



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 12

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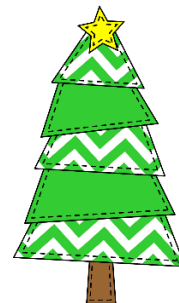
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Upcoming Events

****Board of Directors Meeting****
Tuesday, December 10th @ 6:30 PM

****Annual Members' Meeting & Election****

Tuesday, December 17th
Voting: 6:30 – 7:30 PM
Meeting: 7:00 PM



DECEMBER  *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
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

Greetings Good Neighbors! It has been an honor to be your President this year! I have made a lot of progress and had some fun along the way from working on the Document Review Group to Security Issues to some terrific Social Events to name a few projects. Working with our wonderful Board has been a blessing. I cannot comment highly enough about how dedicated and talented they are. WE are so lucky to have them! I've learned a lot about the laws governing HOAs from the many classes I've attended as well. All in all, I've greatly enjoyed the year along with putting in a lot of work and look forward to more. Happy Holidays! I look forward to seeing you soon!

Secretary: Naomi McCarthy

Thank you, Friends of Northtown, Jesus Church & Genesis Church, for the wonderful Thanksgiving Dinner put on by your volunteers. We are so grateful for your hard work and dedication. We were able to fill 2 carloads of non-perishable food, and \$826 for Agua de Vida Orphanage. The 50/50 raffle raised \$288 and was split between Joann James and Agua de Vida Orphanage.

This year, a **Christmas Angel Tree** for the Orphanage and the community children and families they also serve was added to the festivities. If you have chosen an angel at the Thanksgiving dinner, please drop off your gift (unwrapped for border crossing – gift bags would be great) at the Clubhouse on **Thursday, December 5th between 1:00 & 3:00PM**. There will be a Christmas box to put these gifts in near the front door.

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

We received 2 Nominations: Linda Barvitz will be running again, and Sheila Ruling would like to come back to the Board. Their bios are below:

Linda Barvitz: *An Indiana Hoosier, Linda has been a homeowner in Northtown for 19 years. She was elected and has served on the Board of Directors as Treasurer for the past 5 years. Linda loves the Northtown Community and her position as Treasurer.*

Linda attended Cosmetology school in California and became a hair stylist and colorist. She ran her own business as an independent contractor for 15 years.

Sheila Ruling: *Originally from the North Carolina mountains, has lived in Northtown for over 15 years and loves this community. Sheila shares her home with Ollie, an 80 lb. black Golden Doodle and Belle, a petite senior cat. Sheila has a master's degree in behavioral sciences and retired from counseling and non-profit management.*

Sheila served 6 years on Northtown's Board, took the past year to focus on herself and addressed health issues. During her presidency, we coped with the Covid crisis and enjoyed major improvements, including pool & Clubhouse roofing, partial road pavement, while also increasing Northtown's financial stability.

I'd like to thank our great Newsletter Staff without whom you would not be reading this. I wish the Northtown Residents a wonderful holiday season, it's been a pleasure to serve you.

Treasurer: Linda Barvitz

At the November Board meeting, the Board approved the 2025 Budget and the 2025 3% increase in the Association Dues. The 2025 Association Dues are as follows:

- Annual \$644.52
- Semi-Annual \$322.26
- Quarterly \$161.13
- Monthly \$ 53.71

Please update your banking information to reflect the 2025 Assessments. Also, please note Osselaer’s new mailing address located on the 2nd page of the Newsletter.

Osselaer deposited \$7,500.00 into our Sun West-Road Reserve-6850:

Balance Sheet Operating

SunWest Operating 5846	\$ 40,729.09
SunWest Operating MMA-9799	64,995.89
SunWest-ICS Operating-9752	41,368.94
Petty Cash at Northtown	<u>207.54</u>

Total Cash/Operating \$147,301.46

Balance Sheet Reserves

SunWest- Road Reserve 6850	\$ 9,272.17
SunWest-ICS Reserve-9760	111,643.76
Alerus Cd 0168 M.D. 10/16/24	34,394.91
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. 7/30/25	<u>34,972.77</u>

Total Cash/Operating \$257,811.24

My sincere apology to Maryann Werick for posting her incorrect phone number. Maryann is a long-time resident and realtor of Northtown. She will Notarize your forms at no charge. Home: 602-992-2468 Cell: 602-390-7379.

Roads and Grounds: Frank Vance

Season’s greetings from Roads and Grounds. As I write this article, many people are preparing for tomorrow’s community Thanksgiving dinner. Although I personally do not care much for turkey, I love Thanksgiving. It is a time for gratitude.

The really great thing about gratitude is that it helps us to have a positive outlook on things. Too often, we are upset about the proverbial fly in the ointment. Rather than focusing on what is wrong, it is much better to dwell on what is good. There is definitely a thing or two wrong with many of our streets. The good thing is that we are a community with many good people who care about our streets and common areas. They care enough to keep them as spiffy as possible in spite of their aging condition. (Talking about our roads and not our neighbors.)

Please remember that December is time for another round of bulk trash collection. If you have any bulk trash you want to have collected, you will have to call the City to make an appointment.

Please enjoy a wonderful Holiday season with lots of gratitude and joy.

Facilities: Susan Nusall

Thank you to all those who reserved tables for the yard sale last month. I so appreciate you working with me to make sure everyone was able to have the tables they needed.

Check out the new, bright lights on the Clubhouse patio. It promises to be a “brighter” 2025!!! Wishing everyone in Northtown a blessed holiday season and a New Year overflowing with hope!!

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."



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

Happy December!

There is a supply of Block Watch signs at the Clubhouse. If you need one for your front window, or if the one you have is faded, please feel free to take a new sign.

Again, this year as a Community, PNP and Koffee Klatch is coordinating a thank you to the Black Mountain Precinct Officers with "Cookies for Cops". This is to thank the officers who drive through Northtown at various hours. They are the ones who arrive when you call for assistance. We will present these to the officers on December 12th. Please contribute with either homemade cookies, or purchased specialty cookies. We request that they be at the Clubhouse before 11:00AM on Thursday December 12th. Thank you for your contribution to this effort.

Again, as a reminder, please be alert and cautious while you are out completing those holiday errands. Be sure to Take It — Lock it — Conceal it!

Wishing you all a very Safe, Blessed and Merry Christmas!

A reminder from the
PHOENIX POLICE DEPARTMENT

Property crimes are crimes of opportunity. Remove that opportunity with

Take it

Take it with you

Lock it

Lock your vehicle

Conceal it

Conceal valuables

In case of emergency, Call 9-1-1. If you can't call, you can text! To report a crime, suspicious behavior or file a police report call CrimeStop (602) 262-6151. For more tips on safety visit www.phoenix.gov/police. Follow us on social media, @phoenixpolice



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

Our Koffee Klatch Christmas Luncheon will be Thursday, December 5th at noon in our Northtown Community Clubhouse. Lunch and dessert will be provided. All other Thursdays are brown bag. Dues are \$1.00 per meeting. Thursday afternoons at Koffee Klatch is 'THE PLACE TO BE'!!

Koffee Klatch will be making our annual monetary Christmas donations to the St. Mary Food Bank and Friends of Northtown who do Community Service work here in Northtown. Thank you to all the Koffee Klatch members who have such generous hearts and have given throughout the year.

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.

Merry Christmas and Happy New Year to all our Northtown friends and neighbors! Gifts come and go, but what really matters are the people who light up our lives all year long. Here's to 2025 being a year of good health, lots of love, and plenty of laughter!



DECK THEM HALLS HOLIDAY DECORATING CONTEST

It's time to get out the holiday lights and decorations for our annual contest. We will have 3 winners this year.

Let's show our community spirit and all participate to make Northtown shine! Winners will be announced at the December 17th Members' Meeting. See you all there!





COOKIES FOR COPS THURSDAY, DECEMBER 12th

"Cookies for Cops" is an opportunity for **ALL** our Northtown friends and neighbors to show their support for our Black Mountain Police Officers. Please drop off your homemade cookies/bars at our Northtown Clubhouse by 11:00 AM on Thursday, December 12th.

Koffee Klatch volunteers will package the cookies, and Black Mountain Police Officers will pick them up. (If you cannot bake, store-bought specialty cookies can be donated.) This effort is in coordination with Northtown PNP and Koffee Klatch.

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 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 every Wednesday in the Clubhouse main room from 1:00 - 3:00 PM. Bring your own projects to work on or take crocheting/knitting lessons from Sandy Constantino and Aruna Dhond. If you do not have your own knitting needles or crochet hooks to bring, you may want to buy them. Sandy and Aruna will lend them if they have extras. They will be providing some patterns and yarn to share to help get beginners started. If you have questions or need more information, please contact Aruna at 602-616-0104.



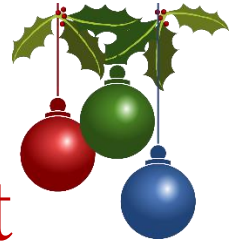
Flugelhorn Phil Free Concert at the Clubhouse, Saturday, December 14th 6:00 - 7:30 PM. Come enjoy Holiday music, cookies, and treats!



Friends of Northtown will be caroling throughout Northtown the evening of Sunday, December 15th.

NEIGHBOR HAPPY HOUR

There will be no Happy Hour in December.



Free Christmas Concert

Saturday, December 14th

6:00 – 7:30 PM

Come enjoy Christmas music and Holiday Treats, BYOB



Flugelhorn Phil

Northtown resident Phil Eherenman will be performing
Christmas songs
from his playlist at:

www.FlugelhornPhil.com

Northtown Clubhouse
2202 E Waltann Lane

Word of the
Month!

By Chris Vance

Wassail: A merry word that means to toast someone or spend a good time drinking with them! 😊

Wassailing is an old English custom of visiting neighbors and wishing them good fortune. The practice of Christmas caroling comes from wassailing. It can also be a noun referring to a special drink at Christmas.

He feasted and wassailed with his warriors.
Wampler's wassail contains cider and dark rum.



Joke(s) of the Month

A man was telling his neighbor, "I just bought a new hearing aid. It cost me four thousand dollars, but it's state of the art. It's perfect."

"Really," answered the neighbor. "What kind is it?"

"Twelve thirty."



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 DECEMBER!!

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.

