



NORTHTOWN NEWS

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

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VOLUME 48 | ISSUE 4

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Upcoming Events

****Northtown Crafters****
Friday, April 5th, 2:30 – 4:30 PM

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

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

****Spring Members' Meeting****
Tuesday, April 16th @ 7:00 PM

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

APRIL



2024

Contacts: If you need assistance with any issue regarding Northtown, our **Property Manager, Sharla Cook, 602-740-8979 or email sharla@osselaer.com**, is available to assist you. Be sure to state nature of your concern.

Board Members

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	602-923-9892
Jacque Fraley - Social Activities Chair	602-799-7071

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

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



President: Jeannie King

Greetings Good Neighbors!

Our wonderful Board members, Committee members and our Osselaer Property Manager are very busy keeping things running so smoothly it appears Northtown Homeowners Association, Incorporated runs itself. It does not!! I'm fortunate to be able to spend some time with them. They are amazing and all of us can be very thankful.

It is best when you have property concerns to contact Sharla Cook, our Property Manager. Please do not contact Board members. Call or email Sharla. Please include your name, lot number or address, phone number and exactly what your concern is. Sharla is a good problem solver. For privacy reasons, we cannot discuss individual issues – just that it is being addressed.

This past month I attended a Roads Committee meeting which was very productive. Thanks to Dave Ransom, we have stages of road repair in a spreadsheet so it can flex with changes. This will be key for our Reserve Study. I sent letters to Pinnacle Peak staff for their great work on our road replacement. A letter is being drafted to our City Council Representative, Debra Stark, to explore the possibility of the City of Phoenix maintaining the +/- 200 sf roadway used for commercial use (at the far east end of Waltann connecting to Cave Creek).

I went on a driving Inspection of our community with Sharla Cook and Dennis Franks. This is done to ensure each of us is keeping our property in a manner that is pleasant to ourselves and our neighbors and keeps our property values up. If a plant or tree dies or part of it dies, please be considerate of your neighbors and promptly remove the dead plant, tree or branches/segments. Also, Sharla will post examples of wildflowers versus weeds on the Northtown bulletin board. A yard full of weeds with one or two wildflowers does not qualify as exempted wildflowers.

Now that the weather is getting warmer some neighbors need to think about painting projects. There are quite a few shabby looking mailboxes/light poles. Ask yourself if there is rust on it, broken glass, faded house numbers. Remember we are a safer community when we look like we care about our homes. Coming home to a well-maintained house and yard boosts a person's mood.

Hopefully, I'll see you at the Spring Member's Meeting.

Secretary: Naomi McCarthy

We hope to see you at the **Spring Members' Meeting** which will be held April 16th at 7:00 PM. The Notice is in this newsletter and was mailed to out-of-town homeowners. I am currently updating our Master Roster. If you have changed your phone number or email address, please let both Osselaer and me know.

The 2024 census is just about complete. I will be knocking on a few doors of those that have not responded to a letter requesting completion of the Affirmation of Age Compliance Form.

Thank you to Bev Bernal, Nora Curtin, Peggy Pennington, and Jean Shelton for their work on this project.

Treasurer: Linda Barvitz

Balance Sheet Operating

Alerus Operating 6706	\$41,783.36
Alerus Operating MMA 8656	64,184.87
Alerus ICS Operating 1071	40,261.25
Petty Cash at Northtown	137.41

Total Cash Operating \$146,366.89

Balance Sheet Reserves

Alerus Road Reserves 8567*	\$17,626.69
Alerus Cd 0168 M.D 10/16/24	32,989.03
Alerus Cd 0417 M.D 1/23/25	31,152.91
Alerus Cd 0825 M.D 5,16/24	30,472.24
Alerus Cd 1104 M.D 7/30/24	30,863.75
Alerus ICS Reserve 1089	92,038.31

Total Cash Operating \$235,142.93

*Denotes \$550 was deposited into our Road Reserve Account #8567. The Board voted to increase the Road Reserve Fee \$55.00. The Reserve Fee will be \$605.00 as of April 22,2024. Copies of the February Financials are on the back table as you enter the Clubhouse.



Slow Down! Please, heed the speed limit in Northtown. . . 20 MPH. No more - no less.

Roads and Grounds: Frank Vance

April greetings from Roads and Grounds

Many of us have less junk than we did a month ago thanks to the recent bulk trash collection. I am happy to report that it went well with no serious issues. Thanks to everyone who followed the guidelines and kept their trash piles where they belong and not where they don't.

Remember our community garden discussions? I am putting out a last call for volunteers to serve on a planning committee. This is a pretty substantial undertaking, and we need a group of people with various talents to help us figure out where to place it, how to design and build it, how much it will cost, how we will pay for it, how we will get water to it, etc. We have had two wonderful neighbors volunteer so far, and we need a couple more. Please give me a call if you are interested or have questions.

Have a great April and come to our Spring Members' Meeting for the latest updates in Northtown.

SPRING MEMBERS' MEETING

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

The Spring Members' Meeting will be held at the above address (Community Clubhouse) on **Tuesday, April 16, 2024 at 7:00PM**

Any Lot Owner may place an item for discussion on the agenda by submitting written notice to the Secretary of the Association no less than fifteen (15) days (April 1st) prior to the meeting of April 16, 2024.

Ample time will be allowed for questions and discussion. You may bring up any subject for discussion.

Refreshments will be provided.

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

Spring Greetings!

Activities have been quiet around the neighborhood lately. We have found a couple of homeless people who were "lost" in our community and said they were having a hard time finding their way through the twists and turns of our streets, which is very possible. For us residents, it may seem easy; but you can be helpful to assist with giving someone lost the easiest way to a major street — Greenway Road, 20th Street or Cave Creek Road. Be helpful and pleasant.

There is a FREE CPR & First Aid Training Class on Thursday, April 4th from 6:30 pm - 8:30 pm at Moon Valley Country Club 151 W Moon Valley Drive. See the flyer in this newsletter.

The Northtown PNP will be meeting on Tuesday, April 2nd at 4 PM in the Clubhouse. Members, please come with your hours for the First Quarter of the year — January, February, March. All residents are welcome to attend and find out what Your PNP members do, or how to become a member of Your Phoenix Neighborhood Patrol (PNP).

Enjoy these pleasant April temperatures while they last — July and August are coming soon.



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

Happy Spring to all our Northtown friends and neighbors. Hope you all had an egg-cellent time on Easter!

Koffee Klatch will be celebrating our Easter luncheon on Thursday, April 4th at noon in the Northtown Community Clubhouse. If you have a favorite Easter "bonnet," whether it be funny or fancy, please remember to wear it. We will celebrate April and May birthdays on Thursday, May 2nd.

Koffee Klatch is still planning on meeting every Thursday in April and May. Once the "heat wave" starts, we will decide on our summer schedule.

FREE CPR & First Aid Training

by Training Hearts



Hosted by Black Mountain Precinct,

Moon Valley -1 and Moon Valley Neighborhood Association

Class is Free to all (But if you need a basic CPR Certification Card - good for 2 years) please bring \$22 cash or Credit Card

CPR Class is for ages 10 and above

Date: Thursday, April 4th, 2024

Location: Moon Valley Country Club, 151 W Moon Valley Drive

Time: 6:30 p.m. – 8:30 p.m. (check-in time is 6:00 p.m.)

TO REGISTER:

Please email your full name, address, email and daytime phone # to:

Officer Blair #7966 – Jeffrey.blair@phoenix.gov

Space is limited, registration is required and on a first come, first served basis.

Funds for this class are provided by the Phoenix Neighborhood Block Watch Grant Program. We kindly ask that once registered, you show up for the class.



Northtown Crafters! Join us the first Friday of every month (April 5th this month) in the Clubhouse library from 2:30-4:30. Bring your own projects and have some creative fun with friends and neighbors. Hope to see you there!!

Bridgette Smith, Lot 131
602-818-7390



When: Friday, April 26th, 6:00 - 8:00 PM

Where: Poolside

All Northtown Residents are Welcome! Bring your own beverage and a 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 jacque8271@gmail.com



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.



Our sincere condolences to the family and friends of Maureen Bailey who recently passed away.

Arduous: Hard, Steep, Lofty

Sentence: At the end of a 3-day hiking trip, I found climbing the mountain was the most arduous for me.

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



3 sleeping bags - \$10 each.

3 flatscreen TVs: 42" Visio \$50; 56" Panasonic \$75; and 62" Sharp Aquos \$100

2 gun safes - Cannon Landmark, X-Large, 60" H x 34" W x 24" D. \$800 each.

For more information call 602-614-1902.

Tom Ruffino, Lot 179



From our **CC&Rs Article VI, Section 5B** - "No vehicle, trailer or other equipment or materials shall be kept Overnight on the street or in the front yard of **any*** Lot, **except*** visitors' passenger vehicles. Any Board member may grant permission for trucks, RVs and/or trailers to be parked overnight at the Clubhouse parking areas."

(Editors Note: **corrected bolded typos to clarify*)



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

Please send it to ntnews@northtown85022.net.

Chocolate Chip Pan Chewies

(Internet - 12 Tomatoes)

½ cup unsalted butter, melted

1 cup brown sugar

1 egg

2 teaspoons vanilla extract

1 cup all-purpose flour

½ teaspoon baking powder

½ teaspoon salt

¼ teaspoon baking soda

1 cup chocolate chips

Preheat oven to 350 degrees and grease 9x9-inch baking pan with nonstick spray.

In a medium bowl, stir together melted butter, brown sugar, vanilla, and egg until well combined.

Add flour, baking powder, salt and baking soda and stir to combine.

Stir in chocolate chips and pour into prepared pan. Bake 20-25 minutes. Enjoy!



Joke(s) of the Month

(from Reader's Digest)

The moment I realized I wasn't as smart as I thought:

- ❖ When someone told me they had the same name as me, I said "Really? What's your name?"
- ❖ I was shopping for clothes when I spotted someone I recognized. We made eye contact and smiled at each other. It was just then I realized I was walking toward a full-length mirror.
- ❖ After this conversation with my boss: "I will be in late tomorrow. I have a doctor's appointment." "Is everything OK?" "Yes, why do you ask?"

A poem submitted by Lorraine Prutch, Lot 7

Your Neighbor

Do you know the neighbor who lives in your block?
Do you ever take time for a bit of a talk?
Do you know his troubles, his heartaches, his cares,
The battles he's fighting, the burdens he bears?
Do you greet him with joy or pass him right by
With a questioning look and a quizzical eye?

Do you bid him "Good morning" and "How do you do,"
Or shrug up as if he were nothing to you?
He may be a chap with a mighty big heart,
And a welcome that grips, if you just do your part.
And I know you'll coax out his sunniest smile,
If you'll stop with this neighbor and visit awhile.

We rush on so fast in these strenuous days,
We're apt to find fault when it's better to praise.
We judge a man's worth by the make of his car,
We're anxious to find what his politics are.
But somehow it seldom gets under the hide,
The fact that the fellow we're living beside

Is a fellow like us, with a hankering too,
For a grip of the hand and a "How do you do!
With a heart that responds in a welcome sincere
If you'll just stop to fling him a message of cheer.
And I know you'll coax out his sunniest smile,
If you'll stop with this neighbor and visit a while.

~ H. Howard Biggar



*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 April!!

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.

