



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 3

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Upcoming Events

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

(April)
****Spring Members' Mtg & Voting****
Tuesday, April 21st

MARCH



2026

Contacts: If you need assistance with any issue regarding Northtown, our **Property Manager, Sharla Cook, 602-277- 4418, or email sharla@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:

Sharla Cook, 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

Welcome new residents. I hope to see you at our meetings.

Welcome back Sharla. She is once again our Osselaer Property Manager.

As some of you know, I have been receiving medical treatment for a serious condition. I want to thank the Board and the many volunteers who took over most of my duties the past 2 months. Treatment is over and my recovery should progress quickly.

FYI: the pool cool deck will undergo complete renovation and will be ready for swim season. This will cost about \$20,000, and the Board will review all bids in early March. The pool area will be closed during the project.

It is also time to repave another section of our roads! Look for more information in this newsletter.

We are still awaiting votes on the two amendments and are contacting those who have not voted yet. Please call me for any questions you may have to help you complete your ballot.

There are two Board vacancies, and I hope to fill them at the Members' Meeting in April. Please support our community by submitting your candidacy forms by mid-March. Call for any information about serving on the Board. It does not take up a lot of your time, it's a great way to meet fellow residents, and it's an opportunity to preserve and improve Northtown.

Vice President: Jeannie King

Greetings Good Neighbors! We received news that our Council Woman, Debra Stark's office will work with us to submit a grant application. This is for turning curbs into wheelchair useable ramps. We would possibly need to match the funds. None the less, it would be some gift money to help our project!

We continue to explore options for our Waltann & Cave Creek Road situation. We continue to get a new idea here and there. Unfortunately, no big news at this time.

Secretary/Treasurer: Linda Barvitz

There are two homes currently for sale and one home pending in our community. We would like to welcome Michael and Deena Brady new homeowners, to our community.

Balance Sheet Operating

Cash/Operating	
SunWest Operating 5846	\$ 88,926.82
SunWest Operating MMA-9799	66,204.54
SunWest-ICS Operating-9752	42,021.43
Petty Cash at Northtown	<u>192.34</u>
Total Cash/Operating	\$197,345.13

Balance Sheet Reserves

Cash/Operating	
SunWest- Road Reserve 6850	\$ 43,790.06
SunWest-ICS Reserve-9760	113,404.69
Alerus Cd 0168 M.D. 10/16/26	39,394.91
Alerus Cd 0417 M.D 1/23/27	37,480.54
Alerus Cd 0825 M.D. 5/16/26	40,420.65
Alerus Cd 1104 M.D. 7/30/26	<u>38,959.11</u>
Total Cash/Operating	\$313,449.96

Osselaer deposited \$5,000.00 into our Cd 0168 before the January 23, 2026 renewal date and deposited \$2,500.00 into our Road Reserves.

Architectural Control/Compliance: Emmy Morales

No Report

Roads and Grounds: Frank Vance

March greetings from Roads and Grounds,

Last month, I shared that we will be collecting bids for the repaving of Waltann. The plan is to choose among our options at our March 9th Board Meeting. At our April 21st Member's Meeting, the Board will ask the community to approve the expenditure of money from our road reserves as part of the funding for this project.

Most of us would agree that Waltann is in especially rough shape, and that it is past time to fix this problem. Everyone who lives east of 22nd street must drive on Waltann to access their homes. Even those who do not drive should be concerned about how friends, family members, and providers of services will access their addresses. As this project will have some effect on nearly everyone living in Northtown, we invite you to attend our March Board Meeting so you can be informed about the special vote we will have at our Member's Meeting in April. Please join us and bring a neighbor.

Facilities Director:

Position Vacant



Election Committee: Naomi McCarthy, Nora Curtin, Linda Barvitz

Here we are, 5 months into our plea, still short of our goal. To date, we are **short 29 votes** on the Third Amendment (Age Restrictions) and **62 votes short** on the Fourth Amendment (Future Rentals). If you haven't voted, contact me (602-971-6779) or our Notaries, Jean Shelton (602-930-1545) and Maryann Wierick (602-992-2468) for a ballot and ask to have the signature pages notarized.

A second plea to the "Out of Town" owners (50% of whom did not vote) was sent out a few weeks ago. Most own homes they rent, so you would think there would be much interest in that amendment.

We need 75% of all homeowners to pass an Amendment, that's 211 homeowners!



SPRING MEMBERS' MEETING

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

Spring Members' Meeting & Election Notice **Northtown Homeowners' Association Inc.** **2202 E Waltann Lane, Phoenix, AZ 85022**

Tuesday, April 21, 2026

The Spring Members' Meeting & Election will be held at the above address (the Community Clubhouse) on Tuesday, April 21, 2026. **Voting will be from 6:30 PM to 7:30PM. The Members' Meeting will start at 7:00PM until discussion concludes.**

The ballot will include 2 Board Seats to be filled at this time and the Member's approval of an expenditure exceeding \$50,000 for the purpose of paving Waltann Lane from Cave Creek Road to the Clubhouse and work to smooth out the bump at Waltann Lane and 22nd Street. Signed Nomination forms must be submitted by the **March 10 Board Meeting**.

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 (April 6th) prior to the meeting of April 21, 2025.

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

Refreshments will be provided.

NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.
Board Member Nomination Form

CANDIDATE DECLARATION

As a candidate for a position on the Board of Directors, I understand that the following duties and obligations represent the minimum standards expected by the Board and by the members of Northtown:

- 1) In most cases, the term of office is three (3) years. Barring health issues, relocation, or other overriding personal considerations, I pledge to make every effort to serve the full term.
- 2) The business of the Association (an Arizona non-profit corporation) shall be conducted in an open, cooperative, and business-like manner. I pledge to act within the requirements of Northtown's governing documents and according to applicable laws of the State of Arizona.
- 3) I will request and/or personally obtain copies of the Northtown Articles of Incorporation, the Declaration of Restrictions, the current By-Laws and it's Rules. I pledge to read and be familiar with these documents.
- 4) With the advice of the Association's attorney, I will be aware of provisions of the Arizona Revised Statutes that apply to the Association and to the conduct of business by the Board.
- 5) I acknowledge that the Board of Directors has a State of Arizona Corporate Responsibility to act reasonably, in good faith and to act in the best interests of the Association.
- 6) I hereby acknowledge that my position on the board places me in a fiduciary relationship with Northtown HOA, Inc. and obligates me to carry out my duties with care, loyalty and confidentiality.
 - A. **Duty of Care:** In exercising the duty of care, I will make an honest effort to render an informed decision with respect to each issue that may come before the board. I will exercise due diligence in being familiar with the association's governing documents and established procedures and will make a reasonable attempt at all times to understand the issues and options brought before the board. I will use good judgment in acting on behalf of the corporation.
 - B. **Duty of Loyalty:** In exercising the duty of loyalty, I will refrain from taking actions that are contrary or detrimental to the interests of the association. I will not conduct myself in any manner that conflicts with the interests of the association and/or has the likelihood of causing damage to the association and/or its members. I agree to be bound by the standards of conduct for directors of a corporation, as set forth in association bylaws and the Arizona Nonprofit Corporation Act, A.R.S. § 10-3830(A), which requires that I discharge my duties as a board member in good faith, within the scope of the authority given me under the governing documents and statutes, and with the care an ordinarily prudent person in a like position would exercise under similar circumstances.
 - C. **Duty of Confidentiality:** In exercising the duty of confidentiality, I acknowledge that information may come into my possession as a board member that has proprietary, confidential or privileged status, whether the information is communicated in verbal or written form. I agree to maintain the confidentiality of all information provided to me and agree not to disclose proprietary, confidential or privileged information to anyone outside the board without the prior written authority or approval of the entire board of directors.

Candidate Name (please print)

Candidate Signature Date: _____

(Please complete the personal/biographical information requested on the reverse side.)

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

Hello Spring!

Thank You to the Community for their contribution to the "Cookies for the Firemen." The response was very generous, and we know the firemen who come to help us when we are in need, have enjoyed the thoughtfulness.

The PNP quarterly meeting for the 1st Quarter of 2026 will be on Tuesday, April 7th at 4 pm at the Clubhouse. Mark your calendar, so you won't forget! All residents are invited to come to our meeting and find out what PNP is all about!

If you are interested in joining your neighbors, and becoming a member of the Northtown PNP group, there is a Virtual Class on March 11 & 12, from 5 pm to 7 pm. Preregistration is required, please contact me, and I will get registration information to you.

Thanks go out to the neighbors who prepare and take the time to pick up trash during their walks or rides through the community. I am aware there are several people who do this, and it is appreciated. Along the same line, I would like to suggest to the smokers of the community that they might place their done cigarette butts in their pocket, and carry them home to their own trash cans, not drop them on our streets or sidewalks. Please and Thank You!

Have a good March, enjoy the Spring weather and Happy St Patrick's Day!!



By Chris Vance

Porphyrophile: (n.) a lover of purple color;

Purple has long been associated with creativity, spirituality, and the extraordinary making it the color of dreamers, thinkers, and those who see beyond the ordinary.



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

Koffee Klatch will be celebrating both February and March birthdays on March 5th. Dessert will be provided. Hope to see you all there.

Thanks to everyone who contributed cookies and baked goods to the "Cookies for Firemen" event. It was a great success! A special THANK YOU to all the Koffee Klatch members who helped coordinate and package the cookies and to the volunteers who delivered them. The Firemen at the 2 local stations were very appreciative.

St. Patrick's Day is March 17th. Here's to hoping that all your troubles be less, your blessings be more and nothing but happiness comes through your door!



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.

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.



When: Friday, March 20th, 7:00 - 9:00 PM

Where: Clubhouse poolside

Bring a treat if you wish. Bring something to drink whether it is tea, pop, or an adult beverage. Come meet & enjoy your neighbors, tell your favorite joke, get out of the house, and have some laughs.



RECIPE OF THE MONTH: Do you have a favorite recipe to share? Please send it to ntnews@northtown85022.net.

“1-Minute Chocolate Chip Mug Cookie”

(12-Tomatoes)

1 tablespoon butter	1 tablespoon granulated sugar
1 tablespoon brown sugar	$\frac{1}{4}$ teaspoon salt
1 egg yolk	$\frac{1}{2}$ teaspoon vanilla extract
$\frac{1}{4}$ cup all-purpose flour	2 tablespoons chocolate chips

1. Add butter to a 6 or 8-oz mug. Microwave until melted
2. Stir in sugars, salt, egg yolk, and vanilla. Then stir in flour, followed by the chocolate chips.
3. Microwave for 1 minute at 80% power until top springs back. Color will be light.
4. Serve with ice cream or whipped cream, if desired, and enjoy!



Joke(s) of the Month

If the person who named Walkie Talkies named everything:

Stamps - Lickie Stickie
Defibrillators - Hearty Starty
Bumble bees - Fuzzy Buzzy
Bra - Breastie Nestie
Fork - Stabby Grabby
Socks - Feetie Heatie
Hippo - Floatie Bloatie
Nightmare - Screamy Dreamy



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 March!

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.

