



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 7

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Upcoming Events

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

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

****Budget Review Meeting****
Saturday, July 26th @ 10:00 AM

JULY  *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 the nature of your concern in the subject line of your email.

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



President: Sheila Ruling

Attention rental owners and tenants: you are required by Northtown documents and State Law ARS-33-1806.1 to provide our office with the completed Tenant Registration Form, Affirmation of Residency and Age Compliance Form and I.D. There is a \$15 per month fine per the Statute for failure to do so. Had this rule been followed, a recent serious incident involving the Police, a tenant, homeowner, and Board member could have been stopped before it escalated over four days. We will be striving to identify rental properties and take necessary action.

POOL RULES: 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. All guests must be accompanied by a resident.** We want to keep out trespassers. Our Pool Manager, Board members and residents will be enforcing the rules and may ask for your name and address. Do not be offended. Both infants and adults wearing diapers must also wear tight fitting rubber pants per county law. 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. Violations will be fined.

Volunteerism is in a steady decline in Northtown, and this correlates with our population shifting from baby boomers to gen-xers. Boomers are characterized as joiners. They enjoy social clubs, sports clubs, civic clubs. Gen X were the latchkey kids left to their own resources for self-entertainment and self-help. As adults they are self-reliant and prefer solo activities. As a community we need to recognize this shift away from volunteerism. More and more operational management is being turned over to Osselaer as our boomer volunteers age out of their ability to contribute. If this does not please you, I suggest you step up and ask how you can help.

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.

Treasurer: Linda Barvitz

Income Statement-Operating 5/31/2025

Operating Income \$15,220.27
Operating Expense \$ 9,858.22

Operating Income is from Association Dues, Clubhouse Rentals, Newsletter Advertising etc.
Operating Expense is the expense of maintenance and repairs to the Clubhouse, Pool, and common areas of Northtown .

A copy of the May Financials is on the table as you enter the Clubhouse.

The Budget Review meeting will be held July 26th at 10:00 AM in the Clubhouse. Please come and join the Budget Committee. All residents are welcome.

Secretary: Naomi McCarthy

Welcome to new homeowner, Celeste Johnson. We hope to meet you soon. There are two homes currently in the sale process.

The Fire Department presentation had to be cancelled due to a scheduling conflict.

Currently, I'm in the final process of updating documents necessary for the upcoming Fall Members' Meeting and CC&R Amendments Vote. The notice for the Members' meeting for out of Northtown homeowners is being mailed the week of July 12th and is below for your information. Please mark your calendar. The two proposed CC&R Amendments are available on the entry table in the Clubhouse and will be available on our website.

Our website is up to date.

**FALL MEMBERS' MEETING & CC&R AMENDMENTS VOTE
Northtown Homeowners' Association Inc.
2202 E Waltann Lane, Phoenix, AZ 85022**

The Fall Members' Meeting will be held at the above address (Community Clubhouse) on **Tuesday, September 16, 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 (September 1st) prior to the meeting of September 16, 2025.

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

Refreshments will be provided.

Architectural Control/Compliance: Emmy Morales

If you receive a courtesy letter regarding weeds, etc., "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. You must be home when they arrive.

Facilities: Susan Nusall

Look out....the Clubhouse is going through some visual upgrades! More to come as progress is made.

There were sitings of some unwelcome guests in the library....termites!! They have been treated, but if you are in the Clubhouse and see any signs of them, please let me know. Thank you.

Happy 4th of July to everyone in our Northtown Community. Let's not forget, we are living in the land of the free, because of the brave! Celebrate safely.

Roads and Grounds: Frank Vance

July greetings from Roads and Grounds

As I write this note, summer is upon us. We have been feeling the heat for a while and have to make the best of it for a few more months. Now that July has come around, maybe we will get some rain to break up the monotony.

If you find a rogue tree in one of our common areas is growing over your fence and causing a problem, please let us know about it by sending a note to the Northtown office email. Usually, our landscaping crews are here on Wednesdays, and we will make every effort to make sure that the offending tree is addressed as quickly as possible.

We have received a few comments that some of the trees planted in resident's yards are occasionally obstructing the sidewalks. Please be sure your trees and shrubs are not among these. Shade is welcome but folks need room to walk under them without having to step into the street. If you are affected by such an obstacle, please let Penny know so she can contact the homeowner. Also, remember that we have some wonderful volunteers who would love to help with trimming bushes and trees in your yard on the first Saturday of each month. There is information about this elsewhere in the newsletter.

How are your pets doing with our excessive heat? While outside, do they have access to shade and water? We love to walk our dogs and they usually love to be invited to join us. Please remember that the pavement is very hot and hard on their paws. If you can, please try to do the pet walking early in the day. If the sidewalk is too hot for your bare feet, it is also too hot for the dog.

We hope everyone has a wonderful Independence Day. It is a great time for food, family, and fireworks. Let's celebrate our freedom and appreciate everything and everyone that made it possible.



Attention Northtown Residents: The Pool is for Northtown residents, owners, and guests. All guests must be accompanied by a resident. Any resident giving out keys to guests or non-Northtown people to use the Pool, Clubhouse or Pickleball court without them being present will be fined, and may lose Northtown privileges.





HOMEOWNERS AND RESIDENTS OF NORTHTOWN: Northtown now has set days for bulk trash collection, so you don't have to make an appointment. The dates for the remainder of the year are **FRIDAY, JULY 25th** and **FRIDAY, OCTOBER 24th**. Mark you calendar!

You can place your bulk items out up to 5 days prior to the collection date or by 5:30 AM on collection day.

If you have any questions or concerns, please feel free to contact Penny Glico, Property Manager from Osselaer at 602-277-4418.



VOLUNTEER OPPORTUNITIES

- **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

Happy July!

We have been advised that both the 2025 Grant Applications have been approved by the Oversight Committee and the Phoenix City Council. Thank you to all assisted in this application process.

July is the month of fireworks. If you are going to be setting off legal fireworks or at a private party with such, please be careful. Listed here are some safety tips:

- ** Never allow children to play with or ignite fireworks.
- ** Never try to re-light or pick up fireworks that not ignited fully.
- ** Keep a bucket of water or hose handy in case of a mishap.
- ** Make sure fireworks are legal in your area before buying any.
- ** Light fireworks one at a time, then move back quickly.

Remember that your pets may be frightened by the noise of fireworks. Please keep them inside and calm during the evenings of this noisy weekend.

I would like to remind you, that you can call the police if you are frightened by someone you see in the neighborhood, which you know does not belong here. This is a private community, and you have the right to request the police to have the person removed. You do not need to confront the trespasser, if you are concerned. Also, you will be asked if you would want to have the police contact you after they speak with (or remove) the person. You can say "No" or request that any contact be done by phone only. You should not be afraid of retaliation.

The Quarterly PNP meeting will be held on Tuesday, July 1st at 4:00pm in the Clubhouse. If you would like to learn about what PNP is about, please feel free to attend the meeting.

Thank You!

I just wanted to thank you to whoever has taken care to make sure that the Bistro lights by the pool and also the pool lights themselves are working! It is much appreciated!

Chris Vance, Lot # 195



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

Summer is here, and it's sizzlin' hot out there!!!

Koffee Klatch will be meeting & celebrating June & July Birthdays on July 3rd at noon in the Clubhouse. Cake will be provided. If you would like to put your culinary skills to work and bring something to share, it will be appreciated. This will be our ONLY July meeting. As we are only meeting once a month during the summer, our next meeting will be Thursday, August 7th. No luncheons are planned at this time, but it will still be a wonderful time to share life with new faces and make new friends.

Each day that we live is special, but as we celebrate Independence Day this year, may we ever be thankful and rejoice that we are free indeed! Happy 4th of July to all our Northtown friends and neighbors.



"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

Morgenmuffel: A German word for someone who doesn't like to wake up early and is grumpy in the mornings. Are you a morgenmuffel?

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.



Flugelhorn Phil's concert was awesome!! A night full of song requests and stories. Thank you, Phil! Looking forward to your next concert.





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

“Hawaiian Roll Bundt Cake”

(From 12 Tomatoes on Internet)

1 (12 oz) package Hawaiian Rolls	$\frac{1}{2}$ cup butter, melted
3 eggs	$\frac{1}{3}$ cup milk
$\frac{3}{4}$ cup brown sugar	1 teaspoon cinnamon

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1 tablespoon milk
 $\frac{1}{3}$ cup powdered sugar

1. Preheat oven to 350 degrees F and thoroughly grease a bundt pan.
2. Cut rolls into small cubes and place in a large bowl.
3. In a small bowl, whisk together eggs, brown sugar, milk, cinnamon, & butter until smooth.
4. Pour half of the mixture over the bread and gently toss to coat.
5. Transfer bread mixture to the prepared pan & pour remaining butter mixture over the top.
6. Bake for 22-24 minutes or until edges are crispy.
7. Allow cake to cool for 3-5 minutes. Run a knife along the edges then invert onto a serving plate.
8. Mix icing ingredients together in a small bowl until smooth. Drizzle over cake.



Joke of the Month



The cashier said "Strip down, facing me."

By the time I realized she meant the debit card, it was too late.



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 July!

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.

