



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 50 | ISSUE 1

In this issue...

- ***New 2026 HOA Dues – pages 2 & 4***
- ***Holiday Contest Results – page 7***

Upcoming Events

****PNP Quarterly Meeting****
Monday, January 5th @ 4:00 PM

****Board of Directors Meeting****
Tuesday, January 13th @ 6:30 PM

****Bulk Trash Collection****
Wednesday, January 28th

JANUARY



2026

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
Open Seat, Secretary (2028)*	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
Open Seat, Facilities Director (2028)*	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

"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.

Happy New Year!

The gym is looking great and ready for your New Year's resolutions! Thanks to everyone who donated supplies and also to Susan Nusall for her support in the process.

Working on this project, I felt a new appreciation for our community. We have something special here. When I drive into Northtown, the world slows down, I know my neighbors, it feels safe. We have our mountain to the west and our common areas with mature trees and space to breathe. We have a Clubhouse for events and celebrations and a pool for hot summers. We have the benefit of living with other seniors. All of this is run by people willing to volunteer their time!

For me, Northtown is home. Is it perfect? No. No place or community of people is. Caring about our neighbors doesn't mean we're best friends. Working towards the betterment of the community doesn't mean we all agree. We live together on common ground and we can always find common ground. We have so much potential here it would be sad to allow lack of knowledge, indifference or grievances get in the way of Northtown's future.

If you haven't attended any events or activities or volunteered, consider trying it out for the new year! For anyone who hasn't turned in the latest ballot please take time to know the issues and vote. Ensuring our 55+ status and majority of owner-occupied homes is important for our home values and the lifestyle we chose moving to Northtown.

Have a wonderful 2026!

Bridgette Smith
Lot 131



President: Sheila Ruling

2025 was an eventful year keeping Board members and volunteers very busy. Thank you one and all!

2026 will be off to a stressful start with the 5-person Board struggling to cover duties that would be assigned to the missing two positions. We sure could use a volunteer or two to help with Clubhouse events, maintenance, and supplies. We also need some office help to assist Linda Barvitz as she fills both the Secretary and Treasurer positions.

HAPPY NEW YEAR!

Vice President: Jeannie King

I will be restarting our email notices. If you would like an email reminder for events, meetings, etc, please send your current email address to ntoffice@northtown85022.net.

Treasurer: Linda Barvitz

Please make sure you have updated your banking information to reflect the 3% increase in the 2026 HOA Assessment.

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

A recap of the 2025 Financials will be in the February Newsletter. Have a Happy New Year.

Architectural Control/Compliance: Emmy Morales

Happy New Year to all! With the new year, I would like to address questions or complaints about notices received regarding weeds, etc. If you have any issues or comments, please do not call Sheila. Contact me or Penny at Osselaer. Our contact information is on the second page of the newsletter.

Thank you.

Roads and Grounds: Frank Vance

Happy New Year from Roads and Grounds,

I hope everyone had especially wonderful Holidays. It is hard to realize that 2025 is now in the books. We look forward to 2026 with the challenges and accomplishments in store for Northtown.

If you have any bulk trash, it will be picked up on January 28th. You can place your items at the edge of your yard starting on January 23rd. Please remember that the sidewalk should not be blocked. Also, please no trash in any common areas as it will not be collected if it is not where it is supposed to be.

If you ever have questions or concerns about our roads or common areas, please feel free to reach out at any time.

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 New Year!

As 2025 comes to a close, I would like to thank the Northtown Community residents for assisting in keeping our neighborhood safe. Specifically, I would like to thank the PNP Members for their support and consistent patrolling; during the first three Quarters of 2025 our PNP members have logged approximately 2,700 patrol hours.

Through the 2025 City of Phoenix Grants, we have been able to add Bollard lighting to the sidewalks in the front of the Clubhouse, as a safety item for all those walking during the evening or early morning hours.

Thank you to the Community for their contributions to the "Cookies for the Cops." The officers were amazed at the amount of cookies and very thankful!!

'Tis the season for Fireworks— Some fireworks are illegal, if it launches into the air and explodes, it is illegal. There are also legal dates for use fireworks — Dec 26 through Jan 4. The City of Phoenix is dedicating additional patrols to curb the use of illegal fireworks. If you hear or see illegal fireworks over the holiday, you should call Crime Stop, the non-emergency line at 602-262-6151 and let them know what you are hearing or seeing. If you would like to know more about this program there is excellent information at phoenix.gov/CelebrateSafely. Remember, you do not need to request contact by the officer as follow up; you do not need to be concerned of retaliation from the offending party. Officers do not indicate who called a complaint.

As you are out and about for sporting events, or shopping with those gift cards received; please remember to lock you vehicles at all times. Take It — Conceal It — Lock It!

The PNP Quarterly Meeting will be on Monday, Jan 5th at 4:00pm at the Clubhouse. If you are interested in learning more about what the PNP Members do, please feel free to come the meeting. All residents are welcome. Our Community Action Officer (CAO), Jeremy Campbell, usually attends to give updates on what is happening in our area.

Wishing you all a Happy and Healthy New Year!



KOFFEE KLATCH: Jean Shelton, President 602-930-1545

Happy New Year! May 2026 bring us all a year of good health, lots of love, and plenty of laughter. Thursday, January 8th will be our first Koffee Klatch meeting of the new year at noon in our Northtown Clubhouse. We will be celebrating January birthdays and dessert will be provided. Dues will remain \$1 per meeting.

Cookies for Cops was a huge success! Thank you to all of our Northtown neighbors and Koffee Klatch bakers who provided all the cookies, brownies, and other sweet treats. And a special thank you to all the "packagers." You did a great job! The Black Mountain Police officers who came to pick up the goodies were very grateful.

St. Mary's Food Bank and Friends of Northtown were beneficiaries of our annual Christmas monetary donations thanks to the monthly contributions of our Koffee Klatch members.

In February, we will be doing Cookies for Firemen. This is usually done around Valentine's Day and hopefully, we will have the same generous turnout for the Firemen as we did for our Police Officers. Watch for more information in the February 2026 Newsletter.



"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



Northtown Holiday Decorating Contest 2025 Winners

Liz and John McNamara, 15630 N 23rd Street
Charlene Bottjen, 2012 Tierra Buena Lane
Gary Button, 2120 E Gretta Place



They got busy
And
Decked them Halls!



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. 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.



Happy Hour is starting up again on the third Friday of every month.
When: January 16, 7 - 9 PM
Where: Clubhouse poolside
Bring something to drink, and if you wish something to share.



I am having an open house for anyone who would like to see the remodeling changes to my home. It will be Sunday, January 25th, between 2 & 5 PM. If you do not have my home address and you would like to come, please contact my email: kingjeannie79@gmail.com

Jeannie King,
Lot # 171



It has been brought to our attention that food (carrots, tuna, etc.) is being left out for the animals roaming around Northtown.

Please do not feed the wildlife, you are not helping! The food people are putting out are attracting coyotes, javelinas, 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-INGREDIENT CRANBERRY MEATBALLS” (Slow Cooker and Stovetop)

(internet)

- | | |
|--------------------------------------|---------------------------|
| 2 lbs pre-cooked turkey meatballs | 3 tablespoons brown sugar |
| 1 (12oz) bottle chili sauce | Juice of 1 lemon |
| 1 (14oz) can jellied cranberry sauce | |

Stovetop Instructions:

In a large saucepan, combine the chili sauce, cranberry sauce, brown sugar, and lemon juice over medium heat. Stir until smooth and melted.

Add meatballs and cook until heated through. Serve and enjoy!

Slow Cooker Instructions:

Combine chili sauce, cranberry sauce, brown sugar, and lemon juice. Use a wooden spoon to break up the cranberry sauce and stir ingredients together.

Add meatballs and stir to combine. Cover and cook on low until sauce is smooth and meatballs are heated through, 3-4 hours. Enjoy!

Joke(s) of the Month



I run every day for 15 minutes. If I miss a day, I add 15 minutes to the next day. This has truly been a game changer. Tomorrow I'm supposed to run for 3 months.

The roundest knight of the Round Table was "Sir" cumference (circumference). He ate too much pi.

Just so everyone is clear, I'm going to put my glasses on.

A commander walks into a bar and orders everyone around.

When it rains cats and dogs, you have to be careful that you don't step in a poodle.



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 January!

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.

