

May 2026



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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-Thur 9 AM–8:30 PM
Friday 9AM–9PM
Saturday 11 AM–9 PM
Sunday 11 AM--5 PM
Sunday 11 AM--9 PM from
Memorial Day weekend
through Labor Day

NHCA Website:
Amicondos.com/northfieldhills/

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Condo Corner

May 2026



REMINDER :

NHCA Annual Meeting
Tuesday, May 5th
7:30 PM at the Clubhouse

Please support all of our
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~ Get Ready For ~

NHCA Pool Opening
May 23rd at 11 AM

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.



Mark your Calendar

Trivia Night at the Clubhouse
Friday, May 22, 2026
\$5 Entry • Cash Prizes 🏆
Sign up at the clubhouse.
First-come, first-served
table choice.
Table snacks encouraged!
Pop provided • BYOB
Arrive 6:30 PM — game starts once
everyone is checked in.



Important

Please read and understand all
Patio, Pool, and Tennis rules.
Published in this issue of *the View
from the Hills*



PATIO INSPECTIONS
COMING SOON!

Time to tidy up your patio.

Reminder :

There will be no trash pickup on
Monday, May 25th 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 putting out your trash and recyclables and where you leave them on the night before the trash pickup day. **DO NOT** put out trash before **sundown** on Sunday evenings and be sure to put your trash in front of your unit (or an area your court has designated for trash pick up).

- ✓ **TRASH PICKUP ON MEMORIAL DAY:** Reminder, **NO TRASH PICKUP** on Memorial Day, please put your trash out Monday evening (5/25) or Tuesday morning (5/26).



- ✓ **RECYCLING MATERIALS:** 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.

- ✓ **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.



FYI All Residents: The icon listed below will take you directly to the Northfield Hills Condos Facebook page.



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Looking forward to hearing from you,

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Office Manager S&J Plumbing and Excavation
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Springtime Home Readiness

-Sean O'Brien, Maintenance Superintendent

Spring has finally arrived. After our varying winter weather, May is 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 better you can see out your windows. Check out ***the View*** for a list of handymen 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.
 - 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.
 - Shut down, drain and clean furnace humidifier. Close the furnace humidifier damper on units with central air conditioning.



Continued...

6. 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.

7. 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 Trevarrow Hardware on the southwest corner of Long Lake and Livernois or A&G Hardware on the southeast corner of Auburn and Crooks.

Activities Catch Up

The Activities Committee wanted to share a few photos from the recent Euchre Tournament held in April. This event was a big success. We had 20 contestants with 5 full tables playing. The results are as follows: Tammi B. won 1st place, and Lena G. won 2nd. Congratulations to both of our winners.





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*. She also has been identified as the Roman goddess of fertility, Bona Dea, whose festival was held in May.

- The emerald, symbolizing love and success, is the May birthstone
- Both Lily of the Valley and Hawthorn are its flowers

This year, Mother's Day will be celebrated on May 10th, Kentucky Derby Day on May 2nd, Armed Forces Day on May 16th and Memorial Day on May 25th. The 108th Indianapolis 500 mile race will run this year on Sunday, May 24th.



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

National Teacher Week is the first week in May – set aside to honor our educators.

Of course, May is filled with national food related occasions, including its being Barbeque month, Egg month, Salsa month, and Burger month.

May 4th is Star Wars Day – “May the fourth be with you,” the 9th is “Lost Sock Day,” the 11th is “Eat What You Want Day,” and the 25th is “Wine (not whine,) Day.”

As Gustav Mahler, Austrian composer, once wrote: “Spring won't let me stay in this house any longer! I must get out and breathe the air deeply again.”

With so many wild violets, forsythia, lilacs, tulips and daffodils blooming in Northfield Hills, it seems like a good idea to take a walk and enjoy the flowers.

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"CHEERS FOR HEALTHY SPEARS"

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! Visit: www.prevention.com/asparagus or www.kraft.com for recipes.

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Hi Folks,

Al Sloan here. The past six months have been a real whirlwind. On July 30th, 2025, I had a right total knee replacement. Yeah, old age is catching up!

Before my surgery, I had learned about the team's medical mission trip in January to Thailand and was interested in joining them. Surgery intervened, then I applied again after my surgery and received approval to join the team. It had been two years since my last medical mission, so I was quite excited.

After a 36-hour flight from Detroit Metro Airport on the evening of January 12th, with layovers in Istanbul, Turkey and Bangkok, Thailand, we arrived in Chaing Rei.

Upon arrival at the airport, our team was met by the contact person and his wife. We followed them to our hotel, then met them at a local Thai restaurant for dinner, then returned to hotel to finish the day.

Before I get started on our mission work, let me tell you a little bit about Thailand. It is a beautiful country with its tropical, mountainous landscapes. It borders Myanmar (Burma), Laos, Cambodia and Malasia. It also shares Maritime boundaries with Vietnam, India and Indonesia. Thailand is a popular vacation destination because of its beauty.

Our first couple of days were spent unpacking bins and counting and packaging medications that were to be given out in the villages. We also spent time with the children at the adjacent orphanage. This orphanage was started by our contact person and his family, with financial assistance through our church here in the U.S.

The older children, who would translate for us at our clinics, enjoyed sports. Our team joined them in playing Basketball, Volleyball, Soccer and a game called "Sharks and Minnows". The younger children, along with some of our team, worked on various crafts. At the end of this busy day, they were treated to a Pizza Party.

On Sunday the team attended the church, which was founded by our contact, who was also the pastor. During the service our team was called up front. We sang a couple of hymns in their native Akha language for the congregation. Of course, we rehearsed the songs beforehand.

I was asked to give my testimony before the congregation, which I was happy to do, with the pastor translating for me.

On Monday we went to our first village, up in the mountains. This was the first time that a team had ever visited their tiny village. The majority of the northern tribe people of Thailand are Buddhists and Animists or believers in various spirits. Less than 1% of Thai people are Christian. Each village has its own Witch Doctor, who the villagers look to for their physical and spiritual needs.

Our contact had been denied entry into the village by the village chief, until he offered to bring our medical team. The chief then gave his okay. That day, we saw 85 patients. Sixteen were for teeth extractions, performed by our team leader who is a dentist.

As we tended to the physical needs of the villagers, our contact tended to their spiritual needs. They told them about Jesus and giving their testimony of coming to Jesus, as none of them had ever heard Him before. At each village one or two of the team members would give their personal testimony.

The next three clinics were also in remote areas of the mountains. In total, for our four clinics, we treated 350 patients. Of these, sixty-one accepted Jesus as their savior.

This trip, like most, was not all work. Our hosts were gracious enough to share some of the sights and beauty of the area. We visited the Queen's Gardens, a scenic waterfall, a tea farm, an elephant preserve and a ride down the Kok River in a Long Boat. We also visited the nearby border of Myanmar, which is number one in the world for Jade production. Oh, one more thing, Thailand is second only to Japan, in its number of 7-11 stores., with 16,000 stores.

I hope you've enjoyed this trip with me. As I said earlier, Thailand is a beautiful country, and its people are most kind. Thank you for your time and may God bless you all!

At



NATIONAL DAY OF PRAYER



This year, the National Day of Prayer will be on May 7th.

It was created in 1952 by a joint resolution of Congress, then signed into law by President Harry S. Truman. In 1988, it was unanimously amended and signed into law to designate the first Thursday of May as the National Day of Prayer. Every president since 1952 has signed a National Day of Prayer proclamation.

Prayer brings people together, no matter the religious affiliation. Prayer builds bridges between opposing persons and even political parties. Prayer reminds us we are created in God's image -He desires us to represent Him everywhere we go.

The 2026 theme will be "Glorify God Among the Nations, Seeking Him in All Generations." The hope is that individuals and spiritual leaders in America will humble themselves and unify in prayer for God in America.

This marks the 75th annual National Day of Prayer, taking place shortly before the 250th anniversary of the nation's birth.

Honoring this day, we can become a visible and united people, sending the message nationally and internationally of God in America.



CINCO DE MAYO

...*The 5th Of May*, commemorates the victory of the Mexican militia over the French army at The Battle of Puebla in 1862. It is not, as many people think, Mexico's Independence Day, which is in September.

Celebrating Cinco de Mayo has become increasingly popular along the U.S.-Mexico border and in parts of the U.S. with a high population of those with a Mexican heritage.

This date is recognized in the U.S. as a day to celebrate the culture and experiences of Americans of Mexican ancestry. In celebration of this date many restaurants feature the food, music and dancing which highlight Mexican culture.

The annual parade in Mexican Town (southwest Detroit) will run 2.5 miles this year and be held on Sunday, May 3rd, from 12 – 3 PM. Please check with local websites for updated information and tickets for events.



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SOLD January 2026

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1703 Brentwood	2 Bed	1.1 Bath	No Garage	\$285,000
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Mother's Day

Celebrated in the U.S. on the second Sunday each May, this is a day set aside for honoring mothers. This year **Mother's Day** falls on Sunday, **May 10th**.

In 1914 President Woodrow Wilson issued the proclamation declaring the first national Mother's Day. 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.

Through the years it evolved to recognizing mothers, motherhood maternal bonds, or those filling the role as mothers. It also celebrates the positive contributions mothers make to society.

Carnations have come to represent Mother's Day, with many religious services joining the custom of giving away carnations and wearing a carnation for Mother's Day. Tradition has grown where people wear a pink or red carnation if their mother is living, or a white one if she has passed away.

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



NATIONAL NURSES DAY



As part of this year's celebration of the nurse and midwife, the theme is "Nurses Make the Difference," regarding the varying roles and input nurses have on our lives. Nurses' week runs from **May 6th** (National Nurses Day,) through May 12th each year.

Historically, May 12th is the birthdate of Florence Nightingale, a French nurse. She, along with other nurses during the Crimean War, cleaned up the unsanitary conditions at a British air base hospital, reducing deaths by two-thirds. She was a nursing pioneer and her writings caused worldwide health care changes.

Although the nursing profession had been supported by the American Nurses Association (ANA) since 1897, the first idea for a national nurses day began in 1953. Eventually it was approved by the U.S. Congress in 1982 and President Ronald Reagan made the proclamation naming May 6th as "National Recognition Day for Nurses."



We are extremely thankful for all our dedicated nurses, who show such care and support for all of us. You are appreciated.

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~Love Nings

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ARMED FORCES DAY



This year **Armed Forces Day** will be held on Saturday, May 16th. 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 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 was on May 20, 1950 and currently many programs and events are offered to educate citizens on our military history through the years.

Some U.S. service posts hold open houses during this time, with many municipalities having parades and special events. Details:



www.michigan.org/events

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

Some Tips for Beating Michigan Spring Allergies

-excerpted from the PKIG website



After a Michigan winter, spring is a welcome relief for most people; but allergy sufferers have another story to tell. The itching and sneezing makes it harder to enjoy the beauty of blooming flowers when it's their pollen that causes such a strong allergic response.

Here are some tips to relieve springtime allergies:

1. Close your windows: The warm breeze may be nice, but it's blowing allergens directly into your home or car. Keep the windows closed and

remove your shoes when you return home to limit the spread of allergens.

2. Install HEPA air filters: High efficiency particulate air (HEPA) filters trap allergens and dust, preventing them from circulating around your home. While portable air purifiers certainly help to clean your home's air, the best solution is to install HEPA filters in your air conditioning system.

3. Flush your nasal passages: Just like allergens can get trapped in your home, they can also get trapped in your nasal passages. And removing them is the key to symptom relief. Buy a neti pot, nasal syringe or a saline nasal spray and follow the instructions to flush your nasal passages daily.

4. Drink hot tea: The heat rising from your mug has a soothing effect on a stuffy nose, but the tea itself can also help relieve your symptoms. Peppermint tea acts as a decongestant and expectorant, which means it can help clear your nose and throat. Green tea contains antioxidants that can inhibit allergic reactions.

5. Eat local honey: While there is little scientific evidence to prove the widely recognized theory, many claim that eating locally produced honey can inoculate you against the pollen in your area if you eat a spoonful each day.

6. Try spicy foods: Have you ever felt the teary eyed, sinus clearing effects of spreading wasabi onto your sushi? The relief that comes from eating spicy foods may be fleeting, but even a short respite is helpful to many allergy sufferers.

7. Harness the power of steam: Whether you prefer setting a vaporizer in the room or hovering over a bowl of boiling water with a towel over your head, breathing in steam helps moisten dry nasal passages and clear out mucus.

8. Take a shower: After spending time outdoors, take a hot shower to wash off allergens and other contaminants. The wash, plus the steam, can relieve allergy symptoms and prevent those nasty allergens from spreading around your home.

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MEMORIAL DAY

This year, our U.S. legal holiday will be celebrated on Monday, May 25th. It is a popularly known date for kicking off warm 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.

There are countless stories as to its actual beginnings, with over two dozen cities and towns claiming to being the birthplace of Memorial Day. There is also evidence that organized women's groups in the South were decorating graves before the end of the Civil War.

The first state to officially recognize the holiday was New York in 1873. In May 1966 President Lyndon Johnson declared Waterloo, New York as the official birthplace of Memorial Day.

It is not important who was the first. What is important is that Memorial Day was 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 now also an occasion for family get-togethers, fireworks, trips to the beach, and national media events such as the Indianapolis 500, held since 1911 on the Sunday of Memorial Day weekend.

So, wherever you are and whatever you are doing on this Memorial Day, please remember those in the military who have given their lives for our country. Without these dedicated men and women, we would not be here to make our Memorial Day memories.

All are invited to attend the **City of Troy's** ceremony to honor our U.S. veterans on Monday, May 25th at 10:00 a.m. at the city's Veterans Memorial Plaza in front of City Hall.



ASPARAGUS SALAD

1 lb. fresh asparagus, cut into 2" pieces
1 can (15 oz.) chickpeas, drained, rinsed
1 medium red onion (one cup), finely chopped
4 oz. shredded Monterrey Jack cheese
½ cup Zesty Italian Dressing

Steam asparagus for 3-5 minutes, quickly dunk into cold water; drain; cut into 2" pieces.

Place all other ingredients into a bowl, add asparagus, toss lightly. Refrigerate at least one hour before serving. Enjoy!

May View

Word Search

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

butterfly
 blooming
 ladybug
 flower

sunshine
 daffodil
 sprouts
 mother

swimming
 blossom
 tulips

pool
 rain

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Insured & NFH Resident Approved

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.

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.

Solution to May View Puzzle Word Search

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



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NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, February 25, 2026

Board Members Present:

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

Gary Newville, Director attended via Zoom.

1. Chairman's Comments

- Slow down while driving in Northfield Hills. I watch cars going 40 miles an hour down Brentwood and it needs to stop. SLOW DOWN!
- Let's all work together on lowering our gas costs. Close your doors and windows and garage doors.

2. Resident Forum

- A resident would like to know how Board members who are in Florida for the Winter keep an eye out for their community. J. West said that according to the Bylaws there is nothing that says that a Board member cannot go away in the Winter. Anyone who wants to attend the meeting but cannot physically be there will be offered the Zoom, whether you are a Board member or a resident. If you are a snowbird in the Winter and want to participate in the meeting, you can via Zoom. With the new laws and changes in technology they can fully participate via Zoom. She thinks a Board member needs to have a picture of what is going on in the community. You can see if people have open windows or people who are speeding etc. J. West answered that that is not the job of a Board member to go and view the community for violations, this is the job of the Community Manager and Maintenance Superintendent. K. Deburghraeve does drive around weekly and sends out violation letters making sure that people are complying with the rules. There is a requirement that you live in Northfield Hills as your primary residence. If Northfield Hills is your Homestead than you are legal. The Board member in question said that he has been in contact with S. O'Brien throughout his Florida stay and is also in contact with J. West and the rest of the Board when there are issues which does happen quite a bit. Please remember that ANYONE whether a Board member or not is allowed to attend the Board meeting via Zoon.
- G. Newville asked K. Deburghraeve that when Title Companies are needing a payoff (Status Letter) for condominiums being sold, is it in the letter that this condominium may not be rented. She answered that Title Companies now need to go through Condocerts.com and that clause is listed in their contract. The status letter says, "Please note that this Association does not allow any new rentals." G. Newville said that with

every listing that he sees he lets the listing agent know that new rentals are no longer allowed.

3. Call to Order

- The meeting was called to order at 6:05

4. Agenda

- Add to #13 in the agenda, employee report.

5. Approval of Minutes.

- Minutes were approved.

6. Treasurer's Report

- The following are the Capital Projects to be done this year.
 - Roofing continued at an estimated \$320,000
 - Tennis courts resurfacing \$60,000
 - Irrigation \$60,000 a year for approximately the next 4 years
 - Asphalt will be an ongoing project, \$100,000 - \$120,000 this year
- Our Maintenance staff is just finishing painting the Great Room. S. O'Brien got a quote on painting the ceiling for \$11,000 which requires a lift. Sean feels that this can be done in-house. We would have to rent a lift, and it would take about a week. This just becomes a timing issue with our maintenance department having to block out a week.
- We must update our Long-Range Plan. The last one was for 1999 – 2019. K. Deburghraeve and S. O'Brien have already started this by using our old report and putting in new numbers and dates of when items need to be done. This will really help The Board for years to come.

7. Management Report

- K. Deburghraeve has been doing many drive throughs and has been sending out letters or calls when people are not following the Rules & Regulations and/or Bylaws.
- Most of the Lifeguards will be returning this year. Two of the guards have already had their licenses renewed with a weekend class. The association will continue to pay for their certification.

8. Committee Reports

Activities

- Bingo night is still being worked on

Clubhouse

- N/A

Finance

- N/A

Grounds

- N/A

9. Community Reports

City Liaison

- N/A

10. CANH

- N/A

11. Correspondence

- N/A

12. Unfinished Business

- The families that are playing in the clubhouse parking lot need to stick to the rule (that is posted on a sign) that they must be gone by 10:00 p.m.

13. New Business

- J. West announced that on Sunday, February 1st the whole fascia and gutters in front of his unit came crashing down from the weight of ice. Sean & Kathleen contacted our roofing company Bloomfield Construction (Roofing) to come out to assess the damage and make it weather safe. Both Sean and Kathleen came out and met with Ben from Bloomfield who even in subzero weather put a ladder up on the roof and made it safe from further damage and by the next day or two the job was done. They had to completely rebuild the overhang. The total price was \$2,715. This charge was more than fair. Bloomfield did an excellent job and were incredibly quick. Motion made by G. Newville and seconded by K. Visnaw to use Bloomfield Construction for our emergency back-up company. MUA.
M. Malley asked if homeowners could have installed the heat wires that melt the ice in the gutters with their own money. S. O'Brien answered that they work but they are electric and not money efficient. Sean said that it is allowed but he would not allow individual homeowners to install them. They must use a licensed & insured company. G. Newville said that with the new roofs we have paid to have 6' of ice and water shield installed. Sean said that it does work but it does not prevent the ice from forming it just protects the water from coming into the home.
- We are now fully staffed. Both Tom and Mikayla are working out very well. Josh wanted the residents to know that when Kathleen or Sean are on vacation or are sick, they can call the clubhouse and if necessary, will be put in touch with himself or any other officer of the Board. There is a good chain of command. We are lucky to have the employees that we have.

14. Residents Comments

- A resident asked K. Cathcart when he does the Long-Range Plan if he plans to have a committee. Kent answered that the detailed work will be done in-house but then we can present it to a committee to look at it. Diane thinks that maybe the committee has ideas of things that should be done. K. Deburghraeve said that when we hired the professional company who did the Long-Range Plan in the past, they were given a set of Bylaws and Master Deed, so they knew what the Association covers and what it does not. S. O'Brien has been here for 27 years and K. Deburghraeve 37 years so between the two of us we know when the projects listed on the professional spread sheet have been done and Sean knows what the lifespan of the individual projects is. We are now working on what the costs will be with future inflation.
- A resident asked if the association is going to have a vendor night, we should invite an insulation company as well. K. Deburghraeve said that she has already invited two HVAC companies and one window company and now I will find and invite an insulation company.



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* 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 MAY 2026

Northfield Hills Condominium Association

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 May Day 	2
3	4 Clubhouse Committee Meeting 6:30PM	5 Cinco-De-Mayo NHCA Annual Meeting 7:30PM 	6	7 National Day of Prayer 	8	9
10 Happy Mother's Day 	11 CANH Meeting 5PM	12	13	14	15	16 Armed Forces Day Book Mobile 3:15-4:15 PM
17	18	19	20	21	22 Trivia Night at the Clubhouse 6:30PM 	23 Pool opening 11AM 
24	25 Memorial Day NO TRASH PICK UP 	26 Eid begins at sundown	27	28	29	30