

Northtown Homeowners' Association, Inc.

ANNUAL MEMBERS' MEETING MINUTES

December 17, 2024

The Pledge of Allegiance was recited, and the meeting called to order at 7:00PM.

Roll Call: Board Members present: Jeannie, Linda, Naomi, Susan, Dennis, Frank
Absent: Emmy
Sharla Cook is also present

Fall Members' Meeting Minutes approval.

- Naomi made a motion for the Members to approve the September 17, 2024, Fall Members' Meeting Minutes. Doug seconded the motion. There being no objections, the Minutes are approved.

Reports by Board Members:

President – Jeannie King:

It has been a pleasure to serve as your President this past year. Thank you very much. I appreciate our Board Members for everything they have done.

The Document Review started with Plats, then CC&Rs, and Bylaws. It's a very long process and a lot of work. The last time they were updated was 2003. We are getting prices from Law firms to review our documents.

Vice President – Emmy Moralis

Jeannie gave Emmy's Report since she is out ill tonight. Emmy, as part of the Document Review Workgroup, has been involved on many aspects of this project.

Secretary – Naomi McCarthy

There were 10 homes sold in 2024. Welcome to new homeowners: George Grauso, Phil & Sandy Eherenman, Armin Aryan, Amanda Swanson, Thomas Scallon, Wenjie Khan, & Dave Peterson. There are 8 homes currently in the sale process.

The 2024 census was completed. There were 267 homes occupied and 14 vacant homes. 240 residents were verified from our file's records, 11 new forms were received, and 16 homes did not respond to letters or door knockers. Thank you to Beverly Bernal, Nora Curtin, Peggy Pennington and Jean Shelton for their help.

I worked up a map to identify those residents who would be affected by the street paving project. Nora and I knocked on 41 doors to make sure those people had a plan for where to park overnight and knew how to get in and out of Northtown during this process.

I met with Bob Carver and Tom Ruffino, who volunteered to take over the streetlight reporting job. Bob has been doing that for a long time, and Tom was happy to take over this job. If you see a streetlight out, please let Tom know the location, and he will have it repaired. His phone number is in the newsletter.

I attended a District 3 Community Meeting to get details of the new Appointment Based Bulk Trash Pick Up Program. I picked up flyers from the Public Works Department on how to participate. The flyers are on the back table and will be in the Newsletter. We could have a volunteer to coordinate pick-ups for Northtown to cut down on single appointment pick-ups. Dave Filipiak volunteered to do this.

Thank you to The Friends of Northtown for preparing and serving a delicious Thanksgiving dinner for Northtown Residents. Over \$800 was donated to the Agua de Vida orphanage, a ton of non-perishable food and there were 21 gifts for those on their "Angel Tree." Thank you to Carmen & Stephanie for their help and to Kelly Messik for the gift favors she made for every place setting. There are N-95 masks for your use and Seamless Service Directories on the round table near the office.

Koffee Klatch will host the Friends of Northtown Carolers for hot chocolate and cookies on the patio before they go out caroling through the community.

Linda Insabella is working on getting the website back up.

Treasurer – Linda Barvitz

We worked hard on the 2024 Budget and stayed on course throughout the year with just a few adjustments. The Reserve Study was completed and approved by the Board. I want to point out that Reserve Funds may only be used for items listed in the Reserve Study.

There are copies of Emergency Contact Information forms on the back table. You should take one, fill it out, put it in the office door mail slot and we will place it in your Lot file. Circumstances change and it would be best to have an updated person to contact should anything happen to you or your home. Also, you will find forms for Power of Attorney, DNR, Mental Health POA, Living Will. These are all important to have. Some will need to be Notarized. We have Notaries who will do this for you at no charge – Jean Shelton, Maryann & Theresa Wierick.

Facilities – Susan Nusall

We had 15 events in the Clubhouse, not including Koffee Klatch, Cards & Games. We have increased rates this past March. We signed a new 2-year contracts with the Weavers. We have purchased and installed a new kitchen ceiling fan. We have cleaned the patio light fixtures and put in brighter bulbs.

We received 4 pieces of equipment for the gym. We have found termites under the floor in the main hall and one small spot in the office. If you see anything that looks suspicious, please let us know. We managed to loan all our long tables to residents for the last yard sale. Please call me to reserve tables, please do not just take them.

We covered outdoor electrical outlets as well as put locks on all hose bibs to prevent Northtown from becoming a place for vagrants to charge their phones, etc.

We have had some vandalism – glass by the pool, found drug paraphernalia, and broken fixtures in the restrooms.

Roads & Grounds – Frank Vance

Other than regular maintenance. We try to keep our trees and bushes trimmed every week. We had 7 trees had major trim, 15 palm trees were trimmed, We took out 2 large trees, including one large pine tree and one tree crowding a fence. Continued to do weed control 2 x year and spot checks every month. If you notice a solar light out, please contact either contact Nora or us as we may need a new battery.

We repaved a section of road from 22nd Street to Tierra Buena Lane. Took care of some patching some larger holes. We will be crack sealing from Greenway to Waltann. Will happen next Spring.

The community has really shaped up this year and is looking better than ever. Sharla has been a great help keeping track of Lot #s and notices. This used to take me a lot of time. Many of you have asked about my wife, Hattie. She is doing well and working very hard with physical therapy, so thank you for your concern.

Jeannie thanked Dave Ransom for all his help to me this year on the Document Review Project. I also thank Emmy and Diane Guillaume for their help.

Members Portion of Meeting:

Naomi asked for a volunteer to moderate this portion of this meeting. Barry Shusterman volunteered.

Barry read the Guidelines for the Members' portion of the meeting.

- Raise your hand to be recognized
- Wait for the microphone
- Stand and state your name and lot number or address
- Ask your question or make a statement and then sit down.
- The appropriate Board Member will answer your question
- There should be no cross-talking or talking over a speaker from the audience.

Minutes Approval:

- Naomi made a motion to approve the September 17, 2024, Fall Members' Meeting Minutes. Beverly Bernal seconded the motion, and it passed without objection.

Holiday Light Contest Winners Annabel Kipp

The elf arrived, thank heavens !! First, Annabel wished everyone celebrating Christmas, Happy Hanukkah, and all others celebrating. It's a great community and people really care about each other. Even if you didn't win a prize, all the decorations have helped Northtown look great.

I have the pleasure of announcing this year's winners:

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

Nora Curtin, Northtown's PNP Coordinator, Lot 222

Nora thanked Northtown Residents for helping to keep our neighborhood safe. Specifically, thank you to the PNP members for their consistent patrolling of our community, and residents who let us know when there is something "amiss." During the first 3 Quarters of 2024, our PNP members have logged approximately 2,900 patrol hours.

Grants Update: There have been 3 additional solar lights purchased through the City of Phoenix Grant Program and installed at various locations throughout the property. The Grant, partnered with the HOA, allowed us to purchase and install Bollard Lights at the front walkway to the Clubhouse. The applications for the 2025 Grants have been submitted, and we will keep you updated as they go through the approval process.

PNP has purchased various safety items for your personal use, through the City of Phoenix Grants program. Some of these items are on the table. Please feel free to take any of these items as needed. We try to keep a supply on hand, so as your needs arise, please contact me for any of these items for your home. If you have a suggestion for another Safety Item, please let me know, and if we have money budgeted for such an item, we will purchase for you.

Thank you to the Community for your contributions to "Cookies for the Cops." The officers were amazed at the number of cookies and very thankful!!

The next PNP Quarterly Meeting will be Tuesday, January 7, 2025, at 4:PM here in the Clubhouse. If you would like to know more about the PNP Group, please feel free to come to the meeting.

Please be attentive to packages being delivered. If you are expecting a package, watch out for it. If you work or expect to away from your home, ask a neighbor to watch for it and take it in, if possible. I know we do not have "Porches" in Northtown, but "Porch Pirates" are active at this time of year. Burglaries in our general area have been on the rise, so please be sure to lock your house doors & windows, as well as your cars.

Thank You to the Board who have worked so hard this past year and Welcome to the new Board members coming on in January.

Stay safe and Merry Christmas and Happy Hanukkah.

Mini Pandit, Lot 88

Bought 2 homes in Northtown, one for her Mother and the other for herself.

1. Are there any regulations about restricting rentals in a 55+ community?
2. Does Northtown plan on restricting rentals?

Jeannie King, we do not have anything in our documents restricting rentals in Northtown. I do not see anything in the State Statutes currently addressing this. We are looking into this challenge, because corporations are buying up businesses, accounting firms, veterinary clinics & houses. It would be good to do something to protect Northtown from this and we need to investigate what can be done. This is something HOA's need to bring to the legislature's attention. I would not like to see a lot of corporate holdings in Northtown. I do feel we need to do something to protect our community. I'm not concerned about Mom & Pop buying a few rentals, but I am concerned about corporations buying up our properties.

Walter Ulrich, Lot 210-I Because it is difficult to qualify to buy homes, that means a bigger opening for corporations. I hope the HOA will continue with its concern and put in our CC&Rs.

Stephanie Shink, Lot 158 How many rentals do we currently have? Naomi thought about 80.

Correction from Naomi: There are **currently 53 rentals**, 5 of those are **Family Rentals**, and 1 is a **Section 8** rental.

Linda Barvitz also answered Mini: A possible CC&R could be that a rental home would stay a rental home until it is sold. There would be no **new** rentals.

Diane Guillaume asked what happens if a renter had to go into a hospital or facility for a long time. I believe the home would remain vacant. We would have to speak with our attorney about that.

The voting results for next year's Board Members – Term ending in 2027 is:

Linda Barvitz	92 votes
Sheila Ruling	89 votes

Note: Some of this portion of the Meeting could not be heard clearly and transcribed from the recorder.

- There were no further questions or discussions. Jeannie made a motion to adjourn, Naomi seconded, and the meeting was adjourned at 7:55PM

Respectfully submitted,
Naomi McCarthy, Secretary