

January 21, 2026

Honorable Mayor Justin Fischer

Honorable Council Members Casey, Staudt, Smith, Heintz, Gurumurthy, and Martinez

City Manager Victor Cardenas

45175 Ten Mile Road , Novi, Michigan 48375

Re: Update, Successful Agreement by Novi-10 Associates with Ridgeview Villas HOA

Dear Mayor, Council Members and Mr. Cardenas,

Summary: About a month ago we arrived at a successful agreement regarding the connector from the Novi-10 PRO new development to Ridgeview Villas, agreed to by the Ridgeview Villas HOA President. It was after a meeting held via Zoom on November 24, 2025, with Ridgeview Villas HOA board representatives to hear their concerns. Two subsequent phone discussions were held with the HOA President on December 04, 2025, where we confirmed their three (3) concerns were satisfied complete. And, the city attorney indicated to me also this meets his approval to accommodate the city legal concerns also, which are detailed below .

Ridgeview concerns and the agreed solutions are on THREE topics they said are three :

1. The connector between the new PRO and Ridgeview Villas **2. Ridgeview Villas screening** from the new development **3. The berm cut** through to River Oaks West :

Detailed Solutions All Agreed:

1. Connector: If the residents and the city prefer, we hereby confirm our agreement to do whatever the city chooses as to the short new 100-foot connection to the existing public nature trail that is already on the Ridgeview which traverses across it Ridgeview. If city wants to keep that original connection in the plan or to abandon that original approved prior PRO Contract connector shown on the attached drawing as Option 1. Abandoning the original is OK with Novi 10. As stated above , as to the options offered to the City, we will accept whichever the city asks except NOT option 4 , which invades approximately 1,300 feet (by 12 feet wide) across & into the protected marshland area and would be illegal and extremely likely no waiver be approved by the state and would be just plain wrong to do harming that protected wetland area. (But as asked, by Council: We did need show that we did consider all options). We will accept all other options, whatever the city chooses. And it is our mere recommendation that, if that original route (the 100 foot connection, is to be abandoned : The best substitute would be the one named as Option #3 : Which connects the pedestrian walkable route from 10 Mile road , all the way down to the existing paved nature paths alongside the marshland , behind the Sports club and southward to the Novi Dog Park land we donated to the city long ago, for ICE Arena and Dog park.

Perspective: If city chooses to proceed on any other plan of action with Option 1 eliminated, none of the other options have a direct connection or bring new pedestrians into Ridgeview Villas.

2. Screening: The screening of the new development from Ridgeview Villas was originally shown merely as trees but will now be changed to confirm to be : Evergreens with a density that meets or exceeds the city requirement for opaqueness and similar to what exists now between Ridgeview Villas and the Novi sports Club.

3. Berm Cut Through at River Oaks West for pedestrians: This proposed cut to provide access, which was meant to be eliminated previously, will now be eliminated.

The president of the HOA confirmed to me in an email marked “ Agreed” ,that, based on these THREE changes, he withdraws complaints, agrees and supports the Novi-10 PRO project as being a positive benefit for to his community and the surrounding community.

And on behalf of Ridgeview Villas, he supports having this project with residential, moving forward now with its much higher levels of open space and landscaping that is part of this residential development. This is much better than the existing possibility of a 291,000 square foot industrial building permitted under the existing Industrial zoning, with the negative of much larger (legal) noise limits, far less open space and landscaping etc.

It was all agreed by both the HOA President Sebastian and City Attorney Tom Schultz, that the problem stated smartly by Mr. .schultz that the original Ridgeview Villas community PRO signed contract signed by representatives of the Ridgeview Villas property, the city of Novi, and Novi Ten Associates, which is still in force today, gives various rights and duties and variances etc to all parties. If city was to **ONLY ABANDON** the public benefit of the new extension and completion of the intended direct connection, shown on all drawings, and which is already partially constructed, this would be improper action against the city, eliminating a Novi city and regional community benefit which the city attorney could likely not endorse.

The **Solution**, as agreed by all in prior written email:

An **ALTERNATE ROUTE** may be chosen by the city from the choices options Novi Ten provided to the city, which will includes some form of pedestrian access from the 10 Mile Road sidewalk to be able to reach the existing nature path sidewalks but will not connect directly, via the originally proposed 100 foot new connection to the existing concrete sidewalk nature path the goes through Ridgeview Villas. And was agreed by HOA president and Mr. Schultz that: In EXCHANGE for eliminating this direct connection, and providing an alternate route, not through Ridgeview Villas, the HOA will contribute \$1500 to the City of Novi, the which will be used as a benefit to the city of Novi e.g. trail maintenance etc. The HOA has agreed that this change will lead to the withdrawal of **ALL**

objections by HOA, when combined, as indicated at the beginning of this letter, with the screening and elimination of any connection added through the berm of River Oaks West.

Detailed Connection Options : for local residents to have more walkable community areas , here to connect from 10 Mile Road sidewalks to the existing paved nature trail in the backside of the Sports Club , alongside the marshland , southward to the Novi Dog Park, and Ice Arena , all which were donated to the City by Novi Ten Associates as a certified charitable donation asked by the city in the past. Below are the proposed new options for Novi to choose today.

Option 1- This option is the original proposed 100 foot connection linking the new trail system through Ridgeview Villas that was objected to by the Ridgeview Villas residents, which, just this 100 foot new connection, the Novi-10 Associates is willing to abandon, if the City so chooses to go along with this new plan offered, or any of these, except option 4.

Option 2- This option uses the existing sidewalk system along 10 Mile Road, Novi Road, and Nick Lidstrom Drive to connect from 10 Mile Road to the Novi Dog Park. Novi-10 Associates will do this option if preferred by the city of Novi.

Option 3: This option connects from 10 Mile Road to Nick Lidstrom Drive by a trail on adjacent property to the west, owned by the developer, that is outside of Ridgeview Villas, bypassing it completely. Again, Novi-10 Associates will do this option if preferred by the city of Novi. If the city is willing to abandon the original option 1: We recommend this as best.

Option 4: This option is a 1,300 feet invasive path through wetlands paralleling the railroad tracks: it is invasive to wetlands and animal habitats. Besides illegal, Our Environmental consultant, Niswander Associates, has indicated that it would be extremely difficult to obtain an EGLE permit as a waiver permit for this and it is harmful in ways making it clearly not a good option. It is presented only because council asked us confirm Options were considered.

The goal is to promote the Novi goal of parks, recreation and creating a Walkable Community. The Novi-10 PRO proposes at the Northeast trailhead, a new east pocket park, trails and additional much larger nature preserve which provides for people in the nearby neighborhoods to be able to walk from residential areas near Novi Road and near 10 Mile Road via existing public sidewalks to access this pocket park and then the new nature trail which Novi-10 is providing. This pocket park is approximately 3 acre area to be donated by Novi-10 Associates to the city of Novi. This pocket park is alongside the river and connects to the 1/3 mile long nature trail that runs alongside it, overlooking the beautiful 16 acre marshland. This Northeast Trailhead Park is donated to the city along with also 3 riverside benches and 4 picnic tables and a small number of parking spaces. The new trail extends from this pocket park southward 750 feet, then west 625 feet, and then back northward 375 feet and totals 1750 feet, being that 1/3 of a mile, of new trail creating the “U” shape. This trail overlooks the 15.87-acre natural marshland area that Novi-10 proposes to put in a conservation easement.

This trail contains no direct connection with the Ridgeview Villas property if the city of Novi approves the deletion of the originally proposed direct connection. Or the direct connection can remain as it was in the original PRO agreement on the Ridgeview

property, adjacent to the south. Whichever the City selects is acceptable to Novi Ten Associates. The details of the substitute options instead of that direct connection, as alternate walkable routes to go from 10 Mile Road sidewalks and residential areas, all the way down to the existing nature trails that run southward behind the Sports Club and all the way to the Dog Park.

We look forward to being on the agenda for the January 26, 2026 City Council meeting with the hope of moving this project forward, as we have also made revisions and complied with items the city has requested of us over the last two years.

Sincerely,



Dan Weiss, Novi-10 Associates

(attachment)

cc. Mr. Sebastian Kraus, President Ridgeview Villas HOA
Mr. Jason Iacoangeli, AICP, Toll Bros.