

the View from the Hills

May 2025



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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.

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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As I sit in my office today, it's 75 degrees and yesterday was a whopping 83 degrees. I can't help but be excited for the beautiful seasons of Spring and Summer. Staff uncovered the swimming pool this week. It takes about a month to get the pool water perfect, so we will be ready to open on Memorial Day Weekend.

Weather permitting, the mulch will all be down in your flower beds by Mother's Day – May 11th.

Please remember this is the time you should be looking at your patio and cleaning it up if needed. The patio inspections will start on June 1st. If you have garbage in your patio, get rid of it. If you have weeds, spray them so that they die or pull them, whichever is easier for you. Keep in mind with patios being so close together your neighbors see it too.

In doing patio inspections, I have seen so many beautiful patios but right next door is a patio filled with weeds, trash, pet feces, etc. That is so unfair to your neighbor who has to see it and or smell it daily. **Please take care of your patio.** If you need help with your cleanup, call us at the clubhouse and we can put you in touch with people who would do that; obviously for a price. The workmen's rates would apply, as we have no say over how they will charge you.

This summer we will also be working on new roofs for another three courts. This is our third year of an eight-to-nine-year project. We will also be continuing with the asphaltting project.

Our pool bands did not change colors from last year. The Adult's are red/blue and the Kid's are yellow/green. If you have lost your pool band, you can get a new one, but the charge is \$20. per band and we only allow you to purchase bands once.

Also, it's been said before, but it bears repeating: **Do not talk to the lifeguards while they are on duty.** They have a job to do...it is to save lives and make sure the pool is as safe as possible. If we see from inside the clubhouse that people are standing near and chatting to the guards, they get in trouble. Our lifeguards are young and do not like to tell people, "I can't talk", because they are polite and it embarrasses them. Please do not put them in that position.

When the weather starts to get nice, our Staff always notices, because the office phones ring much more than usual. This is good because we know people are out and about and moving around more - seeing things that need to get done. No more lazy winter days, time to get moving. If you are not sure who is responsible for fixing whatever you need done, always call us at the clubhouse first and we can tell you. If you call someone out to fix your issue, only to find out it could have been done by our maintenance staff, you will not be reimbursed.

Lastly, I have received quite a few complaints recently regarding people storing trash bins in their front yards or on their front porch. This is absolutely against the rules at Northfield Hills. We know it is not easy if you live in the middle of a building, with no garage and must walk with them from your patio to the front yard; but it is your only option unless you store them inside your home, then carry them through your condo on trash day. Do not risk getting a fine. The first fine is \$50., second \$100. and every fine after that is \$500. Please help keep Northfield Hills the beautiful community it is!

Kathleen Deburghraeve

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Condo Corner

May
2025

Mark Your Calendar :

NHCA Annual Meeting
Tuesday, May 6th
7PM at the Clubhouse.



Movie Night



May 19th
at 6:45 PM

May's movie: "Elvis"

PATIO INSPECTIONS
COMING SOON!



**Time to tidy up your
patio.**

~ Get Ready For ~

**NHCA Pool Opening
May 24th at 11 AM**

**See pool/guest rules in this issue of
the View**

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

Important Information for Rental Units:

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

**Remember: it is the responsibility of the
tenant to ensure the paperwork is
complete, not the responsibility of the
Clubhouse Staff.**

Reminder :

**There will be no trash pickup on
Monday, May 26th
due to
Memorial Day.**





Gary, Ellen, Jason & Lisa

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FOR YOUR INFORMATION (FYI)

- ✓ **TRASH PICKUP:** Please be aware of the NHCA Rules & Regulations regarding the timing of your putting out your trash and recyclables and where you leave them on the night before the trash pickup day. Recently one resident reported she often finds trash bags that have blown onto or that someone has put in her unit's area that were not hers. Please respect neighbors and leave your pickup items in the front of your own unit. Thank you.
- ✓ **TRASH PICKUP ON MEMORIAL DAY:** Reminder, **NO TRASH PICKUP** on Memorial Day, please put your trash out Monday evening (5/26) or Tuesday morning (5/27).



- ✓ **RECYCLING MATERIALS:** Evidently SOCRRA workers have noticed plastic bags and plastic wrappings included with the recycling materials...this is **Not Acceptable** as currently there is no way to recycle these in their facility. Here is the list of recently published items that are accepted:
 - Paper & cartons (clean,) cardboard, aluminum & steel cans, glass bottle and jars, plastic bottles, jars and tubs. Batteries and electronic equipment is accepted at the facility at on west Coolidge, south of 15 Mile Rd., Troy. Questions: 248-288-5150

With warmer weather here, we are printing only a few of the most important restrictions of living in our condominium community. These might be different from another neighborhood setting, but co-owners, renters and guests should be made aware of and follow through on them.

- ✓ **PARENTS:** Please make sure your children play safely. Many children will be outside playing in the courts and running around the commons. Remind your children to play safely – not to run in between parked cars or ride a bicycle across our streets without looking for oncoming traffic. Remind them also it is against the rules to play in the courts, common areas are fine. A tragic accident can be avoided if they are taught where to play and how to watch for cars.
- ✓ **SWIMMING, TENNIS AND PATIO RULES:** Included in this issue of the View are the rules that must be followed regarding the Swimming Pool, Tennis Courts and Patio's. Please read and familiarize yourself, your family members and guests you bring to the pool, with these rules. Thank you.



Greetings from **My Quality Construction**



It is 2025 – Are you Ready?

WE ARE WORKING IN THE AREA AND WANTED TO REACH OUT TO SEE IF THERE ARE ANY PROJECTS YOU HAVE THAT REQUIRE SERVICES OR THAT YOU MAY BE INTERESTED IN DOING IN THE NEAR FUTURE. BELOW IS JUST A SAMPLE OF COMPLETED WORK.



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National Mental Health Month

-compiled from various websites

May is Mental Health Month. This designation was established in 1949 to raise awareness of the importance of mental health and wellness. Mental health impacts the physical, emotional, and mental well-being of children, families, and communities. In May green ribbons will be worn indicating support for Mental Health Awareness.

Mental health is essential for a person's overall health. Through the years, statistics have shown that prevention works, treatment is effective, and people can recover from mental disorders and live full and productive lives.

- Approximately 1 in 5 adults in the U.S. experience mental illness each year.
- Approximately 1 in 6 youth aged 13–18 experience a mental health disorder each year.
- Approximately 50% of all lifetime mental illness begins at age 14 and 75% by age 24.
- Veterans and Active-Duty Members: Nearly 1 in 3 veterans from Iraq and Afghanistan wars showed signs of PTSD, with a mental health condition, according to a recent study in JAMA Psychiatry. There are three primary mental health concerns that you encounter serving in the military: Post Traumatic Stress Disorder (PTSD), Depression and Traumatic Brain Injury (TBI).

These are only a few of the symptoms that could be signs of mental issues or problems:

- | | |
|--|---|
| -excessive worrying or fear | -excessively feeling sad or low |
| -confused thinking or problems concentrating | -strong feelings of anger or irritability |
| -changes in sleeping or eating habits | -difficulty in perceiving reality |

If you or someone you know is suffering from depression, anxiety, or any other mental health issue or crisis, please consider calling the anonymous, **local Common Ground** in Pontiac on the 24-hour Resource & Crisis Line to receive free and confidential counseling, information and referrals at 1-800-231-1127 or go to www.commongroundhelps.org. To learn more visit: www.nami.org, the website for the National Alliance on Mental Illness.



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PENDING:

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1709 Brentwood	2 Bed	1.1 Bath	1 Garage	\$299,000

SOLD:

1778 Brentwood	2 Bed	1.1 Bath	No Garage	\$239,000
1835 Brentwood	2 Bed	1.1 Bath	No Garage	\$230,000
5139 Buckingham	3 Bed	1.1 Bath	1 Garage	\$240,000
1662 Brentwood	3 Bed	1.1 Bath	No Garage	\$260,000
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
5234 Breeze Hill	3 Bed	2.1 Bath	1 Garage	\$369,000

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Springtime Home Readiness

-Sean O'Brien, Maintenance Superintendent

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

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

1. By now your windows – inside and out, could use a cleaning. Once they have been cleaned, you will be surprised at how much you can see out your windows. Call the clubhouse for a recommended handyman who could provide this service. If you do choose to clean the outside yourself, Windex® makes a product you attach to the end of a hose, which is easy to use and works really well.
2. Clean off ceiling fans and clean out fireplaces from use over the winter. Test your emergency systems in your home: home alarm, smoke fire alarms, carbon monoxide detectors, and fire extinguishers to ensure they are working properly. As most homeowners forget to test these regularly, doing spring and fall maintenance is a perfect opportunity to ensure they're in good working order.
3. Clean/condition your outdoor grill by first rinsing all outside surfaces with water. If grease has accumulated on the grill grates and the inside of the grill, wipe it off using a grill cleaner and paper towels. Follow by washing with a mild detergent and water. Rinse well and wipe dry. And don't forget to check the tank's propane level and exchange it if necessary.
4. Clean and seal decks. Winter can leave exterior surfaces stained from fallen leaves and dirty from snow and ice. Ideally, three consecutive warm, sunny days will be needed. On the first day, dry out the deck. On the second day, apply deck cleaner and scrub the deck – let it dry for 24 hours. On the third day, apply deck sealer or stain. This will keep your deck water-repellant, damage-free and looking good for all of those barbecues in the months ahead.
5. Change furnace filters. Consider using a pleated media filter for better dust trapping; or for additional savings, a reusable web element filter that can be washed periodically instead of being thrown out. Remember, your filters need to be changed regularly during summer months just as in the winter.
6. Outside, be sure to clear overgrowth and weeds away from outdoor air conditioning units. If the necessary airflow is blocked; the air conditioner will not be able to operate properly, which could cause an expensive breakdown.
7. Shut down, drain and clean furnace humidifier. Close the furnace humidifier damper on units with central air conditioning.



Continued...

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

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

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Al Sloan - Nepal Trip

Hello Folks,

Al Sloan here. As you may recall, last November I went on a non-medical mission trip to Florida. It was a disaster relief trip, following Hurricanes Helene and Milton.

On March 10th of this year, I stepped out of the box once again. Six other guys and I travelled to Kathmandu, Nepal, the birthplace of the Buddha and home to Mount Everest. At 29,000 feet high, Everest is the highest mountain in the world. Nestled in the Himalaya Mountains, between China to the north and India to the south, Nepal stretches east to west 1,088 miles. Known as the roof of the world, Nepal is a beautiful country.

With a population of thirty million people, half of which reside in Kathmandu, Nepal is extremely impoverished. Add to it the fact that Nepal is an open border country, it makes it perfect for the trafficking of young girls from Nepal into India.

Now one might ask, why would a group of men, from halfway around the world, travel to Nepal to work with these girls who had been kidnapped, abused, trafficked, sold into slavery and much worse? The answer is simple: to show the girls, affectionately called “Daughters,” that their lives have value and not all men are bad people. We showed our kindness through teaching them working skills, while sharing the good news of Jesus.

It was our goal to teach the Daughters how to weld meat smokers (the first meat smokers ever, in all of Nepal); then teach them the intricacies of cutting and smoking various meats. Since in Nepal cows and monkeys are considered sacred animals, the meat of the Water Buffalo was smoked.

Our contact person who, for security reasons we will call Bill, was raised in the surrounding area where most of the poverty exists and most of the Daughters were being kidnapped from. Some girls are sold by their parents to generate money for

the family. Most girls are taken from the mountains by strangers to the border, with the promise of good paying careers, or fame and fortune as models and actresses.

Due to Bill's Mother's misfortune of having to marry at the age of eight, his heart has always felt a desire to help these Daughters.

Through his experiences, Bill learned that by teaching the girls a skill, you can break the cycle of poverty, which leads to abuse, kidnapping and trafficking. He opened a training center to educate the Daughters for various opportunities in several areas.

With his help, the girls have now opened eighteen of their "Beauty and Bros" barber shops. In addition, one of the earliest training programs was sewing and tailoring, where girls are now creating expensive designer clothes and wedding gowns.

As the southern border of Nepal is completely open with no check points, Bill had opened ten border stations at strategic points along the entire border of Nepal. The government of Nepal recognizes the decrease in the population of young girls due to trafficking and has provided police, to show their presence at each location; thereby protecting the Daughters and preventing vehicles from speeding away.

Each station, a small blue building, is monitored by two previously trafficked girls, wearing pink. They naturally recognize when someone is being trafficked. The Daughters also monitor two bus parks and one train depot.

With the police presence near them as a deterrent to driving away, the duty of the girls is to stop suspicious vehicles and question the girls inside to find out if they are being taken against their will. If so, the girls are removed from the vehicle and taken by an officer to a safe house, where they are fed, clothed and counselled.

Despite the kidnapping issue, there is good news to share. Twenty-six of our Daughters have also graduated from the newly formed electrician program, learning to wire both residential and commercial buildings. Plus add to this the design and sewing skills of those who created Aasha Collectives which features tote bags, Dhaka fabric pouches and adorable felt goods.

Finally, let us not forget the meat smokers, which they hope to have on the market soon. Oh, and did I tell you, the first ever smoked meat is a hit in Nepal!

I hope you enjoyed this article as it differs from my other mission trips by addressing an extremely sensitive issue. As I said earlier, I stepped outside of the box. Due to the safety of those doing this much needed work, direct face pictures and names have been withheld.

Should you like further information or wish to donate, please visit: <http://ourdaughtersinternational.org>

Thank you!

Al



Picture 1: Meat Smokers welded by the Daughters.

Picture 2: Daughters, pair up to stop vehicles to check for trafficked girls.

Picture 3: Nepal team prior to boarding the bus to the airport.



~ OUT AND ABOUT ~

"How to Succeed in Business"

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- This musical is a lively satire of big business and climbing the ladder to success. This play won the Tony Award for best musical when it was performed on Broadway in New York. An extremely amusing production! Visit:
<http://ridgedaleplayers.com>



Tulip Time Festival

Holland, Michigan

May 2nd - 11th

-This festival, which celebrates Dutch heritage and culture, has been around for over 80 years. Over 4.5 million tulips are blooming or ready to bloom throughout parks, public attractions and city streets! This year it has been extended to include many more musical performances. There are parades, Dutch food, children's events, and trolley tours. Most events are free, but tickets are needed for special activities. Call 800-822-2770 or visit www.tuliptime.com/events.

Garage Sale & Flea Market

Liberty Center Garage

(south of Troy Community Center)

Friday and Saturday, May 16th & 17th

7:00 a.m. - 2:00 p.m.



-This is a community-wide event co-sponsored by the Friends of Troy Seniors. Over 100 vendors (might even be your neighbor!), with food concessions and a porta-john on site. Call 248-524-3484 for more information or to register to have a space for your items.



Annual Flower Day

Detroit's Historic Eastern Market

Sunday, May 18th 7:00 a.m. - 5:00 p.m.

Free parking on grounds

-This annual event is one of the largest flower shows in the country. It is a great spring outing where the choices for plantings are amazing! Wear your walking shoes and be able to choose from 15 acres of high-quality annuals, perennials, shrubbery, trees, tropical plants, flats, and hanging baskets. Experts on site for free advice. www.detroiteasternmarket.com



Memorial Day Concert

White Chapel Memorial Park Cemetery

621 W. Long Lake, entrance east of Crooks

Sunday, May 25th

-Annual Memorial Day Concert held at 3:00 p.m. in front of the "Temple of Memories." This is always a touching tribute to our veterans for their dedicated service to our nation. For more information: 248-362-7670

For other **May Michigan** events visit:

www.michigan.org



Fun, Facts & Trivia

Most believe this month 'may' have been named for Maia, the Roman goddess of spring and growth. Her name is related to a Latin word that means *increase or growth*.



-Emerald is the May birthstone
-Lily of the Valley and Hawthorn are its flowers

The Natie Americans of the Great Lakes region called May the month of the flower moon, believing that flowers would dance under the full moon.



Had you known the Anglo Saxons called May "TriMilchi", as their cows gave milk three times a day during this month?

Mother's Day is always celebrated on the second Sunday in May - this year on May 11th.

In America we have Kentucky Derby Day, Armed Forces Day, Memorial Day and the Indianapolis 500 mile race.

May is also the month for Skin Cancer Awareness, Mental Health Awareness, Jewish American Heritage, and Asian Pacific American Heritage.

Naturally, May is filled with food related occasions. It is National Salad Month, Egg Month, Salsa Month and Chocolate Custard Month too.

In our Northfield Hills community the wild flowers, trees and shrubs will be blooming.



We'll begin to see wild violets, jack-in-the-box, forsythia and dogwood, among a few.

William Shakespeare wrote in his Sonnet 18: "Rough winds do shake the darling buds of May."

It is true - those winds and warmer weather make it the perfect month to be outside kite flying!

Enjoy all your outdoor fun activities with family and friends. After what always seems like a long Michigan winter, we all deserve a warm May.



CINCO DE MAYO

The 5th of May commemorates the victory of the Mexican militia over the French army at The Battle of Puebla on May 5, 1862.

Many people think it is Mexico's Independence Day, but it is not. The Independence date is September 16th.

This date is recognized in the U.S. as a day to celebrate the culture and experiences of Americans of Mexican ancestry. Celebrating Cinco de Mayo has become increasingly popular with many local restaurants



featuring the food, music and dancing which highlight Mexican culture.

This is the 60th year for the Detroit Mexicantown parade which will be held on Sunday, May 4th. Local celebrations begin that entire weekend throughout the area!

Other festivities including food, music and dancing are also planned in other communities. Please check websites for these lively celebrations.



And a recipe for your Cinco De Mayo celebration:

Fire Cracker Salsa



Ingredients:

- 1/2 Cup dried tart cherries
- 1/2 Cup cherry, peach or raspberry jam
- 2 TBSP red wine vinegar
- 1/2 Cup red onion, chopped
- 1/2 yellow bell pepper, chopped
- 1/2 Jalapeno pepper, chopped (optional)
- 2 TBSP fresh cilantro, chopped
- Juice of one lime

Combine the cherries, jam and vinegar in a small microwave-safe bowl; mix well. Microwave on high for 1 to 1 1/2 minutes, or until the mixture is hot.

Let it stand five minutes.

Stir in the red onions, yellow bell pepper, Jalapeno pepper, cilantro and lime juice.

Refrigerate, covered for 3 to 4 hours or overnight.

This is an excellent topping for hamburgers, turkey burgers, or grilled fish.

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References available upon request.



Mother's Day is celebrated in the U.S. on the second Sunday each May, this day is set aside for honoring mothers. **Mother's Day** falls on Sunday, **May 11th** this year.

In 1914 President Woodrow Wilson issued the proclamation declaring the first national Mother's Day. Although originally it was a day set aside for Americans to fly the flag in honor of those mothers whose sons had died in the war, it has evolved to recognizing all mothers and those who have motherhood bonds.



In addition, all the positive contributions mothers make to our society are honored.

Tradition has grown where people wear a pink or red carnation if their mother is living, or wear a white one if she has passed away.



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



ARMED FORCES DAY

This year **Armed Forces Day** will be held on **Saturday, May 17th**. It is a day to pay tribute to the men and women who serve with the U.S. armed forces, whether it be the Army, Navy, Marine Corps, Air Force, Coast Guard, National Guard, Space Force or Reserve Units.

This day is a part of **Armed Forces Week**, which begins the second Saturday in May. The observance stems from the unification of all service areas under the Department of Defense.



The first celebration for these dedicated Americans was on May 20, 1950. The observances usually include programs and events to educate citizens on our military. Some U.S. service posts hold open houses during this time period. Many municipalities have parades and special events as well. Visit: www.michigan.org/events for information.

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





"CHEERS FOR HEALTHY SPEARS"

Asparagus is a wonderful side dish to enjoy, which lately more of us finally have realized what a tasty and healthy veggie it can be if properly prepped and prepared!

The month of May into June in Michigan is the time when asparagus sprouts come into bloom. Asparagus is high in fiber, and vitamins A, B and C. *Prevention Magazine* writers advise cooking this hearty veggie properly - only until the spear bends, as if overcooked, it will develop a bitter taste.

Trimming:

The best way to trim asparagus is to break off the bottoms where they snap easily. It is where the tough root-ends change to tender stems. Do not cut, but break each individually, as each spear turns tender at a different point.



Four ways to cook:

1. For a **smoky taste**: Toss asparagus in a bowl with oil, salt, and pepper. Cook on **grill**, turning once until brown in spots - about 5 minutes.
2. For a **side dish**: Microwave spears on high in a microwave- safe dish covered with plastic wrap until just tender - about 5-10 minutes. (For salads, marinated, or served with sauces.)
3. For a **sweet, caramelized flavor**: Toss asparagus with oil, salt and pepper on baking sheet. Roast (bake) in 450° F oven until browned – 12-15 minutes.
4. For **lower calories**: Bring half-an-inch of salted water to boil in a large pan. **Steam/simmer** asparagus in a single layer, covered, until tender – 5 minutes.

Visit the Royal Oak Farmer's Market on East Eleven Mile for tasty local asparagus and other early spring offerings! For recipes go to: www.prevention.com/asparagus or www.kraft.com

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MEMORIAL DAY

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

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

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



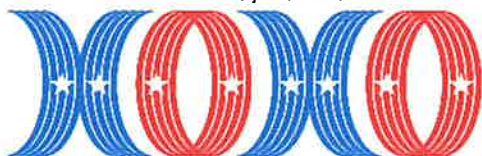
What is important is that **Memorial Day** was firmly established. This holiday is about coming together to honor those who gave their all for our country.

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

Wherever you are and whatever you are doing on this **Memorial Day, May 26th**, please remember and honor those in the military who have given their lives for our country.

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

Remembering on Memorial Day
Thank You, Veterans!



Strawberry Pretzel Surprise



Connie Kohn

Crust:

2 cups crushed pretzels (4 cups uncrushed)
6 Tbsp unsalted butter, melted
3 Tbsp sugar

Filling and Topping:

1 package (8 oz) cream cheese
1 cup sugar
1 package (10 oz) frozen whipped topping, thawed
2 packages (3 oz each) strawberry-flavored gelatin
2 cups boiling water
1 package (16 oz) frozen strawberries, thawed

Heat oven to 350°

Crust: Mix together pretzels, butter and sugar. Coat a 13 X 9 X 2 inch baking dish with nonstick cooking spray. Pat pretzel mixture into the bottom of the dish. Bake at 350° for 10 minutes. Cool completely.

Filling and Topping: In a large bowl, beat cream cheese and sugar until smooth. Fold in thawed whipped topping. Spread mixture over cooled crust.

In a large bowl, dissolve gelatin in boiling water. Stir in thawed strawberries. Place over larger bowl of ice water, and refrigerate, stirring occasionally, until mixture starts to thicken slightly.

Spoon strawberry mixture over cream cheese mixture. Refrigerate for 4 hours. To serve, cut into squares. Makes 16 servings.

Patio Rules



Height Limits of Patios

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

Outside Plantings

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

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

PATIO RESTRICTIONS

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

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

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

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

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

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

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

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

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

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

Please note:

Patio inspections usually start at the beginning of June. If a violation is found, the co-owner receives a violation notice. If the violation is not corrected within five (5) days, a second notice is given with another inspection three (3) days later. If the violation notice is not complied with, the Association will notify the co-owner in writing. Failure to correct the condition and reply to the Association IN WRITING will result in a fine being levied of no less than \$50.00.



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

TENNIS RULES

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

The tennis courts are a “SMOKE FREE” area.

COURT RESERVATIONS

The following rules apply to the use of the courts:

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

TIME AND DURATION OF PLAY

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

Exceptions:

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

SPECIAL EVENTS

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

GUESTS

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

COURT CONDUCT

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

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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**We are a free resource for your
Medicare needs!**

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

SWIMMING POOL RULES

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

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

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

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

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

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

HOURS OF OPERATION

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

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

POOL IDENTIFICATION

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

- Pool identification will be issued to renters and eligible family members if an Co-owner Release Form transferring the co-owner's pool privileges to the lessee has been submitted by the co-owner and registered in the Clubhouse.
- Guest pool identification will be issued to co-owners' guests (a maximum of four at any given time). **Pool identification tags must be worn at all times within the pool enclosure by all co-owners, residents, and guests. There are no exceptions to this rule.**
- Replacement pool bands are available at a cost of \$20.00. If the lost band is found and returned within the same season, the payment will be returned.

CHILDREN

- Children aged 5 through 11 will be issued special colored pool bands.
- No child wearing diapers will be allowed in the main swimming pool at any time.
- No child under the age of three will be allowed in the main swimming pool at any time.
- In compliance with Michigan Department of Health Act 368 of the Public Acts of 1978 rules for public swimming pools, children who are not toilet trained are not allowed in the main pool.
- **Children aged of 3 through 11 must be accompanied by an adult or a responsible babysitter (age 14 or older) in the main pool, the tot pool, the pool enclosure, and the locker room.**
- Parents must sign a release form confirming that a responsible babysitter must accompany their child and that the co-owner accepts responsibility for the babysitter's actions. This form must name the babysitter and will be kept at the reception desk.
- Children must have close parental, adult, or babysitter supervision at all times.

GUESTS

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

POOL SAFETY

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

MISCELLANEOUS

- All co-owners, residents and guests, including children, must wear suitable swimwear.
- Nothing may be hung on the railings or fencing in and around the pool area enclosure.
- No one is permitted in the Clubhouse with wet clothing.
- The only public entry and exit to the pool is the gate from the pool terrace.
- Climbing is prohibited on any of the fences in the pool area.
- A red flag is flown on the flagpole when the pool is closed during normal pool hours for reasons other than inclement weather. Notice will also be displayed on the Clubhouse entry drive sign.
- Smoking is not permitted on the pool deck or the pool terrace area. A designated smoking area is provided near the pool and is equipped with chairs and disposal receptacles.

HEALTH AND SANITATION

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



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NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, March 25, 2025

Board Members Present:

Kristy Watkins, Vice Chair; Kent Cathcart, Treasurer; G. Newville, Director; Kathy Katz, Director; Kathleen Deburghgraeve, Community Manager, S. O'Brien, Maintenance Superintendent

Absent: Josh West and Mike Malley

1. Chairman's Comments – K. Cathcart conducted the meeting

- Slowdown in courts.

2. Resident Forum

- Homeowner said that the tree trimming company, Oakland Tree, did a fabulous job.
- A homeowner attended last meeting to discuss a parking lot ice problem in her court. Thank you to S. O'Brien for meeting with me about what we can do. S. O'Brien answered that when new asphalt starts aging it gets pitted and it won't be as smooth. He said that putting bumper blocks back will not help. Water will find a way, the slope of the parking lot was never changed.
- A homeowner asked if the association covers the gate? S. O'Brien said no.
- A homeowner thanked S. O'Brien for his quick response with their basement leak.

3. Call to Order

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

4. Agenda

- Approved.

5. Approval of Minutes

- Approved as written.

6A. Treasurer's Report

- Treasurer's Report included.
- Mulch coming in May.
- Clubhouse bathrooms need to be redone.

7. Management Report

- Report Included.
- S. Quintana gives blood on a regular basis and would like Northfield Hills to host a blood drive at the clubhouse through the American Red Cross. Motion by G. Newville, 2nd by K. Katz to allow this. Approved.

8. Committee Reports

Activities Report

- Bingo on April 26.

Clubhouse

- The clubhouse furniture was replaced. 2 couches and 8 chairs were purchased for \$4200. We will pick out some bathroom décor.

Grounds

- Starts in April.

City Liaison

- N/A

CANH

- Trees were pushed back along the woods to make it safer and also safer and easier to mow the lawn from court F-M all the way to Northfield Parkway.
- Fountain will go in the first week in April.

9. Correspondence

- N/A

10. Unfinished Business

- N/A

11. New Business

- N/A

12. Residents Comments

- N/A

13. Announcements

- N/A

14. Next Meeting

- 04/23/25 @ 6:00 p.m.

The meeting was adjourned at 6:32 p.m.

Minutes respectfully submitted by S. Quintana

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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.

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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 MAY 2025

Northfield Hills Condominium Association

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 Cinco de Mayo  Clubhouse Committee Meeting 6:30 PM	6 Nurses Day NHCA Annual Meeting 7PM 	7 National Day of Prayer 	8	9 Mexican Lunch at the Clubhouse 	10
11 	12 CANH Meeting 5PM	13	14	15	16	17 
18	19 Movie Night 6:45 	20	21	22	23	24 Pool Opening for the 2025 Season 
25	26 Memorial Day No Trash PU 	27 Trash Pickup today. 	28	29	30	