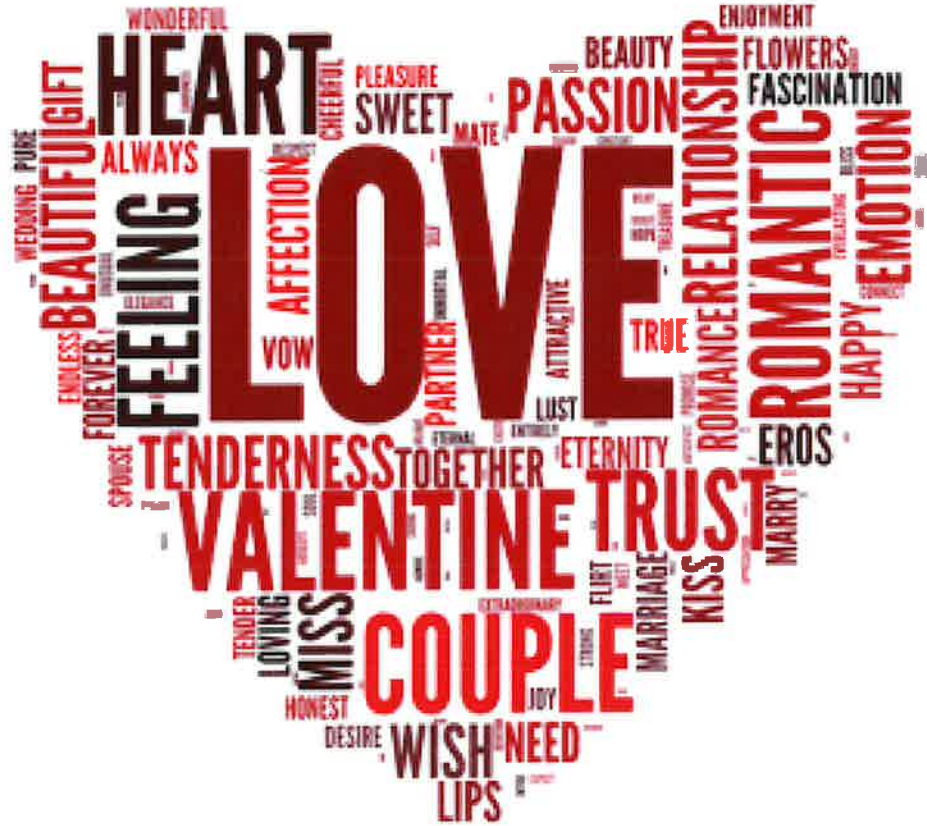


the View from the Hills

February 2025



Happy Valentine's Day

Inside this issue:

- Black History Month
- Happy Birthday Troy!!
- Valentine's Day
- Presidents' Day
- American Heart Month
- Seven Ways to Help Your Pet De-Stress



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

February
2025

WINTER BODY SHOP REMINDER



If you plan to use the Body Shop you **must** bring extra shoes to enter and exercise.

Thank You

**Please patronize our
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Please Do Not Feed Birds/Small Animals

Northfield Hills is having problems with small animals getting into some of the units due to residents feeding them.

**Ice melter is available
in the Clubhouse**



**vestibule
24-7**

Reminder

All holiday lights must be removed by March 1st and lights cannot be lit after January 15th.

**Movie Night's Are
Back!**



**February 10th
at 6:45 PM**

February's movie: "Upside"





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I would like to start by saying Happy New Year to everyone. Let's all plan on having a healthy, happy & prosperous 2025.

Our Water Costs are Exploding – Too Much Wasted Dollars on Running Toilets!

As you know, this year we had an increase in your maintenance fees. This was due to many factors, such as: The water bill, the gas (heating) bill and the price of almost everything else we do to make Northfield Hills run and be the outstanding condominium complex that it is. There are some things the Board of Directors would like to talk about to help keep prices down, so we won't need to raise your maintenance fees again.

First is our budget for water. We budget \$350,000 per year for water. And one of the biggest culprits of high-water bills is leaking toilets. If you have a toilet that is outdated, we encourage you to get a new one installed.

Below are some stats on toilet water usage:

Design improvements have allowed toilets to use 1.28 gallons per flush or less while still providing equal or superior performance. This is 20% less water than the current federal standard of 1.6 gallons per flush.

How many gallons of water does a household use per month for toilets

1 person	3,000	2 people	6,000
3 people	9,000	4 people	12,000

The EPA reports that an average **leaking toilet can waste about 200 gallons of water every day**. Toilets made from the early 1980s to 1992 used 3.5 gallons per flush (13.2 liters per flush-LPF) or more. Toilets made prior to 1980 typically used 5.0 to 7.0 or higher gallons per flush (18.9 to 26.5 LPF).

More modern toilets concentrate on using water velocity, not volume, and can achieve better results using far less water. The new EPA Watersense label is given to toilets that meet new standards for water efficiency. They can reduce water usage by as much as 60%.

There are also sewage charges that factor in cost savings. If anyone would like to see them, you can pick up a copy at the clubhouse or you can go to the Northfield Hills Website (Northfieldhillsoftroy.com), we have posted the information there.

Using the numbers that we are currently seeing, if half of Northfield Hills (323 units) had toilets installed prior to 1992 and changed them out to current toilets, the savings would be:

- 2-person condo = \$32,886 savings per year
- 3-person condo = \$49,320 savings per year

(Community View, continued.)

The next item we would like to discuss is our heating bill. Our budget for heating fuel is \$345,000 per year. *As we drive through the courts, we can't help but notice how many people leave their garage doors and windows and front doors open, thus letting out the heat and making it cold in your unit, forcing the heat to run continuously. This costs the association a lot of money.* **Please keep your doors and windows closed during the winter months.** Also, if you go on vacation, we suggest turning your heat down to 60 degrees and shutting off your water.

Sean O'Brien, our Maintenance Superintendent, suggested if anyone would like help in shutting off water to your unit or would like information on replacing a toilet, please give him a call at 248-641-9070.

Let's all work together to not only preserve water and energy, but to keep your money in your pockets.

Kathleen Deburghraeve



Your Northfield Hills Medicare Advocates

Gayle M. Zech

248.802.4290

gayle.zech@gmail.com



Gwen M. Smith

248.320.8369

gwensmith79@yahoo.com

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FOR YOUR INFORMATION



Here are two NH Bylaw issues that have been published many times, especially during the winter months, but circumstances show they need to be addressed again.

➤ ***PARKING IN DRIVEWAY IS AGAINST THE NHCA BYLAWS:***

Please remember: **It is against our bylaws** to park in your driveway if your car covers any part of the sidewalk or street. It is also against the law in the City of Troy.

February usually brings snow, and when we have snow, both your and your neighbor's driveway, approach and porch **will not be shoveled or plowed if your vehicle is in the driveway**. Please remind your guests of this rule. Important to remember: **If you have a garage**, the bylaws state that **your garage is your parking spot!** You must park your car there. Parking is at a premium.

➤ ***LEAVING WINDOWS, DOORS AND GARAGE DOORS OPEN:***

With natural gas 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 save money (thereby saving you money), by keeping them closed through the cold winter months.

➤ ***SAFETY REGARDING THE LAKE:*** Sledding down hills which lead to **Beechwood**

Lake is to be done with caution. The lake is part of the River Rouge system and is a flowing body of water. It does not freeze over entirely and should NOT be walked, skated or sledded on. Please remind your visitors of this as well. Be smart and safety conscious.



➤ ***LOST & FOUND:*** NHCA has a box at the Clubhouse where these items will be kept. Anyone who has found hats or gloves or any other item, may turn them in to staff. If you have lost something, please check with clubhouse staff to see if it has been found. Smaller found items are kept at the front desk.

➤ ***LEAVE A KEY:*** We are reminding you again how important it is for all residents to **leave a key** to their unit at the Northfield Hills Clubhouse, which will kept in a secure lock-box and only be used in case of an emergency. With power outages possible, especially during winter months, it is imperative this is done. In addition, it is just as important to **make sure your emergency contact** information is current and on file.



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1814 Brentwood	2 Bed	1.1 Bath	No Garage	\$254,999
1835 Brentwood	2 Bed	1.1 Bath	No Garage	\$239,000
1662 Brentwood	3 Bed	1.1 Bath	No Garage	\$270,000
5331 Breeze Hill	3 Bed	1.1 Bath	No Garage	\$272,000
5234 Breeze Hill	3 Bed	2.1 Bath	1 Garage	\$349,000

SOLD:

1778 Brentwood	2 Bed	1.1 Bath	No Garage	\$239,000
5238 Breeze Hill	3 Bed	1.1 Bath	No Garage	\$295,000
5331 Breeze Hills	3 Bed	1.1 Bath	No Garage	\$272,000
1598 Brentwood	3 Bed	2.1 Bath	1 Garage	\$320,000
5395 Breeze Hill	3 Bed	2.1 Bath	1 Garage	\$320,000

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“DOG FIGHT”

Stagecrafters, Baldwin Theatre (2nd Stage), Royal Oak

Dates: Thursday through Sunday 2/7th – 16th Cost: \$25. plus \$3. Service fee

- Set in the 1960s, four young men have a memorable night out before their deployment to Vietnam. A coming-of-age story, with award winning musical score. Rated: Mature
Information and reservations at: www.stagecrafters.com



“SHERLOCK HOLMES”

Stagecrafters, Baldwin Youth Theatre (Main Stage), Royal Oak

Dates: Thursday through Sunday 2/17th – 3/2nd Cost: \$15. plus \$3. Service fee

- Holmes & Watson race to stop arch-enemy Moriarity from his evil plans. An action packed, humorous play filled with the typical suspense of the series. Rated: General

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February Fun, Facts & Trivia

The month of February is the shortest month of the year; this is true even when it would be a leap year, which adds one more day to the month. Imagine those born in a leap year, which only occurs every four years.

There are two different ideas of where its name came from . . . it is from either the Italian god *Februus* or from *februa*, which signifies the festivals of purification celebrated in Rome during this time.

Believe it or not, up until 713BC the Romans had no name for January or February on the grounds the winter months didn't deserve them. Plus, had you known February is the most misspelled and mispronounced of all months?



- The birthstone is the Amethyst which symbolizes spirituality, wisdom and security.
- The flowers are the Violet designating faithfulness and loyalty or the Primrose symbolizing innocence and new beginnings.

February is Black History Month and American Heart Association Month. This year Super Bowl LIX will be held in New Orleans on February 9th.

There is Ground Hog Day on the 2nd and "National Love Your Pet Day" on the 20th.



Since it is Dental Health Month - for us, as well as our furry friends, February is American Tooth Fairy Smile Month!

It is also Hot Breakfast Month, Snack food month and "Return Shopping Carts to the Supermarket Month."



Valentine's Day on the 14th makes sense for February being National Chocolate Lover's Month. Many of us think *every month* is a good time for enjoying chocolate!

February folklore says:
"Fogs in February mean frost in May."
Let's hope that is incorrect!

~~~~~



Answers to **Trivia** True or False.

**All true.**

Now go back and think about #16!



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## BLACK HISTORY MONTH

Since 1976, *Black History Month* has been celebrated annually in the United States and Canada during February. The month is a tribute to those people and events in the history of the African Diaspora - the movement of Black Africans and their descendants to places around the world - predominantly to the Americas, then later to Europe, the Middle East and other places around the globe.

Many events have been planned in cities across the U.S. Locally, the Detroit Institute of Art and The Henry Ford Museum in Dearborn are holding celebrations.

This year at the Museum, the focus will be on "African Americans and Labor," highlighting innovators, inventors and entrepreneurs. Various exhibitions, speakers and performances of interest will be available to attend. These are free with the Museum entrance fee.



Once again, the Michigan Café will be offering African-American inspired recipes only available during February. For prices and details on events, visit: [www.thehenryford.org](http://www.thehenryford.org)



## Happy Birthday Troy!!



2025 marks the 70<sup>th</sup> birthday of our city. In 1955, the city we now know as Troy was a largely rural community, anchored by three commercial districts – Troy Corners (at the intersection of Square Lake and Livernois), Big Beaver (at the intersection of Big Beaver and Rochester Road), and Halsey Corners (at the intersection of Maple and Livernois.) Most of the area was farmland, but there was also a natural salt-water swimming pool at the corner of Long Lake and Rochester Roads, which was quite popular, as were the barn dances held at May's Barn.

Troy's history that first year was very dramatic, which led us to going from a rural community to the thriving commercial center city that we have today 70 years later.

### What are YOUR recollections?

Many long-time residents may remember when there was a barn where Troy High is now. And when Long Lake was a two-lane road. Or when there was a farm stand at the corner of Crooks and Long Lake – which sold great corn!!

(Source: historical information was obtained from *Troy, A City from the Corners*, edited by Lorraine Campbell, Arcadia Publishing, 2004)





## "GROUNDHOG DAY"

Every year since the 1800s, Groundhog Day has been observed the second day of February – both in the U.S. and in Canada. This year, Groundhog Day falls on Sunday, February 2<sup>nd</sup>. Hard to believe, but in some states this day is observed as a public holiday.

Groundhog Day came about because of a German superstition. They thought if a hibernating animal cast a shadow on February 2<sup>nd</sup> that winter would last for another six weeks. If there was no shadow, spring would come early.

The German tradition holds that if the sun comes out on Candlemas, the hedgehog will see its shadow and six more weeks of winter will follow. It may have begun as a bit of "folk humor." When German settlers came to Pennsylvania they continued this practice, using groundhogs instead of hedgehogs to predict the weather.



Historically, this day is observed through the behavior of a particular "weather forecasting" groundhog named *Punxsutawney Phil*, who lives in his burrow on Gobbler's Knob in Punxsutawney, Pennsylvania for a short period preceding February 2<sup>nd</sup>.

Fables state at other times he lives downtown with a groundhog named Phylis!

On the 2<sup>nd</sup> of February, Phil comes out from his burrow and looks for his shadow. If he sees his shadow and goes back into the burrow, then the U.S. will have an extended winter of six more weeks.

If he does not see his shadow and remains outside, it means winter will soon end and spring will arrive shortly.

Perhaps you're wondering how Phil has lived long enough to still be carrying out this tradition. Legend has it that he has been given a secret potion over the years which has the power to extend the life of a groundhog by six years every time he drinks it!

Remember to watch the local weather stories to find out if either Phil or our very own Woody (who lives in Howell,) has seen his shadow.

It would be really nice if spring comes soon!

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## VALENTINE'S DAY

**Saint Valentine's Day**, shortened to **Valentine's Day**, is a day celebrating love and affection, which is expressed to someone by giving flowers or candy, or sending greeting cards - known as "*valentines*".

Historically, some say the day was named after one or more early Christian martyrs named Valentine. The most commonly accepted idea is that February 14<sup>th</sup> is the day Saint Valentine was executed in the year 270. While in prison it is believed he had cared for his fellow prisoners, so Pope Gelassius named that date as Valentine's Day.



In 1969, Pope Paul VI deleted it from the Roman calendar of saints, but its religious observance is still allowed. Its symbols are the **heart** - particularly in reds and pinks, and pictures of Cupid.

**Cupid** is usually portrayed as a small winged figure with a bow and arrow. In mythology, he uses his arrow to strike the hearts of people. Those who have fallen in love are sometimes said to be "struck by Cupid's arrow."



Even though as far back as the Middle Ages, valentine greetings were popular, it wasn't until after the year 1400 when written valentines began to appear.

Americans began exchanging handmade valentines in the early 1700s. The first commercially produced Valentine's Day greeting cards were created in the 1840s by Esther A. Howland, known as the "Mother of the Valentine." Hers were elaborate creations with colorful pictures, lace and ribbons.



**Happy Valentine's Day  
from the View Staff**

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## BOARD GAMES ANYONE?



The activities committee is trying to create an email list of interested neighbors who would like to play board games once a month. 16 years and up. If this is you, please leave your email address at the clubhouse with one of our staff members or email the activities committee at [dianemsh@gmail.com](mailto:dianemsh@gmail.com).

Also, we are always looking for new ideas for fun events we can hold at the clubhouse ideas? Email at the above email address or leave your name, phone number and idea at the clubhouse.



## Super Bowl Mexicali



### Bean Dip

Here's an easy-to-prepare dip which is a crowd pleaser at any party.

#### Ingredients:

1 can (15 oz.) refried beans  
4 oz. cream cheese – softened  
12 oz. cup of sour cream  
1 bunch of chopped green onions (scallions)  
1/2 jar (use 6 oz.) salsa  
1 pack taco seasoning mix  
4 oz. diced green chili peppers  
dash of oregano  
1/2 to 1 cup grated cheese (Mexican)

-Combine all ingredients, except the cheese.

-Place in an 8x10 pan, sprinkle top with cheese.

-Bake in 300° oven for approx. 1 hr.

Serve with corn chips or snack crackers for dipping.



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## PRESIDENTS' DAY

This federal holiday will be observed on **Monday, February 17<sup>th</sup>** this year. It is intended to honor all our American presidents, but most significantly **George Washington** and **Abraham Lincoln**. Washington was born on February 22, 1732 and Lincoln on February 12, 1809.



Many of us might remember when Lincoln's and Washington's birthdays were celebrated as separate holidays. History notes that in 1971 the holiday became popularly known as Presidents' Day after it was moved to a part of that year's *Uniform Monday Holiday Act* - an attempt to create more three-day weekends for the nation's workers.



While states do observe Presidents' Day, others still honor the individual birthdays of Washington and Lincoln with special events.

"Presidents' Day" has also become known for advertisers holding a three-day or week-long sales events.

Let us all celebrate with respect and give thanks for all of our U.S. Presidents and their contributions to our "One nation under God."



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*References available upon request*

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## ***American Heart Month\****

*\*Repeated each February as it is important information for our NH residents.*

Through efforts of the American Heart Association, in 1963 Congress required the president every year to proclaim February as American Heart Month.

Cardiovascular diseases, including strokes and heart attacks, are still considered our nation's leading cause of death.



Family history, eating habits, and sleeping patterns all come into the picture for susceptibility for a heart attack or stroke.

Sometimes symptoms of a heart attack or stroke are difficult to identify, as they may be different in women from men. Unfortunately, the lack of awareness spells disaster.

Here are a few signs to check for:

- Shortness of breath when you are used to doing an activity.
- Irregular pain in the lower or upper back.
- Jaw pain when doing an activity, with no dental issues.
- Lightheadedness
- Nausea or vomiting

If you are experiencing any of the above symptoms, go to your doctor immediately or to the emergency room. You can be secure in knowing medical facilities are kept under the highest level of cleanliness and safety.



For information on heart and heart health, CPR or ECC (Emergency Cardiovascular Care) training and education, visit: [www.heart.org](http://www.heart.org)

## **Stroke Warning Signs**

- Compiled from Life is Why®

A stroke is a medical emergency. Every second counts, because time lost is brain lost.

Know these warning signs and share them:

- Sudden numbness or weakness of the face, arm or leg, especially on one side of the body.
- Sudden confusion, trouble speaking or understanding.
- Sudden trouble seeing in one or both eyes.
- Sudden trouble walking, dizziness, loss of balance or coordination.
- Sudden severe headache with no known cause.

When any of these occur, check the time so you'll know when the first symptoms appeared. If a clot busting drug is given within three hours of the start of symptoms, it can reduce long-term disability for the most common type of stroke.

Don't delay on calling 9-1-1 or an EMS number immediately so an ambulance (ideally one with life support) can arrive.



# Seven Ways to Help Your Pet De-Stress



Loud noises, large groups of unknown people, other animals, young children...the list of things that can panic your pets goes on and on. But don't fret, there are several ways you can calm your pets when they begin to get overwhelmed. Like humans, dogs and cats have a fight or flight response when they feel overwhelmed or intimidated, as seen when a dog hides or a cat hisses.

## **Stay calm.**

Your pet can read your energy and will act according to your feelings. Therefore, it's imperative that you stay calm when your pet begins to get anxious. Pets might act out when they get stressed but scolding them will only make matters worse.

## **Watch your tone and pitch when talking.**

Just as pets respond excitedly to your high-pitched voice, they will also calm down if your voice does. Speaking calmly and positively to your pets will help them relax a little.

## **Put your pet on a leash.**

If your dog begins to get overwhelmed at a dog park or in a public area, keeping them on a leash can ease some of their anxiety. It will also allow you to stay calm and ease some of your stress. You can get your pet's attention more easily by keeping the leash short and letting him or her know you are there.

## **Keep your pet close.**

If you are home or in an enclosed place, letting your pet cuddle up to you can help them relax. Let them sit near you or stand between your legs so you can both breathe easier. It is important to make sure that while you're cuddling and comforting them, you

don't overdo it. If you do, you could end up confirming your pet's fears.

## **Send your pets "home."**

If your pet is at the vet and getting anxious, like so many do, putting them in their crate, or "home" can relax them. Being in a familiar environment surrounded by their scent can put them more at ease. Also, creating a border between your pet and the others in a veterinary office will provide them with additional security, remove them from the stressful situation and allow them to relax.

## **Distract them.**

If your pet begins to panic, it may be best for you to distract them. Whether that be by giving them treats or playing with them, sometimes the best thing you can do is pull their attention away from whatever is stressing them out.

## **Have a plan.**

If your pet tends to bolt when they are stressed, make sure you're thinking one step ahead of them. Always keep doors, windows and gates secured, and ask house guests to be mindful when they enter and exit your home. Also, make sure your pet is microchipped and registered, should they ever escape during a stressful episode.

The most important thing you can do as a pet parent in this situation is to be attentive to your pet's needs. If they want to hide under the couch, let them. If they cower in their crate, that's fine too. As long as they're not lashing out, let your pet react the way they want – just make sure they're safe and that you're there for them.

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Here are a few "true or false" **Trivial Pursuit** questions. Test your trivia knowledge

*Answers found in this issue.*

1. Apples, not caffeine, are more efficient at waking you up in the morning.
2. Alfred Hitchcock didn't have a belly button.
3. A pack-a-day smoker will lose approximately 2 teeth every 10 years.
4. People do not get sick from being outside during cold weather; it's from being indoors more than you should.
5. When you sneeze, all bodily functions stop, even your heart!
6. Only 7 per cent of the population are lefties.
7. Forty people are sent to the hospital for dog bites every minute.
8. Babies are born without kneecaps. They don't appear until they are 2 to 6 years old.
9. The average person over 50 will have spent 5 years waiting in lines.
10. The toothbrush was invented in 1498.
11. The average housefly lives for one month.
12. Each year 40,000 Americans are injured by toilets.



13. A coat hanger is 44 inches long when straightened.
14. The average computer user blinks 7 times a minute.
15. Your feet are bigger in the afternoon than any other time of day.
16. Most of us have eaten a spider in our sleep.
17. The REAL reason ostriches stick their head in the sand is to search for water.
18. The only two animals that can see behind themselves without turning their heads are the rabbit and the parrot.
19. John Travolta turned down the starring roles in 'An Officer and a Gentleman' and 'Tootsie.'
20. Michael Jackson owns the rights to the South Carolina State Anthem.
21. In most television commercials advertising milk, a mixture of white paint and a little thinner is used in place of the milk.
22. Prince Charles and Prince William NEVER travel on the same airplane, just in case there is a crash.
23. The first Harley Davidson motorcycle built in 1903 used a tomato can for a carburetor.
24. Many hospitals make money by selling the umbilical cords cut from women who give birth. They are used in vein transplant surgery.
25. Humphrey Bogart was related to Princess Diana. They were 7th cousins.

## Unhandy Man's HandyMan Service LLC

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# NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

## BOARD OF DIRECTORS' MEETING

Wednesday, November 27, 2024

### Board Members Present:

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

### 1. Chairman's Comments

- We are spending thousands of dollars on plumbing. We just had an emergency call for a blockage that was caused by a diaper. We could not track which unit this came from. This is very costly. Please do not flush things that should not be flushed.
- The pool is closed.
- There is a new electrical system being installed at the clubhouse. We must do this for insurance reasons, the system would not pass an inspection. The cost is \$32,000.

### 2. Resident Forum

- A new homeowner asked about Winter parking. Do cars need to be moved? S. O'Brien answered yes.
- A homeowner stated that there was recently asphalt work done in the courts. It took a week due to weather. The edge of my garage is sinking. They did not do our driveways. Per S. O'Brien, the asphalt company said the driveways were in good condition and did not need to be done. It will get seal coated in April. Also, can we re-stripe the pedestrian walkway on Club East drive, this is a safety concern. Sean answered that this too will be done in April as the weather gets better.
- A homeowner said that she has had ongoing problems over the years with our sewage system. People don't realize what people put down their toilets. Flushable wipes are not flushable.
- A new homeowner had a sump pump problem. A plumber was called because it needed a new switch. I would like to be reimbursed for the \$740 that I paid. I didn't know this was not my responsibility. J. West said that this would be discussed in Executive Session.
- A homeowner said he had concerns with the way the budget was sent out last year. It is hard to explain and understand a fee increase if it only has the current year showing. In the past, they always had more than one year on it so that you could see where the changes were. K. Deburghgraeve said that she would let AMI know that this is something that we would like.
- A homeowner said that people need to advise their guests of the importance of not parking in reserved parking spaces.

### 3. Call to Order

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

#### **4. Agenda**

- Approved as amended.
- Correction – J. West comment about the number of work orders was printed wrong, it was not 7954 work orders it was 795.

#### **5. Approval of Minutes**

- Approved as written.

#### **6. Treasurer's Report**

- Treasurer's Report included.
- We are financially hanging on with inflation issues. This is reflected in next years budget. We did roofs, asphalt, and are currently having the clubhouse electrical replaced.

#### **7. Management Report**

- Report Included.
- Both Gators are down.

#### **8. Committee Reports**

##### **Activities Report**

- Trivia night was great.
- November 22<sup>nd</sup> is Friendly Feud.

##### **Clubhouse**

- Vinyl dance floor was replaced.

##### **Grounds**

- N/A

##### **City Liaison**

- N/A

##### **CANH**

- The Community Association of Northfield Hills (CANH) Annual Meeting was November 11<sup>th</sup>.

#### **9. Correspondence**

- N/A

#### **10. Unfinished Business**

- N/A

#### **11. New Business**

- Compliance with the Transparency Act – This takes effect 1/1/25. People who serve on the board must provide a valid copy of their ID.

- 2025 Budget – We met last Friday; one resident joined us. We examined the entire budget from last year and what we can anticipate for this year. Our casualty insurance will be about a 15% increase, \$155,000 to \$180,000. Most complexes are getting hit with this increase or total cancellations. Water costs are starting to exceed heating costs, we will probably see a 10% increase in 2025. We joined Dillion Energy 3 years ago; it was cheaper than Consumers Energy. We will switch back to Consumers; they are now cheaper. Healthcare costs are set to increase 12.5%. Motion by G. Newville to approve the 2025 Budget

## 12. Residents Comments

- A new homeowner asked if our fiscal year is January to December? K. Cathcart answered yes. Should we expect an HOA fee increase every year? K. Cathcart answered no.
- A homeowner would like us to put in the flyer about leaky toilets, to have them checked.

## 13. Announcements

- N/A

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Get ready for your Valentine's Day with two yummy, recipes that will sweeten up any one's Valentine. Enjoy!

## MINUTE CHOCOLATE MUG CAKE

- 1 Coffee Mug
- 4 tablespoons flour(that's plain flour, not self-rising)
- 4 tablespoons sugar
- 2 tablespoons baking cocoa
- 1 egg
- 3 tablespoons milk
- 3 tablespoons oil
- 3 tablespoons chocolate chips (optional)
- Small splash of vanilla

Add dry ingredients to mug, and mix well. Add the egg and mix thoroughly. Pour in the milk and oil and mix well. Add the chocolate chips (if using) and vanilla, and mix again. Put your mug in the microwave and cook for 3 minutes at 1000 watts. You might want to put on a plate just in case.

*The cake will rise over the top of the mug, but don't be alarmed! It will settle down. Allow to cool a little, and tip out onto a plate if desired.*  
EAT and Enjoy! (Can serve 2 if you want to share!)

And why is this recipe the most dangerous cake recipe in the world? Because now we are all only 5 minutes away from chocolate cake at any time of the day or night!



## GF Strawberry Rice Crispy Bars

Enjoy these great tasting, yet gluten-free strawberry rice crispy bars.

**Prep and total time:** 20 minutes

Ingredients:

- 1 10 oz. box of gluten-free brown rice crisp cereal
- 8 Tbsps. (1 stick) butter or margarine
- 1 10 oz. package marshmallows
- 2 cups freeze-dried unsweetened strawberries (Costco), or dried cherries or cranberries
- 1 tsp. GF strawberry extract, or vanilla or almond extract
- \*Optional: GF red sugar sprinkles

**Preparation:**

- Lightly grease a large baking sheet with butter or vegetable shortening or use parchment paper.
- Melt butter over low heat in a large pan.
- Add marshmallows to melted butter and stir over low heat until melted. Remove pan from heat. Stir in extract until blended.
- Stir in rice cereal and dried fruit and gently coat cereal with marshmallow mixture.
- Pour rice mixture onto prepared baking sheet. With buttered fingers press the mixture flat. Allow to completely cool before cutting into squares.
- \*Optional: Sprinkle with red decorative sugar





# Directory of Advertisers

## Computer Technical Services

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

## Gardening Services

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

## Handyman/Home Improvement Services

Unhandy Man's Handy Man Service

Brent Demicoli .....989-942-7411

## HVAC

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

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

## Miscellaneous Services

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

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

## Miscellaneous Services (Continued)

Medicare Advocates

Gwen M. Smith.....248-320-8369

Gayle M. Zech.....248-802-4290

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

## Realtors

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 January 2025

**PLEASE SUPPORT OUR VIEW ADVERTISERS**

|               | Rate<br>per month | Cost for ten issues<br>if paid monthly | Prepay for ten issues<br>GET ONE FREE!!! |
|---------------|-------------------|----------------------------------------|------------------------------------------|
| Full Page     | \$85              | \$850                                  | \$765                                    |
| Half Page     | \$65              | \$650                                  | \$585                                    |
| Quarter Page  | \$45              | \$450                                  | \$405                                    |
| Business Card | \$20              | \$200                                  | \$180                                    |

### \* 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.

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 February 2025

### Northfield Hills Condominium Association

| Sunday                                                                                                     | Monday                                                                                    | Tuesday | Wednesday                                                                                                                 | Thursday                                                                                              | Friday                                                                                                                      | Saturday |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------|
|                                                                                                            |                                                                                           |         |                                                                                                                           |                                                                                                       |                                                                                                                             | 1        |
| 2<br>                   | 3 Clubhouse Committee Meeting 6PM                                                         | 4       | 5                                                                                                                         | 6                                                                                                     | 7 Super Bowl luncheon @ Noon<br>       | 8        |
| 9 Super Bowl Sunday<br> | 10 Movie Night 6:45 PM                                                                    | 11      | 12                                                                                                                        | 13 Mardi Gras<br> | 14<br><i>Happy Valentine's Day</i><br> | 15       |
| 16                                                                                                         | 17<br> | 18      | 19                                                                                                                        | 20                                                                                                    | 21                                                                                                                          | 22       |
| 23                                                                                                         | 24                                                                                        | 25      | 26 Board of Directors Meeting 6 PM<br> | 27                                                                                                    | 28 Ramadan Begins at sundown                                                                                                |          |