



# *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](mailto:ntoffice@northtown85022.net) Website: [www.Northtown85022.org](http://www.Northtown85022.org)**

VOLUME 49 | ISSUE 3

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## *Upcoming Events*

**\*\*Board of Directors Meeting\*\*  
Tuesday, March 11<sup>th</sup> @ 6:30 PM**

*MARCH*  *2025*

If you would like to receive this newsletter by email, please send a request to [Ntnews@northtown85022.net](mailto: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](mailto:sharla@osselaer.com), is available to assist you. Be sure to state nature of your concern.

**Board Members**

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

**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](http://www.northtown85022.org)**

**Office Email:** [ntoffice@northtown85022.net](mailto:ntoffice@northtown85022.net)

**Newsletter Email:** [ntnews@northtown85022.net](mailto: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](mailto: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 **20<sup>th</sup> 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](mailto: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

# "LETTERS TO THE EDITOR"

This is **YOUR PAGE** where you can share ideas, opinions, and suggestions. We ask that you keep the length of your "Letter to the Editor" to 200-400 words (approximately 15-25 lines): Please stick to **Facts**, no "**Fake News**" or rumors. Letters must have your name and Lot #. Anonymous doesn't live here. Send "Letters" to: [ntnews@northtown85022.net](mailto:ntnews@northtown85022.net).

At the recent Board meeting, it was mentioned that they will soon be presenting revised Documents to our Northtown Homeowners for approval, possibly at our April Members Meeting, and that the Board is awaiting final review by the Board's attorney.

As these very important and lengthy documents will be coming up for a vote, I would like to ask the Board to have its attorney prepare a "simple English" summary of the changes in policies, procedures and definitions in the proposed new documents.

My concern is that as our HOA was one of the earlier HOAs in Arizona, its founding documents were slanted to give more power to the homeowners and less to the governing board, whereas in recent decades, more often the greater powers have been given to HOA governing boards and less to homeowners.

For myself, I would like to fully understand what we are being asked to change.

Diane Guillaume, Lot 42B



*A special thank you to all those who called, sent sympathy cards, and flowers on behalf of Frank and me.*

*Your kindness will last a lifetime. It really touched my heart.*

*Thank you.*

*Love,  
Pam Shirvinski  
Lot 159*



**President: Sheila Ruling**

HELP WANTED: Northtown needs one or two volunteers to coordinate a few social activities in the works with the Church and youth group who have adopted us. Please call me or Naomi !!!!

Two amendments that our Document Review Work Group have worked on are now in the hands of our attorney for review and editing. We will contract with the firm for the entire process relieving our few overworked volunteers of the ordeal.

A reminder that it is against rules to feed the wildlife here in Northtown. This is especially important with the surge and spread of bird flu in local birds and transmitted to our pets. We are investigating complaints and violators will be fined.

Ollie, my 80-pound doodle and I are loving this weather, but we sure would appreciate a few rainy days. Be on the lookout for brushfires and clear dead vegetation from your yards.

**Vice President: Jeannie King**

Greetings Good Neighbors! I have had the good fortune to go to some HOA classes presented by local lawyers. If you would like to attend these classes, they are free of charge. Following are some of the Law firms and their workshops.

Shaw & Lines: Policy Governance

CHDB Law: Meetings & Elections  
Navigating CC & R Amendments

Associate Asset Management: Budgeting & Fraud Prevention

VF Law: Enforcing Association Documents

Mulcahy Law Firm: Board Member Roles & Responsibilities

All in all, these workshops are very informative. I recommend members become knowledgeable about our governing documents. Members need to attend meetings and read newsletters to keep current of the HOA events and become informed of the governing documents. These are on our website. Members need to step up to the plate and serve on the Board.

If a Board cannot get enough members, the HOA goes into receivership and gets court ordered staff to run the HOA, often to the tune of about \$200 an hour. The more involved you are the more information you will have when it's time to vote.

- Become knowledgeable
- Ask questions
- Please vote!

**Secretary:** Naomi McCarthy

The **Spring Members' Meeting** will be held **April 15<sup>th</sup>** at 7:00 PM. The Notice is in this newsletter and will be mailed to out-of-town homeowners. I am currently updating our Master Roster. If you have changed your phone number or email address, please let both Osselaer and me know.

There currently are ten Homes for sale in Northtown. The last closing we had was in November of 2024, which shows how bad the market has been for both sellers and buyers.

I'm happy to report that our IT person for the office computer has agreed to help us with our website. So far, we are very pleased with the progress he has made. Thank you to Linda Insabella for all her hard work building our website.

**Treasurer:** Linda Barvitz

### January Financials

#### Balance Sheet Operating

SunWest Operating 5846	\$ 58,073.47
SunWest Operating MMA-9799	65,243.59
SunWest-ICS Operating-9752	41,499.48
Petty Cash at Northtown	<u>136.95</u>
<b>Total Cash/Operating</b>	<b>\$164,953.49</b>

#### Balance Sheet Reserves

SunWest- Road Reserve 6850	\$ 32,737.40
SunWest-ICS Reserve-9760	111,996.06
Alerus Cd 0168 M.D. 10/16/25	34,394.91
Alerus Cd 0417 M.D. 1/23/25	32,480.54
Alerus Cd 0825 M.D. 5/16/25	36,374.72
Alerus Cd 1104 M.D. 7/30/25	<u>34,972.77</u>
<b>Total Cash/Operating</b>	<b>\$282,956.40</b>

Copies of the January Financials are on the table as you enter the Clubhouse.

**Roads and Grounds:** Frank Vance

March greetings from Roads and Grounds

Time marches on and we have now marched into March. This is the season when we remind everyone to take care of your citrus. When it falls from your trees, please do not leave it on the ground for the roof rats and other unwelcome critters. If you are not going to use the fruit, it might be a good idea to use a rake or a hoe to get it off your trees.

This is the time we remind people about weeds but our lack of rain has resulted in a corresponding lack of weeds. I hope we get some good rain soon even though it will result in more of those pesky weeds that will need to be pulled. If you are interested in a weed control service, there is a company who advertises weed control services in the newsletter. They are the same folks that do the weed control in our common areas. I am told that they are willing to offer a discount for Northtowners who are willing to schedule with them while they are already in the neighborhood on one of their monthly visits.

We are still planning on crack filling and sealing 22<sup>nd</sup> Street and Waltann in the near future, but we do not yet have specific dates. Please stay tuned for more news about this project.

Have a fantastic March and be sure to enjoy our common areas.

**Facilities: Susan Nusall**

I will be looking into new curtains for the stage in the Clubhouse, along with getting prices for repainting the shuffle boards outside the Clubhouse, buying the cues and pucks, and pricing the stands to hold plastic bags for those who walk their dogs. We will look to the community to donate the plastic bags.

**Do not drop off any workout equipment for the Clubhouse gym without first contacting Susan Nusall. The gym is overflowing with equipment, so now Northtown has to pay to get rid of the unwanted donations.**

The container for food donations, which are delivered to St. Vincent de Paul by the Koffee Klatch members, was taken from the Clubhouse last month along with all the donated items. We would appreciate whoever took the container to return it, so we do not have to spend the money on another container.

Monday, March 17<sup>th</sup> is St. Patrick's Day. "May your troubles be less and your blessings be more, and nothing but happiness come through your door."

**SPRING MEMBERS' MEETING**

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

The Spring Members' Meeting will be held at the above address (Community Clubhouse) on **Tuesday, April 15, 2025 at 7:00PM**

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 (April 1<sup>st</sup>) prior to the meeting of April 15, 2025.

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

**Refreshments will be provided.**

# 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

Hello Spring!

I would like to say thank you to the Community for their contribution to the "Cookies for Firemen". The response was very generous, and we know the firemen who come to help us when in need, have enjoyed the thoughtfulness.

If you experience strange behavior from your dog, barking when they usually do not, pay attention to what they are telling you – something is happening. You can look outside to see what you can see, but also call the police (911), if you are alarmed about what might be happening around your property.

The PNP quarterly meeting for the 1st Quarter will be on Tuesday, April 1<sup>st</sup> at 4 pm at the Clubhouse. Mark your calendar, so you won't forget! All residents are invited to come to our meeting and find out what PNP is all about!

Have a good March, enjoy the Spring weather and Happy St Patrick's Day!!





- Would you like to help getting our Newsletter delivered? One of our delivery persons has retired. We need a volunteer to deliver the newsletters on the first day of each month. Please contact Naomi McCarthy at 602-971-6779 for more information.
- Would you like to organize Activities for Northtown? We need someone or two people with organizational skills, enthusiasm, and ideas to coordinate Social Activities. Please call any Board Member if you are interested.



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

We will be meeting at noon in our Northtown Community Clubhouse to celebrate February and March birthdays on Thursday, March 6<sup>th</sup>. Dessert will be served. Hope to see all our members and new friends too.

The February "Cookies for Firemen" was a tremendous success! A huge thank you to all the Koffee Klatch members who gave their time to help package and deliver all the cookies donated by our amazing Northtown community. The firemen at both stations were surprised and very grateful!

March 17<sup>th</sup> is St. Patrick's Day. "May your clovers have leaves of four and your luck last forevermore."

## **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.



*By Chris Vance*

**Hurkle-Durkle:** A 200 year old Scottish term meaning to lounge in bed long after it's time to get up. Happiness is Hurkel-Durkling 😊

**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**

We will have Happy Hour Friday, March 28<sup>th</sup>, 6 - 8 PM poolside.

\*\*\*\*\*



Our heartfelt sympathy to the families and friends of long-time residents, Maria Amato, and Myra Bertilson. May you both rest in peace.



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



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

Please send it to [ntnews@northtown85022.net](mailto:ntnews@northtown85022.net).

### "Million Dollar Cake"

(Submitted by Jean Shelton)

- |  |   |
|--|---|
| 1 Yellow cake from mix, baked in a 9x13" pan   | Bake and cool cake.   |
| 2 cups milk, divided                           | Blend $\frac{1}{2}$ cup milk & cream cheese (will be a little lumpy).   |
| 1 (8 oz) pkg cream cheese, softened            | Prepare pudding mix with remainder of milk.   |
| 1 (4 serving size) pkg instant vanilla pudding | Add cream cheese mixture to pudding & blend well. Spread on cooled cake.                                      |
| 1 (20 oz) can crushed pineapple, well drained  | Top with well drained pineapple & carefully spread cool whip (6 oz or more, if desired) over pineapple layer. |
| Cool Whip                                      | Sprinkle nuts on top. Refrigerate until well set.   |
| Pecan pieces                                   |   |



## Joke(s) of the Month

Laura's dishwasher quit working so she called a repairman. Since she had to go to work the next day, she told the repairman, "I'll leave the key under the mat. Fix the dishwasher, leave the bill on the counter, and I'll mail you a check.

"Oh, by the way, don't worry about my bulldog, Bob. He won't bother you. But, whatever you do, do NOT, under ANY circumstances, talk to my parrot! I repeat, do not talk to my parrot!"

When the repairman arrived, he discovered the biggest, meanest looking bulldog he has ever seen. But, just as she had said, the dog just lay there on the carpet watching the repairman go about his work.

The parrot however, drove him nuts the whole time with his incessant yelling, cursing and name-calling.

Finally, the repairman couldn't contain himself any longer & yelled, "Shut up you stupid, ugly bird!"

To which the parrot replied "Get him, Bob!"



*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 March!*

## 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](mailto: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.

