



NORTHTOWN NEWS

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

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VOLUME 49 | ISSUE 2

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Upcoming Events

****Board of Directors Meeting****
Tuesday, February 11th @ 6:30 PM

****Cookies for Firemen****
Thursday, February 13th @ 11:00 AM

FEBRUARY  *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

Sheila Ruling, President (2027)*	602-494-9979
Jeannie King, Vice President (2026)*	763-244-0410
Naomi McCarthy, Secretary (2025)*	602-971-6779
Linda Barvitz, Treasurer (2027)*	623-466-2842
Emmy Morales, Architectural Control/Compliance (2026)*	602-882-1191
Frank Vance, Roads and Grounds (2026)*	602-460-4702
Susan Nusall, Facilities Director (2025)*	602-380-3266

Special Committees:

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: Stephanie Shink and Carolyn Dearing



President: Sheila Ruling

Hello Northtown. Thank you for welcoming me back to serve as your Board President once again. As you know I value cost efficiency with quality goods and services. With that in mind and changes in state laws, Northtown HOA has engaged new legal representation for collections and any legal needs. During the next few weeks, the Board will be identifying and prioritizing goals for 2025.

Enjoy our beautiful weather!

Vice President: Jeanie King

Greetings Good Neighbors! Happy New Year and may it be a healthful and prosperous year for everyone!

It has been my great honor to work for you as President! I hope to do it again sometime after I retire. As most people know I still work full time, and it is a stressful job in healthcare which some days entail long unplanned hours. Since my job is Monday - Friday, it is very difficult to make telephone calls for our HOA. I respect my employer and keep phone calls to my own time. This has meant not all my telephone calls have been as timely as I would like. It also makes it difficult for people to return calls to me.

I will work in the role of Vice President and will continue to work with our documents as we now, as a Board, must select a lawyer, get our CC & R's and Bylaws reviewed, and make a more formal presentation to Members for their vote.

I am continuing to attend educational programs to keep our Board as up to date as possible. My last class was on Policy Governance. Policy Governance is a form of governing/operating which emphasizes Board decisions being based on pre-determined written policies. Policy Governance protects our HOA and Board from allegations of discrimination, selective enforcement, lawsuits and maintains a level of peaceful functioning. This affirms our need to get our CC & R's and By-laws updated and to keep reviewing and updating documents.

Secretary: Naomi McCarthy

Linda Barvitz and I have updated the Accounts Payable Files for 2025.

We currently have 7 homes in the sale process. There are 17 homes in Northtown that are either vacant for part of the year, vacant because of illness or death of the resident, or are for sale or lease. It is very important that we all watch the homes we know are vacant for any suspicious activity.

Our website is still down but Linda Insabella is working hard on getting it back up & running.

Thank you to Carmen Hernandez and Carolyn Dearing for volunteering to help with the newsletter. One to take over a route (35 homes), and the other to run off, staple and package newsletters for the delivery people. Thank you, ladies!

Treasurer: Linda Barvitz

Balance Sheet Operating

SunWest Operating 5846	\$ 37,134.41
SunWest Operating MMA-9799	65,160.02
SunWest-ICS Operating-9752	41,455.45
Petty Cash at Northtown	<u>136.45</u>
Total Cash/Operating	\$143,866.83

Balance Sheet Reserves

SunWest- Road Reserve 6850	\$ 27,716.81
SunWest-ICS Reserve-9760	111,877.23
Alerus Cd 0168 M.D. 10/16/25	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	\$276,489.35

End of year Reserve contributions Explanation

Road Reserves \$31,830.00
(\$5,830.00 #4013, Reserve Fee \$16,000 #7012, Landscape Extras-left over, \$10,000.00 Budgeted)

CDs \$10,000.00
Interest 5,823.38

\$47,653.38 Total Reserve Contribution 2024

Copies of the December Financial are on the table as you enter the Clubhouse. As you can see from the above numbers your Board of Directors stayed within the budget and managed to put extra money into our Reserves.

Roads and Grounds: Frank Vance

February greetings from Roads and Grounds.

What happened to January? It went by so fast. Here's what we are doing in February.

Now is the time of year that our landscaping crew can do some work on the grounds away from our Clubhouse. If there is a tree in a common area that is presenting you with some sort of challenge, this is the time to let us know. Maybe the tree is too close to your fence or part of it is hanging too low over your yard. We will check it out and put it on the list of problems to address as time allows.

In addition, we are making plans for sealing and crack filling on 22nd Street and Waltann. The project will start at our Greenway entrance and go past the Clubhouse to the corner where Waltann turns east. This will require us to close the Greenway entrance to the corner of Waltann and Waltann. If you live on the affected part of Waltann, you will be affected for one day. On that day, you will be asked to park your car in the Pool parking lot. You will need to use the Tierra Buena entrance or the Waltann entrance to the community while this closure is in effect. We do not yet know which day, but it will probably be in March or April. We will provide more information to you as it becomes available.

That's all for now. Please be in touch if you have any questions or concerns.

Architectural Control/Compliance: Emmy Morales

I am looking forward to my new position as Architectural Control/Compliance Director. I know that Sharla and Dennis will help me learn the ropes. This year will be one of learning and doing what is needed to keep Northtown looking its best.

Facilities: Susan Nusall

Happy “Heart” Day to all my friends and neighbors! Keep love in your heart and try to make the world a better place.

A reminder to check out the Clubhouse library, with lots of books and puzzles, and the exercise room with equipment to meet all your “get in shape” needs!

The container for food donations is in the Clubhouse and donations of food are always appreciated. On the other hand, if you need any of the items, they are there for you to take. Donations are taken to St. Vincent de Paul.



Throwing out food and seeds in the common areas for rabbits and birds attracts coyotes and pigeons. Naomi recently saw a pack of 5 coyotes walking through Northtown.



VOLUNTEER OPPORTUNITIES

Why Volunteer??? Here are 5 good reasons to Volunteer:

- Connects you to others and your community
- Is good for your mind & body
- Makes you healthier and happier
- Brings fun & fulfillment to your life
- Northtown needs you

Northtown does have a good group of people who volunteer, but it seems that the same people wind up volunteering repeatedly. Sometimes we just need a volunteer to help us move some tables and chairs around, to put in a lightbulb that we can't reach, to help clean up the pool area after a storm, to hold a ladder steady while another volunteer helps attach signs to light poles. The list goes on, mostly it's just little things and not all the time.

Please hold up your hand, call a Board Member. Give us your name and number and be there when we need help.



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!

In the beginning of January PNP had their first quarterly meeting for 2025. Following that meeting and the recording of patrol hours for the last quarter of 2024, I am happy to announce that Northtown has reported a total of more than 3700 hours patrolled for the year of 2024. Thank you to all PNP Members! Those hours do not include the watchful eyes of other residents (not PNP members) who are alert to things going on in the community and act.

February is the month that we recognize the Fire Department Stations who serve our community. We hope that you will show the Fireman your love and support with some "Cookies for the Firemen" on February 13th. Koffee Klatch is coordinating this event again, please bring your homemade (or fancy purchased) cookies by the Clubhouse by 11:00 AM on Thursday, February 13th.

This past month we were made aware of a "break-in" at one of our "winter resident's" home. An alert PNP member was walking, and noticed glass from a broken window, and called the police. The police arrived, received permission to enter the residence, and made sure that the residence was then empty. Neighbors worked together to secure the residence. There are a couple of items to take note of this situation.

- ❖ If you See Something, Say Something.
- ❖ If your residence is going to be vacant for some time, have a neighbor watch over your home.
- ❖ If you do notice something "Amiss" at a home you know is not occupied at that time — Call the Police!
- ❖ If you are going to be away from your home for some time, do not leave any valuables in your home.

Thank you to the PNP Member who was alert, and called for assistance!



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

We will be combining February and March Birthday Celebrations on Thursday, March 6th. Be sure to save your February birthday card and wishes until then. We will be having a Valentine's Day potluck luncheon on Thursday, February 6th in the Northtown Community Clubhouse, so bring your "love food" to share.

Happy Valentine's Day to all our Northtown neighbors and friends. All you need is love...and a little chocolate now and then!!

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.



Our heart-felt condolences to our dear friend, Pam Shirvinsky and her family on the passing of her husband, Frank. May you rest in peace, Frank.



Cookies for Firemen is a Northtown Community-wide effort to show our appreciation for the service of the first responders that serve our area. Please put on your baking hats and bring your homemade cookies/bars/bread to the Clubhouse by 11:00 AM on Thursday, February 13th. (If you can't bake, fancy purchased items can be dropped off as well). Koffee Klatch members will package the cookies and deliver them later that day.



Attention card players! Wednesday afternoons 3:00-5:00 PM, we have a card game in the Clubhouse library, both male and female players. Yes, we play for money but most bets are 5 cents. Lots of silly games with plenty of wild cards. Most of the time money just gets pushed around the table.

Don't worry if you may not know some of the games. Everyone will help and even set your hand if you get lost. It's all about having fun. If you have new games YOU like to play, they are welcome. Please contact me with any questions. Hope to see you there!

Terry Sorensen
terryst839@yahoo.com



By Chris Vance

Orophile: A person who finds peace and serenity and connects themselves more deeply in mountainous settings; a lover of mountains.

"I am an orophile!"

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

Happy Hour will resume in March.



For sale: smaller, lightly used treadmill (52x24) \$125.
Patrick Norris, Lot 169
602-992-4148



Free: Toilet Seat Rails. Contact Terry Sorensen at terrys839@yahoo.com,
Lot 100



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

Please send it to ntnews@northtown85022.net.

"Swedish Salad"

Janie's Recipe (Submitted by Annabel Kipp)

1 can French Style Green Beans - drained
1 can White Shoe Peg Corn - drained
1 can Le Sueur Peas - drained
1 cup chopped celery
1 cup chopped purple or white onion
1 cup chopped green or red pepper

Dressing:

$\frac{1}{4}$ cup sugar

$\frac{1}{4}$ cup vegetable oil

$\frac{1}{4}$ cup vinegar and

Optional: 1 tsp salt and pepper

Mix dressing and pour over vegetables. Make this a couple of days ahead. Will keep Refrigerated for a long time.



Joke(s) of the Month

A tour bus driver was driving a bus full of seniors down a highway, when a little old lady tapped him on his shoulder. She offered him a handful of almonds, which he gratefully munched up. After approximately 15 minutes, she tapped him on the shoulder again and handed him another handful of almonds.

She repeated this gesture about eight times. Finally, the bus driver asked her why the seniors didn't eat the almonds themselves. She told him that it was impossible because of their old teeth. They weren't able to chew them.

"Why do you buy them at all, then?" he asked, puzzled.

"We just love the chocolate around them."



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 February!

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.

