

WALDEN WOODS II SUBDIVISION ENTRANCE IMPROVEMENT PROJECT

I. Applicant Information

- a. Walden Woods II Homeowners Association
- b. Subdivision age = 29 years: Built in 1995
- c. First time applicant
- d. Project leader:

Gloria Webber – Vice President

25823 Laramie Dr, Novi, MI 48374

248-982-7436 Email: gawebber@icloud.com

II. Project Information

a. The purpose of this proposal is to request matching funds to update and enhance the entrance to Walden Woods II subdivision located in Novi, MI. Our entryway is showing its age. The stone entrance wall has cracks that need repairing to maintain appearance and structural integrity, our sign is faded, trees need trimming back to allow more light, and some shrubs need to be moved or replaced with new ones. The scope of the project includes:

- Repair to an existing stone wall
- Painting of the current subdivision sign
- Updating the overall landscaping at the entrance

This project will greatly enhance the visual appeal of the entrance on Laramie, improve sightlines by trimming trees and beautify the area along Eleven Mile Road.

In addition to adding new plants to this area, we will be removing any existing invasive plants within the current landscaping area. Trimming of existing fir trees to six feet above ground will improve the traffic sight lines at the subdivision entrance. Removal of some soil/mulch will be required to expose full access to Walden Woods II signage.

- b. A drawing of the proposed changes is attached (see exhibit A).

c. Location

Walden Woods II is located on the south side of 11 Mile Rd between Taft and Beck Roads. The entrance area being upgraded is located on the right side of Laramie Drive when entering the subdivision, facing 11 Mile Rd (see attached map).

d. Compliance with criteria

We believe this proposal fully complies with the grant criteria:

- Subdivision is more than 10 years old
- Safety is improved by improving sight lines through tree trimming; repairing the wall is also a safety improvement.
- Removal of invasive plants has a positive environmental impact.
- Visual appeal of entryway is greatly enhanced with updated landscaping.
- Project has a positive impact by enhancing visual appeal to anyone who passes by on Eleven Mile.
- Project provides a permanent improvement, which will be maintained through normal landscape maintenance by our landscaping contractor.
- The HOA has sufficient budgeted and reserve funds to pay for the project. Ongoing maintenance is part of our regular budget.
- Materials are sustainable.

This project does not impact any of our property owners or non-City agencies. All the work is contained within the current footprint of our entryway.

e. Plant List

New plants include:

(3) Maden Grass #3; (5) Dark Horse Weigela #3; (5) Hydrangea-Bobo #3; (22) Green Velvet Boxwood 12" as listed on attached landscape proposal from Blackstone Landscaping. Three existing Spirea and three Euonymous bushes are relocated.

III. Funding Information

a. and b. Estimated Total Project Costs (\$8,651.00)

- Landscaping cost: \$5,251.00 - see Exhibit B attached quote from Blackstone Landscaping
- Sign painting cost: \$900.00 – see Exhibit C attached RDP Pro-Paint quote #241126-3292
- Stone wall repair cost: \$2,500 – see Exhibit D attached quote from Geary Masonry

c. Total amount of funds requested

\$4,325.50 (50% of \$8,651)

d. No in-kind donations or cash assistance is involved in this project.

e. Not applicable.

f. Itemized unit and total cost estimates

Qty	Description	Unit Cost	Total
1	Remove existing landscaping not remaining in new plan.		
1	Remove invasive Buckthorn (2 locations).	200.00	\$200.00
1	Trim limbs on all spruce trees to 6' above grade. Trim		
1	Serviceberry.	350.00	\$350.00
1	Reduce grade by as much as 8-10" in high spots	300.00	\$300.00
1	Disposal fees	175.00	\$175.00
3	Relocate 3 Spirea to rear utility box	12.00	\$36.00
3	Relocate 3 Euonymus bushes	8.00	\$24.00
1	Rearrange ledge rock pieces into quarter circle wall	350.00	\$350.00
3	Maiden Grass (#3 pot)	46.00	\$138.00
5	Dark Horse Weigela (#3 pot)	72.00	\$360.00
5	Hydrangea-Bobo (#3 pot)	80.00	\$400.00
22	Green Velvet Boxwood 12"	69.00	\$1,518.00
2	Pieces of accent ledge rock	185.00	\$370.00
2	Yards of compost planting mix	90.00	\$180.00
10	Yards of Brown Hardwood Mulch Installed	85.00	\$850.00
1	Sign painting cost	900.00	\$900.00
1	Repair existing sign to remove and mortar field stone wall	2,500.00	\$2,500.00
	Total cost of project		\$8,651.00

Walden Woods II Homeowners Association has included the following financial documents:

- Income Statement and Balance Sheet showing our ability to fund the project below.
- 2025 Budget noting the landscaping expense attached
- Previous landscaping expenses for 2023 and 2024 are attached.

Income Statement	
01-01-2024 -12-31-2024	
Walden Woods II HOA	
Revenue	\$25,650.00
HOA Dues	\$25,600.00
Late Fees	\$ 50.00
Expense	\$14,497.10
Fees	\$ 20.00
Insurance	\$ 1,327.00
Landscaping	\$ 8,804.00
Repairs & Maintenance	\$ 2,611.00
Special Event	\$ 217.74
Supplies	\$ 222.27
Utility-Electric	\$ 289.71
Utility-Water/Sewer	\$ 1,005.38
Profit / (Loss)	\$11,152.90

Balance Sheet	
12-31-2024	
Walden Woods II HOA	
Asset	\$ 27,488.57
Chase Checking Account	\$ 27,488.57
Liability	\$ -
Equity	\$ 27,488.57
Chase Checking Balance Carryover	\$ 16,335.67
Net Income	\$ 11,152.90

In closing, please consider our request for matching grant funds to support our efforts to enhance our neighborhood through this proposed high-quality, sustainable neighborhood entranceway beautification project.

Thank you for your consideration.

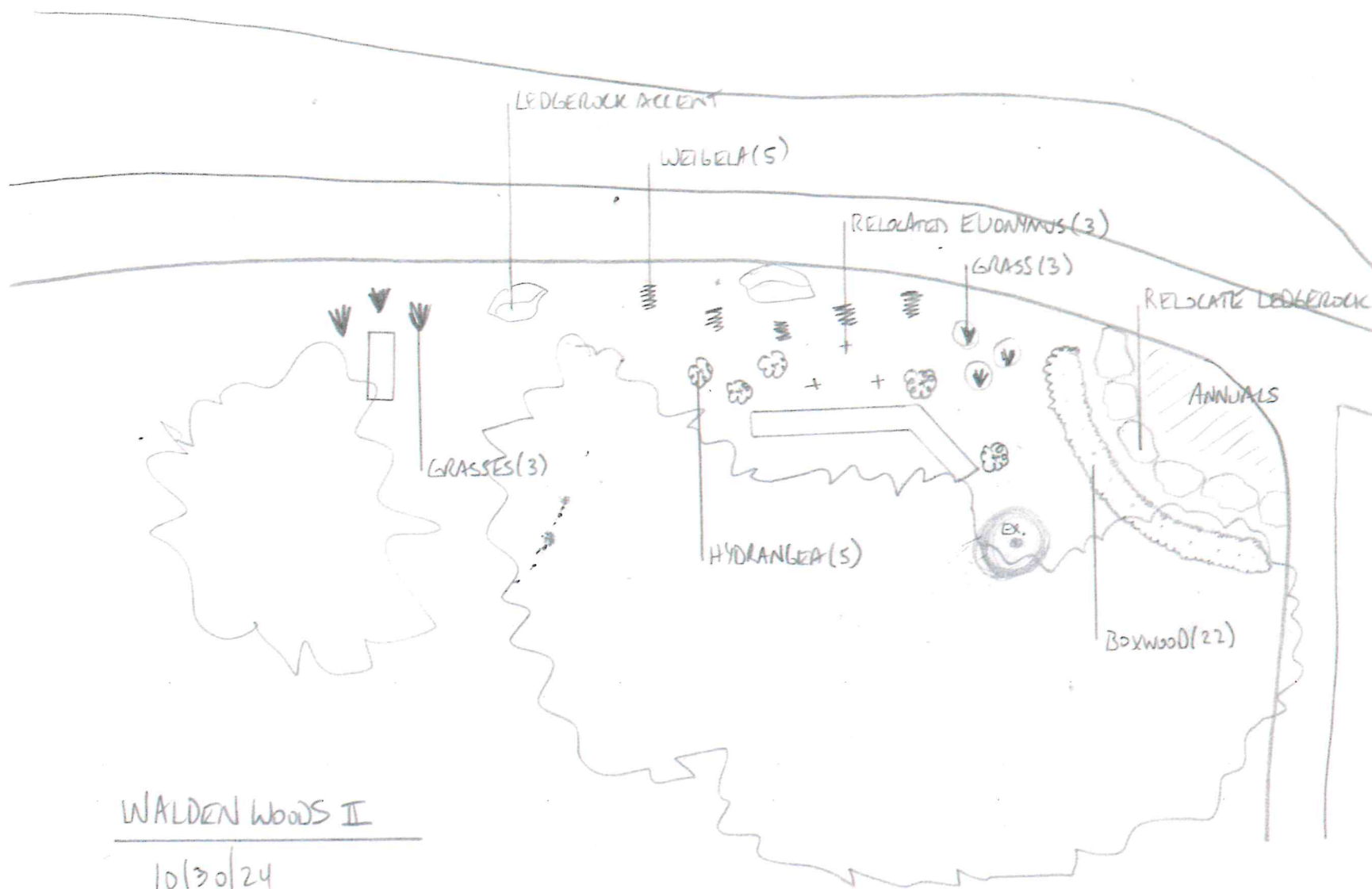
Kind regards,

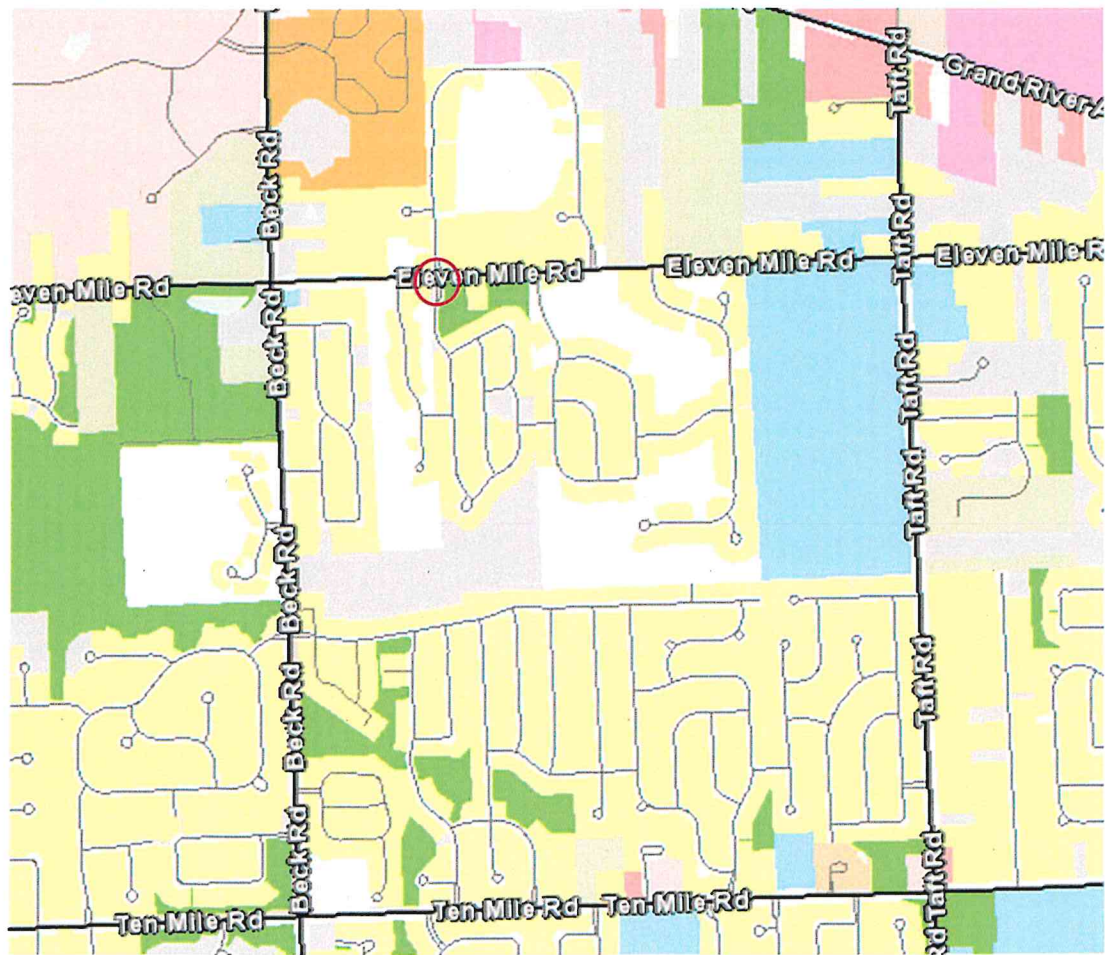
Gloria A. Webber

Vice President

Walden Woods II Homeowners Association

Exhibit A





Walden Woods II Entrance



Walden Woods II Entrance current state landscaping picture above.

Walden Woods II Entrance 2 pictures below showing Laramie Drive obstructed view approaching 11 Mile Road.

Walden Woods II Entrance



Exhibit B



LANDSCAPING PROPOSAL

DATE 10/30/2024

ESTIMATE # 14182

FOR: Walden Woods II
Novi, MI 48374

Phone: (248) 939-3600
Fax: (248) 446-6110
Email: blackstonelandscaping@mail.com

QTY	DESCRIPTION	UNIT COST	TOTAL
1	Remove existing landscaping not remaining in new plan. Remove Buckthorn bushes--2 locations.	200.00	200.00
1	Trim limbs on all Spruce trees to 6' above grade. Trim up Serviceberry.	350.00	350.00
1	Reduce grade by as much as 8-10" in high spots	300.00	300.00
1	Disposal fees	175.00	175.00
3	Relocate 3 Spirea to rear utility box	12.00	36.00
3	Relocate 3 Euonymus	8.00	24.00
1	Rearrange ledgerrock pieces into quarter circle wall	350.00	350.00
3	Maiden Grass (#3 pot)	46.00	138.00
5	Dark Horse Weigela (#3)	72.00	360.00
5	Hydrangea--Bobo #3	80.00	400.00
22	Green Velvet Boxwood 12"	69.00	1,518.00
2	Pieces of accent ledgerrock	185.00	370.00
2	Yards of compost planting mix	90.00	180.00
10	Yards of Brown Hardwood Mulch Installed	85.00	850.00
All work is to be performed at the address stated above, unless otherwise specified. Material prices are subject to change. Speciman sizes may vary. All prices are installed unless otherwise stated. For landscaping projects, a deposit of \$500 is due upon the acceptance of the contract. 50% of the balance is due upon commencement of work and the remaining balance is due in full upon completion of the project. A one year warranty is included in all plant pricing unless otherwise indicated. By signing this contract, the parties agree to these terms. This proposal shall be considered void unless accepted within 45 days of the date which it originated.		TOTAL	\$5,251.00

CUSTOMER _____ BLACKSTONE, INC. _____

Exhibit C

PROPOSAL

RDP Pro Paint, llc
1570 Edgewood Ln.
Milford, MI 48381
(248) 345-0916

Sales Representative
Ryan Dixon
(248) 345-0916
rdppropaint@gmail.com



Art Siirila
Job #241111-2957 - Art Siirila - Entrance Sign
25968 Laramie Dr
Novi, MI 48374

Estimate # 241126-3292

Date 11/26/2024

Item	Description	Qty	Price	Amount
Exterior Painting	Clean both signs with cleaner prior to painting. *Scrape and spot prime any peeling areas. *Paint the signs at the entrance of the subdivision with SW Duration to match existing color. Use Sheffield's or modern masters metallic gold paint to paint the lettering.	1.00	\$900.00	\$900.00
  				
  				
  				
Payment Schedule	Deposit of 25% will be required to book the job. 25% deposit at start of job. Remainder will be paid on last day of job.	1.00	\$0.00	\$0.00

ADDITIONAL TERMS AND CONDITIONS

RDP, as Contractor, and Client agree as follows:

1. Responsibilities of Client. It is Client's responsibility to make their home available for the painting work on consecutive days, from 8:00 a.m. to 6:00 p.m. Client's price is based upon Contractor's ability to work full time on the consecutive days designated and use of Client's bathroom. If this is not the case, Client will be responsible for any additional labor, rental, and material costs such as port-a-john rental.
2. Expectations/Disclaimers/Exclusions. Client understands and agrees that: (a) variations in paint color are expected because of different brands, different paint suppliers, and other factors. RDP uses Sherwin Williams paint and will use it best efforts to achieve a match; (b) RDP expects to begin its work after the flooring is installed and other trades have completed their work, not before. If RDP is forced to start its work prematurely, any touch-ups will be done on a time and material basis; (c) RDP will protect the existing flooring with standard removable blue tape. RDP will not be responsible if the old or new flooring shows signs of delamination after the tape is removed – the blue tape does not cause delamination; (d) RDP will not be responsible for improper installation of the flooring (past or present) or for past painting and patching.
3. Touch-Ups After Completion. After RDP completes its painting work, RDP will return within 7 days thereafter upon Client's request, at no charge, to touch-up any imperfections, marks, or stains that are readily visible and require attention. After the 7 day period, RDP will charge Client on a time and material basis if requested to return to do more touch-ups.
4. Payment. Client shall pay RDP no later than 10 days after receipt of Invoice. Failure to make timely payment shall permit Contractor to stop work until payment is received. A time price differential of 1 ½ percent per month shall be assessed on all payments not timely made.
5. Additions and Changes to Scope. If Client wishes to change or make additions to the Scope of Work covered by the Proposal, they shall be considered an extra cost and formalized by the signing of a written Change Order. No oral changes or additions will be recognized. The cost of the Change Order/extras shall be paid before the extra work is started.
6. Standards to Judge Workmanship. If Client raises an issue regarding the quality of workmanship or aspect of construction, the parties agree to be bound by the most recent Residential Performance Guidelines for the Professional Builders and Remodelers, NAHB, governing painting, and the Painting Contractors of America Standards. If a particular issue is not covered by these Guidelines, then industry standards will apply.
7. Termination. RDP may terminate at any time, for any reason, at its sole discretion, by providing 5 days written notice. The Client will be obligated to pay for all services provided up to the date of termination.
8. Limitation of Liability. To the fullest extent permitted by law, the total liability, in the aggregate, of Contractor to Owner, for any claim, losses, costs or damages whatsoever arising out of, or in any way related to this Project from any cause, including, but not limited to, negligence, professional errors or omissions, strict liability, breach of contract, or breach of warranty, shall not exceed one thousand dollars.
9. Resolution of Claims and Disputes. If any claim or dispute arises, the parties shall first submit the dispute to Mediation with a mediator experienced in residential construction. If Mediation is not successful, within 60 days from notice of demand for Mediation, the dispute shall be submitted for Arbitration to the American Arbitration Association. The parties shall share equally the costs of the Mediation and Arbitration. The Arbitrators award shall be final and binding. If the Arbitrator awards damages to the Contractor, the award shall also include all of the costs and attorney fees incurred by the Contractor in the Arbitration.

Sub Total	\$900.00
Total	\$900.00

SPECIAL INSTRUCTIONS

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of: \$900.00 with payments to be made as follows: Upon completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will be extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Ryan Dixon

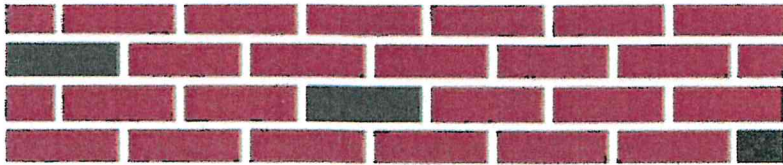
Note - this proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of acceptance: _____ Signature: _____

GEARY MASONRY



PROPOSAL

Contractor	Customer	Date	Payment Terms
Geary Masonry, LLC 2718 Benstein Rd. Commerce Twp, MI 48390 (248) 345-5358	Walden Woods Subdivision Novi, MI	11-15-2024	Due upon completion
Description of Work : Grinding and tuck pointing			Total
We hereby propose to perform the following repairs:			
Grind and tuck point all significant cracks @ the stone entrance structure.			
This includes cracks in the stones, the mortar and the limestone.			
The total amount to perform the work listed above labor and material			\$2,500.00

Thank you for your business!

Geary Masonry, LLC Commerce Twp, MI 48390 (248) 345-5358 tygeary25@yahoo.com

www.gearymasonry.com

Proposal prepared by: Ty Geary (Owner of Geary Masonry, LLC)

This proposal is based on materials and services named, subject to any conditions noted.

To accept this proposal, sign and date here and return:

Customer Name

Date

Walden Woods II Homeowners Association

2025 Budget

Items	Budget 2024	Actual 2024	Budget 2025
State Annual Filing	\$ 25.00	\$ 20.00	\$ 25.00
Novi Council	\$ 30.00	\$ -	\$ 30.00
Electricity-DTE	\$ 250.00	\$ 266.64	\$ 250.00
Special Projects	\$ 5,000.00	\$ -	\$ 8,000.00
Novi Water / Sewer	\$ 750.00	\$ 1,005.38	\$ 750.00
State Farm Insurance	\$ 1,450.00	\$ 1,327.00	\$ 1,450.00
Mailbox repairs, maintenance	\$ 1,000.00	\$ 805.00	\$ 1,000.00
Office supplies, Software	\$ 400.00	\$ 104.48	\$ 400.00
Postage	\$ 120.00	\$ 72.75	\$ 120.00
Holiday Decorations	\$ 100.00	\$ 42.32	\$ 100.00
Professional Fees – Legal, Accounting	\$ 5,000.00	\$ -	\$ 2,000.00
Halloween Social Event	\$ 200.00	\$ 175.42	\$ 200.00
Landscaping	\$ 10,700.00	\$ 8,804.00	\$ 10,700.00
Sprinkler (Installation / Removal)	\$ 350.00	\$ 315.00	\$ 350.00
Total Expense	\$ 25,375.00	\$ 12,937.99	\$ 25,375.00
Late fees	\$ -	\$ 50.00	\$ -
Annual Dues Revenue \$400.00 x 64 homeowners	\$ 25,600.00	\$ 25,600.00	\$ 25,600.00
Total Revenue	\$ 25,600.00	\$ 25,650.00	\$ 25,600.00
Variance Favorable/(Unfavorable)	\$ 225.00	\$ 12,712.01	\$ 225.00

Transaction Date	GL Account	Budget Account	Customer / Payee	Amounts	Payment Type	Payment #	Invoice #	Invoice Date	Invoice Description
5/5/2024	Landscaping	Landscaping	Blackstone Landscaping	\$ 350.00	Check	1537	24639	4/27/2024	- Weekly Maintenance (4/19 - 26)- \$300- Weeding - \$50
5/5/2024	Landscaping	Landscaping	Blackstone Landscaping	\$ 2,059.00	Check	1538	24662	5/1/2024	- Shrub Trimming at entrance - \$140- Spring clean up - \$425- Yards of mulch installed \$1,494
5/27/2024	Repairs & Maintenance	Sprinkler (Installation / Removal)	Sunset Lawn Sprinkler	\$ 165.00	Check	1540	NA	NA	Install water meter \$90Startup Eval Adjst \$75
6/4/2024	Landscaping	Landscaping	Blackstone Landscaping	\$ 390.00	ACH	1541	24760	5/29/2024	Flats of Begonias instilled
6/4/2024	Landscaping	Landscaping	Blackstone Landscaping	\$ 900.00	Check	1542	24776	6/1/2024	Weekly maintenance (5/3 - 5/31) 150*5=\$750 Biweekly weeding service 50*3=150
6/21/2024	Landscaping	Landscaping	Blackstone Landscaping	\$ 140.00	Check	1543	24867	6/19/2024	Shrub Trimming 140*1=140
7/1/2024	Landscaping	Landscaping	Blackstone Landscaping	\$ 700.00	Check	1544	24905	6/28/2024	Weekly maintenance (6/7 - 6/28) 150*4=600 Biweekly weeding service 50*2=100
8/7/2024	Landscaping	Landscaping	Blackstone Landscaping	\$ 700.00	Check	1545	25021	7/29/2024	Weekly maintenance (7/5 - 7/26) 150*4=600 Biweekly weeding service 50*2=100
9/6/2024	Landscaping	Landscaping	Blackstone Landscaping	\$ 1,040.00	Check	1548	25254	9/2/2024	Weekly Maintenance (8/2- 8/30) \$750 Biweekly weeding \$150 Shrub Trimming \$140
9/24/2024	Landscaping	Landscaping	Blackstone Landscaping	\$ 325.00	Check	1550	25255	9/21/2024	Fall Mumus and Cabbage
10/6/2024	Landscaping	Landscaping	Blackstone Landscaping	\$ 700.00	Check	1002	25284	10/1/2024	Weekly Maintenance (9/4 - 9/25) 150*4= \$600 Biweekly Weeding service 50*2= \$100
10/6/2024	Repairs & Maintenance	Misc. Expenses – Tree trimming, unexpected repairs	Blackstone Landscaping	\$ 300.00	Check	1002	25299	10/1/2024	Cut & dispose of fallen trees for the property at 25855 Laramie Dr
10/10/2024	Repairs & Maintenance	Mailbox repairs, maintenance	Big Bore Sign, LLC	\$ 805.00	Check	1003	7192	10/9/2024	Mailbox maintenance
10/23/2024	Repairs & Maintenance	Misc. Expenses – Tree trimming, unexpected repairs	Terry Hallett 25860 Che	\$ 1,191.00	Check	1004	NA	NA	- Permit 2024 \$80 - Pond treatment \$222.20 * 5
10/31/2024	Repairs & Maintenance	Sprinkler (Installation / Removal)	Sunset Lawn Sprinkler	\$ 150.00	Check	1005	NA	NA	- Winterize sprinkler \$60 - Turn off city water \$90
11/03/2024	Landscaping	Landscaping	Blackstone Landscaping	\$ 900.00	Check	1006	25393	11/1/2024	Weekly Maintenance (10/3 - 10/31) 150*5= \$750 Biweekly Weeding service 50*3= \$150
12/01/2024	Landscaping	Landscaping	Blackstone Landscaping	\$ 600.00	Check	1012	25538	11/29/2024	Fall Clean up