



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 49 | ISSUE 4

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Upcoming Events

****PNP Quarterly Meeting****
Tuesday, April 1st @ 4:00 PM

****Board of Directors Meeting****
Tuesday, April 8th @ 6:30 PM

****Spring Members' Meeting****
Tuesday, April 15th @ 7:00 PM

APRIL



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, Derek Hill, 602-277-4418 or email derek@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 – Community Activities Coordinator	

Additional Contacts:

Derek Hill, Property Manager, Osselaer	602-277-4418
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

I am looking forward to the Members' Meeting. It is the right place to share your Northtown concerns and comments with other residents and the Board of Directors. Let us know what is important to you. The board frequently takes your issues under consideration when planning projects and conducting business. See you on April 15th.

All homeowners were sent a letter from Osselaer announcing that Sharla Cook has accepted a new opportunity outside of Osselaer.

Derek Hill will be our new Community Manager. Sharla will transition all aspects and projects to Derek. His contact information is on page 2 of this newsletter.

Vice President: Jeannie King

Greetings Good Neighbors. The work on our CC&Rs continues. This year we are taking our revisions a couple of CC&R sections at a time and further reviewing them with our Board Members. Then we are voting on them as a Board. The next step is to have the lawyer review them and then bring them to the Members. We plan to have some initial ones to discuss at the upcoming Member's Meeting.

We encourage everyone to attend the Spring Member's Meeting. This is your HOA! You are the lifeblood of our Community! Without you, we have no Community. While the Board Members do the heavy lifting most of the year, we depend on you to participate, become knowledgeable about our issues, and vote on what key issues we are working on. Our next meeting is Tuesday, April 15th at 7:00 PM. We hope to see you there!

Treasurer: Linda Barvitz

Every month as a Property Owner, you receive a Northtown HOA Billing Statement by mail or email from Osselaer. Please take the time to look at your statement. On January 1st your dues are increased. Please make sure if you are on Auto Pay your Bank has been contacted to reflect this increase.

According to our Financials several Property Owners have past due amounts. This affects your stand in the community as a homeowner.

1. Your voting rights will be suspended, and the use of the Clubhouse and Pool can be suspended
2. Avoid late fees.

As a Board we work very hard at trying to maintain the Clubhouse, Pool, Common Areas, and Roads. As a community, let's work together to have a voice and also not lose your enjoyment of the amenities.

Secretary: Naomi McCarthy

Welcome to new Homeowner, Nancy Walton, Doug Fromm, Traci Taber, and John and Kristy Osselaer. We hope to meet you soon. Currently we have five homes in the sale process.

Two requests were received to be on the Agenda at the Members' Meeting: Nora Curtin – PNP Report; Diane Guillaume – Liability Insurance, Roads Workgroup, and possible Phoenix Fire Dept. presentation.

Facilities: Susan Nusall

Thank you for the generous donation of poop bags. We are looking into stands to hold plastic bags for dog walkers. This donation was very much appreciated!!!

Koffee Klatch is still looking for the missing container for food donations. We would deeply appreciate whoever took the container to return it.

We ask that the pickle ball paddles that have been taken be returned to the closet next to the library. They are for community use and were donated and bought to be used by our members while they play.

As with the pool, a Northtown resident must be present when their guests are playing pickle ball.

A reminder to our Northtown community that driving a vehicle on the Clubhouse patio is not allowed. We appreciate your cooperation!

Happy Passover and Easter to everyone in Northtown! Hope you all have egg-cellent times. Easter is the only time when it's perfectly safe to put all of your eggs in one basket!!

SPRING MEMBERS' MEETING

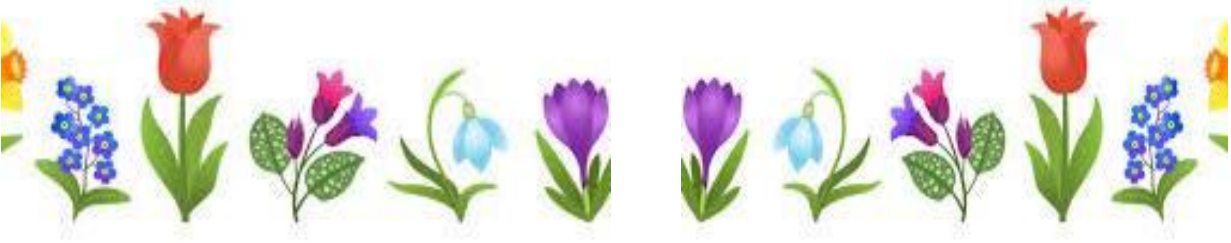
**Northtown Homeowners' Association Inc.
2202 E Waltann Lane, Phoenix, AZ 85022**

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 1st) 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.



You Are Invited to a ..

**FREE SPRING LUNCHEON & GAMES at the
Clubhouse**

SATURDAY, APRIL 26 FROM 11:00 AM – 2:00PM

**Hosted by Stars of Paradise Chapter of the Order of Eastern
Star
(a local fraternal organization).**

**No charge, no collection, no donation: Just FREE!
Come one, come all. Eat and have a bit of fun playing
Down 'N Out and maybe a bit of local trivia.**

Whoever said There is no Free Lunch was wrong !

RSVP: 623-255-8732 (land line, no texts please)



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!

We have experienced some solicitors in the neighborhood lately. Please feel free to (politely) tell the people ringing your doorbell or knocking on your door the following:

"This is a private neighborhood, and there is 'No Soliciting.' There are signs posted at the entrances to the neighborhood. Please leave the neighborhood."

If the person is persistent and continues in conversation, feel free to close your door. If you feel comfortable, and are able to obtain the name of the company they represent; you can forward that information to me and I will contact that company and advise them that our neighborhood is private, and their employees are not to solicit in Northtown.

We all know there are "Speed Bumps" in various places throughout Northtown, and the purpose of these are to remind us to drive slowly. They were not placed there to see how far we can get up on the sidewalk to avoid slowing down! We do have neighbors who like to walk through the neighborhood especially in this nicer weather. Being an Adult Community we are not always able to get out of the way of a fast moving auto that is diving on the sidewalk avoiding a speed bump. Keep your cars driving on the street, not the sidewalk! Thank You.

PNP will have their Quarterly meeting on Tuesday, April 1st at 4 pm in the Clubhouse. All residents are welcome to attend.

Happy Passover and Easter to those who celebrate. Enjoy the nice Spring weather.



"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.



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

In April, Koffee Klatch will be celebrating an Easter luncheon on Thursday, April 17th, at noon in our Northtown Clubhouse. Food will be provided. If you're feeling festive, an Easter Bonnet (funny or fancy) should definitely be worn. Some of our Koffee Klatch members can be very creative! What a wonderful time to see new faces and make new friends.

We would love for our Koffee Klatch members to join in the "Diaper Drive" for the mothers at House of Refuge. Monetary donations will be collected at the meetings before Easter. Diapers will be purchased at Costco, and then delivered.

We will have a "May Day" celebration of April and May birthdays on May 1st. Koffee Klatch is still planning on meeting every Thursday in April and May, but once the scorching hot weather hits, we will decide on our summer schedule.

Happy Passover and Easter to all our friends and neighbors in Northtown. Hopefully, everyone can enjoy the holiday with family and friends.



VOLUNTEER OPPORTUNITIES

- There must be someone, other than me, who loves the American Flag and what it represents. When our Flag in front of the Clubhouse becomes tattered and torn and needs to be replaced, or when the Flag needs to be lowered to half-mast for respect, there must be someone, a Veteran perhaps, who could take on that responsibility. Please call Naomi if you can volunteer to do this service.
- Would you like to organize Activities for Northtown? We need one or two people with organizational skills, enthusiasm, and ideas to coordinate Community Activities. Please call any Board Member if you are interested.

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



Our heartfelt condolences to the families & friends of Soly Lanciano and James Sullivan. May you both Rest in Peace.



Attention card players! Wednesday afternoons 2 PM - 5 PM we have a card game in the Clubhouse library. 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.

Dont 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 also. We have female players as well. No reason to feel intimidated, it's camaraderie! Please contact me with any questions. Hope to see you there!

Terry Sorenson
terrrys839@yahoo.com

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.



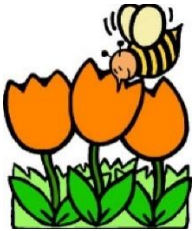
Northtown Crafters! Join us every Wednesday in the Clubhouse main room from 1:00 - 3:00 PM. Bring your own projects to work on or take crocheting/knitting lessons from Sandy Constantino and Aruna Dhond. If you do not have your own knitting needles or crochet hooks to bring, you may want to buy them. 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 restart Happy Hour on April 25th from 6 - 8 PM (every fourth Friday, poolside). BYOB and, if you wish, a snack to share. Looking forward to seeing you there!!

SPRING LUNCHEON

You are invited to a free Spring Luncheon and Games in the Clubhouse on Saturday, April 26, from 11 AM to 2 PM. Please see flyer in this newsletter.



Word of the
Month!

By Chris Vance

Spuddle: A useful verb from the 17th century that means to work feebly and ineffectively, because your mind is elsewhere or you haven't quite woken up yet. To be extremely busy whilst achieving absolutely nothing.

I spent the morning **spuddling** around the house. 😊

Recipe
of the
Month



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

Please send it to ntnews@northtown85022.net.

“JIFFY CORNBREAD CASSEROLE”

(Submitted by Jean Shelton)

1 box Jiffy Corn Muffin Mix	Preheat oven to 375 degrees; grease 9x13 casserole dish
½ cup melted butter	In large bowl, beat eggs
1 can whole kernel corn, Drained	Pour in melted butter, stir
1 can cream style corn	Add sour cream, drained corn & creamed corn. Stir well
1 cup sour cream	Add half of the cheese, stir well again
2 eggs	Add muffin mix, stir well
8 oz shredded cheddar cheese	Pour into casserole dish, add remaining cheese on top
	Bake 50-60 minutes or until center is no longer jiggly.





Joke(s) of the Month

A WIFE Sends a Message to Her HUSBAND.

WIFE: "Honey, please don't forget to buy bread when you're coming home from work, and lest I forget... Your girlfriend Elizabeth is also here and says hello to you."

HUSBAND: Who is Elizabeth?

WIFE: Nobody, I just wanted you to respond, so I can have confirmation that you saw my message.

HUSBAND: But I'm with Elizabeth right now. I thought you saw us!

WIFE: What! Where are you?

HUSBAND: Near the neighborhood bakery.

WIFE: Wait, I'm coming right now!

After 5 minutes, his wife sends a message:

WIFE: I'm at the bakery, where are you?

HUSBAND: I'm at work. Now that you're at the bakery, please buy the bread and go home!



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 April!

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.

