

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 12

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Upcoming Events

****Board of Directors Meeting****
Tuesday, December 9th @ 6:30 PM

****Annual Member's Meeting**
Tuesday, December 16th @ 7:00 PM

DECEMBER



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

***2026 HOA Assessment Amounts:**

Annual	\$663.84
Semi Annual	\$331.92
Quarterly	\$165.96
Monthly	\$ 55.32

***Update banking with new amounts**

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

I am very disappointed by the lack of involvement in this community.

The Board pays attention to your meeting comments and concerns, and we act to address them. We heard your worries about so many rentals in Northtown, and that there are underage residents. We spent time and money updating the pertinent CC&Rs. There were attorney fees to make sure the documents were now enforceable, and printing and mailing costs. Notaries volunteered many hours to be available for your convenience. You were invited to call me for any explanations and clarifications. We offered to come to your home to notarize and /or collect your ballots. And still, over 100 of you can't take the time to vote on these issues. Like the roads paving project from a few years ago, its all talk and no action.

VOTE!!! If you have misplaced the ballot and 2 amendments we can provide you with new documents. Be sure to vote and have all yes votes notarized. The notaries will gladly come to your home to collect your votes and signatures. Please call me or Naomi if you need this home visit.

Volunteer! We have 2 openings on the 2026 Board of Directors and we have practically begged you to submit candidacy forms so we can remain self-governing. More and more tasks are being handled by Osselaer. You complain when you receive violation notices but you want us to fine your neighbors for their infractions.

Free yard clean-up and basic home chores. The Friends of Northtown group will clear the weeds, trim the plants, change furnace filters, change lightbulbs, tighten screws, and lots of other tasks. Just ask! Call Liz McNamara 602-971-3893 for a first Saturday of the month visit. If you have received a weed notice just let us know you have made arrangements for the free help and avoid violation fines.

See something. Say something. You may have seen Phil driving through the community daytime and nighttime with his auto flashing lights. As part of PNP and Blockwatch he is just watching for any suspicious activity and will call 911 as needed. He does not resolve neighbor to neighbor issues. That is your responsibility.

On a positive note.....

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.

Happy Holidays! Enjoy our ideal weather and special Clubhouse events.

Treasurer: Linda Barvitz

At the November Board meeting the Board of Directors approved the 2026 Budget and the 2026 3% increase in the Association Dues. The 2026 Association Dues are as follows:

Annual	\$663.84
Semi Annual	\$331.92
Quarterly	\$165.96
Monthly	\$ 55.32

Please update your banking information to reflect the increase of the 2026 Association Dues increase.

Income Statement	End Date 10/31/ 2025
Total income	\$16,043.77
Total Operating Expense	<u>\$14,218.91</u>
Net Income	\$ 1,824.86

Copies of the October Financials are on the table as you enter the Clubhouse.

Secretary: Naomi McCarthy

Voting & Notarizing on the two proposed CC&R Amendments is proceeding at a snail’s pace. I’m sorry to say that a very large percent of our homeowners simply do not care or understand how important these Amendments are in keeping Northtown a 55+ community and with people who care about their community. I know we’re all busy, but not to care about your community is beyond me. I have been making phone calls and coordinating with our notaries times to meet at the Clubhouse or at your home. Surely this should not be difficult or painful. You can always call me at any time (602-971-6779) and together, we can get it done and I’ll stop writing about it. We will have notaries available after the Members’ Meeting on December 16th.

The Annual Members’ Meeting will be held on December 16th. We will have Notaries available.

Facilities: Susan Nusall

Thank you to all those who reserved tables for the yard sale last month. I so appreciate your willingness to work with me!!

Check out the newly scrubbed and polished Clubhouse floors. The gym was included, and the library will be scheduled in the near future. It’s been two years since we had them stripped and waxed and this was done to help preserve them going forward.

Thank you to Bridgett and Brian Smith for donating floor mats for the gym and for continuing to provide ideas on what will make the gym more user friendly!

Wishing everyone in Northtown a blessed holiday season and a New Year overflowing with hope!!

Roads and Grounds: Frank Vance

Holiday greetings from Roads and Grounds,

As I begin writing this article, many of us are gearing up for Thanksgiving and I hope to meet many of you at our community Thanksgiving dinner at the end of the week. Otherwise, November came and went quickly and quietly.

If you are planning to have guests staying for an extended visit, please be sure that no cars remain on the street overnight. If your guests have larger vehicles like campers and RVs, we have extended parking available at the Clubhouse. Permits are necessary and available in the Clubhouse and on our website. Please complete the form and obtain a signature from any member of our Board of Directors. The signed form should be displayed on the dashboard of the parked vehicle so we know that it belongs where it is parked. It will also allow us to reach you if there is some sort of unforeseen problem.

The rain we have been enjoying has been really good, but it does have a way of making things grow. Please remember to let us know if any trees growing in a common area begin to invade your space so we can address the problem.

We always appreciate the way our friends and neighbors help Northtown to be an attractive place to live. I would like to extend a special thanks to those who have taken time to decorate their homes for the Holidays as it is a good way to expend seasonal cheer to those of us who appreciate such things. Hopefully, many will admire and enjoy that as they attend some of this month's special events such as our upcoming concert, the annual members' meeting, and/or the caroling event. Even more so, may we all experience the warmth and friendship of each other during this season.



Annual Members' Meeting

**Northtown Homeowners' Association Inc.
2202 E Waltann Lane, Phoenix, AZ 85022**

TUESDAY, DECEMBER 16, 2025

The Annual Members' Meeting of the Members of the Association will be held at the above address (the Community Clubhouse) on Tuesday, December 16, 2025 at 7:00 PM.

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 (December 1st) prior to the meeting of December 16, 2025.

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

Refreshments will be provided



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

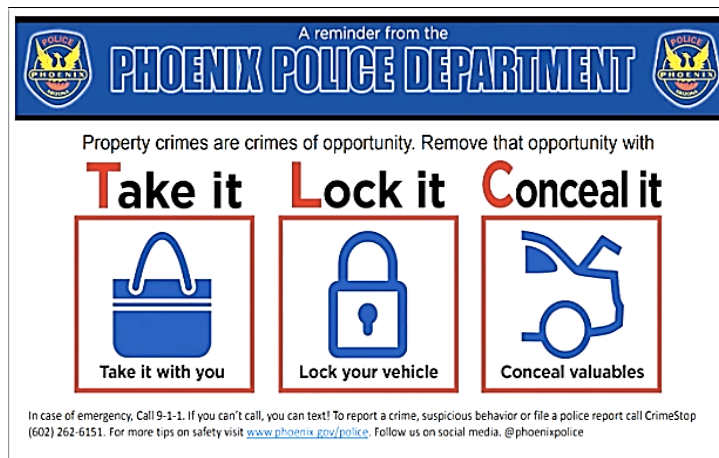
Happy December!

Again, this year as a Community, PNP and Koffee Klatch is coordinating a Thank You to the Black Mountain Precinct Officers with "Cookies for Cops." This Thank You is to the officers to drive through Northtown at various hours; they are the ones who arrive when you call for assistance. We will present these to the officers on December 11th. Please contribute with either homemade cookies, or purchased specialty cookies. We request that they be at the Clubhouse before 11:00 AM on Thursday December 11th. Thank you for your contribution to this effort.

Pet Owners, We Need Your Help!

Help keep our water sources clean by picking up your pet's waste. Stormwater carries dirty water into basins, parks, and canals. Dog poop is a major contributor to stormwater pollution. Proud dog owners and lovers can prevent stormwater pollution by carrying a bag for your walk to pick up pet waste.

Again, as a reminder, please be alert and cautious while you are out completing those holiday errands. Be sure to **Take It — Lock it — Conceal it!**



Look forward to seeing you at the Annual Members Meeting, Dec 16th. Wishing you all a very Safe, Blessed and Merry Christmas!



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

Our Koffee Klatch Christmas Luncheon will be Thursday, December 4th at noon in our Northtown Community Clubhouse. Dessert will be provided and lunch will be a potluck! This is my personal invitation to all women in our Northtown community to come and share a slice of life with your neighbors. Bring a friend and let's make new friends. All other Thursdays are brown bag. Dues are \$1.00 per meeting. Thursday afternoons at Koffee Klatch is 'THE PLACE TO BE'!!

Koffee Klatch will be making our annual monetary Christmas donations to the St. Mary Food Bank and Friends of Northtown that do Service work in our community. Thank you to all the Koffee Klatch members who have such generous hearts and have given throughout the year.

Mark your calendar for "COOKIES FOR COPS" on December 11th! You will find details in a separate article.

With the holidays fast approaching, please remember to bring your non-perishable food items for the St. Vincent de Paul donation box located in our Northtown Clubhouse.

On a final note, this is my last month of having the honor and the pleasure of being your Koffee Klatch President. This group has helped me meet some of the most amazing women here in Northtown and share our life journeys with each other. We share stories of family, volunteer work, jokes, new words, inspirational messages, book reviews, our ups and our downs. What a blessing it has been!! Jean Shelton has graciously volunteered to accept the role as our new Koffee Klatch President! I know she will have the full support of all the members. Please help her feel welcome and continue to make Thursday afternoons at Koffee Klatch "THE PLACE TO BE"! I hope to see both friends and new friends as I hand over the gavel!

Merry Christmas and Happy New Year to all our Northtown friends and neighbors! Gifts come and go, but what really matters are the people who light up our lives all year long. Here's to 2026 being a year of good health, lots of love, new adventures, and plenty of laughter!



"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 and some household chores. **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

CHRISTMAS TOY DRIVE



How You Can Help

Donate new or gently used toys for ages infant through teens,
to bring a smile to a child's face this Christmas!

Drop Off & Make a Difference!

All donations will be distributed to Agua De Vida Orphanage
And kids in their surrounding community.

Please bring all donations to the Northtown
Clubhouse by Saturday, December 6th.

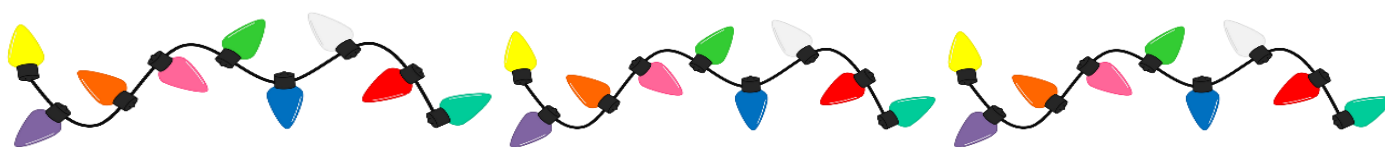
Please do not wrap the gifts so we can match your gift
with a child who will LOVE it!



DECK THEM HALLS HOLIDAY DECORATING CONTEST

It's time to get out the holiday lights and decorations for our annual contest. We will have 3 winners this year.

Let's show our community spirit and all participate to make Northtown shine! Winners will be announced at the December 16th Members' Meeting. See you all there!



COOKIES FOR COPS THURSDAY, DECEMBER 11th

"Cookies for Cops" is an opportunity for **ALL** our Northtown friends and neighbors to show their support for our Black Mountain Police Officers. Please drop off your homemade cookies/bars at our Northtown Clubhouse by 11:00 AM on Thursday, December 11th.

Koffee Klatch volunteers will package the cookies, and Black Mountain Police Officers will pick them up. (If you cannot bake, store-bought specialty cookies can be donated.) This effort is in coordination with Northtown PNP and Koffee Klatch.

NORTHTOWN EVENTS



Flugelhorn Phil Free Concert at the Clubhouse, Saturday, December 13th.
6:00 - 7:30 PM. Come enjoy Holiday music, cookies, and treats!



Watch for Friends of Northtown who will be caroling throughout our community the evening of Sunday, December 21st.

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.

Free Christmas Concert



Flugelhorn Phil

Saturday, December 13th

6:00-7:30pm

Come enjoy Holiday music & Friends

3 FREE RAFFLES INCLUDING A FRY'S GIFT CARD

Refreshments, Treats, BYOB

**Northtown resident Phil Eherenman
will be performing Christmas songs
from his playlist at the Clubhouse**



Please do not feed the wildlife, you are not helping! The food people are putting out are attracting coyotes, javalinas, and other animals. Feeding wild animals is illegal in many places, including Phoenix. It not only harms the animals and can create public safety risks. The practice can cause malnourishment, disease, and dependency, while also causing animals to lose their fear of humans, which can lead to bites and property damage! Violations can also result in fines.



RECIPE OF THE MONTH: Do you have a favorite recipe to share?

Please send it to ntnews@northtown85022.net.

“5-Minute Microwave Apples”

(internet)

2 large apples

1 tablespoon light brown sugar

$\frac{1}{2}$ teaspoon ground cinnamon

2 tablespoons salted butter

Slice or dice apples into a microwave safe bowl.

Add brown sugar & cinnamon. Stir to coat well.

Add sliced butter on top.

Microwave for about 3 - 4 minutes, until tender & easily poked with a fork.

*Use an apple that has a good balance of both sweet & tart flavors, such as Granny Smith Apples.

*The amount of brown sugar you use depends on the kind of apple you use. Sweet apples may need less, or a tart apple may require as much as 2 tablespoons. It's all up to your own preference.

Joke(s) of the Month



When I was growing up, my mem used to say I could be anything I wanted to be.
Turns out identity theft is a crime.

My dog ate a whole box of Scrabble tiles, so I took him to the Vet - no word yet!

Dad, are we pyromaniacs? Yes, we arson.

She was only a moonshiner's daughter, but I miss her still.

What do you call a pig with laryngitis? Disgruntled.

Why do bees stay in their hives during winter? Swarm.



*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 December!*

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.

