



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 8

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Upcoming Events

****Board of Directors Meeting****
Tuesday, August 13th @ 6:30 PM

****Fall Members' Meeting****
Tuesday, **September 17th** @ 7:00 PM

AUGUST  *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.

THIS IS IMPORTANT - PLEASE READ

Do you know what this means?

If you "See Something, Say Something"
and Call 911 or Crime Stop 602-262-6151

If there is someone, is ringing your doorbell in the middle of the night....

If there is someone acting strangely in the middle of the night, in the street....

If there is someone roaming around the neighborhood, and it is obvious that the person does not belong in Northtown....

If there is someone who is trying to get into the Pool area or Clubhouse, and they do not belong in Northtown....

Say Something — Call 911 or Crime Stop 602-262-6151

It would be a wise idea to put the Crime Stop phone number in your cell phone. That will allow you make that call as the situation is happening, you do not have to wait until later to call someone here in Northtown. Do not feel that you do not want to disturb the police; make the call - they want you to call. This is their job to protect and keep us safe.

After you have spoken to the police, you can contact me 602-689-9696 to let me know that you have called for assistance; but please call the police first.

If you happen to be in the area when the police arrive at the situation, and you have the opportunity to speak with the officer, please let them know that the Association has an "Authority to Arrest" on file. This gives them another tool to work with to keep our neighborhood safe for all of us.

Nora Curtin, PNP Coordinator
Lot 222



President: Jeannie King

Greetings Fellow Northtowners:

While the summer is hot and one thinks of lazy peaceful summer evenings, it is not that way lately in Northtown. We have had several major violations you need to be aware of, and we have some possible strategies.

One morning at the pool, men's clothing was found in the trash, small empty bottles of cinnamon whiskey were strewn about, and all the pool noodles were in the pool. This is a major violation and disrespect of our Northtown property.

The lock on the outside women's bathroom door was broken with some of the hardware missing, and someone spray foamed the lock to the pool area. We continue to find the pool gate door propped open or allowed to close so slowly it does not lock. One morning a resident found a screw in the Clubhouse door frame so the door would not lock. Dirty dishes were found in the kitchen sink, and a bucket of water left on the floor.

We are working on getting cameras for the outside of the buildings and the pool and better lighting for the back of the Clubhouse. The underwater pool lights are working at night, and we are working to get the outside lights on a dusk-to-dawn system.

What can you do? Make sure the pool gate is locked every time you enter or leave. Do not loan your key to anyone. Each household is allowed 4 guests, and the resident must be present when at the Pool. If you do not know the person, introduce yourself, ask their name and where they live. An evasive answer probably means they do not belong here. Since all Northtown is private property, police have the right to arrest people that do not belong here. Do not forget to turn off lights and fans when you leave the Pool area and ensure the gate and doors are locked.

Safety concerns reported last month have been resolved. Our electrical room door on the end of our Clubhouse was blowing open even when locked, so the deadbolt hole was drilled and the deadbolt now has room to fully engage and should stay locked.

We will soon have the CC&Rs reviewed and revised. We are asking for volunteers to proofread these. Please contact Emmy Morales or Jeannie King if you can help.

Please feel welcome to come to the Board meetings!

Vice President: Emmy Morales

The Document Review Work Group reviewed the Fine & Penalty Policy and created two Fine Schedules: one for Weeds and one for General. The changes made were minimal focusing on making the documents easier to understand.

The two Fine Schedule amounts were increased and are still below most HOAs. As a Board, we sincerely want members to abide by the rules and not have to pay a fine. This Fine & Penalty Policy was approved by the Board and will go into effect September 1, 2024.

Secretary: Naomi McCarthy

Hope you are all doing well with this heat!! I'm happy that the Dance/Potluck and the Carwash went so well. All had a good time. The Youth Group did a fabulous job washing cars, and we learned a few things to do and not to do for the next one. Oh my gosh, it was sooo HOT! Thank you to those who came and had their cars washed, donated, and to all who helped. \$360 was donated to the Church Youth Group, and they decided to split it with the Agua de Frida Orphanage.

Currently we have 2 homes in the sale process and the Website is up to date.

Put September 17th at 7:00PM on your calendar for the Members' Meeting. See the notice in this newsletter.

Treasurer: Linda Barvitz

Balance Sheet Operating

SunWest Operating 5846	\$ 48,842.96
SunWest Operating MMA-9799	64,740.54
SunWest-ICS Operating-9752	41,180.98
Petty Cash	<u>207.54</u>

Total **\$154,972.02**

Balance Sheet Reserves

SunWest- Road Reserve 6850	\$ 1,155.08
SunWest-ICS Reserve-9760	111,136.43
Alerus Cd 0168 M.D. 10/51/24	32,989.03
Alerus Cd 0417 M.D. 1/23/25	31,152.91
Alerus Cd 0825 M.D. 5/16/25*	36,374.72
Alerus Cd 1104 M.D. 7/30/24	<u>30,863.75</u>

Total **\$236,479.81**

*Denotes \$5,000.00 was deposited into the Cd 0825 M.D. before the renewal date of 05/16/2024.

Architectural Control/Compliance: Dennis Franks

Included in this newsletter, you will find the revised Fine & Penalty Policy and Procedure along with the Fine Schedules, one for Weeds and one for General. The revisions show deadlines, reoccurrence periods and increased Fine amounts. **More than anything we would like Members to abide by the rules and not have to pay a fine.** Some people are getting very behind on their Fine payments, and we kindly ask that this be rectified .

If you have weeds, you may not realize that when your weeds go to seed the seeds blow into other peoples' yards and makes more work for everyone else. We get calls from people who are very unhappy about the neighbor's weeds.

Facilities: Susan Nusall

This is a reminder for all Northtown residents that the use of the Clubhouse requires each of us to adhere to Northtown's Clubhouse use rules. It means you understand that you are personally responsible for any, and all damages occurring during your use of the Clubhouse, and that you are responsible for returning Northtown's property to its original condition.

It was disappointing to find that the Clubhouse door was being held open by a screw inserted in the door frame, there was garbage in the kitchen, dishes were not cleaned properly and left in the drying rack, kitchen drawers were left open, and a utensil was found thrown in the garbage. Please be respectful of the facility and rules so we can continue to have the privilege of using the community Clubhouse. **You must have a reservation to use the Clubhouse for your party or event.**

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NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.

Fine & Penalty Policy and Procedure

Any infraction of any provision in Northtown's Plat Stipulations, CC & R's, or Rules (including Common, Pool, and Clubhouse Rules) by any Member, resident, family member, tenant, guest, or agent of said owner/resident may result in the levy of a fine and/or loss of Common Area privileges. Members are responsible for the actions of their tenants and/or guests. This policy does not exclude any other penalties or remedies available to the Association pursuant to the above referenced documents and/or Arizona State Law. These procedures shall be modified to the extent State law governing penalties and notice requires.

FIRST NOTICE: A written notice shall be sent by USPS mail to the Member citing/quoting the specific Northtown deed restriction or rule of the alleged violation with instructions for that Member to either correct the violation or receive a fine according to the appropriate fine schedule within 21 days from the date of 1st written notice. **Note:** there are two schedules. One is for weeds, and one is for general violations.

The Member may respond in an email or by certified mail to the address indicated on the notice to request a hearing before the HOA Board of Directors concurrent with the next Regular Board Meeting to occur over 15 business days after the Board receives the request for hearing. No fine or penalty may be levied until this first 21 day notice has expired or a requested hearing has been held.

Per ARS 33-1803, if a hearing is requested, the Association must reply in writing within 10 business days of receipt of said request with instructions for the hearing and any action will be delayed until the conclusion of the hearing. Such hearing may be held in a closed Board session unless the Member requests a public session. Failure to appear at a hearing requested by the Member may constitute a waiver of the right of the Member to be heard. At such a Board hearing, any determination by the Board of Directors shall be final and binding.

SECOND NOTICE: Failure to either correct the violation or request a hearing within the time frame allowed (21 days) the Member will be assessed the fine. For a reported reoccurrence of a notified violation within 90 days of a prior notice, the Member shall be given written notice of an initial fine being assessed against their lot in the amount per the appropriate fine schedule. (A copy of this policy shall also be included with the second notice's mailing.)

THIRD NOTICE: Will result in an additional fine per the appropriate schedule.

FOURTH NOTICE: Will result in an additional fine per the appropriate schedule. For a reported reoccurrence of a notified violation within 90 days of a third notice or failure to correct the violation and pay all accrued unpaid fines by the end of the above 30-day period shall result in a \$125 dollar fine assessed for each additional 30 days. This written notice shall also state failure to correct the violation and pay the accrued fines may result in the HOA pursuing legal action against the Member. Members shall be responsible for all legal fees incurred by the Association if action is brought against them. A fine of \$125 dollars per additional 30-day periods shall continue to accrue against the lot for so long as the violation remains, and the total fine is not paid or be further levied upon the lot for any subsequent reoccurrence of the same violation if within 90 days of a previous notice being sent to that lot.

NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.

Fine & Penalty Policy – Weeds

Infraction Notice & Fine Schedule:

Notice	Day		Type	Fine Amount
Self 1 st	Weed appears & is less than 2 inches		Personal	\$ 0
Self 2 nd	Weed is 2 – 4 inches		Personal	\$ 0
Self 3 rd	Weed is 4 – 6 inches		Personal	\$ 0
Written 1 st	Day 0		HOA Courtesy	\$ 0
Written 2 nd	Day 14		Assessment	\$ 25
Written 3 rd	Day 28	Additional	Assessment	\$ 50
Written 4 th	Day 42	Additional	Assessment	\$ 75
Written 5 th	Day 56	Additional	Assessment	\$100
Written - nth	Monthly	Additional	Assessment	\$125

If a violation persists uncorrected, the assessments continue to add to the total monthly. After the 5th notice, a subsequently numbered Assessment Notice will be sent and shall continue monthly including the monthly \$125 assessment until resolved.

All amounts accumulate until paid: both weed fines and general fines.

Our best suggestion is that everyone have a successful weed elimination strategy with back up help as needed pre-arranged before there is a need. This is to include periods you will be away such as on vacation or living for a period of time someplace else.

Fine & Penalty Policy – General

Infraction Notice & Fine Schedule:

Notice	Day		Type	Fine Amount
Written 1 st	Day 0		HOA Courtesy	\$ 0
Written 2 nd	Day 14		Assessment	\$ 25
Written 3 rd	Day 28	Additional	Assessment	\$ 50
Written 4 th	Day 42	Additional	Assessment	\$ 75
Written 5 th	Day 56	Additional	Assessment	\$100
Written - nth	Monthly	Additional	Assessment	\$125

If a violation persists uncorrected, the assessments continue to add to the total monthly.

After the 5th notice, a subsequently numbered Assessment Notice will be sent and shall continue weekly including the monthly \$125 assessment until resolved.

All amounts accumulate until paid: both weed fines and general fines.



Fall Members' Meeting

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

The Fall Meeting of the Members of the Association will be held at the above address (the Community Clubhouse) at 7:00 PM on Tuesday, September 17, 2024

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

Hello Northtown!

Hope this finds you cool and well hydrated. Remember, even if you are indoors most of the day, it is important to drink that water throughout the day!! And it would not hurt to remind your neighbors to do the same. We do need to watch out for each other, especially as we hibernate in our homes during the extreme heat.

The Northtown PNP Group had our Quarterly meeting on Wednesday, July 2nd. Good neighborhood information was passed on by our Community Action Officer, Jeremy Campbell. The best news is that there are additional "Non Emergency" dispatchers (22). Hopefully we will see a bit better wait time on those Crime Stop calls. Your PNP Members reported for the second quarter (April, May, and June) at total of 860 hours.

We will be starting our planning for the Annual G.A.I.N. (Getting Arizona Involved in Neighborhoods), which will take place on October 19th this year. Mark your calendars 8 -10 AM – G.A.I.N. Event at the Clubhouse.



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

Koffee Klatch is still meeting only once a month during the summer. Our next meeting will be Thursday, August 1st at noon in our Northtown Community Clubhouse. No luncheon is planned, but we will have cake to celebrate our August Birthdays. As always, if you have something to share, it will be enjoyed by all. Starting on September 5th, we will resume weekly meetings. As always, we would love to see new faces and make new friends.



"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



Bible Study will not be meeting in August. See you in September!



We plan to take a break until October. Call Jacque Fraley at 602-799-7071 if you have any questions.

The Live Band Come Back Buddy was terrific! We danced, we laughed, and ate a great potluck! The music was lively and just hearing the music gets one's feet moving. We had a little over 50 people. Everyone who wanted to dance got a chance to dance as my friends like to get everyone involved. Many people were dancing, some hadn't danced in years and decades, and we even had someone in a wheelchair dancing! A good time was had by all! At this time, our next music event will be after August.

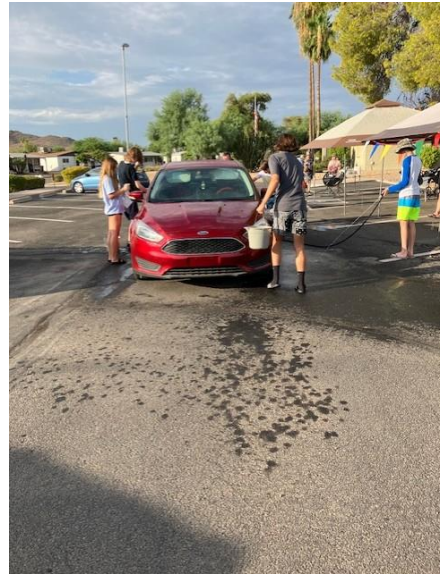


These pictures were taken by Northtown resident, Berle Clark. He would like you to know he can take your pictures and create something similar to the above.

Nine photos (9) on mat \$20 setup; \$4 each (set of six); \$5 each (sets of four). If you have questions, call Berle at 602-0790-6920

Movie: Puppy Love: We moved the sofas up front and had about a dozen people. We had homemade lemonade and tasty snacks. Those that were there enjoyed it and we possibly will do a movie again in a few months.

Look at those kids work!! The Car Wash was a huge success! The youth group washed between 30 and 35 cars, had a great time, and appreciated your donations. Hopefully we will have another one in the Fall.



Good News! I got married.

Robert Clark and I (Victoria Benoit), blessed the forest up at Woodland Lake Park in Pinetop, AZ on June 27, 2024, with our marriage covenant ceremony. Here are a few photos.





8 1/2 x 11 - 24 lb., white copy paper - \$4.00 each ream, 2 or more reams for \$3.75 each or one case (10 reams) for \$35.00.

Barry Shusterman Lot 103 (on Beck Lane)
480-228-6322

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

Karen Cole, Lot 196

Looking to hire assistance in packing to move. Would need someone who is strong and willing to work on a random schedule. Am willing to pay \$15.00 per hour and gas money to take away donations to the Salvation Army. For information, please call me at 702-439-4068.

Dea Ann Farley, Lot 14

For sale: a white wooden trundle daybed. No mattresses included. Bed accommodates a twin size mattress. A second mattress can be placed in the trundle or the drawer can be used for storage. Asking 50 OBO. For information, please call me at 702-439-4068.

Dea Ann Farley, Lot 14

For sale: a LG portable Air Conditioner. I've used it for supplemental cooling in my west side office. It easily cools the large bedroom. Original purchase price was \$350, asking \$50.00. For information, please call me at 702-439-4068.

Dea Ann Farley, Lot 14

HOT ASPHALT!

Air Temperature	Asphalt Temperature
77°	125°
86°	135°
87°	143°

At 125° skin destruction can occur in just 60 seconds. Always check the asphalt prior to allowing your pet to walk on it.

PAWS WILL GET BURNED

Tip: If it's too hot for your bare feet it's too hot for theirs!



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).

Crab Salad

(Taken from internet 12 Tomatoes)

- ½ cup mayonnaise
- 1 tablespoon white vinegar
- 1 tablespoon chopped parsley
- 1 teaspoon lemon juice
- ¼ cup sliced green onions
- Kosher salt & freshly cracked black pepper, to taste
- 1 lb. imitation crab meat, cut into pieces
- 4 to 6 rolls, for serving.

In a bowl, combine mayonnaise, vinegar, parsley, lemon juice, green onions, salt & pepper.

Gently fold in crab meat, folding to completely combine.

Cover tightly with plastic wrap & refrigerate for a minimum of 2 hours. (Can be kept refrigerated for 5 days).

For serving, fill the rolls with the salad and garnish with extra sliced green onions.



Joke of the Month



I got myself a seniors' GPS. Not only does it tell me how to get to my destination, it tells me why I wanted to go there.



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 AUGUST!!

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.

