



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 8

In this issue...

- *Ballot Packets – page 4*
- *Pool Policy & Procedures – page 5*
- *Pool Rules – page 6*

Upcoming Events

****Board of Directors Meeting****
Tuesday, August 12th @ 6:30 PM

**** Members' Meeting****
Tuesday, August 19th @ 7:00 PM

AUGUST



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, 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

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 / activities, and volunteering. We look forward to getting to know you.

Attention Rental Owners and Tenants: You are required by Northtown documents and State Law ARS-33-1806.01 to provide our office with a completed Tenant Registration Form, and an Affirmation of Residency & Age Compliance form, along with a Government issued I.D. There is a \$15 per month fine per the Statute for failure to do so. These forms are on our website and in the Clubhouse Forms binder. We will be striving to identify rental properties and take necessary action.

NEW UP-TO-DATE SIGNS ARE POSTED ON POOL GATES AND FENCES
Please read carefully as there are \$50 violation fines.

GUEST PASS BRACELETS will be tested as a means to curb trespassers. Owners or Residents may obtain a Guest Pass by calling the office (602)612-4434 or Naomi (602)971-6779. The first Pass is free, but if you lose it, there will be a \$20 replacement fee. Owners or Residents will either need to stay with your guests at the pool or your guests will have to display a Guest Pass bracelet. You will still be responsible for any violations, so stress to them that they need to read and follow the rules. Be sure to keep the bracelet for your future use.

Volunteerism is in a steady decline in Northtown. More and more operational management is being turned over to Osselaer as our consistent 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.

Treasurer: Linda Barvitz

Here is an explanation on the Operating Income Statement for July. Please note that a transfer to line item #4036 Transfer to Operating of \$9,850.00 was made from our Sun West -Road Reserve 6850 account. This was used to pay for the recent road sealing project.

I also would like to remind everyone that in the November 12, 2024 Board Meeting, the Board approved Frank's motion to take Landscape Extras line item #7012 \$16,000.00 and move that into the Road Reserves. Thank You Frank and Doug for your foresight and planning ahead on our roads.

Balance Sheet-Operating

Total Cash/Operating \$185,451.12

Balance Sheet-Reserve

Total Cash/Operating \$283,985.35

The complete June Financial Reports are on the back table as you enter the Clubhouse.

Secretary: Naomi McCarthy

By now, or next week, you should all have received a Ballot packet for each Lot you own. In this packet, you will receive:

- A Cover Letter
- An Absentee Ballot with a postage paid return envelope
- A list of Enclosures & Instructions
- A copy of the **Third** Amendment with a Signature Page
- A copy of the **Fourth** Amendment with a Signature Page

We are planning to have Notaries available to Notarize the Signature page(s) for Northtown Residents. If you do not agree to one or both Amendments, you do not need to have the Signature page(s) Notarized. If you do Agree with one or both Amendments have the Signature page Notarized and we will keep them with the Amendments. If you live out of the Northtown community, you can enclose the Notarized signature page(s) with your Ballot and mail them back together.

The dates for Notarizing at the Clubhouse will be in the Newsletter and are:

August 9, Saturday 10 AM -12 Noon	August 12, Tuesday 6:30 PM – end of Board Meeting
August 16, Saturday 12 Noon – 2 PM	August 17, Sunday 2 – 4 PM
August 23, Saturday 12 Noon – 2 PM	August 27, Wednesday 5 – 7 PM

The dates for September will be posted in the September Newsletter.

We currently have 3 homes in the sale Process.

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.

Facilities: Susan Nusall

TAKE A LOOK...at the Clubhouse changes to the stage area. Please join me in giving Phil Eherenman a HUGE THANK YOU for all his work helping to remove the curtains and rod, fill in holes, and paint.

Phil also offered to help attach the new signs around the Clubhouse, which was greatly appreciated!!

NORTHTOWN POOL GUEST PASS POLICY AND PROCEDURE

The Pool is for Owners, Residents, and their Guests. Signs required by the County are posted. Northtown rules signs are posted. All pool users are required to obey the rules. Violations may receive a warning or a fine.

All guests must be accompanied by the Owner/Resident or display a Guest Pass. There is a 4-guest limit per key. Minors must be accompanied by an adult at all times.

Guest Passes may be obtained at the office by the Lot Owner/Resident. Please call the office or the Secretary for a convenient time to meet. A Guest Pass Receipt will require their Name, Lot number and/or Address, Contact Phone Number, and email.

There is no cost for the first Guest Pass, but there will be a \$20 charge for any replacement Guest Pass. The Guest Pass is to be collected from the guest by the Owner/Resident after the pool visit for re-use by the Owner/Resident.

July 8, 2025

NORTHTOWN POOL RULES

\$50 VIOLATION FINE

- 1. BEHAVE APPROPRIATELY AND BE RESPECTFUL TOWARD OTHERS**
- 2. NO LIFEGUARD ON DUTY**
- 3. GUESTS MUST BE ACCOMPANIED BY RESIDENT AT ALL TIMES OR DISPLAY GUEST PASS**
- 4. PERSONS UNDER AGE 18 MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES**
- 5. POOL AREAS CANNOT BE RESERVED FOR PARTIES OF ANY KIND**
- 6. SWIMWEAR ONLY IN POOL – NO STREET CLOTHES ALLOWED**
- 7. NO RUNNING, JUMPING OR DIVING**
- 8. NO GLASS CONTAINERS IN THE POOL COMPLEX. DISPOSE OF TRASH IN PROPER CONTAINERS**
- 9. NO PETS ALLOWED IN POOL COMPLEX EXCEPT SERVICE ANIMALS**
- 10. NO FURNITURE ON COOL DECK**
- 11. RETURN NOODLES TO CONTAINER, CLOSE UMBRELLAS AND REPLACE TABLES AND CHAIRS TO ORIGINAL LOCATION**

JULY 8, 2025

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

Hello Northtown!

Hope this finds you cool and well hydrated. Remember, even if you are indoors most of the day, it is important to drink that water throughout the day!! And it would not hurt to remind your neighbors to do the same. We do need to watch out for each other, especially as we hibernate in our homes during our summer heat.

The Northtown PNP Group had our Quarterly meeting on Tuesday, July 1st. Good neighborhood information was passed on by our Community Action Officer, Jeremy Campbell. Officer Campbell noted the importance to "Call the Police" when you see something suspicious. Do not wait 1 - 2 or 3 days; do not call Nora, call the Police, and let them come out to see what is going on. It is important that they confront a trespasser or suspect of criminal activity "at the time." Your PNP Members reported for the second quarter (April, May, and June) over 870 hours. And that was with a couple of members not reporting hours due to illness! Thank you to all of you PNP members!

The City Council of Phoenix has approved the Northtown applications (2) for the 2025 Grants. PNP in partnership with the Homeowners Association will be having additional lighting installed in front of the Clubhouse, and PNP will be restocking our supply of Crime Prevention and Safety items, once the City has officially signed the contracts and the Funds are set up with Chase Bank.

Looking forward to seeing you at the Fall Members' Meeting, September 16th!

We have started our planning for the Annual G.A.I.N. (Getting Arizona Involved in Neighborhoods), which will take place on October 18th this year. Mark your calendars 8 AM - 10 AM — G.A.I.N. Event at the Clubhouse.



"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

Koffee Klatch will be meeting on August 7th at noon in the clubhouse. 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** August meeting. As we are only meeting once a month during the summer, our next meeting will be Thursday, September 4th, and we will celebrate both August and September birthdays with dessert being provided. 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.

If you have any thoughts regarding meeting times for this Fall, please attend the meeting on Thursday, August 7th. We will be discussing whether or not we want to resume our lunchtime meetings at noon, sharing food, each Thursday in the Clubhouse, or if it's too soon to do so. As always, it will be a group decision, and everyone's input is appreciated.

It's still summer out there, and it's still **HOT!!** Hope you all have been staying calm, cool, and collected!!

DO YOU NEED HELP??

Organizations that may be able to help you.

- **Duet:** *Transportation to medical appointments and grocery shopping, friendly visits and phone calls, technology assistance, and minor home repairs.* 602-274-5022
- **Dial-A-Ride:** *Complements the existing transit system by providing transportation to people who are unable to utilize local bus service due to a disability.* 602-716-2100
- **Maricopa Senior & Disabled Hot Line:** *Provides information and referrals to a wide range of community resources, including those specifically for seniors and disabled individuals.* 602-264-4357
- **Mom's Pantry, 13440 N Cave Creek Road:** *A community food bank dedicated to the mission of ensuring that no man, woman, or child goes hungry.* 602-992-0083
- **St. Mary's Food Bank:** *The largest hunger relief organization in AZ.* 602-242-FOOD (3663)
- **Meals on Wheels:** *a program that provides home-delivered meals to homebound individuals, primarily seniors aged 60 and older, and disabled adults.* 602-264-4357

Federal Tax Credits for Energy-efficient Home Improvements

There are many tax credit for energy-efficient home improvements. Homeowners considering these upgrades should act quickly, as projects must be completed and placed into service by December 31, 2025, to be eligible for these credits. Delaying these projects could result in missing out on significant tax savings. Consult with a tax advisor and contractors soon to plan and execute the necessary improvements before the deadline.

Here are two tax credits expiring December 31, 2025:

- **Residential Clean Energy Credit (Section 25D):** This credit, previously known as the Federal Investment Tax Credit for solar, wind, geothermal, and fuel-cell technology, including battery storage, will expire on December 31, 2025. It currently offers a 30% tax credit on the cost of qualifying systems, with no annual or lifetime dollar limits (except for fuel cells). To qualify for the full credit, the system must be installed and operational by the end of the year.
- **Energy Efficient Home Improvement Credit (Section 25C):** This credit covers a variety of energy-efficient upgrades for existing homes, including insulation, exterior doors, energy-efficient windows and skylights, certain electrical panel upgrades, heat pumps, heat pump water heaters, and biomass stoves or boilers. It currently offers a credit of 30% of the cost, up to \$1,200 for most.

If you would like my contact information for this work, you can email me at kingjeannie79@gmail.com

Jeannie King
Lot 171



- **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.

NORTHTOWN EVENTS



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, leads 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.



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

“Greek-Style Tuna Salad” (From 12 Tomatoes on Internet)

- | | |
|--|----------------------------------|
| 1 cup plain Greek yogurt | $\frac{1}{4}$ tsp salt & pepper |
| 1 Tbsp Dijon mustard | 2 celery stalks, roughly chopped |
| $\frac{1}{2}$ tsp dried dill weed (or 1 tsp fresh dill, chopped) | 1 cucumber, roughly chopped |
| 2 Tbsp lemon juice | $\frac{1}{2}$ red onion, diced |
| $1\frac{1}{2}$ tsp Worcestershire sauce | 2 7-oz cans tuna, drained |

1. Whisk together yogurt, mustard, dill, lemon juice, Worcestershire sauce, salt & pepper together in a large bowl.
2. Fold in celery, onion, cucumbers, and tuna into dressing and mix until well combined.
3. Keep refrigerated until mealtime. Serve with bread, pitas, crackers, or on a bed of lettuce.

Joke of the Month



I have never been in Cahoots; apparently someone has to be with you.

I have never been in Cognito either; it's OK, no one recognizes you anyway.

But I've been in Sane. They don't have an airport; you have to be driven there.

I've made several trips there!

Simone Boutros

Lot 211C



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 August!

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.

