

the View from the Hills

Happy Father's Day

- Sidewalk Etiquette
- Adopt-A-Shelter-Cat
- What is Flag Day?
- Father's Day
- Whistler's Daughter
- Recipes and more



The View from the Hills Staff

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Editorial Policy

The View from the Hills is a publication for the residents of Northfield Hills Condominium Association compiled and published by its staff, which serves on a voluntary basis. The *View* is published monthly except January and August. Any resident of Northfield Hills is eligible to join the *View* staff in the variety of tasks related to publishing a newspaper.

The View from the Hills welcomes comments, suggestions and articles from its readers. All materials submitted for publication in the *View* must be true, factual and newsworthy. The staff reserves the right to hold items from publication pending validation of facts; and also reserves the right to decline advertising copy.

Where items are of a critical or controversial nature, the editors reserve the right to solicit comments from those with opposing viewpoints.

Opinions expressed on these pages do not necessarily reflect those of the *View* staff, Board of Directors, Committees, Association Management employees or our advertisers.

Materials submitted for publication must be given to the receptionist in the Clubhouse and must include his/her signature and name in print.

No material will be accepted for publication in the upcoming issue after the 20th of the month prior to publication.

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Clubhouse East
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Saturday 11 AM--10 PM

Sunday 11 AM--5 PM

Sunday 11 AM--10 PM from
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through Labor Day

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THE COMMUNITY VIEW

Believe it or not the pool got fixed and will open on time. For anyone who came by and watched how much work it took to fix the leak, starting by digging down 2' of cement just to get to the leak. Seeing how much went into it and how many hours it took, you can see why it cost so much. The job took a week and a half to fix and then they had to re marcite (pool cement) the area and then we started to fill the pool (167,000 gallons). Sean had our boiler company come out and turn on the heater and it looks like it's all going to be ok. Like I said before, thank God Sean found it when he did and was able to start the process of getting it fixed.

When using the tennis courts, please remember that the courts are for "Tennis," this is spelled out in our Rules & Regulations. Please do not use it as a big playpen for children to play or a skateboard, rollerblade, or volleyball court etc.

Even though you will not be reading this until after Memorial Day, please remember who fought for your freedom and when you see a person wearing a hat or anything that shows that they were in the Armed Forces, it's always nice to tell them "thank you for your service." My dad was in the 11th Airborne at the end of WWII and everywhere he went he wore his 11th Airborne hat. I can't begin to tell you how many people -- young, old, it didn't matter, thanked him for his service, or bought him his coffee at McDonalds, or just spoke to him about his service. Even though his short-term memory was not that great, he remembered his time in the Army in Japan like it was yesterday and never minded talking about it. One time I was at a Memorial Day Parade with him, and I'll never forget what he told me. He said all of these "old" men who are marching in the parade, the kids here just see as "old" men. But, he said "I just remember them as teenagers crying at night because they missed their moms." That has always stuck with me, and I will always thank a vet.

Kathleen Deburghraeve



George Noble O'Brien

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1641 Brentwood	3 Bed	2.1 Bath	1 Garage	\$240,000
1562 Brentwood	2 Bed	1.1 Bath	No Garage	\$245,000
5226 Breeze Hill	2 Bed	1.1 Bath	1Garage	\$245,000
1609 Brentwood	3 Bed	1.1 Bath	1Garage	\$242,500
1528Brentwood	2 Bed	1.1 Bath	1 Garage	\$255,000
5173 Buckingham	3 Bed	2.1 Bath	1 Garage	\$267,000
1827 Brentwood	3 Bed	1.1 Bath	1Garage	\$285,000
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ELENA



Condo Corner

**June
2023**



Please be
aware
Fireworks of
any kind are
NOT ALLOWED anywhere
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your patio.***

**Congratulations to all of
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IMPORTANT POOL BAND INFORMATION

Pool Bands for residents are not temporary and must be kept to be used the following year. Pool bands are not updated yearly, but every 2-3 years so please keep them in a safe place. If your band brakes, bring it to the Clubhouse and you will receive another. If band colors are being changed you must turn in your old band to get another at no cost. If you have discarded your pool band the cost is \$20 to get a replacement.

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F Y I* FOR YOUR INFORMATION

****The information listed below has been repeated often. Please take some time to review it.***

EMERGENCY CONTACT INFORMATION

Newer residents might not be aware of the fact it is imperative **your emergency contact** information is added or updated in your condominium file. There is a log book in the Clubhouse listing your **I.C.E.** (In Case of Emergency) contacts and numbers in case an unplanned for situation might develop.

Speak with NH Staff at the Clubhouse to follow through on the above matter. All of this data is kept confidential. It is important this information and a key to your unit is at the Clubhouse.



TWO IMPORTANT NEIGHBORHOOD CONCERNS

1. Residents and visitors: Please remind your children who are riding their bicycles along sidewalks to use common courtesy to move off the sidewalk for those walking before you come up on them.

Walkers do have the right-of-way on our paths and sidewalks.

Do read the article on sidewalk etiquette, in this issue of the View from the Hills.

2. Make sure your enthusiastic bike riders take care when crossing streets. Remind them to stop, look both ways for oncoming traffic as well as walkers, then proceed with caution. Our community cares about safety, but parental guidance is most important.



TRASH BAGS/RECEPTICLES

With warmer weather here and on its way, please remember there will be more critters out at night roaming through our courts looking for a meal!



Please, if you are going to use bags without a receptacle, do not put them out until the morning of trash day. It is preferable, to put bags in a plastic receptacle with a lid. The roving animals won't thank you, but every neighbor in your court will.

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Sidewalk Etiquette

Written by: Chuck Roberts



Summer is finally here!! What a great time to go for a stroll on a beautiful summer day. Northfield Hills Condos have a total of around eleven miles of paved sidewalks and walkways. This includes the areas around Brentwood, Rouge Lees on Coolidge, and the walkway around Beechwood Lake. At times the walkways and sidewalks can be very busy. It is important to be considerate of others. Listed below are some basic sidewalk etiquette practices to follow. This will help to ensure everyone has a positive experience while strolling around our homes.

- When walking on paved surfaces bear to the right in much the same way vehicles navigate paved surfaces.
- If you are walking in a group, go in single file or side by side to allow the approaching walkers to pass.
- Baby strollers have the same right of way as walkers. Double baby strollers are a lot wider and will need more of the pathway. Slow down or move off the path to allow them to pass.
- Runners can also use the paved surfaces to exercise. When approaching walkers, runners should be prepared to slow down to a safe pace if necessary or move onto the grass. When passing from behind announce your approach to keep from startling the walkers.
- Bicycles are allowed on all paved surfaces. However, pedestrians always have the right of way. It is recommended when passing or approaching pedestrians, move onto the grass. In the Spring when the ground is soft this could be difficult and/or hazardous for inexperienced cyclists. If this is the case, slow down and be prepared to stop to allow walkers to pass by. If you are coming up behind walkers announce your approach so you won't startle them. A handlebar mounted bell works great, and they are not expensive.
- If you are walking with your pet, be mindful some individuals are fearful of our furry friends for several reasons. When approaching walkers, runners, baby strollers or cyclists retract your dog or shorten the leash. Keep your dog on the outside of the walkway. This places you between your pet and others.

These are common guidelines to follow so everyone has a pleasant experience while utilizing the paved surfaces throughout Northfield Hills Condos and surrounding areas. Enjoy your strolls and have a great Summer.





Gary, Ellen, Jason & Lisa

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NORTHFIELD HILLS' FURRY FRIENDS PHOTO GALLERY

Presenting *the View's* furry friend for this June issue...



Say hello to Scout

Scout is an 11-year young Labrador retriever. He is the sweetest pup and just wants to love and be loved. Scout is very athletic, loving to run, swim and retrieve. Despite his age he is very youthful and hasn't lost a step. Scout meets me at the door every time I come home. He is my best friend!!!

What a sweet boy!



PLEASE SEND US PICTURES OF YOUR FURRY (AND NOT SO FURRY) FRIENDS

*If you are interested in showing readers a picture of your pampered pet, (even one's with feathers, scales or warts,) who gives you joy and is an important part of your family, please send a jpg photo with a caption to: **c.roberts11958@gmail.com**.

You need only include your pet's name and something you want us to know about your special friend.



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ADOPT-A-SHELTER-CAT



It is an unbelievable number, but in the U.S. over four million cats end up in shelters every year. Each **June**, to help promote adoptions of these precious felines, the American Humane Association celebrates: **Adopt-A-Cat Month**.

Our local shelter and rescue groups are brimming with cats of every breed, age and personality – all waiting for a loving home. Whether you are looking for young and frisky or mature and mellow, you're sure to find the perfect cat companion during June!



On-line you can go to www.petfinder.com for information on various groups in your zip code area offering cat adoptions. Or, you can contact the Michigan Humane Society in Rochester Hills at 248-852-7420 or the Michigan Anti-Cruelty Society in Detroit at 313-891-7188.

Tiger Lily Rescue, a 501(c)3 non-kill shelter is a great source for cats & kittens. They are holding adoption events on three June Saturdays: the 2nd, 16th and 23rd from noon to 3:00 p.m. at PetSmart, 734 E. Big Beaver in Troy. Websites: Tiger Lily Rescue at www.tigerlilyrescue.com or P.A.W.S. at www.adoptapet.com/paws-for-life-rescue

If you're not in a position to adopt, here are some ideas on how you can help:

- ♥ Pass on an understanding of the importance of pet adoption to our young people. Talk to your family and friends about animal shelters and why pet adoption is needed, as well as spaying/neutering your family pet.
- ♥ Contact your local shelter or rescue group to make a donation, or sign up as a volunteer or a foster parent.

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Fun, Facts & Trivia

Most sources agree that June is named after Juno (Hera), the wife of Jupiter. She was the Queen of the Gods and the goddess of marriage. Therefore, the Romans considered it good luck to marry in June. In the U.S. this is the most popular month for weddings.

It's been written Juno was accompanied by her messenger Iris (the Rainbow,) who went so quickly through the air, she was seldom seen - often leaving a colored trail through the sky due to her highly colored robe.

- The Pearl, Moonstone and Alexandrite are the traditional June birthstones.
- The rose and honeysuckle are its birth flowers.

Some of this month's events are Flag Day on June 14th, Father's Day on June 16th and our summer solstice on June 21st - the longest day of daylight in the year.

June is Great Outdoors month, Aquarium month and Accordion Awareness month. It is also Dairy, Candy, and Fresh Fruit and Vegetable month!



Had you known many years ago, in the month of June:

- June 1, 1813: James Lawrence, the mortally wounded commander of the USS Chesapeake, gave the now famous saying, "Don't give up the ship!"
- June 3, 1888: The poem "Casey at the Bat," by Ernest Lawrence Thayer, was published in the San Francisco Examiner.
- June 9, 1934: The character Donald Duck debuted in "The Wise Little Hen."
- June 26, 1870: Christmas was declared a federal holiday in the U.S.

Beginning in June and during the warmer months, you might see bats flying around the lake at dusk. There are a few bat houses high up along the river.



Bats gravitate to woods and lakes. They are important to the balance of nature, as they will eat night-flying insects, garden and lawn pests, keep down the mosquito population, as well as eat June bugs!

We wish everyone a safe and "Joyful June."





WHAT IS FLAG DAY?

Flag Day is celebrated only in the United States every year on **June 14th**. It commemorates the adoption of the “stars and stripes” as the flag of the United States of America, which occurred on that date in 1777 by resolution of the Second Continental Congress.

The colors of red, white and blue were chosen by the members of the Continental Congress. The color red stood for hardiness and courage, white for purity and innocence, and blue for vigilance and justice.

Here is some historical information:

- The first Flag Day was observed in 1877 for the 100th anniversary of our country's “Old Glory.”
- Students first said the “Pledge of Allegiance” to the flag in 1892, the 400th anniversary of Christopher Columbus' arrival in the Americas.
- In 1949 President Harry Truman signed a law to observe National Flag Day every June 14th.
- The U.S. Flag Code as adopted by Congress, states “The flag represents a living country and is itself considered a living thing.”

Let's all remember to fly our American flag with pride, and give it our full respect. For information on the proper ways to display our flag read on or visit: www.usflag.org



Since the start of June is just after Memorial Day and the Fourth of July is right around the corner, the View was asked to print rules for the proper way to display the American flag.

Here is what the law says about using the American flag properly.

- The flag should never touch anything beneath it, such as the ground, the floor, water or merchandise.
- The flag should never be used as wearing apparel, bedding or drapery. It should never be festooned, drawn back, nor up, in folds, but always allowed to fall free.
- No part of the flag should ever be used as a costume or athletic uniform.
- The flag should never be used as a receptacle for receiving, holding, carrying or delivering anything.
- The flag should never be carried flat or horizontally, but always aloft and free.
- The flag should not be draped over the hood, top, sides or back of a vehicle or of a railroad train or a boat.

We hope you all enjoyed your Memorial Day weekend and we hope the above rules will help while displaying your flag.



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This year, Father's Day is celebrated on **Sunday, June 18th**. Traditionally, it is a day for recognizing

the role that fathers and father-like figures have played in the lives of their children, grandchildren and great-grandchildren.

The first, but unofficial Father's Day was held on June 19, 1910 at the YMCA in Spokane, Washington.

Sonora Smart Dodd knew of Mother's Day and wanted to celebrate her father, William Jackson Smart, a civil war veteran and single parent, he alone raised six children after the death of Sonora's mother. June was her father's birth month.

Father's Day is always celebrated in the U.S. on the third Sunday in June. It was first recognized in 1966 by President Lyndon B. Johnson. Then, in 1972, President Richard Nixon proclaimed it a federal holiday.

This celebration has a wide range of family traditions; such as, sending cards or giving gifts, sharing a special meal, even attending a sporting or musical event.

Father's Day might bring him a round or two of golf, a hike or whatever suits his style. No matter the choice, we wish all our Northfield Hills neighbors and friends a warm celebration.



Happy Father's Day!

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Whistler's Daughter: A Tribute to My Dad

Written by: Norma Ross
(Originally printed in June 2015
issue of *the View from the Hills*)

A recent conversation with friends brought back memories of how our childhoods were far different than growing up today. We remembered having a good deal more freedom, but with a strict caveat – **be home for supper**. No TV, no cell phones; fact is, most families had one phone, and use of it depended on a party line!



On summer days, we were encouraged, not to say *shuffled*, out the door to “go play outside, for heaven’s sake!”

First, we had chores, such as hanging clothes on the clothesline in the back yard – always hang the underwear between two rows of sheets so to preclude the neighbors from glimpsing the unmentionables—or sweeping the front porch and sidewalk after the coal truck delivered a load of coal and dumped it down the coal chute by the front porch.

Once free of duties, we were free to wander anywhere our feet and imagination took us. Vacant lots became ball fields and abandoned warehouses were great, spooky places for hide and seek. No grown-up organized these games, no schedule, no fee to play, no competition – whoever showed up played. Yes, little kids and scrawny girls were the last picked to play on a team, but that just made us stronger and motivated to play harder. Even the playground at the school was an adventure some times. I once got a lesson in human anatomy when two bigger boys drew interesting pictures for me in the sandbox.

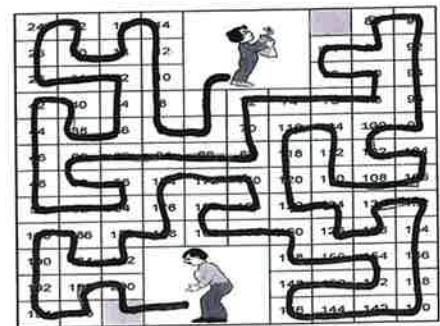
The most fun came after sundown when the neighborhood kids gathered to play kick the can on the street corner. We did have to watch for cars—two or three an hour. BUT, when the streetlights came on, the game was over. I heard the signal that said: TIME TO COME HOME! With his two fingers in his front teeth, my dad whistled loud enough for my brothers and me to hightail it home

from several blocks away. God help us if we missed the message. He was tough to please, but had his priorities in order.

Times have changed. It’s hardly safe to allow children to roam free anymore. Activities for kids are often programmed; even playdates are arranged for tiny tots. I don’t hear any Dads whistling for their kids at dusk anymore. But, I would give almost anything to hear that sound again and know that Dad is waiting on the porch and all is right with the world.

June Kids View Puzzle

Help the boy find his father to give him his Father's Day gift.
Draw the path through the maze starting at 2 and counting by 2s up to 200.



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Spring Sparkler

Serves 8

Sweet and tart, this spring wine cocktail is made with juicy fresh pineapple, dry Chardonnay and fragrant green tea. Make ahead and keep chilled until ready to serve.

Ingredients:

- 4 bags Green Tea or Decaf Green Tea
- 2 cups 1-inch chunks Pineapple, plus more for garnish
- 1 bottle Chardonnay, divided
- 2 cups Orange Italian Soda (such as Whole Foods Market Blood Orange Italian Soda)

Method:

Steep tea in 1 cup boiling water for 10 minutes. Meanwhile, purée pineapple and half of the wine in a blender until very smooth. Strain through a fine sieve into a large pitcher; discard any solids. Discard tea bags and add tea to the pitcher, along with remaining wine. Stir, pour over ice and top off with soda. Garnish with pineapple, serve and enjoy.

Nutritional Info:

Per Serving: 110 calories (0 from fat), 0g total fat, 0g saturated fat, 0mg cholesterol, 580mg sodium, 25g carbohydrate (1g dietary fiber, 13g sugar), 0g protein

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Asparagus Stir-Fry

Ingredients:
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Serves 8

1/2 cup chicken broth
1 tbs. sherry
1 tbs. soy sauce
1 tbs. cider vinegar
1 tbs. cornstarch
1/4 tsp. sugar
1/4 tsp. dry mustard
1/4 tsp. salt
1 tbs. vegetable oil
2 lbs. fresh asparagus, trimmed diagonally
and cut into 1 inch pieces



In a bowl mix broth, sherry, soy sauce, cider vinegar, cornstarch, sugar, dry mustard and salt.

Heat the oil in a skillet over medium heat. Mix the asparagus into the skillet, gently coating with the oil.

Cook and stir 5 minutes, until tender but firm. Pour the broth mixture over the asparagus, and continue cooking 5 more minutes, until thickened and heated. Serve with rice if desired.

~~~~~



## Strawberry Salsa

1 pint fresh strawberries, sliced  
4 Roma (plum) tomatoes, seeded and chopped  
1 jalapeno peppers, seeded and minced  
1 clove garlic, minced (2 cloves if you really love garlic)  
1 lime, juiced  
1 tablespoon olive oil

In a large bowl, combine strawberries, tomatoes, peppers, garlic, lime juice and oil. Toss all together to mix and coat. Cover dish and refrigerate for 2 hours to chill. Ready to serve as dip with corn chips or add to your chicken dish for a different feast!

## Yogurt Fruit Salad

from Ranees's kitchen

This crunchy, healthy & happy dish is perfect for a light lunch during our warmer months.

Ingredients:

1 large red apple  
1 Granny Smith apple  
(both apples cored and chopped)  
1 can of mandarin oranges  
(or a seedless nectarine)  
2 stalks of celery, chopped  
1/2 cup dried cranberries  
1/2 cup chopped walnuts  
1 (8 oz.) lemon yogurt



- In a large bowl combine apples, oranges, celery, dried cranberries and walnuts.
- Mix in the yogurt.
- Chill until ready to serve.

~~~~~

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@ 248-321-2160



DONATION REQUEST

Hello, my name is Cindy Leonard, and I am a Northfield Hills Resident. My beautiful daughter Stephanie (pictured below) has recently been diagnosed with stage 4 cancer which originated in her bones and has metastasized. I am organizing a fundraiser for my daughter to raise funds in support of Stephanie's fight against cancer. Stephanie is strong and has faith that Jesus will carry her through this very difficult journey. Stephanie at the age of 35 married her wonderful husband Stephen in July of 2021. Having her whole life ahead of her, she was then dealt the toughest hand any of us could imagine for our children.

We are asking for donations to support Stephanie to aid in the cost of medical bills and treatments that are not covered by insurance while she undergoes treatment. Any amount you are willing to donate would be greatly appreciated. Please keep Stephanie and her family in your prayers as she fights to defeat this illness.

You can either donate online at gofund.me/4b08bfb3 for Stephanie Leonard Alexander or drop a check or cash off at the Clubhouse in an envelope marked for Cindy Leonard and we will add the amount to the funds as we try to reach our goal.



Thank you in advance for your prayers and support and may God bless all of you.

Cindy Leonard



June Kids View Puzzle

Help the boy find his father to give him his Father's Day gift.
Draw the path through the maze starting at 2 and counting by 2s up to 200.

24	22	16	14					88	90
26	20	18	12				84	86	92
28	30	32	10				82	80	94
42	40	34	8	2	72	74	76	78	96
44	38	36	6	4	70	116	114	100	98
46	60	62	64	66	68	118	112	102	104
48	58	56	174	172	170	120	110	108	106
50	52	54	176	166	168	122	124	130	132
188	186	180	178	164	162	160	126	128	134
190	184	182				158	156	154	136
192	198	200				148	150	152	138
194	196					146	144	142	140

Did you know in the US, June is **National Rose Month**? Here are some ideas for celebrating:

- Add one new rose bush to your garden.
- Show your children or grandchildren how to plant and care for roses.
- Take a tour of some local rose gardens.
- Visit www.troygardenclubmi.com to learn more about roses and other flowers.
- Volunteer in a local garden club, or better yet, join our NH grounds committee!



Interesting bits of rose trivia:

- Since 1986 the rose has been the official National Floral Emblem of the United States.
- George Washington was the first rose breeder in the US.
- Roses are native plants in the US.

~~~~~

Have you noticed the Mosquitos are already out! Here are directions to make a homemade trap to help keep you and the kids from being a blood donor!!

#### HOMEMADE MOSQUITO TRAP

##### ITEMS NEEDED:

- 1 cup of water
- ¼ cup of brown sugar
- 1 gram of yeast
- 1 2-liter bottle



##### HOW:

1. Cut the plastic bottle in half.

2. Mix brown sugar with hot water. Let cool. When cold, pour into the bottom half of the bottle.
3. Add the yeast. No need to mix. It creates carbon dioxide, which attracts mosquitoes.
4. Place the funnel part, upside down, into the other half of the bottle, taping them together if desired.
5. Wrap the bottle with something black, leaving the top uncovered, and place it outside in an area away from your normal gathering area. (Mosquitoes are also drawn to the color black.)

Change the solution every 2 weeks for continuous control.

~~~~~



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8 Plants That Repel Mosquitos Naturally

Taken from: Rodale's Organic Life

Grow your own pest control, and never buy bug spray again!

Look: mosquitoes are awful. They may be great food for birds and bats, but you don't want them hanging around your backyard. You also don't want to cover yourself in harsh chemicals to repel them. So, aside from making your property less friendly to the buggers by getting rid of any standing water (including those rain gutters!), what can you do to keep them away?

It turns out that mosquitoes, along with many biting insects, are attracted to certain odors in human skin. They're especially attracted to your body odor and other secretions, meaning that if you're spending a lot of time running around and sweating, you can expect to have more mosquitos following you around. Alternately certain strong—or unpleasant to the bug—smells can both hide your scent and dissuade them from getting close enough to bite you. There are several plants with strong scents that we find pleasant, which you can use to help mask your own smell and keep nearby mosquitoes at a distance.

You can't just plant and be done, however. The aroma needs to be in the air around you, at the very least, and ideally on your skin. To get the maximum effect, crush herb leaves in your hands to release their perfume, and then rub the leaves and their oils over your skin. Here are eight herbs that work great and can be kept in pots on a porch, near a door, or anywhere else you plan to congregate outside.

Lemon Balm

This member of the mint family has white flowers and a gentle lemony scent, as well as some healing properties. It's particularly good at keeping biting insects away, but it's also an invasive species, so be careful when growing it.

Catnip

This fragrant mint cousin contains a chemical called nepetalactone, which is both a feline attractant and a useful insect repellent.

Basil

A 2009 study showed that the essential oil from this delicious herb is toxic to mosquito larvae.

Lavender

This beautiful, potent, and lovely-smelling flower not only repels mosquitoes but keeps moths and flies away. The flower's perfume is well-known, and while it will scent the air, it's still most effective when rubbed on skin.

Peppermint

In its concentrated form, peppermint is sometimes used as an insect repellent, and its essential oil has been shown to keep away the adults and kill the larvae of several species.

Sage + Rosemary

If you're planning to gather around a fire, try burning a little sage or rosemary. The incense these plants give off when they burn not only smells good but is unpleasant enough to the little critters that it'll keep them away—as long as you're near the smoke.

When away from your garden, you may still need an organic bug repellent. We like Buzz Spray and Bite Blocker.



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PLEASE TAKE NOTE:

THE MINUTES BELOW ARE FROM THE 2022 ANNUAL MEETING

NORTHFIELD HILLS CONDIMINIUM ASSOCIATION

BOARD OF DIRECTORS ANNUAL MEETING

Tuesday, May 3, 2022

Board Members Present:

Josh West, Chair; Kristy Watkins, Vice Chair; Kent Cathcart, Treasurer; Mike Malley, Secretary; John Ballantine, Director; Gary Newville, Director; Neal Moore, Director; Kathleen Deburghgraeve, Community Manager

1. Meeting Called to Order

- 7:00

2. Welcoming Remarks

- Thanks to all for coming.
- We have had an interesting year. Things are returning to normal from Covid. Mask mandates have been lifted. We are at full capacity in the Clubhouse.
- The pool will be opening soon with a full staff of lifeguards, thanks to S. O'Brien, S. Quintana and K. Deburghgraeve.
- J. Schornak retired, he has been here since 1979, over 4 decades of service. We had a great party for him. We have hired a replacement, J. Chirco, he will start around June 1. Jordan comes from Joe's Quality Construction and is very qualified. R. Gurney will retire in the near future. We are looking for another candidate. Thanks to our current employees for their service.
- We had a tragedy this past year, we had an active shooter situation. We were on lockdown in the Clubhouse, it was very scary. Credit is given to the staff for handling the situation and also to The Troy Police Department.
- I want to personally recognize N. Moore for being a great Board member, He is retiring tonight. His leadership skills and knowledge were great to the Board.

3. Introduction of Board of Directors

- The board was introduced.
- J. West personally, thanked the whole Board along with K. Deburghgraeve and S. Quintana.

4. Introduction of New & Original Co-Owners

- No new co-owners in attendance.

5. State of the Association

- The State of The Association is good. We have completed several projects in 2021. Asphalt in Court T, U, V, W, painting and gutters, major tree trimming in Courts Q, R, T, U. We had 16 snow/salt events. Front entrance was landscaped. In 2022, painting and gutters will continue, tree work to be done in Courts W, X, Y. New court signs will be installed, in-house. We will get a new LED Clubhouse sign.
- These buildings are old and the repairing/replacing of plumbing is very expensive.
- The big pool takes chlorine, and the kiddie pool takes bromine, those prices have majorly increased. Bromine is now \$900 per bucket. We are thinking about going to salt water, it would be a cost savings.

6. Treasurer's and Officers Reports

- We are going to have some financial challenges going forward. Everything will cost more. We are still on track to complete the long-range projects. We will continue the painting, gutters, and asphalt. Roofs will be started after painting; this will take 6-7 years and will be expensive. We have to expect an association fee increase due to the cost of things. I'd rather raise monthly fees then have a one-time Special Assessment. The residents need to remember that we pay for their water and gas. Water costs have increased by 50%, last quarters water bill was \$92,000. We have received a report from the water department showing the water usage in each building.

7. Reports of Committee Chairman

- Grounds – M. Bernstien – There has not been a meeting since before Covid.
- Activities – M. Julian – The Committee is active again after 2 years, looking forward to activities.
- Clubhouse – B. Matthews – A few improvements have been made. We added some artificial trees. New pool bands ordered; a wrist band exchange will be done over 3 days. New patio umbrellas have been ordered. The lady's locker room is currently being worked on.
- CANH –K. Katz – The park needs asphalt repairs. We are working on a new play structure.
- City Liaison – N/A.

8. Verification of Quorum

- Yes – 646 Units, Quorum is 25%, 160 ballots, 161 ballots were received.

9. Approval of the Minutes of the 2021 Annual Meeting

- Motion to approve by N. Breithart, 2nd by M. Bernstein. Approved as written

10. Introduction of Candidates

- Kent Cathcart
- Mile Malley
- Kathy Katz

11. Election Results

- Kent Cathcart - 142
- Mike Malley - 142
- Kathy Katz – 146
- Results certified by N. Breithart. Board accepts results.

12. Questions and Answers

- Resident stated that when discussing the raising of the monthly HOA fees, people need to realize that we have had 10 years with no increase. With inflation, it's understandable. People should be grateful. There is concern for those without garages because of electric cars, it may decrease property value. G. Newville has brought this up before. It will be discussed in the future.
- Resident stated that there are 3 condos in my court that are going up for sale. How can we guarantee that they will not be rented? K. Deburghgraeve answered that they must come into the Clubhouse to register and that we have many ways to find out. The biggest way that we know who lives here is when people come in for pool tags. If they do rent, we can evict them.
- A homeowner asked if a person passes away, can you let family live there and pay rent? K. Deburghgraeve said no.
- A resident asked what the percentage of owners vs. renters is now? K. Deburghgraeve answered that we are still at 36% renters.
- A resident asked with the information received on the water usage being tracked from each building where is that information coming from? S. O'Brien answered that it is from the city of Troy Water Bill.
- A resident asked if it could be faulty water meters? S. O'Brien answered that it is not likely.
- A resident said that everyone needs to know how lucky they are to have not had an increase in 10 years. With the lawsuit still being active, people can't get loans due to the ongoing litigation. S. O'Brien and his team do a terrific job.
- A resident said that people are keeping windows open in the winter, can we encourage people to close them. K. Deburghgraeve said that if you witness it please file a complaint and she will call and speak to them about how much our gas bill is.

13. Announcements

- N/A

Meeting was adjourned at 7:55 p.m.

Minutes respectfully submitted by S. Quintana

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Cindy's Clean-up/Planting Service....248-321-2160

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All Heating & Cooling.....248-909-7228

American Heating, Inc.....248-414-9071

Miscellaneous Services

Aria (Blind Cleaning/Repair).....1-855-261-2742

Dryer Vent Cleaning (Glen Moore).....586-565-1777

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(Stephen F. Badalament)248-917-2846

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Make checks payable to “View from the Hills,” 1750 Brentwood Drive, Troy, MI 48098

For further information, please call

Carrie Roberts - 248-641-9070



MONTH of JUNE 2023

Northfield Hills Condominium Association

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 Clubhouse Committee Meeting 7PM	6	7 Knitting Club 7PM 	8	9	10
11	12 Board of Directors Meeting 6PM 	13	14  Flag Day	15	16	17
18 	19	20	21 	22	23	24
25	26	27	28	29	30	