



# *NORTHTOWN NEWS*

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

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**VOLUME 50 | ISSUE 5**

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- ***Road Paving Dates – page 5***

### ***Upcoming Events***

**\*\*Board of Directors Meeting\*\*  
Tuesday, May 12<sup>th</sup> @ 6:30 PM**

*MAY*  *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**

<b>Sheila Ruling, President (2027)*</b>	<b>602-494-9979</b>
<b>Jeannie King, Vice President (2026)*</b>	<b>763-244-0410</b>
<b>Open Seat, Secretary (2028)*</b>	
<b>Linda Barvitz, Secretary (2028)*/Treasurer (2027)*</b>	<b>623-466-2842</b>
<b>Emmy Morales, Architectural Control/Compliance (2026)*</b>	<b>602-882-1191</b>
<b>Frank Vance, Roads and Grounds (2026)*</b>	<b>602-460-4702</b>
<b>Open Seat, Facilities Director (2028)*</b>	

\* 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](http://www.northtown85022.org)**

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**Newsletter Email:** [ntnews@northtown85022.net](mailto: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](mailto: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 **20<sup>th</sup> 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](mailto: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](mailto:ntnews@northtown85022.net).

If you have invested money in stocks, bonds, CD's, a savings account, and/or mutual funds, or if you have homeowners and/or car insurance with a company that allows you to vote for their Board of Directors, you have a financial stake in these companies and banks. Their success ensures that you earn dividends, interest, or keep premiums affordable. One of the biggest investments Americans make is buying a home. By buying a home in Northtown, you have made an investment in a safe, quiet, affordable community that includes amenities such as a pool, community center with an exercise room and library, and well-maintained common property. Would you ignore your other monetary investments and hope that nothing adverse happens to your hard-earned money?

Back in September 2017 I wrote in our newsletter, "We all chose to live in Northtown; we all pay the HOA fee. That means we all have a financial and aesthetic stake in our community." In that same letter I encouraged homeowners to attend the members' meeting. That seems to have fallen on deaf ears, since it was the same forty-five or so homeowners that attended the members' meeting on April 21, 2026. These are the members who care about Northtown and have attended meetings throughout the years. If you did not attend, that's a shame, since the meeting was both informative and pleasant. The approval to let the Board use our funds for paving Waltann Lane marks another achievement. But if you did not bother to cast your vote for or against this substantial monetary expenditure, that is also a shame. It implies you're fine with others choosing how your HOA fee is used. Would you allow a financial advisor or a family member to do the same with your money, without getting your feedback or without your participation or permission?

Often life gets in the way, and you find yourself unable to attend a meeting, and that's understandable, but it seems that it's the same apathetic homeowners who don't attend meetings, or seem to care what happens in Northtown. Maybe it's time to treat your membership in Northtown the same way you treat your other investments, with full attention and engagement.

I look forward to seeing you at a future homeowners' meeting!

Susan Stonitsch  
Lot 194



**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 are allowed on cool deck. Once again, take time to read all pool signs and obey the rules. Some are county regulations, and all are for your health and safety. Also, you must stay with your Pool/Clubhouse visitors or you can obtain the visitor bracelet at the Clubhouse office. Call me if you have any questions.

Please, please, please, do not fiddle with the timer boxes! We had to spend a lot of your money to get all the Pool area and Clubhouse lighting and outlets working again. If something isn't working, please let a Board member know.

We are still awaiting votes on the two amendments and are contacting those who have not voted yet. We are so close on the age restriction Amendment 3. Please call me for any questions you may have to help you complete your ballot.

The next section (Waltann Lane to Cave Creek Road) will be paved soon. As usual, we will keep the affected homes and the community, in general, informed of the schedule and restrictions.

**Vice President: Jeannie King**

This past quarter, I have kept the Northtown HOA in the mind of Debra Stark, and finally she was able to find an AARP grant for our wheelchair access ramps for our sidewalks. An added bonus, was that she found an AARP grant for our swimming pool deck. We will likely have to match the grants with some of our funds. Remember, any amount of free money is free money, and we are grateful for this opportunity. Sheila worked on the grants, and we are still waiting to hear the results.

**Secretary/Treasurer: Linda Barvitz**

**Secretary**

The amendments' update: Age Restriction 9 votes short. Rental 47 votes short. Naomi McCarthy, Jean Shelton, Barry Schusterman, and Sandra Lenny have worked tirelessly going door to door and making phone calls trying to get residents to vote on these important amendments. The Northtown Community cannot thank you enough for your continuing efforts.

There are 6 homes for sale in Northtown.

## Treasurer

### Balance Sheet Operating

#### Cash/Operating

SunWest Operating 5846	\$ 81,511.31
SunWest Operating MMA-9799	66,313.42
SunWest-ICS Operating-9752*	42,106.40
Petty Cash	<u>192.34</u>
<b>Total Cash/Operating</b>	<b>\$190,123.47</b>

### Balance Sheet Reserves

#### Cash/Operating

SunWest- Road Reserve 6850	\$ 45,069.45
SunWest-ICS Reserve-9760*	113,634.03
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**

**\$314,958.69**

\* Denotes the two ICS Accounts. These accounts are our Insured Cash Sweep Accounts. The March Financials are on the table as you enter the Clubhouse.

## Roads and Grounds: Frank Vance

May greetings from Roads and Grounds.

Happy May Day to all of our Northtownians. Remember May baskets? If you do, I hope you have an opportunity to bless a neighbor with one.

We are on track with our plans to repave Waltann. The vote for approval to use Road Reserve money passed at the Spring Members' Meeting. If you live east of 22nd Street, you will be affected while the work is being done. We will be paving Thursday, May 21 & Friday, May 22, and will make sure you have information concerning where you can park if you need access to your car during this process.

Finally, I have a public service reminder aimed at making life better for all the dogs in Northtown. As we all know, it is beginning to get warm outside. This means that the pavement is getting hotter. Please avoid walking your dog when the sidewalk gets too hot. If you notice your dog shifting and lifting his/her feet, it is because his paws are burning. Aim for the cooler parts of the day, and you both will be happier. Please see the Arizona Humane Society's flyer in this newsletter.

## Facilities Director:

Position Vacant

# 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

May Greetings!

What is PNP? Phoenix Neighborhood Patrol is your neighbors watching our community. Residents are the most effective crime fighters, reporting suspicious activity as it occurs. This program allows residents to become more actively involved as partners in crime prevention and help keep our neighborhood a safe community. We are the Phoenix Police Department's "Eyes and Ears!"

When parking your vehicle on the street, please be sure it is on the street. It is dangerous for those walking or riding in a power wheelchair to try to get around a vehicle that is up on the sidewalk. Also let's try to keep those sidewalks clear of rocks, stones and overgrown plants or weeds.

To our residents who may be leaving us for their summer (cooler) homes, enjoy your summer and have safe travels. We look forward to welcoming you "back home to Northtown" in the fall.

Happy Mother's Day to all the Northtown Mothers, Grand Mothers, God Mothers and Pet Moms! You all do a tremendous job, and we appreciate you!



"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.



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

Thursday, May 7<sup>th</sup>, Koffee Klatch will be celebrating May birthdays and Mother's Day. Lunch will be provided, and of course there will be birthday cake. If anyone would like to bring a salad or side, it would be appreciated.

We will have a fun event on Thursday, May 21<sup>st</sup>. Musical Bingo Medicare will be presented by Vernon and Katina Dandridge. There will be great oldies music, and in between bingo, there will be short Medicare tips. Snacks and water will be provided. Please plan to attend.....it's going to be fun!

Just a reminder: Koffee Klatch will be starting on its summer schedule soon. We will still meet every Thursday in May. We will **ONLY** meet on the 1<sup>st</sup> Thursday of the month during June, July, August and possibly September.

Memorial Day is May 25<sup>th</sup>. This is a day that is set aside to remember with gratitude and pride all those who served and died for our Country and our Freedom. May your day be filled with loving memories and peace.

## ***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*
- **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
- **Hospice of the Valley:** *Supportive Care for Dementia.* 602-636-6363

# 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.



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

No Happy Hour this month due to Jeannie King's retirement party. See flyer in this newsletter. We are considering making the time for this earlier for future get-togethers.



Looking for anyone that plays Mahjong! I would like to learn how to play! It would be fun to start a group, if anyone is interested.

Cindy Weeks, Lot#115, 928-951-1180

\* \* \*



Our deepest Condolences to the friends and family of David Kroll who went home to God on March 29<sup>th</sup>. Dave was the man behind "Friends of Northtown." He was passionate about giving, and he started the First Saturday Community Service Program, Thanksgiving Dinner for Northtown, Community Car Wash, Movies at the Clubhouse, Christmas Caroling, and various support events for Agua de Vida Orphanage. He will be remembered and sorely missed by all who knew and worked with him.

Northtown will be collecting donations for Agua de Vida orphanage in Dave's honor. Donations should be put in an envelope marked Agua de Vida and put in the **mail slot of the office door inside the Clubhouse**, or you can bring to the Clubhouse before Koffee Klatch meets at noon on Thursday's - May 7<sup>th</sup> or 14<sup>th</sup>.

***Jeannie King's Retirement Dinner & Dance***

***Saturday, May 23rd, 2026***

***5:30 – 6:30 PM Dinner & 6:30 – 8:30 PM Dance***

***Come Back Buddy Band***



*Northtown Community Center*

*2202 Waltann Lane, Phoenix, AZ 85022*

*Major Cross Streets: Cave Creek and Waltann Lane*

*Donations accepted. There will be Buffet Style Dinner & beverages. If you wish you can bring a dish and your own alcohol. No need for gifts; your presence is your gift. This should be a lot of fun!*



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

### “Cherry Dump Cake”

(12-Tomatoes)

1 (15.25 oz) box yellow cake mix                      2 (21 oz) cans cherry pie filling  
 $\frac{1}{2}$  cup (1 stick) unsalted butter, cubed      Vanilla ice cream or whipped cream, garnish

1. Lightly grease your slow cooker with butter or nonstick spray, or use a slow cooker liner for easy clean-up.
2. In a large bowl, cut cubed butter into cake mix & mix together until butter is coarse & crumbly.
3. Pour cherry pie filling into slow cooker, then cover with cake topping.
4. Turn slow cooker on HIGH & cook for 2 hours, or until cake is golden brown & cherry filling is hot and bubbly.
5. Transfer cake to serving bowls & serve hot with vanilla ice cream or whipped cream.



### Joke(s) of the Month

I'm just glad Spring is finally here. I was so excited, I wet my plants.

Did you hear about the man who fell into an upholstery machine? He's fully recovered.

I once worked at a cheap pizza shop to get by. I kneaded the dough.

Why is 'dark' spelled with a k and not c? Because you can't "c" in the dark.



*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 May!*

## **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](mailto: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.

