



# *NORTHTOWN NEWS*

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

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VOLUME 48 | ISSUE 7

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## *Upcoming Events*

**\*\*PNP Quarterly Meeting\*\***  
Tuesday, July 2<sup>nd</sup> @ 4:00 PM

**\*\*Board of Directors Meeting\*\***  
Tuesday, July 9<sup>th</sup> @ 6:30 PM

**\*\*Budget Meeting\*\***  
Saturday, July 27<sup>th</sup> @ 10:00 AM

*JULY*  *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 **Property Manager, Sharla Cook, 602-740-8979** or email [sharla@osselaer.com](mailto:sharla@osselaer.com), is available to assist you. Be sure to state nature of your concern.

**Board Members**

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

**Office Email:** [ntoffice@northtown85022.net](mailto:ntoffice@northtown85022.net)

**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

**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](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).

On the Fourth of July these words, written by Tara Tedrow at the age of 20, should be said with a renewed meaning and dedication so we never take our freedom for granted:

"I PLEDGE ALLEGIANCE – I pledge my loyalty to my country.

TO THE FLAG – To the Flag that has been placed at battlefield hilltops and flown on the sides of our ships and tanks as a symbol of the might and courage of our free and democratic nation.

OF THE UNITED STATES OF AMERICA – Not to any other country, but to the United States. Dual nationalism and allowing people to hold two passports and vote in different countries is a cruel joke on the Founding Fathers. We all need to re-pledge ourselves to these United States.

AND TO THE REPUBLIC FOR WHICH IT STANDS – Our republic is unique. It is a government of the people, by the people, and for the people. I pledge myself to the Republic because it has pledged itself to me.

ONE NATION UNDER GOD – The Founding Fathers recognized the blessing from on high that inspired them during those moments in Philadelphia when they created the documents for the greatest country in history. Many will tell you that God has no place in America, but I still believe the words "in God we trust" that are printed on every bill in my wallet.

INDIVISIBLE – Though we may worship differently, be of different races or come from different backgrounds, once you become a citizen of the United States, you are part of the fabric that binds us all together.

WITH LIBERTY AND JUSTICE FOR ALL – Only in America do those words have true meaning. China forced Google and Yahoo to remove those words from their systems. North Korea, Cuba, most Arab states and Venezuela fear those words more than the barrel of a gun. Man or woman, black or white, straight or gay, America is not perfect, but it is a continual work in progress always trying to improve on the liberty and justice that our great country gives to all its citizens."

Susan Nusall  
Lot 209E





## **President: Jeannie King**

Greetings Good Neighbors! There are several safety concerns I have been working on and are now resolved. We had people turning on the heat lamps in the bathrooms at the pool and leaving them on despite signs asking that they please be turned off when leaving. Those have been removed. The bathroom lights are also being left on. Just like at your home, we ask when you are finished in the bathrooms, please turn off the lights. In the men's bathroom at the pool, both urinals were flowing so slowly, contents were not going down. Those were adjusted. In the pump room the door was binding so it had a sliver cut off the bottom and the lock was extremely difficult to open and has been replaced. We also had a plug-in outlet with a rusty face plate below a faucet which was removed. Two outdoor, just above ground, outlets needed new back covers, and they were replaced.

Just a friendly reminder that if your yard gets missed for bulk trash pickup, you are responsible for calling the City of Phoenix/Public Works Department and getting your waste removed in a timely manner. Please work with their requests as you can be cited for waste left out too long.

The document review work group usually meets weekly, and we have been making good progress. We are currently working on Architectural Control and Rules and Regulations. Again, we need people to review the work done before we put it up for a vote and need more volunteers for this phase of the project. Please contact Emmy, VP. or me.

We had a terrific turnout for Flugelhorn Phil with over 50 residents in attendance. Phil was phenomenal as he played for two hours! Interspersed throughout he had a very interesting and amusing commentary. Phil was very generous in that he not only donated his time and talent; he also gave the donations received to Northtown. Saturday, July 13<sup>th</sup> 6-8 PM, there will be a free live band, Come Back Buddy, playing and a potluck. The band is a throwback to Buddy Holly and the music of the time. I hope to see you there.

## **Secretary: Naomi McCarthy**

Welcome to new homeowner, Amanda Swanson. We're glad you're here and look forward to meeting you. There are currently two homes in the sale process and two more listed as "coming soon".

Flugelhorn Phil's concert was enjoyed by all. It was a wonderful event, and for those who missed it, we hope to have him back in the future.

At the District 3 Community Meeting, the guest speaker was from the Public Works Department presenting their new Appointment Based Bulk Trash Collection Program. This new program **does not begin** until **after** our next scheduled bulk trash placement/collection in September. We will share more information in a future Newsletter. It's going to be easy and efficient for all Northtowners.

Just a heads-up, the Fall Members' meeting is coming up September 17<sup>th</sup>. Details will be in next month's newsletter.

**Treasurer:** Linda Barvitz

The complete May Financial Report is available on the table as you enter the Clubhouse.

**Cash Operating Accounts Total: \$154,551.68. Reserve Accounts Total: \$243,024.39.**

The Osselaer HOA Dues post office box mailing address has changed. All HOA Dues are to be mailed to Osselaer, PO Box 52506.

The Reserve Study group had a meeting with Bill Schlimgen from FDS Reserve Study Company. A few items on the draft needed to be clarified, corrected, and added to the study. Hopefully the final draft will be ready for Board approval next month.

There will be a Budget Review meeting on Saturday July 27<sup>th</sup>, @10:00 AM in the Clubhouse. All residents are invited to attend. Please come and see how and where your HOA dues are spent.

**Architectural Control/Compliance:** Dennis Franks

As a reminder, if you want to make any changes to your property you first need to go to our website: northtown85022.org to easily view the Architectural Control Form (ACF). You can either print it out to complete or use the auto-fill form. Please read it carefully. House colors are simple to request. However, if you decide you want to add/change something such as turning a carport into a garage, we need much more information. This form is needed for sheds, buildings, fences, walls, or other structures. Plans and specifications showing the nature, kind, shape, all measurements such as height, length, width, materials, and location on your property are needed. Your project must be in harmony in relation to the surrounding structures and topography.

Weeds grow quickly and just a reminder that they must not exceed six inches in height and/or width. It is not enough to poison and kill them. You must remove them as well. Also, if you have any cactus, they must be away from the sidewalk so walkers do not get hurt. No cactus may overhang the sidewalk and it would be best if you kept them at least several inches from the sidewalk.

Starting in September we will be actively citing lamp poles. So many are rusty and very unkempt looking. If it is broken, rusty, or in some other way of needing attention, please take care of it now.

**Facilities:** Susan Nusall

Here's to everyone staying cool as we enter into the "real" three months of summer!

**Please remember to notify me if you would like to borrow any furniture, supplies, etc. from the Clubhouse.** We have scheduled events which have been paid for, and they have been promised everything will be available to them. Thank you.

## **Roads and Grounds: Frank Vance**

July greetings from Roads and Grounds,

As we usher in the Month of July, we look forward to the start of our stormy season. Hopefully, all the heat we had in June has set things up for a nice wet monsoon pattern. If we are lucky, we will have just the right amount of rain without all the wind damage and flooding that we have seen in past years. This can be a busy time for our Roads and Grounds folks because of the trees that get blown and broken by the wind.

If you notice that we have not attended to a downed tree in one of our common areas within a reasonable amount of time, please let us know by giving us a call or by sending a note to our Northtown office. Your patience and support are always appreciated.

Summer is probably not the favorite season for many of us. This includes our pets. Please be kind to your dogs by leaving them home if you feel like going for a walk when it is extra hot outside. The hot pavement is murder on their paws. This is an especially bad thing if you stop to visit a neighbor. If your pooch is dancing around and shifting from foot to foot, it is because of the heat on the pavement. We have shoes to protect our feet from the heat but most dogs are not as lucky. Many folks seem to get out very early before things heat up too much and it is still cool enough that the dogs can be comfortable and safe.

Finally, please know that our bulk trash collection process will be changing at the start of October. Our next scheduled collection will be in September and it will be the last one before the new changes take effect. Things will look very different for our December collection. Please pay attention to information the City sends with your water bill. After October 1, each homeowner will have to schedule bulk trash collection with the City. The times should be about the same but no trash will be collected unless the resident makes a specific appointment directly with the City.

I would like to wish all of us a wonderful Independence Day. While we are enjoying the fun and festivities of the holiday, please take time to appreciate the freedom and protection provided by our constitution.



**Northtown's Resident Owls**

# 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

Happy July! We have received notification from the City of Phoenix that both Grant applications for 2024 Fiscal Year have been approved by the Oversight Committee and the Phoenix City Council. Thank you to all those who assisted in this application process.

July is the "Month of Fireworks." However, did you know that 240 people on average, go to the emergency room every day with fireworks-related injuries in the month around the July 4th holiday? If you are going to enjoy the holiday by setting off legal fireworks in the area, here are some Safety Tips:

- \*\* Never allow children to play with or ignite fireworks.
- \*\* Never try to re-light or pick up fireworks that not ignited fully.
- \*\* Keep a bucket of water or hose handy in case of a mishap.
- \*\* Make sure fireworks are legal in your area before buying any.
- \*\* Light fireworks one at a time, then move back quickly.

Remember your doggie friend may be frightened by fireworks, so please keep them inside and calm during the noise. Enjoy the holiday. Have a Happy & Safe July 4th! Stay cool and drink that water!

The Northtown PNP Group will have our quarterly meeting on Tuesday, July 2<sup>nd</sup> at 4:00pm at the Clubhouse. Please come prepared to report your patrol hours for the second quarter (April, May, June). If you are not able to attend, please call or email Nora Curtin with this information at 602-689-9696 or nkcurtinaz@hotmail.com.



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

SUMMER SCHEDULE FOR 2024! We will be meeting ONLY on these dates in July and August. JULY's meeting will be on July 11<sup>th</sup>, so we can celebrate July 4<sup>th</sup> with family and friends, and the AUGUST meeting will be held on August 1<sup>st</sup>. 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 July 4<sup>th</sup> to all our Northtown friends as we remember that we are the citizens of the land of the free, the land of opportunity and the beacon of freedom for the world.



"Friends of Northtown" 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



Northtown Presents  
Free Live Band

Come Back Buddy

Turn  
back  
the  
clock  
and get  
ready  
to  
Rock!



Come Back Buddy

Northtown Clubhouse  
Saturday, July 13th 6-8pm  
BYOB & Potluck  
Donations Appreciated

Come Back Buddy is a 3-piece rock and roll band inspired by the legendary "Buddy Holly and the Crickets." The trio's repertoire includes the music of many artists from the 50s-era including Elvis Presley, Chuck Berry, Johnny Cash, Roy Orbison, Ricky Nelson, and of course, Buddy Holly.



# NORTHTOWN EVENTS



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



**NEIGHBOR HAPPY HOUR**  
Happy Hour will be held on Friday, July 26<sup>th</sup>. 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.



**LIVE BAND**  
Come Back Buddy Band, Saturday, July 13<sup>th</sup>, Northtown Clubhouse, 6:00 - 8:00 PM. See flyer for details.



**CAR WASH**  
**Charity Carwash:** Saturday, July 20<sup>th</sup>, Northtown Clubhouse Parking Lot, 7:00 - 11:30 AM. See flyer for details.



**movies**  
**Community Movie** featuring "Puppy Love", Saturday, July 20<sup>th</sup>, Northtown Clubhouse, 2:00 PM. See flyer for details.

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**For Sale**  
Brand new Ashley Motion - Multi shaded, Deep Grey Recliner.  
Originally \$270 - asking \$150 OBO. For Information call: 602-264-4994  
Karen Cole, Lot 196

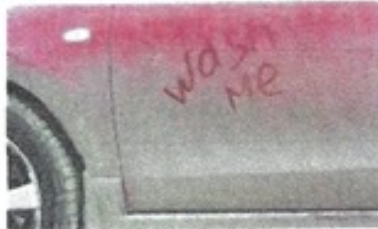
## Northtown Double-Feature Community Day July 20th 2024



Rise and Shine with a  
Shiny Clean Car!

Charity Car Wash  
7am to 11:30 am

Northtown Clubhouse Parking Lot



Car Wash Donations Benefit the  
Jesus Church Youth Group



Keepin' it Cool Later On



Enjoy a Community Movie  
2pm - Clubhouse



Movie donations benefit the Aqua de Vida  
Orphanage and Northtown

**Agua De Vida Orphanage/House of Prayer Ministries** is located in Ciudad Morelos, just 25 minutes south of Yuma, Arizona. It serves as both a church and a safe, loving home for over 35 orphans aged 0-18 who have sought refuge due to unfortunate circumstances. The orphanage provides a nurturing environment aimed at building the children's faith in God and fostering their growth in godly character. Mario and Veronica Santos, originally from California, are the dedicated host parents. They answered God's call over 25 years ago, leaving the United States to pursue their mission in Mexico.

Over the years, Northtown has played a significant role in supporting Agua De Vida by raising funds for various critical projects. Their contributions have helped build a protective fence around the property, construct a new kitchen, and establish a secure pantry to keep the food safe. You have also helped finance repairs for the church's roof, ensuring a safe worship space for the community. Additionally, Northtown generously provides Christmas presents for the children every year and organizes community meals twice annually. These efforts have greatly enhanced the quality of life for the orphans and strengthened the ministry's ability to serve the local community.



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).

## Creamy Bacon Pea Pecan Salad

(Taken from internet 12 Tomatoes)

1 (10 oz.) package frozen garden peas, cooked & cooled.  
6 slices bacon, cooked & crumbles  
 $\frac{1}{2}$  cup pecans, roughly chopped  
 $\frac{1}{4}$  cup mayonnaise  
 $\frac{1}{4}$  cup plain sour cream  
1 tablespoon Dijon Mustard  
1 tablespoon freshly squeezed lemon juice  
1 tablespoon honey  
 $\frac{1}{4}$  teaspoon salt  
 $\frac{1}{4}$  teaspoon pepper

In a medium bowl, whisk together mayonnaise, sour cream and mustard until combined, then whisk in lemon juice, honey.

Season with salt and pepper.

In a large bowl, combine cooked and drained peas, crumbled bacon and chopped pecans.

Pour dressing over pea mixture and toss together until everything is evenly coated.

Serve or refrigerate for later use.



*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 July!!*



## Joke(s) of the Month

A blonde teenager wanting to earn some extra money for the summer, decided to hire herself out as a "handy-woman."

She started canvassing a nearby well-to-do neighborhood. She went to the front door of the first house and asked the owner if he had any odd jobs for her to do.

"Well, I guess I could use somebody to paint my porch," he said, "How much will you charge me?"

Delighted, the girl quickly responded, "How about \$50?"

The man agreed and told her that the paint brushes and everything she would need was in the garage.

The man's wife, hearing the conversation said to her husband, "Does she realize that our porch goes ALL the way around the house?"

He responded, "That's a bit cynical, isn't it?"

The wife replied, "You're right, I guess I'm starting to believe all those dumb blonde jokes we've been getting by email lately."

Later that day, the blonde teenager came to the door to collect her money. "You're finished already?" the startled husband asked.

"Yes, she replied, and I even had paint left over, so I gave it two coats."

Impressed, the man reached into his pocket for the \$50 and handed it to her along with a \$10 tip.

"And, by the way," the teenager added, "it's not a Porch, it's a Lexus."



## 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](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.

