

# Northtown Homeowners' Association, Inc.

## ANNUAL MEMBERS' MEETING MINUTES

December 16, 2025

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

**Roll Call:** All Board Members present, except Sheila

### **Reports by Board Members:**

**President:** Report given for Sheila by Naomi

2025 kept me very busy after my 2024 hiatus.

There were ongoing communication and problem solving with Jay, our outstanding Pool Manager and Phil, our cruising neighborhood patrol. There was Amendment writing, editing per attorney recommendations, and Election Committee coordination.

Thanks to a skilled Board who enjoys autonomy in carrying out their jobs, oversight was uneventful.

I had lots of training communication with Penny and Osselaer as we turned over most of the compliance work to Penny.

There was the usual budgetary concerns and contract signings.

All in all, it was a productive year for me.

### **Vice President:**

Jeannie and Dave Ransom met with Deb Stark and some of her staff after the G.A.I.N. event and showed her the condition of Waltann Road, especially at the corner of Cave Creek where the businesses on Cave Creek exit onto Waltann. Dave Ransom did a good job of parking his car in the driveway showing their use of our property.

I met again with Deb in November after Koffee Klatch and discussed ways of business' moving their customers to the other entrance. Dave brought up the question of who gave them permission to build a driveway on our property. He said it would need to be replatted to be sold to them (cheap). Deb will get back to Jeannie.

### **Secretary:**

There were 12 homes sold this year, and there are 2 in the sale process. Welcome to all new homeowners. We're glad you're here.

Thank you to our Notaries: Maryann & Theresa Wierick and Jean Shelton, Since response has been slow arranging meetups to Notarize, Jean Shelton and Barry Shusterman will be knocking on doors right after the holidays, and you can always visit Maryann Wierick at her home. They are here tonight, have the documents, and can notarize them for you.

For the 3<sup>rd</sup> Amendment (Age Restrictions), we are short 95 signatures for passage; and for the 4<sup>th</sup> Amendment (Rentals), we are short 115 signatures for passage.

- I make a motion to the Members to extend the closing of the polls until our Spring Members' Meeting in April 2026 at which time we hope to be able to announce results. The motion was seconded by Beverly Bernal and passed without objection.

Northtown's Bulk Trash Schedule for 2026:

January 28; April 22; July 29; and October 28

We will schedule Yard Sales in April & November, keeping in mind we cannot schedule Yard Sales on the first weekend of a month because of a conflict.

Thank you all who have helped me along the way, especially this Board. It's time for me to hang up my Secretary hat – I still have other hats.

**Treasurer:**

We made a few changes to our 2026 Budget. Thank you to Frank for not spending all our money. In fact, Frank gave us money. We all worked hard and everyone stayed within our budget.

There are copies of necessary personal documents on the table near the front door for you to use and the Emergency Contact Information form. You should all probably update this information for our file in case we need to contact your family or friend for an emergency.

The Board approved a 3% increase to the Annual Assessment. Please remember to change your banking information. The new amounts are listed in the Newsletter.

The Board approved the 2026 Budget.

**Facilities:**

There were 18 reserved events using the Clubhouse this year, not counting the weekly Koffee Klatch meetings from October to May and the monthly meetings in June through September, the 4 PNP meetings, the G..A.I.N. event, the twice monthly bible study group, the weekly crafter meeting and the weekly cards and games. We already have 2 private events scheduled for 2026.

The Weavers had one group meeting monthly from January through December and one group meeting monthly from October through May. They also held two workshops.

Bridgette and Brian Smith volunteered to take over the gym, and they made sure what equipment was being used, needed, and in working condition. They also donate floor mats, and they keep the gym and the equipment clean. They are so very much appreciated!

Carolyn Dering volunteered to work in the Library and reorganize it. She has done an amazing job!

Plumbing issues in the kitchen and restrooms were resolved.

Termite findings were dealt with in the library and paper goods closet.

Table reservations were handled successfully for both yard sales.

The entire Clubhouse flooring was scrubbed and polished to maintain it.

Phil Eherenman volunteered to help remove the stage curtains and rod, fill in holes, and paint. The organ was removed and the floors stripped and waxed.

Phil also volunteered to help attach the new signs around the Clubhouse regarding use of the garbage cans, parking on the patio, and pickleball court usage.

As always, a huge Thank You to Koffee Klatch for keeping our Clubhouse always decorated for the seasons & holidays.

**Roads & Grounds:**

Why are Santa's Helpers depressed? They have low elf esteem.

Thank you to everyone, we were able to give \$10,000 to Road Reserves so no one can touch it. We did crack filling and sealcoating on 22<sup>nd</sup> Street where we paved before to preserve its life. We also crack filled from 22<sup>nd</sup> Street to the Clubhouse. We have pruned medium size trees around the Clubhouse. We will have to spend money on our electrical system – wires, valves must be replaced and PVC pipelines and checking more problems we will have to address.

Special thanks to Dave Filipiak and Sue Milewski who are working with Doug, who will teach them the tricks of the trade. The future of Roads & Grounds is headed in a good direction.

**Architectural Control & Compliance**

Thank you to the Board for their support, I could not have done this job without their help. If you receive a compliance letter that you do not agree with or understand, please call me directly.

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**Nora Curtin agreed to be the Moderator of the Members' Meeting.**

**Minutes Approval – Naomi McCarthy**

- Naomi made a motion to approve the September 16, 2025 Members Meeting Minutes. Beverly Bernal, Lot 210H, seconded the motion and it passed without objection.

**PNP Report – Nora Curtin, PNP Coordinator**

Thanks to the Northtown residents for helping to keep our neighborhood safe. Specifically, the PNP Members for their consistent patrolling of our community and the residents, who let us know when there is something “amiss.” During the first 3 quarters of 2025, our PNP members have logged more than 2700 patrol hours.

**Grants Update:**

The 2025 Grant in conjunction with the HOA, has allowed us to add the Bollard Lights in the front of the Clubhouse along the sidewalk from the Pool parking lot to the front door, as well as along the sidewalk closest to the street from parking lot to parking lot.

PNP has purchased various safety items for your use, through the City of Phoenix Grants Program. Some of these are on the table here. Please feel free to take any of these items as needed. We try to keep a supply on hand, so as your needs arise, please contact me for any of these items for your home. Besides some of the items you see here, if you have a suggestion for another safety item, please let me know, and if we have money budgeted for such an item, we will purchase it for you.

Thank you to the Community for their contributions to the “Cookies for the Cops”, which took place last Thursday. The officers appreciated the amount of cookies and were very thankful.

Please be attentive to packages being delivered. If you are expecting a package, watch out for it. If you work or expect to be away from your home, ask a neighbor to watch for it and take it in, if possible. I know we do not have “Porches” in Northtown, but “Porch Pirates” or “Package Pirates” are very active this time of year.

‘Tis the Season for fireworks. Some fireworks are illegal, if it launches into the air and explodes, such as bottle rockets, skyrockets, and Aerial Shells, these are illegal. There are legal dates for use of fireworks (Dec 26 – Jan 4). We have been advised by our Community Action Officer, Jeremy Campbell that the City of Phoenix is dedicating additional patrols to curb the use of illegal fireworks. If you hear or see illegal fireworks over the holidays, you should call Crime Stop, the non-emergency line, at 602-262-6151 and let them know what you’re hearing or seeing. Remember, you do not need to request contact by the officer as follow up, you do not need to be fearful of retaliation from the offending party. Officers do not indicate who made a complaint.

Fireworks also impact Vets and Pets – sudden booms can be distressing for any neighbor veteran living with PTSD. They can experience severe anxiety flashbacks, and disrupted sleep when unexpected explosions occur. Pets, especially dogs, are also highly sensitive to loud noises and can become terrified, disoriented, or run away during fireworks activity.

Fireworks make our air dirty. Cold air can trap these particles close to the ground, making it harder for everyone to breathe, especially older adults and people with asthma.

I have a flyer which highlights this information on the table here, and there is a website at the bottom of the page which reviews this information and much more.

The PNP Quarterly Meeting will be on Monday, Jan 5, 2026, at 4:00pm here in the clubhouse. If you would like to know more about the PNP Group, please feel free to come to the meeting.

Lastly, I would like to say Thank You to the Board of Directors who have worked so hard this past year, especially, Naomi McCarthy, who has been a Board Member for many years as Secretary, and Susan Nusall for her service as Facilities Director for the past 2 years.

Stay safe! Happy Hanukkah to those who are celebrating, Merry Christmas and a Happy & Healthy New Year to each of you!

**Holiday Decorating Contest Winners – Annabel Kipp**

Annabel announced the winners of the Holiday Decorating Contest:

|                     |                                 |
|---------------------|---------------------------------|
| Liz & John McNamara | 15630 N 23 <sup>rd</sup> Street |
| Charlene Bottjen    | 1012 E Tierra Buena Lane        |
| Gary Button         | 2120 E Gretta Place             |

Congratulations, They Got Busy & Decked them Halls.

**Discussion & Questions:** *(Some of the rest of this report could not be heard clearly on the recording)*

Bob Carver, Lot 232, asked why there was no election tonight. Naomi answered that the Election Committee did not receive any volunteers submitting nominations.

Annabel Kipp, Lot 97, mentioned that there is a hole on the newly paved 22<sup>nd</sup> Street near my home. Doug said they would look at it. There is a warranty if it needs repair or we will repair it ourselves.

Dave Filipiak, Lot 38, we are spraying green paint around potholes. These we may fill with “cold patch”.

Victoria Benoit, Lot 209J, There is a person feeding wildlife carrots and water behind the six-plex

Sandy Eherenman, Lot 211H, you mentioned the electrical system needs to be fixed. There is only \$3500 allocated. Frank Vance answered that there may not be enough to repair the entire system, but we will keep it as useful as possible. Somehow, we missed putting it into the 2024 Reserve Study. We have been in contact with them to see if we can add it to the study.

Jeannie King, Lot 171, There are a lot of fast-moving cars on our roads. I would like more speed bumps.

Bridgette Smith, Lot 131, Our signs are old and faded and we have a lot of older people out walking. She asked Phil to share some of his experience.

Phil Eherenman, Lot 211H, He thinks our presence helps. He has followed several people who did not belong here and escorted them out to Cave Creek.

There being no further business, the meeting was adjourned at 8:04PM

Respectfully submitted,

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Naomi McCarthy, Secretary