



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 6

In this issue...

- *Street Closure – page 5*
- *Flugelhorn Phil Concert – page 10*

Upcoming Events

****Board of Directors Meeting****
Tuesday, June 10th @ 6:30 PM

****Phoenix Fire Dept Presentation****
Saturday, June 14th
9:00 – 11:30 AM

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

JUNE



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.

Greetings Good Neighbors.

As I walk and drive through our streets, I see them getting worse every week. I ask that you be very, very careful as you walk and please look where you are putting your feet. It would be very easy for anyone to fall.

Did you know someone did fall last year? Luckily for the person and us the community the person was okay. Have you ever broken a bone? From personal experience I know a hairline fracture is very, very bad sharp pain. The worse the fracture, the worse the pain. After working in nursing homes for 15 years I have seen older adults suffer terribly from the pain of a hip fracture, then for many to have their pride hurt by needing personal assistance, and then with a significant number unable to walk again which is very demoralizing to their spirit.

Do you know that many elderly once they break a hip become much less active, become much more homebound and are likely to die much sooner? In the National Library of Medicine, I found a study in the Journal of General Internal Medicine with 733 subjects who were 65 Years Old or older (mean age 84 plus or minus 7 years), who sustained a hip fracture. Using Medicare data, among those who could perform activities of daily living (ADL) independently previously (feeding self, grooming self, moving self) after a hip fracture 36% returned to independence, 27 % survived, but needed ADL assistance, and 37% died.

When each one of us went into our contract with the HOA, we promised to support it. We desperately need new roads and I do hope no one gets seriously hurt and that we never get sued. It would be far more costly for us to get insured again and would be a very poor use of money, when we could have set a little more money aside and taken care of our streets. Also, it would likely mean the end of our charming community.

Did you know we only have 19 houses with new streets, 11 houses on Greenway, and 14 houses on 20th for a total of 44? This means we have well over 200 houses that need new streets. This also means if the people that still need new streets banded together, we could get the vote for new streets with the funding. We need all community members to consider what they need to do to get their part done. Again, please be very, very careful.

Jeannie King
Lot 171



President: Sheila Ruling

POOL SEASON: Be sure to read the rules signs posted in the Pool area and on the website. The Pool is for Northtown residents, owners and guests. We want to keep out trespassers. Our Pool Manager and Board members will be enforcing the rules. All residents have the authority and responsibility to ask for names and addresses of anyone using Northtown facilities, so do not be offended.

Per County law, both infant and adults wearing diapers must also wear tight fitting rubber pants. Be kind to the old bathroom plumbing – flush only toilet paper. Do not flush paper towels, pads etc.! Contact Manager, Jay Berger or me to report any issues or witnessed violations.

The hot temps are here, so remember that while you wait for an a/c repairman the Clubhouse is a comfy and cool refuge.

Welcome newcomers. Northtown is a great community, and the best way for you to settle in is by reading the newsletters, perusing the website, attending meetings and activities and volunteering. We look forward to getting to know you.

Secretary: Naomi McCarthy

Welcome to new homeowners, Guadalupe Mendez, and Sima Sepehri & Pooyan Sabet. We're glad you're here and hope to meet you soon. We currently have three homes in the sale process.

Have you read the **two** new Amendments that we will be voting on at the Fall Members' Meeting in September? There are copies on the table near the front door if you need a sample copy. If you have any questions, please give Sheila a call.

Our website is up to date (slight delay for this month's newsletter & calendar) there is a ton of information on it, so please check it out.

Hope to see you all at Phil Eherenman's Spring Concert (see flyer).

Take care of each other 😊

Treasurer: Linda Barvitz

Balance Sheet Operating

| | |
|-----------------------------|---------------------|
| Cash/Operating | |
| SunWest Operating 5846 | \$ 73,774.26 |
| SunWest Operating MMA-9799 | 65,484.11 |
| SunWest-ICS Operating-9752 | 41,626.15 |
| Petty Cash at Northtown | <u>136.95</u> |
| Total Cash/Operating | \$181,021.47 |

Balance Sheet Reserves

| | |
|------------------------------|---------------------|
| Cash/Operating | |
| SunWest- Road Reserve 6850 | \$ 36,484.92 |
| SunWest-ICS Reserve-9760 | 112,337.92 |
| 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 | \$287,045.78 |

A complete copy of the April Financials end date 4/30/2025 is on the table as you enter the Clubhouse.

Roads and Grounds: Frank Vance

June Greetings from Roads and Grounds,

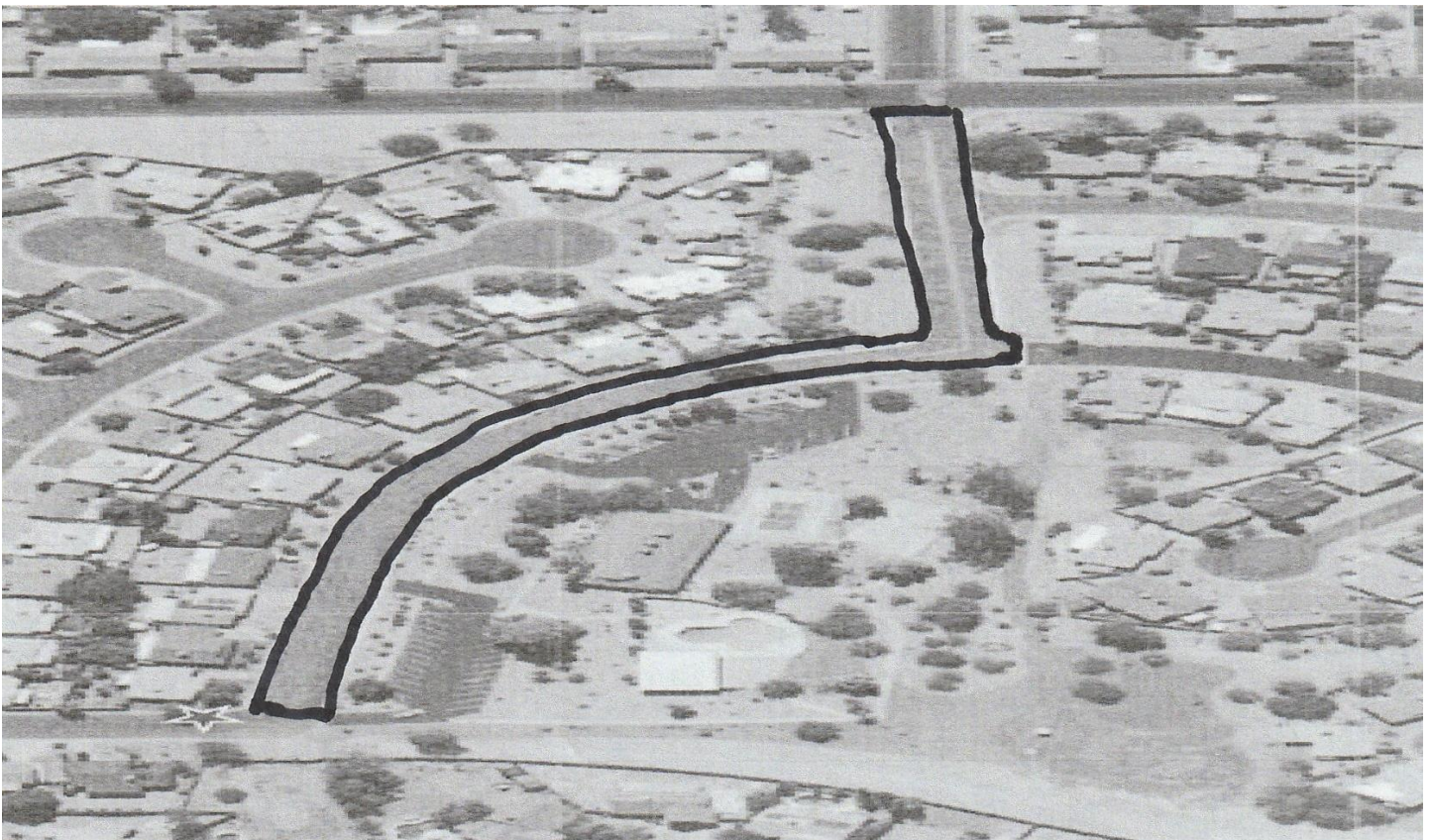
In the words of the great 20th century philosopher, Clint Eastwood, "Do you feel lucky?" Friday June 13th is a lucky day for Northtown as we are finally getting the seal coating done on 22nd Street and Waltann. On that day you will not be able to use 22nd Street from Greenway to Waltann, and you will not be able to drive on Waltann from 22nd Street to the entrance of our Pool parking lot. For those affected, there is a map and more information elsewhere in this newsletter issue.

Help wanted: We need some good (male or female) neighbors to volunteer to help with our Roads and Grounds team. See details on page six.

NOTICE STREET CLOSED

On Friday, June 13, a portion of our streets will be seal coated to preserve the asphalt. This work will require closing 22nd Street at the Greenway Road entrance and then down Waltann Lane in front of the Clubhouse and Pool. Residents across from the Clubhouse/Pool area will have parking available in the Pool parking lot. This lot will be open at the corner to enter/exit straight out Waltann Lane to Cave Creek Road.

We request all Residents along this portion of the street to move their cars on Thursday night (June 12) as the street will be blocked early that Friday morning and remain closed until Saturday morning. Please check the map to see the closed areas. Please call me if you have a question. Thanks for your patience. Doug Snyder, 602-369-8696





VOLUNTEER OPPORTUNITIES



- **We are still looking for a volunteer to look after the flag in front of the Clubhouse.** There must be someone, a Veteran perhaps, who could take on that responsibility. Please call Naomi at 602-971-6779 if you can volunteer to do this service.
- **We need some good (male or female) neighbors to volunteer to help with our Roads and Grounds team.** Among other things, this involves keeping in contact with our landscapers, contacting vendors when we need project bids, and generally keeping an eye on our grounds. If you are new to Northtown, this is an excellent opportunity to meet some of your neighbors and enjoy a little exercise and fresh air while making an appreciated difference in your community. Please contact Frank Vance at (602) 460-4702 if interested or with any questions.
- **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.

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

Summer Greetings!

Thank You to the Phoenix Police Department for hosting the PNP Appreciation Luncheon on May 17th. It was a fun event, and several of the Northtown PNP members came home with some wonderful raffle prizes!

Recently there were reports of unsavory persons going through Northtown mailboxes in the middle of the night. Please be sure to pick up your mail Every Day. If you are going to be away for a day or two (or a week or month), please ask a neighbor to pick up your mail, or place a hold on your mail delivery with the Post Office.

Remember with computers and technology, criminals can "wash a check" and rewrite it for a totally different amount. We do not want you to have money - or your identity stolen! Be careful and pick up that mail every day.

The City of Phoenix has a Citywide Lockbox Program. This program allows firefighters to gain entry to your home in case of emergency without causing any damage to your residence. This is done by utilizing a key that you provide in a secure lockbox attached to your entryway. This program not only provides free lockboxes to those vulnerable Phoenix residents; it also allows those who already have their own lockbox in place to register their lockbox code with the fire department.

Free lockboxes are donated by the Phoenix Area Association of Realtors and are distributed on a first come, first served basis to vulnerable Phoenix residents who are 55+, have special needs, or mobility issues. If you are interested in additional information and how to apply for this program, please contact me, Nora Curtin at 602-689-9696.

PNP will have our quarterly meeting on Tuesday, June 1st at 4:00 PM. All Northtown residents are welcome to attend.

Happy Father's Day to all the Dads in the community!



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

SUMMER NOTICE 2025!!! JUNE, JULY, and AUGUST. Koffee Klatch will be meeting ONLY on the first Thursday of the month during the summer. No luncheons are planned at this time, but we will celebrate June and July birthdays on July 3rd. Cake will be provided. As always if you would like to bring something to share, it will be appreciated. What a wonderful time to celebrate with new faces and make new friends.

Father's Day is June 15th. We wish all the Northtown Dads a wonderful day.



"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



Our sincere condolences to the family and friends of longtime resident, Linda Quinn. Rest in Peace Linda.



By Chris Vance

Cerulean: Deep blue in color. Wanda's eyes are cerulean.

NORTHTOWN EVENTS



Phoenix Fire Department Captain will be speaking to Northtown residents in the Clubhouse on Saturday, June 14th from 9:30 - 11:30 AM about fire-related issues, including what to do in case of an urban wildfire coming down from Lookout Mountain (to the west of us) or from the Phoenix Mountain Preserve (to the south), as well as all the other standard fire-related dangers and issues.

As most residents will recall, the Maui wildfire and the urban wildfires in California highlighted the fact that it would be wise to have a contingency plan in case something like that happens here. The Phoenix Fire Captain will be here to help us and answer our questions.

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'll see you in September as the weather cools.

Free Northtown Summer Concert



Flugelhorn Phil

Saturday, June 14th - 6:00-8:00PM

Come enjoy fabulous music and friends

BYOB & Bring a Treat to Share

Resident Phil Eherenman

will be performing a variety of

blues, jazz and 70's songs along with requests

**Song Playlist & 50 Free Studio Downloads at:
www.FlugelhornPhil.com**



Joke of the Month

I needed to do the laundry, but then I realized I was out of detergent, so I went to write a shopping list and realized how unorganized the junk drawer was and started checking pens for ink.

When I went to toss all the junk, I saw that the trash was full but before I took it out I wanted to get rid of old food in the fridge.

That's when I realized a juice jug had leaked so I needed to clean it up but when I went to grab a rag, I saw that the pantry closet was a nightmare so I started organizing it.

And that's how I ended up on the floor looking at my old albums from 1990's and not doing laundry.



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 June!

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.

