



NORTHTOWN NEWS

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

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VOLUME 49 | ISSUE 1

In this issue...

- ***Election Results – page 3***
- ***New 2025 HOA Dues – page 3***
- ***Decorating Contest Winners – page 7***

Upcoming Events

****PNP Quarterly Meeting****
Monday, January 6th @ 4:00 PM

****Board of Directors Meeting****
Tuesday, January 14th @ 6:30 PM

JANUARY



2025

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 (2026)*	763-244-0410
Emmy Morales (2026)*	602-882-1191
Naomi McCarthy (2025)*	602-971-6779
Linda Barvitz, (2027)*	623-466-2842
Frank Vance (2026)*	602-460-4702
Susan Nusall (2025)*	602-380-3266
Sheila Ruling (2027)*	602-494-9979

Special Committee:

Dennis Franks, Arch. Control/Compliance Assistant	623-322-6348
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

2025 HOA Assessment Amounts:

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

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



ELECTION RESULTS: Linda Barvitz received 91 votes & Sheila Ruling received 89 votes. Congratulations to both women! Board positions will be decided at the first Board Meeting 1/14/25.

Secretary: Naomi McCarthy

Happy New Year everyone! Thank you to those who attend the Members' Meeting. For those of you who did not, here is my annual report:

Ten homes were sold this year and there are five more in the sale process. Welcome to new Homeowners: George Grauso, Phil & Sandy Eherenman, Armin Aryan, & Thomas Scallon, Wenjie Kan, & David Peterson. The Homeowner Roster is up to date.

The 2024 Census was completed and filed. There were 267 Occupied homes, & 14 Vacant homes. 240 homes were verified from our files and we received 11 new forms. 16 homes were no response or information. Thank you to Bev Bernal, Nora Curtin, Peggy Pennington, and Jean Shelton for their help.

I worked up a map of the people who would be affected by the street paving and knocked on 41 doors to make sure those people had a plan for parking their cars to be able to get in and out of Northtown during the paving project.

I attended a District 3 Community Meeting. The guest speaker was from the Public Works Department presenting their new Appointment Based Bulk Trash Collection Program and have posted this information in the newsletter and copies are on the back table. We could have a volunteer coordinate pick-up for Northtown which would cut down on multiple single placements & pick-ups. If you would like to volunteer, please let me know.

In a meeting with Bob Carver and Tom Ruffino, Bob turned over the streetlight reporting job to Tom. If you notice a streetlight out, please let Tom know the location. His number is in the newsletter. Thank you, Tom.

There are N-95 masks and also Seamless Service Directories on the back table for your use.

Treasurer: Linda Barvitz

Please update your banking information. Osselaer's New address and the increase of the 2025 dues.

Osselaer	Annual	\$644.52
PO Box 52506	Semi Annual	322.26
Phoenix, Az. 85072-2504	Quarterly	161.13
	Monthly	53.71

I will have the 2024 Financial recap in the Feb. newsletter. Happy Holidays & a Happy New Year.

Roads and Grounds: Frank Vance

Happy New Year from Roads and Grounds,

As 2024 draws to a close, I would like to thank everyone who has helped to keep our roads and grounds looking as great as ever. As I look back over the year, it amazes me to realize just what it takes to make this a reality.

Our landscaping crew does a wonderful job keeping things trimmed and looking great on a weekly basis. When the normal stuff is done, they will do extra trimming and cleaning up in our common areas. Our weed control company does two deep treatments in the common areas each year and they come monthly to spot treat the weeds that manage to grow, in spite of the deeper treatments. Our irrigation system is getting tired and old and it takes a lot of work keeping the wires and timers working and the pipes getting the water to where it is needed. When we have a special need, it takes time and effort lining up bids for all kinds of projects such as street repairs as well as fixing or removing our larger trees that become damaged.

It takes some special volunteers to make all of the above happen. I am very grateful for our regular volunteers as well as those additional folks who will roll up their sleeves and jump in when we have special projects underway. If you should meet one of these people, please stop and thank them and get to know them a little bit. Who knows? You might end up volunteering to work on some future project along side of them.

We already have a few projects on tap for 2025, and I will supply more information as timelines become more defined. For now, I thank you for your support as we head into what should be a productive year.

Facilities: Susan Nusall

Happy 2025! In case you missed the December member's meeting, here is a recap of 2024:

- There were fifteen reserved events using the Clubhouse this year, not counting the weekly Koffee Klatch, meetings from October to May and the monthly meetings in June through September, the 4 PNP meetings, the G.A.I.N. event, the monthly summer happy hours, and the social events which were open to the community. We already have one private event scheduled for January and two private events scheduled for March.
- The Weavers had one group meeting monthly from January through December and one group meeting monthly from October through May. They also held a two-day conference. A new two-year contract was negotiated and approved with the Weavers.
- We purchased and installed a new fan for the kitchen.
- We received four donations of exercise equipment.
- We restored the Clubhouse patio lights to shine brighter.
- Rate increases for the Clubhouse rental were approved and implemented in March. New forms were added on the website and in the binder outside the office.
- Termite findings were dealt with under the Clubhouse floor and in the office ceiling.
- Five table reservations were handled successfully for the November yard sale.

I'm looking forward to working with my Northtown neighbors to make sure the Clubhouse is top notch and available for more fun events as we move into a new year! Please reach out to me with any ideas you have, as I'm always open to hearing them.

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 New Year!

As 2024 comes to a close, I would like to thank the Northtown Community residents for assisting in keeping our neighborhood safe. Specifically, I would like to thank the PNP Members for their support and consistent patrolling; during the first 3 Quarters of 2024 our PNP members have logged approximately 2,900 patrol hours.

There have been 3 additional solar lights purchased through the City of Phoenix Grant Program, and installed at various locations throughout the property. The applications for the 2025 Grants have been submitted, and we will keep you updated as they go through the approval process.

Thank you to the Community for their contributions to the "Cookies for Cops." The officers were amazed at the amount of cookies and very thankful!! If you happened to be around the Clubhouse on Thursday, Dec 12th, you might have noticed a few police cars in the parking lot. We had seven members of the Black Mountain Precinct (Commander Matt, Lieutenant Ben, Sargent Linda and the four Community Action Officers) come by to pick up the cookies, and they extended a large Thank You to the community for their generosity.

As you are out and about for sporting events, or shopping with those gift cards received, please remember to lock your vehicles at all times. Take It — Conceal It — Lock It!

The PNP Quarterly Meeting will be on Monday, January 6th at 4:00 PM at the Clubhouse. If you would be interested in learning more about what the PNP Members do, please feel free to come the meeting. All residents are welcome. Also, our Community Action Officer (CAO), Jeremy Campbell usually attends to give updates on what is happening in our area.





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

"The new year stands before us, like a chapter in a book, waiting to be written" Melody Beattie

My hope for my Northtown community is that you will write a story of kindness, joy, and love. Happy 2025!

Thursday, January 2nd will be our first Koffee Klatch meeting of 2025 at noon in our Northtown Clubhouse. We will be celebrating our January birthdays with a potluck luncheon. Dessert will be provided. Dues will remain the same at \$1.00 per meeting. Our plans are to continue to meet every Thursday except during the summer months. We hope you'll join us in this wonderful community of friends who walk life's journey together.

Cookies for Cops was a big success with officers from the Black Mountain Police Department enjoying some time with our members and picking up lots of trays of goodies! They were so very grateful to our wonderful Northtown Community. Thank you to everyone who provided all the sweetness and an extra thank you to all those who gave their time to make the trays look so festive for the officers.

Look for information in the February 2025 newsletter about "Cookies for Firemen". We usually do this around Valentine's Day and are hopeful we will have the same generous turnout for the Fireman as we did for our Police Officers.



(Missing in picture is photographer Nora Curtin)



Northtown
Holiday Decorating Contest
2024 WINNERS

Suzette Drogan	2036 E Tierra Buena Lane
Thomas & Sienna Lazo	156061 N 22 nd Street
CJ & Kim Colton	2202 E Linda Court



They got busy
And
Decked them Halls!



A WONDERFUL TIME HAD BY ALL AT
FLUGELHORN PHIL'S HOLIDAY CONCERT.

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.

**NEIGHBOR
HAPPY
HOUR**

There will be no Happy Hour in January.



Life is like a camera—
Focus on what's important,
Capture the good times,
Develop from the negatives,
And if things don't work out -
Take another shot.

**Recipe
of the
Month**



RECIPE OF THE MONTH: Do you have a favorite recipe to share?

Please send it to ntnews@northtown85022.net.

Chris's Meatball Recipe

(Submitted by Chris Vance)

1 16 oz jar of grape jelly

1 12 oz barbeque or chili sauce

2 bags frozen meatballs

Place meatballs in a slow cooker.

Pour ingredients over them.

Cook on low 3 - 4 hours.



Joke(s) of the Month

Old Farmer's Advice:

You cannot unsay a cruel word.

Every path has a few puddles.

When you wallow with pigs, expect to get dirty.

The best sermons are lived, not preached.

Do not corner something that you know is meaner than you.

Most of the stuff people worry about ain't never gonna happen anyway.



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 JANUARY!

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.

