

the View from the Hills

June 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

Clubhouse248-641-9070
Clubhouse Fax248-641-8214
AMI586-739-6001
AMI Fax586-739-6006
Troy Emergency911
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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THE COMMUNITY VIEW

On April 29th, we held a Vendor Night at the clubhouse. We had a fair number of residents attend; however, not as many as I would have liked. I mention this because the more residents who make their homes energy-efficient, the less we spend on Northfield Hills' gas bill.

The vendors that we invited were:

- Shawn from All Heating & Cooling – phone number 248-909-7228
- Jeff from Aladdin Heating & Cooling – phone number 586-758-5900

Having a more efficient furnace definitely saves the association money (and therefore all of you) by achieving a Fuel Utilization Efficiency (AFUE) rating of 90 – 98%, compared to older models that often operate at 60 – 80%. This means less wasted fuel and more heat generated per dollar spent.

- Steven from Wallside Windows – phone number is 586-549-5100

New energy-efficient windows are designed to help reduce heat transfer by keeping heat/air conditioning inside your home. Improving efficiency can reduce the workload on your heating and cooling systems, potentially lowering energy costs.

- Kevin from Amistee Air Duct Cleaning & Insulation – phone number 248-349-8877

Getting your ducts cleaned and adding new insulation directly lowers your energy by reducing the strain on your HVAC system and preventing energy waste.

All four of these men did a terrific job and have a high-quality product to sell that will save you and Northfield Hills \$. If you need any of these services, please call them.

GARBAGE ISSUES

It seems like every single week, I receive phone calls regarding trash in one way or another. We would prefer that everyone use a trash can rather than just trash bags. But if you only put your trash out in bags, **PLEASE secure it and do not put it out until the morning of trash day.** The animals are eating through bags and scattering trash everywhere. It is not the job of our maintenance staff to pick up loose garbage. If we see identifying information on the grounds, we contact the people involved and instruct them to pick it up. If it happens again, you will receive a fine.

We also get calls from people who, the following morning, look out their front windows and still see trash cans that have not yet been put away. **Our rules clearly state that empty refuse containers and recycling bins must be returned to the unit before dusk on the day of pick up.** I do a drive-through on Tuesday mornings and am surprised by how many people have not yet put their trash cans back on their patios or in their garages. I call the people responsible, write letters, and fine them if necessary. Please help maintain Northfield Hills' great reputation as a beautiful place to live.

Have a wonderful Father's Day and a beautiful June.

Kathleen Deburghgraeve



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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



Condo Corner

June 2026

FOOD TRUCK NIGHT

WEDNESDAY, JUNE 17

Location: Pool side parking lot

Watch the Clubhouse sign for updates and times for the event.

Upcoming Food Truck Nights
Wednesday, July 15th and
Wednesday, August 19th



**Please support all of our
View Advertisers.**

IMPORTANT REMINDER

**Pool bands must be visible
when entering the pool
enclosure.**

**No FOOD or *DRINK in the pool
enclosure. (*ONLY Plastic or
Metal water vessels are allowed)**

**GLASS OF ANY KIND IS NOT
ALLOWED ON THE PATIO AREA
OR INSIDE THE POOL
ENCLOSURE!**

Important Guest Pool Band Reminder

**A maximum of 4 guest pool
bands is allowed per unit
per day.**

**For persons under the age of
17 you will only be allowed 1
guest pool band.**

*(The single band is included in the above-
mentioned 4 per day)*



Get Ready for 2025 Patio Inspections

**It's that time of year once again.
Patio Inspectors will be looking at NH
patios through the month of June, so
time to spruce it up and pull the
weeds.**



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FOR YOUR INFORMATION

NHCA ELECTION RESULTS:

Thank you to those NH homeowners who took the time to vote in this year's Board election. The following three candidates who were elected to serve are: Mike Malley, Kent Cathcart, and Kathy Katz.

Also, a huge THANK YOU to all the members of our Board of Directors who give their time freely to support the community of Northfield Hills Condominium Association.



UNIT KEY:

There have been several times in the past when an emergency situation had arisen in a unit, and there was no key available at the clubhouse to access the problem. We wanted to remind you again that we recommend residents **leave a key** to their unit at the Northfield Hills Clubhouse. This key will only be used in case of an emergency. As previously printed in **the View**, there is a secured lockbox for this purpose, with only designated NH staff having access.

EMERGENCY CONTACT INFORMATION:

Newer residents might not be aware of the fact that it is just as imperative to **make sure your emergency contact** information is added or updated in the file as well.

Please visit the Clubhouse to speak with NH Staff to follow through on the above matters. Thank you.

NEIGHBORHOOD CONCERNS:



- When walking at dusk or in the dark, choose lighter colored clothing and avoid wearing dark colored clothes. If possible, carry a lighted flashlight with you. Residents and visitors to NH have mentioned it is difficult to see those who are crossing the street when they are dressed in dark clothes. NH has bright, street and court lighting for safety, but individuals still need to be alert when walking (and driving,) especially during nighttime hours.

NEED TO KNOW REGARDING THE POOL:

New residents: You may not be aware that if you bring a guest to the NH pool, you must be there to accompany them the entire time. This is stated in our rules and regulations - a must-read for new co-owners and renters. If you need a copy, please request one from your landlord or come to the clubhouse for a copy. Just to give you an analogy: If you have a gym membership and want to bring a guest, you must be with the guest during their visit. The same rules apply here at Northfield Hills.



Pool rules are printed in this issue of the View from the Hills.

S&J PLUMBING

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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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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



Fun, Facts & Trivia

Sources agree that June is named after Juno (Hera), the wife of Jupiter. She was the Queen of the Gods and the goddess of marriage. Therefore, the Romans considered it was good luck to marry in June. In the U.S. this is the most popular month for weddings.



- The Pearl, Moonstone and Alexandrite are the traditional June birthstones
- The rose and honeysuckle are its birth flowers

Three occasions this month are Flag Day on June 14th, Father's Day on June 21st, and our summer solstice, also on June 21st, the longest day of daylight in the year.

June is Great Outdoors month, National Dairy month, Iced Tea month and Candy month. It is also "Fight the Filthy Fly" month, with National Paul Bunyan day and Food Truck Day on the 28th.

Had you known?

- June 2, 1835: P.T. Barnum & Bailey Circus began touring the U.S.
- June 14, 1954: U.S. President Dwight D. Eisenhower signed a bill placing the words "under God" into the Pledge of Allegiance.
- In June, 1752: Ben Franklin proved that lightning is electricity.

- June 16, 1903: Ford Motor Company was incorporated.
- June 18, 1873: Susan B. Anthony was fined \$100. for attempting to vote in the 1872 presidential election.
- June 24, 1949: The first TV western, Hopalong Cassidy, debuted on NBC starring William Boyd.

Have you seen any June bugs yet?

They are called this as June is when the transition of the large bug's larva to adult occurs. Since they are attracted to lights, they are usually seen at night.



During these warmer months, you might



see bats flying around the lake at dusk. Bats gravitate to woods and lakes. They are important to the balance of nature, as they will eat night-flying insects, garden and lawn pests and keep down the mosquito population.

We wish everyone a safe and wonderful June.

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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FLAG DAY

Flag Day, or “Flag Birthday,” is celebrated only in the United States every year on **June 14th**. This year it falls on a Sunday. It commemorates the adoption of the “stars and stripes” as the flag of the United States of America, which occurred on that date in 1777 by resolution of the Second Continental Congress.

Here are some documented historical facts:

- The first Flag Day was observed in 1877 for the 100th anniversary of our country’s “Old Glory.”
- In 1949, President Harry Truman signed a law to observe National Flag Day every June 14th.
- The U.S. Flag Code, as adopted by Congress, states, “The flag represents a living country and is itself considered a living thing.”



The colors of red, white, and blue were chosen by the members of the Continental Congress. The color red stood for hardiness and courage, white for purity and innocence, and blue for vigilance and justice.

Visit www.usflag.org for more history, and read on for the proper ways to display our flag.

Since the start of June is just after Memorial Day, Flag Day is on June 14th, and the Fourth of July is right around the corner, the View was asked to print rules for properly displaying the American flag.



Here is what the law says about properly using the American flag.

- The flag should never touch anything beneath it, such as the ground, the floor, water, or merchandise.
- The flag should never be used as wearing apparel, bedding, or drapery. It should never be festooned, drawn back, nor up, in folds, but always allowed to fall free.
- No part of the flag should ever be used as a costume or athletic uniform.
- The flag should never be used as a receptacle for receiving, holding, carrying, or delivering anything.
- The flag should never be carried flat or horizontally, but always aloft and free.
- The flag should not be draped over the hood, top, sides, or back of a vehicle, or of a railroad train, or a boat.

**LET US ALL REMEMBER TO
DISPLAY OUR AMERICAN FLAG
WITH PRIDE AND RESPECT FOR
THESE UNITED STATES OF
AMERICA AND THANK A VETERAN
FOR KEEPING OUR NATION THE
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Father's Day

This year, Father's Day is on **Sunday, June 21st**, a day for celebrating the role fathers and father-like figures have played in the lives of their children, grandchildren, and great-grandchildren.

Father's Day was not recognized as an official holiday until 1972 by President Richard Nixon. It is always celebrated in the U.S. on the third Sunday in June.

Families have developed a wide range of traditions, such as, sending cards or giving gifts, sharing a family dinner, or attending a sporting event.

However your family chooses to celebrate; whether it be a barbeque, a golf or fishing outing, or whatever suits his style, we wish all our Northfield Hills fathers the **"Happiest of Father's Days."**



LOCAL FARM PRODUCE

June has arrived! Warmer, longer growing days bring us those Michigan grown fruits, veggies and herbs – fresh at local markets.

We can now find asparagus, beans, carrots, cucumbers, leeks, mushrooms, rhubarb, snow peas and spinach; as well as basil, cilantro, dill weed, garlic, and parsley.

Michigan **blackberries** are in some markets. Then mid- to late June will bring home grown **tomatoes, strawberries and cherries**.

Easy to grow **Lavender** is also available now. Use for aroma therapy or dry the leaves and florets and put into small mesh bags to scent a closet or bureau drawers.

Opening day for the Troy Farmers Market is Wednesday, June 10th. It will run every Wednesday from 3:00 until 7:00 p.m. through September 30th.

Rochester Farmers Market, 415 East Street, Saturdays 8AM – 1PM, May – October 2026



The Royal Oak Farmers Market, 316 E. 11 Mile Rd., Saturdays, 7AM – 1PM Year-round. Call 248-246-3276 for details or go to <http://romi.gov/farmersmarket>.

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ADOPT-A-SHELTER-CAT

It is an unbelievable number, but over four million cats end up in shelters every year. Each **June**, to help promote adoptions of these precious felines, the American Humane Association celebrates: **Adopt-A-Cat Month**.

Although during the past year, many more families have been adopting cats, our local shelter and rescue groups still have cats of every breed, age and personality – all waiting for a loving home. Whether you are looking for young and frisky or mature and mellow, you're sure to find the perfect cat companion during June!

On-line you can go to www.petfinder.com for information on various groups in your zip code area offering cat adoptions. Or, you can contact the Michigan Humane Society in Rochester Hills at 248-852-7420 or the Michigan Anti-Cruelty Society in Detroit at 313-891-7188.



Two volunteer rescue groups, both 501(c)3 organizations, are also good sources. These are best reached at websites: Tiger Lily Rescue at www.tigerlily.com or P.A.W.S. (Troy) at www.adoptapet.com.

If you're not in a position to adopt, there are other areas where you can help:

- ♥ Pass on an understanding of the importance of pet adoption to our young people. Talk to your family and friends about animal shelters and why pet adoption is needed, as well as spaying/neutering your family pet.
- ♥ Contact your local shelter or rescue group to make a donation.

GRADUATE NEWS



In the July/August issue of the View, we would like to feature our Northfield Hills students who have reached another milestone in their education.

If you would like to give congratulations to your student, and have his/her name listed with their achievement, please let us know.

You may drop off your written notes at the NH Clubhouse by Friday, June 19th, so there is time to publish them in the summer issue.

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**Available
Beginning
of
July 2026**

Troy Garden Club 51st Annual Garden Walk

Garden Styles 2026

Wednesday, July 8



Troy Garden Club 51st Garden Walk

Troy Garden Club 51st Garden Walk Wednesday, July 8 • Rain or Shine

- Gardens open 9:30 a.m. to 3:00 p.m. & 5:00 p.m. to 8:30 p.m.
- Tickets: \$15 in advance, \$18 day of walk. Sold only at the Village on day of walk.
- Advance tickets available June 1 at: Auburn Oaks Garden Center, Telly's Greenhouse, Troy Historic Village, Uncle Luke's Feed Store
- Advance tickets available June 15 at troygardenclubMI.com
- Advance tickets available June 19 at Bordine's Rochester Hills

Free admission to the Troy Historic Village July 8
9:00 a.m. to 6:00 p.m.
Midsummer Arts & Crafts Boutique • Plant Sale



Scan for tickets



Did you know that in the US, June is ***National Rose Month***? Here are some ideas for celebrating:

- Add one new rose bush to your garden.
- Show your children or grandchildren how to plant and care for roses.
- Take a tour of some local rose gardens.
- Visit www.troygardenclubmi.com to learn more about roses and other flowers.
- Volunteer in a local garden club, or better yet, join our NH grounds committee!

Interesting bits of rose trivia:

Since 1986, the rose has been the official National Floral Emblem of the United States.
George Washington was the first rose breeder in the US.
--Roses are native plants in the US.



Berry Nice Moment



The best bargains at the market this month are Berries! Berries are plentiful now and good for you.

- **Eight medium strawberries contain only 45 calories** yet provide you with more vitamin C than one orange.
- **Berries are rich in vitamin C and fiber**, yet low in calories. They also provide folate and potassium. But what makes berries special are their phytochemicals, notably anthocyanins—the pigments that give them their intense colors. Anthocyanins are potent antioxidants that combat oxidative damage to cells and may reduce the risk of cancer and heart disease. Berries rank higher in antioxidant power than most fruits and vegetables.
- **In animal studies, blueberries have been found to improve memory and other brain functions.** Lab studies also show that berry extracts may inhibit tumor growth, decrease blood clotting, and have other beneficial effects.

People often want to know the best way to keep strawberries fresh. The best method is to remove all moldy or damaged strawberries and place the good ones in the refrigerator, layered with paper towels in a plastic container or sealed bag. This works great for short-term storage - up to three days.

For anything longer than that, the strawberries will need to be frozen in a sealed plastic bag. Freezing fresh strawberries can keep them delicious for months.

Whatever storage method you use, **do not wash the strawberries before storing them.** Wait until you plan to eat them before rinsing them to ensure optimal freshness.

Quick Tip: How to Hull a Strawberry

Push a straw through from the bottom of the strawberry to the top. The hull will pop right out. **That's why they're called "strawberries"!**

Here is a scrumptious recipe to make for any occasion:

Creeping Crust Berry Cobbler

Ingredients:

¼ cup butter, margarine, or applesauce
1 ½ cup flour
1 ½ cup sugar
1 ½ teaspoons baking powder
¾ cup milk
2 cups strawberries mixed with ½ cup or less sugar



Directions:

- Melt margarine in a 13X9-inch baking dish.
- Mix flour, sugar, and baking powder; add milk and mix.
- Spoon over melted margarine.
- Heat fresh fruit with sugar. Pour over dough.
- Bake at 350° for 30 minutes until crust is golden brown. Crust will rise to the top.
- Serve warm or cold, if any lasts that long.

PATTI'S PET SERVICES

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References available upon request



CHEERS FOR SPEARS

In Michigan the month of May into June 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 can develop a bitter taste.

They recommend 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.

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.

For more asparagus recipes go to: www.kraft.com or www.prevention.com/asparagus



Michigan & Detroit -- DID YOU KNOW THIS?

From 1910 to 1920, Hamtramck, Michigan, grew from 3,589 to 45,615 residents, leading the nation in growth for that period.

During the lumber boom era, the row of saloons that lined Water Street in Bay City was known as 'Hell's Half Mile'.

In 1936, Escanaba, Michigan harvested and processed 100,000 sq. ft. of birds' eye maple to be used in the English Luxury Liner, the Queen Mary.

When the territory of Michigan was created on Jan. 11, 1805, Detroit was chosen as its capital.

Bagley's Corner was the original name of Bloomfield Hills.

The world's only marble lighthouse is located on Belle Isle. (Livingston Lighthouse)

Hog's Hollow was the original name of Utica, Mich.

There are over 11,500 lakes in Michigan.

In 1870, Detroit became the nation's first telephone customers to have phone numbers assigned to them.

Charles A Lindbergh was born in Detroit on February 4, 1902.

The Stars and Stripes first flew over Michigan soil on July 11, 1796.

In Sept. 1908, William C Durant organized several independent automobile plants into what was to become General Motors.

Michigan began charging an annual license fee of 50 cents for autos in 1915.

Michigan's first police woman, Marie Owen, began walking the beat in Detroit in 1893.

In 1942, the Davison Freeway in Detroit was completed and became the world's first urban freeway.

The first soft drink, (Vernor's Ginger Ale) was introduced by a Detroit Pharmacist, James A Vernor, in 1866. Note: There were several 'elixirs' on the market at that time, including what would later be called Coca Cola. These contained alcohol, whereas Vernor's didn't. Thus the name 'soft' drink.

The intersection of Woodward Avenue and Grand Avenue in Detroit proudly displayed the world's first traffic light in 1915. Leaders of 19 countries and 26 States came to check it out in the first six months.

In 1688, Father Jacques Marquette founded the first permanent settlement in what would later become Michigan.

The world's first shopping mall (Northland Mall), opened in the Detroit suburb of Southfield in 1954. Newspapers from overseas as well as this country wrote that it would never catch on.

The world's first painted highway center lines were featured in Trenton, MI in 1911. They were used in other towns and was how Center Line, MI got its name.

Michigan ranks Number 1 nationally in the production of dog sleds.

The nation's largest indoor/outdoor museum complex is Henry Ford Museum and Greenfield Village.

Michigan ranks first nationally for asparagus production (harvesting about 9,000 acres annually).



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 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.

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.
-

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June View Word Search Puzzle Solution:

G	R	A	D	U	A	T	I	O	N	P		F
L	S	O	L	S	I	T	C	E	S	O		G
E	C	I	N	C	I	P	R			P		N
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A	W	O								I		R
I	C	N	D							C		F
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	N	O	L	E	M	R	E	T	A	W		

THE ATTACHED MINUTES ARE FROM THE 2025 ANNUAL MEETING

NORTHFIELD HILLS CONDIMINIUM ASSOCIATION

BOARD OF DIRECTORS ANNUAL MEETING

Tuesday, May 7, 2025

Board Members Present:

Josh West, Chair; Kristy Watkins, Vice Chair; Kent Cathcart, Treasurer, Mike Malley, Secretary, Gary Newville, Director; Kathy Katz, Director; Deburghraeve, Community Manager; Stacey Quintana, Management Coordinator; Sean O'Brien, Maintenance Superintendent

1. Meeting Called to Order

- 7:00

2. Welcoming Remarks

- Welcome to everyone who came out tonight. It's nice to see so many people tonight.

3. Introduction of Board of Directors

- The board was introduced.

4. Introduction of New & Original Co-Owners

- Introduction of original owners as well as new owners.
- Thank you to the Board who are all volunteers and give their time to the association. Not only do we meet once a month, but we have countless phone meetings when emergencies arise.

5. State of the Association

- The State of The Association is great.
- We are entering our third year of re-roofing.
- We continue to stain fences.
- We spent about \$31,000 to replace the original electrical panels in the clubhouse. This panel not only controls the clubhouse but the pool as well. This panel was a fire hazard, and our insurance company was demanding replacement. Keeping the clubhouse safe was an easy decision to totally replace.
- We are closing the clubhouse for parties only in the last two weeks of May due to fixing and remodeling the two bathrooms in the front of the clubhouse. A large underground plumbing pipe gave out and a portion of the ladies' bathroom floor and a portion of the men's bathroom floor has to be dug up to replace the plumbing. After the work is done the clubhouse committee will work on remodeling both bathrooms. The plumbing part will be approximately \$21,000.
- Our next big project in the clubhouse will be a new kitchen, maybe in 2026.

- As an Association we have never had a special assessment, and we are very proud of that. I own a condo in another association and we are on our 10th special assessment, and I have a best friend who lives in a condo near Oakland University and he pays \$650.00 per month with no gas and no water. Our Board and past boards have always been fiscally responsible.

6. Treasurer's and Officers Reports

- We have an annual budget of \$2,600,000 of which 80% goes to the operating side of the budget.

7. Reports of Committee Chairman

- Grounds – M. Bernstein – We are trying to get back together to do patios.
- Activities – N/A
- Clubhouse – B. Calderwood – We issued new pool bands, we got new plants in the clubhouse, we hosted a pizza party for the lifeguards, and put in new shower rings in the lady's locker room.
- CAHN –K. Katz – 05/13 is River Clean-Up. 7/29 is the Fishing Tournament. We purchased 3 new benches for the play area. The mulch on the base of the play structure was replaced. Thanks to the person that puts the lights on the bridge.
- City Liaison – N/A.

8. Verification of Quorum

- Yes – 646 Units, Quorum is 25%, 160 ballots, 161 ballots were received.
- Done by K. Carter and B. Richards.
- Thanks to N. Vanderbecke for pounding on doors to get a quorum.

9. Approval of the Minutes of the 2022 Annual Meeting

- Motion to approve by D. Malley, 2nd by M. Bernstein.

10. Introduction of Candidates

- John Ballantine
- Kristy Watkins
- Josh West
- Gary Newville

11. Election Results

- John Ballantine - 151
- Kristy Watkins - 151
- Josh West – 156
- Gary Newville- 159

Results certified by K. Carter and B. Richards - Board accepts.

12. Questions and Answers

- A homeowner asked when we are going to have the activities committee again? K. Deburghgraeve stated that the money that Art on the Lake made every year helped fund all the parties. Without AOTL there is no money in that account.
- A homeowner asked if Art on the Lake will come back? K. Deburghgraeve and C. Kohn both said probably not. We don't have enough vendor interest.
- A homeowner asked if we are putting in another aerator for the fountain? K. Katz answered no.
- A homeowner stated that there are units for sale in their court and I am worried about them being rented. Do real estate agents go over our rental policy? G. Newville answered that Realtors are aware of our policy.
- A homeowner said that the fire situation was extreme. Did we fix the fact that we do not know that everyone has contents insurance? The Board answered that Northfield Hills carries insurance to cover this, other than that we do not monitor owners' individual insurance, but the Bylaws do state that every co-owner must obtain contents insurance at their own expense.
- A homeowner said that the fountain sometimes works and sometimes it doesn't. S. O'Brien answered that after a storm debris gets stuck and clogs it, which trips the breaker.
- A homeowner asked if we are going to go hard on people for their patios? Yes. K. Deburghgraeve is on top of it. Max fine is \$500.
- A homeowner asked what we can do about the garages that aren't being utilized and are full of belongings. K. Deburghgraeve said to File a complaint.
- A homeowner said that per Google Maps, drivers pull in my court to access Breeze Hill and turn around. Can we get a "No Outlet" sign? J. West said to add this to the June Agenda.

13. Announcements

- N/A



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T	E	C	I	N	C	I	P	R	V	P	T	K	N	R
V	I	M	S	C	B	Q	O	J	Y	S	N	L	I	E
F	A	W	O	X	V	O	R	C	E	I	G	I	K	F
G	I	C	Q	N	D	Q	X	J	B	C	U	Y	I	L
M	T	L	A	T	A	K	C	H	Q	L	J	Z	H	I
P	Z	J	U	T	B	D	K	N	T	E	N	H	O	E
P	R	O	R	G	I	A	E	O	Q	O	E	T	Z	S
A	Y	E	O	E	A	O	R	T	H	M	M	M	R	H
R	N	X	M	Z	H	C	N	B	C	Z	G	R	C	P
T	V	I	D	M	Z	T	J	C	E	A	T	A	L	D
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PICNIC
SUMMER
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Words can go in any direction.

Words can share letters as they cross over each other.

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Miscellaneous Services

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

Patti's Pet Services248-310-6364

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Gary Newville248-593-0805

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Full Page	\$85	\$850	\$765
Half Page	\$65	\$650	\$585
Quarter Page	\$45	\$450	\$405
Business Card	\$20	\$200	\$180

*** Typesetting**

* An additional charge of at least \$10 will be added for all ads which must be reworked before publication (for example, handwritten ads which require typing and/or design). Ads with dark backgrounds will not be accepted due to increased toner used for printing.

The 'View from the Hills' is published ten times each year, with combined issues for July/August and December/January. Advertising materials must be received by the 20th of the month for publication in the next issue. All first-time advertisements and all classified ads must be accompanied by your payment.

To advertise for a full year for the price of nine issues (a savings of 10%), payment for the year must be received by the 15th of the month prior to the first month of advertising. If cancellation during the year is necessary, the rate will revert to the "rate per month" charge and the balance will be refunded.

Make checks payable to "View from the Hills," 1750 Brentwood Drive, Troy, MI 48098

For further information, please call

Carrie Roberts - 248-641-9070



MONTH of JUNE 2026

Northfield Hills Condominium Association

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Clubhouse Committee Meeting 6:30PM	2	3	4	5	6 D-Day
7	8 CANH Meeting 5PM	9	10	11	12	13
14 Flag Day 	15	16	17 Food Truck Night	18	19 Juneteenth	20
21 Father's Day Summer Begins	22	23	24 Board Meeting 6PM 	25	26	27
28	29	30	31			

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