

Election Results

John Ballantine - 151

Kristy Watkins-Visnaw – 151

Josh West - 156

Gary Newville - 159

May 2023

NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

the View from the Hills



*Happy
Mother's
Day*

Inside this issue:

- Springtime Home Readiness
- Cinco De Mayo
- Mother's Day
- Memorial Day
- Dog Training Tips
- Pool, Patio and Tennis Rules



The View from the Hills Staff

Trude Naschak

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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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Troy, MI 48098

Clubhouse Hours:

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Sunday 11 AM--5 PM

Sunday 11 AM--10 PM from
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through Labor Day

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M..... Joy Stockamp

N..... Diana Stojkovic

O..... Cindy Stockamp

P..... Nancie Vanderbeke

Q..... Nancie Vanderbeke

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U..... Karol Carter

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W..... Becky Matthews

X..... Diane Claeys

Y..... Diane Claeys

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Happy
mother's
day
♥



Condo Corner

May
2023

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PATIO INSPECTIONS
COMING SOON!



*Time to tidy up
your patio.*

Reminder
CANH River Cleanup
Saturday May 13th @
9:00 AM



Mark Your Calendar

NHCA Annual Meeting
Tuesday, May 2nd
at 7:00 PM

~ Get Ready For ~

NHCA Pool Opening
May 27th at 11 AM

See pool/guest rules in this issue of
the View

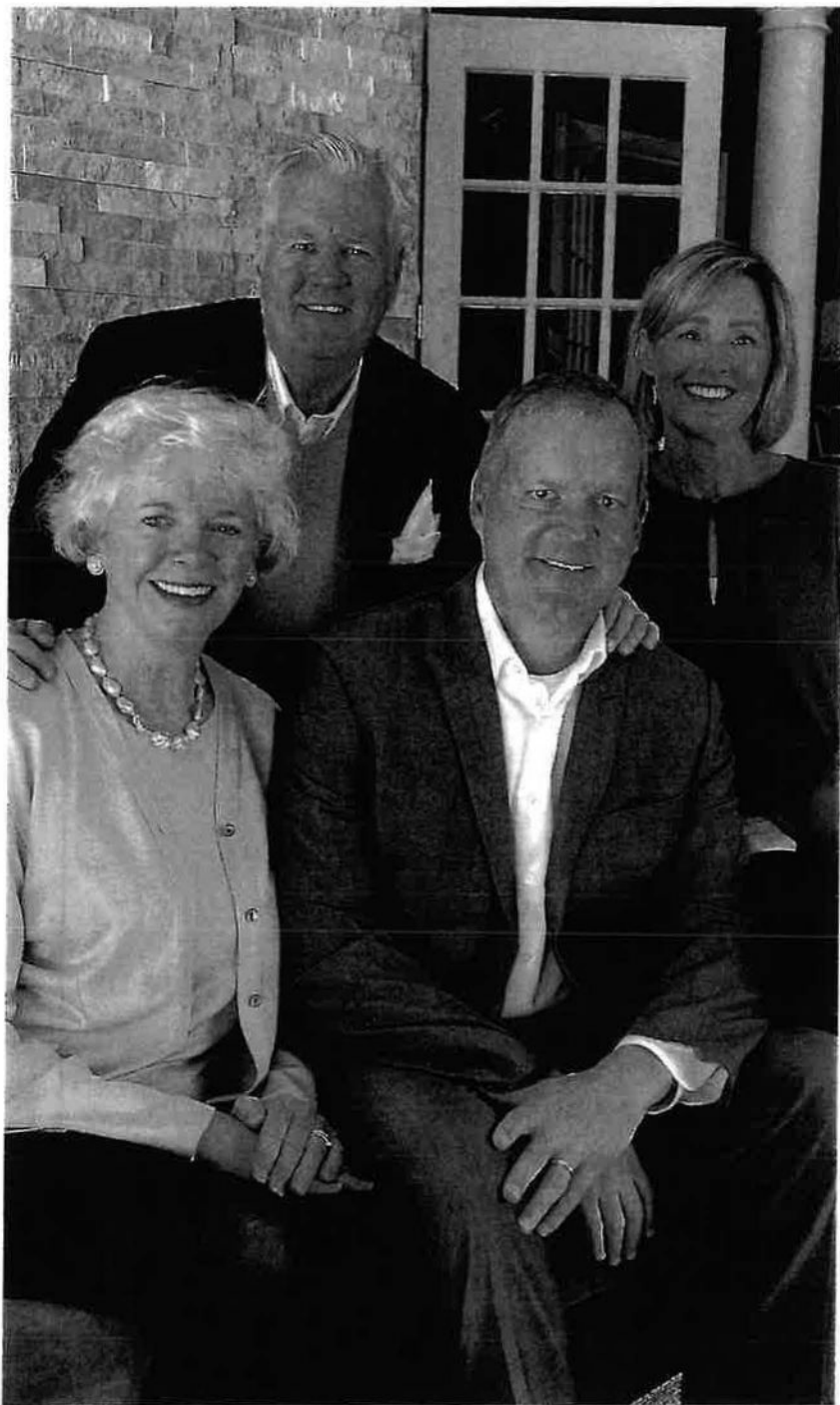
If you are a new resident call the
Clubhouse to see when you can pick up
your pool bands.

Important Information for Rental Units:

If you are renting your Condo, be sure
the owner of your unit has turned in a
release form allowing you use of the
pool, otherwise you will not be allowed
access to the pool or pool bands until
complete.

Remember: it is the responsibility of the
tenant to ensure the paperwork is
complete, not the
responsibility of the
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Gary, Ellen, Jason & Lisa

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THE COMMUNITY VIEW

As I sit here today, the temperature outside is 53 degrees – a far cry from the 90's of last week – but, even at 53, I still feel that spring is in the air. The landscapers are out, we see a constant flow of people out on walks, spring flowers are starting to bloom, and people are dropping into the clubhouse just to say “hi” ☺

Repairs on the pool are scheduled to begin on May 8th. Assuming all goes well, the pool will be up and running by Memorial Day weekend. This year we have been able to hire some new lifeguards. I am hoping we won't have the same problem keeping them on staff, as we have in the past few years. Always remember that the lifeguards have a job to do, namely, to **save lives**, and **monitor all the swimmers in the pool**. Please let them do their job. Do not yell at them or distract them with lengthy conversations. Always, clean up after yourselves. This includes around your table and/or lounge chair. Cleaning up after you is **NOT** the job of our lifeguards. If you have a problem at the pool, speak with the person working at the desk in the clubhouse and they will handle it. If your problem continues, you can come and talk to me or Sean O'Brien, our Maintenance Superintendent, and we will work on a solution.

I assume most of you have heard the very sad news of the passing of Mike Kohn, Connie Kohn's husband. I would like to conclude my article with some thoughts about him.

Mike was as kind as they come, and he loved Northfield Hills. For someone who did not receive a paycheck from Northfield Hills, it was remarkable how much he did for our community. Connie, who is a giving person, would wrangle Mike into whatever or whomever it was that needed help. Whether it be delivering groceries, driving people to appointments, fixing things on the weekend so as not to bother our maintenance staff, taking out residents' garbage, helping people move and mostly helping Connie decorate for holiday parties (particularly for Halloween, their passion). Speaking of helping Connie, for any of you who don't know her well, she is a perfectionist. This is evident in any party you have ever seen her set up. I would watch Mike adjusting decorations to an eighth of an inch for her and he would gladly do it, with no complaints. The number of trips and boxes they would bring in, filled with decorations to make the clubhouse look beautiful, was truly incredible. We have had to cancel Art on the Lake for the past few years, but truly I can't imagine working on it without Mike's help. From months before helping with the plans to being there from sunup to sundown the day before and day of the show, while working in the heat/rain, it didn't matter to him – he just wanted the show to go well for Connie and for all of us. Once again, Mike did all of this without pay.

Mike had a great sense of humor right up to the end. This included the hospital staff, Connie and his kids Christina and Michael. One thing I will miss most is all the bantering that went on between him and I. He knew that keeping my car pristine (like they keep theirs) was not my top priority and would roll his eyes at me about it. I usually responded with some sarcastic comment (that's putting it mildly and the G rated version). Mike also believed that I took the 5 second rule to a whole new level (don't worry, only for myself, not for food I serve other people) and LOVED to pick on me about it. We had a lot of fun and some great times together that I will truly miss. (Hopefully he's not reading this from above, seeing that I was saying nice things about him – he would probably pass out ☺!)

Author Ellen J. Barrier once said; “The strength of a man is in his character. A strongman is a great man of wisdom who understands his top priority is to his family.” I can say without reservation that Mike was a great man, with great character who loved his family, especially his beautiful wife Connie and his children, Michael, and Christina.

Kathleen Deburghraeve

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FOR YOUR INFORMATION

Many of the following are again being printed, as some residents might be new to the area. If you do not have a copy of **NHCA Rules & Regulations**, please contact clubhouse staff for one.



PARENTS: Have your children play safely and respect others

Many children will be outside playing in the courts and running around the commons. Remind your children not to run in between parked cars or ride a bicycle across our streets without looking for oncoming traffic.

Please also tell your children to respect walkers, as walkers have the right-of-way along our sidewalks. Reports have been made that bike riders have been coming up behind walkers and not moving to another area to pass them.



DRIVERS: Please drive slowly and stop for STOP signs

There are pedestrian signs at crosswalks along Brentwood and it is expected drivers will slow down when approaching to check for walkers. Keep our walkers & pets safe.



PETS: Pick up and Dispose of your pet's waste. During walks there are receptacles for disposal if you don't want to take the droppings home with you. The pet parent's responsibility is to make sure the only things your canine leaves behind during walks, would be his/her scent and paw prints!

It is part of the City of Troy's animal ordinance Chapter 90.30.55 stating pet (animal) owners must pick up after their pets, then properly dispose of the waste. Visit www.troy.mi.gov to learn details and fines.



Pets off leash or on tie outs are not permitted. Section 5. (a) of our NHCA By-laws states: "No animal may run loose at any time on the Common Elements and all animals must be leashed and attended by some responsible person while on the Common Elements. Unattended tieouts and wireless animal fences for pets are prohibited.



ANOTHER REMINDER – again! A common sense request for those who have not bought a trash can and still put their trash out in bags, is to buy a covered, sturdy container. The City trash people do not pick up what the "nighttime snackers" leave on the ground. This is dangerous for our canines who are being walked along our sidewalks as chicken and fish bones can cause serious choking problems.



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Springtime Home Readiness

-Sean O'Brien, Maintenance Superintendent



Spring has arrived. After another Michigan winter, May is the perfect time for most condo owners to get their homes ready for the warmer months ahead. During the winter many sections of your home are neglected or aren't used as often. Getting your home ready in the spring – from the interior to the exterior, as well as your unit's yard, will ensure you'll have more time to enjoy the warm weather in the coming months.

Here are some basic tips to get your condo ready for summer:

1. By now your windows – inside and out, could use a cleaning. Once they have been cleaned, you will be surprised at how much you can see out your windows. Check out ***the View*** for a list of handymen who could provide this service. If you do choose to clean the outside yourself, Windex® makes a product you attach to the end of a hose, which is easy to use and works really well.

2. Clean off ceiling fans and clean out fireplaces from use over the winter. Test your emergency systems in your home: home alarm, smoke fire alarms, carbon monoxide detectors, and fire extinguishers to ensure they are working properly. As most homeowners forget to test these regularly, doing spring and fall maintenance is a perfect opportunity to ensure they're in good working order.

3. Clean/condition your outdoor grill by first rinsing all outside surfaces with water. If grease has accumulated on the grill grates and the inside of the grill, wipe it off using a grill cleaner and paper towels. Follow by washing with a mild detergent and water. Rinse well and wipe dry. And don't forget to check the tank's propane level and exchange it if necessary.

4. Clean and seal decks. Winter can leave exterior surfaces stained from fallen leaves and dirty from snow and ice. Ideally, three consecutive warm, sunny days will be needed. On the first day, dry out the deck. On the second day, apply deck cleaner and scrub the deck – let it dry for 24 hours. On the third day, apply deck sealer or stain. This will keep your deck water-repellant, damage-free and looking good for all of those barbecues in the months ahead.



5. Change furnace filters. Consider using a pleated media filter for better dust trapping; or for additional savings, a reusable web element filter that can be washed periodically instead of being thrown out. Remember, your filters need to be changed regularly during summer months just as in the winter.

Outside, be sure to clear overgrowth and weeds away from outdoor air conditioning units. If the necessary airflow is blocked; the air conditioner will not be able to operate properly, which could cause an expensive breakdown.

Shut down, drain and clean furnace humidifier. Close the furnace humidifier damper on units with central air conditioning.

6. While you're in the spring-cleaning mode, pay attention to worn grout between floor tiles in the bathroom or kitchen. A small crack in the grout or caulk can lead to an expensive repair later. If necessary, re-seal as soon as possible. In the bath area get into the habit of wiping down shower walls and tub after each use to eliminate soap and scum build-up.



7. To ensure you are not spending your time this summer inside swatting flies, be sure to install your window and door screens. Check all of them for damage, and repair if needed. This is also a good time to wash them with a mild soap and water, and then rinse them with the garden hose. If your screens do need repair, try A&G Hardware on the south east corner of Auburn and Crooks.

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5216 Breeze Hill	3 Bed	1.1 Bath	No Garage	\$231,647
1641 Brentwood	3 Bed	2.1 Bath	1 Garage	\$240,000
1562 Brentwood	2 Bed	1.1 Bath	No Garage	\$245,000
1528 Brentwood	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	1 Garage	\$285,000
5097 Buckingham	3 Bed	2.1 Bath	1 Garage	\$299,000

If you need information on the rental or past sales give me a call!
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ELENA



Fun, Facts & Trivia

Most believe this month 'may' have been named for Maia, the Roman goddess of spring and growth. She has been identified as the Roman goddess of fertility, Bona Dea, whose festival was held in May.

- The emerald is the May birthstone, symbolizing love and success.
- The Lily of the Valley and Hawthorn are its flowers.

This year the National Day of Prayer will be on May 4th, Kentucky Derby Day is on May 6th, and Mother's Day will be celebrated on May 14th.

May is also the month for programs related to awareness of ALS, Celiac Disease, Cystic Fibrosis and Hepatitis.

Teacher Appreciation Week, set aside each year to honor our educators, is the first full week this month.



May 4th is Star Wars Day - "May the fourth be with you," the 9th is "Lost Sock Day," and the 11th is "Eat What You Want Day."

Had you known?

- May 13, 1607: The English in Virginia founded Jamestown, the first permanent English settlement in America.

- May 10, 1877: President Rutherford B. Hayes had the White House's first telephone installed in the telegraph room.

- May 5, 1961: Navy Commander Alan Shepard, Jr. was the first American to travel into space. The space capsule was the Freedom 7.

- May 20, 1995: Pennsylvania Avenue, in front of the White House, was permanently closed to traffic.

With so many wild violets, forsythia, lilacs, tulips and daffodils blooming in Northfield Hills, it does add a bit of a "spring in our step."



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CINCO DE MAYO

The 5th of May commemorates the victory of the Mexican militia over the French army at The Battle of Puebla on May 5, 1862. Many people think it is Mexico's Independence Day, but it is not. The Independence date is actually September 16th.

This date, which this year falls on Friday, is recognized in the U.S. as a day to celebrate the culture and experiences of Americans of Mexican ancestry.

Celebrating Cinco de Mayo has become increasingly popular with many local restaurants featuring the food, music and dancing which highlight Mexican culture.

The Detroit Mexican town parade will be held on May 7th starting at 12 noon. Other festivities planned for the weekend will include food, music and dancing. Please check websites to find out where these fun celebrations will be held this year.



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Mother's Day

Celebrated in the U.S. on the second Sunday each May, this is a day set aside for honoring mothers. This year **Mother's Day** falls on Sunday, **May 14th**.

In 1914 President Woodrow Wilson issued the proclamation declaring the first national Mother's Day. Originally it was a day set aside for Americans to fly the flag in honor of those mothers whose sons had died in the war.

Through the years it evolved to recognizing mothers, motherhood maternal bonds, as well as the positive contributions mothers make to society.

Carnations have come to represent Mother's Day, with many religious services joining the custom of giving away carnations and wearing a carnation for Mother's Day. Tradition has grown where people wear a pink or red carnation if their mother is living, or a white one if she has passed away.

Wishing all our Northfield Hills' mothers, a beautiful and loving Mother's Day!

ARMED FORCES DAY

This year **Armed Forces Day** will be held on Saturday, May 20th. It is a day to pay tribute to men and women who serve with the U.S. armed forces, whether it be the Army, Navy, Marine Corps, Air Force, Coast Guard, National Guard and Reserve Units. This day is a part of Armed Forces Week, stemming from the unification of all service areas under the Department of Defense.

Since this celebration includes offering programs to educate citizens on our military, some U.S. service posts hold open houses during this time period. Many municipalities have parades and special events as well. Visit www.michigan.org/events for details.

A special thank you to all our armed forces personnel for their dedicated service and commitment to keeping America safe. ***We salute you!***



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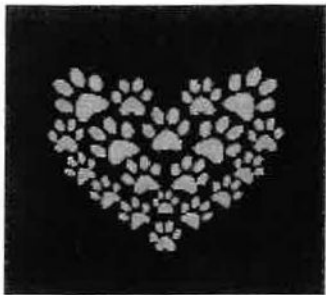
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NORTHFIELD HILLS' FURRY FRIENDS PHOTO GALLERY

Presenting *the View's* furry friends for this May issue...



Hello Cooper and Tucker

Cooper and Tucker are brothers from different litters, same parents. Cooper is 6 and Tucker is 4 $\frac{1}{2}$ years old. They are beautiful boys with tons of energy. They love to hunt for squirrels, go on daily walks and play fight with each other. They are usually quite noisy, but no one gets hurt.

What a pretty pair!



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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This U.S. legal holiday is popularly known for kicking off summertime activities; yet its true meaning lies much deeper.

Some might remember when **Memorial Day** had been called **Decoration Day** – a day of remembrance of those who had died serving our nation in the military, and a day for decorating the graves of our soldiers.

Although there are countless stories as to its actual beginnings - even with regard as to some noting it was in 1868; the first state to officially recognize the holiday was New York in 1873. In May 1966 President Lyndon Johnson declared Waterloo, New York as the official birthplace of Memorial Day.

It doesn't matter who was first. What is important is that **Memorial Day** was established. This holiday is about coming together to honor those who gave their all for our country.

Having begun as a ritual of remembrance, this day is also an occasion for family get-togethers, fireworks, trips to the beach, and national media events, such as the Indianapolis 500 held since 1911 on the Sunday of Memorial Day weekend.

Wherever you are and whatever you are doing on this **Memorial Day, May 29th** please remember and honor those in the military who have given their lives for our country.



If it hadn't been for those dedicated men and women, we wouldn't be here to make our Memorial Day memories



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DONATION REQUEST



Hello, my name is Cindy Leonard, and I am a Northfield Hills Resident. My beautiful daughter Stephanie 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, Stephen, and their families in your prayers as Stephanie defeats 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 her goal.

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

Cindy Leonard



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Marcia's Artichoke Dip

2 14 oz cans artichoke (drain and chop)
Stir in 1 cup Parmesan cheese and 1 cup light mayonnaise.
Bake at 350 ° 25-30 minutes in 1 qt. casserole. Top with Parmesan shards. Serve with crackers.

Susan's Crabby Onion Dip

1 cup mayonnaise
1 cup chopped sweet onion
1 Tbsp grated Parmesan cheese
¼ tsp garlic salt
1 cup (4 oz) shredded Swiss Cheese
1 sm can crab meat (optional, but wonderful)
Minced fresh parsley (optional)
Assorted crackers or bite sized Tostitos

Combine mayo, onion, Parmesan cheese and garlic salt in a bowl. Stir in Swiss cheese. Spoon into a 1 qt. baking dish.

Bake, uncovered at 325 ° for 40 minutes. Sprinkle with parsley if desired. Serve warm with crackers.
Yield: 2 cups

Darlene's Dip

1 cup s mayonnaise
1 clove garlic, crushed
1 tsp. Worcestershire
Mix all ingredients together. Great dip for veggies.

Libby's Dip

Mix together
1 8oz jar pineapple preserves
4 ounces horseradish
2 tsp. Dry mustard
Serve over soft cream cheese with a variety of crackers



Somebody Said...

Somebody said it takes about six weeks to get back to normal after you've had a baby.....

somebody doesn't know that once you're a mother, 'normal' is history.

Somebody said you learn how to be a mother by instinct ... somebody never took a three-year-old shopping.

Somebody said being a mother is boring somebody never rode in a car driven by a teenager with a driver's permit.

Somebody said if you're a 'good' mother, your child will 'turn out good' somebody thinks a child comes with directions and a guarantee.

Somebody said you don't need an education to be a mother.... somebody never helped a fourth grader with his math.

Somebody said you can't love the second child as much as you love the first ... somebody doesn't have two children.

Somebody said the hardest part of being a mother is labor and delivery.... somebody never watched her 'baby' get on the bus for the first day of kindergarten ... or on a plane headed for military 'boot camp.'

Somebody said a mother can stop worrying after her child gets married....somebody doesn't know that marriage adds a new son or daughter-in-law to a mother's heartstrings.

Somebody said a mother's job is done when her last child leaves home..... somebody never had grandchildren.

Somebody said your mother knows you love her, so you don't need to tell her.... somebody isn't a mother.



Idioms, Sayings and Phrases Part 8

Following are more expressions from search engines, we have either heard or spoken throughout our lives. Learning something new is interesting and the history of them might be amusing too!

"As right as rain" - An idiom meaning someone is in fine health, something is in good working order or an idea is correct. Its true origin is hazy. One idea is the phrase originated in England as rainy days are commonplace. While the sun might come out for a while, things will again turn back to the rainy state in England, thereby being "right as rain".

"By hook or by crook" - an English phrase meaning by any means to accomplish a goal. The origin of it is obscure, although it was first written in 1380 in John Wyclif's *Middle English Controversial Tracts*. One of the origins suggests it was from a customs regulation for which type of firewood local people could take from common land. They were allowed to take any branches they could reach with a billhook or a shepherd's crook (the hook they used to hook sheep.) Interestingly, it was also used in "Snows of Kilimanjaro" by Ernest Hemingway!



"In cahoots" - a rare idiom meaning to enter into a partnership. From French culture involving two or more people hidden away working together on a secret.



"Mountain out of a Mole Hill" - an idiom which is a metaphor for common behavior of responding disproportionately to a situation, mainly greatly exaggerating a situation (usually adverse.)

"Never say never" - nothing is ever impossible, anything can happen. The phrase originally from Charles Dickens' "Pickwick Papers" published in 1837.

"To each his own" or also known as **"To each what they are due"** - a proverb originally from the Roman dictum of law, repeated in Plato's Republic. It was noted many times by Germans who defined it as a person receiving justice for what they had done. Modern day indicates it as when a person makes a choice others might not agree with.



"Luck of the Irish" - during the gold and silver rush years, in the second half of the 19th century, a number of successful miners were of Irish and American-Irish birth. Over time this association of the Irish to fortunes led to the phrase.

One saying for the month of May: "A wet May and a fine June makes the farmer whistle a merry tune."

Dog Training Tips

Taken from Home Again Newsletter



It's important your dog learns the basics of obedience. A dog that will respond to your commands is more likely to keep out of harm's way.

Having a well-behaved dog helps to keep him safe. If you allow yours to walk off-leash, or he tends to bolt from the house when the door is opened, it's imperative that he comes back when called. Keeping your dog away from a speeding car or an aggressive animal could save his life.

Dogs with good manners are also good neighbors. You don't want to allow yours to show unbridled enthusiasm to a child who's afraid of dogs, or an elderly neighbor unsteady on her feet.

When should you begin training? For a puppy that's less than three months old, you should start right away with very light training. Start with potty training and household ground rules, like where he sleeps, where he should stay during your mealtimes, which rooms your dog is allowed in, if they are permitted on the couch, and so on.

Once a dog is around three or four months old, he has a long enough attention span to start learn basic commands. While you can teach an old dog new tricks, "It's always easier to teach a new command than break an old habit," says Robin Ray, a dog trainer in Wellington, Florida. Training sends a message that you're the leader of the pack. It's also a wonderful way to bond.

Before you start, acquire the tools you'll need. Your veterinarian can be a good resource to recommend a proper training collar and leash that takes your dog's size and weight into consideration. You'll also need a supply of small treats that you can stash in your pocket. Rare is the dog that isn't motivated by something good to eat.

According to Ray, the basic commands that every dog should learn (in this order) are: heel, sit, stay, and come.

Heel. With the dog at knee level on your left side and the leash in your hand, start walking with your left foot first as you give the "Heel" command, using the dog's name. Dispense treats and positive reinforcement when he walks correctly. If he doesn't get the hang of it right away, give the leash a gentle tug to bring him back into place and start again.

Sit. Simply hold a treat toward the back of his head as you say, "Sit" with the dog's name. "Most dogs automatically sit," says Ray. "If your dog doesn't, lightly touch his butt as you issue the command. Then treat and praise."

Stay. Start with your dog in the sit position. Standing in front of him, show an open-palm hand command as you say, "Stay," and his name. Keep eye contact and leave him in the stay position for 30 seconds, then release him with the word, "Okay!" While you practice, have him stay for longer periods as you stand further and further away.

Come. Hook up a non-retractable leash at least six-feet long to your dog in the sit position. Pull gently as you say, "Come," and the dog's name in an excited, happy voice. When the dog comes and sits in front of you, shower him with praise and give him a treat.

More tips from the dog trainer:

- To avoid confusing the dog, say the same short word and his name with each command every time.
- Keep training sessions brief. A dog's attention span is short.
- For the basic commands, train 3-5 times a day, with each session lasting no longer than 10 or 15 minutes.
- Remember that your dog wants to please. He'll respond to praise and shrink from punishment. Patience, practice, and heaps of love go a long way in turning an untrained pet into a loyal and responsive dog.



Mother's Day Word Search

M A M H O M O I C A R N C N G
A P A R E N T A A C O S H N E
S A L N A T H A R F A M I L Y
T R E O N G S T D M A T L O O
C H I L V D R E F L I L D A Y
E H O L D I A Y S E A S R T E
K C A L N D N G F L O W E R S
E T R Y I N S G L E C Y N Y M
B M O A F D M I W O A E R S O
R I O E Y O A N S R R F L O T
O T A M O A Y Y L E I W M B H
T H Y E A R C R A V N E A R E
E R A M O T C H I L G R Y A R
C E L E B R A T E M O Y J E R
A F I A M I L I S T M O N T S



CARD	HOLIDAY
CARING	LOVING
CELEBRATE	MAY
CHILDREN	MOM
FAMILY	MOTHER
FLOWERS	PARENT



At the request of the Board of Directors, *the View* is publishing the rules and regulations currently in effect for use of the Association's swimming pool by our residents and guests.

SWIMMING POOL RULES

A heated swimming pool is available for residents' use from Memorial Day Weekend through Labor Day each year.

The water temperature in the pool is thermostatically controlled and maintained between 78 and 80 degrees Fahrenheit. Changes in water temperature are not rapid. If the outdoor temperature drops significantly overnight and the water temperature cools, the pool heater will start automatically. However, depending upon the degree of temperature change, several hours may be required to restore the water temperature.

Comments or complaints regarding the pool or its operations should be directed to the management staff in the Clubhouse. A resident must complete a Complaint Form obtained at the reception desk.

The Association and its Board of Directors will not be responsible for loss of, or damage to, personal property.

The pool deck and the pool terrace are "SMOKE FREE" areas.

The following rules apply to everyone using the swimming pool. The word "adult" is used frequently. For purposes of these rules, an "adult" is any person eighteen years of age or over.

HOURS OF OPERATION

The pool opens Saturday of Memorial Day weekend in May and closes Labor Day Monday in September. Hours of operation are as follows:

Sunday – Thursday.....11 AM – 9 PM
Friday, Saturday, and holidays.....11 AM – 10 PM
Sunday, if following day is a national holiday.....11 AM – 10 PM

POOL IDENTIFICATION

Pool identification bands are issued to all co-owners and eligible family members upon request. They are available from the management staff when valid identification is verified by records maintained at the reception desk.

- Pool identification will be issued to renters and eligible family members if an Co-owner Release Form transferring the co-owner's pool privileges to the lessee has been submitted by the co-owner and registered in the Clubhouse.
- Guest pool identification will be issued to co-owners' guests (a maximum of four at any given time). **Pool identification tags must be worn at all times within the pool enclosure by all co-owners, residents, and guests. There are no exceptions to this rule.**
- Replacement pool bands are available at a cost of \$10.00. If the lost band is found and returned within the same season, the payment will be returned.

CHILDREN

- Children aged 5 through 11 will be issued special colored pool bands.

- No child wearing diapers will be allowed in the main swimming pool at any time.
- No child under the age of three will be allowed in the main swimming pool at any time.
- In compliance with Michigan Department of Health Act 368 of the Public Acts of 1978 rules for public swimming pools, children who are not toilet trained are not allowed in the main pool.
- **Children aged of 3 through 11 must be accompanied by an adult or a responsible babysitter (age 14 or older) in the main pool, the tot pool, the pool enclosure, and the locker room.**
- Parents must sign a release form confirming that a responsible babysitter must accompany their child and that the co-owner accepts responsibility for the babysitter's actions. This form must name the babysitter and will be kept at the reception desk.
- Children must have close parental, adult, or babysitter supervision at all times.

GUESTS

- **Each unit is permitted a maximum of four guests at any one time. Residents aged 12 through 17 years of age are limited to one guest at any one time.**
- All guests must be registered with the Management Coordinator and are issued guest identification bands which **must be worn at all times**. Guest pool identification bands are single use and should be discarded daily.
- **Guests must be accompanied by the sponsoring resident when obtaining bands and using the pool facilities.**
- Guests must follow all pool rules.
- Co-owners are responsible for the actions of their guests.

POOL SAFETY

- Lifeguards have a primary responsibility to maintain orderly and safe conditions.
- Lifeguards may remove any person who violates pool rules.
- Repeated violations will result in the loss of pool privileges for the current season.
- Running, boisterous or rough play, wrestling, etc., are not permitted in the pool enclosure.
- Only one diver at a time is permitted on the diving board.
- No diving is permitted off the side of the board or the side of the pool.
- Guard stands are for use by the lifeguards only. Climbing or playing on, or diving from, the guard stands is not permitted.
- Two marked pool lanes are designated and kept clear for people swimming laps in the pool.
- The diving board may be closed by the lifeguards to allow swimming in the diving well.
- Safety equipment must not be tampered with or used for anything other than its intended purpose.
- The lifelines in the pool may not be played with or sat upon.
- Sitting on the pool steps is not allowed.
- Michigan law requires that the pool must be closed for at least half an hour when the lifeguard determines there is thunder or lightning in the area.
- Throwing any hard object is prohibited to avoid injury to other swimmers. Acceptable items are soft beach balls and other soft water toys.
- Prohibited items include tennis balls, footballs, beanbag balls, Frisbees, and any item that could potentially cause injury when thrown.

MISCELLANEOUS

- All co-owners, residents and guests, including children, must wear suitable swimwear.
- Nothing may be hung on the railings or fencing in and around the pool area enclosure.
- No one is permitted in the Clubhouse with wet clothing.
- The only public entry and exit to the pool is the gate from the pool terrace.

- Climbing is prohibited on any of the fences in the pool area.
- A red flag is flown on the flagpole when the pool is closed during normal pool hours for reasons other than inclement weather. Notice will also be displayed on the Clubhouse entry drive sign.
- Smoking is not permitted on the pool deck or the pool terrace area. A designated smoking area is provided near the pool and is equipped with chairs and disposal receptacles.

HEALTH AND SANITATION

- All applicable Oakland County and State of Michigan Board of Health rules and requirements are hereby incorporated into the NHCA rules:
- Persons with infections cannot be admitted to the pool facilities. Persons with an apparent infectious condition will only be admitted to the pool upon presentation of a physician's statement indicating the condition is not communicable.
- A cleansing shower with soap is to be taken before using the pool. Shower clogs or thongs are recommended footwear in the shower area for your safety. No street shoes are allowed in the pool enclosure.
- A foot spray is available at the entrance to the pool deck and must be used before entering the pool deck from the upper terrace.
- Spitting or otherwise polluting the swimming pool water or related facilities is prohibited.
- No child shall be allowed in the main pool unless toilet trained.
- A child must be 3 years old and toilet trained to be allowed in the main pool.
- **No pets are allowed in the pool enclosure or the terrace.**
- **No eating or drinking is allowed in the pool enclosure.**
- Only battery-operated audio equipment with earphones are allowed on the terrace or in the pool enclosure.
- **Canned drinks and plastic containers only are permitted on the terrace. GLASS containers must not be used on the terrace or the pool deck. Drinking water in plastic containers is permitted in the pool enclosure.**
- Bicycles, skateboards, skates, etc., are not permitted in the pool area or terrace. All bikes must be parked in the bike rack.
- Hairpins, bobby pins, hair curlers, etc., are not permitted in the pool.
- Excess suntan lotion should be removed before entering the pool.
- Smoking, eating, and loitering are not permitted in the locker rooms, saunas or shower rooms.
- Each co-owner, resident, and guest uses the pool at his own risk.



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Patio Rules



Height Limits of Patios

Regardless of the choice of patio materials, the top surface of patio must not exceed the height of the bottom of the door-wall, and the natural drainage must not be altered.

Outside Plantings

Maintenance of any co-owner plantings outside the patio fence is the co-owner's responsibility.

The following Patio Restrictions have been formulated to preserve the beauty and general appearance of Northfield Hills and to insure the quality of life for yourself and your neighbors:

PATIO RESTRICTIONS

1. Grass and weeds in the patios should not exceed 5 inches.
2. Chimineas and tiki lights are not permitted.
3. Pet droppings should be controlled - no more than one day's accumulation is permitted.
4. Kiddie pools are allowed. No swimming pools or hot tubs are permitted in patios.
5. No more than three (3) trash containers (all must have secure covers) can be stored. No loose debris should be left out.
6. No food products or trash that will attract animals should be stored in patios.

7. One standard table-top umbrella, enviro-shade, or umbrella screen house is permitted. No awnings, canopies, patio roofs, or tents, permanent or temporary, are permitted.

8. Firewood may be stored for winter use; storage is not to exceed the height of the fence. Firewood in the patio must be stored on a pallet or similar platform raised at least four (4) inches from the ground to prevent the nesting of rodents.

9. Arbors are permitted providing they are free-standing and are brown, black or dark green.

10. Climbing plant material on the exterior of the units is not permitted.

11. No grass or tree clippings, discards, or trash receptacles, etc., can be stored outside the fence.

12. Gate areas should remain unobstructed; no trees or bushes should be planted on either side of the gate.

13. Any plantings outside of the patio fence must be maintained by the co-owner.

14. Trees and shrubs touching buildings or interfering with neighboring units are not permitted.

15. All existing gates must be kept in good working order.

Please note:

Patio inspections usually start at the beginning of June. If a violation is found, the co-owner receives a violation notice. If the violation is not corrected within five (5) days, a second notice is given with another inspection three (3) days later. If the violation notice is not complied with, the Association will notify the co-owner in writing. Failure to correct the condition and reply to the Association IN WRITING will result in a fine being levied of no less than \$25.00.

Cindy's Clean-up & Planting Service

Too tired/busy to clean up your patio beds for the fall? Too tired/busy to plant your beds in the spring? Let me help! Reasonable rates! Northfield Hills resident.

Call Cindy Gulis @ 248-321-2160



At the request of the Board of Directors, *the View* is publishing the rules and regulations currently in effect for use of the Association's tennis courts by our residents and guests.

TENNIS RULES

The Association has three tennis courts and a practice board for the use of our residents.

The tennis courts are a "SMOKE FREE" area.

COURT RESERVATIONS

The following rules apply to the use of the courts:

- Courts can be reserved with the management staff no earlier than 6:30 PM on the day before the reservation.
- Courts may be reserved on a one-hour basis for two single players, or on a two-hour basis for doubles, with at least a one-hour time lapse between reservations.
- Reservations are limited to two hours per condominium per day.
- Reservations begin on the hour, and players must arrive five minutes before the hour or forfeit the reservation.
- The Clubhouse must be notified of cancellations at least one hour before the reserved time. If you do not cancel, you will not be allowed to make reservations for the following day. Please do not make reservations unless you are certain to keep them.

TIME AND DURATION OF PLAY

- The management staff will issue Reservation Slips which must be obtained at the reception desk and posted on the court door at the time of play. The name of each player and his unit number must be written on the Reservation Sheet at the reception desk at the time of play.
- Single players who have played one hour, or doubles players who have played two hours, as listed on the reservation sheet, cannot reserve or play during the next hour of play.

Exceptions:

- If an unreserved court is open, a reservation slip must be obtained from the Management Coordinator. Waiting resident players have first choice over those who have just finished playing.
- It is strictly against the rules for two single players to sign up for two successive hours of single play.

SPECIAL EVENTS

- With prior announcement, the Tennis Committee may set aside certain courts and times for tournaments.
- There shall be no tennis lessons, instructions, or clinics for private gain permitted.

GUESTS

- One guest and one resident are permitted for singles, and two guests and two residents for doubles.

COURT CONDUCT

- Only tennis players, properly attired, are allowed on the courts at all times.
 - Only tennis shoes may be worn.
 - Smoking is prohibited on the courts.
 - Eating or gum chewing is not allowed inside the tennis court fence.
 - Beverages must be in non-breakable containers.
 - Skate boards, roller blades, and bicycles are not allowed on the tennis courts.
 - No animals are allowed on the courts at any time. Players' pets may not run loose or be tied anywhere on the common grounds while players use the courts.
 - Spectators with pets must have them on a leash.
 - Repeat offenders of rules of court conduct will be banned from the courts for the season.
-

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NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, February 22, 2023

Board Members Present:

Josh West, Chair; Kristy Watkins, Vice Chair; Kent Cathcart, Treasurer; Mike Malley, Secretary; John Ballantine; Director; Kathy Katz, Director; Kathleen Deburghgraeve, Community Manager

Present by Zoom: Gary Newville

Present: Sean O'Brien, Maintenance Superintendent

1. Chairman's Comments

- The weather is terrible, meeting is hybrid.
- The Board met with Bloomfield Construction at 5:30 about the new roofs. We obtained 4 bids and have now narrowed it down to 2. We will meet with Kearns Brothers next week as the representative that was supposed to come tonight was sick.

2. Resident Forum

- N/A

3. Call to Order

- Meeting was called to order at 6:03 p.m.

4. Agenda

- Approved as written.

5. Approval of Minutes

- Approved as written.

6. Treasurer's Report

- Included in packet.
- As anticipated, we had to front the Operating Budget \$50,000 to pay the remainder of our \$89,000 water bill. I called the City of Troy to try to make a payment arrangement but that was not an option. We would still be assessed a late fee. We went from \$27,000 per month to \$44,000 per month to Reserve Deposit. This will allow us to afford our needed projects. By next December we will be fiscally healthy. An engagement letter was signed for our Annual Audit. We postponed the audit last year; the full audit

is double the price. We can just do a review this year at a cost of \$8000-\$10000. G. Newville said we need to stick with The Bylaws and go with the full audit.

7. Management Report

- N/A

8. Committee Reports

Activities Report

- o N/A

Clubhouse

- o N/A

Grounds

- o Suspended for winter.

City Liaison

- o N/A

CANH

- o N/A

9. Correspondence

- N/A

10. Unfinished Business

- N/A

11. New Business

- Pool – We lost all the water in the pool. The pool company is going to be coming out with a scope to find out where the problem is. Like a lot of the buildings, pipes are getting old. They will do a pressure test and see if there is a hole between the surge tank and the pool. Hopefully, this can be fixed without breaking up the pool deck. We lost over 100,000 gallons of water.

12. Residents Comments

- N/A

13. Announcements

- N/A

NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, March 22, 2023

Board Members Present:

Josh West, Chair; Kristy Watkins, Vice Chair; Kent Cathcart, Treasurer; Mike Malley, Secretary; John Ballantine; Director; Kathy Katz, Director; Kathleen Deburghraeve, Community Manager

Present by Zoom: Gary Newville

Present: Sean O'Brien, Maintenance Superintendent

1. Chairman's Comments

- There is way too much speeding in Northfield Hills. Please slow down before someone gets hurt.
- We hired a new full time maintenance man. His name is Jeff Kaminski. We have confidence in Jeff's abilities to do a great job.
- S. O'Brien noticed part of the swimming pool cover came un-done. When looking under the cover he noticed that every bit of water drained out (167,000 gallons). Professional Pool Techs were called and on it immediately and this week sent a camera down through a drain in the deep end and found the leak. We are now waiting on a professional plumbing company to come out with a much more precise scope/camera. We could be looking at a \$50,000 fix. This is going to be a huge job and if the pool cannot open on time, you must be patient. Thank goodness that Sean found it when he did. We will discuss this more in New Business.
- At the February Board meeting we met with Bloomfield Construction about the new roofs. Kearns Brothers representative had Covid and couldn't meet with us. We obtained four bids and have now narrowed it down to these two.

2. Resident Forum

- A resident wanted to give thanks for a wonderful St. Patrick's luncheon. The entire staff did a great job.

3. Call to Order

- Meeting was called to order at 6:20 p.m.

4. Agenda

- Approved as written.

5. Approval of Minutes

- K. Cathcart said that on page 2 of the Minutes under Treasurer's Report that we did not postpone the audit last year, that we just did a review.
- On page 3 still under Treasurer's Report, please have the G. put on the same line as Newville.

With the above changes, the minutes are approved.

6. Treasurer's Report

We are still fiscally sound now and being able to make our Reserve deposits.

7. Management Report

- Enclosed

8. Committee Reports

Activities Report

- o March's Movie Night was very well attended.

Clubhouse

- o The clubhouse needs new carpet, we were given carpet squares to look at.

Grounds

- o Suspended for winter.

City Liaison

- o N/A

CANH

- o N/A

9. Correspondence

- N/A

10. Unfinished Business

- We received four estimates for Roofing Companies and narrowed it down to two. We have now interviewed them both and they are Bloomfield Construction and Kearns Brothers. S. O'Brien discussed both bids and there are pros on both. Although Bloomfield is higher in price, they are willing to add 10 years onto their warranty (non pro-rated) at their own expense.

A resident asked how long they have both been in business and Sean answered they have both been in business for a long time and very well established.

G. Newville and J. West both asked if he thought that the higher (in price) contractor that they were leaning towards would give a reduction. J. West will call them.

Motion made by J. West and seconded by K. Katz to approve the Bloomfield Construction contract with the caveat that they reduce their cost & supply us with the contract to go over. Motion unanimously approved.

Swimming pool – J. West asked if we should get a 2nd quote. S. O'Brien stated that Aquatic Source is a big company that only deals in commercial or large pools, not many do that. We have been using this company for 25+ years and they know our pool very well.

We will be calling our plumbing company out to do a more in-depth scope because plumbers have better scopes/cameras. They have talked to Sean about the possibility of Directional Boring. K. Cathcart asked if when fixing the pipe where leaking, shouldn't we just replace the entire pipe so that if it too splits, we don't have to dig again. S. O'Brien said that it is definitely a good idea.

We will stick with Aquatic Source.

Motion made by J. West, seconded by K. Watkins to ask Aquatic Source for an actual quote to fix the pipe where broken and another quote to replace the whole pipe after Putman Plumbing scopes it. Motion unanimously approved.

Charging homeowners for pool tags was discussed.

Charging for guest pool tag charge was also discussed.

Motion made by J. Ballantine to charge \$5.00 per guest pool tag, 2nd by K. Watkins. Vote was 4 no's to 2 yes'. Motion defeated.

G. Newville would like S. O'Brien to get a quote on making the pool salt water.

11. New Business

- We received a quote to replace the carpet in the clubhouse which is definitely needed. J. West made a motion, 2nd by M. Malley to get two more bids. Motion unanimously approved.

12. Residents Comments

- A resident said that Putman Plumbing is excellent. Their office staff does great and their plumbers do a great job.

- J. Ballantine thinks that when we pull up the clubhouse carpet that we should give it to the maintenance garage. S. O'Brien thanked him but said that they just bought epoxy to put on the floor and that the garage gets too dirty for carpet.

13. Announcements

- The View From the Hills still says that the Board Meeting starts at 7:00. Please change to 6:00.

15. Next Meeting

- 04/26/23 at 6:00 p.m.

Meeting was adjourned at 7:05 p.m.

Minutes respectfully submitted by S. Quintana

.....

Inner Peace

Submitted by: Gwen Johnson

Peace is realizing that you cannot change the world, but you can change yourself.

Peace is cultivating harmonious friendships and shunning the company of peaceless persons.

Peace is a clear conscience remaining true to your highest Ideals.

Peace is accepting truth in all circumstances as your guide.

Peace is accepting responsibility for your failures and realizing that only you can turn them into successes.

Peace is loving God and striving to be worthy of his love for you.

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

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

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* An additional charge of at least \$10 will be added for all ads which must be reworked before publication (for example, handwritten ads which require typing and/or design). Ads with dark backgrounds will not be accepted due to increased toner used for printing.

The 'View from the Hills' is published ten times each year, with combined issues for July/August and December/January. Advertising materials must be received by the 20th of the month for publication in the next issue. All first-time advertisements and all classified ads must be accompanied by your payment. Advertising also appears on our Website in full color at northfieldhillsoftroy.com.

To advertise for a full year for the price of nine issues (a savings of 10%), payment for the year must be received by the 15th of the month prior to the first month of advertising. If cancellation during the year is necessary, the rate will revert to the "rate per month" charge and the balance will be refunded.

Make checks payable to "View from the Hills." 1750 Brentwood Drive, Troy, MI 48098

For further information, please call

Carrie Roberts - 248-641-9070

HAPPY MEMORIAL DAY

MONTH of May 2023

Northfield Hills Condominium Association

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Clubhouse Committee Meeting 7PM	2 NHCA Annual Meeting 7PM 	3	4 National Day of Prayer 	5 Cinco de Mayo 	6 Nurses Day 
7	8 CANH Meeting 5PM	9	10	11	12	13 CANH River Cleanup 9am 
14 	15 Movie Night at the Clubhouse 6:45 PM 	16	17	18	19	20 
21	22	23	24	25	26	27 2023 Pool Opening 11AM 
28	29 	30				