



NORTHTOWN NEWS

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

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VOLUME 50 | ISSUE 7

In this issue...

- ***AARP Grant – page 4 & 5***
- ***Fireworks – page 7 & flyer***

Upcoming Events

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

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

****Bulk Trash Pickup****
July 29th

****Budget Review Meeting****
Saturday, August 1st @ 10:00 AM

JULY



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)* and Clubhouse Manager	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

"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.



We have been having an issue with people feeding wildlife which is illegal in Phoenix. Having volunteered for Liberty Wildlife for over 12 years, I have experienced what damage can be done when you do that. It's not cute and can have a devastating consequence to both humans and the wild animals you are feeding. They lose their fear of humans and the coyotes and javelinas have ended up attacking people when that happens. Also, if you are walking a small dog, they have been known to attack them while they are on a leash. By feeding the bunnies and smaller animals, they increase because of a reliable food source and as a result attract more predators. There are big fines from Fish and Game for doing this. I know that we have received a message saying that they don't care they will continue to feed. Well, we are aware of this and our solution going forward is that if it continues to be an issue after the first warning, we will be forwarding the information to Fish and Game and let them take it from there. This is not a situation to be taken lightly; this is getting very serious.

Emily Morales
Lot 210K



President: Sheila Ruling

Welcome new Homeowners and Tenants. I hope to see you at our meetings. Be sure to check out our webpage for all the community documents including rules and policies. Contact any Board member for clarification or general information.

Congratulations Northtown on our \$24,000 grant to improve our community for those of us with mobility issues. Frank and his team will be busy implementing the project.

Thank you, Debra Stark and the Phoenix City Council for the \$2000 award to be used for G.A.I.N. and other community activities.

Fireworks Ban: The new law prohibits all fireworks (legal and illegal) within a one-mile radius of any preserve. Northtown falls within that radius, so we should have a relatively quiet 4th of July. It is my understanding there will be heavy patrol and enforcement.

Feeding wildlife is against the state laws. Not only does it attract wildlife to our neighborhood, but it lessens their avoidance of humans and endangers residents and their pets. All violators will be reported to Fish and Game along with documentation.

FYI: Marijuana use is regulated by city, state and federal laws. Use is limited to your residence. The use of marijuana cigarettes, pipes and vaping is prohibited in facilities and common areas of Northtown. Marijuana smoke and/or odor must not extend to your neighbors' property or the common areas.

A reminder: Pool season is here. The new cool deck looks great! Remember that no chairs, tables or benches are allowed on the 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.

Please, please, please do not fiddle with the timer boxes! We had to spend a lot of money to get all the pool area and clubhouse lighting and outlets working again.

The Clubhouse is a cool haven while you wait for repairs if your a/c isn't working! If your fridge is on the fritz, you can use the Clubhouse refrigerators while waiting for repairs. Clearly mark your food and hope for the best as we will not be responsible.

Letter from AARP:

"Congratulations! We are pleased to inform you that Northtown HOA (application 30323) has been selected to receive a **Demonstration Grant** of \$24,000 through the [2026 AARP Community Challenge](#) grant program. This project is made possible by a grant from AARP with funding support provided by Toyota Motor North America.

This was an incredibly competitive year, but your project stood out among the 5,100 applications nationwide. We are delighted to select your proposal and look forward to working with you!"

Vice President and Clubhouse Manager: Jeannie King

Greetings Good Neighbors! I will be taking on the role of Clubhouse Manager. Susan Nusall wrote a comprehensive job description to ensure a smooth transition. Thank you, Susan.

We will be making a few changes regarding the renting of the Clubhouse. One such change is reading the contract to people and having them sign off on pertinent parts.

Lastly, I was informed the hose by the Pool pump room was leaking. David Flipiak and I fixed the hose so the patio furniture can be cleaned off without the person getting a shower. Thank you, Dave.

Secretary/Treasurer: Linda Barvitz

Reminder, Budget Review Meeting is August 1st at 10:00 AM in the Clubhouse. Residents are welcome to attend. The financials and other pertinent information in the Clubhouse on the table near the front door.

Architectural Control and Compliance: Emmy Morales

It's been a quiet but a good month so far. Please remember to remove the weeds in your yard before the rain comes as it will water the seeds, and they will multiply.

Roads and Grounds: Frank Vance

July Greetings from Roads and Grounds,

Is there anyone who has wondered why we do not have crossing ramps on our corners? These ramps, of course, benefit people with physical mobility concerns, but they provide safety and barrier-free access for everyone. The Americans with Disability Act became law in July of 1990. Northtown was developed in the 70's and is grandfathered in and not compelled to retrofit our corner crossings.

Thanks to the work of Councilwoman Debra Stark, the AARP Foundation, and others, we have an opportunity to, at least, partially address this problem. We will be working with contractors to learn about crossing ramps and the most cost effective and appropriate ones to install. It's too soon to offer much information beyond this point but our objective is to have everything completed by the beginning of December. You will be getting much more information as this project develops.

Happy Independence Day to all who have the great opportunity to call the U.S.A. our home. We have been blessed with protections, rights, and privileges not experienced throughout much of our world. May we always appreciate these benefits and not take them for granted.

CC&R Update:

We are still 7 votes short on the "Age Restriction" CC&R. The deadline to vote is the Fall Members' Meeting in September. If you have not voted for or against the Age Restriction and the Future Rentals Restriction CC&Rs, please contact Naomi at 602-971-6779 or Jean Shelton at 602-930-1545 to notarize the necessary forms.

CENSUS UPDATE:

The Census Committee has started the Federally required census in order to keep our 55+ status by going through each homeowner's file to see if we have an age requirement form on file for you. If you **have NOT filled out a form in previous years**, please fill out the form enclosed in this newsletter and drop it off at the office in the Clubhouse.



**NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.
AFFIRMATION OF RESIDENCY AND AGE COMPLIANCE**

This instrument hereby acknowledges that I, _____
(Print Name)

the undersigned, do hereby affirm that I **AM** ☐ , or I **AM NOT** ☐ at least fifty-five (55) years of age and do reside at:

ADDRESS: _____ **LOT #** _____
In the platted parcels otherwise described as NORTHTOWN, in Phoenix, Arizona 85022

Phone #: _____ E Mail: _____

I am the: **Owner** ☐ **Tenant** ☐ **Occupant / Family Member** ☐

(If the person signing this form is **NOT** at least fifty-five (55) years of age, please provide the name of any resident who **IS** over the age of fifty-five (55) years.)

Name _____ relationship _____
(Print Name)

I **AM** ☐ , I am **NOT** ☐ legally disabled

I **DO** ☐ , **DO NOT** ☐ have persons under the age of eighteen (18) who reside with me for a period of greater than thirty (30) days at a time.

**RESIDENT
SIGNATURE:**

DATE:

Do not write below this line

~~~~~  
I affirm that of my own personal knowledge, the person listed below resides at the above address and is at least 55 years of age.

Name of Resident: \_\_\_\_\_  
(Print Name)

Census Committee Member signature: \_\_\_\_\_ Date: \_\_\_\_\_

Board Member signature: \_\_\_\_\_ Date: \_\_\_\_\_

Affirmation of Residency and Age Compliance

Rev 02/12/20



# 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

Happy July!

We have been advised that the 2026 Grant Application has been approved by the Oversight Committee and are waiting for the Phoenix City Council approval. Thank you to all who assisted in this application process.

July is the month of fireworks. If you are going to be setting off legal fireworks or at a private party with such, please be careful. Listed here are some safety tips:

- \*\* Never allow children to play with or ignite fireworks.
- \*\* Never try to re-light or pick up fireworks that did not ignite fully.
- \*\* Keep a bucket of water or hose handy in case of a mishap.
- \*\* Make sure fireworks are legal in your area before buying any.
- \*\* Light fireworks one at a time, then move back quickly.

There are some new regulations on fireworks. See the flyer in the newsletter, which highlights the new regulations. You will also find the Legal Sale Dates, and Legal Use Dates on the flyer. Remember that your pets may be frightened by the noise of fireworks. Please keep them inside and calm during the evenings of this noisy weekend.

There has been a realignment of some of the Black Mountain Precinct CAO's (Community Action Officer). Officer Jeremy Campbell will now be working with Officer Jeff Blair, and the CAO for the Northtown area is Officer Carlos Estrada.

The Quarterly PNP meeting will be held on Tuesday, July 7<sup>th</sup> at 4:00pm in the Clubhouse. If you would like to learn what PNP is about, please feel free to attend the meeting. All residents are invited.



GAIN Event Pictures



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

It's July already and the hot summer is in full swing. We will meet in the Clubhouse on July 2<sup>nd</sup> to celebrate July birthdays. I'm bringing a casserole, and of course there will be birthday cake. If you need a new roster let me know.

Breakfast at the Pool on the other Thursdays so far have been successful. We meet between 8AM and 9AM and share muffins or donuts and we each bring our own drink. It is very casual; some get in the pool and others just chat in the shade. Everyone is welcome!

Happy 4<sup>th</sup> of July to all our Northtown friends and neighbors! It's especially meaningful this year because we are celebrating 250 years of our independence. Let's not forget that America is the land of the free, because of the brave.



"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.

## ***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





Our sincere condolences to the family and friends of Julie Cicero who recently passed away after a long illness. Julie was a long-time resident of Northtown and served on the Board of Directors. Rest in peace, Julie.

## NORTHTOWN EVENTS



Northtown Bible Study will not be meeting in July. We will be starting up again in August in the Clubhouse library.



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.



With the upcoming heat, we will put our Pool Parties on hold until Fall. However, For July, we will meet on the Fourth Wednesday of the month, July 22<sup>nd</sup> at the Italian American Club for karaoke at 6:30 PM. The address is 7509 N. 12<sup>th</sup> St. Come sing your favorite songs!

\* \* \*



Help Offered: Exterior windows and screens cleaned. \$10 per window.  
Call John McNamara (Liz's son) to schedule. 602-971-3893



NEW Moda Black/Patent Shoes, size 9. Free to any Northtown resident.



Bathtub Safety Rail \$20 (\$45 on Amazon).

Barry Shusterman, Lot 103, 480-228-6322



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

Please send it to [ntnews@northtown85022.net](mailto:ntnews@northtown85022.net).

### **“Red, White and Blue Potato Salad”**

(Internet - Food Network)

#### **Directions**

1. Cook 2 1/2 pounds chopped mixed red, white and blue potatoes in salted simmering water with 2 tablespoons white wine vinegar and 2 garlic cloves until the potatoes are tender, about 15 minutes. Drain and cool slightly (discard the garlic).
2. Toss with 1 1/2 cups halved cherry tomatoes, 1/3 cup chopped basil and 2 tablespoons each chopped scallions and parsley.
3. Drizzle with 1/4 cup olive oil and 2 more tablespoons white wine vinegar, season with salt and pepper and toss. (Yield: 10 to 12 servings)

#### **Cook's Note**

Never drop your potatoes into boiling water; they'll cook unevenly. Put them in a pot, cover with cold water (and some salt), bring to a boil, then reduce to a simmer.

### **Happy Independence Day!**

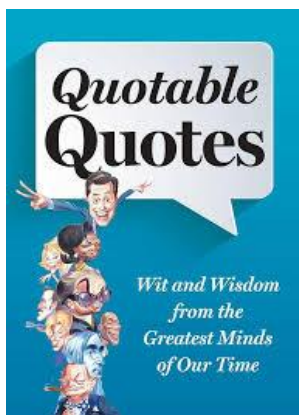
"It ought to be solemnized with pomp and parade, with shows, games, sports, guns, bells, bonfires and illuminations, from one end of this continent to the other, from this time forward evermore." - *John Adams*

"With freedom comes responsibility." - *Eleanor Roosevelt*

"Freedom lies in being bold." - *Robert Frost*

"Where you see wrong or inequality or injustice, speak out, because this is your country. This is your democracy. Make it. Protect it. Pass it on."

- *Thurgood Marshall*





## Joke(s) of the Month

I'm not a fan of elevator music - it's bad on so many levels.

My friends and I have named our band 'Duvet'. It's a cover band.

Why is it unwise to share your secrets with a clock? Well, time will tell.

What do you say to comfort a friend who's struggling with grammar? There, their, they're.



*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 July!*

## 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.

