

Northtown Homeowners' Association, Inc.

FALL MEMBERS' MEETING MINUTES

September 16, 2025

The Pledge of Allegiance was recited, and the meeting called to order at 7:00PM.

Roll Call: All Board Members present

Reports by Board Members:

President:

I have been extremely busy coordinating with the committee members and the attorneys on these two Amendments we are now voting on tonight. I've also been busy putting out fires among the Residents. We put into practice the Pool Guest Pass Policy & Procedure to be able to identify guests of Residents & Homeowners.

Vice President:

Jeannie has been preparing and will be working on the challenge we have with the City and the owners of the properties on Cave Creek who's rear driveways lead onto our property and Waltann Lane which is damaging our property. Will be contacting Councilwoman Deb Stark to see if she can help us.

Secretary:

Welcome to new homeowners who have joined us since the Spring Members' Meeting: Celeste Johnson, Sandra Lenny, who purchased her home from her landlord, David & Sara Haskins & Jenelle Nichols. There are 3 homes currently in the sale process.

I'd like to thank our Notaries: Maryann and Theresa Wierick, Jean Shelton, and Gabby Wagoner from Osselaer. They have been so willing to help us reach our goals.

I'd also like to thank our Election Committee: Nora Curtin – Co-Chair, Beverly Bernal, Jean Shelton, Al Tuliani, Doug Snyder & Dave Filipiak. I surely could not do this by myself. I'd like to specifically thank Gabby from Osselaer for getting out the Amendment documents for this election. It took a huge burden from my shoulders.

After 5 years, we purchased a new copier. It has color capability, which is not what we need, but I was told that the color copier is a far better machine than the lower level black & white and will need less repairs. The copier company threw in free color toners for 3000 sheets. Sounds like a lot, but we will have to use it sparingly and then decide if we want to continue with color.

Treasurer:

Our May CD, we deposited \$1,709.43 in interest and our \$2,500 contribution for a total of \$4,209.43.

Our July CD, we deposited \$1,641.62 in interest and our \$2,500 contribution for a total of \$4,141.62.

Our 4 CDs in total came to \$146,255.21

Our Road Reserves Contribution fee for this past quarter amounted to \$3,630 plus our Road Reserve contribution of \$2,500 brings our total to \$144,371.76.

The Board approved the 2025 Adjusted Budget at the August Board Meeting,

Facilities:

- The Clubhouse curtains and rod were removed from the stage; holes filled in and touch up painting was done. Thank you to Phil Ehereman for his time helping to get this project done.
- The stage floor was stripped and sealed.
- The organ was removed.
- The Christmas tree was contained in a bag with a screen surrounding it.
- Signs were put up regarding Garbage cans for Clubhouse use only, No driving on the Clubhouse patio, and Pickleball Court is for Northtown residents only and their guests. Again, thank you to Phil Ehereman for his time helping to put them up.
- We had 2 thefts – 6 of the 8 pickleball paddles and the St. Vincent de Paul food donation container.
- Two different locations of termites were treated.
- 5 events were scheduled over the last 5 months, not counting PNP, Koffee Klatch, Weavers, Drop-in Spinners, crafters, and games.
- Monthly exterminating
- As always, thank you to Koffee Klatch members for always keeping the Clubhouse decorated for the various holidays.
- The library is being overhauled by our resident librarian, Carolyn Dearing, with an eye on making sure books are categorized correctly and outdated books are removed.
- We have 2 volunteers to help organize our Gym.

Architectural Control & Compliance:

There were 4 Architectural Control requests, which were all approved. We have toured the community on a regular basis, and many weed notices were sent out. Most were Courtesy letters, and the violations were taken care of.

Roads & Grounds

Since our last meeting, we have been fortunate to have two volunteers step forward to help us – Dave Filipiak and Sue Milewski. Thank you both, we really appreciate their help.

We have 2 big trees a pine and a mesquite which were trimmed and treated. We are getting bids to reseal 22nd Street which was paved last year. Those who will be affected will be contacted and given alternate parking arrangements. This should be done the end of October or early November.

Moderator: Barry Shusterman volunteered to be the Members' Moderator

Barry read the Meeting Protocol:

- Raise your hand to be recognized.
- Wait for the microphone.
- Stand and State your Name and Lot # or address.
- Ask your question or make a statement and you may sit down.
- The appropriate Board Member will answer the question.
- There should be no cross-talking or talking over in the audience.

Minutes Approval – Naomi McCarthy

- Naomi motioned for the Members to approve the April 15, 2025, Spring Members' Meeting Minutes. Barry seconded the motion. There being no objections, the Minutes were approved.

PNP Report – Nora Curtin

Since I see new faces, let me explain who and what PNP is. PNP is the Phoenix Neighborhood Patrol (Blockwatch), comprised of people just like you, assisting the area police officers by being "Eyes & Ears" for our precinct officers. Northtown currently has 21 members. Each has gone through a 4-hour training class, which is put on by the Phoenix Police Department. Our PNP members patrol our neighborhood, and if something is "not quite right – or amiss" we can call the police to report the situation. We are not confrontational, we do not "arrest" anyone; we just watch the neighborhood. Patrol hours are reported to the City, and these are taken into consideration by the City when approving Grant funds. If you are interested in becoming part of your PNP group, I have information on when the classes are, or you can

contact me for additional information. Our Quarterly Meeting will be on Monday, October 6 at 4 pm here in the Clubhouse. All are welcome to attend and to learn more about PNP.

Your neighbors (PNP members) for the first 6 months of 2025 have reported over 1800 hours to the City of Phoenix. Thank you!

Grants Update: We have applied for two Grants for the fiscal year of 2025; one for PNP Supplies for the Community benefit (as seen on the table here) and one in conjunction with the HOA for additional Bollard Light System for the front of the Clubhouse.

Both grants have been awarded and funded! We have been in contact with SolarKing for the installation of the Bollard light system and hopefully they will be installed soon.

Through the City of Phoenix Grants Program, we have various safety items available to you for your homes. Some of these are here. Feel free to pick up any item you may need following this meeting. However, we do ask that you only take one or two of an item so that everyone's need can be met.

Supplies are restocked as needed. If you find you need any of these items in the future, please contact me and I will get them to you. My phone number & email are in the newsletter.

G.A.I.N, Event: Some of you are familiar with this event, but if you are not, G.A.I.N. is an acronym for Getting Arizona Involved in Neighborhoods. These events are City and Statewide and most take place on the 3rd Saturday in October.

The Northtown PNP Group (along with the assistance of Koffee Klatch) has participated in this event the past several years, and we will again this year. On Saturday, October 18, we will be hosting a Buffet Breakfast from 8-10AM. There will be City Officials, as well as several of the Black Mountain Precinct Police officers. Please come by:

- Have a good breakfast (free food).
- Meet some of the Black Mountain Police Officers.
- Meet some City Officials & City Council members.
- Meet some of your neighbors.
- There will be puzzles, games, and maybe a pickleball game or two.
- Free gifts, prizes and safety items given throughout the morning to attendees.

A flyer with information is on the table at the entrance and will also be in the October Newsletter. I look forward to seeing you there.

Dave Ransom – 2 Basic differences between Deed & Platt Restrictions & City Code Violations:

When it comes to the differences, there is a hierarchy – City Code overrules the HOA's CC&R's, Bylaws, and Rules & Regulations. For violations like Nuisance, unsightly objects, open storage, the City's Ordinances overrule our documents. We also cannot change Platt stipulations. The City's fines for these violations are around \$250.

(the rest of this report could not be heard clearly on the recording)

Discussion/Questions

Dennis Franks, Lot 108 – Commended Emmy for her hard work, it isn't easy.

Nora Curtin, Lot 222 – The Board has a tremendous working relationship and works very well together. I would just like to thank them.

Sue Milewski, Lot 163 – Mentioned that the Fire Department offers a key lock box for your home. It is very easy to apply for and have installed.

Sheila commented that she applied online and within a week or week and a half it was done. Also, in the box it lists whether you have pets.

The information has been in the newsletter.

Someone asked if there dates for Bulk Trash Pick Up. Naomi said she will put the dates in the newsletter.

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**Voting Results – Naomi McCarthy, Election Chair:**

We have reached a Quorum, which is twenty percent of the Membership or 56 votes.

Approval requires seventy-five percent or 211 votes of the Members voting in favor of the Amendments.

- For the Third Amendment (Age Restrictions), there were **97 votes in Favor** and **10 votes Against**
- For the Fourth Amendment (Rentals), there were **77 votes in Favor** and **30 votes Against**
- Since we have not received 75% of the Member’s votes (either For or Against), I make a motion to extend the closing of the polls to December 31, 2025. The motion was seconded by Susan Nusall. There being no objections, the motion carried.

There being no further business, the meeting was adjourned at 7:25PM

Respectfully submitted,

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Naomi McCarthy, Secretary