



NORTHTOWN NEWS

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

**2202 E. Waltann Lane, Phoenix, Arizona 85022 Phone: 602-612-4434
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VOLUME 49 | ISSUE 5


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Upcoming Events

****Board of Directors Meeting****
Tuesday, May 13th @ 6:30 PM

****Community Yard Sale****
Friday, Saturday & Sunday
May 16, 17 & 18

MAY  *2025*

Contacts: If you need assistance with any issue regarding Northtown, our **Property Manager, Penny Glico, 602-277-4418** or email penny@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 | 480-454-9819 |
| Open – Community Activities Coordinator | |

Additional Contacts:

| | |
|---|--------------|
| Penny Glico, 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

"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.

Tips for Northtown Snowbirds

Snowbirds come to Arizona to enjoy the warmer winter weather, but if you own a home in Arizona and plan to leave it vacant for an extended period, there are a few things to consider before heading back east or up north. After fifteen years of being a snowbird, I have accumulated some tips for securing your Arizona home.

If you don't have someone to look after your house while you're gone, there are a few things you should do to keep your home safe and damage free during your absence. Turn off the water to avoid water damage from potential pipe leaks. Turn off the hot water heater to avoid unnecessary usage of gas/electricity and to eliminate unnecessary bills. Most house fires are caused by refrigerators, so empty it out and turn it off. Leave the refrigerator door(s) open.

Normally toilets should be flushed at least once a month to keep the water in the bowl from evaporating. If the water evaporates, sewer gases could enter your home. If you don't have someone to do this, cover toilets with plastic wrap to keep the water in the bowl from evaporating. It also helps to keep scorpions out. Close the drains in sinks and bathtubs for the same reason.

Make the house look like lived in. Put multiple lights on timers throughout the house. Set the timers so that they coordinate with your usual habits. If you don't have a garage, invite neighbors to park in your driveway/carport at intervals or when they have guests. Install dusk to dawn light bulbs in all exterior light fixtures. Hang solar motion detection lights around the property. Arrange to have a neighbor or landscape company remove weeds from your yard. Be sure it is someone you can share text messages with. Inform the Northtown Board and the local police when you plan to be gone.

Securing your home is important, and that can be expensive. Home security systems might ward off potential burglars, but they are costly. Iron bars over the windows might help but there are ways around them and they make your home look like a prison. Steel security screens can protect all windows and sliding doors, but they come at a steep price. If these are not in your budget, make sure that all exterior doors are protected with a steel security gate. The generic gates are relatively affordable and readily available from Home Depot or Lowes.

Lastly, set your thermostat to keep your home at a constant temperature that will preserve the contents. According to APS, if you have hardwood floors and/or lots of wood furniture, set your AC to around 85 degrees. If not, 90 degrees should be fine. Just make sure to have your AC unit serviced and in proper working order. And consider leaving a set of keys with a trusted neighbor.

Doing these simple tasks should keep your house safe and sound until your return the following winter.

Susan Stonitsch
Lot 194



President: Sheila Ruling

Thanks to those who attended the members meeting. For those who did not, we presented two amendments: age restrictions and rentals restrictions. Those in attendance seemed very pleased with our efforts to preserve the community. Copies are available in the Clubhouse. After you have read them, you may email the office or call me with your questions.

Enjoy the beautiful weather...we know what's coming.

Vice President: Jeannie King

Greetings Good Neighbors, As I was wondering what to write this month, the radio was playing a show which was very interesting. It discussed loneliness and how loneliness is as harmful to one's health as smoking 12 cigarettes a day, a diet poor in nutrition, and other such examples. I know many of my neighbors are out and about and are very social and I know some I rarely see. This show stated even introverts need some social time a couple of times a week.

When a person is in a slump, getting cleaned up, and fixing oneself up can be a chore. None the less, once we do this we always feel better when we are clean and looking as good as possible. Visiting with others does not need to cost a lot of money and often cheers us up further especially when there was something funny or interesting mentioned.

If you are in a rut, and even if you are not, I suggest you start by looking at our Northtown calendar. There are often free or nearly free events. Try to pick a couple a month. One can also go for a walk with a friend or neighbor. Another idea is to try new things. Have you ever wondered what would it be like if you went to a new church – not just for the service, but to see if there is a small group that you would be interested in one or some of their activities? How trying a First Friday art crawl?

You could make a goal of doing two social activities every week at a minimum and then see if you feel any better after three months. My wish for my neighbors is good health and happiness.

Secretary: Naomi McCarthy

Welcome to new homeowners, Elaine & Raymond Baldaras. We're glad you're here and hope to meet you soon. We currently have four homes in the sale process.

Thank you to those who attended the Spring Members' Meeting. For those of you who did not attend, you missed a good, informative meeting. Sheila reviewed the two proposed amendments to be voted upon at our Fall Members' Meeting. The two amendments are regarding Age Restrictions and Rentals. Copies of both are available on the table nearest the front entry of the Clubhouse. If you have questions, please give Sheila a call. If you have concerns on how these amendments will affect you personally, I suggest you consult your attorney or financial advisor. The Ballot and Amendments will be mailed to all homeowners mid-July for the Fall Members' Meeting in September.

Architectural Control/Compliance: Emmy Morales

I'm looking forward to getting to know our new Property Manager, Penny Glico and touring the neighborhood with her. If you have any architectural questions or concerns, please call me.

Treasurer: Linda Barvitz

End Date 3/31/2025

Balance Sheet Operating

| | |
|-----------------------------|---------------------|
| SunWest Operating 5846 | \$ 65,564.23 |
| SunWest Operating MMA-9799 | 65,402.94 |
| SunWest-ICS Operating-9752 | 41,583.40 |
| Petty Cash at Northtown | <u>136.95</u> |
| Total Cash/Operating | \$172,687.52 |

Balance Sheet Reserves

| | |
|------------------------------|---------------------|
| SunWest- Road Reserve 6850 | \$ 35,232.59 |
| SunWest-ICS Reserve-9760 | 112,222.57 |
| 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> |
| Total Cash/Operating | \$285,673.10 |

Roads and Grounds: Frank Vance

May greetings from Roads and Grounds,

Remember the old saying, “April Showers bring May flowers”? I think that most of my May flowers are the millions of Palo Verde blossoms that have turned my front yard yellow. With those May flowers also comes the start of our hotter season, although I hope the especially bad heat stays away for a while longer.

We have had a relatively quiet past few months but we do have some exciting news in May. We finally have chosen the contractor who will do the sealing and crack filling from 22nd Street and Greenway to our Pool parking lot. Those of you who are directly affected will be notified once the project has been scheduled. We are hoping that it will be completed by the middle of the month.

While the work is being done, you will have to use the Waltann and Cave Creek entrance if you live east of 22nd Street or the entrance at Tierra Buena and 20th Street if you live west of 22nd Street. If you actually live on the streets where the work is happening, our pool parking lot will be available for you to use. The project should be finished in only a day. We are sorry for the inconvenience and thank you for your flexibility.

Facilities: Susan Nusall

I am looking into the possibility of new curtains for the Clubhouse, and per the board’s request, will be obtaining fabric swatches to present to them.

As it applies to the pool, it also applies to the pickleball court, PLEASE REMEMBER THAT GUESTS MUST BE ACCOMMANIED BY A RESIDENT!

The spirit of Memorial Day, May 26th, has not changed - it remains a day to honor those who died defending our freedom and democracy. Freedom is not, nor will it ever be, free.

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

May Greetings!

What is PNP? Phoenix Neighborhood Patrol is your neighbors watching our community. Residents are the most effective crime fighters, reporting suspicious activity as it occurs. This program allows residents to become more actively involved as partners in crime prevention. We are the Phoenix Police Departments "Eyes and Ears!"

During the evening hours, if you see a slow-moving vehicle with a yellow flashing light on the roof, do not be concerned it is a PNP member patrolling our neighborhood! Our newest tool in helping to keep our community and YOU safe.

If you are concerned about someone coming to your door and seems stranger than the annoying solicitor, do not hesitate to call the police at that time. It does not help to contact the police or me two or three days later. Hopefully the police will be able to find the trespasser and escort them off the property.

To our residents who may be leaving us for their summer (cooler) homes, enjoy your summer and have safe travels. We look forward to welcoming you "back home to Northtown" in the fall.



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

On May 1st, Koffee Klatch will be celebrating April and May birthdays. May 11th is Mother's Day so we will also be getting together for a Mother's Day potluck luncheon on May 8th. What a wonderful time to celebrate motherhood with new faces and make new friends.

Koffee Klatch is still planning on meeting every Thursday in May, but will only be meeting the first Thursday of the month in June, July, and August.

A HUGE thank you to the members of Koffee Klatch who generously gave to the "Diaper Drive" for the mothers at House of Refuge! Our contribution totaled over \$500!! What a blessing you were during this Easter season.

May all our Northtown friends and neighbors enjoy a beautiful Mother's Day. It's been said that "Just when you think you know love, something little comes along and reminds you just how big it is." - Unknown

Memorial Day is May 26th. This is a day that is set aside to remember with gratitude and pride all those who served and died for our Freedom. May your day be filled with memories and peace.



Thank you to Koffee Klatch for their donations used to purchase diapers for House of Refuge.



Koffee Klatch Easter Luncheon



VOLUNTEER OPPORTUNITIES



- **We are still looking for a volunteer to look after the flag in front of the Clubhouse.** 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.



"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.

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 |

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

Fourth Friday, May 23rd, 6-8PM by the pool. BYOB: pop, tea, beer, whatever...and if you like a treat to share. Come out and enjoy visiting with your neighbors.



By Chris Vance

Laconic: Using very few words; concise

His laconic reply made it clear he was not interested in continuing the conversation.



These earrings were found. If they belong to you, please call Bev Bernal at 360-739-0928.



RECIPE OF THE MONTH: Do you have a favorite recipe to share? Please send it to ntnews@northtown85022.net.

“BAKED GREEK LEMON CHICKEN”

(From 12 Tomatoes on Internet)

| | |
|-------------------------------------|--|
| 8 boneless, skinless chicken thighs | Place chicken in a large bowl or zip lock bag |
| Juice of 2 lemons | In a small bowl, mix all remaining ingredients until well combined. |
| ¼ cup olive oil | Pour the marinade over the chicken & cover or seal bag. |
| 4 cloves garlic, minced | Place in fridge to marinate for 2-6 hours. |
| 3 teaspoons Dijon mustard | When ready to bake, preheat oven to 350 degrees F. |
| 3 teaspoons oregano | Arrange marinated chicken in a large baking dish and pour marinade over the top. |
| 2 teaspoons thyme | Bake for 40 minutes or until internal temperature reaches 165-175 degrees F. Broil for the last 2-3 minutes for extra color. |
| 1 teaspoon dill | |
| 1 teaspoon paprika | |
| 2-3 teaspoons salt | |
| 1 teaspoon black pepper | |





Joke of the Month

(Submitted by Simone Boutros)

A woman and her husband are waiting for their flight at the airport when she notices a couple and two kids, dressed up with parkas, boots, gloves and scarves. She gets curious as to why they are dressed up so warmly and asks her husband to go and ask them where they are going.

The husband replies:

I'm not going to ask them, if you are so curious, you go and ask them.

She gets up and approaches the couple.

"Excuse me, but I am very curious as to where you guys are going, all dressed up so warmly."

The couple answers:

"Saskatoon, Saskatchewan"

"Oh," says the woman and returns to her seat next to her husband who asks her:

"So, where are they going?"

And the wife replies:

"I don't know, they don't speak English"

(For those who never heard of Saskatoon, Saskatchewan, it's a province in Canada)



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 May!

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

A volunteer sends (Birthday, Condolence, Get Well, etc.) cards to neighbors when notified. Koffee Klatch provides the funds to purchase the cards. 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.

