

July/August 2026

NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

the View from the Hills



Inside this issue:

- ***Independence Day***
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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—9:00 PM
Friday 9AM—10PM
Saturday 11 AM—10 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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YDiane Claeys
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2Janet Casey
3Larry Casey
4Chuck Roberts

THE VIEW

If you have noticed the entrance to Club East Drive looking so much better, the Rock Garden at the Clubhouse looks so nice and free of weeds. If you have noticed the hostas and mulch under the trees lining Club East Drive looking so beautiful, you can thank Daniel & Alice Baranski, who, as volunteers, have done a fantastic job. Dan says that Alice is the brains and he is the brawn. Thank you also to Gary Szporka for all your help.

Most of all, if you haven't yet seen the two flower beds entering the clubhouse, then you are missing out. In honor of America's 250th birthday, they made both gardens giant flags. They look so beautiful and beyond patriotic.

Petty Officer 2nd Class Daniel Baranski was in the Navy from September 1975 – September 1979 as a Radar Operator Surface and Air, looking for friendly or foe contact on a guided Missile Destroyer out of Charleston, South Carolina. Dan says that he was lucky because he was in during one of the only 4-year spans of peacetime. Dan's first deployment was North through the Mediterranean to Italy & Spain. He said that when other countries' navies came aboard our US ships, they would marvel at our technological advances. On his second deployment, they went all the way down the Atlantic & came up the Pacific and went through the Panama Canal to come back home. Thank you, Petty Officer Daniel Baranski, for your service to the United States of America.

We would also like to thank Karol Carter for her continued hard work and love for Northfield Hills. Every spring, Karol plants all the Pansies in the pots at the clubhouse and then makes new pots for the Winter and holiday season. Throughout the year, Karol volunteers for so many things to help out Northfield Hills – Thank you, Karol.

The work and dedication that many of our residents give back to this community is truly amazing, and the time and effort are appreciated by all.

It seems like at every single Board Meeting I hear that people need to slow down in courts. It is almost getting out of control with the speeding. I encourage people who see speeders to call the clubhouse and let us know the car's color and make, and whether you know where they live. I will send letters of violation that could result in fines if they continue speeding. It is only a matter of time before someone gets hurt by a speeding vehicle.

It still amazes me how many calls I get about kids playing in the street. This is so dangerous, and with so many distracted (speeding) drivers, this is just an accident waiting to happen. Parents, please do not let your children play in the street. This week alone, I received 2 phone calls about near misses.

If you or your child has an E-Scooter, there are regulations in the City of Troy. We have copies at the clubhouse if you would like to come and get one. Please drive your E-Bike or E-Scooter carefully throughout the grounds.

Enjoy your summer.

Kathleen Deburghraeve

Greetings from **My Quality Construction**



It is 2025 – Are you Ready?

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



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Condo Corner

July/August
2026

FOOD TRUCK NIGHT

Upcoming in July and August
Watch the clubhouse sign
for dates and times.



Please support all our View
Advertisers.

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CANH Fishing Tournament

Saturday,
July 18th



ATTENTION
ALL NORTHFIELD HILLS
RESIDENTS

SLOW DOWN on our streets
and through our courts!

Read the Article entitled "Summer
Driving", which includes City of Troy
speeding and moving violation fines and
points if you are pulled over for either.

**SLOW
DOWN**

FIREWORKS



Please be aware fireworks
are **NOT ALLOWED**
anywhere on or about the
Condominiums



Gary, Ellen, Jason & Lisa

Let us show you
how we handle
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**WE LOVE OUR
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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

✓ OPEN HOUSE INFORMATION

Since our NHCA By-laws prohibit signs being posted regarding any “Open Houses,” those interested in visiting them may stop at the Clubhouse for addresses of those condos open to the public. Notice of this is also posted on the Clubhouse Drive information board. Please remember the Clubhouse opens at 11:00 a.m. on the weekends.

✓ TRASH BAGS/RECEPTICLES

During these warmer months, there are always more reports about animals getting into garbage bags and scattering trash or food throughout the courts. 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.

✓ **RESPECT:** Please read the article entitled, “Respect*” in this July/August issue.

UNLESS YOUR DOG CAN DO THIS



PLEASE BE RESPONSIBLE AND CLEAN UP AFTER THEM.

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Good Day to you!

We are a fully **licensed and insured** plumbing and excavation company that proudly serves Macomb, Greater Oakland, and Northern Wayne Counties. Some, but certainly not all, of the services we offer are:

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- Sewer and sump line repair/replacement
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- Backflow Device Installation
- Interior/exterior faucet/spigot installation

We offer fast, friendly, and knowledgeable service with available military, senior, and police/first responder discounts and would love to be added to your list of vendors that your residents and/or maintenance staff can reach out to for plumbing and excavation needs.

If you have any questions or need further information about us, please do not hesitate to reach out!

Looking forward to hearing from you,

Teri Crandall

Office Manager S&J Plumbing and Excavation
sandjplumbingmi@gmail.com



Call for more info
586-758-6237

JULY

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 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.



Not surprisingly, July is Hot Dog month and National Ice Cream month, with **Parents' Day** being celebrated every fourth Sunday of July.

There are some unusual celebrations this month: "Coca-Cola Day" on 7/8th, "Don't Step on a Bee" day on 7/10th, "Bald is in" day on the 12th, "Shark Awareness" day on the 14th and "Take your House Plant for a Walk" day on the 27th.



July brings the start of the "dog days" of summer in the northern hemisphere - the hottest days in the period occur from July 3rd to August 11th. It was given this name because these days occur twenty days before and twenty days after the conjunction of Sirius (the Dog Star) and the sun, causing hot temperatures.

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.

- 1889: The first issue of *The Wall Street Journal* was published.

- 1903: The first Tour de France bicycle race began.

- 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.

Enjoy the month with all its great festivities. Be on the lookout for fireflies after dusk, as in July many start to appear!



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INDEPENDENCE DAY

Saturday, JULY 4th



Independence Day commemorates the founding of the United States of America and the adoption of the Declaration of Independence 243 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, picnics, and 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 on July 4, 1777.

It is also the perfect time to fly our American flag with pride! As a reminder of what this holiday commemorates, it would be a good idea to read our *USA Declaration of Independence*.

Happy Birthday to America!



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Fax: (586) 992-9337

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Available July 30, 2026

\$2,125 per month

Includes Heat, Water, Gas, Association Fee

Private Patio, and All Amenities of this Great Complex! Troy School District!

(Troy High School, Boulan Park Middle School, Hamilton Elementary School)

Private End Unit, 3 large bedrooms with ample closet space. One bedroom is in the lower level and the other two very large bedrooms are on the second floor. One and a half baths. Dining room. Living room with Double Doorwalls. Beautiful Flooring and Updates throughout! Minutes from Woodward Avenue and I-75. Central Air, Large Basement, Move In Ready, Updated Kitchen, All appliances including washer and dryer! Private Enclosed Patio. Clubhouse, pool, tennis courts, fitness center, large lake and walking trails **\$2,125 per month includes Association fee, gas, water, heat!**

Call (248) 930-1361





SUMMER MICHIGAN PRODUCE

During summertime, Michiganders and visitors can spend an enjoyable day at any of our local farmer's markets. Here is what we can expect during July and August:

Fruit

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



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 also find a variety of Michigan-made products.
- Troy Farmer's Market, every Wednesday from 3-7 PM, runs from June 10 – September 30th
- 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, go to www.pickyourown.org to find the outing that's perfect for you.



So many healthy eating choices!

Your Northfield Hills Medicare Advocate



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

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

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

Condo living is wonderful, with so many year-round outdoor tasks done for us. We have our swimming pool, tennis courts, workout room, and many clubhouse activities. Plus, we have the extended help of our administrative staff available! However, we do have to remember that along with these privileges, there are certain guidelines for respecting our neighbors and our NH community.

With the grand appearance of warmer weather, a few items have come to the attention of ***the View*** staff which we thought important enough to print as a reminder to our residents.

- ✓ Feeding squirrels and chipmunks by throwing peanuts, apple cores, or other food onto another unit's patio is **not** okay.
- ✓ 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.
- ✓ Playing music or videos at a loud volume through open windows so it is heard throughout the court might be your listening pleasure, but your neighbors would disagree.

- ✓ Your garage or driveway is NOT the place to light up your grill. If you are having a barbeque, please do so in your own unit's backyard. Grilling in the garage is a fire hazard for you, your unit, and your neighbors' units.
- ✓ Please, please SLOW DOWN along Brentwood and as you enter and drive through the Courts. So many of us are out enjoying activities this time of year, and you wouldn't want to be the cause of hurting someone, would you?
- ✓ And last, but not least - with no explanation needed!

Thanks for understanding these neighborly concerns and for taking the time to "think before you act." Northfield Hills has always been a preferred spot to live, with most of us wanting to keep it that way... both safe and beautiful!

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ACTIVE:

5766 Northfield Pkwy	2 Bed	1 Bath	No Garage	\$229,999
1812 Brentwood	3 Bed	1.1 Bath	No Garage	\$279,900

PENDING

1504 Brentwood	3 Bed	2.1 Bath	1 Garage	\$339,900
1528 Brentwood	2 Bed	1.1 bath	No Garage	\$284,900
1708 Brentwood	3 Bed	1.1 Bath	No Garage	\$295,000
1568 Brentwood	2 Bed	1.1 Bath	No Garage	\$264,950
5391 Breeze Hill	3 Bed	1.1 Bath	1 Garage	\$284,900

SOLD January 2026

5175 Buckingham	2 Bed	2 Bath	No Garage	\$225,000
1629 Brentwood	2 Bed	1.1 bath	No Garage	\$260,000
5840 Northfield Pkwy	3 Bed	1.1 Bath	No Garage	\$265,000
5254 Breeze Hill	2 Bed	1.1 Bath	No Garage	\$280,000
1756 Brentwood	2 Bed	1.1 Bath	1 Garage	\$285,900
1703 Brentwood	2 Bed	1.1 bath	No Garage	\$285,000
5377 Breeze Hill	3 Bed	1.1 Bath	No Garage	\$288,000
5224 Breeze Hill	3 Bed	2,1 Bath	1 Garage	\$295,000
5084 Buckingham	3 Bed	2.1 Bath	1 Garage	\$399,500
1804 Brentwood	3 Bed	2.1 Bath	1 Garage	\$355,000
1476 Brentwood	3 Bed	2.1 Bath	1 Garage	\$355,000

I am committed to help you experience a smooth and a successful transection! I've been a resident of Northfield Hills since 1997 and a realtor since 2004.

I assisted over 200 neighbors and over 800 clients with their real estate needs in Oakland & Macomb counties. Please give me a call if you are thinking of selling your condo!

ELENA



SUMMER DRIVING

Since school is out for the summer months and kids are out and about on our beautiful grounds, it is especially important to be careful while driving through our courts and on the streets around the Northfield Hills property.

Here's a reminder: Please continue to watch your speed and also remind your visitors to do the same. **Please slow down and pay attention** to the road - watching to make sure those walking are safe from your driving.

If you hit a person or an animal due to speeding or inattention, **you will not only lose travel time** by having the police called, but more importantly, **you will lose your peace of mind, knowing you have caused an injury.**

As most know, the posted speed limit on Brentwood is 25 mph. Although our Courts do not post speeds, the NHCA Rules & Regulations list it as 10 mph. However, given the higher levels of pedestrian and vehicle activity across these areas, **common sense** should prevail.

We have also included the cost of speeding fines and moving violations just so you will have an idea what it may cost you if you do not obey the posted speed limits.



All through the year, we must be alert when driving. Now, with warmer weather bringing out more walkers and our children playing, let's continue to respect each other by driving carefully.

Let's all stay safe...

City of Troy Speeding Fines

Speeding on a regular road or highway

Offense	Fines/Costs	Points
1-5 Over	\$115	2 PTS
6-10 Over	\$125	2 PTS
11-15 Over	\$130	3 PTS
16-20 Over	\$140	4 PTS
21-25 Over	\$150	4 PTS
26-30 Over	\$160	4 PTS
31-35 Over	\$170	4 PTS
36 and Over	\$180	4 PTS

Moving Violations

Offense	Fines/Costs	Points
Careless Driving	\$205	3 PTS
Disobey Stop Sign	\$125	3 PTS
Fail to Drive Minimum Speed	\$125	2 PTS
Fail to Yield	\$125	2 PTS
Fail to Yield to Pedestrian	\$125	2 PTS
Following too Close	\$115	2 PTS
TEXTING: - 1st Offense	\$200	0 PTS

CALLING ALL AUTO ENTHUSIASTS!

Classic Car Show + Signing
Saturday, August 1, 2026, 9 AM – 1 PM

Meet legendary designer John Schinella, featured on the Discovery Channel's "The Cars that Drove Us"
St Stephen's Episcopal Church
5500 N. Adams Road, Troy, MI
\$20 early registration / \$25 day of event



Troy Garden Club 51st Annual Garden Walk

Garden Styles 2026

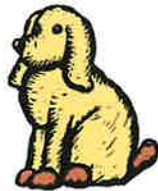
Wednesday, July 8



Troy Garden Club 51st Wednesday, July 8 • 1

- Gardens open 9:30 a.m. to 5:00 p.m. to 8:30 p.m.
- Tickets: \$15 in advance, : Sold only at the Village o
- Advance tickets available Oaks Garden Center, Tel Troy Historic Village, Unc
- Advance tickets available troygardenclubMI.com
- Advance tickets available Bordine's Rochester Hills

Free admission to the Troy H
9:00 a.m. to 6:0
Midsummer Arts & Crafts Bc



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. Even the French term for this summer period with its heat waves is derived from a canicule, meaning "little dog," referring to Sirius.

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; and in Michigan we are fortunate to have cooler summer evenings. We in Northfield Hills can take a walk around our Beechwood Lake and use the pool if we choose!

Let's enjoy our Dog Days of Summer!



Fun, Facts & Trivia

In order to maintain good will, the Roman Senate named this month for the Roman Emperor Augustus Caesar.

The name August also comes from the word "augur" (a tool for digging holes,) as this is the time of year when farmers dig for the next season.

- Birthstones: Onyx and the Peridot, which is believed to have healing properties.

- Flowers: Poppy and Gladiolus, symbolizing moral integrity.

Since August is "Tell a Joke" month, why not learn one.



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

This month is Picnic month, Golf month and "Happiness Happens" month.

So....share your happiness with others!



August is National Eye Exam month, Water Quality month and Immunization Awareness month.

There are a lot of food days in August: There is Ice Cream Sandwich Day 8/2nd, Watermelon Day 8/3rd and Banana Split Day on 8/25th.



Had you known these occurred in August?

-1693: Date for Don Perignon's invention of champagne.

- 1807: Robert Fulton's North River steamboat left New York on the Hudson River, to travel to Albany, NY inaugurating the first commercial steamboat service in the world.

- 1900: The Firestone Tire & Rubber Company was founded.

- 1914: The City of Cleveland, Ohio had the first electric traffic light installed.

- 1932: Amelia Earhart became the first woman to fly across the U.S. non-stop from Los Angeles, CA to Newark, NJ.

- 1963: Reverend Martin Luther King, Jr. gave his "I have a Dream" speech at a march for Jobs and Freedom in Washington, D.C.



Wishing everyone a relaxing and happy August. Michigan's warm days pass quickly...Enjoy!

VOLUNTEERS ALWAYS NEEDED!



Our Northfield Hills Community has many volunteer areas in which residents can help our neighborhood while getting to meet neighbors and discover common interests.

The **Activities Committee** is one example. You can share ideas and assist with various “fun” functions this group is responsible for.

NHCA always needs **Court Captains**, whether for your court or another court. These volunteers deliver flyers and **the View** and report any Court issues that need to be addressed by our maintenance staff.

Grounds Committee needs volunteers to help with planting and grounds beautification. Contact the Clubhouse Staff to get details on what it involves and how to volunteer.

It is easy to volunteer. Just call the Staff at 248-641-9070 and let them know you are willing to help!



PATTI'S PET SERVICES

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References available upon request



Scrumptious Summer Salads

Berry Berry Good & Easy

8 cups mixed greens
2 cups blueberries (or strawberries)
1/4 Cup chopped & toasted walnuts or pecans
1/2 C crumbled Gorgonzola or blue cheese

Preparation:

Toss together first 4 ingredients
Drizzle with Vinaigrette dressing – bottled
raspberry vinaigrette is nice, or make your own.

Vinaigrette Dressing

1 clove garlic
1 1/2 tsp. Dijon mustard
2 Tbs. red wine vinegar
1/2 cup olive oil (light Italian)
salt/pepper



Mash garlic. Mix mustard, garlic and vinegar thoroughly with fork. Slowly dribble in oil, drop by drop, stirring continuously with fork. (Sauce will stay creamy and not separate.)

Season to taste with salt and freshly ground pepper. In summer may want to add 1 Tbsp. Minced fresh herbs.

Cool Cucumbers & Sour Cream

2-4 large cucumbers
Boiling water to cover
1/2 Cup sour cream
1 tsp. dill or to taste
Chopped chives to taste (can use sliced green onions)
Vinegar
1 tsp salt (go easy)
1 tsp. sugar
pepper to taste



Wash cucumbers. Peel and run a fork lengthwise down the cucumber to a depth of 1/8 inch to make a scallop on each slice. Slice the cucumber thin. Cover with boiling water and let stand 10 minutes. Scalding cucumbers will wilt them and remove the bitterness. Drain and plunge cucumbers into cold water. Drain and set in refrigerator for half hour. Mix sour cream with sugar, salt, pepper, dill, vinegar and chives to taste.

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Mike Barnes, Owner

thehandyherollc1@gmail.com

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Touch-Ups & Color Refresh
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Insured & NFH Resident Approved

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
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WATER

BEACH

HOT

PARTY

SANDCASTLE

SWIMMING

BOATING

ICECREAM

POOL

SUMMER

TANKTOPS

FUN

LEMONAID

SANDAL

SUNNY

UMBRELLA

NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, April 22, 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

- Please remember that any residents or board member (except for the Chairman) can attend the meeting via Zoom.
- There is no exception for violence to our employees. Employees have a right to come to work without fear of violence – that is the standard and that is the law.

2. Resident Forum

N/A

3. Call to Order

- The meeting was called to order at 6:05

4. Agenda

- Agenda approved.

5. Approval of Minutes.

- February's minutes were approved.

6. Treasurer's Report

- Our Audit is completed and we are in good standing. We did not have to contribute any money from our Reserve Account to fund any of our Operating Account. We would like to slowly refund our Reserve Account that we've been borrowing from for the last 7-8 years.
- We completed our Long-Range Plan (thanks to Sean & Kathleen) which goes out to 2046. The purpose of a Long-Range Plan is that it is a practical plan of when major projects need to be done and their lifespan etc. This also forces future boards to pay attention to things that will be coming up.

- We had two CDs at Cornerstone Community Bank, and I condensed them into one CD at 3.8% for 7 months. There are two Flagstar accounts that we hold in advance for emergencies, I am going to see about combining them into one CD as they are only generating .62 for the month
- K. Katz thanked Sean & Kathleen for working so hard and saving the association money by doing the Long Range Plan themselves – they were not asked to do it but they both knew that with the amount of time that they've both been here, they knew when most projects were done and how long that they would last and that they could do it and save a lot of money. J. West thanked Mikayla as well for putting it all on a spreadsheet. Today is National Administrative Assistants Day and we have 4 here – Connie, Mikayla, Judy & Carrie that all do an excellent job.

7. Management Report

- We have done many gutter cleanings.
- Fixed the lights along Club East Drive.
- Fixed the grass from the snowplow damage.
- Did a lot of asphalt patching.
- Fixed many basement leaks.
- The men's sauna needs to be replaced. S. O'Brien said that he got a quote for \$2,600+ labor. Sean looked up all the parts online and it would be much cheaper to buy the parts and hire an electrician ourselves. Motion made by G. Newville, seconded by M. Malley to purchase the sauna online and hire our electrician to install it. MUA.
- K. Cathcart made a motion to accept the Long-Range Plan through 2046, seconded by K. Watkins – MUA.
- We had until April 2nd to sign and agree to the Solar Energy Policy Statement with The State of Michigan, which makes all condo associations and businesses agree to being more environmentally efficient i.e. We sent it to our Attorney who filled out all of the needed paperwork and the Board agreed to it and it went into effect on April 2nd. We are now in compliance with the State of Michigan Law. Common charging stations for electric vehicles are not part of the law. The Board has thought about it but because of liability to the Association, our Lawyer has advised against it. As technology develops, we will consider it. Motion made by K. Watkins, seconded by M. Malley to approve the Solar Energy Policy. MUA.

8. Committee Reports

Activities

- On May 22nd we will be having Trivia Night.
- On June 17th we will be having our first Food Truck Night.

Clubhouse

- The women's locker room has been power washed and painted. The mats were removed and are not being put back down because it is too hard to keep clean and sanitized under them. We put in new vanities and faucets and new shower curtains.
- The price for renting the clubhouse is now \$300.00.
- S. O'Brien said that the swimming pool opened today. It will take a good month to get things all ready for opening day.

Finance

- N/A

Grounds

- Dan & Alice Baranski have already started to work hard on the plantings. K. Carter has planted pansies in our big flower containers. Thank you so much for all of your hard work. The flowers at the Long Lake & Brentwood entrance will be put in by Mother's Day.

9. Community Reports

City Liaison

- N/A

10. CANH

- The fountain is on. We are talking about cleaning all along the shoreline.

11. Correspondence

- We have 25 people signed up for our first Vendor Night which is on April 29th.

12. Unfinished Business

- N/A

13. New Business

- N/A

14. Residents Comments

- A homeowner said that she worries that electric hook ups for electric vehicles in garages could cause a fire. The Board said that people need to know that they have to use a licensed electrician to install the electrical.
- Two Co-owners said that their neighbor had a new furnace installed a couple years ago and left the manual on the inside and now the renter went to install a new filter and the inside was full of smoke. The fire department was called, meanwhile the smoke came into their unit. J. West said that we are sorry but unfortunately this is a civil action between them and their neighbor. The neighbor did get a new furnace installed right after this incident.

- A homeowner asked if there were any plans in the city of getting a sound barrier along Long Lake between Northfield Parkway and Coolidge. The Board has not heard of that, but he should go to the city and ask.
- A homeowner asked if we are able to make landlords have everything inspected that they install. J. West said that most cities make Landlords have inspections done every two years, but the city of Troy does not require this of rental properties. It was suggested to go to a City Council Meeting and ask them to consider making stricter regulations as it pertains to renters.
- A homeowner would like to report that there is a red Corvette that speeds through the parking lot that is extremely loud and would like to know what can be done? J. West said that the police should be called. There is a city ordinance on loud vehicles and speeding is against the law.

15. Announcements

16. Next Meeting

- 5/5/26 @ 7:00 p.m. Annual Meeting
- 6/24/26 6:00 p.m. Regular Meeting

The meeting was adjourned at 6:53 p.m.

Minutes respectfully submitted by K. Deburghraeve

	On-Site Window Blind Cleaning, Repair & Custom Blinds Since 1992 Never Be Without Your Blinds!
Dirty Blinds? \$25 OFF Blind Cleaning Orders Over \$250 Some restrictions may apply. Call for details. Limited time offer. Must present ad upon service	New Blinds? Aria On-Site Offers Free In-Home/Office Shopping Specializing in Hunter Douglas Window Fashions Hunter Douglas <i>Priority Dealer</i>.
ariaonsite.com Toll Free: 1-855-261-ARIA	



Fun and Learning in the Summer!

I know some parents are already asking the question: *Is it time for school to start yet?* Here are 15 ideas for things to do with children that will keep their minds active and promote “summer sanity” for parents:

1. Read together. Research shows that the most important way parents can help their children become better readers is by encouraging them to read at home. Maybe they can read *you* a bedtime story!
2. Take part in the special summer programs at the library.
3. Play word games. Try looking for words or letters of the alphabet on signs, in the newspaper, on cereal boxes...anywhere. Play “I spy” words that begin with letters of the alphabet... I spy an airplane, I spy a bridge, I spy a cat....you get the idea. For older children, games like Scrabble help to develop vocabulary.
4. Encourage journal writing. Buy a notebook to record, an event per week, drawings of activities, invented “what if” stories, book review, etc. Pick a pen pal (grandma?) and send some of the stories.
5. Write letters. Request information from areas where vacation activities are planned. Send postcards to friends and relations.
6. Learn how things work. Everyone has things destined to be discarded, or other item with lots of parts that would not pose an electrical, chemical, or technological hazard. Children learn a lot by taking things apart.
7. Read maps. If not walking on the real or imaginary trip, what about planning a vacation across town, across the country, or around the world. Could the children find their way around London, England? What interesting things would they see there? Is there a CD or video about places far and wide?
8. Plan outings to nearby interesting places. Chances are, there are parks, museums, free performances, working farms etc. that are waiting to be discovered.
9. Put on shows. A “curtain,” some dress-up clothes, and imagination may be all that is needed to turn your yard or patio into a theater. Acting out a favorite story is a good start.

10. Learn a new sport. Get fit and have fun.
11. Learn to cook. Using simple recipes, children can read, follow directions, and use math skills. Maybe the outcome will be edible! What’s for dinner?
12. Study the weather. Keep a notebook to record temperature, humidity, etc. Make a rain gauge in a coffee can and measure the precipitation. Read about clouds. Make predictions based on information gathered – not just a repeat of what the weather forecaster said on the six o’clock news.
13. Study nature. Collect samples of bugs, flowers, leaves, etc. Keep a journal of observations. Visit local nature centers.
14. Study astronomy. Learn about the constellations. Keep records of the phases of the moon and planets. Visit a local planetarium (Cranbrook or the Detroit Science Center). On a clear night, take the children to observe the stars away from city lights.

Contributed by Norma Ross, EdD, from *Report to Parents*, a publication of the National Association of Elementary and Middle School Principals. *Reprinted from the View from the Hills July/August 2016 issue.*

View Summer Puzzle Solution

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MONTH OF July 2026

Northfield Hills Condominium Association

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4 
5	6 Clubhouse Committee Meeting 6:30 PM	7	8 Troy Garden Club Annual Garden Walk 	9	10	11
12	13 CANH Meeting 5:00 PM	14	15 	16	17	18 CANH Fishing Tournament 9:30 AM 
19	20	21	22 Board of Directors Meeting 6PM 	23	24	25
26	27	28	29	30	31	

Water aerobics every Monday, Wednesday and Friday at 10:00 AM

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My Quality Construction.....586-222-8111

The Handy Hero LLC810-228-2975

HVAC

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Frank's Heating & Cooling248-821-7177

Plumbing

S & J Plumbing.....586-758-6237

Miscellaneous Services

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

Realtors

Coldwell Banker

Elena Martinovici.....248-635-7140

Newville McKevitt Group

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

Gary Newville248-593-0805

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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 2026

Northfield Hills Condominium Association

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Clubhouse Committee Meeting 6:30PM	4	5	6	7	8
9	10 CANH Meeting 5 PM	11	12	13	14	15
16	17	18	19	20	21	22
23 30	24 31	25	26 Board of Directors Meeting 6 PM 	27	28	29

Water aerobics every Monday, Wednesday, and Friday at 10:00 AM