



NORTHTOWN NEWS

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

2202 E. Waltann Lane, Phoenix, Arizona 85022 Phone: 602-612-4434
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VOLUME 50 | ISSUE 4

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Upcoming Events

****PNP Quarterly Meeting****
Tuesday, April 7th @ 4:00 PM

****Board of Directors Meeting****
Tuesday, April 14th @ 6:30 PM

****Spring Members' Mtg & Voting****
Tuesday, April 21st 7:00 PM
(No Board Nominees)

****Community Yard Sale****
Fri, Sat, & Sun, April 17th, 18th, & 19th

****Bulk Trash Collection****
Wednesday, April 22nd

APRIL



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, 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.

Pool season is here. The new cool deck looks great! Remember, **no chairs, tables or benches allowed on cool deck**. Take time to once again read all pool signs and obey the rules. Some are county regulations and the rest are for your health and safety. Also, you must stay with your Pool/Clubhouse visitors or you can obtain the visitor bracelet at the office. Call me if you have any questions.

We have received complaints about dogs being off-leash in the common area. This is potentially dangerous since some sweet pups are other dog reactive, instinctively chase rabbits, and birds and risk injury to people and pets. Please don't do this.

We are still awaiting votes on the 2 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.

Vice President: Jeannie King

Greetings Good Neighbors! The grant applications for turning curbs into wheelchair useable ramps and for the pool deck were submitted. We are waiting to hear back. These are for matching funds. Since we just replaced the pool deck, that will count as our part of the contribution.

Secretary/Treasurer: Linda Barvitz

Currently, there are 5 homes for sale in Northtown. One home has closed. We would like to welcome Robert Torrance to our community.

Amendment Votes Update: 20 votes short on Age Restriction and 54 votes short on Future Rentals. A big Thank You to Naomi McCarthy, Jean Shelton and Barry Shusterman for their hard work and perseverance in trying to contact all the Northtown Residents who have not voted. Recently, Sandra Lenny has volunteered to help in this endeavor.

Balance Sheet Operating

Cash/Operating

SunWest Operating 5846	\$ 98,815.18
SunWest Operating MMA-9799	66,255.33
SunWest-ICS Operating-9752	42,061.73
Petty Cash	<u>192.34</u>
Total Cash/Operating	\$207,324.58

Balance Sheet Reserves

Cash/Operating

SunWest- Road Reserve 6850	\$ 44,426.27
SunWest-ICS Reserve-9760	113,513.47
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	\$314,194.95

Copies of the Meeting Minutes, Financials, and the 2026 Budget are on the table as you enter the Clubhouse.

Architectural Control/Compliance: Emmy Morales
No Report Submitted

Roads and Grounds: Frank Vance

April greetings from Roads and Grounds,

What happened to Spring? I hope it feels more like it should by the time this newsletter is circulated on April 1.

This is our last opportunity to remind you of the importance of attending our Members' Meeting on the 21st of the month. When we have our April Board meeting on April 14th, we will choose a contractor for our paving project along Waltann. We will need our membership to authorize an expenditure exceeding the \$50,000 that is currently allowed.

This approval will allow us to pave Waltann from the Clubhouse to Cave Creek Road. Without your approval, the project will not be able to happen. We are projecting a cost between \$115,000 and \$125,000 plus whatever the inspection and permitting from the City will cost. As a bonus, we will be able to repair the nasty bump in the middle of the intersection of Waltann and 22nd Street.

We have the funds to undertake and finish the project without the need for any additional assessments, but we need your support and involvement. Please attend these meetings so you can be informed and aware.

Facilities Director:
Position Vacant



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 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.

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.

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!

Beware of Scams! The FBI warns of a new Impersonation Scam! Criminals are posing as a city or county official to collect "fake permit" fees via email. The email will look real as they use real permit details and professional looking formatting. However, the sender addresses often come from non-government domains. Also, the message urges "Urgent Payment" through Wire Transfer or Peer-to-Peer apps, and discourages a call to confirm. Always verify who is contacting you (by phone or email). If anything seems "not quite right," recontact the business using a phone number or email that you have from an official source, i.e. a .gov website.

We all know there are "Speed Bumps" in various places throughout Northtown, and the purpose of these are to remind us to drive slowly. They were not placed there to see how far we can get up on the sidewalk to avoid slowing down! We do have neighbors who like to walk through the neighborhood especially in early morning or evening. Being an Adult Community, we are not always able to get out of the way of a fast-moving auto that is diving on the sidewalk avoiding a speed bump. Keep your cars driving on the street, not the sidewalk! Thank You.

PNP will have their Quarterly meeting on Tuesday, April 7th at 4:00 pm in the Clubhouse. All residents are welcome to attend.

I look forward to seeing you at the Spring Members' Meeting on Tuesday, April 21st at the Clubhouse.

Happy Passover and Easter to those who celebrate. Hopefully the Spring weather will show up in April!



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

Koffee Klatch will be celebrating Easter on Thursday, April 2nd at noon in the Clubhouse. Thanks to all of you who have been donating a little extra when you could, we now have enough funds that an Easter lunch will be provided. If you have a favorite Easter bonnet, whether it be funny or fancy, please remember to wear it.

We will not be celebrating birthdays for April as there is only one; instead, we will wait until May to combine that one with the May birthdays.

Happy Easter to all our Northtown friends and neighbors! Wishing you all egg-cellent times ahead. Easter is the only time when it's perfectly safe to put all of your eggs in one basket!!

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



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.



CRFT TIME
Northtown Crafters! Join us every Wednesday in the Clubhouse main room from 9AM - 11:00 AM Bring your own projects to work on. If you have questions or need more information, call Aruna at 602-616-0104.



NEIGHBOR HAPPY HOUR
Friday, April 24th, 7:00 PM at the Pool patio.

Come meet and enjoy your neighbors, get out of the house, and have some fun. Bring a treat to share if you wish and something to drink. For those of you who came to the last one, I'm sorry I got the date wrong. It is the Fourth Friday.



A dance with the Come Back Buddy Band for Jeannie King's retirement. Save the date: May 23rd.

* * *



Queen Bed Frame, Head Board with light strip & charging port. Color blue \$200 OBO.

TV or Coffee Table 44" long x 18" wide, 24" high \$40 OBO

Tom Ruffino, Lot 179,
602-614-1902



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

“Creamy Slow Cooker Macaroni and Cheese”

(12-Tomatoes)

1 lb elbow macaroni	8 oz sharp cheddar cheese, grated
4 oz monterey jack cheese grated	4 oz cream cheese, softened
4 tablespoons butter	2 (12 oz each) cans evaporated milk
$\frac{1}{2}$ teaspoon dry mustard	1 teaspoon salt
$\frac{1}{2}$ teaspoon back pepper	

1. Place all ingredients in the slow cooker and stir.
2. Cook on low, stirring every 30 minutes, until pasta is al dente. Check for doneness at 1 $\frac{1}{2}$ hours. Do not cook longer than 2 hours as it will get mushy.
3. If sauce is too thick, stir in a few tablespoons of milk. Season to taste with salt and pepper.



Joke(s) of the Month

Last year I replaced all the windows in my house with those expensive, double-pane, energy-efficient kind. Today, I got a call from Home Depot who installed them. The man complained that the work had been completed a year ago and I still hadn't paid them.

HHHello.....just because I'm blond doesn't mean that I am automatically stupid. So, I told him just what his fast-talking sales guy had told me last year....that these windows would pay for themselves in a year.

Hellooooo, it's been a year, so they're paid for, I told him. There was only silence at the other end of the line, so I finally hung up. He never called back. I bet he felt like an idiot!!!



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 April!

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.

