

Northtown News

Official Publication of Northtown Homeowners' Association, Inc.
A 55 Plus Community
2202 E. Waltann Lane, Phoenix, Arizona 85022

www.Northtown85022.org

Volume 43

Issue 9

If YOUR copy of the newsletter contains the ONE "lucky bird" sticker, you have won a prize. Call Naomi to claim it.

Important Dates

Board Meeting
Tuesday, September 10th 6:30 PM

Fall Members' Meeting & Election
Tuesday, September 17th 6:30 PM



SEPTEMBER



2019

Contacts: If you need assistance with any issue regarding Northtown, our board members are available to assist you.

Sheila Ruling, Vice President (2021)* **602-494-9979**

Diane Guillaume, Secretary (2019)* **623-255-8732**

Frank Vance, Roads and Grounds (2020)* **602-460-4702**

Open Seat (2019)

Open Seat (2020)

Open Seat (2020)

Open Seat (2021)

Special Committees:

Stephanie Shink – Social Manager **602-689-1786**

Doug Snyder – Roads & Grounds Assistant **602-923-9892**

Additional Contacts:

Bob Carver, Street Lighting **602-787-0016**

Patrick McHugh, Facilities Maintenance **602-341-0499**

* Denotes Term end.



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

2019 HOA Assessment Amounts:	
Annual	\$540.00
Semi Annual	\$270.00
Quarterly	\$135.00
Monthly	\$ 45.00

Don't forget, all HOA dues are to be sent to Osselaer, not the HOA office. If you did not receive a packet from Osselaer with payment book, please call them at 602-277-4418. **Osselaer's address is: PO Box 61475, Phoenix, AZ 85082**

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**. Anything received after the 20th will not be published until the next edition. If you do not have email, please call Naomi at 602-971-6779.

If you would like to receive the newsletter electronically or 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, Kathleen Brezina, Stephanie Shink

"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.

My 2nd half. Continued from August Newsletter:

Anyway, the meeting went on, and the President said she was waiting for the City of Phoenix for an answer about the sale of 9 lots in Northtown. There was discussion that the sale of the lots is not worth it because it will cost us \$3,000 per lot to connect the utilities. Excuse me! It is up to the builder to build the home and connect all the utilities to the homes. We sell the land, empty lot, and we are not responsible to connect anything. First of all, we may not be able to sell any lots, but if we could, we will generate some cash to pay for the repair of the streets that lots of people don't want to pay. A lady in the meeting said, "I don't want to pay to fix the streets, because if we do, everybody will drive through here." Oh Boy! We must be careful folks, if we fix the streets, it could turn into a big freeway.

Ok, back to the sale of the lots. We not only generate some cash, but we eliminate some expense to maintain all this vacant land, to spray the weeds every year, and if it could happen, we will generate an extra \$3,000 per year for the association fees. So why not encourage to make the sale happen instead of being so negative.

This is our community, why not make it better; why not tell the people to clean up their front yards and carports, not only the weeds. And let's cut down on all the plastic from toys to angels to windmills. We want Northtown to be neat and clean. Why not tell the people **not** to put the trash can on the street at 5:30 AM Tuesday and leave it there until Thursday, and why not tell the people not to put the trash can on the sidewalk because I and many others walk on the sidewalk. That is why it's called (SIDEWALK). The City requested trash cans be placed in the street at the edge of the curb.

Sometime ago, I asked someone involved to get things done. Why don't we put some wires on the top of the streetlights so the birds cannot land on the top of the lights, and we don't have the pile of bird poop under each light pole. You walk on it, and it sticks to your shoes, and you take it home. I was told that we cannot do that because we don't own the light poles. I said, "Why can't we ask who owns the poles?" They said, "Oh no, they will say no." I said "did you ask them?" They said, "No, but I know they will say no."

Ladies and gentlemen, for as long as we have this mentality, we will never get anything done. We must all come together. This is our community; our neighborhood. It is up to all of us to make it a clean, pleasant and a beautiful place to walk around, and it will definitely increase the value of our property.

Remember these ten little words: IF IT IS TO BE, IT IS UP TO ME. And let's not forget to thank all the people that do many things for free for all of us.

Have a wonderful day and enjoy the rest of the summer. Thank you all.

Al Tulliani
Lot 132

From the editor: The above, "*Letters to the Editor*", Editorials are strictly the opinion of the person(s) submitting the article(s). It in no way reflects the official views, records, or decisions of the Northtown Homeowners' Association, its Board of Directors, and/or the newsletter staff.

Board Highlights

Vice President: Sheila Ruling 602-494-9979

It's been an interesting summer in Northtown, and now it's time to move forward. We have only 3 board members remaining with lots of work to do. I want to thank all the Northtown residents who have offered their help as we do this. Too often it is the same involved people once again stepping up to assist, so I want to encourage all residents to think about becoming active in our community. There are and will be many project committees formed, and this is a great way to begin to participate, learn about HOA operations, and meet your neighbors. There will be Board vacancies to fill in December elections. I look forward to seeing you at the Board Meetings and Members Meetings.

Summary of Roads Town Hall Meeting of August 12, 2019

President Diane Hoverson explained that after further research, she changed her mind about trying to dedicate our private streets to the City of Phoenix for them to maintain in the future, as it would be much more expensive than originally suggested.

Jon Fox, a broker / land developer, gave a presentation in which he envisioned representing Northtown in the sale of unused common area on the north side of Greenway Road. It would be broken down into 9 lots and developed for 9 new homes in Northtown. He and Diane H have spoken to the City and received preliminary approval as long as zoning, density, open space and retention are met. He envisioned Northtown paying about \$2,000 total for set up costs plus his commission, he would price them at \$45,000 each with the buyer to pay for all the other costs.

Ted Wilson of Rose Asphalt gave a presentation. He priced a full remove & replace job for all Northtown's roads using premium grade material, except for the area in front of the clubhouse which was done recently (and only needs to be sealed), and except the parking lots, for a price of \$625,000 at the current materials prices. The work would be done in 5 phases, each phase would take 3-4 work days, For each of the work days, Northtown residents would be able to drive on the roads except the last day: no driving on the last day as the asphalt has to cure for 1 day before it can be driven on. All the asphalt would have to be sealed in about a year for an additional \$30,000.

Manny San Miguel of Mutual of Omaha Community Association Banking talked about lending money to Northtown. The Homeowners Assoc. corporation would be the borrower, not the homeowners. It would not be a real estate loan and would not be guaranteed by the common area, and not by the homes or homeowners of Northtown. The loan would be secured by HOA dues. Working with the dollar numbers he had been given, to reach the \$625,000 plus possible override of 10%, he suggested for purposes of illustration a \$140,000 quick term loan. This kind of loan has origination fees of \$500, for 10 years, current rate of 4.1%, with monthly payments of \$1,424.10. In the unlikely event Northtown should default in the monthly payments, the bank's recourse would be against the incoming HOA dues. The bank could not foreclose on any property nor put a lien on any property of or in Northtown.

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

The Fall Meeting of the Members' of the Association will be held at the above address (the Community Clubhouse) at 6:30 PM on Tuesday, September 17, 2019. Election of a Board Member will be held at this meeting.

There is one Open Seat on the Board to be filled.

Candidate Bio:

Originally from New York and New Jersey, Nadine Wells has lived in Northtown since January 2012. Nadine has an extensive construction background, business management and customer service skills. She has helped the Association many times and Northtown homeowners as well. Nadine possesses excellent organizational skills and relates well with homeowners and vendors.

Nadine has been an Arizona Licensed Realtor for 35 years

Due to legal questions, all homeowners will receive an Absentee Ballot by mail.

This election will offer the use of Absentee Ballots for members who are unable to attend or you may attend and vote at the Members' Meeting (ID will be required).

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 (September 2nd) prior to the meeting of September 17, 2019.

Ample time will be allowed for questions and discussion.

Refreshments provided by Social Activities will be served starting at 6:15 PM.

COMMUNITY INTERESTS:

(This section of the Newsletter relates to Resident Organizations / Clubs / General information and is not "Official Association Business.")



Thanksgiving: It has been the practice in Northtown that a number of residents purchase a turkey and either cook it themselves, or have another resident cook the bird. Last year we had the balance of the meal catered, and it worked out quite well. So far, I have received three offers to cook turkeys. We typically would need about ten 12lb birds (catering for 120 meals). By buying and cooking the turkey, this is those homeowners' donation to the meal. Having it catered last year meant using social activities funds, but I am happy to say, that what was paid out, was also received. It also meant everyone could relax and enjoy!

So far, I am a committee of one and need your help. I am holding a meeting after Koffee Klatch on Thursday, September 12th for those who are interested in volunteering to help. If you do not attend Koffee Klatch but would like to be involved, the meeting will be at 1.15 pm. Hope to see you and hear how you can help. If you cannot attend, please feel free to call me at 602-689-1786.

Stephanie Shink

AND THE WINNER, Susan Armstrong, Lot #25 won the double prize for finding the **Lucky Bird sticker** in last month's Newsletter. Congratulations! Don't spend it all in one place.

PLAN B: (We thought this was worth repeating)

Do you have a "Plan B"? "Plan A" is when you are able to provide food, water and shelter for your pet.

As a result of the recent passing of a long-time Northtown resident, I was made aware of the need for what I refer to as a "Plan B". If you live alone and have a beloved pet, be certain your friends, neighbors and family members are aware of your pet's daily needs. Whether it is to be for a short term or longer, someone must step up. Don't assume your son, daughter or others will help out. They often do not. They often will not. It's a discussion that needs to take place now. Your pet depends on you leaving visible pet care instruction as well as a means of entry. Do it today. Put a "Plan B" in place. Your pet will thank you as do I.

Do it today. Do it now. Tomorrow is promised to none of us.

Sue Simonelle, Lot # 028

Pet Lover - Pet Sitter

NORTHTOWN COMMUNITY BLOCKWATCH/PNP:

We are pleased to announce that both the Northtown Community Homeowners Association and the BW/PNP Grants have been approved and the accounts set up. Bob Carver and his committee have met with the supplier for the lighting systems to be installed at the Monument signs at the Northtown entrances, and they will be installed soon, maybe before this newsletter goes out. Also, we will be placing our orders for the security and lighting items for your homes shortly.

Please remember to contact Bob Carver at 602-787-0016 or Nora Curtin at 602-689-9696 to request items you may need (Lights (dusk to dawn, motion, etc.), Smoke/CO2 Alarms, batteries, etc). Samples of these items will be displayed at the September Members' Meeting. Look forward to seeing you there.



Aquatic Therapy

Come join us for Aquatic Therapy. We have had a terrific turnout and most of us can already feel the difference, especially with balance. We get together at the pool every **Tuesday and Friday at 12 Noon**. These sessions are conducted by Lynae Floyd, a Licensed Physical Therapist, from Regent Medical (see advertisement). Medicare, and most insurance companies, cover these sessions if you have a letter or prescription from your doctor. If your insurance does not cover these sessions, there is a nominal fee of \$5.00 per session.

We also meet on Wednesdays and hold self-directed sessions (free). Come on down to the pool, have some fun, and work out those sore muscles and joints - you'll be glad you did!

KOFFEE KLATCH: Peggy Pennington, President 602-317-2562

It's hard to believe, but summer is almost over. With fall approaching, Koffee Klatch will resume weekly Thursday meetings at noon, starting with our monthly birthday celebration on Thursday, September 5, 2019. Lunch is Brown Bag and dues are still \$ 1.00 per meeting. It will be great to see everyone after our long, hot summer! Be sure to check your monthly Northtown Newsletter Calendar for upcoming Koffee Klatch reminders. Our Newsletter Staff works hard on providing our community with an informative monthly publication. I know Koffee Klatch members look forward to receiving their Newsletter every month. If you happen to see Beverly, Stephanie, Naomi or Kathleen, let them know how much they are appreciated. Hope to see you all in the fall!

VETERANS FIRST/MARY ELLEN'S PLACE BEAUTY BASH:

Veteran's First is planning a "Women Veterans Beauty Bash" on October 20th, for the women veterans at Mary Ellen's Place and others at various shelters. This is to help promote self-love and self-esteem for these veterans.

The Beauty Bash will be a free day of pampering, haircut & style, makeup tips, facials, neck massage. They will also enjoy a free lunch and raffle prizes.

Koffee Klatch has reached its pledge of 120+ makeup bags for these women.

We are now looking for the community's help to fill these bags with lipstick, lip balm, eyebrow pencils, eye shadow, mascara. We have nail polish.

We need to complete our Pledge by the first Thursday in October.

Thank you all for your help.
Koffee Klatch

QIGONG is good for physical health, balances the emotions and elevates the spirit. **AND, IT'S FREE!** So, join us at the Clubhouse at 10 AM every Friday. Newcomers are always welcome. Give me a call if you have any questions. 1-520-319-0506

Kathleen Brezina
Lot #188



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

A Few Tips:

- For a cool brownie treat, make brownies as directed. Melt Andes mints in double boiler and pour over warm brownies. Let set for a wonderful minty frosting.
- Peppers with 3 bumps on the bottom are sweeter and better for eating. Peppers with 4 bumps on the bottom are firmer and better for cooking.
- When you buy a container of cake frosting from the store, whip it with your mixer for a few minutes. You can double it in size. You get to frost more cake/cupcakes with the same amount. You also eat less sugar and calories per serving.



BIG BAND CD COLLECTION:

I still have a huge collection of Big Band music on CD's that I would like to share with anyone who would be interested. **FREE!** Just call me at 602-825-1886.

Herve Tesier
2105 E Betty Elyse



NORTHTOWN TRANSPORTATION

I offer my time to transport Northtown neighbors to and from the grocery store, doctors' appointments, to the polls to vote, etc. (free of charge). I cannot do airport runs. Give me a call if you need a lift, or maybe two or three would like to go grocery shopping at the same time. If I don't answer, leave a message and I'll get right back to you. See you soon. **NOTE: I will not be available between Sunday, August 18th and Wednesday, August 28th.**

Ann Harper, Lot #93 480-652-6002



ATTENTION: NORTHTOWN BOWLERS

Looking to have some fun? Maybe get a little exercise? If you're interested, please let me know.

Peggy Pennington, Lot #221
602-317-2562



Liz McNamara's church, The Shelter, has a "Community Service" program where several members come to Northtown the first Saturday of every month to help neighbors in need with yard or household chores. Call Liz 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.



"Come On" Dog Walkers It's the Law!! Pick up after your dog,



Reminder: Please heed the speed limit in Northtown. . . **20 MPH.** No more - no less.



Be Aware, feeding pigeons is a **big no-no** and a nuisance to your neighbors, does damage to your roof and theirs. Roof rats also like to eat anything you put out. **Now, a new City Ordinance prohibits feeding pigeons. Anywhere - Anytime!!**



Joke of the Month:

How to make Holy Water: Get a pot full of water, put it on the stove, turn it on and **BOIL THE HELL OUT OF IT!** Just a joke folks. Smile!

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 September!!



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 every Thursday at noon in the Northtown Clubhouse. 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 Patrol Organization - 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 Bob Carver at 602-787-0016 or Nora Curtin at 602-689-9696, or email nkcurtinaz@hotmail.com.

QIGONG:

Qigong is slow and gentle movement combined with conscious breathing. There are both seated and standing exercises. We meet Friday mornings at 10:00 AM in the Clubhouse. These lessons are taught by Kathleen Brezina who is a Certified Qigong Instructor. There is no charge.

CARDS AND GAMES:

Several different groups have regular cribbage, poker (nickel, dime, and quarter), Hand and Foot, 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).

SUNSHINE CLUB:

The Sunshine Club sends cards (Birthday, Condolence, Get Well, etc.), and acts as a Welcome Wagon for new neighbors. The Sunshine Club collects cans to recycle for cash, which is used for postage, cards, etc. Please donate cans in the collection container at the Clubhouse. For information, contact Kitty Cordasco 602-569-5266 or Annabel Kipp 602-992-4373.

