



NORTHTOWN NEWS

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

**2202 E. Waltann Lane, Phoenix, Arizona 85022 Phone: 602-612-4434
E-mail: ntoffice@northtown85022.net Website: www.Northtown85022.org**

VOLUME 48 | ISSUE 6

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- *Tip & Tricks – page 7*
- *Concert – page 9 & flyer*

Upcoming Events

****Board of Directors Meeting****
Tuesday, June 11th @ 6:30 PM

****Bulk Trash****
Placement: Saturday, June 1st
Pick-up: Monday, June 10th

****Community Yard Sale****
Friday, Saturday, & Sunday
June 7, 8, & 9

JUNE



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 **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
Open - Social Activities Chair	

Additional Contacts:

Sharla Cook, Property Manager, Osselaer	602-740-8979
Tom Ruffino, Street Lighting	602-614-1902

* 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

NEW



Remember... all HOA dues are to be mailed to Osselaer, PO Box 52506, Phoenix, AZ 85072-2504. 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.



Hello everyone, I'm Kathleen Morris. I'm rather a quiet sort, and am usually busy writing so most of you don't know me. I've lived here since April 2020. I'm an author, and have a few books published. I also used to teach writing at Phoenix College and for the City of Phoenix. I do presentations now and then for different groups, and lately for some adult communities, much like ours, which has inspired me to reach out here.

I was thinking that perhaps my own neighbors and Northtown residents might be interested in a recurring class about writing. I find a lot of people, especially those of us with life experience, (and wow, sometimes there's a lot of it!) have a story to tell about our lives, as a memoir or biography, or have always wanted to write a novel, a short story, or even just start up a blog about their interests.

If so, I would be happy to guide you on that journey and lead a group that meets once or twice a month, as a safe space to share our thoughts, writing and even dreams. Please let me know if you're interested in something like that. You can find out more about me on my website: www.Kathleenmorrisauthor.com, or kathleenmorris66@gmail.com.

Kathleen Morris, Lot 62, 2249 E Waltann Lane



A rummage sale in the Fall is a great idea. It's a great way to rid us of things that we no longer need or want. It's been a long (over-due) time since we have had one.

I had gathered some things to take to a thrift store but thought, why not do a sale here first.

We have a few months to gather what can be given. Why give to Goodwill, Salvation Army or any thrift store when we can sell here and raise a few dollars? If it doesn't sell, then give it away. The Clubhouse can not store items as there is no room. Just gather and store at your home till time to bring to the Clubhouse.

Lorraine Prutch, Lot 7



Vice President: Emmy Morales

The swimming pool will be busy soon, and we really need more volunteers to help. We have some dedicated volunteers currently but not nearly enough to keep the pool looking good during the heavy summer months. Anyone who is interested in helping out, please contact me at 302-882-1191.

While we haven't seen any coyotes recently, we do have plenty of owls, hawks and javelina. All of these are not a danger as long as you keep your distance and leave them alone. It has been mentioned that certain times of day you can run into owls on the ground. Owls keep our rodent and bunny populations down. If you see an injured owl or hawk, please call Liberty Wildlife, 480-998-5550 and they will come out. They do not come out for "backyard birds" but they ask that they are brought in by the public. If you have any concerns or questions, you can contact, me and I will do my best to have an answer.

Secretary: Naomi McCarthy

Welcome to new homeowners, Armin and Aryan. We hope to meet you soon.

I attended the PNP Appreciation Luncheon which was very nice. The attendees from Northtown were awarded their 50+ hour pins and several Northtown members won prizes: Bob & Dixie Carver, Annabel Kipp, and Phil Eherenman.

Our website is up to date.

Bob Carver has handed over his streetlight duties to Tom Ruffino. If you see a streetlight that is not working, please call Tom at 602-614-1902 and he will have it repaired. Tom's phone number is also listed on Page 2 of the Newsletter.

Treasurer: Linda Barvitz

Balance Sheet Operating

Alerus Operating 6706	\$ 47,036.50
Alerus Operating 8656	64,507.08
Alerus ICS 1071	40,318.47
Petty Cash	<u>157.54</u>
Total Cash Operating	\$152,019.59

Balance Sheet Reserves

Alerus Road Reserve 8567	\$ 18,809.63
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>92,192.25</u>

Total Cash Operating **\$236,479.81**

New address: Effective May 1, 2024 all HOA Assessments (dues) should be directed to PO Box 52506, Phoenix, AZ 85072-2504 See Osselaer's payment instruction letter in this newsletter.

Roads and Grounds: Frank Vance

June greetings from Roads and Grounds. As the really old song says, "June Is Bustin' Out All Over." We are starting the new month with another round of uncontained trash collection. Starting on June 1st, you can place your uncontained trash at the front edge of your property line by but not on the sidewalk. Please do not place your bulk trash anywhere else, as the City may not collect it. The actual collection will begin on Monday June 10th.

If you live next to a common area, you may have a problem with one of our trees growing over your fence. While many people appreciate the extra shade, some might not be so fond of that. Please know that you have the right to trim any overhanging foliage that is on your side of the fence.

We have problems with some volunteer trees that have sprouted and been allowed to grow too close to some of the fences. While we try to keep them in check, some have managed to escape our scrutiny. You are free to remove anything like that, and I recommend that you do while they are still small enough to pull out of the ground. If one is too large and is a problem, please let us know about it.

Finally, if you find that your own bushes and trees are getting away from you, please consider hiring a service to get them trimmed or taking advantage of the volunteers who come to do light yardwork in Northtown on the first Saturday of each month. They are wonderful folks and your yard will look much better for both you and your neighbors.

Facilities: Susan Nusall

Now is the time to head out to the pickleball court, as the weather is only going to get warmer. Remember, the net and equipment are stored in the closet between the main room and the library. Please be sure to return all equipment to the closet after playing. There are lights on the court at night. Have fun!!



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

Summer Greetings! Thank You to the Phoenix Police Department for hosting the PNP Appreciation Luncheon on May 4th. This event has returned after a 5-year layoff which began with the COVID Pandemic. I heard it was a fun event, as I was unable to attend due to a family event in California that same day; but pictures and stories, tell me it was a good time!

With the pleasant temperatures in the evening hours, you may enjoy open windows and doors. Please be sure to close and lock those windows and doors prior to retiring for the evening.

Are you planning a vacation in the coming months? Below are a few suggestions to keep your home and our neighborhood safe.

- ✓ Ask a neighbor to watch the house while you are away. It is a good idea to leave your vacation address and telephone number with a trusted neighbor so you can be reached in case of an emergency.
- ✓ Stop all deliveries and/or arrange for a neighbor to pick up your mail, newspapers and packages that may get delivered.
- ✓ Do not announce your absence on voicemail.

Happy Father's Day to all the Dads in the community!

PNP will have our Quarterly Meeting on Tuesday, July 2nd at 4:00 PM. Northtown residents are welcome to attend.





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

SUMMER SCHEDULE FOR 2024! JUNE, JULY, and AUGUST Koffee Klatch will be meeting ONLY on the first Thursday of the month during the summer, and we will celebrate birthdays with cake. No luncheons are planned at this time. However, as always, if you would like to bring something to share, it is always appreciated! We would love to see new faces and make new friends.

Happy Father's Day on June 16th to all our Northtown Dads!

Let's all take a moment and give thanks to Willis Carrier. He invented the air conditioner!!!!

TIPS & TRICKS TO SAVE TIME, HARD WORK, AND MONEY

Greetings Good Neighbors! Having owned and maintained my own homes, and helped others with theirs, you can imagine, I've learned some things and would like to share with you.

Yard Care: to prevent weeds, the work of getting rid of them, and the possibility of fines, use a pre-emergent on your rock lawn. You can apply this yourself with a small handheld spreader and then wet it down with a hose. This prevents weeds from growing up from seeds. For the few strays, spray them with 30% vinegar ensuring none gets on the leaves of plants you want to keep. If you're in a safe place away from food and plants you want to keep, spray a spurge killer.

For landscaping plants such as cactus and succulents, even though we live in a desert, they still need to be watered. Remember all the big Saguaro cacti that died last year? Cactus should be watered about once a month (or more in the hot heat) and succulents about once a week. They should be watered deeply. It is more cost effective to put water a cactus than have to remove it; they are heavy and expensive to replace.

Maintain your buildings. It is easier and less expensive to paint some wood instead of replacing it! Check your buildings monthly for termites, other bugs, and rodents. If you replace any wood that touches the cement, or is on the ground it should be chemically treated. If taking up an old subfloor or a tile floor, before replacing it, spray the wood well with termite killer solution and allow to dry.

Think about your lamp pole/mailbox that may be rusty or have some glass broken on top of it - start looking around for some new ideas. Consider a large locking mailbox. It is perfect for when you are away for a few days. This is also a great place to put some new house numbers that are large and easy to read. When emergency staff are trying to find you, minutes matter! Please help emergency staff by having large enough house numbers with a strong background contrast that can be easily read from the street.

Jeannie King, Lot 171



"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.

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 |



I lost a small (10"-12") Brown Ball in the Clubhouse gym that I use for Physical Therapy. If found, please call Jack Albert, Lot 96, 602-790-0802



NORTHTOWN EVENTS



New Northtown resident, Phil Ehernman, (aka, Flugelhorn Phil), will be performing a variety of Jazz & Blues songs from the 50's & 60's and classic hits from the 70's. The concert will be held Saturday, June 8th at the Clubhouse. Stop in anytime between 6:00 & 8:00 PM. BYOB if you want.



Northtown Bible Study, first and third Tuesday of every month. Pastor Rick, from Jesus Church, will lead the study and will start with the Book of John. The first study will be June 4th and then June 18th in the Clubhouse Library 1:00 - 2:00 PM. All are welcome to this non-denominational Bible Study. Mark your calendars! Call Jacque Fraley at 602-799-7071 if you have any questions.



Happy Hour will be held on Friday, June 28th. 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.



Northtown Crafters will be suspended for the summer months of June, July, and August. We will resume on Friday, September 20th from 1:30-3:30 PM. Have a wonderful summer, and we will see you in the Fall. Bridgette Smith, 602-818-7390, Lot 131



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

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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).

Lazy Peach Cobbler

(Submitted by Naomi McCarthy)

4 tablespoons butter, melted

1 (28-oz) can peaches,
undrained

3 cups sugar, divided

1 $\frac{1}{4}$ cups water, divided

1 heaping tablespoon
cornstarch

1 $\frac{1}{2}$ cups self-rising flour

2 teaspoons vanilla

1 cup milk

$\frac{1}{2}$ teaspoon cinnamon

Vanilla ice cream, optional, to
taste, for serving



Preheat oven to 350 degrees F.

Pour melted butter in a 9x13-inch baking dish,
evenly coating the bottom and sides.

In a medium saucepan over medium heat, add the
peaches and their juices.

Add 1 cup of the sugar and $\frac{1}{2}$ cup of the water to
the peaches and bring to a simmer.

In a small bowl, stir the cornstarch into the
remaining water.

Stir cornstarch mixture into the peach mixture
and simmer until sauce thickens, about 3 minutes.

Transfer the peach mixture from the heat and
let cool slightly.

While the peach mixture cools, in a medium bowl,
whisk the flour, vanilla, 1 $\frac{1}{2}$ cups of the sugar and
the milk together.

Pour peach mixture into prepared baking dish.

Spoon flour mixture over the peach mixture.

In a small bowl, combine cinnamon and the
remaining sugar. Sprinkle over the cobbler.

Bake the cobbler until the top is golden-brown,
about 30 minutes.

Serve topped with the vanilla ice cream.



Joke(s) of the Month

(from Reader's Digest)

A blonde and a redhead have a ranch. They have just lost their bull. The women need to buy another, but only have \$500. The redhead tells the blonde, "I will go to the market and see if I can find one for under that amount. If I can, I will send you a telegram." She goes to the market and finds one for \$499. Having only one dollar left, she goes to the telegraph office and finds out that it costs one dollar per word. She is stumped on how to tell the blonde to bring the truck and trailer. Finally, she tells the telegraph operator to send the word "comfortable." Skeptical, the operator asks, "How will she know to come with the trailer from just that word?" The redhead replies, "She's a blonde so she reads slow: 'Come for ta bull.'"



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 June!!

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 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.

