



NORTHTOWN NEWS

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

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VOLUME 48 | ISSUE 5

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Upcoming Events

****Northtown Crafters****

Friday, May 3rd, 2:30 – 4:30 PM

****Dance/Lessons****

Saturday, May 11th 6:00 – 8:30 PM

****Board of Directors Meeting****

Tuesday, May 14th @ 6:30 PM

****Happy Hour****

Friday, May 24th, 6:00 – 8:00 PM

****Bulk Trash****

Placement: Saturday, June 1st

Pick-up: Monday, June 10th

MAY



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

"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.

Hi neighbors!

If any of you sit outside, open your windows, or walk the dog, you must have heard the dreadful, screeching, scraping metal noise happening outside. It had to be some business air conditioner in bad need of repair. The noise seemed to be coming from Cave Creek Road and Greenway Road, and it was constant 24/7. Even during the night, with the windows closed, it was still audible. I don't have hearing aids to remove at night, so the sound continued to be disturbing.

There had to be a way to end this noise pollution. I phoned the City at 9AM and was re-directed a few times. At last resort, someone referred me to the police department - Black Mountain Precinct, Officer Campbell. I left him a message at 9:18AM.

At 10:05AM, the noise suddenly stopped! Peace & quiet! Officer Campbell was very effective in eliminating this dreadful sound for all the surrounding communities! I don't know how he found the noise source, or how he ended it, but I am most grateful!

Many thanks to our Black Mountain Police and Officer Campbell!

Anne Olivares, Lot 009





President: Jeannie King

Greetings! It was wonderful to see all those who showed up at the Spring Members Meeting. We have made good progress in many areas and we will continue to work on our many wonderful plans. One area each of us truly needs to take to heart is our finances. We have the preliminary Reserve Study. This document lists our assets and when maintenance or replacement is predicted, and what the predicted cost is.

We have overhead such as pool costs, utilities, insurance, etc. The Board members work very hard at keeping this as low as possible. We are currently contributing \$23,000.00 a year! We as residents have not been doing our part to fund Northtown.

Our 3% annual increase does not keep up with inflation. In the year 2022, overall inflation rose 8% (Federal Reserve Bank), Construction inflation rose 14.1% (CBRE), and Consumer Price Index for shelter rose 7.9%. In the year 2023, overall inflation rose 6.4% (Federal Reserve Bank), Construction inflation rose 5.0% (CBRE), and Consumer Price Index for shelter rose 6.4%. Note all these numbers are more than 3%.

When one looks at a Reserve Study, both nationally in the United States and in Canada a well-funded Reserve Account is one that is funded at 70%. At our current rate of support, we are 11% funded for the next year and 2% the next. Clearly, this means we are seriously underfunded. All of us signed a contract when we bought into Northtown that we would support Northtown HOA, Inc. Here are three scenarios and you can see how greatly each one of these changes that outlook:

- 1) If our monthly dues went up by \$40 extra per month, we would never be 50% Funded, even if we project out to year 2053.
- 2) If our monthly dues went up by \$60 extra per month, in eleven years we would be 69% funded. This would be good, and we would still be spending far less than any other HOA's.
- 3) If our monthly dues went up by \$80 per month, we would be 67% funded in six years –of course that would be better.

Each of us needs to reflect on these numbers. I would be happy with option 2.

The Bottom Line is we are seriously underfunded, and it is catching up with us. When it costs about as much money to patch a street as to put in a new one, all of us must realize this is a wake-up call !!!

I want Northtown to continue to be successful which means keeping financially viable, maintaining our infrastructure, and meeting the community needs of people. I hope you do too.

Vice President: Emmy Morales

We are looking at revising our CC&R's, Bylaws, Policies & Procedures, to update them. **We need volunteers** to help with this Document Review Work Group, (type, proofread, and review changes before presenting to the community for a vote). If you can help, please contact me at 602-882-1191. I am looking forward to your help and getting started with this project.

I attended Happy Hour last month, and it was a lot of fun. Come join us this month!

Secretary: Naomi McCarthy

Thank you to Barry Shusterman who moderated the Members' Meeting. Barry kept the meeting running smoothly and is very much appreciated.

Welcome to new homeowner, White Fig Homes JV LLC. There is one additional home in the sale process.

Our website is up to date and the email blasts are working. We are making some corrections and updates to email addresses, so that should take care of many of the bounce-backs. If you did not receive an email questionnaire for your movie interest, or a reminder for the Members' Meeting, you can sign up on our website to receive future Northtown Updates. Thank you to our Webmaster, Linda Insabella, for your hard work. You do a great job and it is appreciated by all.

The next Bulk Trash placement is not until June 1st, please DO NOT put your Bulk Trash out before then. The next Yard Sale will be June 7, 8, & 9.

Treasurer: Linda Barvitz

Balance Sheet Operating

Alerus Operating 6706	\$ 45,467.26
Alerus Operating 8656	64,348.41
Alerus ICS 1071	40,290.32
Petty Cash	<u>137.41</u>
Total Cash Operating	\$150,243.40

Balance Sheet Reserves

Alerus Road Reserve 8567	\$ 18,246.24*
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	<u>92,116.51</u>

Total Cash Operating **\$235,840.68**

*Denotes a \$550.00 Reserve Fee deposit into the Road Reserve Account 8567. We voted to increase the Reserve Contribution Fee to the allowed 10% as of April 22, 2024. This has been increased to \$605.00.



VOLUNTEERS NEEDED FOR THE POOL
(otherwise, we will need to pay someone)

Currently, we have a volunteer to empty the baskets daily.

We need additional volunteers to:

Skim the pool.

Check pool water level and fill if needed.

Check the bathrooms, (not clean them).

Empty garbage cans, especially after the weekend.

Pitch in to clean up the morning after storms.

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

May Greetings! What is PNP? Phoenix Neighborhood Patrol is your neighbors watching our community. Residents are the most effective crime fighters, reporting suspicious activity as it occurs. This program allows residents to become more actively involved as partners in crime prevention. We are the Phoenix Police Departments "Eyes and Ears!"

The program began in 1994 as Block Watchers on Patrol and was associated with the Block Watch McGruff logo. This year is the 30th Anniversary of the program. In 1999 the program adopted the name of Phoenix Neighborhood Patrol. Over 4300 citizens have been trained in observation skills, criminal codes, police procedures and drug recognition through non-confrontational methods.

There is a 4-hour training and a background check, and then you decide the amount of time you wish to participate. Members are trained for observation purposes only and participate for benefit of their neighborhood. If you would be interested in becoming a member of the Northtown PNP group, please contact me - Nora Curtin at 602-689-9696 for additional information.

To our residents who may be leaving us for their summer (cooler) homes, enjoy your summer and have safe travels to your other home. We look forward to seeing you again in the Fall.



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

This is a personal invitation to all women in our Northtown community to come and share a slice of life with your neighbors. Bring a friend, and let's make new friends.

Koffee Klatch will be celebrating April and May birthdays and Mother's Day in the Northtown Community Clubhouse at 12:00 noon on May 2nd. Lunch will be provided.

Just a reminder: Summer will be here before we know it. **Koffee Klatch will be on its summer schedule, ONLY meeting on the 1st Thursday of the month during June, July, and August. Birthdays will be celebrated on that 1st Thursday.**

Sunday, May 12th is Mother's Day. May all our Northtown friends and neighbors enjoy a special day.

Memorial Day is May 27th and is a day that is set aside to remember with gratitude and pride all those who served and died for our country and our freedom. May your day be filled with memories and peace.

NORTHTOWN EVENTS



Northtown Crafters! Join us the first Friday of every month (May 3rd this month) in the Clubhouse library from 2:30-4:30 PM. 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



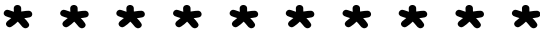
Dance - Saturday, May 11th 6:00 - 8:30 PM. East Coast Swing with Instructor Steve Conrad. To meet costs: \$10 each. This is a discounted price. Lesson and then open dance. Call Jacque Fraley at 602-799-7071 if you have any questions.



May's happy hour will be held on Friday, the 24th. It will be held in the Northtown pool area between 6 pm and 8 pm. Please come join us the weather is beautiful and the company is always awesome. Bring your own drink and a snack to share if you wish. Call Jacque Fraley at 602-799-7071 if you have any questions.



Details are still in the planning stage to have a Rummage Sale sometime in the Fall to raise funds for Activities and Northtown.



Dancing at Northtown - East Coast Swing

With Instructor Steve Conrad

*Saturday, May 11 - 6:00 - 8:30 PM at the
Clubhouse*



Fee: \$10.00 BYOB

There will be a lesson and then an open dance.



"Friends of Northtown" (new name for the 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 McNamara 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 sympathies to Countess Nina William's family and her many, many friends here in Northtown. Nina, 95 peacefully passed away on January 26th with family and friends at her bedside. She was royalty by virtue of a Russian bloodline passed down by her father. The countess became a naturalized US citizen in October 1974. She was ever thankful and giving back to a nation that welcomed her. She loved following politics and took great pride in earning the right to vote, which she understood to be a privilege. Her career as a Registered Nurse spanned multiple hospitals and decades throughout North America. Nina also volunteered her time with the Phoenix Police Department.

Nina traveled extensively around the world and went on many cruises and trips with some of her neighbors. She had an immense passion for global journeys, cruising, camping, fishing, painting, growing plants, reading books, and participating in a theatrical play. No one loved a needle and thread or sewing machine more than Nina. Crafts and sewing were at the epicenter of her joy throughout her life and demonstrated by donating over 7,000 handmade children's bears and dolls as well as numerous pillow and sunglass cases. Nina sent boxes of bears and gifts to the women and men of the US Armed Services.

Nina was Northtown's "hippy" who rode around in her little truck adorned with dice and beads hanging from the rearview mirror. With a wave and a smile, RIP Nina.



Bed-Rail with pockets, Bathtub Bar- Handrail (goes on the tub itself), Adjustable Toilet Bars, (Adjustable Bathtub Seat is free with purchase of other items as it might be too big for your tub). All in new and like new condition and very sturdy. \$60 OBO for all. Call 602-245-1745. Lisa Daly, Lot 68

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).

Italian Green Bean Salad

(Internet - 12 Tomatoes)

1 lb fresh green beans, trimmed

2 cloves garlic, minced

salt and pepper to taste

3 tablespoons olive oil, divided

zest of 1 lemon

1 tablespoon lemon juice

1 pint cherry tomatoes, halved

$\frac{1}{2}$ cup shredded parmesan cheese

Preheat oven to 425 degrees. Add beans, garlic, and tablespoon olive oil to large baking sheet. Sprinkle with salt & pepper. Bake for 20 minutes. Let cool 10 minutes.

In small bowl whisk together remaining olive oil with lemon juice and zest.

Pour beans & tomatoes into large bowl. Pour dressing on top. Sprinkle with parmesan and toss to combine. Taste and add more salt & pepper if desired. Serve cold or room temperature.





Joke(s) of the Month

(from Reader's Digest)

I was walking near New York's Wall Street and popped into a deli. I ordered a sandwich and chatted with the owner. I asked whether being in the financial district ever led to his getting valuable tips from his informed customers.

He paused his sandwich-making. "Every day, those brokers come in here," he said. "They get their bagels, sandwiches, doughnuts, coffee ..." He pointed toward the door of his shop. "And every day, they're out there on the sidewalk, pushing and shoving on a door that is clearly marked 'pull.'"



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 May!!

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.

