

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 3

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, March 10th 6:30 PM
Board Nominations due.

Spring Members' Meeting
April 21st



MARCH

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, PO Box 61475, Phoenix, AZ 85082-1475, 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 Anything received after the 20th will not be published until the next edition.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, 1/2 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

HELP WANTED:

We Need a Clubhouse Manager! We need a volunteer **until the Election** in April to take over the Clubhouse Duties. Contact me for job description details and any questions you may have. Please consider helping us.

BOARD SEAT OPENING

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). Nominations for this open seat are due no later than the March 10 Board meeting. Just fill out and sign the form (on page 5 & 6 of this newsletter), then give to any Board member or drop it in the mail slot in the office door at the Clubhouse.

Treasurer: Linda Barvitz 623-466-2842

January Financials are on the website www.norhtown85022.org and in the Clubhouse Financial Book. Please note that \$2100 was transferred into a CD before it's renewal date 1/23/2020 and \$1000 went into the Road Reserve account.

Just a reminder: Your check with coupon must be sent to Osselaer. Also, if you are paying for more than one month, be sure to write the months on the coupon and on your check. Available in the office are Osselaer address mailing labels for your convenience. Just give me a call 623-466-2842.

Roads and Grounds: Frank Vance 602-460-4702

March greetings from Roads and Grounds,
The winter months tend to be relatively inactive with regard to roads and grounds. In February, we had another round of uncontained trash collection. Our thanks to everyone for placing your contributions in the right places and not the wrong ones.

We also had another break in the water line that services the pool complex. Since the water line was old and developing leaks more frequently, we chose to replace the entire line. By the time this is printed, the new asphalt covering the trench that had to be dug should be on the ground and ready for use.

If you have concerns or questions about these or any other matters, please feel free to give me a call or send me an email. If you get my voicemail, please leave a message. I will probably return your call during the evening after I return from work.

Spring Members' Meeting & Election Notice

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

TUESDAY, APRIL 21, 2020

The Spring Members' Meeting & Election of the Members of the Association will be held at the above address (the Community Clubhouse) on Tuesday, April 21, 2020. **Voting will be from 6:30 PM to 7:30PM. The Spring Members' Meeting will start at 7:00PM until discussion concludes.**

Election of a Board Member will be held at this meeting. There is (1) Open Seat on the Board to be filled and several Bylaw changes to be approved. Nominations are due at the March Board Meeting, March 10, 2020.

This election will offer the use of absentee ballots for members who are unable to attend. However, **we urge you to attend and vote in person at the Members' Meeting (ID will be required). All homeowners will receive an Absentee Ballot by mail.**

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 (April 6) prior to the Board Meeting of April 21, 2020.

Ample time will be allowed for questions and discussion.

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



NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.
Board Member Nomination Form

CANDIDATE DECLARATION

As a candidate for a position on the Board of Directors, I understand that the following duties and obligations represent the minimum standards expected by the Board and by the members of Northtown:

- 1) In most cases, the term of office is three (3) years. Barring health issues, relocation, or other overriding personal considerations, I pledge to make every effort to serve the full term.
- 2) The business of the Association (an Arizona non-profit corporation) shall be conducted in an open, cooperative, and business-like manner. I pledge to act within the requirements of Northtown's governing documents and according to applicable laws of the State of Arizona.
- 3) I will request and/or personally obtain copies of the Northtown Articles of Incorporation, the Declaration of Restrictions, the current By-Laws and it's Rules. I pledge to read and be familiar with these documents.
- 4) With the advice of the Association's attorney, I will be aware of provisions of the Arizona Revised Statutes that apply to the Association and to the conduct of business by the Board.
- 5) I acknowledge that the Board of Directors has a State of Arizona Corporate Responsibility to act reasonably, in good faith and to act in the best interests of the Association.
- 6) I hereby acknowledge that my position on the board places me in a fiduciary relationship with Northtown HOA, Inc. and obligates me to carry out my duties with care, loyalty and confidentiality.
 - A. **Duty of Care:** In exercising the duty of care, I will make an honest effort to render an informed decision with respect to each issue that may come before the board. I will exercise due diligence in being familiar with the association's governing documents and established procedures and will make a reasonable attempt at all times to understand the issues and options brought before the board. I will use good judgment in acting on behalf of the corporation.
 - B. **Duty of Loyalty:** In exercising the duty of loyalty, I will refrain from taking actions that are contrary or detrimental to the interests of the association. I will not conduct myself in any manner that conflicts with the interests of the association and/or has the likelihood of causing damage to the association and/or its members. I agree to be bound by the standards of conduct for directors of a corporation, as set forth in association bylaws and the Arizona Nonprofit Corporation Act, A.R.S. § 10-3830(A), which requires that I discharge my duties as a board member in good faith, within the scope of the authority given me under the governing documents and statutes, and with the care an ordinarily prudent person in a like position would exercise under similar circumstances.
 - C. **Duty of Confidentiality:** In exercising the duty of confidentiality, I acknowledge that information may come into my possession as a board member that has proprietary, confidential or privileged status, whether the information is communicated in verbal or written form. I agree to maintain the confidentiality of all information provided to me and agree not to disclose proprietary, confidential or privileged information to anyone outside the board without the prior written authority or approval of the entire board of directors.

Candidate Name (please print)

Candidate Signature

Date: _____

(Please complete the personal/biographical information requested on the reverse side.)



Biannual Census – It’s more than just another form to fill out. If you received a letter and a form, please take a moment to fill it out and either mail or bring it to the HOA office. It’s important, so we can keep our 55+ Community status.

We don’t want to lose our 55+ status. We have mailed out 51 letters and Census forms (Affidavit of Age and Residency) to residents who have not previously filled out this form. You might be a new owner and the title company did not make it clear that you were to send the form to the HOA office. You may be a new tenant and your landlord did not make it clear that you had to fill out this form and give it to the HOA office. Your status might have changed and the person who filled out the form previously might not live here any longer, or sadly, might have passed away. Whatever the reason, we need to have an **Affidavit of Age and Residency** form for all residents in Northtown. If you did not receive a letter and a form, it means that we already have one for you. These forms are for the **person living in the residence, not necessarily the owner of the home.**

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.

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.*

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. Please Respond as soon as possible.

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

We were very pleased to have had a great turn out for the PNP Training meeting at the end of January. Northtown has three (3) new PNP members - welcome! We also had a number of current members attending the class as a review. We were also happy to be able to host this class for other communities in the area, enabling their PNP groups to increase their numbers. Thank You to those who assisted in set up, as well as clean up, the extra hands were greatly appreciated!

DID YOU KNOW? — LED Light Bulbs use less energy and last longer than the older incandescent bulbs that you have in your home. PNP has been able to purchase a supply (limited) of LED light bulbs — both 40 and 60 watt and "daylight" and "soft light". When you have a light bulb go out, let us know and we will be able to get it replaced with a newer LED Bulb. Call Bob Carver at 602-787-0016 or Nora Curtin at 602-689-9696. And Do Not forget, we also have: Dusk to Dawn Light bulbs for your front door, Solar Motion Detector lights for your backyard, and Fire Extinguishers for your home.

Thank you to all who shared and contributed to the "Cookies for the Firemen"! We were able to take Dozens of Cookies & Goodies to the three Firehouses that service our Community.

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

St. Patrick's Day is March 17th. Here's hoping that all your troubles be less and your blessings be more and nothing but happiness come through your door!

Koffee Klatch will be celebrating our March (and February) birthdays on Thursday, March 5th. Hope to see you all there.

Thanks to everyone who contributed cookies and baked goods to the "Cookies for Firemen" event. It was a great success. The Firemen at the 3 local Stations were very appreciative. And a special THANK YOU to all the Koffee Klatch members who helped coordinate and package the cookies and to the volunteers who delivered them.

Rebecca, know that Koffee Klatch mourns with you for the loss of your beloved son, Keith. We are here for you when you need us and send you prayers, love and hugs.

BUS PASSES:

Thank you again to all who have contributed Bus Passes for the Women's Veterans Group. This is an **ongoing drive**, so we urge you to pick up a Bus Pass the next time you're at Fry's and place them in the envelopes provided on the table next to the stage and put them in the mail slot in the office door. Keep them coming.

WE'VE GOT A GYM - BRING A FRIEND AND COME GET FIT !!!

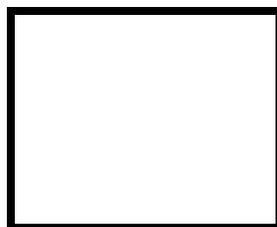
Thanks to homeowners who donated some equipment and a few purchases, we have one treadmill, two recumbent bikes and one upright bike, a cross-trainer bike (for upper and lower body). There is a bench from flat to 45° and 90° for sit ups, crunches, and work with weights and a full rack of dumbbells from 2 - 25 lbs. We also have a step-up/down and an exercise ball. For now, bring your own mat for floor exercises.

We're almost there, but our budget isn't. We still need gym flooring, a wall mirror, fitness exercise posters, a clock, window coverings, hooks for towels, hats or jackets. If you'd like to help us finish this project sooner by making a monetary contribution for these items, please let us know. There is no phone in the Gym, so please bring your cell phone in case of an emergency. Hope to see you there, let's get fit !

Please remember to wipe down the equipment you use with wipes provided.

LUCKY BIRD WINNER: Arlette Khouzam found the Lucky Bird Sticker last month. Congratulations Arlette!!

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



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

Hot Water Gingerbread

Submitted by Willene Hastings

Ingredients:

4 Tbsp melted margarine or butter
 $\frac{1}{2}$ Cup boiling water
1 Cup molasses
 $2 \frac{1}{4}$ Cups flour
1 Tsp Baking Soda
 $\frac{1}{2}$ Tsp salt
 $1 \frac{1}{2}$ Tsp ginger

Directions:

Mix margarine or butter, water and molasses together.
Mix dry ingredients and add to molasses mixture. Beat well.
Pour into greased shallow pan and Bake at 325° for 25 minutes.

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.



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.

FOR SALE: SONY VAIO 24" self-contained computer. Set to factory specs with Windows 10. \$200 - Or Best Offer. Call Barry Shusterman at 480-228-6322 for information.

SCAMMERS ARE AT IT AGAIN. They are now texting you. The latest is a text about your health insurance. Please be aware, your health insurance company, bank, social security will not text you. Please **DO NOT** respond.

CONDOLENCES:

Our sincere condolences to the family and friends of James Conde, who passed away Sunday, February 16th.

HAZARDOUS WASTE AND ELECTRONICS COLLECTION

March 13 & 14 at Rose Mofford Park, 9833 N. 25th Avenue from 7 a.m. to 12 p.m.

Bring your current City of Phoenix City services bill and photo ID.

See bulletin board in the Clubhouse for more details.



Less Poops. Please keep up the good work and pick up after your dog!



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



Joke of the Month:

This farmers wife prayed to the Lord and asked him, "How old will I be when I die?"

His reply was 96 years old.

She said, "Hot Diggity Dog, I will have myself fixed up!

She had everything lifted and tucked and was in the doctor's office, making the last payment on her reconstruction. She walked out of the doctor's office, started across the street, and was hit by a car and killed.

She gets to heaven and asks the Lord, "What happened? You told me that I would live to be 96."

His reply: "Well, I just didn't recognize you!"

*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 March!!



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.

