

March 2024

NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

the View from the Hills

HAPPY
St. Patrick's
DAY



Inside this issue:

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The View from the Hills Staff

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Editorial Policy

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

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

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

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

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

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

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AMI Fax586-739-6006
Troy Emergency.....911
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Clubhouse East
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Troy, MI 48098

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

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Amicondos.com/northfieldhills/

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CANH Annual Meeting
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Daylight Savings Time
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*March's movie " The Peanut
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FOR YOUR INFORMATION

- **“FURRY FRIENDS”:** Due to lack of reader/resident interest in sharing pictures of their pets in *the View*, the article is being eliminated. Special thanks and appreciation to those who added to each issue by sending us your pictures and comments.
- **SCAMS:** Alerts on scams have been published in *the View*, but every week local news has reported new ones popping up across the state. Be reminded of the danger of responding to any of these and inform your family and friends of them as well.
- **POOCH WASTE PICKUP:** With the warmer winter, the grassy areas in our NHCA complex are filled with scents for our pooch population. When snow does cover the grass, please remember the donations from our four-legged friends should be picked up from the grounds, whether grass or snow!



A reminder to newer NHCA residents: Picking up after your pet is in the City of Troy's Ordinance Chapter 28, as well as NHCA's Rules & Regulations, stating pets waste is to be picked up and disposed of properly. There are trash cans in the area for this purpose if you do not want to carry it home. Even during the winter months, staff regularly empties the cans. Thank you for following through on this on every walk!

- **KEEP YOUR UNIT'S WINDOWS, DOORS AND GARAGE DOORS CLOSED:** With natural gas prices high, keep in mind there is **significant heat loss** through open garage doors, windows, patio, and front doors. Remember heating costs are part of your maintenance fee. Help us to save money, thereby saving you money, by keeping them closed through the cold winter months.



**Although we have been enjoying a mild Michigan winter this year, as we had way back in 2015, this is being published “in case” our weather returns to our usual March cold with snow!*

- **SLEDDING & CROSS-COUNTRY SKIING ON COMMONS:** Now that we're into our winter months, when (and if) we do get some snow, people might be sledding and cross-country skiing around Beechwood lake and along the Rouge River area. Please recognize with the freezing and thawing of the lake water, it is NOT safe to go onto its surface.

Although sledding on the commons in the back of the clubhouse is not advised, some will sled anyway – the deep fluffy snow would be a big attraction. Please make sure you stay within the higher grassy areas, and not sled or ski any where close to the lake or river water. No one wants to experience an unfortunate accident.



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SPRING REMINDERS FOR HOME SAFETY

Ensure Fire/Carbon Monoxide Safety*

- Change batteries in smoke and carbon monoxide detectors (should be done twice a year,) and ensure units are free of dust.
- Make sure you have a fire extinguisher on each level of your home. Teach everyone in your household how to use these, and review home escape plans.

**A good "rule of thumb" is to change the batteries in detectors whenever the clocks are set ahead or back.*

- Change furnace filters. More expensive (electrostatic) furnace filters capture smaller particles and need less changing than less expensive (pleated) and the least expensive (woven fiberglass) filters.



If you have allergies, consider using electrostatic filters.

Most furnace filters should be changed twice a year - or more often, depending on manufacturer's instructions.



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5707 Whitfield	2 Bed	1.1 Bath	1 Garage	\$249,000
5210 Breeze Hill	3 Bed	1.1 Bath	No Garage	\$249,000
5109 Buckingham	3 Bed	2.1 Bath	1 Garage	\$345,000
5693 Whitfield	3 Bed	2.1 Bath	1 Garage	\$348,000

Spring is around the corner, and we have lots of buyers interested in our community. I have lived in our Northfield Hills community since 1997 and I care about the value of your investment. I will always negotiate the best price and terms for my neighbors! If you are thinking of selling your condo, please give me a call. I am committed to help you experience a smooth transition.

I recently SOLD record high in our community!

If you need information on the rental or past sales

Call your neighbor Realtor!

ELENA

SPRING
is coming





FUN, FACTS AND TRIVIA

The ancient Anglo-Saxons called this month Hlyd month meaning storm month. Its name comes from the Roman Martius, who is the god of war.

In the month of March there is our spring equinox - when day and night are the same length of time - March 19th is our official first day of spring.

- March's birth flower is the daffodil representing chivalry, respect and faithfulness.
- Aquamarine and bloodstone are its birthstones.



In the U.S. and other countries, St. Patrick's Day is held on March 17th; but in Wales they celebrate St.

David's Day on March 1st. The day is observed with the wearing of daffodils or leeks. (Both plants are their national emblems.)

March is Red Cross Month, Irish American Heritage Month, and Fire Prevention Month. This month will also bring Easter Sunday on March 31st, with March Madness, the NCAA's popular basketball tournament, from March 19th through April 9th.

There are some silly celebrations going on in March as well: If Pets had Thumbs Day, National Middle Name Pride Day, Worship of Tools Day, and Extraterrestrial Abduction Day. Seems like there is always something going on this month!

Three March sayings...one to cause us to be wary and the others to make us joyful.
- "**Beware of the Ides of March**", comes from the days of Julius Caesar. It signifies someone is about to betray you or do you harm, as on March 15th in the year 44 BC, Brutus killed Caesar.
- "**March winds and April showers bring forth May flowers.**"



- "**March comes in like a lion and goes out like a lamb.**"



Let's think Spring!



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AMERICAN RED CROSS MONTH

During March each year, the American Red Cross encourages eligible donors to join in its lifesaving mission by giving blood. Since 1943, when Franklin D. Roosevelt designated March as Red Cross month, every U.S. president has recognized the Red Cross as an organization helping people in the neighborhood, across the country and around the world.

Here are some ways individuals can help the American Red Cross:



1. Give blood – There is always a critical need for O+, O- and B- blood types.
2. Donate money - Even \$10 will help.
3. Take a class in life-saving procedures; such as, First Aid, CPR, and AED.
4. Volunteer - Volunteers make up 90% of the total workforce to carry out humanitarian work for the Red Cross. There are many volunteer opportunities, including helping with blood drives, being a digital advocate, or becoming a board member. Find local volunteer opportunities at: www.redcross.org/support/volunteer
5. Have your organization or club host a blood drive – A Red Cross representative will work with you every step of the way to help make your drive a success.
6. *Be an organ or tissue donor...Give the gift of life!

According to the Red Cross:

-Just one organ and tissue donor can save the lives of eight people and enhance the lives of more than 75 people. Organ donors made more than 42,800 transplants possible setting a record. Plus, in 2022 alone, the total kidney transplants exceeded 25,000 for the first year.

-Another one million people received cornea and other tissue transplants that helped them recover from trauma, bone damage, spinal injuries, burns, hearing impairment and vision loss.

*You can sign up as an organ and tissue donor when you renew your driver's license, or on line in the state's donor registry. Go to: <http://giftoflifemichigan.org/become-donor>

LET'S MARCH DURING MARCH*

-From various website and www.livestrong.com

*Reprinted in each year's March View.

Here are some ideas to start getting ready for outdoor spring activities by practicing them in the comfort of your home until the weather cooperates!

Marching or walking in place provides exercise to keep your heart healthy and manage your weight. Aerobic exercise, which is exercising "with oxygen," makes your heart and lungs more efficient, increases your energy, improves your mood, reduces stress and tones your muscles.

Doing these requires no specialized equipment and provides an option for exercise or a means to maintain your fitness routine even when you're traveling.



You will need: Walking shoes, as these protect your feet and joints from pressure.

A watch with a second hand or another device to check your time/rate.

1. Walk in place at an easy pace, swinging your arms naturally, for five minutes to warm up your muscles. Warming up pumps blood to your muscles and gradually increases your heart rate to prepare for exercise.



2. Warm up by doing basic stretches before continuing your exercise session. For example, put one foot on a low stool or sturdy chair and reach for your toes to stretch your hamstrings. Perform this stretch twice for each leg. Reach toward the ceiling, alternating hands to stretch your sides and shoulders.

3. Walk in place at a moderate pace. Your exercise level should allow you to carry on a conversation. If you begin to feel any strain or feel winded, slow down. Swing your arms naturally, relax your jaw and shoulders, stand up straight and keep your hands and elbows loose.

4. Increase your exercise intensity by marching, if you are fit enough. If you've been sedentary or are out of shape, stick to walking in place until you become more fit. To march in place, lift your knees with each step and raise the opposite hand to chest level, as though you're leading a marching band. Swing your arms with gusto to increase the intensity.

5. Monitor your heart rate* as you walk or march in place to check you are in your target heart rate range. Exercise for 20 to 30 minutes each session for aerobic benefits. For weight loss, exercise for more than 30 minutes each session when you become fit enough to do so.

6. Cool down from your marching or walking in place exercise session by walking slowly for three to five minutes after completing your planned exercise time. This helps your heart rate and breathing to return to normal.

To calculate target heart rate you can find your maximum heart rate by subtracting your age from 220. Ex.: Age 40 subtracted from 220 = 180 maximum heart rate. Then, multiply your maximum heart rate by .65 and then by .85 to determine your target heart rate range for aerobic exercise.



Always remember your physician's recommendations should dictate what activities are right for you!



DAYLIGHT SAVING TIME

Daylight Saving Time – also often referred to as "Summertime" or "DST" is a way of making better use of daylight in the evenings by setting the clocks forward one hour during the longer days of spring, then setting them back again in the fall.

This year, daylight saving time begins at 2:00 a.m. on **Sunday, March 10th** when most U.S. states will be "**springing forward**" an hour.

Since the federal government doesn't require U.S. states or territories to observe daylight saving time, residents in Arizona, Hawaii, Puerto Rico, and the Virgin Islands won't be moving their clocks ahead.

It was Ben Franklin—of "early to bed and early to rise" fame—who was credited as being the first person to suggest the concept of daylight saving time. He imagined the resources that might be saved if he and others rose before noon and burned less "midnight oil."



In 2005 the Energy Policy Act was enacted mandating a controversial month-long extension of daylight saving time, which began officially in 2007. The revised start date is currently the second Sunday in March through the first Sunday in November.

Let's remember the saying: "**Spring ahead. Fall back.**"



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Healthy Treats for Happy Pets

Are you overfeeding your pet — or feeding them the wrong things? Pet obesity is a growing problem. Here's how to reduce it in your home.

We love our pets. And when they look at us from those big, round, eyes that radiate the love back, or when they're well behaved, we want to reward them for the joy they add to our life. That reward often comes in the form of a treat.

But are we rewarding our pets too much and too often? Are they being overfed and under exercised? A recent study by the Association for Pet Obesity Prevention, which found about half of all dogs and cats in American homes to be overweight or obese, would indicate yes. You should be able to easily feel your pet's ribs. If you can't do it, you should consult with your veterinarian for a professional assessment and weight loss plan. Even just one extra pound can cause or exacerbate medical conditions including heart disease, diabetes, arthritis, orthopedic problems, and even lead to a shortened life.

Cats in the Kitchen

The average cat weighs between 6 and 20 pounds, depending on breed and sex. As adults, they require 20-to-30 calories per pound of body weight a day. So a 10-pound cat needs 200-300 calories daily to stay within a healthy weight.

There's nothing wrong with giving your cat a treat, but the portion size should be small. Veterinarians advise feeding a cat no more than 10 percent of her daily nutrition from treats. If you can't resist indulging kitty with more, make sure that you reduce the amount of regular food she gets.

Home cooks can easily prepare fresh liver, fish, and egg treats for cats and a variety of commercial cat treats is available in supermarkets, pet stores, and online. One popular pet care website offers catnip and cat grass, chicken and bonito slices so thin they can dissolve on the tongue, tiny flavored rice treats, and freeze-dried liver snacks.

Since most treats add nothing but calories to a cat's diet, many pet lovers instead treat their cats with catnip or cat grass, which has negligible nutritional value and can be grown at home.

The Dog Dish

Dogs aren't as particular as cats in what they like to eat (think of some of the things you've caught yours munching on unauthorized!), so a wider range of treats appeals to them.

As with cats, though, treats should make up no more than 10 percent of a dog's daily nutrition. Know that feeding a dog biscuit is the equivalent of feeding a child a candy bar, so try a smallest-size multigrain, undyed biscuits. And your dog won't notice if you break one in half to give part now and part later.

Do you like cheese and crackers? Careful about tossing some to your pet. One ounce of cheese to you is like a Big Mac to a 50-pound dog! For canines that are above their ideal weight, choose chew toys and rawhides rather than caloric treats.

If you wonder how many calories are in your pet's food and treats, read the label. You can find major brand-name goodies for dogs and cats listed at <http://www.petobesityprevention.com>. If yours isn't listed, contact the manufacturer. And keep in mind that time spent playing with your cat or taking your dog for an extra-long walk is the treat they treasure most.

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ST. PATRICK'S DAY

St. Patrick's Day was originally observed as a Catholic holiday and then became an official feast day in Ireland in the early 17th century.

Named for Saint Patrick, the most recognized patron saint of Ireland; it is now celebrated internationally on March 17th each year. This day celebrates a religious feast day and the anniversary of his death in the fifth century.

It has been said St. Patrick used the shamrock - a three-leaved plant, to represent the Trinity. Today, it has become the leading symbol for St. Patrick's Day. In Irish songs the "wearing of the green" means to wear a shamrock on one's clothing.

Most agree one reason St. Patrick's Day might have become so popular is that it takes place just a few days before the first day of spring – noting that it is truly "the first green of spring."

St. Patrick's Day parades are held all over our nation. Nearly three million people line New York's 1.5 mile parade route to watch the four-hour procession. Michigan has quite a few parades and activities celebrating St. Patrick's Day including Detroit's parade involving at least 10,000 participants.

Good news! You needn't be Irish to enjoy the festivities. Everyone is welcome to the 66th Annual Detroit St. Patrick's Day Parade being held on Sunday, March 10th at Michigan Avenue. Bundle up, wear your green, and enjoy the festivities.

In addition, the annual Corktown races will be held on March 10th, with many other activities in the Detroit area scheduled for the whole week.

Wishing our *View* readers a very Happy St. Patrick's Day!



Be a good condominium neighbor!

As we all know, living in a condominium community is much different than living in a neighborhood with homes and yards of your own. We all share the common areas and must co-exist together, so be courteous and kind to your neighbors and follow the list of items below.

- Watch your noise level inside your unit, in your patio areas and even outside at night.
- Please **do not** park in front of garage doors.
- Please **do not** take out trash cans until dusk on Sundays, so neighbors and guests do not have to see your full trash cans for more than 24 hours.
- Bring in trash can(s) by Monday evening (so your neighbors do not have to dodge empty trash cans blowing in the driveways and parking areas).
- Let someone at the clubhouse know if a light is out in your court.
- Make sure your guests are not parking in reserved parking spots.
- Pick up after your pets if they soil the common grounds and in your patio area.
- **Do not** leave items on front porches and in front yard area such as toys, trash cans, recycle bins, bikes, etc.
- Please move vehicles during snow removal so all parking spots can be cleared.
- **Do not** let dogs bark excessively.
- **Do not** let pets (cats and dogs) roam freely.

St. Patrick's Day Shamrock Pie

All recipes.com

Ingredients

Crust:

- 1 ¼ cups graham cracker crumbs
- 5 tablespoons unsalted butter, melted
- 2 tablespoons white sugar

Filling:

- 1 (14 ounce) can sweetened condensed milk
- 4 large egg yolks
- ½ cup key lime juice
- 2 tablespoons key lime zest
- 1 tablespoon honey
- 2 drops green food coloring, or as needed

Directions

Preheat the oven to 350 degrees F (175 degrees C). Set a rack in the middle of the oven.
Stir graham cracker crumbs, butter, and sugar together in a bowl until combined. Press the magical creation into the bottom and sides of a 9-inch pie plate.
Bake in the preheated oven until set, about 10 minutes.
Let crust cool on a wire rack; leave oven on.
Whisk condensed milk and egg yolks together in a bowl until well combined. Add key lime juice and zest; mix well. Whisk in honey to combine. Add food coloring gradually, whisking until filling is green enough for you.
Pour filling over the crust.
Bake until nearly set, 16 to 18 minutes. Let cool completely on the wire rack so pie can set fully, at least 30 minutes. Cover and refrigerate, 8 hours to overnight.

Cook's Note:

Use slightly less lime juice if using regular limes.



Whipped Lime Dessert

Recipe By: Cooking Grandma

For this dessert you can use any flavor gelatin (I personally like the green lime). It is a light sweet especially good after a heavy meal or during warm weather."

Ingredients

- 1 (3 ounce) package lime flavored Jell-O mix
- 1 cup boiling water
- 1 cup cold evaporated milk
- 1 (12 ounce) package vanilla wafers, crushed

Directions

1. In a medium bowl, whisk together the gelatin and boiling water until dissolved. Refrigerate until thickened to the consistency of egg whites, about 1 hour.
2. When the gelatin is thick, whip the evaporated milk in a chilled bowl with chilled beaters until thick enough to form peaks like whipped cream. Fold the whipped milk into the gelatin. Rinse an 8 cup mold and fill with the gelatin mixture. Cover and refrigerate overnight, or at least until set, about 4 hours.
3. Unmold the gelatin onto a serving dish and sprinkle with cookie crumbs. Put the rest of the crumbs into a bowl and pass around the table at serving time.

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An Old Irish Wish

May there always be work for your hands to do. May your purse always hold a coin or two.
May the sun always shine on your windowpane. May a rainbow be certain to follow each rain.
May the hand of a friend always be near you. May God fill your heart with gladness to cheer you.
And may you be in heaven a half hour before the devil knows you're dead.





EASTER HOLY DAYS

This year the Western Christian holy days will be held during March...Palm Sunday, Good Friday, culminating on Easter Sunday, March 31st.

For Christians, the resurrection of Jesus is the key event in all of history. As written in the *Bible's New Testament*, the books of *Matthew*, *Mark*, *Luke* and *John* tell the divinely inspired story of events leading to Easter. According to the gospels, Jesus rose from the dead on the third day after his crucifixion.

Although the Easter bunny and Easter egg hunts have become part of the season's celebrations, **Easter** is the holiest of Christian days celebrated by Catholics, Protestants and Eastern Orthodox Christians. This year the Eastern Orthodox Christian Easter will be on Sunday, May 5th.



However you and your family honor the season, enjoy a happy Easter.



In Sympathy

Former longtime resident of Northfield Hills, Norma Ross, passed away on February 7, 2024, after a brief illness. Norma was a member of the View staff, a Court Captain, Patio Inspector and was a great team member at the Trivia Parties! She also enjoyed the pool and often brought her grandchildren to play there during their summer Granny Camp adventures.

Our thoughts and prayers are extended to Norma's three children and their families, and to her many friends in our Northfield Hills community and beyond.



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NHCA BOARD ELECTION TIMETABLE



LETTERS OF INTENT:

If you plan to be a candidate for the Board of Directors, you must complete a Letter of Intent and submit a resume. Letter of Intent forms will be available at the clubhouse after February 3.

ELECTION TIMETABLE

<u>Monday, March 4, 2024</u>	Candidates' Letters of Intent and resumes are due at the clubhouse, addressed to the Bylaws & Elections Committee
<u>Monday, April 1, 2024</u>	Ballots will be mailed
<u>Monday, May 6, 2024</u>	5 PM -- Deadline to receive all ballots
<u>Tuesday, May 7, 2024</u>	Annual Meeting -- 7:00 PM

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This day is "unofficially" celebrated in the Western World each year on April 1st.

There is no true history of April Fool's (or Fools') Day – often referred to as "All Fool's Day." It is recognized as a day for playing foolish practical jokes or making good humored, but untrue statements to family, friends, and co-workers.

The earliest association between April 1st and foolishness can be found in Chaucer's *Canterbury Tales* from 1392. Some believe it evolved simultaneously within different cultures at the same time from celebrations involving what was then the first day of spring.

The closest point in time identified as the beginning of this tradition was in 1582 when the Gregorian calendar was introduced and New Year's Day was moved from April 1st to the first of January.

In Scotland April Fool's Day is celebrated for two days. The second day is devoted to pranks involving the posterior region of the body. It is called "Taily Day." The origin of the "kick me" sign can be traced to back to this.

On April Fool's Day most practical jokes or pranks range from the simple, such as saying, "Your shoe's untied, or "Hey, what's that behind you?" The trickster usually ends it by yelling to his victim, "April Fool!"

Some Fool's Day pranks by Marketing Wizards:

-**National Geographic** revealed it would no longer be publishing nude animal photos. From now on all animals must be fully clothed to appear in their publication!



-**Pay Pal** posted on line it was launching an app to print out money directly from your phone. Of course, it never happened, but peaked interest in the company.

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Celebrate St. Patrick's Day with Delicious Soups!



Cheesy Potato Soup

INGREDIENTS

3 cups fat-free milk
1 can (10-3/4 oz.) condensed cream of potato soup
2 cups frozen Southern-style hash browns
1 cup 2% Milk Shredded Sharp Cheddar Cheese
2 slices Bacon, cooked, crumbled
2 green onions, thinly sliced

MIX milk and soup in large saucepan. Stir in hash browns. Bring to boil on high heat, stirring occasionally; simmer on medium-low heat 10 min., stirring frequently.

SERVE topped with cheese, bacon and onions. Sprinkle with freshly ground black pepper just before serving.

Special Extra

Serve each bowl with a crusty whole grain roll or bread.



Spring Pea Soup

INGREDIENTS

½ cup Lite Italian Dressing
2 cups cubed peeled potatoes.
2 pkg. (9 oz. each) frozen peas and pearl onions
2 cans (14 oz. each) low sodium chicken broth
½ cup Reduced Fat or Light Sour Cream
2 Tbsp. chopped fresh mint.

MIX all ingredients except sour cream in large saucepan. Bring to boil on medium-high heat. Reduce heat to medium-low; simmer 15 min. or until vegetables are tender.

TRANSFER vegetable mixture to blender container in small batches; cover. Blend until smooth; pour into medium bowl. Repeat until all of the vegetable mixture is pureed. Stir in sour cream.

SERVE warm sprinkled with mint.

This soup can be made ahead of time and served chilled. Store in tightly covered container in the refrigerator until ready to serve.

If desired, you can also garnish each serving with additional 1 Tbsp. Reduced Fat or Light Sour Cream. It will add 20 calories, 1.5g of fat and 1g of saturated fat per serving.

More recipes at www.Kraftrecipes.com

IRISH SODA BREAD (gluten free)

Here is a recipe for Irish soda bread that calls for rice and tapioca flour instead of wheat and it still tastes yummy! Good if wrapped and left overnight, but tastes great right out of the oven. Serve with butter, jam or a bit of honey.

Ingredients

1 ½ Cups white rice flour
½ Cup tapioca flour
½ Cup white sugar
1 tsp. baking soda
1 tsp. baking powder
1 tsp. salt
1 egg
1 Cup buttermilk

Directions

Preheat oven to 350 degrees. Grease 9 in. round cake pan.

Combine the rice flour, tapioca flour, sugar, baking soda, baking powder, and salt in a large bowl.

In a separate bowl, whisk together egg and buttermilk. Make a well in the center of the dry ingredients and pour in the wet. Stir just until the dry ingredients are moistened. Pour into the cake pan.

Since oven times vary, bake from 45 to 65 minutes in a preheated oven, or until a toothpick inserted into the center comes out clean. (The longer the baking period - the firmer the bread.) Cool on a wire rack for 10 minutes before removing from the pan. Wrapped in clear wrap or aluminum foil, this tasty bread stays fresh for a few days.

NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, January 24, 2024

Board Members Present:

Josh West, Chair; Kristy Watkins, Vice Chair; Kent Cathcart, Treasurer; Kathy Katz, Director; John Ballantine, Director; Community Manager, Kathleen Deburghraeve; Sean O'Brien, Maintenance Superintendent

Absent: Mike Malley (attended by Zoom)
Gary Newville (attended by Zoom)

1. Chairman's Comments

- We have the continuous problem of people not moving their cars when it snows. We do not come through the courts more than once. People must move their cars.
- Speeding is still a problem in the courts.
- The new pool heater will be installed in March, the cost is \$31,000.
- Zoom is still an option for meetings.

2. Resident Forum

- A homeowner stated that there is a boulder at the end of the drive of Courts K, L, M, N, and O, and it is a concern. Her car was scrapped by it, and it was costly to get fixed. Per S. O'Brien, years ago, the Board had them placed there so people didn't drive over the grass. Per J. Ballantine, the ones on Brentwood are city property. Add to agenda.
- A homeowner stated that there is a drain in the parking lot of her court. Can we flag the drain? Plow drivers do not know where they are located. S. O'Brien will make sure that drivers are aware of this.
- A new homeowner noticed people doing a lot of interior renovations, are there any regulations on this, do they have permits? – I am moving into a new unit and would like to know the rules. J. West encourages residents to go to the proper department with this type of concern. The Community Manager or Maintenance Superintendent could address this before the board meeting.

3. Call to Order

- Meeting was called to order at 6:02 p.m.

4. Agenda

- Approved as amended.
- Add: 13-1, Boulders

5. Approval of Minutes

- Approved as written.

6. Treasurer's Report

- Treasurer's Report included.
- Looking at the cash flow and how we spend our cash reserves. We put 50% down on a pool heater, we will continue the roofing project (7-9 buildings), we will do asphalt in the fall, and we will do \$20,000 in tree maintenance.

7. Management Report

- Report Included.

8. Committee Reports

Activities Report

o N/A

Clubhouse

o N/A

Grounds

o N/A.

City Liaison

o We have 3 new light up speed limit signs.

CANH

o N/A

9. Correspondence

- N/A

10. Unfinished Business

- Increase Clubhouse rental fee – Looking to raise the rate from \$200 to \$250. Motion by G. Newville to increase to \$250, 2nd by K. Cathcart. We will still honor the \$200 if already booked and contract has been signed.

- Billiards Room – Party guests will not be allowed to use the Billiards Room. If the contract was signed prior to February 1 then guests will be allowed to use it.

11. New Business

- Boulders – The Board agrees that the boulders will stay.

12. Residents Comments

- A homeowner asked how much the clubhouse checking account has in it? The chairs are dirty and outdated, they need to be replaced. We need to move on this and new carpet ASAP.
- A homeowner said that the boulders are not original; they were added later. The Rules and Regulations need to be looked over and updated. K. Deburghraeve stated that she has already been working on this.
- G. Newville – What is happening with the ACH payments? K. Deburghraeve answered that AMI got a new Operating System and is still working on it. It should be working soon.

All residents need to make sure the clubhouse has updated contact information. We need phone numbers and email addresses for everyone. We also need emergency contacts.

Per S. O'Brien – As far as people not moving their cars when it snows, this year was by far the worst year yet. Residents need to start getting fined.

~~~~~

## Siobhan Gannon

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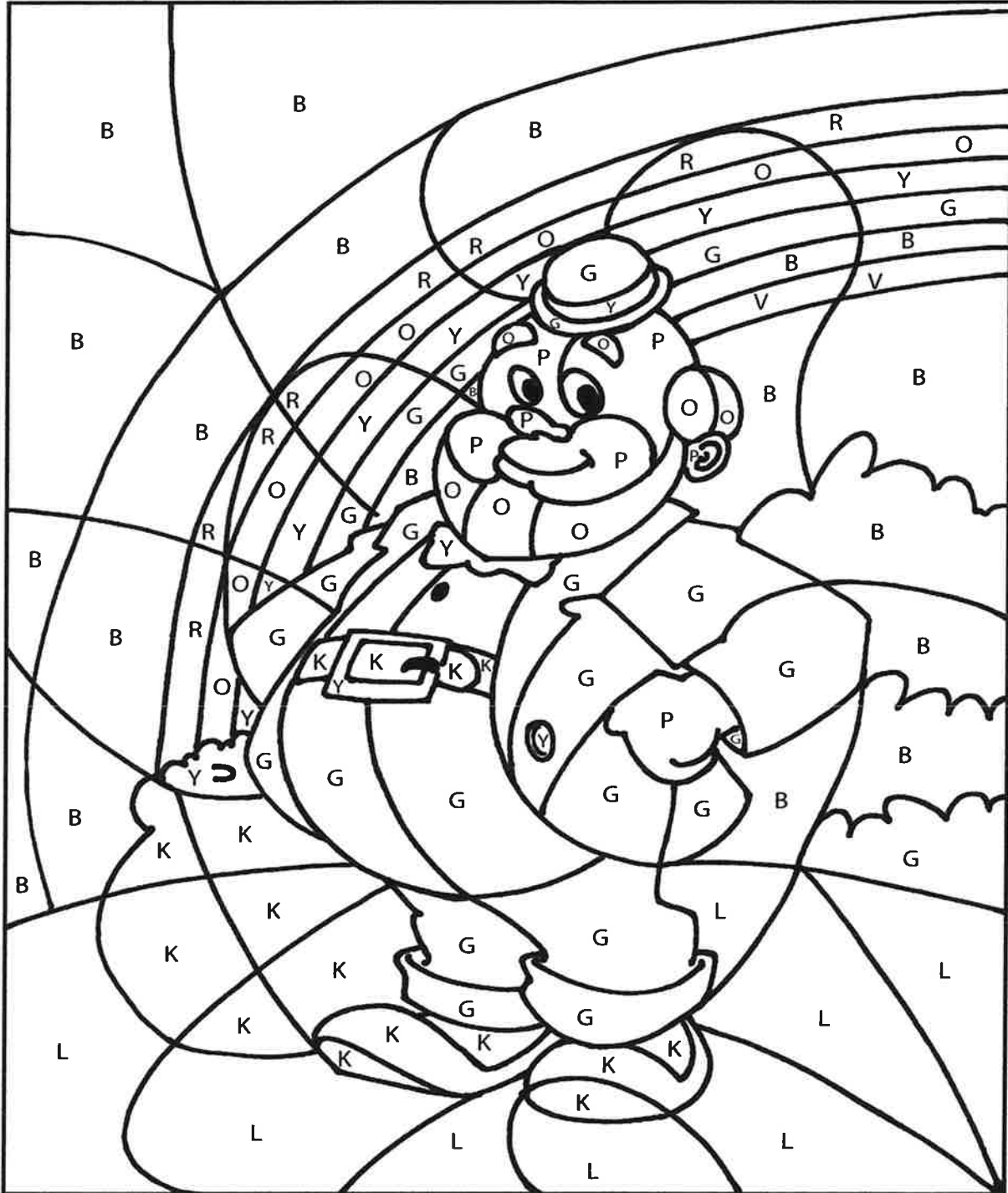
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***Daughter of Longtime Northfield Hills Resident***

**CENTURY 21** Curran & Oberski

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









For further information, please call

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## MONTH of March 2024

### Northfield Hills Condominium Association

| Sunday                                                                                                                                       | Monday                                                                                                       | Tuesday                                                                                                 | Wednesday                                                                                                                | Thursday | Friday                                                                                                               | Saturday |
|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------|----------|
|                                                                                                                                              |                                                                                                              |                                                                                                         |                                                                                                                          |          | 1                                                                                                                    | 2        |
| 3                                                                                                                                            | 4 Clubhouse Committee Meeting 7PM                                                                            | 5                                                                                                       | 6                                                                                                                        | 7        | 8 International Women's Day<br> | 9        |
| 10 1st Day of Ramadan<br>                                 | 11 CANH Meeting 5PM                                                                                          | 12                                                                                                      | 13                                                                                                                       | 14       | 15                                                                                                                   | 16       |
| 17<br>                                                    | 18 Movie Night 6:45PM<br> | 19 Spring Begins<br> | 20 CANH Annual Meeting 7PM<br>        | 21       | 22                                                                                                                   | 23       |
| 24 Palm Sunday<br>31 Easter Sunday<br>Clubhouse Closed<br> | 25                                                                                                           | 26                                                                                                      | 27 Board of Directors Meeting 6PM<br> | 28       | 29 Good Friday<br>              | 30       |