



NORTHTOWN NEWS

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

**2202 E. Waltann Lane, Phoenix, Arizona 85022 Phone: 602-612-4434
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VOLUME 48 | ISSUE 9

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Upcoming Events

****Bulk Trash****

Placement: Saturday, August 31st
Pick-up: Monday, September 9th

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

Tuesday, September 10th @ 6:30 PM

****Fall Members' Meeting****

Tuesday, September 17th @ 7:00 PM



SEPTEMBER

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



President: Jeannie King

Greetings Good Neighbors,

We are looking at getting some cameras and changing our locking systems to further safeguard our community. We have received some quotes, and we are planning to meet with vendors to get more thorough information of what is being offered. Then the Board will vote on it.

As we continue to have people who do not live here using our pool, bathrooms, and more, please remember anyone not accompanied by a member who does not live here is subject to “Authority to Arrest” by the police as they are clearly trespassing. No one should be in the pool without the owner or resident of the property being present. Some people are giving false information as members ask questions. Above all please do nothing to jeopardize your safety.

We have the Board Meeting on September 10th, and members are always welcome to join us. On September 17th we have the Members Meeting. If you have an agenda item please get them submitted. In October (date is not set yet) we hope to have an informational meeting regarding our CC&Rs revisions. Please do come to this meeting so you will be more fully informed when it comes to voting on them.

As we look at what is working for our members and for the needs of the HOA we are making changes as we hear from our community members. One idea was to wait to enforce painting projects until it is cooler. We have discussed this and are now waiting on painting projects until after October 1st. We are working on rewriting our governing documents so they are easier to understand and are up to date. For example, our political sign statement did not reflect the Arizona law, so that was changed. This is immense work and we appreciate your patience. We are gradually going through all our forms as well.

I look forward to seeing you at these upcoming meetings.

Secretary: Naomi McCarthy

Thank you to Linda for giving my report at last month’s Board Meeting while I was in Rhode Island. It was chilly and wet, but I had a good time.

Our Fall Members’ Meeting will be held here on Tuesday, September 17th at 7:00 PM. If you would like to place something on the Agenda, please send your request to me by September 2nd. Refreshments will be provided by Koffee Klatch starting at 6:30pm.

Currently there are 5 homes in the sale process. Let’s hope we will be welcoming new homeowners soon.

Treasurer: Linda Barvitz

The 2024 Reserve Study is on our website www.Norhttown85022.org. Osselaer deposited \$2,500.00 into our Alerus Cd 1104 before the renewal date of July 30, 2024. The year-to-date deposits into our CD's are \$10,000.00. Reserve Fee of \$605.00 was deposited into our Road Reserves. The year-to-date Reserve Fees deposited amount is \$3,410.00 (4 homes at \$550.00 and 2 homes at \$605.00).

Balance Sheet Operating: \$156,931.72
Balance Sheet Reserves: \$248,508.63

The revised 2024 Budget was voted on and accepted by the Board of Directors. Copies of the revised Budget along with the July Financials are on the table as you enter the Clubhouse.

Roads and Grounds: Frank Vance

September greetings from Roads and Grounds,

Well, we are mostly through this year's really hot season. Fall begins later this month, but we all know that we still have some heat for a bit longer.

Early in September we have our last bulk trash collection before the new program starts later in the year. Placement of your bulk trash began on August 31st, and the collection will begin on September 9th. Please remember to place your contributions at the edge of your lot while taking care to keep the sidewalk clear. No bulk trash should be placed in any common area.

There is still some confusion surrounding the City's new method of appointment based bulk trash collection. The schedule should remain pretty much the same, which means that our next collection will probably be in December. What makes the difference is that each resident/homeowner will have to call a number or schedule their appointment online. This will enable the City to collect the trash more efficiently as they can better schedule their crews and how long they will operate in a given area. More information will be coming in future newsletters.

As the writing of this article, we have been fortunate with our "nonsoon". We have had no significant tree damage or cleanup that is weather-related.

Our thanks to so many of our residents who take part in helping our roads and grounds to stay clean and nice. We hope to see you at our September members' meeting on the 17th.

APPOINTMENT-BASED BULK TRASH
PHOENIX.GOV/BULKTRASH

SCAN HERE FOR MORE INFORMATION
ESCANEE AQUÍ PARA OBTENER MÁS INFORMACIÓN

Bulk Trash is Changing!
Basura grande esta cambiando

Appointment-Based Collection begins September 30, 2024
La recogida con cita previa comienza el 30 de septiembre

- 1 CHECK THE DOS AND DON'Ts LIST ONLINE**
CONSULTE LA LISTA DE LO QUE SE DEBE Y NO DEBE HACER EN LÍNEA
- 2 SCHEDULE A BULK TRASH APPOINTMENT ONLINE AT PHOENIX.GOV/BULKTRASH**
PROGRAME UNA CITA PARA RECOLECCIÓN DE BASURA GRANDE EN LÍNEA EN PHOENIX.GOV/BULKTRASH
- 3 SET BULK TRASH OUT NO MORE THAN 7 DAYS BEFORE APPOINTMENT**
SAQUE LA BASURA GRANDE NO MÁS DE 7 DÍAS ANTES DE LA CITA



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.

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 (15) days (September 2nd) prior to the meeting of September 17, 2024.

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

Refreshments will be provided by Koffee Klatch beginning at 6:30 PM



Our resident owls sitting on Jim Munson's fence at the southwest corner of the Clubhouse yard.

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

Greetings,

With some luck the temperatures will be moderating, and the cooler weather will be here soon. And with cooler weather comes the desire to open those windows and doors. Please be sure to close and lock them as night falls and you retire for the evening.

If it is September, there must be a Members Meeting....Yes, there is one on September 17th, 7:00 pm. Come by the Clubhouse, meet some of your neighbors and find out what is happening in your community. Look forward to seeing you there.

PNP will be having their Quarterly meeting on Tuesday, October 1st at 4:00 pm at the Clubhouse. If you would like to learn more about PNP, please feel free to come to this meeting. Would you be interested in becoming a member of PNP? Come to our meeting, learn about PNP and how you can contribute.

"Save the Date" — Saturday, October 19th, PNP will be hosting the Northtown G.A.I.N. Event. We are planning a Buffet Breakfast from 8 am - 10:30 am. More details will be in the October newsletter. Mark your calendars now — G.A.I.N. Sat, Oct 19th 8 am - 10:30 am at the Clubhouse.

Stay safe and remember to lock your doors and windows, as well as your car.



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

Due to the summer heat not giving us a break any time soon, Koffee Klatch is going to continue meeting only once a month during September. Our next meeting will be September 5th, at noon in our Northtown Community Clubhouse. No luncheon is planned but, as always, if you have something to share, it will be enjoyed by all. We will resume weekly meetings on October 3rd and celebrate both September and October birthdays. As always, we would love to see new faces and make new friends.

On Labor Day, September 2nd, we want to recognize the many contributions all of those who work have made to America's strength, prosperity, and well-being. Whether you are still working or no longer, thank you for making our country's workforce strong. Now kick back, relax, and enjoy your day off. You've earned it!!



"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 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. All are welcome to this non-denominational Bible Study. Mark your calendars! Call Jacque Fraley at 602-799-7071 if you have any questions.



Northtown Crafters! Join us this month on September 27th 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



I am looking for someone familiar with our exercise equipment to explain what it is used for and show me how to use it. Sheila Ruling, Lot 211I, 602-494-9979



Bought for disabled wife, but she is unable to use. I put batteries in and used for 1 minute. Bought at Dicks Sporting for \$199. Asking \$75 firm. Barry Shusterman, Lot 103 (on Beck Lane), 480-228-6322

Brand new, never been used Ashley Motion, Multi shaded, Deep Grey Recliner. Paid \$270, asking \$125 firm. For Information call: 602-264-4994. Karen Cole, Lot 196



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).

Cabbage, Cucumber and Pea Salad

(Taken from internet 12 Tomatoes)

1 medium green cabbage, very finely sliced.

1 English cucumber, halved and thinly sliced.

1 bunch green onion, chopped

2 cups sweet peas, thawed if frozen.

3 Tbl extra virgin olive oil

4 Tbl apple cider vinegar

3 tablespoons fresh dill, chopped

Kosher salt and freshly ground black pepper to taste.

1 In a large bowl, whisk together olive oil, vinegar, salt, and pepper.

2 Discard outer leaves & core of cabbage before slicing very thinly. Place shredded cabbage in bowl with dressing.

3 Add cucumbers, peas, green onions, and dill and toss to combine. Enjoy!



Joke of the Month

An elderly gentleman...

He had serious hearing problems for a number of years. He went to the doctor and the doctor was able to have him fitted for a set of hearing aids that allowed the gentleman to hear 100% of sounds. The elderly gentleman went back in a month to the doctor, and the doctor said, "Your hearing is perfect. Your family must be really pleased that you can hear again."

The gentleman replied, "Oh, I haven't told my family yet. I just sit around and listen to the conversations. I've already changed my will three times!"



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 SEPTEMBER!!

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.

