



NORTHTOWN NEWS

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

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VOLUME 49 | ISSUE 10

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- *Voting Extension – page 8*
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Upcoming Events

****PNP Quarterly Meeting****
Monday, October 6th @ 4:00 PM

****Board of Directors Meeting****
Tuesday, October 14th @ 6:30 PM

****G.A.I.N. Event****
Saturday, October 18th 8:00 – 10:00 AM

****Budget Review Meeting****
Saturday, October 25th @ 10:00 AM



OCTOBER

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

* Denotes Term end.

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
Sue Milewski – Roads & Grounds Assistant	602-315-5536
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

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.

Don't Believe Everything You Read or Hear



A recent rumor in June about drivers over the age of seventy needing to be tested for vision and cognitive abilities before renewing their license has been circulating on X (formerly Twitter) and Facebook. According to two articles found online, this new rule will be implemented on July 1, 2025. The story popped up again on the T-Mobile Play app on September 12, stating that this new rule would go into effect in September 2025. The articles, which were illustrated with a photo of the US President, sounded very factual. The story in the T-Mobile Play app included some example tests supposedly being implemented in California, New York and two other states. When I went back to review some of the details before writing this, the article was nowhere to be found, a big red light that something about it is not right.

I went straight to **snopes.com**, a reliable source of fact-checking information. Snopes ran their AI content detectors against the stories found online, which confirmed that they were likely products of AI software, and that the information contained in them is not true.

As a reminder, if you hear or read something that might affect your well-being or that of your family, friends and neighbors, go to **snopes.com** to confirm whether the information is true, or, as in this case, just another disturbing online rumor.

Susan Stonitsch
Lot 194

Disappointing Turnout for Fall Members' Meeting

I attended the Fall Members' Meeting on September 16th and was disappointed that only 39 members (including 7 Board members and 6 election committee members) out of 281 households in Northtown attended. I think we can do better than that. These meetings are where decisions can be made that impact the entire community and input from you, our members, helps to make decisions that benefit everyone. Also, a lot of work goes into preparing for these meetings, from the Board to the volunteers who set everything up and take it down. Please support your community and show some interest in what is going on. I hope there will be a better turnout for the Annual Members' Meeting in December.

Beverly Bernal
Lot 210H



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.

Thank you to the notaries who were kept busy processing your votes the night of the Members’ Meeting. The Board and Election committee members were also very busy answering your questions about the amendments. **We still need about 100 votes.** We will be contacting those who have not voted to field questions, encourage participation, and collect ballots and signature pages.

There is some misinformation going around about the 2 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. Notary Clubhouse sessions are on the calendar. The notaries will also come to your home to collect your votes and signatures. Please call me or Naomi if you need this home visit.

Treasurer: Linda Barvitz

Balance Sheet Operating End Date 8-31-202

Sun West – Operating -5846	\$ 63,131.73
Sun West – Operating MMA-9779	65,812.52
Sun West - ICS Operating-9752	41,801.87
Petty Cash	<u>181.57</u>
Total Cash/Operating	\$170,927.69

Balance Sheet Reserve

Sun West – Road Reserve-6850	\$ 31,714.79
Sun West – ICS Reserve-9760	112,812.09
Alerus Cd 0168 M.D 10/16/25	34,394.91
Alerus Cd 0417 M.D 1/23/26	32,480.54
Alerus Cd 0825 M.D 5/16/26	40,420.65
Alerus Cd 1104 M.D 7/30/2026	<u>38,959.11</u>
Total Cash/ Reserve	\$290,782.09

The 2026 Annual Budget Meeting is scheduled Saturday, November 1st at 1:30 PM in the Clubhouse. Please join us in planning our 2026 Annual Budget. All residents are invited to attend this meeting.

A complete copy of the August Financials is on the back table as you enter the Clubhouse.

Secretary: Naomi McCarthy

AMENDMENT VOTING RESULTS

Third Amendment (Age Restrictions)

For: 120 Votes Against: 18 Votes

Fourth Amendment (Rentals)

For: 92 Votes Against: 47 Votes

Since we did not receive 75% of your votes (211 votes either For or Against), as Election Chair, I made a motion to extend the closing of the polls to December 31, 2025.

This means that **THE POLLS ARE STILL OPEN** for those of you who have not voted. You can still vote and have your signature pages notarized. We need about 100 more Ballots and Signature Pages. We will again have free notaries available in October, November, and December. Please see the calendar in this newsletter for dates and times. We will be knocking on doors for those of you who submitted a Ballot, but not Signature Pages or if you are homebound and would still like to vote. We are required by State Law to have notarized signature pages for each Amendment.

If you've misplaced the Ballot and Signature pages that were mailed to you or threw them with the junk mail you received, don't fret, we have extra copies.

Now for the good stuff:

Thank you to our Notaries: Maryann and Theresa Wierick, Jean Shelton and Gabby Wagoner from Osselaer. They have been so willing to help us reach our goals.

Thank you to the Election Committee: Nora Curtin, Co-Chair; Beverly Bernal, Jean Shelton, Al Tuliani, Doug Snyder & Dave Filipiak. I surely could not do this by myself.

Special Thanks to Bev Bernal and Nora Curtin for helping me get the room ready for this event and Sheri Mecca for seeing that the attendees at the meeting had ample beverages and snacks available.

Roads and Grounds: Frank Vance

October greetings from Roads and Grounds

Well, we did it again and made it through another long summer. It's time to enjoy the outdoors and get some exercise. It's hard to believe, but we may be thinking about digging out the sweaters by the time the next newsletter is circulated.

Our big news this month is the resealing of 22nd Street to protect the new pavement. The street will be closed for 24 hours from October 28 to October 29 to allow appropriate drying time. The closure will be from Waltann to Tierra Buena. Everyone affected will be notified in advanced to allow for planning for alternative parking arrangements. (See map and parking suggestions in this newsletter).

Thank you for your support and for working together to make Northtown an even more wonderful place to live.

Facilities: Susan Nusall

It's finally cooling down and Fall is here!! Our Clubhouse is being used almost every weekend in October, and November is filling up too. Please remember to notify me if you would like to borrow any furniture, supplies, etc. from the Clubhouse. Scheduled events have been paid for, and they have been promised everything will be available to them. Thank you.

A VERY HEARTFELT THANK YOU to Bridgette and Brian Smith for volunteering to help with our gym. They will be evaluating machines, their usage, and making the gym more appealing.

If you are in the Clubhouse and turn on the back row of lights, please remember to turn them off when you leave. Also, just a reminder not to turn off the lamps, as they are on a timer.

"Where does a skeleton go for a fun night? Anywhere, as long as it's a hip joint. Hope you have a Happy Howl-oween night!



- 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 or would like to be on the committee.

22ND STREET PAVING PROJECT

Tuesday, 10/28 through Wednesday, 10/29

I. PARKING

- LINDA COURT – 21st Street is your best parking area.
- SHORT GRETTA CUL-DE-SAC – Your best parking choice would be Clubhouse.
- We suggest not parking on Tierra Buena to avoid large truck & equipment traffic.
- Residents facing 22nd Street may park on 21st street, Beck Lane, Betty Elyse or Gretta Place (see map on reverse side). Arrows on map indicate entry and exit routes using these streets.
- Overnight Parking will be allowed on above streets and at Clubhouse.
- Do not block driveways.

II. SUGGESTIONS

- Do not schedule deliveries on affected dates. Arrange pick-ups at facilities or distribution centers.
- Arrange & Notify homecare, shared ride services, etc. of street closures and alternate access (see map on reverse side).

We understand that this will be inconvenient for a few days and we appreciate your support and cooperation during this time. Please reach out to any Board Member if you have any questions or concerns.

III. \$250 FINE POLICY

- 22nd Street between Waltann and Tierra Buena will be closed for repaving beginning October 28 through October 29. Any Northtown resident will be assessed a fine of **\$250 if they drive through or around the barricades** that are in place to block vehicular traffic. This policy will remain in effect throughout the duration of the project and will be lifted upon completion of the project and the barricades are removed by representatives of the paving company.

See map on reverse side. A color-coded copy will be hand delivered to those directly affected.



THE DEADLINE FOR VOTING & NOTARIZING HAS BEEN EXTENDED UNTIL THE END OF DECEMBER.

WHY? WE STILL NEED AT LEAST 100 MORE VOTES & SIGNATURE PAGES TO EITHER PASS OR FAIL THESE TWO IMPORTANT AMENDMENTS.

LET YOUR VOICE BE HEARD. IF YOU HAVEN'T VOTED AND HAD YOUR SIGNATURE PAGES NOTARIZED, PLEASE DO YOUR NORTHTOWN CIVIC DUTY AND VOTE! BE PART OF NORTHTOWN!

FREE NOTARIZING WILL CONTINUE UNTIL OUR GOAL IS REACHED. WE HAVE EXTRA COPIES IF YOURS HAVE BEEN MISPLACED.

SEE CALENDAR IN THIS NEWSLETTER FOR DATES.

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

Welcome to October!

As you may remember, October is the month that the City (and State) have their G.A.I.N. (Getting Arizona Involved In Neighborhoods) Event. G.A.I.N. is a day for Arizona to join forces and promote Public Awareness, Safety and Neighborhood Unity. Northtown PNP will be hosting an event again this year on Saturday, October 18th. With the assistance of the ladies from Koffee Klatch, we will be serving a buffet breakfast beginning at 8 am. Please stop by, meet some of your neighbors, police officers from the Black Mountain Precinct, and city officials; and enjoy a **free** breakfast. There will be door prizes given, puzzles to solve, games to participate in, besides good company and food to share. (See the flyer in the newsletter). Hope you will be able to join us!

PNP will be having our Quarterly meeting on Monday, October 6th at 4:00 pm at the Clubhouse. Members, please plan on attending, and be prepared to report your patrol hours for the Third Quarter (July, August, September). This is your Community PNP Group, all Northtown residents are welcome to attend.

Please remember to stay safe — lock all windows and doors of your home and also on your cars! Do not give the temptation to someone else to take your belongings or damage your property.

WARNING TO ALL DOG (& KITTY) OWNERS

If your home backs up to a street, sidewalk, or wash where people may walk by your back yard, please check the perimeter of your yard daily for any dog treats (not yours) or pieces of food or candy. If you have a doggy-door, please check more often. These items may be contaminated with a substance that can harm your pet. We have a lot of people, not from Northtown, walking through our streets and washes. We did have an unfortunate incident, so please take this warning seriously.



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

Fall is Here!!! Koffee Klatch will be resuming our weekly meetings in the Clubhouse at noon starting on October 2nd with our birthday celebration! Dessert will be 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.

Halloween is October 31st. Did you know a ghost's favorite dessert is Boo-berry pie with Ice Cream??? Hope you have a fang-tastic night!



"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*



What is G.A.I.N.? G.A.I.N. stands for **Getting Arizona Involved in Neighborhoods**. It is a day of celebration for the successes of crime prevention throughout the area around Northtown and the City of Phoenix.

City and State officials, as well as members of the Phoenix Police Department, have been invited and often drop by. This is for the benefit of all neighbors in the surrounding areas, so please come, have some breakfast, meet with the Block Watch personnel, City and State personnel, and support your Block Watch/PNP keeping Northtown and surrounding areas safe.

Saturday, October 18, 2024

8:00 AM until 10:00 AM

**Northtown Block Watch/PNP will serve a FREE
Breakfast Buffet.**

Take the challenge with some of our games and puzzles. Challenge a Neighbor or Officer to a Remote-Control Car race, a Corn Hole Toss, or a Pickleball Match! Drawings will be taking place every few minutes and you can choose your door prize from the many useful items available throughout the event.

NORTHTOWN COMMUNITY PNP/BW

LOCATION OF THE EVENT- NORTHTOWN CLUBHOUSE

2202 E WALTANN

PHOENIX, AZ

Northtown contact- Nora Curtin at 602-689-9696 or nkcurtinaz@hotmail.com

NORTHTOWN EVENTS

Thanksgiving



"Friends of Northtown" are once again providing a sit-down Thanksgiving Dinner for all Northtown residents on Saturday, November 22nd at 1:00 PM in the Clubhouse. Reservations are required. Please see the flyer for more information.

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.



I just want to send out a Great Big Thank You to all my neighbors and friends in this Northtown community. During my recovery from kidney surgery, I received calls, cards, food, and visits from so many people keeping my spirits up. It worked. I am on the mend (slowly) and hoping to get back involved with these friends and neighbors. I want to leave you all with a grateful heart, I'm sure you will be blessed. (Even my dog, Jack says thank you.)

Annabel Kipp, Lot 97

Thanksgiving Dinner for Northtown

Where: Northtown Clubhouse

When: Saturday, November 22, 2025

Time: 1 PM

Friends of Northtown

*Will be hosting a Sit-Down Thanksgiving Dinner
with all the trimmings for All Northtown Residents*

*There will be delivery to residents
who are homebound* **RSVP w/information**

Reservations are necessary by November 17th

RSVP: Wanda 602-826-6095 / Lorelea 1 -928-713-3247

**Angel Christmas
Tree for the Kids**

**50/50 &
Raffle Prizes**

Donations gratefully accepted

**Please bring a non-perishable food item
for Agua de Vida Orphanage**



for Jack Alan Albert

PLACE: Northtown Community Center/Clubhouse

DAY: Saturday, October 11, 2025

TIME: 11:00 A.M.

Jack lived in Northtown for 23 years. He served on the Board and participated in the Phoenix Neighborhood Patrol. He led a Bible Study group and small church service on Sundays for several years. He loved and enjoyed his neighbors and friends in Northtown. Please join us on the 11th of October to celebrate his life.



I live in Northtown and I am looking to pay a person to take me to doctor appointments, and pick up my medicine. If someone feels they want to do this, please call me.
Anita Valdez, Lot 124
602-388-4765



Large Bird Cage (approximately 7' tall). Asking \$100. or Best Offer.
Call for more information.
Glenda Bond, Lot 205

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

Joke(s) of the Month



Working people frequently ask retired people what they do to make their days interesting. Well, for example, the other day, Jim my husband and I went into town and visited a shop. When we came out, there was a cop writing out a parking ticket. We went up to him and I said, "Come on, man, how about giving a senior citizen a break? He ignored us and continued writing the ticket. I called him an "a**hole." He glared at me and started writing another ticket for having worn-out tires. So, Jim called him a "s**head." He finished the second ticket and put it on the windshield with the first. Then he started writing more tickets. This went on for about 20 minutes. The more we abused him, the more tickets he wrote. Just then, our bus arrived, and we got on it and went home. We try to have a little fun each day now that we're retired. It's important at our age.



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 October!

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.

