

November 2023

NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

the View from the Hills



HAPPY THANKSGIVING

Inside this issue:

- Veteran's Day
- Alzheimer's Awareness Month
- Thanksgiving Day
- Fall Flocks
- Recipes
- Things a Burglar Won't Tell You!



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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Y.....Diane Claeys

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3Larry Casey

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Condo Corner

November
2023

REMINDER

*Set your clocks back on
November 5th*



October Movie Night

November 20th

@ 6:45 PM

November Movie: "My Big Fat Greek Wedding 3"



*The Clubhouse will be closed on
November 23rd for the
Thanksgiving Holiday*



**Remember to
Vote on
November 7th**

NOTICE TO ALL PET OWNERS

It is **YOUR** responsibility to
pick up after your pets.



Sign Up Now

**Reserve your seat for the
Dinner with Santa Party on
Sunday December 3rd.**



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THE VIEW

I am writing this article the week before Halloween and I would like to thank everyone who dropped off candy this year. It makes us all so happy to see people walking in with their candy donations because we know what a great day it is going to be for the children, as obviously they love candy.

But the biggest thanks must go to Connie Kohn for her **unbelievable** Halloween display in the Clubhouse -- it truly is SPOOKTACULAR. Almost daily, Connie has been bringing to the clubhouse boxes, bags and tubs filled with all her decorations she stores in her home to decorate for Northfield Hills. The amount of time and energy, not to mention the amount of money she has put into it, is beyond generous. The next time you see Connie, please thank her! Luckily for everyone at Northfield Hills, Halloween is a Kohn family passion, and we are all the lucky ones to experience it. If you come by the clubhouse to see the decorations, you will leave with the same question on your mind as everyone else "How on earth can she store it all?"

Next will be the Christmas season where she also does a beautiful, impressive job at decorating. Thank you, Connie, you're the best!

Please take some time to do fall cleanup in your patio. I know everyone is busy and we all live hectic lives, but living in a condo comes with rules. Our rules state, patios must be kept up and looking presentable. With patios all connected to each other, it is not fair for the people who maintain and have nice patios, to have to see and live next to their neighbors' unkempt patios. It will also be much easier in the Spring (when patio inspections are performed) to tidy things up, if you do your fall clean up now.

In the past months we have noticed people leaving work trucks and/or trailers on Northfield Hills' property. This is against our Bylaws, Article XIII, Section 7 which state "commercial vehicles and trailers may not be parked in or about the Condominium except while making deliveries or pick-ups in the normal course of business." It also states that violators to any parking restriction shall be assessed fines. Leaving big work trucks anywhere on the property makes it look terrible – more like a business parking lot, not like the beautiful community neighborhood that it is!

On a happier and lighter note, at October's board meeting, the Board approved the 2024 budget with NO increase to your maintenance fees.

Enjoy a wonderful Thanksgiving with your friends and family.

Kathleen Deburghgraeve


Happy
Thanksgiving

NEW CLIENTS

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Elena Martinovici

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1648 Brentwood	2 Bed	1.1 Bath	No Garage	\$245,000
5753 Northfield	2 Bed	2 Bath	No Garage	\$239,000

PENDING:

1588 Brentwood	2 Bed	1.1 Bath	1 Garage	\$248,900
1591 Brentwood	3 Bed	1.1 Bath	1 Garage	\$199,000
5707 Whitfield	2 Bed	1.1 Bath	1 Garage	\$249,000
5079 Buckingham	3 Bed	1.1 Bath	No Garage	\$264,900
1612 Brentwood	3 Bed	2.1 Bath	1 Garage	\$295,900
5234 Breeze Hill	3 Bed	2.1 Bath	1 Garage	\$299,000
1478 Brentwood	3 Bed	2.1 Bath	1 Garage	\$309,900

SOLD:

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
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
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
1650 Brentwood	3 Bed	2.1 Bath	1 Garage	\$300,000
5761 Northfield Pkwy	3 Bed	2.1 Bath	1 Garage	\$309,000
5137 Buckingham	3 Bed	1.1 Bath	1 Garage	\$316,000
1536 Brentwood	3 Bed	2.1 Bath	1 Garage	\$332,000
1734 Brentwood	3 bed	1.1 Bath	No Garage	\$320,000

**If you need information on the rental or past sales give me a call!
Call your neighbor Realtor!**

ELENA



FOR YOUR INFORMATION (F Y I)

- ❖ **SCAMS:** As has been reported in many View issues, these calls are still continuing, expanding into areas other than those originally reported. Residents have received robo calls from DTE and cable providers as well. If you pick up a call from a scammer, just HANG UP YOUR PHONE. DO NOT ANSWER ANY QUESTIONS! If you can, call those companies to report the scamming. Alert to Families: Remind those you might have living alone to not respond to unsolicited phone calls.

- ❖ **COLD WEATHER ITEMS:** NHCA does have a “Lost & Found” box at the Clubhouse where 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.



- ❖ **CLOSE** – Windows, Doors and Garage Doors: It is imperative that residents keep garage doors, windows, patio and front doors closed during the colder months to avoid heat loss. Help NHCA save you some money, as remember that heating costs are not “free,” but a big part of your maintenance fee!



- ❖ **DO NOT FLUSH ANY WIPES:** “Heads up” on NOT disposing of any wipes at all in your toilet. Units in our complex have had many plugged plumbing issues, needing professional work to be done! During these times, it is not only baby wipes, but hand cleaning and surface cleaning wipes as well. Despite what a label might say, they DO clog drains. Please dispose of in your trash.

- ❖ **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.

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Campus Martius Park, Detroit
Friday, 11/15th 5:00 to Midnight
 -An exciting event, with holiday shopping, Santa Claus, stage & rink performances, and tree lighting at 8

p.m. This year the tree will be a 65' Norway Spruce. Walk the streets and look in wonder at over 20,000 lights giving off warmth on a cold night.

Weekends: 11/24th thru 12/10th
FREE

- This is the oldest and longest running Dickens festival in the U.S. Many visitors also dress up in period costumes to attend this event!



- Fun for the entire family. Activities range from games, horse drawn carriage rides, caroling, Tiny Tim's children's tent, vintage photos and a snowball toss.

www.hollydickensfestival.org/events

Along Woodward Avenue from Kirby &
Woodward to Congress & Woodward
Thursday, 11/23rd 9:00 a.m. Free

- Detroit's tradition since 1924! Rain or Shine, come see your favorite helium filled balloons of past years, plus new ones.

- Marching bands, spectacular floats, and special guests (including Santa,) are always part of Detroit's parade. If you cannot attend, you can watch Ch. 4 from 9:00 a.m. Visit www.detroitparade.com for grandstand ticket costs.



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Make some time to treat yourself and get your glam on for the upcoming holidays!

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NOVEMBER FUN, FACTS AND TRIVIA

The month of November was not named for anyone. It comes from the Latin word "novem" meaning the number nine, because in the Roman calendar it was the ninth month. It retained its name when January and February were added to the Roman version, then became the eleventh month in the Gregorian calendar.

- Topaz is the November birthstone
- Chrysanthemum is the birth flower

In America Thanksgiving Day is celebrated on the last Thursday of November. It is one of the few federal holidays that has not been moved to the nearest Friday or Monday.

November is also Native American and Native Alaskan Month, as we had shared our first Thanksgiving with each other.



Did you know in the U.S., 46 million turkeys are sold for this celebration, with the average weight being 15 lbs.? Plus, that the heaviest turkey ever raised weighed 86 lbs. - about the size of a large dog!

Other interesting November traditions include its being National Pomegranate Month and "Popcorn Popping" Month (recognized in October and January too.) There is even a Split Pea Soup week - the second week in November!

Although a great snack, popcorn calorie count varies: air popped popcorn has about 31 calories per cup; popped in oil, 55 calories per cup; and lightly buttered, only 133 calories per cup.



Had you known in November, these historic events took place?

- In 1611 William Shakespeare's romantic comedy, "The Tempest", was first presented.
- In Philadelphia in 1731, Benjamin Franklin, along with members of his Junto Club, opened the first U.S. Library.
- On November 10th, 1975 the freighter Edmund Fitzgerald was caught in a storm and sunk in Lake Superior.

It is also "No Shave" Month which leads to it being National Beard Month.

Had you known the study of beards, i.e., facial shrubbery, is called pogology; while being bearded (like Santa Claus,) makes one pogonias?



Let's all enjoy November. It brings us the falling colorful leaves, happy celebrations, and a chance to share good times and holiday meals with family and friends!





VETERAN'S DAY

Veterans' Day or *Veteran's Day* will be celebrated on Saturday, November 11th. This American holiday is commemorated as the anniversary of the signing of the armistice ending World War I. The main hostilities of WWI were finished at the 11th hour of the 11th day of the 11th month of 1918 with the signing of the armistice with Germany.

U.S. President Woodrow Wilson proclaimed an Armistice Day in 1919, and in 1938 an Act passed by Congress made the eleventh of November in every year an authorized holiday - a day to be dedicated to the cause of world peace. In 1954 Congress modified this act to include all veterans, and then President Dwight Eisenhower signed it into law.

Let us always remember to thank a veteran for their dedication in service to our country - not just on this day, but any time we meet one.

U.S. Stars & Stripes



Ever wonder what our U.S. flag represents?

-The stars represent the heavens and all the good that people strive for, while the stripes emulate the sun's rays.

-The color white stands for purity and innocence, red signifies valor and hardiness, while blue represents justice, perseverance, and vigilance.

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FALL FAMILY OUTINGS*

Franklin Cider Mill, Bloomfield Township



Corner of 14 Mile Rd and Franklin Rd, 1 Mile West of Telegraph

-Many fresh products are available through Thanksgiving, including freshly pressed Honey Crisp apple cider, hot donuts, candy apples and freshly baked pies. There are also varieties of cheese and smoked beef available. Open through November. Check website for details. www.franklincidermill.com

Yates Cider Mill, Rochester Hills

East Avon Road, just east of Dequindre

-Water powered since 1863, this local mill offers many options for visitors. There are Michigan apples, baked goods, a fudge shop and cider & donuts. Take a walk along the trail following the Clinton River, then back to enjoy your food choices in a nice picnic area. On weekends there are pony rides and a hot dog stand. Closed after December 15th. Visit: www.yatescidermill.com



Royal Oak Farmers Market

316 East 11 Mile, Royal Oak



-The fresh produce area will be open until Christmas, but this Market is open year- round offering other areas with antiques, crafts and Michigan made products. Visit: www.ci.royal-oak.mi.us

**For a complete list including "pick-your-own" places to visit, go to: www.michigan.org or www.michiganfarmfun.com*

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Daughter of Longtime Northfield Hills Resident

CENTURY 21

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November is National Alzheimer's Disease Awareness Month and National Family Caregivers' Month, signed into effect through a proclamation by President Ronald Reagan in 1983 and continued by every U.S. President since that time.

Alzheimer's Disease is the most common form of dementia. According to the latest Alzheimer's Association's Facts and Figures report, there are over six million Americans of all ages living with Alzheimer's disease. It is now the sixth leading cause of death in the U.S., as Alzheimer's kills more than breast cancer and prostate cancer combined.

Although deaths from heart disease has decreased in the past twenty years, deaths from Alzheimer's and related dementia has increased over 150%.

Although some memory and critical thinking skills are lost as people age, here are some warning signs for early detection issued by the Alzheimer's Foundation of America:



- Recent memory loss that disrupts daily life.
- Confusion of time and place.
- Difficulty in performing familiar tasks.
- Challenges in planning or solving problems.
- Trouble understanding spatial relationships.
- Issues with perceiving visual images.
- Problems with words in speaking or writing.
- Decreased or poor judgment.
- Changes in mood or personality.

Although the FDA recently gave approval to the Alzheimer's drug, lecanemab, those who could benefit from its use will need access and have it affordable. The Foundation is continually striving towards that goal. Thankfully, there are 16 million unpaid caregivers involved with this challenge. *The Alzheimer's Association Caregiver Notebook*, is a good resource for caregivers.

If you notice any unusual symptoms, whether in yourself or a loved one, please contact a doctor. For more information on this disease or for caregiver resource materials, call the help line: 866-232-8484 or visit www.alzfdn.org.



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THANKSGIVING DAY

This traditionally American holiday is a family festival celebrated in America, while Canada and other countries have similar festivals at various times of the year. In 2023 Thanksgiving falls in the U.S. on Thursday, November 23rd.

It commemorates the feast held in autumn of 1621 by the Pilgrim colonists and members of the Wampanoag people at Plymouth, Massachusetts. The gathering was a shared giving of thanks for the rain saving their corn crop to allow for a bountiful harvest. According to historical records, the first Thanksgiving feast continued for three days and was eaten outside due to lack of indoor space.

Later in October 1777, all of the thirteen colonies joined in a communal celebration, which also marked the victory over the British. In 1863, President Abraham Lincoln proclaimed the last Thursday in November as our Thanksgiving celebration.

Although some reports show that over 46 million turkeys are consumed during this Thanksgiving holiday, the 1621 Plymouth colony accounts list a variety of different foods. In addition to turkey, the meals consisted of lobster, duck, geese, venison, fish, corn, stewed pumpkin, beans and Indian corn meal with dried whortleberries (similar to blueberries). Neither pies nor bread would have been served during any meal as during that time there had been a short supply of flour.



On this day people still express gratitude to God for His blessings, and give thanks to family, friends and neighbors for their love and support. Sharing a meal with others is the integral part of Thanksgiving Day celebrations.



Wishing all of you a Happy Thanksgiving from the View Staff!



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NORTHFIELD HILLS' FURRY FRIENDS PHOTO GALLERY

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



Say hello to Cooper and Tucker

Cooper (Ketchup) and Tucker (Mustard) as you know by now, are Brittany Spaniels. They are silly guys that love to play and chase squirrels.

FYI when we post another picture of these two beautiful boys, it means we are out of pictures for the Furry Friends page.

Please send photos of your furry friends to the email address listed below, so we may continue to add this page to our publication.



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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References available upon request.

Fall Flocks

Taken from Wild Birds Unlimited Website



Now through early winter, birds of all sorts gather into their fall and winter flocks.

"Black birds," the collective name for various species including grackles, red-winged blackbirds, starlings, and others, are the first to flock together.

Mourning doves are among the next species to build larger and larger flocks.

Canada geese soon collect in groups larger than the family subflocks in which they've spent the summer. The impending migration to warmer, more food-rich environments - as signaled by decreasing amounts of daylight and slowly declining food supplies - is the big motivator.

During migration the birds will need to constantly find new food, roosting sites, and safe zones and stay on course, tasks made easier when the senses of many birds are tuned into it and when some of the group may have experience along the route from previous years.

To many species of birds, notably many duck species, the presence of others of their kind increases the appeal of a site. This phenomenon is called *local enhancement*.

For large, formation-flying birds such as geese, migrating in flocks also has added aerodynamic benefits. When they fly in a V formation, the whole flock increases the distance it can cover. As each bird flaps its wings, it creates a vortex in the air that provides an uplift for the bird following it. Lead birds regularly tire and fall back into the flock, with another of the group taking their place for a period.

Flocking also provides defense against predators that could make short work of any of the birds on their own. In a flock of birds, many sets of eyes are always scanning the environment in many different directions for the first hint of any danger. When one bird spots an approaching predator and takes flight, others can take their clue to do the same.

And when a flock of similarly colored birds takes flight, a predator has difficulty focusing on just one target and may become confused. It may even hesitate in entering the rolling, changing, swirling mass of birds.

Some bird species also gather in flocks for social and reproductive reasons.

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TURKEY HASH

Make the most of that Thanksgiving turkey by using the leftovers in an easy, inexpensive, delicious casserole!



Ingredients

¼ Cup chopped onion
2 tsp. butter or margarine, melted
1 ½ Cup diced cooked potatoes
1 Cup diced cooked turkey (light or dark meat)
2/3 Cup cooked peas
1 10 ¾ oz. can cream of celery soup, undiluted
¼ Cup (1 oz.) shredded cheese
¼ tsp. paprika

Preparation

Saute onion in melted margarine in a nonstick skillet until tender. Add potato and next 3 ingredients.

Place mixture in a greased 1-quart casserole. Top with shredded cheese and paprika. Bake at 350° for 30 minutes or until thoroughly heated.

Yield: 6 servings

Recipe adapted from The Diabetic Cookbook, 1995, Oxmoor House, Inc.



Autumn Chicken Salad

- Diane Post

Here's another option for Thanksgiving leftovers, as turkey can be substituted for the chicken:

3 cups cooked chicken (or leftover turkey), chopped
1 cup seedless red grapes
3 celery ribs, sliced and diced
1 red delicious apple, chopped
½ cup pecan halves, toasted
½ cup mayonnaise
¼ cup honey mustard
½ teaspoon salt
¼ teaspoon pepper

Mix salad ingredients separately from dressing ingredients. Combine and serve.



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THINGS A BURGLAR WON'T TELL YOU !

-submitted by Marilyn Talbot

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.
2. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it.
3. If it snows while you're out of town, those virgin drifts in the driveway are a dead giveaway. Get a neighbor to create car and foot tracks into the house.
4. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom - and your jewelry. It's not a bad idea to put motion detectors up there too.
5. It's raining, you're fumbling with your umbrella, and you forget to lock your door- understandable. But understand this: I don't take a day off because of bad weather.
6. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.)
7. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, the medicine cabinet, and the freezer.
8. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.
9. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town, you can buy a \$35 device that works on a timer and simulates the flickering glow of a real television.
10. Sometimes, I carry a clipboard. Sometimes, I dress like a lawn guy and carry a rake. I do my best to never, ever look like a crook.
11. The two things I hate most: loud dogs and nosy neighbors.
12. I'll break a window to get in, even if it makes a little noise. If your neighbor hears one loud sound, he'll stop what he's doing and wait to hear it again. **If he doesn't hear it again**, he'll just go back to what he was doing. It's human nature.
13. I'm not complaining, but why would you pay all that money for a fancy alarm system and leave your house without setting it?
14. **I love looking in your windows.** I'm looking for signs that you're home, and for flat screen TVs or gaming systems I'd like. I'll drive or walk through your neighborhood at night, before you close the blinds, just **to pick my targets.**
15. To you, leaving that window open just a crack during the day is a way to let in a little fresh air. To me, it's an invitation.
16. Do not announce your vacation plans on your Facebook page. It's very easy to look up your address. **BUT, please DO let the NH Clubhouse Staff know when you'll be away!**

Sources: Convicted burglars in North Carolina , Oregon , California , Kentucky, security consultant Chris McGoey, who runs crimedocter.com; and Richard T. Wright, a criminology professor at the University of Missouri-St. Louis, who interviewed 105 burglars for his book, "*Burglars on the Job.*"

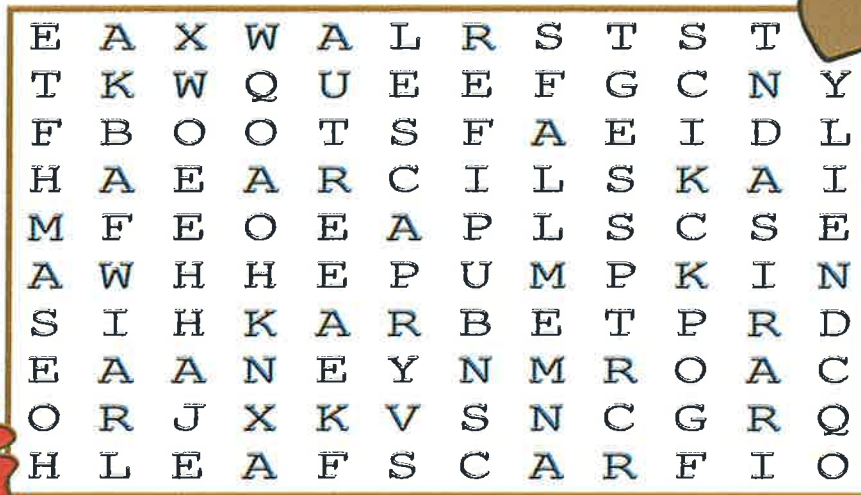
*Previously published.

View Kids Puzzle Page

Autumn



WORD SEARCH



SCARF
TREE
ACORN
HAY

APPLE
FALL
PUMPKIN
SWEATER

BOOTS
RAKE
PIE
LEAF

Thoughts from a Mother.....

Author Unknown

My mother once said:

HATE has 4 letters but so does LOVE.

ENEMIES has 7 letters but so does FRIENDS.

LYING has 5 letters but so does TRUTH.

CRY has 3 letters but so does JOY.

NEGATIVITY has 10 letters but so does POSITIVITY.

Life is 2 sided, choose the better side of it.



NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, September 27, 2023

Board Members Present:

Josh West, Chair; Kristy Watkins, Vice Chair; Kent Cathcart, Treasurer; Mike Malley, Secretary; Gary Newville, Director; Kathy Katz, Director; Community Manager, Kathleen Deburghgraeve; Sean O'Brien, Maintenance Superintendent

Absent: John Ballantine

1. Chairman's Comments

- In August and September, we received some of the heaviest storms and downpours we have seen in 8 years. We are not responsible for fixing finished basements. The resident is responsible for taking down any walls and also to replace those walls.
- The Clubhouse is a common element and should be used for residential purposes only. The Clubhouse cannot be used as an office.
- Speeding – We will talk about this issue later. J. Ballantine put a lot of hard work into this matter with the City of Troy.
- Pool is closed for the season. We had a \$26,000 repair. We needed a new cover and that was \$18,000, approximate total to close down the pool is \$23,000. The new pool heater will be in the 2024 budget.
- Budget – The finance committee will meet soon. Anyone can join.
- The roofing project has started. They have done a great job. Courts E and F are done. Our residents should not be approaching the roofing staff. If there is a problem, Let S. O'Brien, or K. Deburghgraeve know.

2. Resident Forum

- A resident asked why he cannot stay at The clubhouse for more than 8 hours? J. West responded that renters are not allowed to speak at Board Meetings. This will be referred to the Executive Session to discuss.
- A resident wrote a letter regarding his basement. This will be referred to Executive Session.
- A resident suggested that the Clubhouse light up sign should have a reminder on it about the 25mph speed limit. The Board agreed that that was a good idea.
- A resident asked when is the Budget Meeting? Per Board, the meeting is usually in November, and anyone can attend. The biggest concern is landscaping. There is a lot of landscaping dying and it's not being replaced.
- A resident commends the staff for their quick responses. Basement has flooded on and off for years now.

- A resident wrote a letter about a tree over her parking spot that drips sap onto her car. She would like the tree removed. Added to Executive Session.

3. Call to Order

- Meeting was called to order at 6:00 p.m.

4. Agenda

- Approved as amended.
- Under New Business add New Proposed Rule.

5. Approval of Minutes

- Change “Bob Sickler” to “The Board” approved the final audit report.
- Approved as amended.

6. Treasurer’s Report

- Included in packet.
- This has been a challenging year. We had an unanticipated \$26,000 pool repair expense. The pool lost all its water and needed to be refilled. The pool heater failed in July. We did not repair it. We will budget for that in 2024. The pool cover needs to be replaced. We are finishing the painting project. The roofing project has been started and will take 8-9 years. We will get back to asphalt and concrete repairs in 2024.

7. Management Report

- Included.
- J. West said that our maintenance staff is doing an excellent job.

8. Committee Reports

Activities Report

o N/A

Clubhouse

o Good summer at the pool. We had a great lifeguard staff. We gave them a pizza party to say thank you.

Grounds

o N/A.

City Liaison

o Attachment included. The city will try to have a more frequent police presence to control speeding. J. Ballantine put a lot of effort into this, and we thank him.

CANH

o 3 new green benches are in. The board is looking into painting the bridge.

9. Correspondence

- N/A

10. Unfinished Business

- N/A

11. New Business

- New Rule – Set hours for The Clubhouse. In the summer we stay open until 10:00. 15 minutes prior to closing all residents must be out. Motion by J. West, all residents must be out 15 minutes prior to closing, 2nd by K. Watkins.

12. Residents Comments

- A resident asked are we closing at 9:45 or 10:00? Phones will still be on until 10:00.
- A Resident would like to come to the budget meeting and would like a copy of the budget. Are we able to put our monthly newsletter on our website and have people opt out for delivery? K. Deburghgraeve said that it is on our new Website (amicondos.com/northfieldhills/).
- A resident asked if mulch is added every other year? The answer is yes. As a co-owner can I pull overgrown weeds of my neighbors? Yes.

13. Announcements

- N/A



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Interpreting Your Pet's Behavior

Taken from Home Again Newsletter

He rolls over on his back... she whisks her tail when a stranger approaches. What does it all mean? Understand the messages your pets can't tell you in words.

How well do you know what your pet is trying to tell you? Most of us recognize the signs when one is hungry or needs to relieve himself. But what about the other things your pet does, those curious behavioral quirks? Find some answers right here.

WHY DOES MY DOG...



Walk in a circle and paw a spot before lying down? It's a habit harking back to before dogs were domesticated, when they lived in the wild. Before bedding down outdoors, they carved out a dry, soft, level spot. And they continue to do so now... even if it's on your couch.

Stare and follow me around? Your dog wants attention. Perhaps a walk is needed, it's mealtime, or he's hoping that you'll give him a pat or a snack.

Scratch so much? It could be any number of reasons; the most common ones are an allergy or ear infection. Work with your veterinarian to determine the cause.

Want to sleep with me? In the wild, pack members stuck together at night for warmth. Yours may simply feel more secure (and protective) sleeping next to you.

Roll over so I can scratch his tummy? It feels good! He's also spreading his scent on the ground and showing that he's submissive to you.

Eat paper? This behavior is known as pica, and it's wise to ask your veterinarian to rule out physical causes. If there's no medical reason, your dog may simply be bored and this is his way of telling you he needs more attention.

Bark so much... howl... whine? Dogs vocalize for attention and to make their presence known. Keep in mind that your dog can detect sounds at a much higher pitch than you. Hearing something that you don't may instigate the behavior.

Sleep so much? It's typical for an adult dog to sleep 12 hours a day — and more as they grow older.

WHY DOES MY CAT...

Meow? It's a call for attention. Yours simply may want to be let into or out of the house or room. She also could be telling you she's hungry, lonely, hurt, even in heat. Observe your cat closely to determine the specific reason.



Lick me? Your neat-freak cat extends his grooming to you as a way of bonding. Unless it's obsessive behavior, a tongue bath is a compliment.

Bite me when I play with her? She could be over-stimulated by your touch, which brings out aggression. Learn which touches calm, and which set a cat off.

Find the one person in the room who doesn't like cats? Cats don't like eye contact, so if someone avoids looking at a cat, the pet interprets that person as a non-threatening — and will gravitate there.

Flick her tail? Unlike when a happy dog wags his tail, when a cat lashes hers it can mean she is irritated or agitated.

Knead? It's nursing behavior that helps a kitten to stimulate mother's milk. An adult cat who continues to knead may have been weaned too early. Kneading is like a natural tranquilizer and may be accompanied by contented purring.

Rub against me? By putting his scent on you, it's his way of saying, "You're mine — and don't forget it!"

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Quarter Page	\$40	\$400	\$360
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* Typesetting			

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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 November 2023

Northfield Hills Condominium Association

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Knitting Club 7 PM 	2	3	4
5 	6 Clubhouse Committee Meeting 7PM	7 Election Day 	8	9	10	11 
12	13 CANH Meeting 5PM	14	15 Board of Directors Meeting 6PM 	16	17	18
19	20 Movie Night 6:45 	21	22	23 Clubhouse Closed 	24	25
26	27	28	29	30	31	