



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 11

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Upcoming Events

****Community Yard Sale****
Friday, Saturday, and Sunday,
November 8, 9, 10

****Board of Directors Meeting****
Tuesday, November 12th @ 6:30 PM

****Thanksgiving Dinner****
Saturday, November 23rd @ 1:00 PM

NOVEMBER



2024

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
Jay Berger – Pool Manager	206-387-7241
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

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

Now that the weather has finally cooled down, we can enjoy longer walks and yard work. I've been enjoying pumpkin spice in the air and tasty treats. Now is the time to tackle those projects we've put off until cooler weather such as trimming the bushes. Please look at your light pole and see if it needs refreshing.

My main focus is the document review group. I've gone to several HOA law classes and have reservations for several more. We nearly have the CC&Rs done, however, they will need Board and community input as well as go through the legal process. In working on the CC&Rs we realized we need to make two major changes to the By-Laws that impact the CC&Rs.

Also, other changes needed are to put the last page of Amendments into the logical places they belong and make the By-Laws easier to understand, reflect current Az. law changes, and make future changes easier to make.

Hoping you have a Fabulous Fall!

Secretary: Naomi McCarthy

Hopefully we won't have any more Fall Teaser days of 90 degrees and will have nice Fall weather for the Thanksgiving Dinner on November 23rd. Have you made your reservations yet for you and/or your family or special friends. Reservations are needed by November 18th. Would you like to help our "Friends of Northtown" by donating a cooked a turkey? Please let me know.

The Community Yard Sales will be held the weekend of November 8, 9 & 10. We will need a few volunteers to put out the signs. This is a community event please call me if you can help. Barry Shusterman has put these out for us for years, but is currently very busy caring for his dear wife, Julie.

Annual Members' Meeting & Election - Tuesday, December 17th – Voting will be from 6:30PM – 7:30PM. The Meeting begins at 7:00PM.

Nomination Forms are on the back table, on the Website, in the Forms Book and in the November Newsletter.

Nomination Forms must be submitted to me or placed in the secure office door mail slot – (Not outside US Mail Box) by the November Board Meeting, November 12th.

We currently have 4 homes for sale.

Treasurer: Linda Barvitz

Balance Sheet Operating

SunWest Operating 5846	\$ 47,430.62
SunWest Operating MMA-9799	64,926.96
SunWest-ICS Operating-9752	41,325.05
Petty Cash	<u>207.54</u>
Total Cash Operating	\$153,890.17

Balance Sheet Reserves

SunWest- Road Reserve 6850	\$ 1,764.13
SunWest-ICS Reserve-9760	111,525.30
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. 5/16/25	36,374.72
Alerus Cd 1104 M.D. 7/30/24	<u>34,972.77</u>
Total	\$248,778.86

Roads and Grounds: Frank Vance

November greetings from Roads and Grounds,

As we usher in another month, we have two items that take place in November. The first of these is the sweeping of our streets. **This month, we plan to sweep our major streets on November 14th. Please make sure that you have no vehicle parked on the street during this date.**

Our second item of interest concerns overnight parking for our guests. If you plan to have visitors for the Holidays, please remember that overnight parking is not allowed. We can usually accommodate their extended parking in our Clubhouse parking area. There is a form on our website or in the Clubhouse for overnight guest parking. Once you complete it, it can be approved by any Board member. Then, display the form on the dashboard of the vehicles while using the parking.

Even during daytime hours, please make sure that things do not get too congested. This is especially important on our narrowest streets. There needs to be room for traffic to get past your parked cars and trucks.

November is a time for giving thanks. We are especially thankful for those of you who look out for your Northtown neighbors. Please consider coming to meet some of those neighbors at this year's Thanksgiving dinner.

Facilities: Susan Nusall

Our next yard sale will be coming up November 8, 9, & 10, 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!!

Have you checked out the Clubhouse exercise room lately? We have some new equipment, just in time to get in shape so the extra turkey dinner fixings and holiday cookies don't take hold! We are thankful to Chris and Frank Vance and Charles Arnold for their generous donation of two pieces of exercise equipment.

Wishing you a blessed Thanksgiving.

NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.
Board Member Nomination Form

PERSONAL/BIOGRAPHICAL INFORMATION

Name of Nominee: _____

Address: _____ Lot #: _____
Phone #: _____ Cell Ph #: _____ E Mail: _____

1) Brief Biography:

2) Prior Board of Directors Experience:

3) Business or Job Related Experience:

Note: Any lot owner may be elected to the Board and may hold any position. Non-owner residents may sit on the Board, but may not serve as an Officer or as the Chair of any standing Committee. (By Laws Article VI, Section 1B)

(Please read the Candidate Declaration on the reverse, and sign the Nomination Form.)

NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.
Board Member Nomination Form

CANDIDATE DECLARATION

As a candidate for a position on the Board of Directors, I understand that the following duties and obligations represent the minimum standards expected by the Board and by the members of Northtown:

- 1) In most cases, the term of office is three (3) years. Barring health issues, relocation, or other overriding personal considerations, I pledge to make every effort to serve the full term.
- 2) The business of the Association (an Arizona non-profit corporation) shall be conducted in an open, cooperative, and business-like manner. I pledge to act within the requirements of Northtown's governing documents and according to applicable laws of the State of Arizona.
- 3) I will request and/or personally obtain copies of the Northtown Articles of Incorporation, the Declaration of Restrictions, the current By-Laws and it's Rules. I pledge to read and be familiar with these documents.
- 4) With the advice of the Association's attorney, I will be aware of provisions of the Arizona Revised Statutes that apply to the Association and to the conduct of business by the Board.
- 5) I acknowledge that the Board of Directors has a State of Arizona Corporate Responsibility to act reasonably, in good faith and to act in the best interests of the Association.
- 6) I hereby acknowledge that my position on the board places me in a fiduciary relationship with Northtown HOA, Inc. and obligates me to carry out my duties with care, loyalty and confidentiality.
 - A. **Duty of Care:** In exercising the duty of care, I will make an honest effort to render an informed decision with respect to each issue that may come before the board. I will exercise due diligence in being familiar with the association's governing documents and established procedures and will make a reasonable attempt at all times to understand the issues and options brought before the board. I will use good judgment in acting on behalf of the corporation.
 - B. **Duty of Loyalty:** In exercising the duty of loyalty, I will refrain from taking actions that are contrary or detrimental to the interests of the association. I will not conduct myself in any manner that conflicts with the interests of the association and/or has the likelihood of causing damage to the association and/or its members. I agree to be bound by the standards of conduct for directors of a corporation, as set forth in association bylaws and the Arizona Nonprofit Corporation Act, A.R.S. § 10-3830(A), which requires that I discharge my duties as a board member in good faith, within the scope of the authority given me under the governing documents and statutes, and with the care an ordinarily prudent person in a like position would exercise under similar circumstances.
 - C. **Duty of Confidentiality:** In exercising the duty of confidentiality, I acknowledge that information may come into my possession as a board member that has proprietary, confidential or privileged status, whether the information is communicated in verbal or written form. I agree to maintain the confidentiality of all information provided to me and agree not to disclose proprietary, confidential or privileged information to anyone outside the board without the prior written authority or approval of the entire board of directors.

Candidate Name (please print)

Candidate Signature

Date: _____

(Please complete the personal/biographical information requested on the reverse side.)

Annual Members' Meeting & Election Notice

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

TUESDAY, DECEMBER 17, 2024

The Annual Members' Meeting & Election of the Members of the Association will be held at the above address (the Community Clubhouse) on Tuesday, December 17, 2024. **Voting will be from 6:30 PM to 7:30PM. The Annual Members' Meeting will start at 7:00PM until discussion concludes.**

There are two Seats to be voted upon.

This election will offer the use of Absentee Ballots for members who are unable to attend, however, **you are welcome to attend and vote in person at the Members' Meeting (ID will be required and you must be current on assessments). All homeowners will receive an Absentee Ballot by mail.**

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

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



COMMUNITY INTERESTS:

(This section of the Newsletter relates to Resident Organizations / Clubs / General information and is not "Official Association Business."



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

Koffee Klatch will be celebrating November birthdays on Thursday, November 7th in our Northtown Community Clubhouse. Dessert will be provided. We will have a special guest, as our District Councilwoman, Debra Stark, will be joining us. Coincidentally, her birthday is in November! Let's show our support and appreciation by having a good attendance. 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.

With the holidays fast approaching, please remember to bring your non-perishable food items for the St. Vincent de Paul donation box located in our Northtown Clubhouse. "COOKIES FOR COPS" is a community wide effort in coordination with Koffee Klatch and Northtown PNP to show our appreciation for our Black Mountain Police Officers. This event will take place in December so please make sure and watch for the date and times in the December newsletter.

Thanksgiving is Thursday, November 28th and Koffee Klatch will not be meeting that day. This special holiday makes us stop and think of all we have to be thankful for here in Northtown:

- ❖ Thanks to our Northtown Board Members who are doing a great job keeping our Community safe and healthy.
- ❖ Thanks to our Newsletter staff for continuing to get our Northtown News published every month and to all the Northtown volunteers who deliver the newsletters.
- ❖ And to all the Koffee Klatch members, thank you for just being there for each other.

Hope all our Northtown neighbors and friends have a "Thankful Day".





NORTHTOWN COMMUNITY BLOCKWATCH/PNP: Nora Curtin 602-689-9696

Welcome to November!

A Grand Thank You to all PNP Members and Koffee Klatch Ladies who helped with a successful G.A.I.N. Event. It was a fun morning, and hopefully enjoyed by all. It was wonderful to have so many of YOU - Northtown Residents join in, and I do hope you enjoyed the community gathering. It was nice to have so many Black Mountain Precinct Police Officers, and City officials stop in, contributing to an entertaining and informative time. There was even a fun competition of Corn Hole enjoyed by attendees! If you were unable to make it to this year's event, maybe we will see you next October.

Please remember with the additional shopping trips you may be making over the next couple of months, some important safety reminders:

- ❖ If you are going to be out after dark; try to park your car in a lighted area.
- ❖ Have your car keys in your hand ready for use before you leave the store (you don't want to be fumbling in a pocket or purse looking for your keys while standing in a parking lot).
- ❖ When you leave your car, be sure to lock it and make sure all valuables are out of sight (no packages within sight).
- ❖ When you are home, be sure to lock your car and your doors and windows in your house.

Have a safe and wonderful Thanksgiving. I know I am thankful for all of you who make Northtown a great place to live — Thank you, neighbors!





Thank you to all the volunteers!



Officer John McQuillan, LT Ben Sywarungsymun
Deb Stark and Commander Matt Siekmann



A great turnout!



An intense Corn Hole game



Hard at work on Word Find game

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.



Joke(s) of the Month

Morris, an 82-year-old man, went to the doctor to get a physical. A few days later, the doctor saw Morris walking down the street with a gorgeous young woman on his arm.

A couple days later, the doctor spoke to Morris and said, "You're really doing great, aren't you?"

Morris replied, "Just doing what you said, 'Get a hot mamma and be cheerful.' "

The doctor said, "I didn't say that. I said, 'You've got a heart murmur; be careful,' "



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 NOVEMBER!!

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.



Community Yard Sale, Friday, Saturday, & Sunday. November 8th, 9th, & 10th.

Thanksgiving



"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.

NEIGHBOR HAPPY HOUR

will be held on Friday, November 29th. 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.

Thanksgiving Dinner for Northtown

Where: Northtown Clubhouse

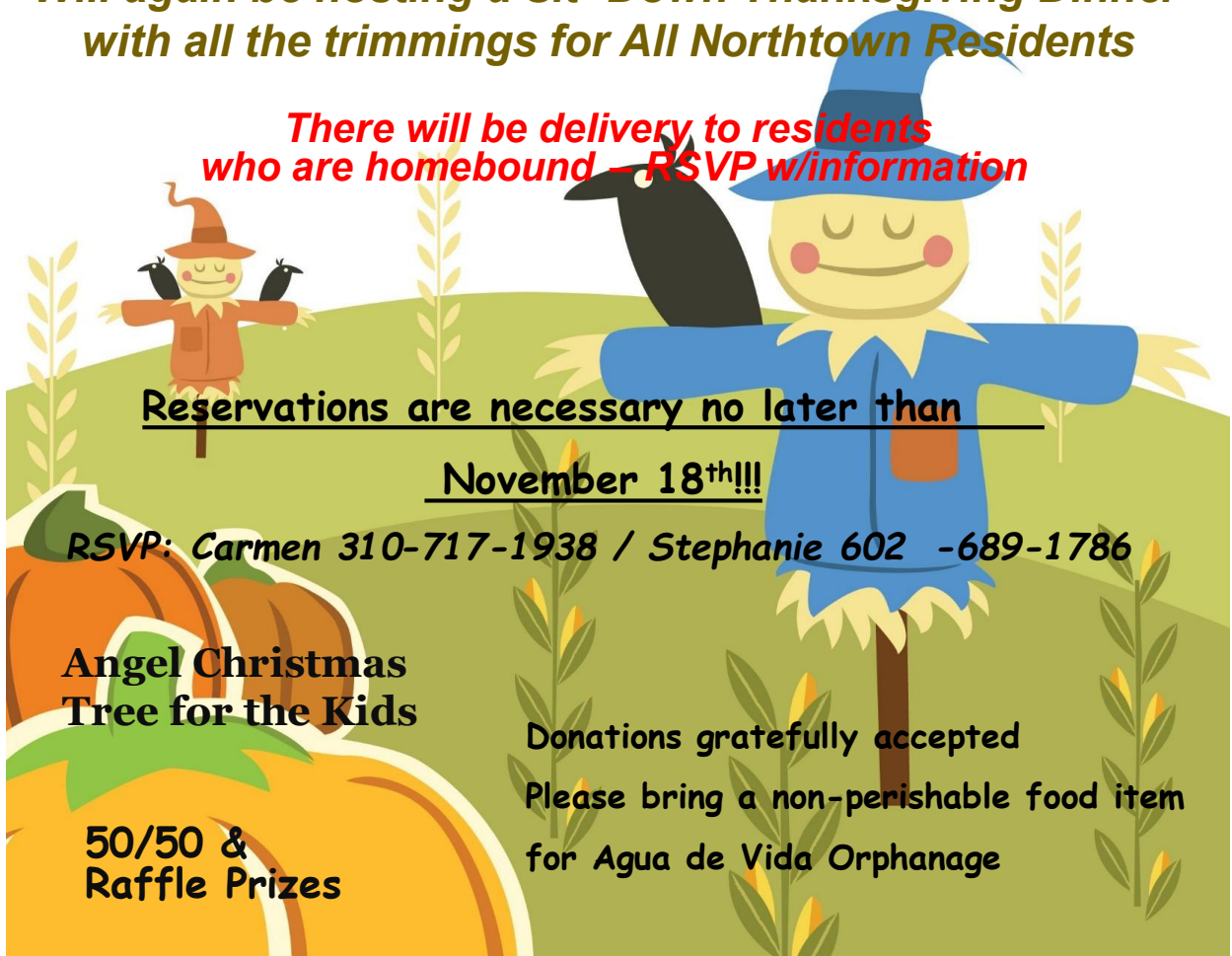
When: Saturday, November 23, 2024

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 Prizes**

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



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).

Chocolate Chip Pan Chewies

(Taken from internet 12 Tomatoes)

$\frac{1}{2}$ cup unsalted butter, melted	$\frac{1}{2}$ teaspoon baking powder
1 cup brown sugar	$\frac{1}{2}$ teaspoon salt
1 egg	$\frac{1}{4}$ teaspoon baking soda
2 teaspoons vanilla extract	1 cup chocolate chips
1 cup all-purpose flour	

- 1 Preheat oven to 450 degrees F and grease a 9x9-inch baking pan with nonstick spray.
- 2 In a medium bowl, stir together melted butter, brown sugar, vanilla, and egg until well combined.
- 3 Add flour, baking powder, salt, and baking soda and stir to combine.
- 4 Stir in chocolate chips and pour into prepared pan. Bake 20-25 minutes. Enjoy!

Recipe adapted from Lil Luna [<https://lilluna.com/cookie-bars-recipe/>]



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.

