- Work to get our roads re-paved including considering a multi-prong approach to funding, and
- Restart our Social Activities. When our community members know each other and have fun together our community becomes stronger and safer.

I have spent about twelve hours reading our supporting documents, Arizona's Title 33 on Planned Communities, and meeting with HOA Board members, Committee members, and Sharla. I would like to thank them along with Sheila Ruling, Mike Doyle, Nora Curtin, and Jeff Deaver and associates from Pinnacle Paving for their time and information they shared. Emmy Morales also attended meetings and was updated on ones she was unable to attend. As a Northtown resident and President, I am very thankful to have this caring, committed, diligent group of people giving their work and time to the Community.

The best way to reach me is with e-mail. I only answer my phone if your name shows up, and I'm not working or driving. I read my text messages and voice mail messages and return calls; often not the same day (I work many hours in a week) unless it is urgent or an emergency.

## **Vice President: Emmy Morales**

I am looking forward to the New Year and an opportunity to work for our community. I have lived in Northtown for 11 years and appreciate the sense of community we have. I can't imagine living anywhere else. I honestly feel that the roads are the most important priority right now, and I hope you all will support the Board in this endeavor. Thank you for your vote and confidence in me.

## **Secretary: Naomi McCarthy**

Welcome to February. This is a leap year, so we have an extra day to get all the things done that we planned to do!

By now a section of our roads has been paved, and some of the worst potholes have been patched. Thank you to our Roads & Grounds Director and the many people who worked to help get this done.

The new files for accounts payable are done, and I will be previewing our homeowner files to get ready for the 2024 census, which will be conducted in March or early April. Our Annual Report with the Corporation Commission is due this month, and I have asked Sharla to file it with the names of our new Officers. Enjoy February 29<sup>th</sup>!

**Treasurer: Linda Barvitz**

If you have automatic payment of your HOA Dues from your bank account, please make sure you have changed the amount to reflect the 2024 increase.

The 22<sup>nd</sup> Street paving project and additional street repairs will be paid as follows:

\$ 71,900.00 paid from our Cash Operating Account  
\$ 50,000.00 paid from our Road Reserve Account  
\$121,900.00

**Roads and Grounds: Frank Vance**

February greetings from Roads and Grounds.

We have had a big start for 2024. By the time this newsletter is circulated, the paving project on 22nd Street will be finished as well as some patching of the worst of our worst potholes. Our thanks to everyone who was directly affected by the road closure for patiently working together throughout the inconvenience.

Of course, there is more work to be done and it will take a long time. At this point, it does not seem possible to take care of all our pavement problems at once, so we will do what we can as opportunity allows addressing the most serious of our street’s problems.

If anyone has any feedback concerning the work done in January, we are interested in hearing from you. Please email your thoughts to [ntoffice@northtown85022.net](mailto:ntoffice@northtown85022.net) and indicate “Streets” in the subject line. Pictures of the 22<sup>nd</sup> Street paving project are on the following page.

There has been some discussion about creating a community garden. We are assembling a committee to see what form this could take, what it could cost, how it could be financed, and where it would be located. I am looking for some volunteers who would be part of this committee. Please email the office with “Community Garden” in the subject line if you are interested in becoming a part of this team. As I work during the week, we would be looking at meeting times during the evenings or on the weekends. I will be in touch with everyone who is interested on or after February 15<sup>th</sup>.

**Facilities Director: Susan Nusall**

Happy “Heart” Day to all my friends and neighbors! Please remember to check the Northtown Newsletter Calendar for both the public and private events being held in the Clubhouse.

If you would like to borrow any of the tables and/or chairs from the Clubhouse or Pool area, you will need to contact me so I can approve it. This helps with not having missing tables and chairs for those who have rented the Clubhouse for an event.

The container for food donations is in the Clubhouse and donations of food are always appreciated. On the other hand, if you need any of the items, they are there for you to take. Donations are taken to St. Vincent de Paul.

# 22<sup>nd</sup> Street Paving Project



# COMMUNITY INTERESTS:

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



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



**THURSDAY, FEBRUARY 8<sup>th</sup> - COOKIES for FIREMEN**  
**THURSDAY, FEBRUARY 15<sup>th</sup> - Koffee Klatch Valentine's Day Potluck Luncheon**

We will be combining February and March Birthday Celebrations on Thursday, March 7<sup>th</sup>. Be sure to save your February birthday card and wishes until then.

Cookies for Firemen, Koffee Klatch's February project, is a Northtown Community wide effort to show our appreciation to the Fire Stations that serve our area and go above and beyond to keep us safe. Please put on your baking hats and bring your homemade cookies/bars/bread or your own special sweet treat to the Clubhouse by 11:00 AM on Thursday, February 8<sup>th</sup>. If you don't bake, store bought items are just as appreciated and can be dropped off as well. Koffee Klatch members will package the cookies and deliver them to the Fire Stations later that day. Thank you for supporting this very worthy cause.

We will be having a Valentine's Day potluck luncheon on Thursday February 15<sup>th</sup> so bring your "love food" to share.

Happy Valentine's Day to all our Northtown neighbors and friends ❤️





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

Greetings!

In the beginning of January, PNP had their first Quarterly meeting for 2023. Following that meeting and the recording of patrol hours for the last quarter of 2022, I am happy to announce that Northtown has reported a total of 4,144 hours patrolled for the year of 2023. Thank you to all, of your PNP Members. Those hours do not include the watchful eyes of other residents (not PNP members) who are alert to things going on in the community and act.

February is the month that we recognize the Fire Department Stations who serve our community. We hope that you will show the Fireman your love and support with some Cookies for the Firemen on February 8<sup>th</sup>. Koffee Klatch is coordinating this event again, please bring your homemade (or fancy purchased) cookies to the Clubhouse by 11:00 AM on Thursday, February 8<sup>th</sup>.

We all are aware that we do not allow soliciting in our community. However, this is an election year, and I have already experienced a representative of an "Election Group" stopping at my house. And this caused me to think, it is a good time to remind the Northtown residents of the Arizona Statute 33-1808 Section G, which reads:

Arizona Statutes 33-1808 - Section G:

*G. Notwithstanding any provision in the community document, an association shall not prohibit door to door political activity, including solicitations of support or opposition regarding candidates or ballot issues, and shall not prohibit the circulation of political petitions, including candidate nomination petitions or petitions in support of or opposition to an initiative, referendum or recall or other political issue on property normally open to visitors within the association, except that an association may do the following:*

- 1. Restrict or prohibit the door-to-door political activity from sunset to sunrise.*
- 2. Require the prominent display or an identification tag for each person engaged in the activity, along with the prominent identification of the candidate or ballot issue that is the subject of the support or opposition.*

So yes, they are allowed to walk through the community with identification displayed and ring your doorbell. If you feel ok to answer any questions, that is your choice. If you prefer not to, just let them know, but please be polite.

Hope all are enjoying or at least managing through this "colder" weather. Just keep in mind those 100-degree days will be here again, before you know it.

Happy Valentines Day and stay warm and safe!!





## Change of Time, Venue, and Dates

**When:** Fridays, February 2<sup>nd</sup>, 23<sup>rd</sup>, and March 22<sup>nd</sup>, 6:00 - 8:00 PM

**Where:** Clubhouse

All Northtown Residents are Welcome! Bring your own beverage and snack to share.

If you would like a reminder e-mail message and you are ok with a group e-mail, email your name and e-mail address to [kingjeannie79@gmail.com](mailto:kingjeannie79@gmail.com).

The Northtown Happy Hour is now sponsored by the Volunteers of Happy Hour. Decisions are made by the group. Our goal is to have fun as a community. Loneliness is cited as a major problem in our country. Come and be with your community friends! The more the merrier!!

Note: the January Happy Hour moved to February 2<sup>nd</sup> because our main road near the Clubhouse was being replaced during the week we normally have Happy Hour. This is a good time to see the new road.

We have a change of time because many working people cannot get to an earlier Happy Hour.

The location of the next few Happy Hours will be in the Clubhouse as it is cold outside.

Being responsive to many requests, these changes were made. If you do not like to drive after dark, share that with someone for a ride to and from home.



Hello Northtown Crafters! Would love to have you join me for an afternoon of creativity at the Clubhouse. This is a "bring your own" crafts and projects to work on while visiting with friends and neighbors. If you have a project to share, that is great too. I realize this is short notice for February. There is a possibility for future events if enough interest.

**Meet in the Library Friday, February 2<sup>nd</sup>, 2:30-4:30 PM.**

Bridgette Smith, Lot 131  
602-818-7390



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.



*By Andree'*

**Picayune:** Petty; worthless

Sentences:

The picayune squabbling's of petty politics leave us brow-beaten during elections.

Now his wages began to look as picayune as once they had seemed large.

## 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        |





Wheelchair Pillow - excellent condition \$10 or best offer  
Shower Chair w/back - like new - \$25 or best offer  
Shower Transfer Bench - like new - \$40 or best offer  
Portable Bedside Toilet - \$10 or best offer  
**Call 480-469-1351 for more information**  
**Gerry Roesch, Lot 209-H**



**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).

## **Cream Cheese Pie**

(12 Tomatoes - internet)

### **FILLING**

2 (8oz) packages cream cheese,  
softened.  
2 eggs  
1 cup sugar  
1 teaspoon vanilla  
1 prepared graham cracker crust

### **TOPPING**

1 cup sour cream  
2 tablespoons sugar  
 $\frac{1}{2}$  teaspoon vanilla

### **PREPARATON**

Preheat oven to 350 degrees F.  
For the filling, combine cream  
cheese, sugar, eggs, and vanilla in a  
large bowl. Beat until smooth.

Transfer filling mixture to the  
graham cracker crust and bake for  
35 minutes.

While the filling bakes, start on  
the topping. In a medium sized  
mixing bowl, combine sour cream,  
sugar, and vanilla.

Remove pie from oven after 35  
minutes and raise the temperature  
to 450 degrees F. Pour the topping  
mixture onto the pie and return to  
oven for 5 additional minutes. Allow  
pie to cool before serving.

## Joke(s) of the Month



### Best knock knock joke ever..

#### Knock-Knock Joke

Three brothers age 92, 94 and 96 live in a house together.

One night the 96 year old draws a bath, puts his foot in and pauses. He yells down the stairs, "Was I getting in or out of the bath?"

The 94 year old yells back, "I don't know, I'll come up and see." He starts up the stairs and pauses, then he yells, "Was I going up the stairs or coming down?"

The 92 year old was sitting at the kitchen table having coffee listening to his brothers. He shakes his head and says, "I sure hope I never get that forgetful." He knocks on wood for good luck. He then yells, "I'll come up and help both of you as soon as I see who's at the door."



*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 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).

### 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.

