

the View from the Hills

July/August 2025



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**The View from the Hills Staff**

Trude Naschak

Carrie Roberts

View E-mail Address:**c.roberts11958@gmail.com****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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In my last *View* article in May, I started off with “as I sit in my office today, it’s 75 degrees and yesterday it was 83 degrees.” Fast forward to today, as I sit in my office it is 95 degrees and yesterday it was 99 degrees. This means that the swimming pool is packed. There are some things I would like to address, so that the lifeguards do not have to take their time away from doing their jobs.

First: You must be wearing your pool bands when you come to the pool. If you come to the pool without your bands, you will have to go home to get them or you will not be able to use the pool.

Next: The lap lanes are only for people swimming laps. Do not use this lane unless you are swimming laps. Also, no one using the pool is allowed to hang on the lap lane dividers.

When the pool is as busy as it has been, the lifeguards do not have time to check that everyone is wearing their pool bands or that the lap lanes are free from people playing in them. Also, it is hot for the lifeguards too - being out in the sun and vigilant to make sure everyone is safe, can be exhausting. We have had a few times this year when the guards went home, then were ill because of heat exhaustion and from trying to keep the kids from swearing, throwing things and being belligerent. Although I am sorry to report this, it is totally unacceptable and will not be tolerated. If your kids are at the pool unattended, please let them know if they misbehave they will be banned from the pool. Please let the lifeguards do what they are supposed to do - “save lives”.

In addition, since the pool is so crowded, lounge chairs fill up fast. Feel free to bring your own chair. When you are at the pool, please pick up after yourself and your family when you leave the terrace. Every day our lifeguards have to pick up boxes from pizza, napkins, bottle caps and various snacks, etc. Food on the cement attracts insects and animals. Please use the large trash cans on the terrace for these items.

Our first patio inspection was done and there were quite a few first violation notices given out. If the co-owners do not take care of the problem, they will receive a second violation. If the problem is still not taken care of, a third fine will be given and the Association will pay someone to take care of it, then bill the co-owner for the cost. Please do not let this happen. This year the violators will be checked again in August. Fines start at \$50., then \$100., then \$500. for every fine after that.

We are still noticing quite a few people storing trash cans in their front yards. This is against the NHCA rules. I know it is not easy if you live in the middle of a building with no garage, to walk from your patio to the front yard with your trash cans, but your only other option is to store them inside your home or on your patio. If you do have a garage, that is the place they should be stored!

A parking reminder: Since courts do not have many available parking spaces, be advised if you are going away with friends for a while, do not have them park their cars in your court. Have them use the overflow area of the clubhouse and let the staff know their vehicle will be there.

The clubhouse has been getting quite an overhaul lately. On top of all of its new furniture, the two bathrooms had some bad underground plumbing issues, so both floors had to be totally dug up with new plumbing lines put in. Good news is that both bathrooms have new toilets/urinal, cabinets and countertops. The flooring, mirrors, lights and walls were replaced and the new walls painted. The work is not yet completed, but the finish line is getting closer.

Enjoy your summer and stay safe,

Kathleen Deburghgraeve

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much more.*





Condo Corner

**July / Aug
2025**

Sign Up Now

**Please Give Blood on
July 22 from 12 Noon to 6 PM
at the Clubhouse.
Call @ 248-641-9070 to
reserve your spot.**



**And... Thank
you for giving
blood!**

SALE



Coming up in September

Condo Community Garage Sale

**Start saving your items and
sign up for the garage sale to
be held on September 6th.**

More details to come in future flyers.

Rock Painting Fun

Sign up now

July 20th from 2-4 PM

*More details in this issue of the
View from the Hills.*

NO FIREWORKS ALLOWED

**anywhere on or about the
Condominium
Premises.**



*See the article in this
publication of the View*

Reminder

**CANH Fishing Tournament
July 19th @ 9:30 AM**



Gary, Ellen, Jason & Lisa

Let us show you
how we handle
all the details
to help you sell
your condo.

WE LOVE OUR NORTHFIELD HILLS!

The Newvilles are 2nd generation owners at Northfield Hills and love it here! Jason and his family are Troy residents as well.

We have been helping clients for almost 40 years. Let us be the ones who you trust your next Real Estate transaction to.

***We look forward to meeting
and working with you.***

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FOR YOUR INFORMATION

❖ EMERGENCY CONTACT

Another reminder! Please **make sure your emergency contact** information is updated in your NH file. There is a log book in the Clubhouse listing your I.C.E. contacts and numbers. Please visit the Clubhouse to speak with NH Staff to follow through on the above matter.

When you are doing that, also make sure the correct key is on file there too. Many times residents change locks and do not change the key at the Clubhouse!. We at *the View* and your neighbors thank you!

❖ WALKERS AND CYCLISTS

Walkers and cyclists, when on Clubhouse Drive, please walk or ride closer to the edge of the road, instead of in the center of the street! When cars turn onto the Drive, drivers usually stay closer to the center and might not see you until it is too late to stop from hitting you, even when they're proceeding slowly. Be safe before someone accidentally gets hurt.



❖ TRASH BAGS/RECEPTICLES



Warmer months + trash = critters having snacks! Please, if you are going to use bags, do not put them out until the morning of trash day. It is preferred, if you do use bags, to put them in a plastic receptacle with a lid. The "critters" won't thank you, but every one of your court neighbors will!

❖ PORCH & FRONT AREAS OF YOUR UNIT

These areas should be free of recreational items, recycle bins, trash cans/bags or any other items used now and again. If you do not have a garage, please secure these items (including bikes, skateboards, etc.) elsewhere or on your patio.



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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.



We stand behind what we do, and we will make it right every time.

Interiors: Flooring, Kitchens & Bathrooms, Finish basements, Accent walls, Drywall, Trim, Painting and MORE!!

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Decks & Railings: Composite, Pressure treated, Cedar, Aluminum railings

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586-222-8111



INDEPENDENCE DAY FRIDAY, JULY 4th

Independence Day honors the birthday of the United States of America and the adoption of the *Declaration of Independence* 249 years ago on July 4, 1776. It is one of the few federal holidays that has not been moved to the nearest Friday or Monday.

The colonists of the British Thirteen United Colonies who rebelled against British control during the American Revolution were called “Patriots,” and in July 1776 the United States of America was declared an independent nation. “Patriotism” comes from the Latin patria, which means ‘homeland’ or ‘fatherland.’

The Fourth of July is a patriotic day to celebrate with parades and picnics, nights of concerts and fireworks. Even before the Declaration of Independence was signed, John Adams, our second U.S. President, envisioned fireworks as being part of the festivities. Fireworks were a part of the first commemoration held on July 4, 1777.



It is also the perfect time to fly our American flag with pride! As a reminder of our freedoms and what this holiday commemorates, it might be good to review points of our *U.S. Declaration of Independence*.

Happy Birthday to America!



View Summer Puzzle Solution

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NEW CLIENTS

ARE ALWAYS WELCOME!

Happy Summer!



Elena Martinovici

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Complimentary: ideas for remodeling, staging, interior decorating to help you improve your investment! Always happy to help!

ACTIVE:

5345 Breeze Hill	2 Bed	1.1 Bath	No Garage	\$264,900
1840 Brentwood	3 Bed	1.1 Bath	No Garage	\$299,000
5751 Northfield	3 Bed	2.1 Bath	1 Garage	\$352,000

PENDING:

5378 Breeze Hill	2 Bed	1.1 Bath	No Garage	\$239,000
1466 Brentwood	2 Bed	1.1 Bath	1 Garage	\$299,000
5107 Buckingham	3 Bed	2.1 Bath	1 Garage	\$315,000

SOLD:

5077 Brentwood	2 Bed	1.1 Bath	No Garage	\$228,000
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
1522 Brentwood	2 Bed	1.1 Bath	No Garage	\$245,000
1814 Brentwood	2 Bed	1.1 Bath	No Garage	\$250,000
1662 Brentwood	3 Bed	1.1 Bath	No Garage	\$260,000
1622 Brentwood	2 Bed	1.1 Bath	1 Garage	\$263,000
5238 Breeze Hill	3 Bed	1.1 Bath	No Garage	\$295,000
1652 Brentwood	2 Bed	1.1 Bath	1 Garage	\$299,000
5331 Breeze Hills	3 Bed	1.1 Bath	No Garage	\$272,000
1709 Brentwood	2 Bed	1.1 Bath	1 Garage	\$311,000
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

I will always negotiate the best price and terms for you!
I am committed to help you experience a smooth and a successful transection!

Call your neighbor Realtor!

ELENA

IMPORTAT FIREWORK FACTS IN NHCA

Stated below are the rules for the use of fireworks for the City of Troy and specifically for the property of Northfield Hills.

Please be aware fireworks are NOT ALLOWED anywhere on or about the Condominium Premises. This includes the parkland area.

**The Northfield Hills Bylaws state:
Fireworks are not allowed to be ignited anywhere on or about the Condominium Premises or in a unit. Violations shall subject the Co-owner to immediate confiscation of the device and fines as set forth in the Rules and Regulations of the Association, as well as any other remedies available through the Condominium Documents or Michigan law.**



Fireworks Ordinance Reminder!

City of Troy Ordinance 98.15.01

98.15.01 Fireworks. An individual shall not fire, discharge, display or possess any fireworks, except as permitted by state law and this ordinance. There shall be no ignition, discharge or use of consumer fireworks on all days except for a national holiday. National holiday

if further defined to include only the following federal holidays, including the day preceding and the day following the federal holiday: New Year's Day, the birthday of Martin Luther King, Jr., Washington's birthday (President's day), Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day and Christmas Day. On these holiday dates only, persons are permitted to ignite, discharge, or use fireworks between the hours of 8:00 am to 12:00 am (midnight) for each of these days, and between 8:00 am and 1:00 am on New Year's Day only, in accordance with state and local law. A person who ignites, uses or discharges a consumer firework at any time except as set forth above is responsible for a municipal civil infraction, which is punishable by a fine or up to \$500. A person who violates any other portion of this section is guilty of a misdemeanor, punishable by imprisonment in the county jail for not more than 90 days or by a fine or not more than \$500, or both.

Important points in ordinance for City of Troy:

No ignition, discharge or use of fireworks EXCEPT national holidays (defined to include Memorial Day, Independence Day, Labor Day, etc., as well as the day before and the day after the holiday).

On national holidays, ignition, discharge or use is limited to hours between 8 am and midnight.

No ignition, discharge or use while under influence of alcohol or drugs.

No ignition, discharge or use on public property this includes school, municipal, church property, or property of another without express permission.

Rock Painting Fun!

Get ready to unleash your creativity! We are hosting a Rock Painting Party for all ages. Whether you're a beginner or a seasoned artist, join us for a relaxing, colorful activity. We'll provide the rocks, paint and brushes, just bring your imagination! Take your painted rock home or hide it in the community to brighten someone's day.

RSVP at the clubhouse or join us that day!



Clubhouse Pool Area
Sunday, July 20th, 2025, from 2-4 PM
Cost is \$3. Per Person



Let's spread kindness one rock at a time!

JULY/AUGUST ***~ OUT AND ABOUT ~***

National Cherry Festival, Traverse City

June 28th – July 5th

- This celebration includes antiques, parades, bands, rides, a carnival and pie eating contests with luscious Michigan cherries to enjoy in many different dishes. The festival began in 1925 and was called "The Blessing of the Blossoms", then renamed in 1931 to the National Cherry Festival. Activities and other information: Call 800-968-3380 or go to www.cherryfestival.org



The Blue Water Fest, Downtown Port Huron

July 17th – 20th Race begins on Saturday

- Get ready for the Pure Michigan Bayview Yacht Race, with music, food tents, art show, and children's activities. no pets allowed. Check website for costs: www.thebluewaterfest.com

30th Annual Woodward Dream Cruise, Berkley to Pontiac

August 16th 9 a.m. – 9 p.m.

- Always held on the third Saturday in August, the Michigan Dream Cruise is the world's largest one-day automotive event, with many drivers who start cruising on the Thursday before the Saturday spectacular. The event initially started as a fundraiser, then was so popular in 1995, it became an annual event. Michiganders attend with visitors coming from all over the world to see the cars or participate in this event. Check out information at: www.woodwarddreamcruise.com



Michigan Renaissance Festival

12600 Dixie Highway, Holly

August 16th – September 28th (Also open on Labor Day, plus "Festival Friday," 9/26th)

Time: 9:00 a.m. to 7 p.m.

Costs vary. General Admission, plus special activities extra. Go to: www.michrenfest.com

Free parking. Plus, if you register your canine on line, you can bring him/her!

-Relive the Legend of the 16th century kingdom of Hollygrove where there are armored knights jousting on horseback, a Bird of Prey show, variety of food including giant turkey legs, fish and chips with artisans offer jewelry, glassware, leather and wood crafts.



94th Annual Romeo Peach Festival

Lions Park, downtown Romeo

August 28th through September 1st (Labor Day)

-This traditional festival celebrates the area's prized peach crop and showcases the large variety of homemade peach treats to enjoy while there or to take home! The days include a 5K and 10K walk/run on Thursday, a parade, carnival rides, entertainment, craft shows, food and fun for the whole family. Event times: www.peachfestromeo.com



R-E-S-P-E-C-T* ***...in our NHCA neighborhood****

*Reprinted in each July/August *View*.

As Detroit's own Aretha Franklin* sang in her famous R&B song - ***it's all about Respect!***

With warmer weather during summer months comes more community activity; therefore, every year in this double issue, we will reprint and update this ***View*** article as a reminder to our residents.

Respecting your neighbors is always a must; but as has been stated numerous times in the past, living in a condo environment is a closer-living lifestyle than residing in a detached single family home.

Condo living is wonderful with so many outdoor year-round tasks being done for us along with the help of our administrative staff. We have our swimming pool and tennis courts and when everything is able to start up again, many other activities. However, we do have to remember that with these privileges there are certain guidelines for respecting our neighbors and our NH community.

✓ **Clubhouse Parking Lot**

As the sign posted in the NH parking area states, there is video surveillance of the area, with no activity allowed there after 10:00 p.m.

✓ **Congregating on the common**

grounds after dark, yelling and partying might be fun for you, but not for those neighbors entertaining or relaxing on their own patios.

- ✓ **SLOW DOWN along Brentwood and as you enter and drive through our Courts.** Many residents and visitors, including those with furry companions, are out enjoying activities this time of year. Be aware of pedestrians and obey the signs.



- ✓ **Playing music at a loud volume through house** so it can be heard throughout the court might be your listening pleasure, but your neighbors would disagree.

- ✓ **Watch and guide your children to play safely.** It's the perfect season to be outside, running around and playing games. Some children have still been running in between parked cars or bicycling across our streets without looking for oncoming traffic. This could lead to unfortunate injury. "Play with Care" should be our motto.



Thank you for taking the time to ***"think before you act."*** Northfield Hills has always been a preferred place to live, so let us all keep it that way – safe and beautiful!



Fun, Facts & Trivia

The month of July was named for Julius Caesar, who was the first person to have his name given to an entire month of the year. Evidently, in 46 B.C. the Roman Senate ordered a reform of the calendar and named the seventh month for the Roman General, whose birthday was in July.

- July birthstone is the Ruby, symbolizing contentment.
- July flowers are Larkspur and the Water Lily, symbolizing joyfulness and sweetness.



Independence Day is celebrated on July 4th. In 1941, Congress declared the fourth of July a federal legal holiday. It is celebrated on the actual date and is not part of the Monday holiday bill.

National Parents' Day is celebrated every fourth Sunday of July - this year on the 27th. It recognizes the vital role parenting has in raising the next generation and honors parenting.

July has many *unusual celebrations*: "Coca-Cola Day" on 7/8th, "Shark Awareness Day" on the 14th and "Take your House Plant for a Walk" day on the 27th.

Had you known of these July historic events?

- 1796: The U.S. took possession of Detroit from Great Britain under terms of the Jay Treaty.
- 1863: The three-day battle of the American Civil War in Gettysburg, Pennsylvania.
- 1914: The seven-mile-long Cape Cod Canal opened in Massachusetts.
- 1933: The first Major League All-Star game was played in Comiskey Park, Chicago. The American League defeated the National League 4 to 2.
- 1963: Zip codes were first introduced for the U.S. mail.
- 1984: President Ronald Reagan designated July as National Ice Cream month; with Ice Cream Day being on the third Sunday.



This month the fireflies or lightning bugs or glowworms (all names for the beetle species,) will be flying at night around the lake and grounds. They are harmless and are fascinating to watch!



Enjoy the month with all its great outings and festivities!



INSIDE THE GARDEN GATE*

-Jim Kleinschmidt

The gate to the community garden in the upscale neighborhood may be more than 50 years old and is completely foreign to the immaculate homes in the area. There are no neatly planted flowers around its posts. Wild things grow around it. Its frame is made of metal pipe that have been welded together and is really two gates that are supposed to meet in the middle of the dirt road and be held by a latch. The gate structure is covered with strong, woven fencing wire. The latch is broken and the years have colluded to prevent anything about the gate from lining up. The only thing that holds the gate shut is a small chain and padlock. The gate is not as old as some of the gates on this former farm. Those older gates saw a farmer getting the cows for milking in the early morning fog. This gate, however, is getting old enough to begin having that character that people want when escaping their...well, just escaping. There is also something else that makes this gate important, but that will take a little explaining.

Getting into the garden involves a somewhat lengthy ritual. You have to stop your car at a place that does not involve a puddle or the concrete cattle guard.** You get out with your key and unlock the padlock, slide the chain free, and swing the gate sections open so that they wedge on the dirt on one side, and on the flat concrete patio block on the other side. This keeps them from swinging back just as you try to drive through.. Then you get back in your car and drive through and stop your car, again, clear of the gate, and get out. The gate is then closed as much as possible, and the chain is strung through the metal mesh and around metal pipes, and the padlock locked to hold it shut.

You can now get back in your car and drive to the garden area, and cease being a part of the modern suburbs. You look for that deer that sometimes feeds in the slough to the left of the road. The plants look extra succulent in that swampy area.

The gardeners are a varied lot. Some seem immensely old, and they may bring grandchildren brimming with mostly undirected energy. Some are recent arrivals who don't speak English, yet. There is an engineer whose garden is characterized by precision. There is a literature major whose garden always seems to hang precariously on the edge of chaos. There are people who are serious about producing, for instance, a crop of tomatoes for marinara sauce or another recipe, which is their specialty. In perfect contrast, there are people who garden, because that is what they have to do in order to justify enjoying the country setting. Many of the older people like to talk, and then talk some more. Some don't even arrive in cars, but, rather, walk or ride a bike. Occasionally, someone will ride by on a horse.

And that brings us to the other reason why the gate is important. Despite the variety of people, they all seem to understand the gate. No one ever leaves it open- even by accident. There are horses and sheep on this piece of land and they could be endangered. No one forgets or neglects. And they engage in the following little courtesy.

If you arrive at the gate at the same time as another gardener and you are first in line, then you will open the gate, and the other gardener, following you, will close the gate. By cooperating each

gardener has to do half the work. This involves a small feeling of satisfaction that something has gone right that day. Half as much work. It is nothing, really, but somehow this little courtesy is satisfying. Amazingly every gardener, regardless of background, understands the value of the courtesy, and often one gardener will signal or say to the other that he/she will close the gate just to make it clear. Sometimes, an extra generous soul will, upon entering the garden, park the car so that it is out of the way of the following car and volunteer to close and lock the gate in addition to having opened it. The gardener who benefits from this largesse feels better about the human race.

This feeling of generosity seems to extend to the wild animals and farm animals. This is made easier for a gardener to do, because the gardens are surrounded by a fence that is a barrier to the animals that savor a good lettuce patch. Without the fence, that love of nature could become somewhat abridged. As it is, animal life abounds.

Around the gardens are a variety of habitats. The killdeer birds favor the open pastures. Since the open fields are maintained by grazing animals, rather than lawnmowers, they can more safely lay their pebble colored eggs. They scream at any living thing gets too close to the nest and pretend to be injured to draw away predators. The goldfinch is almost startling in its bright yellow and contrasting black colors. It seems to like some plant growth along a fence line. The rabbits, of course, like the brush. The swallows and bats are at home in the air and catch their insect food with flying skills that exceed any fighter pilot. The hawks nest in the tall trees- hidden in the forest canopy. Upon leaving the fenced gardens, the gardener may be frisked by one of the very tame horses to see if he/she has had the forethought to bring a horse treat.

All this interaction includes gardeners sharing ideas about gardening that they have learned from various sources, including from different countries. Despite the borrowed ideas, no two gardens are exactly the same. It is obvious that the same can be said about the gardeners.

And yet, they all had to come through the garden gate.



**This cattle guard consists of a series concrete slates placed at a distance apart that makes it uncomfortable for hooved creatures and people to pass over it. The slats are at right angles to the road, making it bumpy when you drive over them. The slats are rounded at the top to prevent injury. The entire cattle guard is buried so that the top is at ground level. It was meant to replace the gate, but at this garden it has evolved that we have both a gate and a cattle guard.

*Originally published in *the July/August View*, 2020.

MICHIGAN IN SUMMER - MAGNIFICENT PRODUCE



During these summer months, Michiganders and visitors can spend some time at any of our local farmer's markets and find the following available during July and August:

Fruit

Apricots (late July), apples, black and also tart cherries, blueberries, black and red raspberries, melons, peaches (mid-August), plums (August), rhubarb (technically not a fruit, but a veggie), strawberries and tomatoes.



Veggies



Beets, broccoli, cabbage, carrots, cauliflower (August), corn-on-the-cob (mid-July), cucumbers, eggplant, green, wax and pole beans, leeks, green onions, green, yellow, purples, black and Mexican peppers, white, redskin, russet, Yukon gold potatoes, zucchini, summer squash - in August, gourds.

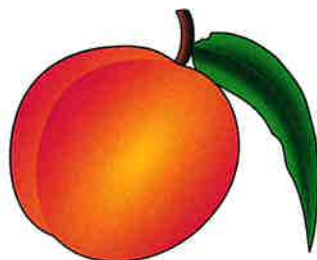
Visit:

- Westborn Market on Woodward Avenue between 11 & 12 Mile Roads in Berkley. Here you will find not only fresh Michigan produce, but a variety of Michigan products.
- Royal Oak Farmer's Market on East 11 Mile Road, hours vary.
- Auburn Hills Farmer's Market, 3360 Auburn Road, Thursdays 3 - 7 p.m.
- Rochester Farmer's Market, corner of East Third & Water Streets, Saturdays 8 a.m. - 1 p.m.

You and your family might want to share a fun afternoon on an area farm. If so, visit: www.pickyourown.org to find the outing that is perfect for you.



Summertime brings so many healthy and delicious choices!





Fun, Facts & Trivia

The month of August was named by the Roman Senate for the Roman Emperor Augustus Caesar in order to maintain good will. August has 31 days as Augustus wanted as many days in his month as Julius Caesar has in his (July.) True? Who knows?

As this is the time of year when farmers dig for the next season, the name August is also from the word "augur" - a tool for digging holes.

- Birthstones: Onyx, known for strength and self-control; plus the Peridot, which is believed to have healing properties.
- Flowers: Poppy and Gladiolus, symbolizing moral integrity.



Had you known these occurred in August?

- 565: Columba, an Irish missionary, reported seeing a monster in Loch Ness, Scotland.
- 1758: The first American Indian reservation was established in Indian Mills, NJ.
- 1930: Betty Boop made her cartoon debut in *Dizzy Dishes*.
- 2008: American swimmer, Michael Phelps, became the first person to win eight gold medals in one Olympic Game.

August is also "Happiness Happens" month, with "Tell a Joke Day" on 8/16th. It's a month to recognize happiness and share it with others.

Most studies have shown laughing in moderation is healthy and releases endorphins into the brain. This results in feeling good and having a better attitude.



Here are a few silly riddles to make you smile:

Question: Where do pencils go on vacation"

Answer: To Pencil-vania



Question: Why were the strawberries so upset?

Answer: Because they were in a jam.

Question: Why did the cornstalk get angry with the farmer?



Answer: Because he pulled its ears!

Wishing everyone a relaxing and happy August!





DOG DAYS OF SUMMER

The term "Dog Days" was labeled by the Greeks, then the Romans, basing the title

on Sirius the "Dog Star", as it was the brightest star in the constellation Canis Major. They believed the star caused the hot, sultry summer weather.

The Old Farmer's Almanac also lists the traditional timing of Dog Days coinciding with the ancient rising of the Dog Star, Sirius. These are also the days of the year when rainfall is at its lowest level.

Whatever the reason for naming these days from July 3rd through August 15th the Dog Days, historically, these are the hottest days of the year in the northern hemisphere. Since our winters are so cold, we do appreciate the warmth. In Michigan we are fortunate to have cooler summer evenings.

Living here in Northfield Hills, we can take a walk around Beechwood Lake or use the pool to cool off if we choose!



Let's enjoy our Dog Days of Summer as they pass very quickly!



How to Walk a Human A Dogs Guide

Submitted by: Nancie Vanderbeke

Humans need exercise. If they don't get it, they become "chubby". It's up to you to save them.

1. Allow your human to tether themselves to you. This keeps them from wondering off or running away.
2. Your human will probably need brakes. Be considerate and stop and sniff often.
3. Bark frequently. Humans have short attention spans.
4. When you go to the bathroom, walk away. If you have trained your human correctly, they will pick it up. Good aerobics.
5. Periodically drag your human as fast as you can. This is called interval training.
6. Do not allow your human to shorten the walk. They are being lazy. Sit in protest if you must.
7. Once you return home, allow your human to remove their tether, then lick their face many times. This is positive reinforcement for a job well done.



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References available upon request

View Summer Puzzle



S	B	S	T	N	A	J	S	L	T	H	X	Y	C	G	G	P
B	A	O	W	L	H	A	Y	D	D	O	M	R	S	A	L	M
O	H	N	C	I	N	Y	M	C	H	J	K	Z	E	C	F	M
A	S	B	D	D	M	B	B	D	Z	T	L	R	R	T	G	Q
T	K	U	A	C	W	M	U	M	B	R	E	L	L	A	A	R
I	K	L	M	A	A	J	I	J	G	D	D	V	T	D	Y	W
N	L	F	E	M	Z	S	M	N	S	U	N	N	Y	A	M	P
G	L	O	O	P	E	A	T	C	G	T	H	M	W	M	K	M
D	D	P	K	X	E	R	W	L	J	P	Y	D	O	B	L	I
D	L	B	A	R	B	O	T	T	E	U	Y	I	G	B	Z	P
L	S	E	C	R	M	E	A	M	T	K	P	C	C	Y	L	N
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BEACH
HOT
PARTY
SANDCASTLE
SWIMMING
WATER

BOATING
ICECREAM
POOL
SUMMER
TANKTOPS

FUN
LEMONAID
SANDAL
SUNNY
UMBRELLA

NORTHFIELD HILLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Wednesday, April 22, 2025

Board Members Present:

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

1. Chairman's Comments

- Slowdown in courts.
- Carpet has failed.
- Love the new furniture in the clubhouse.
- The cover is off the pool and will be perfect for opening on 05-24-25.
- Electric panel is almost done.
- Dogs must be on a leash.

2. Resident Forum

- An owner said that his plumber wants to put a new shutoff valve in the basement. Per K. Deburghgraeve call S. O'Brien.

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.
- 2nd roof installment to be paid. The work will begin in August. Two flat roofs to be done in August.
- Second year of asphalt will be done this summer.

7. Management Report

- Report Included.

8. Committee Reports

Activities Report

- Bingo on April 26. Will continue to find fun activities to do with the community.

Clubhouse

- New furniture was purchased.

Grounds

- Everyone has been contacted. They will get together next week.

City Liaison

- N/A

CANH

- The Private Property signs will be replaced.
- Cold patch and crack filler work will be done along the walking path.

9. Correspondence

- There was discussion on the clubhouse bathroom. We received two bids for the plumbing. After the plumbing work is complete the board and the clubhouse committee will renovate the bathrooms i.e. sinks, flooring, paint, cabinets.
- Motion by G. Newville to accept the Putman Plumbing bid for \$12,375 with the caveat from K. Cathcart that they give us a warranty for the underground drains and the urinal and flush valve, 2nd by K. Watkins. Motion passed. This bid is only if they do not have to go underground in hallway or kitchen.
- J. West talked about the insurance bid. He explained why you must have an Umbrella Policy. Our commercial General Liability, which covers the entire complex, would be insured for \$217,469,420 at a yearly cost of \$167,239. In case of a big loss there is a \$1,000,000 limit on each occurrence. If damages were to go over that amount, then the Umbrella Policy would take effect. Umbrella policy premium went up from \$17,953 to \$34,955 to continue with a \$15,000,000 policy. We were also quoted a \$1,000,000 policy with a premium of \$15,847. Motion made by K. Cathcart to approve the General Liability at \$167,239 premium and going with the \$10,000,000 policy, 2nd by K. Katz. Much discussion on whether we need the \$15,000,000 vs the \$10,000,000 policy. Insurance company said that they could also farm out the remaining \$5,000,000 in coverage and let me know the cost. M. Malley and G. Newville both voted NO on the \$10,000,000, K. Katz. K. Watkins and K. Cathcart all voted for the \$10,000,000. Motion

passed on the General Liability coverage and the \$10,000,000 Umbrella coverage but to look for the extra \$5,000,000.

10. Unfinished Business

- N/A

11. New Business

- Board is happy that Stacey met with a Red Cross Representative. Drive will be held on July 22.

12. Residents Comments

- Homeowner asked why does the renovation of the kitchen keep getting kicked down the road? J. West said because of the bathrooms, basement electrical, etc.
- A homeowner would like the Light-Up sign to announce when mulch is going in and when they are fertilizing so that people with pets know.

13. Announcements

- N/A

Your Northfield Hills Medicare Advocates

Gayle M. Zech

248.802.4290

gayle.zech@gmail.com



health

Gwen M. Smith

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gwensmith79@yahoo.com

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Summertime Recipes



Fresh Strawberry Jam

- *Cooking Light*
magazine, May, 2004

"You don't need to bring out the canning equipment for this jam. Store in a plastic container in the refrigerator for up to a month."

Ingredients:

Yield: 2 cups (serving size: 1 tablespoon)
4 cups halved strawberries (quarter the big ones)
1 cup sugar
2 teaspoons fresh lemon juice

- Combine strawberries and sugar in a medium saucepan and bring to a simmer over medium-high heat, stirring frequently. (Actually, all the time.)
- Reduce heat to medium, and simmer 1 hour or until thick, stirring very frequently. (Check time – you might not need an hour.)
- Remove from heat and stir in lemon juice.
- Cool to room temperature.

Notes: This needs to be watched – it easily burns. Also, it's not 'jam-thick' after cooking – more like a kind-of cream-soupy texture, but it does 'firm up' once it's in the fridge overnight.

Calories 30 (3% from fat); fat 0.1g (sat 0g, mono 0g, poly 0.1g); protein 0.1g; carb 7.6g; fiber 0.4g; chol 0 mg; iron 0.1 mg; sodium 0 mg; calc 3 mg

Mom R's Yogurt Sherbet

Ingredients:

Yield 1 1/2 pints
1 Cup unsweetened fruit (peaches, raspberries or strawberries)
1 ripe banana sliced
1 cup plain yogurt
3/4 cup orange juice
1/2 cup crushed pineapple drained
1/3 cup honey



In blender combine all ingredients. Process at medium speed until smooth and creamy. Pour into 9 x 5 inch loaf pan. Freeze until firm, but not solid. Place in bowl and beat until creamy. Return to freezer container, cover and freeze until firm (about 5-6 hours). Allow to soften slightly before serving.

Sugar-free Strawberry Pie



Start with graham cracker crust.
Add strawberries, cut up and placed in crust.
Make filling and drizzle over top of strawberries.
Refrigerate.

Filling: 2 cups water
1 package sugar-free "cook & serve" Jello
vanilla pudding
1 package sugar-free strawberry Jello (this dissolves better if water is hot)

Bring to boil to thicken.
Cool about 15 minutes. Drizzle over strawberries.
Serve topped with Sugar-free Cool Whip.

NOTE: This is also good with fresh peaches.
Substitute peach Jello for strawberry.

Time to use up those delicious Michigan peaches. Enjoy the following peachy summertime recipe.



Peach Parfaits

- One 3-ounce package of cream cheese
- 1-cup plain yogurt (nonfat is healthiest!)
- 1/4 cup of sugar or Splenda (a 50:50 mix of sugar and Splenda works as well)
- 6-8 medium peaches
- 2 Tbsp. chopped almonds

Directions:

1. Pit and slice peaches.
2. Sprinkle with $\frac{1}{2}$ cup sugar and refrigerate for at least an hour.
3. In a small mixing bowl, beat together cream cheese, yogurt and the $\frac{1}{4}$ cup sugar until smooth.
4. Spoon alternate layers of yogurt mixture and peaches into 6 parfait glasses.
5. Top with almonds.
6. Serve with ladyfingers (if desired).
7. Serve 6 ..



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MONTH OF JULY 2025

Northfield Hills Condominium Association

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4 	5
6	7 Clubhouse Committee Meeting 6:30PM	8	9	10	11	12
13	14 CANH Meeting 5PM	15	16	17	18	19 CANH Fishing Tournament 9:30 AM
20 Rock Painting at the Clubhouse 2-4 PM	21	22 Give blood at the Clubhouse Noon – 6PM	23	24	25	26
27 Parents Day	28	29	30	31		

*Water Aerobics every Monday, Wednesday and Friday @ 10AM

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Miscellaneous Services (Continued)

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

Patti's Pet Services248-310-6364

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Newville McKevitt Group

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

Gary Newville248-593-0805

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Prices published January 2025

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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 AUGUST 2025

Northfield Hills Condominium Association

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

*Water Aerobics every Monday, Wednesday and Friday @ 10AM