



NORTHTOWN NEWS

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

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VOLUME 50 | ISSUE 2

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Upcoming Events

****Board of Directors Meeting****
Tuesday, February 10th @ 6:30 PM

****Cookies for Firemen****
Thursday, February 12th @ 11:00 AM

FEBRUARY



2026

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)*	
Linda Barvitz, Secretary (2028)*/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)*	

* 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

In January I wrote: 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.

Here is the current update as of today January 20th:

Two residents have agreed to oversee Clubhouse reservations and supplies. Sadly, one Board member has a serious medical situation and will have lengthy treatment and recovery. Another Board member was in the hospital fighting bronchitis and a fractured rib. The remaining three members now must carry the load.

Please, please consider running for the Board in April. Owners and tenants may apply. One person from outside the community (non-owner/non-tenant) may also be on the Board. Submit the candidacy form to Naomi ASAP!

HAPPY NEW YEAR!

Vice President: Jeannie King

For those of you that would like an email reminder of fun events, please send your email to the Northtown Office, Attention: Jeannie.

Secretary/Treasurer: Linda Barvitz

No Report

Architectural Control/Compliance: Emmy Morales

We recently purchased a digital camera to take pictures of the yards that need attention. This way when someone complains about receiving a notice, we will be able to substantiate why we sent the notice. Hopefully, this will help to answer why we felt it necessary to send the notice in the first place.

Roads and Grounds: Frank Vance

February greetings from Roads and Grounds,

By the time you are reading this, we should have some new signs in the pool parking lot. Our thanks to the volunteers who have been helping with getting this project to completion.

There are a couple of larger projects that we want to tackle this year. As we all know, Waltann is seriously messed up, and we hope to find a way to repave it from Cave Creek to the Clubhouse. **Please be sure to attend the Spring member's meeting for the latest update.**

The other project involves our irrigation systems that keep many of the plants watered. Pretty much everything including valves, wiring, timers, and much of the water lines are very old and in need of an overhaul. It will take some time but the work should be able to be broken into stages.

We will, of course, keep you updated with our progress in the newsletter. We do encourage you to attend the members' meetings and get to know some of your neighbors along the way. Community is great but it doesn't work very well if we keep to ourselves. It has been said that there are people who simply wait for things to happen and those who want to make things happen. Our thanks to all the wonderful folks who make things happen in Northtown.

Facilities Director:

No Report



Election Committee

The results of Third and Fourth Amendment show that we are 46 votes short on the Third Amendment and 75 votes short on the Fourth Amendment. Thank you to Jean Shelton and Barry Shusterman for their diligence. They have gone to every home in Northtown at least once, and for some going back two and three times. They will be making phone calls to try to get everyone's vote and the signature pages for the Amendments notarized.

I will be mailing letters to the "Out of Town" homeowners who did not respond to the original mailing.

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!

In the beginning of January PNP had their first Quarterly meeting for 2026. Following that meeting and the recording of patrol hours for the last quarter of 2025, I would like to announce that Northtown PNP has reported a total of more than 3300 hours patrolled for the year of 2025. Thank you to all PNP Members.

During our PNP Meeting, Officer Jeremy Campbell contributed information on activities throughout the Black Mountain Precinct. There has been some increase in "Property Crime", and he recommended that we remind our neighbors to keep your doors and windows locked, as well as your cars. Also remove any valuables from your cars. -- Take It - Lock It - Conceal It!

Officer Campbell also noted with the precinct being short staffed, response time maybe a little longer than usual. However, with that in mind it is that much more important for us to call any time you are concerned about a situation, even if it is not an emergency. Non-emergency calls should go to Crime Stop 602-262-6151. Why call? One of the items reviewed when looking at staffing requirements is the number of calls from an area. If calls are not being received, those in charge will think additional staff is not required.

February is the month that we recognize the Fire Department Stations who serve our community. We hope that you will show the Fireman your love, support, and thanks with some "Cookies for the Firemen" on February 12th. Koffee Klatch is coordinating this event again, please bring your homemade (or specialty purchased) cookies by the Clubhouse by 11:00 AM on Thursday, February 12th.

Happy Valentines Day and stay warm and safe!!



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

Koffee Klatch is excited to announce that Stacy Hoeder, from Home Instead, will be here to give a presentation at our February 5th meeting. She will be talking about the caregiving services that Home Instead provides. Please plan to attend if you can. There will be a lot of great information for us all.

For our meeting on February 5th pizza and salad will be provided. For the birthday celebrations, we will combine February and March birthdays on March 5th, so please save your February birthday cards and wishes until then.

"Cookies for Firemen" is a Northtown Community wide effort to show our appreciation to the Fire Stations that serve our area and keep us safe. We encourage ALL Northtown residents to bring homemade cookies and other treats to participate in this worthy cause. Specialty store bought cookies appreciated too. Please bring them to the Clubhouse by 11:00 AM Thursday, February 12th. Koffee Klatch members will package all the goodies and deliver them later that day.

Happy Valentine's Day to our Northtown neighbors and friends.

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



"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.

Tree Grant Programs | City of Phoenix

Phoenix's **Tree Grant Programs** enhance urban greenery and combat heat. Learn how to apply for grants to plant and maintain trees.

The City of Phoenix offers free, desert-adapted trees to residents through the Community Canopy Program, with federal funding covering costs, including professional planting and supplies, to increase shade and combat urban heat, with eligibility determined online; you apply through the [City of Phoenix website](#). [SRP customers](#) can also get two free trees by attending a workshop. Both programs focus on providing native and drought-tolerant species to cool homes and improve air quality.



City of Phoenix (.gov) <https://www.phoenix.gov> › ... › Tree Shade Programs



For Sale: Hoover, Power Dash Pet Compact Carpet Cleaner. New in box, \$75.00. Call Liz McNamara at 602-971-3893.

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.

NEIGHBOR HAPPY HOUR

When: February 20th, 7 - 9 PM

Where: Clubhouse poolside

You're welcome to bring the beverage of your choice & something to share if you like.

Recipe of the Month



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

Please send it to ntnews@northtown85022.net.

“Sheet Pan Hashbrowns”

(internet)

- | | |
|--------------------------------------|---|
| 1 (16 oz) bag frozen hash browns | $\frac{1}{4}$ cup extra virgin olive oil |
| $\frac{1}{2}$ teaspoon garlic powder | 1 large egg beaten |
| 1 cup cheddar cheese, grated | Kosher salt & freshly ground pepper to taste. |

1. Preheat oven to 400 F.
2. In a medium bowl, combine hashbrowns, olive oil & garlic powder. Season with salt & pepper, add egg & cheese, and toss to combine.
3. Spread out into an even layer on a rimmed baking sheet lined with aluminum foil and bake until crispy, about 30 minutes. Enjoy!



Joke(s) of the Month

I lost my job as a stage designer. I left without making a scene.

Never buy flowers from a monk. Only you can prevent florist friars.

How much did the pirate pay to get his ears pierced? A buccaneer.

What do you call an alligator in a vest? Investagator.

What has 5 toes but isn't your foot? My foot.



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 February!

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.

