

February 2026



Happy Valentine's Day

Inside this issue:

- Black History Month
- Groundhog Day
- American Heart Month
- Chinese Lunar New Year
- Recipes and more

NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

the View from the Hills

THE VIEW

In this article, I would like to touch on some issues that are costing both you and the association lots of extra money. **PLEASE READ THE INFORMATION LISTED BELOW.**

- **HEATING YOUR UNIT**

In the flyer, you will see that we are \$91,148.72 over budget in heating fuel. We need to get this under control because, as an association, we cannot absorb this kind of expense without passing it on to you, the homeowners. **Renters, this includes you** – when the association fee goes up, your landlord will most likely pass it on to you. I am working to secure a few HVAC companies to present options for new furnaces, hot water tanks, etc., and possibly discount the cost of replacing your aging furnace if they reach a minimum number of buyers. I will keep you posted on a date when they will be at the clubhouse to meet anyone who would like more information.

- **SALT SHORTAGE**

If you haven't seen it on the news lately, the whole Midwest is experiencing a severe salt shortage. Michigan is no longer selling salt to anyone except the government, cities, and the Road Commission. This is starting to affect Northfield Hills. We will only be salting when absolutely necessary. We also need homeowners to do their part in conserving the salt available for you at the clubhouse. This salt should be used only on porches and sidewalks, not on driveways or parking lots. Remember, a little bit goes a long way.

- **PARKING**

I cannot stress enough how important it is to move your car when we have more than 1½" of snow. The best way to get this across to you is to explain how much it costs us to call in the trucks and shovelers. Calling in outside trucks costs about \$5,000 a day. This is on top of the \$1,000 we pay for the shovelers, plus our staff and plow truck.

Each truck passes through each court at least twice. If you move your car, but your neighbor does not, there is not enough room for the plow to safely enter without risking damage to the car. In that case, we instruct the plow driver not to even try. So now your neighbor doesn't get his spot cleaned out. Also, if you park your car in your driveway, we have instructed the plow driver not to plow your neighbor's empty driveway because, once again, we cannot take the chance of hitting the illegally parked car.

We have also instructed the shovelers to completely skip shoveling any of your unit if your car is parked in your driveway. So now your neighbor doesn't get their driveway plowed, and you don't get your sidewalk, approach, or porch shoveled.

Also, when you park your car in the driveway, you are hindering the small sidewalk plow from safely going straight down the sidewalk. They have to go around your driveway and into the street over mounds of snow, then back over the curb and back onto the sidewalk. This is dangerous, inefficient, and slows down the clearing process. This is also dangerous for the Mailperson who also must walk around your car and into the street. Please salt your approach and porch so they stay safe doing their jobs to deliver your mail.

With the last snow, I drove through the complex and was concerned and astonished by how many people **NEVER** moved their cars and how many were still parked in driveways. Not only is it inconsiderate to your neighbor, but it also costs the association more money, by taking the plows longer with the quality of the work being compromised.



Condo Corner

February 2026

WINTER BODY SHOP REMINDER

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



Thank You

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.



Please patronize
our View Advertisers

Vacation Parking

If you will be traveling for vacation/holiday during the winter months, please park your vehicle in the Clubhouse parking lot. This enables us to plow snow in your court during your absence.



Thank You

(Contact the clubhouse staff for the best location to park your vehicle.)



Court Captain Needed

Interested in volunteering?

We are looking for a Court Captain for Court 4.

Court Captains distribute the View and flyers once or twice monthly. Call the clubhouse at 248-641-9070 if you are interested.



FOR YOUR INFORMATION

Following are a few NHCA issues causing ongoing problems.

↘ **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.

↘ **STORING OF VEHICLES:** NHCA Bylaws state that vehicles have to be used on a weekly basis. If they are not, they are considered abandoned and will be tagged and possibly towed. With parking places being a premium, spaces are NOT to be used for storing cars. These infractions, as well as those who have garages and don't use them, also interfere with snowplowing. Fines will be levied and if not paid, become a lien on the property. (If you plan to vacation during the winter months, please store your vehicle in the clubhouse parking lot. More detailed information on the Condo Corner page in this issue of the View from the Hills.)

↘ **LEAVE A KEY:** It is important for all residents to leave a key to their unit at the Northfield Hills Clubhouse, which will be kept in a secure lockbox and only be used in case of an emergency. With power outages possible, especially during winter months, it is imperative each homeowner/renter does this. Plus, **make sure your emergency contact** information is updated.



↘ **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. Stay safe!





OUT & ABOUT

This event will be featured on local network television: **Outdoorama**, Suburban Collection Showplace, Novi February 19th - 22nd Hours & discount tickets available. Visit: www.outdoorama.com

Cupid's Family Shuffle

Troy Community Center, 3179 Livernois



Saturday, February 7th 5:30 to 8:00 p.m. Ages 4+

Cost: 30. Per initial pair, plus \$10. for each additional person

- Enjoy a Valentine's Day themed dance. Pizza, drinks and dessert provided. A fun family event.

Agatha Christie's "Murder on the Orient Express"

Stagecrafters, Baldwin Theatre (Main Stage), Royal Oak

February 13th - March 1st Thursdays, Fridays, Saturdays and Sundays

Cost: \$25. to \$35. Plus \$3. ticket charge

- A snowdrift stops the train at midnight on the tracks. The train is full of riders, but by morning there is one passenger less. The train is isolated, and Detective Hercule Poirot is on board to identify the killer before he or she strikes again. Information and tickets, visit: www.stagecrafters.org



Macomb Spring Home Show

Macomb Community Sports & Expo Center

14500 E. 12 Mile, Warren (corner of 12 mile & Hayes)

Saturday, February 14th 10 a.m. to 6 p.m.

Sunday, February 15th 10 a.m. to 4 p.m. Cost: Free

-This show features over 100 home improvement professionals for both inside and outside home and yard ideas with displays and free advice for home spring planning.



Troy Historic Village

Mid-Winter Break Open House

60 West Wattles

Monday, February 16th & Tuesday February 17th from 10 a.m. to 2 p.m.

Cost: Free

-Fun demonstrations, crafts, activities. Children will enjoy looking for Cheddar the Village mouse!

FEBRUARY

Fun, Facts & Trivia

The month of February is the shortest month of the year, having only twenty-eight days.

Depending on the source, its name comes from either the Italian god *Februus* or from *februum*, which signifies the festivals of purification celebrated in Rome during this period.

- Its birthstone is the Amethyst, symbolizing spirituality, wisdom and security.
- Its flower is the Primrose or the Violet, which symbolizes love or faithfulness.



February is Black History month, American Heart Association month, National Children's' Dental Health month and Responsible Pet Parent's month.

Of course, there is food involved! are food celebrations too. It is Chocolate Lovers' month, with Bagel & Lox day on the 9th, Cherry Pie day on the 20th, Tortilla Chip day on the 24th and National Chili day on the 25th.



February is also Bird Feeding month, Sport's Wives' month and has its "Work Naked" day on the 6th.

Had you known about these historic February events?

- 1046: The "Little Ice Age" began in Europe.
- 1582: Pope Gregory XIII corrected mistakes on the Julian calendar, resulting in the Gregorian calendar, first accepted by the Catholic church, then adopted by other nations.
- 1851: Evaporated milk was invented by Gail Borden.
- 1914: The first stone for the Lincoln Memorial in Washington, DC was put into place.
- 1953: The structure of the DNA molecule was discovered by Francis Crick and James Watson.
- 1962: John Glenn became the first astronaut to be launched into outer space aboard the "Friendship 7".
- 2013: The smallest extrasolar planet, Kepler37b was discovered.

Remember, there is chocolate to celebrate with!



BLACK HISTORY MONTH

Since 1976, in both the United States and in Canada, the month of February has been designated as Black History Month. It is a month for 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.



Black History Month was established in 1926 by Dr. Carter Woodson, this year celebrates its 100th anniversary. The theme is, "A Century of Black History Commendations."

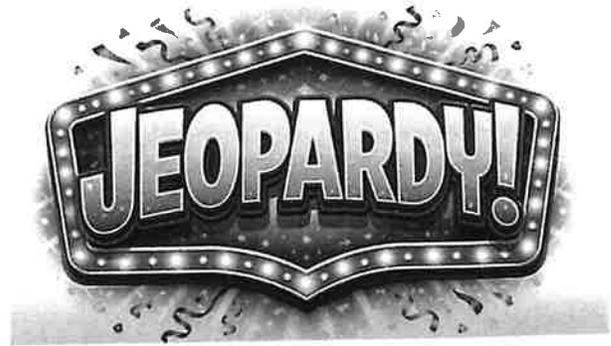
These all focus on identity, pride and equality while focusing on the enduring legacy of Black lives and significant contributions.

Many events surrounding the history are being planned for this month, beginning on February 1st.



Please check the website of The Henry Ford Museum of American Innovation in Dearborn, as there are celebrations planned, including interactive presentations, music and African-American inspired food offerings.

Information: www.thehenryford.org



Come and play Jeopardy with us. Test your knowledge against your neighbors.
Ages 16+

February 20, 2026 at 6:30 PM

Please call the Clubhouse to reserve your spot. \$5.00 per person.

Pop and chips will be provided.

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GROUNDHOG DAY

Since the 1800s, Groundhog Day has been observed the second day of February – not only in the U.S., but also in Canada. This year, Groundhog Day falls on Monday, February 2nd.



Groundhog Day originates in a German superstition. They thought if a hibernating animal cast a shadow on February 2nd 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 (a Christian feast day), the hedgehog will see its shadow and six more weeks of winter will follow. Some believe it began as some “folk humor.” When German settlers came to Pennsylvania they continued this practice, using groundhogs instead of hedgehogs to predict the weather.

Historically in the U.S., 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 2nd.



On the 2nd 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 United States will have an extended winter of six more weeks. But if he does not see his shadow, and remains outside, it means winter will soon end and spring will arrive very shortly.

It is fun to see Phil and learn of his predictions; however, records show his accuracy rate is only 30-40%.

It is amazing that Phil has lived long enough to still be carrying on this tradition. Legend has it that he has been given a secret potion which has the power to extend the life of a groundhog by six years every time he drinks it!

Myth also states it is believed that at other times of the year, Phil lives downtown with another groundhog named Phyllis.

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.

Either way, we are ready for spring!



Cindy's Clean-up & Planting Service

Too tired/busy to clean up
your patio beds for the fall?

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@ 248-321-2160



American Heart Month*

**Updated and repeated each February 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

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.



CHINESE LUNAR NEW YEAR

New Year's Eve is celebrated in China in much the same way as it is in the United States. It is the last day of the last month of the traditional Chinese calendar. In 2026 the celebration begins on Tuesday, February 17th, lasting until March 3rd. Other celebrations, such as the Lantern Festival, Dragon Boat Festival and Spring Festival are held.

The Chinese New Year has been celebrated for 5,000 years, with the Chinese calendar being based on the phases of the moon. The Lunar New Year can range traditionally from January 22nd to February 19th. The end of the festival is called the Lantern Festival, which traditionally comes 14 or 15 days after the start of the New Year.

The Chinese attach one of their 12 zodiac icons to each year. This year is the year of the "Fire Horse."



The horse gallops in with enthusiasm, vibrancy and fieriness, symbolizing movement, adventure and vitality.

The people celebrate the good fortunes of the last year and hope for health and prosperity in the coming year. The eve of the New Year is just the start of the celebration. Although the traditional holiday festival can last up to two weeks, most modern-day Chinese citizens only recognize the first few days, depending whether or not it falls on a weekend.

Families frequently travel to meet with other family members, especially the elders of the family. Festival meals consist of Chinese dumplings and fish. Leading up to midnight; Dragon dances, parades, and local festivities are common. Fireworks after sunset are widespread nationwide.



In keeping with current times, many Chinese families have a variety of TV shows that include dancing, singing, magic, comedy skits and interviews with celebrities and movie stars. This is similar to the television performances on the New Year's Eve broadcast with the "ball drop" in New York City at midnight.

Wishing a happy Lunar New Year to all those celebrating!



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NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, November 19, 2025

Board Members Present:

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

Lena Gjoka, Director – excused absence

1. Chairman's Comments

- Mikayla Pomeroy was hired to fill the daytime Coordinator position and started on 11/7/25. She seems very professional and likely to do a good job.
- Slow down in the courts
- The board will be going over and approving the 2026 budget tonight.

2. Resident Forum

- A resident is concerned about what is going to be built across from Red Robin. G. Newville said that they will be single family, 2 car garage townhomes.
- A resident said that the electric and cable boxes look bad. K. Deburghgraeve will check into it.

3. Call to Order

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

4. Agenda

- Under 13 on the agenda, add City Liaison. Agenda approved as amended.

5. Approval of Minutes.

- Minutes were approved.

6. Treasurer's Report

- The asphalt project for this year is complete.
- The roofing project for this year is complete.
- We do not anticipate a raise to the maintenance fees for 2026. We cannot promise that for the following year.

- We don't know how much our water or heating fuel will be, but we know that they will be going up.
- We are expecting our health insurance and property insurance to go up.
- We will be spending \$316,000 on roofing in 2026 to do 9 more buildings.
- We will be re-asphalting the tennis courts and putting back down the Sport Court. The tennis courts have not been done in 20 years.
- The association needs to start looking at re-doing the 45 year old sprinkler system. This should take about 6 years at around \$60,000 per year. S. O'Brien has found a fantastic sprinkler company that is very professional and has done a great job for us this year. With the new technology that is now being used we should be able to conserve water thus saving money.
- We will be spending \$50,000 on asphalt work. The clubhouse parking lot is in desperate need of new asphalt so that is what will be done in 2026. Then the following year we will go back to asphaltting the courts and budgeting \$100 - \$125,000.
- The clubhouse committee will have all of 2026 to look at how they want the new kitchen to be and in 2027 will start redoing it. We will have to carve out 3 weeks to not rent it so that the work can be done. We also need to determine how much the association and how much the clubhouse rental account will each pay.
- Much discussion on water usage/cost. S. O'Brien stated that every once in awhile the City of Troy Water Department will come to us and tell us that the water in a particular building is quite high and we send letters to the whole building and go into each unit to see if there are any water leaks. It was asked if we get the same thing from the gas company – we do not. S. O'Brien said that while doing the gutter cleaning, he does all of the upper roofs and said that you would be shocked if you saw how many people leave their windows open even in very cold weather.

Motion made by K. Katz to approve the proposed budget, seconded by G. Newville. Motion approved pending the Executive Session.

11. New Business

- J. West asked if anyone would like to serve as the City Liaison. K. Katz offered. Motion made by J. West, seconded by K. Watkins to appoint K. Katz as the City Liaison. MUA.

12. Residents Comments

- A resident said that we need to do something about people riding their bikes and walking dogs on the tennis courts. J. West asked that that be put on the January 2026 agenda.
- A resident asked Sean if he is happy with the new Asphalt Company. Sean said that the company that we used for 30+ years has retired and that the new one is good and that it is just a new learning curve.

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Alan James Jewelers.....248-220-1105

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

Medicare Advocate

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

Patti's Pet Services248-310-6364

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Newville McKeivitt Group

Jason McKeivitt.....248-202-1380

Gary Newville248-593-0805

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*** 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.

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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