



# *NORTHTOWN NEWS*

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

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VOLUME 49 | ISSUE 9

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## *Upcoming Events*

**\*\*Board of Directors Meeting\*\***  
Tuesday, September 9<sup>th</sup> @ 6:30 PM

**\*\* Members' Meeting\*\***  
Tuesday, September 16<sup>th</sup> @ 7:00 PM  
Voting & Notarizing 6:30 PM

*SEPTEMBER*



*2025*

**Contacts:** If you need assistance with any issue regarding Northtown, our **Property Manager, Penny Glico, 602-277-4418** or email [penny@osselaer.com](mailto: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**

<b>Sheila Ruling, President (2027)*</b>	<b>602-494-9979</b>
<b>Jeannie King, Vice President (2026)*</b>	<b>763-244-0410</b>
<b>Naomi McCarthy, Secretary (2025)*</b>	<b>602-971-6779</b>
<b>Linda Barvitz, Treasurer (2027)*</b>	<b>623-466-2842</b>
<b>Emmy Morales, Architectural Control/Compliance (2026)*</b>	<b>602-882-1191</b>
<b>Frank Vance, Roads and Grounds (2026)*</b>	<b>602-460-4702</b>
<b>Susan Nusall, Facilities Director (2025)*</b>	<b>602-380-3266</b>

**Special Committees:**

Dennis Franks, Arch. Control/Compliance Assistant	623-322-6348
Doug Snyder – Roads & Grounds Assistant	602-923-9892
Dave Filipiak – Roads & Grounds Assistant	414-758-7909
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](http://www.northtown85022.org)**

**Office Email:** [ntoffice@northtown85022.net](mailto:ntoffice@northtown85022.net)

**Newsletter Email:** [ntnews@northtown85022.net](mailto: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](mailto: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 **20<sup>th</sup> 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](mailto: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 and activities and volunteering. We look forward to getting to know you.

There is a lot of misinformation going around about the two amendments up for voting. Please do not rely on rumors. If you are unsure of what each amendment means please call me. Be sure to vote and have all yes votes notarized on applicable signature pages. Notary Clubhouse sessions are on the calendar.

**Treasurer:** Linda Barvitz

**Income Statement-Operating 7/31/2025**

Operating Income	\$16,469.46
Operating Expense	\$24,052.59*
*\$7,450.00 State Farm Insurance Premium	

Osselaer deposited \$2,500.00 along with an interest check of \$1,486.34 into our CD 1104 M.D. The available balance is \$38,959.11. The renewal date is 7/30/2026.

The complete July Financial Reports along with the Board approved 2025 Adjusted Budget are on the back table as you enter the Clubhouse.

**Secretary:** Naomi McCarthy

Welcome to new Homeowners and my new neighbor, Jenelle Nicholas. We're glad you're here and hope to get to know you soon. We currently have two homes in the sale process.

Last month, an Amendment packet was mailed to you. Thank you to those who have voted already and have come to the Clubhouse to have their Signature page(s) notarized. Some brought their Ballots in, but forgot their Signature page(s) for the Amendments they voted for. Don't worry, we have extra Signature pages for each Amendment in case yours were misplaced. We still have a long way to go, but have scheduled 6 days to have Notaries available to you during September. Please see the Calendar in this newsletter for dates and times.

**Please Note:** If you don't agree to one or both Amendments on your Ballot, you don't need to have those Signature page(s) Notarized. If you do Agree with one or both Amendments have the Signature page(s) 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.

I look forward to seeing you at our Members' Meeting & Ballot Voting on Tuesday, September 16<sup>th</sup> at 7:00 PM. We will have three Notaries available that night.

## **Roads and Grounds: Frank Vance**

September greetings from Roads and Grounds,

September has finally arrived. We made it through most of the worst of the summertime heat and it will soon be Autumn. So far, we have not had to address much damage from our nonsoon storms.

I am happy to share that we have a new addition on our Roads and Grounds team. Many in our community know Dave Filipiak. Dave first came to Northtown a couple of years ago and became a permanent resident last October. Dave says that he likes our quiet atmosphere as well as all the nature throughout the community. He attends our monthly board meetings and enjoys being informed and involved with the folks who are sharing the Northtown experience.

If, like Dave, you value the ability to be informed on our latest issues, our Board meetings always take place the second Tuesday of each month. Our web site, [www.northtown85022.org](http://www.northtown85022.org) is an excellent resource. There, you can access most of our forms, review our CC and Rs, review minutes of previous meetings, and announcements of upcoming events here in Northtown.

## **Facilities: Susan Nusall**

Happy Labor Day! Take a well-deserved break with lots of relaxation and fun.

May the celebration of Rosh Hashanah bring clarity to your path and light to your heart.

**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 1<sup>st</sup>) 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.**

# **Northtown Needs You to Care !!!**

**Have you voted on the Amendments Yet?**

**Have you had your Signatures Notarized?**

**There is still time. Please check the Calendar for Notary Dates. The Signature pages must be notarized for your vote to count.**

**Please Care About Your Community!**

# 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

Greetings,

With some luck the temperatures will be moderating, and the cooler weather will be here soon. And with cooler weather comes the desire to open those windows and doors. Please be sure to close and lock them as night falls and you retire for the evening.

If it is September, there must be a Members Meeting....Yes, there is one on September 16th, 7:00 pm. There is also an important election going on in our Community. If you have not voted yet, there is still time. You can also vote at the Meeting on the 16th. Also remember to submit your "Signature Pages" for each of the Amendments you voted for. Notaries will be available that evening. Come by the Clubhouse, meet some of your neighbors and find out what is happening in your community. Look forward to seeing you there.

"Save the Date" — Saturday, October 18th, PNP will be hosting the Northtown G.A.I.N. Event. We are planning a Buffet Breakfast from 8 am - 10:00 am. More details will be in the October newsletter. But mark your calendars now — G.A.I.N. Sat, Oct 18th 8 am - 10:00 am at the Clubhouse.

Stay safe and remember to lock your doors and windows, as well as your car.



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

It's still HOT so.....Koffee Klatch will be meeting at noon on September 4th in the Clubhouse, and it will be our ONLY September meeting. We will celebrate both August and September birthdays with dessert being provided. No luncheons are planned at this time, but if you would like to put your culinary skills to work and bring something to share, it will be appreciated. It's always a wonderful time to share life with new faces and make new friends.

We will resume our weekly meetings starting on October 2<sup>nd</sup> with our birthday celebration!

The countdown has begun with only 22 more days of summer! On September 1<sup>st</sup>, enjoy the fruits of your labor. Happy Labor Day!

Happy New Year to all those who celebrate Rosh Hashanah, which begins at sunset on Monday, September 22<sup>nd</sup>.



"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:** *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



Condolences to Kathy Albert and friends of long-time resident, Jack Albert. Jack was active in the community and will be greatly missed.



- 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

## 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, 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. They will be providing some patterns and yarn to share to help get you started. If you have questions or need more information, call Aruna at 602-616-0104.



Women's Easy Spirit Spark 2 Sandals, Size 7-M, Color: Medium Grey, (NEW) \$25.00.  
Call 602-971-3893.  
Liz McNamara, Lot 61

## Recipe of the Month



**RECIPE OF THE MONTH:** Do you have a favorite recipe to share? Please send it to [ntnews@northtown85022.net](mailto:ntnews@northtown85022.net).

### “No-Cook Coconut Pie”

(From 12 Tomatoes on Internet)

- |  |  |
|--|--|
| 2 (3.4 oz each) packages instant vanilla pudding mix | 8 oz frozen whipped topping, thawed          |
| 3 cups milk, chilled                                 | $\frac{1}{2}$ cup sweetened shredded coconut |
| 1 teaspoon coconut extract                           | 1 9-inch graham cracker crust                |
|  | Toasted coconut, for serving                 |

Add pudding mixes, milk, and coconut extract to a large bowl & whisk for 2 minutes until thickened.

Fold in thawed whipped topping and  $\frac{1}{2}$  cup coconut.

Pour into crust & use the back of a spoon to spread out.

Sprinkle with toasted coconut & chill until ready to serve, but at least 1 hour. Enjoy!



## Joke(s) of the Month

I know a lot of jokes about retired people...but none of them work.

What is the difference between a poorly dressed man on a tricycle and a well dress man on a bicycle? Attire.

The other day I was attacked by a bunch of circus clowns - I won though.  
I went straight for the juggler.

Amal and Juan are identical twins. Their mom only carries one photo in her wallet because if you've seen Juan, you've seen Amal.



*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 September!*

## **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](mailto: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.

