



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 10

Upcoming Events

****PNP Quarterly Meeting****

Tuesday, October 1st @ 4:00 PM

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

Tuesday, October 8th @ 6:30 PM

****G.A.I.N. Event****

Saturday, October 19th 8:00 –10:00 AM

Budget Review Meeting

Saturday, October 26th @ 10:00 AM

CC&R Revision Review

Saturday, October 26th @ 1:00 PM

OCTOBER



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!

The Arizona Legislature passed some new laws that affect HOA's:

HB 1016: Flagpoles: Allows a HOA to limit an owner to two wall mounted flagpole holders.

HB 2119: Fees & Related Parties: HOAs cannot charge a transfer fee for a transfer of title between: husband & wife, Parent & child, grandparent & grandchild, and natural or adopted siblings; For no or nominal consideration such as a member to member in LLC's or between a subsidiary to parent or vice versa, among commonly controlled entities; or from a trustee to a trust beneficiary.

HB 2662: HOA's need to post the agenda in advance of any meeting of the HOA.

Please be sure to mark your calendar and come to a Northtown CC&R Revision Review on Saturday October 26th at 1:00 p.m. in the Clubhouse. We will share problems, opportunities, and have a straw poll. We look forward to your participation!

The CC&Rs are how we govern our lots. We need to make sure our CC&Rs are admissible in a court of law – meaning they are relevant, not unfairly prejudicial, not confusing, privileged, nor a waste of time.

Secretary: Naomi McCarthy

Welcome Fall, we're sooo glad you're finally here.

Community yard sales will be November 8, 9 & 10. If you need to borrow a table from the Clubhouse or Pool area, please contact Susan Nusall to make sure there are no planned events where they may be needed. Please don't just borrow them without checking first.

There are N-95 masks of different types in the container on the round table at the back of this room. Thank you to Lisa Daly who donated them for all of us.

There is also a Seamless Service Directory of City phone numbers donated by Councilwoman Deb Stark. Very handy to have.

Treasurer: Linda Barvitz

On the table as you enter the Clubhouse are copies available of Durable Power of Attorney, Medical Power of Attorney, Mental Power of Attorney, Living Will, Do Not Resuscitate and Emergency Information Forms .

We have two Northtown resident notaries available to notarize your forms:
Jean Shelton 602-930-1545 and Maryann Weirick 602-992-1545

Balance Sheet Operating

SunWest Operating 5846	\$ 43,856.32
SunWest Operating MMA-9799	64,858.10
SunWest-ICS Operating-9752	41,226.14
Petty Cash	<u>207.54</u>
Total Cash Operating	\$150,148.10

Balance Sheet Reserves

SunWest- Road Reserve 6850	\$ 1,762.26
SunWest-ICS Reserve-9760	111,258.33
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>34,972.77</u>

Total \$248,510.02

The Community 2025 Budget Meeting will be held at the Clubhouse on October 26, 10:00 AM. All residents are invited to attend.

Roads and Grounds: Frank Vance

October greetings from Roads and Grounds

Fall has arrived at last. Temperatures are trending down rather than ramping up. It’s my favorite time of year as it is for many of our neighbors. It’s a good time to do more walking as well as other outdoor activities.

As you enjoy your treks around Northtown, please note that we were able to repair four of our nastier potholes. Now, you can walk with a little more safety. Please remember to take care, as there are still opportunities to trip or twist an ankle on our streets, as is the case just about anywhere.

As you are out and about enjoying the fresh and comfortable air, please remember to pick up after your dogs as needed. If you spy other garbage on or near the sidewalks, please take a moment to pick that up as well. Especially on Sunday evenings and Monday mornings, there are lots of available trash cans ready to receive the detritus you may find on your journeys. It feels good to experience the satisfaction of leaving a place in better condition than it was before you arrived.

Facilities: Susan Nusall

YAY! It’s starting to cool down so it’s time to get ready to get back on the pickleball courts. They are ready for you!

Also, our next yard sale will be coming up next month, so if you want to reserve any tables please let me know ahead of time so I can make sure they are available for you. **1st come first served!!**

We have had some unwanted visitors decide to tunnel in under the Clubhouse floors, but our termite company took care of them! If you do see any signs of them returning, please let me know so I can schedule another intervention.



NORTHTOWN CC&R REVISION REVIEW

Presented by the Document Review Work Group

**Saturday, October 26th
at the Clubhouse
1:00 p.m.**

**We will cover challenges, opportunities,
and we will have a straw poll.**

**We are hoping to get as many people's
feedback as possible.**

**Please mark your calendar now
and plan to attend.**

We look forward to seeing you.

CC&Rs are how the members govern their lots.

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

Welcome to October!

It was nice to see so many of the community at the Members' Meeting in September.

As you may remember, October is the month that the City (and State) have their G.A.I.N. (Getting Arizona Involved In Neighborhoods) Event. G.A.I.N. is a day for Arizona to join forces and promote public awareness, safety and Neighborhood Unity. Northtown PNP will be hosting an Event again this year on Saturday, October 19th. With the assistance of the ladies from Koffee Klatch, we will be serving a buffet breakfast beginning at 8:00 AM. Please stop by, meet some of your neighbors, police officers from the Black Mountain Precinct, and city officials; and enjoy some breakfast (Free). There will be door prizes given, puzzles to solve, games to participate in, besides good company and food to share. (See the flyer in the newsletter). Hope you will be able to join us!

PNP will be having our Quarterly meeting on Tuesday, October 1st at 4:00 PM at the Clubhouse. Members, please plan on attending, and be prepared to report your patrol hours for the Third Quarter (July, August, September). This is your Community PNP Group, Northtown residents are welcome to attend.

Please remember to stay safe — lock all windows and doors of your home and, also on your cars! Do not give the temptation to someone else to take your belongings or damage your property.



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

WE'RE BACK...with our weekly meetings resuming every Thursday at noon! We will be celebrating September AND October birthdays on Thursday, October 3rd in our Northtown Community Clubhouse. Dessert will be provided. All other Thursdays are brown bag. Dues are \$1.00 per meeting. As always, we would love to see new faces and make new friends.

Halloween is October 31st. "Where does a skeleton go for a fun night? Anywhere, as long as it's a hip joint. Hope you have a Happy Howl-oween night!



What is G.A.I.N.? G.A.I.N. stands for **Getting Arizona Involved in Neighborhoods**. It is a day of celebration for the successes of crime prevention throughout the area around Northtown and the City of Phoenix.

City and State officials, as well as members of the Phoenix Police Department, have been invited and often drop by. This is for the benefit of all neighbors in the surrounding areas, so please come, have some breakfast, meet with the Block Watch personnel, City and State personnel, and support your Block Watch/PNP keeping Northtown and surrounding areas safe.

Saturday, October 19, 2024

8:00 AM until 10:00 AM

**Northtown Phoenix Patrol/Block Watch will serve a FREE
Breakfast Buffet.**

Take the challenge with some of our games and puzzles. Challenge a Neighbor or Officer to a Remote Control Car race, a Corn Hole Toss, or a Pickleball Match! Drawings will be taking place every few minutes and you can choose your door prize from the many useful items available throughout the event.

NORTHTOWN COMMUNITY PNP/BW

LOCATION OF THE EVENT- NORTHTOWN CLUBHOUSE

2202 E WALTANN

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



"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 Served**. It is also important to note that you will need to be at home when they arrive.



Northtown Community: Light housekeeping, transportation, errand services, laundry, meal prep, medication reminders, companionship. I have experience, a loving heart, compassion, and patience.

Robin Martin, Lot 151A
Senior Companion Caregiver
602-463-1699



Our sincere condolences to the family and friends of long-time resident, Dolores Weiss, who passed away a few months ago. We will miss seeing you in your pretty, glittery cap. Rest in peace dear Dolores.

NORTHTOWN EVENTS

NEIGHBOR HAPPY HOUR

will be held on Friday, October 25th. 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.

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 Friday, October 25th 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

Thanksgiving



Dinner

"Friends of Northtown" is once again providing a sit-down Thanksgiving Dinner for all Northtown residents on Saturday, November 23rd at 1:00 PM in the Clubhouse. Reservations are required. Please see the flyer for more information.

Thanksgiving Dinner for Northtown

Where: Northtown Clubhouse

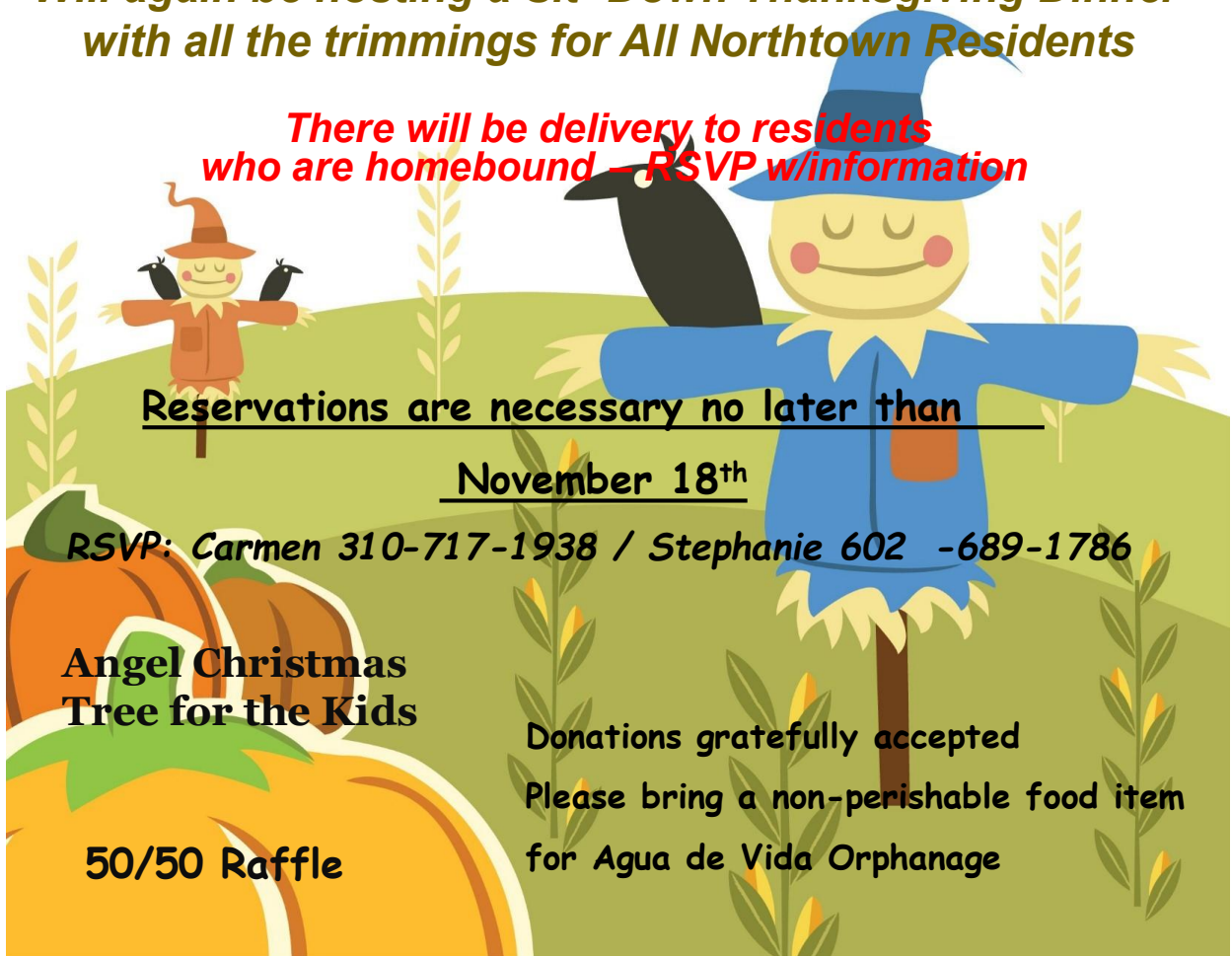
When: Saturday, November 23, 2024

Time: 1 PM

Friends of Northtown

*Will again be hosting a Sit -Down Thanksgiving Dinner
with all the trimmings for All Northtown Residents*

*There will be delivery to residents
who are homebound – RSVP w/information*



Reservations are necessary no later than

November 18th

RSVP: Carmen 310-717-1938 / Stephanie 602 -689-1786

**Angel Christmas
Tree for the Kids**

50/50 Raffle

**Donations gratefully accepted
Please bring a non-perishable food item
for Agua de Vida Orphanage**



Bought for my 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



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).

One-Pan Roast Chicken with Tomatoes

(Taken from internet 12 Tomatoes)

$\frac{3}{4}$ tsp thyme leaves
1 tsp soy sauce
2 tsp dried oregano
1 tsp chili flakes
2 tbl olive oil
3 garlic cloves, chopped

1 lemon, zested w/remnants cut in wedges
8 chicken thighs
2 lbs baby, new or fingerling potatoes, cut in half
 $\frac{1}{4}$ cup olive oil
Salt and pepper to taste
 $\frac{1}{2}$ lb cherry tomatoes.

- 1 Preheat oven to 400 degrees. In a large bowl, combine thyme, soy sauce, oregano, chili, oil, garlic, and lemon zest. Add chicken and turn to coat. Pour olive oil onto deep baking pan. Place chicken in pan.
- 2 Add potatoes to seasoning mixture and toss to coat. Pour contents of bowl into pan. Add lemon wedges and season with salt and pepper to taste. Bake for 40 minutes.
- 3 Remove pan from oven and add the cherry tomatoes. Return pan to oven and bake for an additional 10-15 minutes or until tomatoes become blistered.





Joke(s) of the Month

Three old guys are out walking.
First one says, "Windy, isn't it?"
Second one says, "No, it's Thursday!"
Third one says, "So am I. Let's go get a beer."

Old Farmer's Advice

- Your fences need to be horse-high, pig-tight and bull-strong.
- Keep skunks and bankers at a distance.
- Life is simpler when you plow around the stump.
- A bumble bee is considerably faster than a John Deere tractor.
- Words that soak into your ears are whispered...not yelled.



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 OCTOBER!!

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.

