

Northtown News

Official Publication of Northtown Homeowners' Association, Inc.
A 55 Plus Community
2202 E. Waltann Lane, Phoenix, Arizona 85022
Office Phone: 602-612-4434

www.Northtown85022.org

Volume 44

Issue 2

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 of Directors' Meeting
Tuesday, February 11th 6:30 PM

Bulk Trash Pick-Up begins
Monday, February 3rd



FEBRUARY

2020

If you would like to receive this newsletter by email, please send a request to NTnews@northtown85022.net
Please write "Newsletter" in the subject line. Note: the electronic version is in color!

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

- Sheila Ruling, President (2021)*** 602-494-9979
- Don Platon, Vice President (2020)*** 1-818-319-9096
- Naomi McCarthy, Secretary (2022)*** 602-971-6779
- Linda Barvitz, Treasurer (2021)*** 623-466-2842
- Dennis Franks, Architectural Control/Compliance (2022)*** 623-322-6348
- Frank Vance, Roads and Grounds (2020)*** 602-460-4702
- Open Seat (2020)***

Special Committees:

- Stephanie Shink & Annabel Kipp - Social Managers 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

2020 HOA Assessment Amounts:

- Annual \$556.20
- Semi Annual \$278.10
- Quarterly \$139.05
- Monthly \$ 46.35

2020 Assessment Amount is \$556.20 Annually and \$46.35 Monthly. Don't forget, all HOA dues are to be sent to Osselaer, not the HOA office. If you have questions about your account, please call them at 602-277-4418. You will receive a statement with coupon on the bottom each month.

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 Anything received after the 20th will not be published until the next edition.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

President: Sheila Ruling 602-494-9979

It is such a pleasure to work with our new and very talented Board! Thanks for your patience as they learn their job tasks. Also, thanks to the residents who reported a lingering puddle in the parking lot (we had a leak) and for notifying us of low pool water level and non-operating float (we had a clogged float line). Do not hesitate to contact the Board about anything that looks amiss.

H E L P

We have a vacancy on the Board. This is a short term of office—just the rest of 2020—and the election will be in April at the Members Meeting. Please consider coming to the rescue. Talk to any Board member and they can help fill-in the details. The current group on the Board is friendly and helpful. This is just 8 months of service, but it will be a huge aid to those volunteers already working for the Association. Think about it **please** and call any current Board member (listed on the inside cover of the newsletter).

Treasurer: Linda Barvitz 623-466-2842

The Clubhouse Financial Book and Financials on the website www.northtown85022.org are now up to date. Please do not remove copies from the Clubhouse Financial Book. If you would like to have a copy, just ask. A big Thank You to Susan Armstrong, Naomi McCarthy and Don Platon for their help.

There appears to be some confusion about the Osselaer mailing of monthly assessment notices. I will try to explain the situation. The State legislature abolished **annual** coupon books during the 2019 Session. There have been so many complaints by HOAs and management companies about the additional costs to comply with required monthly billing, that the 2020 Session is revisiting the change. Northtown CC&Rs state residents have 30 days to pay the monthly amount. From March onward, Osselaer will mail coupon statements on the 15th for the next month. Please voice your complaints to the legislature so they will consider a compromise of an annual statement and a coupon system.

Just a reminder, your check with the coupon must be sent to Osselaer. The coupon is attached at the bottom of your monthly statement. There will be no envelope enclosed. Also, if you are paying more than one month be sure to write the months on the coupon and your check.

Roads and Grounds: Frank Vance 602-460-4702

Greetings from Roads and Grounds,

February is already upon us and this year, we have an additional day to enjoy the month. Please remember that the uncontained trash will be collected beginning on Monday, February 3rd. As always, please be careful that your bulk trash is in your yard right at the sidewalk. Do not place it in any of our common areas.

This can be a great month for roof rats as it involves lots of juicy sweet citrus hanging around on and underneath the trees. They like that. Please don't encourage them to enjoy such accommodations at your place. If you don't plan to eat the fruit, please remove it from the trees and give or throw it away. Please, also make sure that no fruit remains on the ground beneath the trees.

Over the weekend, one of the news programs featured a story about a Downtown food bank that recruits volunteers to pick unused citrus. Unfortunately, I do not think they travel this far. If anyone knows of a local charity organization that will provide this type of service, please let me know early in the month, and I will share the information with others who would like to know about it. You can reach me at the above listed number. Please leave a message if you get my voicemail.



Biannual Census – It’s more than just another form to fill out.

Why a 55+ Community? There are many reasons you may have chosen to live in a 55+ community. It’s your security. It’s your guarantee of the lifestyle and community you have chosen to live in, with the type of people you choose to live with.

Quiet, Peaceful, Neighbors with similar interests, backgrounds, and age group. No children playing in the streets and common areas, no skateboards, scooters, and boisterous yelling. No teen groups and parties, no gangs, drugs, or worse. No crying babies all night. *You know we’re not talking about visits to Grandparents, we truly love to share the joy of having them visit – and, they go home.*

We don’t want to lose our 55+ status. We have just started the process of checking the forms we already have and making a list of those that we don’t have or those that need to be updated. We will be sending out letters and a form to those residents soon. Please take a few minutes to help Northtown keep it’s 55+ status. If we don’t hear from you, you’ll hear from us.

Federal law requires us to have an Affidavit of Age and Residency for every occupied household in Northtown. That means that every new **owner or renter, owner’s Mom or Dad, son or daughter, etc.** must either be in our file already or fill out a 2020 census form. We need your help to reach 80% of the occupied homes in Northtown to keep this status.

Think about it, there are approximately 10 – 15 homes in Northtown, either for sale or rent. In this economy, a two-bedroom home for under \$100k would be very attractive to younger families with kids. “Hmmm, we could put 2 kids in the 2nd bedroom, 2 kids in the living room and the baby could sleep with us. There’s a great pool and neat areas for dirt bikes and ballgames.” Pretty attractive to a young family, I’d say. The only way we have to prevent this from happening is to keep our 55+ status.

Why a 55+ Community? It’s your security. It’s your guarantee of the lifestyle and community you have chosen to live in, with the type of people you choose to live with.

It’s your community folks – however you want it.

2020 Census Committee:

Susan Armstrong, Bev Bernal, Naomi McCarthy, Peggy Pennington, Doug Snyder



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

The Northtown PNP Group has applied for 2 Grants from the City of Phoenix again this year, and should receive the approval for them around April. The large Grant (in association with the HOA) is for additional Solar Lights for a couple of the dark common areas. The second grant we have applied for is for the Safety and Security items which we share with you. We will advise when these Grants are approved. In the meantime, if you require lights, an alarm or a fire extinguisher, please let me or Bob Carver at 602-787-0016 know, and we will get the item to you, if in stock.

As mentioned in the Koffee Klatch section, we are asking all of the residents to contribute to our annual "Cookies for the Firemen". If at all possible, please contribute, as our First Responders always contribute to assist our community when called. Let's say Thank You to them!

Have a good February and stay safe.

LUCKY BIRD WINNER: Helene Jerger (the purple lady), found the Lucky Bird Sticker last month. Congratulations Helene!

If you see the Lucky Bird
in this box, you're a winner!
Call Naomi at 602-971-6779



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

Koffee Klatch will be combining February and March Birthday Celebrations on Thursday, March 5th. Be sure to save your February Birthday wishes and cards until our March 5th meeting. (We will still have a meeting on Thursday, Feb. 6th - just no Birthday celebration).

"Cookies for Firemen" is our February project. Koffee Klatch will once again be honoring our local Firemen. There are 3 area Stations that serve Northtown. Most often, the Station at 7th St. and Paradise Lane responds first. The other 2 Stations that come, if needed, are at 40th St. and Bell and 32nd St. and Cactus. We encourage ALL Northtown residents to participate in this worthy cause.

On Thursday, February 13th, Koffee Klatch will be accepting your generous donations of homemade cookies and snacks at our Northtown Clubhouse. Please bring them by 12:00 Noon. Koffee Klatch volunteers will gladly package and deliver your donations to the 3 Stations that serve Northtown. We all benefit from the service provided by these First Responders. Let's try to show them we appreciate and value their commitment to keeping our Northtown Community safe. Thank you all for continuing to support our efforts.

Don't forget - February 14th is Valentine's Day. Put a little love in your hearts and make the world a better place.

BUS PASSES:

Thank you to all those residents and Koffee Klatch who bought Bus Passes for the Women's Veterans Group. We contributed over 50 bus passes the end of December. This is an **ongoing drive** so we urge you to pick up a Bus Pass the next time you're at Fry's and keep them coming. There are envelopes at the Clubhouse for the passes. Just place the envelope in the office door mail slot.



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

UNBAKED COOKIES

Submitted by Bev Bernal

2 cups sugar
 $\frac{1}{4}$ cup margarine
 $\frac{1}{2}$ cup milk

Mix together and boil for one minute.

3 cups oatmeal
6 tablespoons cocoa
2 cups coconut
Chopped nuts (optional)
1 teaspoon vanilla

Mix in with top mixture.

Drop on wax paper and let set for cooling.



THIS AND THAT...



NORTHTOWN TRANSPORTATION

I can 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.

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.

FOR SALE:

- 2004 KIA Rio, 74,000 miles, one owner \$2,000 Or Best Offer
- Mega Motion electric 3-wheel scooter (w/battery charger) \$150 Or Best Offer

Call Brenda or Jerry Scholtes for information 602-485-1154



WANTED:

Volunteer handy man or woman needed to help Northtown with small projects at the Clubhouse & Pool. Contact Patrick McHugh 602-341-0499 or Sheila Ruling 602-494-9979.

CONDOLENCES to the family and friends of Carolyn Bridgeman, a former Northtown resident who left our community for assisted living care, passed away January 21 following an extended illness.



HOUSEHOLD HAZARDOUS WASTE & ELECTRONICS COLLECTION:

February 7th & 8th at Paradise Valley Park (40th St., between Bell & Grovers) 7a.m. - Noon each day.



The City of Phoenix Volunteer Income Tax Assistance (VITA). There are 3 ways you can get help filing your taxes. You can do it online from home, visit one of their facilities where a volunteer can guide you through the online process or make an appointment for a certified preparer to do your taxes for you. Learn more about income-eligibility requirements at Phoenix.gov/EITC.

FOUND - Oops! Ladies ring behind the Clubhouse. Call Bob Carver 602-7878-0016.

SWEET KITTY needs to be rehomed. Call Roberta 602-923-0203.



The Coyotes are back in full force. Please be aware of your surroundings while out walking.



Less Poops. Seems like you're doing better. Keep up the good work!





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



Joke of the Month:

Teacher: How old is your father?
Kid: He is 6 years.
Teacher: What? How is this possible?
Kid: He became father only when I was born.

Teacher: Maria, go to the map and find North America.
Maria: Here it is.
Teacher: Correct. Now, Class, who discovered America?
Class: Maria.

Teacher: Clyde, your composition on "My Dog" is exactly the same as your brother's. Did you copy his?
Clyde: No, sir; it's the same dog.



*To all those with broken bones and injuries
and those with wheezes and sneezes . . .
Get Well Soon, We Miss You!*



To all those born in February!!



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.

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).

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.

BIBLE STUDY

A non-denominational Bible Study meets on Tuesday mornings from 10 to 11:30 AM in the Clubhouse Library. You're welcome to come whenever you can.

