

December 2023/January 2024

NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

the View from the Hills



... and a Happy New Year

Inside this issue:

- Important Parking Information
- Hanukkah
- Christmas
- Poinsettia
- New Year's Resolutions
- Martin Luther King Jr. Day



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.

Phone Numbers

Clubhouse.....248-641-9070
Clubhouse Fax.....248-641-8214
AMI586-739-6001
AMI Fax586-739-6006
Troy Emergency.....911
Police & Fire
Non-Emergency..... 248-524-3477



Clubhouse Address:
Northfield Hills Condo Assoc
Clubhouse East
1750 Brentwood Drive
Troy, MI 48098

Clubhouse Hours:
Mon-Fri 9 AM--10 PM
Saturday 11 AM--10 PM
Sunday 11 AM--5 PM
Sunday 11 AM--10 PM from
Memorial Day weekend
through Labor Day

NHCA Website:
Amicondos.com/northfieldhills/

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Condo Corner

Dec/Jan
2023/24

Clubhouse Closed

The clubhouse will be closed on the following days due to the Christmas and New Year Holidays.

December 23, 24 and 25,
December 31 and
January 1

HAPPY
HOLIDAYS

See Important Snow
Removal and
Parking
Information for the
upcoming Winter
Season.



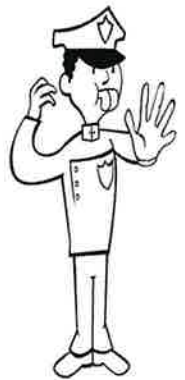
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No Movie Night
in December.



January 15th at
6:45 PM

More detailed information in
upcoming flyers.



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FOR YOUR INFORMATION

- ☺ **KEY & EMERGENCY CONTACT INFORMATION:** During this holiday season, some residents may be planning trips away from their homes to visit family or friends. Several times during the year there have been circumstances (natural gas issues, water problems, etc.) when Northfield Hills units needed to be accessed unexpectedly due to an urgent situation.

We are reminding you again how important it is for residents **to leave a key** to their unit at the Northfield Hills Clubhouse, which will only be used in case of an emergency. As previously written in *the View*, there is a secured lock-box for this purpose with only designated NH staff having access to it. Just as imperative is to **make sure your emergency contact** information has been updated. Your neighbors will thank you!



- ☺ **WALKING AT NIGHT:** When walking after sunset, please carry a flashlight and if possible, wear light colored clothing. Motorists will see you better when you are crossing the street or walking through the courts. Some outerwear, as well as canine collars, leashes and coats, are offered with reflective parts on them, making wearer more clearly visible to others.



- ☺ **LOST & FOUND:** NHCA has a box at the Clubhouse where these items will be kept. Anyone who has lost or found hats or gloves or any other item, may turn them in to staff. Smaller found items are kept at the front desk.

- ☺ **WINTERIZING YOUR WATER PIPES:**

TO PREVENT FREEZING OF WATER PIPES, EACH RESIDENT IS TO TAKE THESE STEPS:

1. In the basement of each unit there are two shut off valves for the outside water spigots. Turn both inside valves off completely.
2. Turn on the outside spigots in the front and back of your unit. LEAVE THEM ON. The water will eventually stop running. DO NOT SHUT THEM OFF.
3. Return to your basement and unscrew the drain plug (do not remove) to your shut-off valve, drain plug is located just beneath or on the side of each valve. Suggestion – you may want to put a small pan under both drain plugs as a small amount will drip until pipes are emptied.



*****For our SENIOR CITIZENS ONLY** who may be unable to winterize water pipes, please feel free to call the clubhouse (248-641-9070) to arrange to have this service performed by your Northfield Hills Maintenance Staff.

- ☺ **SNOW REMOVAL:** It is extremely important to review the NHCA Rules & Regulations in regard to winter time parking, in this December/January *View* issue.

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FOR SAFETY'S SAKE

With holiday shopping and winter moving in, it is time again to remind people about important recommendations from the Troy Police Department officers at a safety seminar. In addition to driving safely along roads, we think these tips are ones to be practiced all through the year!

Safety in Vehicles

- Keep your vehicle in good working condition - your gas tank more than half-full.
 - Carry a phone!
 - Lock your car when parking even if just for a minute parking in your driveway.
 - When parking at night, select a place that will be well lighted when you return. Be watchful in parking lots and garages. Check for loiterers before you open your car door.
 - When you return to your car, have your key ready before you get to the car. Look in the front and rear seats before you unlock the car. Walk away if something seems "off."
 - Keep your car keys in your purse or pocket Never leave your car keys in your outerwear when checking your coat.
- If necessary, use your car horn button on your vehicle  key control. This gives out a loud noise, and is a first-line crime stopper!

On the Road

- Never pick up hitchhikers. Forbid your children to hitchhike!
 - When stopped in traffic, leave enough room in front of your car so that you can pull out and around the car in front if you are approached. Blow your horn!
 - If you have a flat tire, drive on it until you reach a place of safety.
 - If your car does break down, lock the doors, roll up the windows and stay in the car. Turn on the emergency flashers and hang a white cloth out the driver's window. If someone stops to help, ask them to send the police, but do not open the door or window.
- 

NEW CLIENTS

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Happy New Year 2024



Elena Martinovici

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1648 Brentwood	2 Bed	1.1 Bath	No Garage	\$245,000
5394 Breeze Hill	2 Bed	1.1 Bath	1 Garage	\$269,000

PENDING:

5753 Northfield	2 Bed	2 Bath	No Garage	\$239,000
5707 Whitfield	2 Bed	1.1 Bath	1 Garage	\$249,000

SOLD:

1591 Brentwood	3 Bed	1.1 Bath	1 Garage	\$178,000
5175 Buckingham	2 Bed	1.1 Bath	No Garage	\$200,000
5045 Buckingham	2 Bed	1.1 Bath	No Garage	\$215,000
1784 Brentwood	2 Bed	1.1 Bath	No Garage	\$225,000
1823 Brentwood	2 Bed	1.1 Bath	No Garage	\$230,000
5216 Breeze Hill	3 Bed	1.1 Bath	No Garage	\$231,647
5046 Buckingham	3 Bed	1.1 Bath	No Garage	\$242,000
1562 Brentwood	2 Bed	1.1 Bath	No Garage	\$245,000
1588 Brentwood	2 Bed	1.1 Bath	1 Garage	\$248,900
5226 Breeze Hill	2 Bed	1.1 Bath	1 Garage	\$245,000
1528 Brentwood	2 Bed	1.1 Bath	1 Garage	\$255,000
1644 Brentwood	3 Bed	1.1 Bath	No Garage	\$259,500
5079 Buckingham	3 Bed	1.1 Bath	No Garage	\$264,900
5173 Buckingham	3 Bed	2.1 Bath	1 Garage	\$267,000
1812 Brentwood	3 Bed	1.1 Bath	No Garage	\$275,000
5159 Buckingham	3 Bed	2.1 Bath	1 Garage	\$282,000
1827 Brentwood	3 Bed	1.1 Bath	1 Garage	\$285,000
5751 Northfield Pkwy	3 Bed	2.1 Bath	1 Garage	\$301,000
5097 Buckingham	3 Bed	2.1 Bath	1 Garage	\$299,000
1508 Brentwood	3 Bed	2.1 Bath	1 Garage	\$294,600
1612 Brentwood	3 Bed	2.1 Bath	1 Garage	\$295,000
1650 Brentwood	3 Bed	2.1 Bath	1 Garage	\$300,000
5761 Northfield Pkwy	3 Bed	2.1 Bath	1 Garage	\$309,000
1478 Brentwood	3 Bed	2.1 Bath	1 Garage	\$310,000
5137 Buckingham	3 Bed	1.1 Bath	1 Garage	\$316,000
1536 Brentwood	3 Bed	2.1 Bath	1 Garage	\$332,000
5234 Breeze Hill	3 Bed	2.1 Bath	1 Garage	\$336,000
5693 Whitfield	3 Bed	2.1 Bath	1 Garage	\$348,000

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

Call your neighbor Realtor!

ELENA





December Fun, Facts & Trivia

The month of December comes from the Latin word decem meaning ten. Although it was originally the tenth month of the year, on the Roman calendar, when January and February were added, December became the twelfth month on the Gregorian calendar.

-Turquoise, blue topaz, tanzanite, zircon, lapis, onyx, and the ruby are the birthstones.

- The Paper White Narcissus is the birth flower symbolizing self esteem. Holly and the Poinsettia are also flowers for this month.



The **Winter Solstice** (or first day of winter,) is on December 21st this year in the northern hemisphere. This is the date when the sun's daily maximum position in the sky is the lowest, which results in the shortest day and longest night of the year.

In addition to our religious celebrations, this month brings us World Aids Day on the 1st, Pearl Harbor Remembrance Day on the 7th, and Human Rights Day on the 10th.

In the U.S. December 15th is our Bill of Rights Day, as three-quarters of the state legislators ratified the first ten amendments to our Constitution in 1791.

This year is the 55th anniversary of the launch of **Apollo 8** - the first voyage to take humans to the moon and back, which is celebrated on the 21st. Our U.S. astronauts Borman, Lovell and Anders orbited the moon and were the first to see the side of the moon facing away from earth.

December also has its: 'Wear Brown Shoes Day', Cocoa Day, Day of the Ninja, 'Don't be a Scrooge Day' and even a Monkey Day!

Wishing you happy holidays from the View Staff!

Siobhan Gannon

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DECEMBER & JANUARY OUT & ABOUT



As previously published in winter issues, here are some places within driving distance where you can celebrate an “old fashioned” family outing, then choose and cut down your special tree. Or, you may choose your tree and have someone on site cut it down for you.

- ✦ Addison-Oaks Christmas Tree Farm, 355 Lake George Road, Oakland, MI
Call: 248-814-0583
- ✦ Stanczyk Tree Farm, 7355 Fish Lake Road, Holly, MI Call: 248-634-8102
- ✦ Trim Pines Farm, 4357 E. Baldwin Road, Holly, MI Call: 810-694-9958

Most website listings offer living wreaths, garlands, tied trees, while some even provide saws for cutting. Yes, there are porta-potties too. It is recommended to always call ahead to make sure they are open and able to provide you with what you need. Visit: www.pickyourownchristmastree.org



Family Outdoor Activities

Sledding, hiking, snowshoeing, cross-country skiing and ice fishing are great winter activities available at Oakland County and Macomb County Parks and golf courses. Addison-Oaks County Park also offers groomed trails for “fat tire biking.” Visit: www.destinationoakland.com or www.metroparks.com for information on winter activities.



The following three events are featured under local news:

“Wild Lights at the Zoo,” The Detroit Zoo, West 10 Mile Road, Royal Oak
Weekdays and weekends now through January 7th. www.detroitzoo.org/events

41st Annual Plymouth Ice Festival 2024, Kellogg Park & Downtown Plymouth
Moved to: 2/2nd, 3rd, 4th Free Details & events: www.plymouthicefestival.com

17th Annual Fire and Ice Winter Festival 2024, Downtown Rochester – a free family event! Now through 1/21st Free shuttle service from various sites.
www.downtownrochestermi.com





A CELEBRATION OF JOY

-excerpted from www.jewfaq.org

This year, Hanukkah or Chanukah begins at sundown on December 7th and ends at sundown on December 15th. Known as the Jewish festival of rededication, it is also recognized as the ***Festival of Lights*** which runs for eight days. The religious observance related to this holiday is the lighting of candles, arranged in a chanukiah, holding nine candles; one lighted for each night, plus a shamus at a different height. Blessings are given when each candle is lighted, and they are allowed to burn out on their own.

Historically, at the time of rededication, there was no oil left to light the candelabrum in the Temple, and to burn throughout the night every night of the rededication. There was only enough oil to burn for one day.



By some miracle, it burned for eight days – the time needed to prepare a fresh supply of oil. Chanukah commemorates the “miracle of the oil.”

Traditionally fried foods are served during Chanukah due to the significance of oil to the holiday. This would include “latkes,” or potato pancakes as some of us know them.

Gift giving is not a traditional part of the holiday, but has been added in families where Jews have a lot of contact with Christians. It is unusual to give gifts to anyone other than the young children. A traditional gift would be “gelt” (small amounts of money).



During this Jewish holiday “dreidel” is often played – a game using a squared top game piece. A dreidel is marked with four Hebrew letters. If you had played this game in Jerusalem, the letters on the dreidel spelled out, “A great miracle happened here” referring to the great miracle of the oil.



Wishing our Jewish neighbors and friends a ***Happy Chanukah***.

Winter Word Search Solution



Solution: In the Northern Hemisphere Winter Solstice occurs December twenty first or twenty second it is the day with the least amount of daylight



CHRISTMAS

Christmas Day is always observed on December 25th to commemorate the birth of Jesus – the heart of Christianity.

The word Christmas originated from "Christ's Mass," and is central to the time of year as it also marks the beginning of the season of Christmastide, which lasts twelve days.



Christians around the world celebrate Christmas in various ways. Each country has its own religious traditions which are unique to its culture.

In the U.S. many Christians will share the celebration of Christ's birth by setting up a nativity scene, singing hymns, decorating homes and churches with garland, trees, and symbols of the Christ child.

Individual family traditions for displaying Christmas lights and small family gatherings with gift giving, will be locally and universally practiced.

In addition to the popular Santa Claus, other countries have Father Christmas and St. Nicholas associated with gift giving.

Merging the divine nature of Christmas with regional cultures of each country has led to this season being celebrated by many people all over the world.

Merry Christmas



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POINSETTIA*

... the traditional plant to give during this beautiful time of year! The plant also has its day on December 12th...it's Poinsettia Day!

The poinsettia is named in honor of Joel Robert Poinsett, our first US Ambassador to Mexico, who first introduced this beautiful Central American plant into the US. Dates for its introduction vary, although the year of 1828 is most often reported.

History notes that the Aztecs called this plant "Cuetlaxochiti," and during the 14th to 16th century the sap was used to control fevers and the bracts were used to make red dye.

Poinsett had an interest in botany, and during his stay in Mexico, he wandered the countryside looking for new plant species. He found this beautiful shrub with large red flowers growing next to a road; took cuttings from the plant and brought them back to his greenhouse in South Carolina.

In the early 1900s the Ecke family in southern California first grew poinsettias outdoors for use as landscape plants as well as cut flowers, and then the family grew them in

greenhouses. The Ecke's are now recognized as the leading producer of poinsettias in the US.

If you receive a poinsettia this season, here are some 'care tips' provided by the University of Illinois Extension Division:

- ✦ Unwrap plant carefully and place in indirect light. Six hours of light daily is perfect but keep the plant from touching cold windows.
- ✦ Ideally poinsettias require daytime temperatures of 60° to 70° F. with night time temperatures about 55° F. High temperatures can shorten the plant's life. Move plant to a cooler room at night if possible.
- ✦ Check soil daily. Water when soil is dry. Punch holes in foil so water can drain into a saucer, then discard excess water.

**An important reminder to those who have canines or felines in your household: Keep your poinsettias away from pets and keep pets away from your plants. The milky-white substance could be toxic and cause intestinal upset.*



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New Year's Resolutions

- various sources

Many people make New Year's resolutions on the first day of each New Year, when one pledges to either start doing something good or stop doing something bad during the coming year.

At the end of the Great Depression, about 25% of American adults made New Year's resolutions. Now, about 41% admit they do, while 42% claim they do not.

The resolution making idea originally came from religious backgrounds. In ancient Babylonia, the people made promises to their gods at the start of each year that they would return borrowed objects and pay their debts. The Romans began each year by making various promises to the god Janus; and the medieval knights took a vow each year to reaffirm their commitment to chivalry.

During Judaism's New Year, Rosh Hashanah, through the High Holidays and culminating in Yom Kippur, one is to reflect upon one's wrongdoings over the year and both seek and offer forgiveness. Similarly, during the Christian fasting period of Lent, some may act similarly, though the motive behind this holiday is more of sacrifice than of responsibility. In fact the practice of New Year's resolutions partially came from Lenten sacrifices.

Regardless of creed, the concept is to annually reflect upon self-improvement. Resolutions vary among individuals; these could include eating healthier meals, exercising more, drinking less alcohol, or losing weight.

Some other resolutions could include: making more time with family & friends, improving education or career, managing time more effectively, laughing more often or becoming more spiritual.

Whatever the resolutions are, statistics show that those who explicitly make a resolution and set up measurable goals are ten times more likely to achieve them, than those who only state a resolution.



Good Luck on this challenge!

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MARCH OF DIMES

-various sites

January is National Birth Defects month, sponsored by the March of Dimes. This non-profit organization was originally founded in 1938 by President Franklin D. Roosevelt, as a response to America's epidemic of polio disease.

Comedian and entertainer, Eddie Cantor, "coined" the phrase "March of Dimes," noting that nearly everyone could send in one dime to support the cause, and ten dimes would be a dollar!

Later, on July 22, 1958 the March of Dimes, under the leadership of Basil O'Connor, announced a new mission: **Birth Defects Prevention**. With a continued focus on disabilities and disorders appearing in infancy and childhood.

This new strategy was different from fighting polio as the task was to fund genetics research and establish birth defects centers in hospitals.



With over eighty years of service, the organization is building on that legacy to support mothers and babies by educating medical

professionals and the public about best practices through lifesaving research and newborn screening for every family.

The March of Dimes studies into cellular and molecular basics of genetics and the developmental process of abnormalities, has improved medical diagnosis and treatment.

Through the past years, this research has led to improved prenatal diagnosis of sickle cell anemia and the development of surfactant therapy to treat respiratory distress syndrome.

The March of Dimes organization constantly is working to have every baby receive the best possible start.

For more information or to donate, visit: www.marchofdimes.org



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JANUARY

Fun, Facts & Trivia

The month of January is named for the Roman god Janus. He is pictured as having two heads - one looking back to the past year and one looking forward to the new one.

The Anglo Saxons referred to January as Wolf Month as during winter wolves came into the villages to search for food. The Lakota (Sioux) called this month the "Moon of Hard Times," as weather was brutally cold and food was sparse.

- The birthstone is the Garnet, representing constancy
- The birth flower is the Snowdrop or Carnation (Dianthus)

January is Volunteer Blood Donor month, Braille Literacy month and March of Dimes Birth Defects Prevention month.



This month is Slow Cooking month, Baking month, Oatmeal month and Soup month - good food to warm us up during the cold temperatures.

It has its National Pie day and Chocolate Cake day too, so it is ironic that it is also Weight Loss Awareness month and Fat-free Living month!

Here are a few interesting January items...

- 1778: James Cook 'discovered' Hawaii, naming it the Sandwich Islands.
- 1862: The U.S. income tax began with the population having 3% of income over \$600. and 5% of income over \$10,000.
- 1908: The first New Year's ball drop in Times Square, New York.
- 1938: March of Dimes was established.
- 1959: Detroit's Motown Records formed.

Had you known the song many sing on New Year's Eve, "Auld Lang Syne", is based on a mid-1700s writing by Scottish poet, Robert Burns? The title refers to "times gone by."

***Wishing you all a Happy New Year -
one filled with good things!***





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NORTHFIELD HILLS' FURRY FRIENDS PHOTO GALLERY

Presenting *the View's* furry friends for this December/January issue...



Say Hello to: Pup's Jake, Lorenzo and Clue

Puppy party at Jake's house with grandson Liam managing the pack. Grandma Marge always welcomes Jake's friends into her home.

Jake's (pictured in Liam's lap) friends Lorenzo (Yorkshire Terrier) and Clue (Inspector Cluso Jack Russell Pom mix) always enjoy their treats and a walk.

What a cute trio!!



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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EASTERN ORTHODOX CHRISTMAS

Many Orthodox Christians annually celebrate Christmas Day on January 7th to remember Jesus Christ's birth, as described in the Christian Bible.



Orthodox Christians in the U.S. and some Eastern Orthodox national churches, including those of Russia, Georgia, Ukraine, Macedonia, Montenegro, Serbia, and the Greek Patriarchate of Jerusalem, mark Christmas and feasts using the older Julian calendar. December 25th on the



Julian calendar currently corresponds to January 7th on the internationally used Gregorian calendar.

The day is a time for reflection and healing in eastern European countries. Many Orthodox Christians fast the day before January 7th, which is a day for feasting and enjoying the company of friends and family.

Saint Nicholas, who is the patron saint of Russia, sailors and children, represents the kind, good, and giving spirit of Christmas. Little importance is given to gift exchanges and the commercialized Christmas.

White cloth is used on dinner tables in some countries to symbolize purity and the cloth baby Jesus was wrapped in.

Candles may be lighted to represent the light of Christ and the festive Christmas meal brings the end of fasting.



One dish prepared might be Fatah, a dish made with white rice, meat cubes and crispy bread soaked in soup and covered with a layer of garlicky yogurt,

Wishing all our neighbors and friends a beautiful celebration.

~~~~~

### **Kaity Roberts Beauty**

***Makeup Artist***

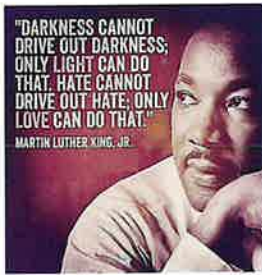


- *Facials*
- *Lash Tint and Lift*
- *Makeup Application*
- *Makeup Application Instruction*

**Need help with your holiday  
look, call me and book your  
appointment today!**

**Kaity Roberts 248-901-5632**  
**[www.kaityrobertsbeauty.com](http://www.kaityrobertsbeauty.com)**  
**email: [kaity.roberts23@gmail.com](mailto:kaity.roberts23@gmail.com)**

## Martin Luther King, Jr. Day



This day is a U.S. federal holiday recognizing the birthday of **Rev. Dr. Martin Luther King, Jr.** It is always observed on the third Monday In January – falling in 2024 on January 15<sup>th</sup>.

Born in Atlanta, Dr. King was an American Baptist minister, as well as a prominent leader in the African American civil rights movement. He is well known for his advancement of civil rights, always advising on the use of non-violent methods in keeping with the teachings of Mahatma Gandhi. Due to his work, in 1964 he became the youngest person to receive the Nobel Peace Prize.

Sadly, Dr. King was assassinated on April 4, 1968. He was posthumously awarded the Presidential Medal of Freedom in 1977 and the Congressional Gold Medal in 2004.



Although the campaign for a federal holiday in his honor began soon after his death, it was in 1983 when President Ronald Reagan signed this national holiday into law. By 1986 it was observed by many states as a holiday; but it was in the year 2000 when all 50 states observed it as an official legal holiday.



## American Heating

*Family Owned & Operated for over 40 years*

### Furnace Tune-Up Special

Make sure your furnace is running efficiently!

# \$75.00

Includes: Inspection of Burners, Fan Control, Limit Safety Switch, Filter, Humidifier; Oiling of Motors, as needed; Carbon Monoxide Testing; etc.

Unit must be in working order for this price

**Winter is coming!!**

**Let's make sure your  
furnace is ready for  
this season!!**

**Tim Downs**  
805 N. Edgeworth Ave.  
Royal Oak, MI 48067  
(248)414-9071

Contractor Licensed & Insured  
Service and Installation

# WINTER PARKING INFORMATION

**Due to the importance of the information listed below, we felt it necessary to repeat this message and insist the following parking rules be observed. The Northfield Hills Condominium Association has 646 units and it takes much time, and big money to keep our parking areas, sidewalks and streets free of snow. Your cooperation and extra effort during the winter months is essential and very much appreciated.**

## PARKING

With parking at such a premium, we must remind everyone that if you have a garage you **MUST** park your vehicle in it. Curbside parking is also illegal as they are Fire Lanes.

If you have company, please remind them they cannot park in someone's reserved parking spot. Let everyone know that if there is a number on the parking spot then it belongs to someone and that they **CANNOT** park there. Thank you.

## WINTER PARKING

Vehicles must be moved out of the court parking spaces when the plows arrive in each area. The snowplow drivers will perform an initial clean-up and then return a second time to allow Co-owners extra time if necessary.

Exercise caution when plow trucks are present – the drivers' vision is limited.

Salt your porch and sidewalk before a light snow. Spreading salt will help prevent ice buildup and slippery conditions. Salt is effective only for temperatures above 20 degrees.

Co-owners should not leave dog leashes, children's toys, and newspapers on sidewalks and porches. These items can become buried beneath the snow and cause injury to workers or damage to the blowers.

Vehicles should not be parked in or around the traffic circles at the end of Breeze Hill Place and Buckingham Place as this may prevent the snowplows from turning efficiently and prevent moving snow from the street. Also, large emergency vehicles use these traffic circles and parked vehicles impede their movement, slowing their response time.

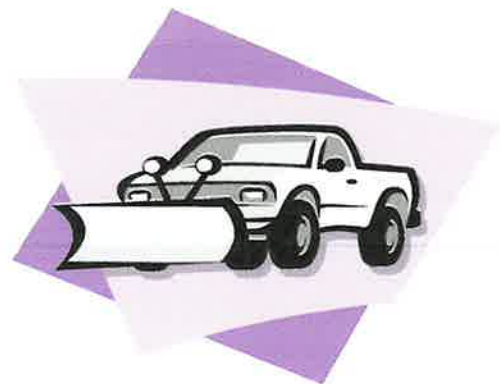
Co-owners must remove cars parked in the driveway of their condo. Snowplow drivers are instructed not to plow adjoining driveways if a vehicle is parked in one of them. This pertains to all driveways, however long or short.

The City of Troy prohibits sidewalks from being obstructed. Cars parked in short driveways, where they cross the sidewalk, prevents the staff from effectively clearing your sidewalks. If the snow blower cannot be driven straight down the sidewalk to your condo's walkway, your sidewalks will not be shoveled.

Snowplows will **not** return to plow parking spaces after the day we sweep through the courts.

Do not leave decorative items on your front porch which may be damaged and will slow the shoveling process.

Thank you for your cooperation.





## **IMPORTANT PARKING INFORMATION**

### **Northfield Hills Snow Removal Rules – Including Fine Schedule**

Vehicles **MUST** be moved out of the court parking spaces when the plows arrive in each area. The snowplow drivers will perform an initial clean-up and then return a second time to allow co-owners extra time if necessary. Vehicles that have not moved after the second sweep will result in a **fine being levied**. **Fine are fifty dollars (\$50.00) for the first fine, seventy-five dollars (\$75.00) for the second fine and five hundred dollars (\$500.00) for the third and each subsequent fine.** Buckingham, Breeze Hill and Brentwood are always plowed first so you can park your car there and move it back after the plows have left. **FOR ANYONE WHO HAS QUESTIONS ON PARKING YOU CAN CALL THE CLUBHOUSE AND ASK FOR SEAN, 248-641-9070.**

Exercise caution when plow trucks are present – the drivers' vision is limited.

**Salt your porch and sidewalk before a light snow.** Spreading salt will help prevent ice buildup and slippery conditions. Salt is effective only for temperatures above 20 degrees.

Co-owners should **NOT** leave dog leashes, children's toys, and newspapers on sidewalks and porches. These items can become buried beneath the snow and cause injury or damage to the snow blower.

Vehicles should not be parked in or around the traffic circles at the end of Breeze Hill and Buckingham Place as this may prevent the snowplows from turning efficiently and prevent moving snow from the street. Also, large emergency vehicles use these traffic circles and parked vehicles impede their movement, slowing their response time.

**Co-owners must remove cars parked in the driveway of their condo.** Snowplow drivers are instructed not to plow adjoining driveways if a vehicle is parked in one of them. This pertains to all driveways, however long or short. Cars parked in driveways are subject to ticket and/or towing.

The City of Troy prohibits sidewalks from being obstructed. Cars parked in short driveways, where they cross the sidewalk, prevents the staff from effectively clearing your sidewalk. If the snow blower cannot be driven straight down the sidewalk to your condo's walkway, your sidewalks will not be shoveled. Snowplows will **not** return to plow parking spaces after the day we sweep through the courts.

These rules were approved by the Board of Directors December 15, 2002.

**NORTHFIELD HILLS CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Wednesday, October 25, 2023**

Board Members Present:

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

Absent: Josh West, Gary Newville

**1. Chairman's Comments**

- N/A

**2. Resident Forum**

- Homeowner said that the speed limit notice on the light up sign on Club East Drive is working. Is there any hope that the carpet in the Great Room will be replaced? K. Deburghgraeve answered that the Clubhouse Committee has this in the works. They are going over samples.
- Homeowner asked about the "please do not feed the birds" in the last flyer. I have 2 bird feeders and have a lot of birds that visit. I have never seen a rat. K. Deburghgraeve answered that in checking with the City of Troy, there indeed have been rats seen in the City and they advised that if you are feeding them you need to clean up underneath on the ground.

**3. Call to Order**

- The meeting was called to order at 6:10 p.m.

**4. Agenda**

- Approved as amended.
- Under New Business add 13a) Approve Budget.

**5. Approval of Minutes**

- Approved as written.

**6. Treasurer's Report**

- Included in packet.
- We met on Monday to finalize next year's budget. With the 2023 increase in association dues, it generates about \$100,000 cash carry forward. We had to increase the operating budget by \$80,000 due to the cost increase of water, lifeguard wages and pool fixes. We will also likely see an increase in healthcare. We are going to start paying ourselves back in Reserves.

## **7. Management Report**

- Report Included.

## **8. Committee Reports**

### **Activities Report**

- o N/A

### **Clubhouse**

- o Looking at carpet samples for the Great Room.

### **Grounds**

- o N/A.

### **City Liaison**

- o We are on the list for extra patrols. The DPW is looking at putting a lighted speed sign on Brentwood.

### **CANH**

- o Three new benches and two new garbage cans will be cemented next week. The play structure is in bad shape. We are actively looking at new structures.

## **9. Correspondence**

- N/A

## **10. Unfinished Business**

- N/A

## **11. New Business**

- Budget – Discussed budget line items. K. Watkins moves to approve 2024 budget, 2<sup>nd</sup> by K. Katz. Budget is approved.

## **12. Residents Comments**

- Homeowner asked if mulch will remain every other year? The answer is yes that is normal. She also asked how many quotes we have for carpet? The committee has received 3 quotes.
- A homeowner said that the maintenance guys are phenomenal. They always go above and beyond.
- A homeowner thanked K. Cathcart for working on the budget.

### 13. Announcements

- N/A

### 15. Next Meeting

- Due to Thanksgiving, the November meeting was moved to the Wednesday before (11/15/23) at 6:00 p.m.

The meeting was adjourned at 6:31 p.m.

Minutes respectfully submitted by S. Quintana

---

thank you

Dear Residents of Northfield Hills,

I would like to thank you all from the bottom of my heart for the loving support of my daughter Stephanie Leonard. Stephanie has been blessed in so many ways which includes the support from our lovely neighbors here within the Northfield Hills community. We are so thankful for the many people who came together to support Stephanie, which played a big part in her recovery! Stephanie received so many beautiful cards of well wishes as well as financial support. Words can't express the gratitude that we feel. Stephanie has had so many miracles bless her life, the doctors had given her only weeks to live and they are now saying that she should have many years of life left to live. The power of prayer is everything!

With sincere gratitude and warm regards,

Cindy Leonard

<https://gofund.me/a8e89ee5>





## Cranberry Mulled Wine



Try a delicious, festive drink that is perfect for a cold winter evening.

In a 5 to 6 quart slow cooker, combine 2 (750ml) bottles of dry red wine, 1 cup fresh or frozen cranberries (not thawed), 1 orange (cut into 8 slices),  $\frac{1}{2}$  cup sugar, 12 whole cloves, and 4 cinnamon sticks. Cook covered, until wine is spiced, 2  $\frac{1}{2}$  to 3 hours on high, or 4 to 4  $\frac{1}{2}$  hours on low. Strain the wine and serve warm, garnished with orange slices and cinnamon sticks. Serves 8.



## Holiday Punch

Easy and Delicious!

1 large frozen lemonade  
1 qt. ginger ale  
1 bottle cold duck  
1 pkg. frozen strawberries  
1 cup water  
Combine all ingredients.  
Serves 12 - 15.

## Yummy Party Quiches



1 pkg. refrigerated pie crust at room temperature.  
2 eggs

$\frac{2}{3}$  Cup milk  
Dash ground black pepper  
 $\frac{2}{3}$  Cup finely shredded Monterey Jack or Gruyere cheese  
2 Tbsp chopped green onion  
6 to 8 pear or cherry tomatoes, thinly sliced, and /or 12 small herb leaves  
Fresh thyme leaves (optional)

Preheat oven to 425°. Coat 12 muffin cups with cooking spray, set aside.

Divide pastry into 12 portions. Press each portion in a muffin cup. Do not prick. Bake for 8-10 minutes or just until pastry begins to brown. Remove from oven; set aside. Reduce oven to 350°.

For quiche filling, in a small bowl whisk together egg, milk, and pepper. Stir in cheese and onion. Fill each pastry cup about  $\frac{1}{2}$  with filling. Top each quiche with a tomato slice or herb leaves.

Bake quiches for 20 minutes or until filling is puffed and set. Cool in muffin cups on a wire rack for 5 minutes. Remove from muffin cups. Serve warm. Makes 12 servings.



**There are five things that you cannot recover in life:**

- 1 The Stone.....after it's thrown,
- 2 The Word.....after it's said,
- 3 The Occasion.....after it's missed,
- 4 The Time.....after it's gone, and
- 5 A person.....after they die.





# View Winter Word Search



Find the words from the bottom of the page in the winter word search grid. The words can be forwards or backwards, vertical, horizontal, or diagonal. Circle each letter separately, but keep in mind that letters may be used in more than one word. When the winter word search puzzle is complete, read the remaining letters of the word search puzzle left to right, top to bottom, to learn an interesting fact about winter.

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

BLIZZARD  
COLD  
DECEMBER  
DRIFTS  
FEBRUARY



FREEZING  
FROST  
HOCKY  
ICE  
ICICLES

JANUARY  
MARCH  
SHOVEL  
SKATE  
SKIING

SLUSH  
SNOWMAN  
SNOWSTORM  
TOBBOGAN  
WIND CHILL

# Happy Holidays!

## MONTH of DECEMBER 2023 Northfield Hills Condominium Association

| Sunday                                                                                                                                              | Monday                                                                                                     | Tuesday                                                                                                      | Wednesday                                                                                                  | Thursday                                                                                                  | Friday | Saturday            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------|---------------------|
|                                                                                                                                                     |                                                                                                            |                                                                                                              |                                                                                                            |                                                                                                           | 1      | 2                   |
| 3 Dinner with Santa Party 4PM<br>                                | 4                                                                                                          | 5                                                                                                            | 6 Knitting Club 6PM<br> | 7 Hanukkah Begins<br> | 8      | 9                   |
| 10                                                                                                                                                  | 11                                                                                                         | 12                                                                                                           | 13                                                                                                         | 14                                                                                                        | 15     | 16                  |
| 17                                                                                                                                                  | 18                                                                                                         | 19                                                                                                           | 20                                                                                                         | 21 Winter Begins<br>  | 22     | 23 Clubhouse Closed |
| 24 Club House Closed<br>31 New Years Eve<br>Clubhouse Closed<br> | 25 Clubhouse Closed<br> | 26 Boxing Day/Kwanzaa<br> | 27                                                                                                         | 28                                                                                                        | 29     | 30                  |

# Directory of Advertisers

## Computer Technical Services

EMC Computer (Elie Nichols).....248-680-9701

## Electrical

Steve Gordon, Electrician.....248-420-6748

## Gardening Services

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

## HVAC

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

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

## Miscellaneous Services

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

Kaity Roberts Beauty .....248-901-5632

Neptune Society Cremation Services  
(Stephen F. Badalament) .....248-917-2846

## Miscellaneous Services (Continued)

Patti's Pet Services .....248-310-6364

## Realtors

Century 21

Siobhan Gannon.....248-318-7461

Coldwell Banker

Elena Martinovici.....248-635-7140

Max Broock Realtors

Jane Lowell, Dawna Kuhne,

Jenny Buchman.....248-631-4730

Newville McKevitt Group

Jason McKevitt.....248-202-1380

Gary Newville .....248-593-0805

**When you use one of our advertisers, be sure to tell them you found their ad in the *View from the Hills*.**

## "View" Advertising Rate Schedule

Prices published December, 2003 And still in effect in 2024 !

**PLEASE SUPPORT OUR VIEW ADVERTISERS**

|                | Rate<br>per month                   | Cost for ten issues<br>if paid monthly | Prepay for ten issues<br><u>GET ONE FREE!!!</u> |
|----------------|-------------------------------------|----------------------------------------|-------------------------------------------------|
| Full Page      | \$75                                | \$750                                  | \$675                                           |
| Half Page      | \$55                                | \$550                                  | \$495                                           |
| Quarter Page   | \$40                                | \$400                                  | \$360                                           |
| Business Card  | \$15                                | \$150                                  | \$135                                           |
| Classified ads | \$2 per line, with limit of 5 lines |                                        |                                                 |
| * Typesetting  |                                     |                                        |                                                 |

\* 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](http://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





## MONTH of JANUARY 2024

### Northfield Hills Condominium Association

| Sunday                                      | Monday                                                                                                      | Tuesday | Wednesday                                                                                                                      | Thursday | Friday | Saturday |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------|----------|--------|----------|
| Clubhouse<br>Closed for<br>New Years<br>Eve | 1 Clubhouse<br>Closed<br> | 2       | 3 Knitting Club<br>6PM<br>                   | 4        | 5      | 6        |
| 7                                           | 8 CANH<br>Meeting 5PM<br><br>Clubhouse<br>Committee<br>Meeting 7PM                                          | 9       | 10                                                                                                                             | 11       | 12     | 13       |
| 14                                          | 15 Martin<br>Luther King Jr.<br>Day<br><br>Movie Night<br>6:45PM                                            | 16      | 17                                                                                                                             | 18       | 19     | 20       |
| 21                                          | 22                                                                                                          | 23      | 24 Board of<br>Directors<br>Meeting 6PM<br> | 25       | 26     | 27       |
| 28                                          | 29                                                                                                          | 30      | 31                                                                                                                             |          |        |          |