



BRADFORD OF NOVI

LOCATION: GALWAY DR
(NINE MILE RD, EAST OF BECK RD)

PROJECT DESCRIPTION: REVITALIZATION OF CENTER ISLAND PLANTINGS

GRANT AMOUNT REQUESTED: \$5,000

TOTAL PROJECT COST: \$10,443



Contents:

- I. Application
- II. Plan
- III. Contractor Proposal/Estimate
- IV. Financials
- V. Map
- VI. Photos (taken by City staff)

I. Application

Bradford of Novi Subdivision – Application

Novi Neighborhood Entryway Enhancement Matching Grant Program

I. Applicant Information

a. Homeowner's Association or Property Name

Bradford of Novi Subdivision

b. Age of the subdivision or neighborhood where the work will be done]

Approximately 35 yrs old – founded circa 1990

c. First-time Applicant? If not, please list the date of last application submission.

1st time applicant

d. Project Leader • Office Held/Position within organization • Address • Telephone • E-Mail

Andrew J. Terhune, Landscape Coordinator

46373 Galway Dr, Novi, MI 48374

248-921-7950

ajterhune@noahwater.com

II. Project Information

- a. Provide a clear detailed description of the project's purpose, plan and design, including the existing conditions, specific need, and public benefit.

The project consists of the removal and replacement of plant materials on the center island of the 9-Mile entrance. We have already completed a prior “phase-1” of this renovation by installing small retaining walls for cosmetic effect. Plan and design are attached. Existing plant materials have not done

well over the years and the look has grown old and stale, and not befitting of the high standard that exists in the city of Novi.

- b. Attach project planning documents such as landscaping drawings, plans, maps, and photos of the project area.

See attached

- c. Provide the proposed project area's location. Please provide a written description of the specific location of the project along with an attached map with the location clearly marked. City maps can be found on the City of Novi website's map gallery.

Center island of the 9-Mile entrance – drawing attached

- d. Explain how the project meets the review criteria listed in the Grant Selection Criteria & Evaluation Process section. Describe how the project has taken into consideration any elements that would positively and/or negatively affect the surrounding environment. If there is an impact on property owners or other non-City agencies (e.g., Road Commission for Oakland County), please explain and attach written permission or approval from the necessary entity.

We feel the proposed project will greatly enhance the physical appearance greeted by both residents, visitors and potential future residents as they enter. It's the first look and first impression that many times influence us all. We want to put the best foot forward for not just our subdivision, but the city of Novi as a whole. There will be NO impact on adjacent homeowners and we expect the project to be completed in 2 work days or less. Great care has been taken to select plant materials native to Michigan, providing the best match for longevity, environmental impact and overall value

- e. e. Provide a detailed list all proposed plants, if any, intended to be used in the project. Include the plant's common name and Latin name. Please refer to the City's prohibited species list in section 9c of the City's Landscape Design Manual.

Japanese Forest Grass - *Hakonechloa Macra*

Karl Forester Reed - *Calamagrostis x Acutiflora*

Lil Quickfire Hydrangea #3 - *Hydrangea Paniculata 'SMHPLQF'*

Upright Hicks Yew #5 - *Taxus x media 'Hicksii'*

Serviceberry - Autumn Brilliance (Tree form) - *Amelanchier x Grandiflora*

III. Funding Information

- a. Estimated Total Project Costs
\$10,443 – see attached Proposal from Begonia Brothers
- b. Who provided this cost estimate? • Name, title, company 6 EXAMPLE: • Phone number
Begonia Brothers Landscape Services
21141 Brickscape Drive
Northville, MI 48167-2527
888-889-8282 phone
- c. Total amount of funds requested (50% project costs up to \$5,000 maximum)
\$5,000
- d. If the project cost is projected to exceed the 1:1 match from the City (e.g., if the project cost projection is \$12,000, the City's maximum contribution is \$5,000, matched by \$5,000 from the organization with an additional \$2,000 from the organization), please provide the amount of the additional cost.
\$5,000 match provided by Bradford of Novi
\$443 additional funds provided by Bradford of Novi
- e. Total amount to be donated through in-kind donations and/or cash assistance. • Please provide a summary of in-kind donations such as professional services or donated materials (excluding volunteer labor). • Please include formal documentation from the donating entity/company on company letterhead confirming their specific donation for the project
\$0 of In-kind donation
- f. Itemized unit and total cost estimates
ITEM #UNITS COST/UNIT TOTAL
Soil 10 cubic yards \$40 \$400
Contracted Service 8 hours labor \$50 \$400
One-gallon shrubs 14 \$10 \$140
Total \$940
IV. Attachments Please include: • The association/property's current budget, in order to demonstrate its ability to pay for the entire project before

reimbursement and to maintain the project in the future (Please remove all account numbers from any bank statements that are submitted as part of the grant application) • Documentation reflecting the association/property's current and previous spending on landscape and landscape maintenance • Formal documentation from the donating entity/company on company letterhead confirming their specific donation for the project (if applicable) • Written permission/approval from the necessary entity if there is an impact on property owners or other non-city agencies (if applicable) • Well-defined, scaled plans of the proposed project with complete plant lists and specifications of any lighting • Map with project location identified

Please see attached detailed proposal from Begonia Brothers

**Funding to be provided by cash reserves, currently \$28,375 as of 12/31/2025.
(see attached Bradford financial statement)**





Galway Dr

9 Mile Rd

BRADFORD





II. Plan

Bradford HOA - 9 Mile Center Island

Tree Form
Service Berry
Autumn Brilliance



Upright Evergreen Yew
In 3 areas



Black Enviro
Mulch
Double Cut

Little QuickFire Hydrangea -Front
bed grouping and back bed



Existing
Hardscape

Karl Forester Feather
Reed Grass- in 3 areas



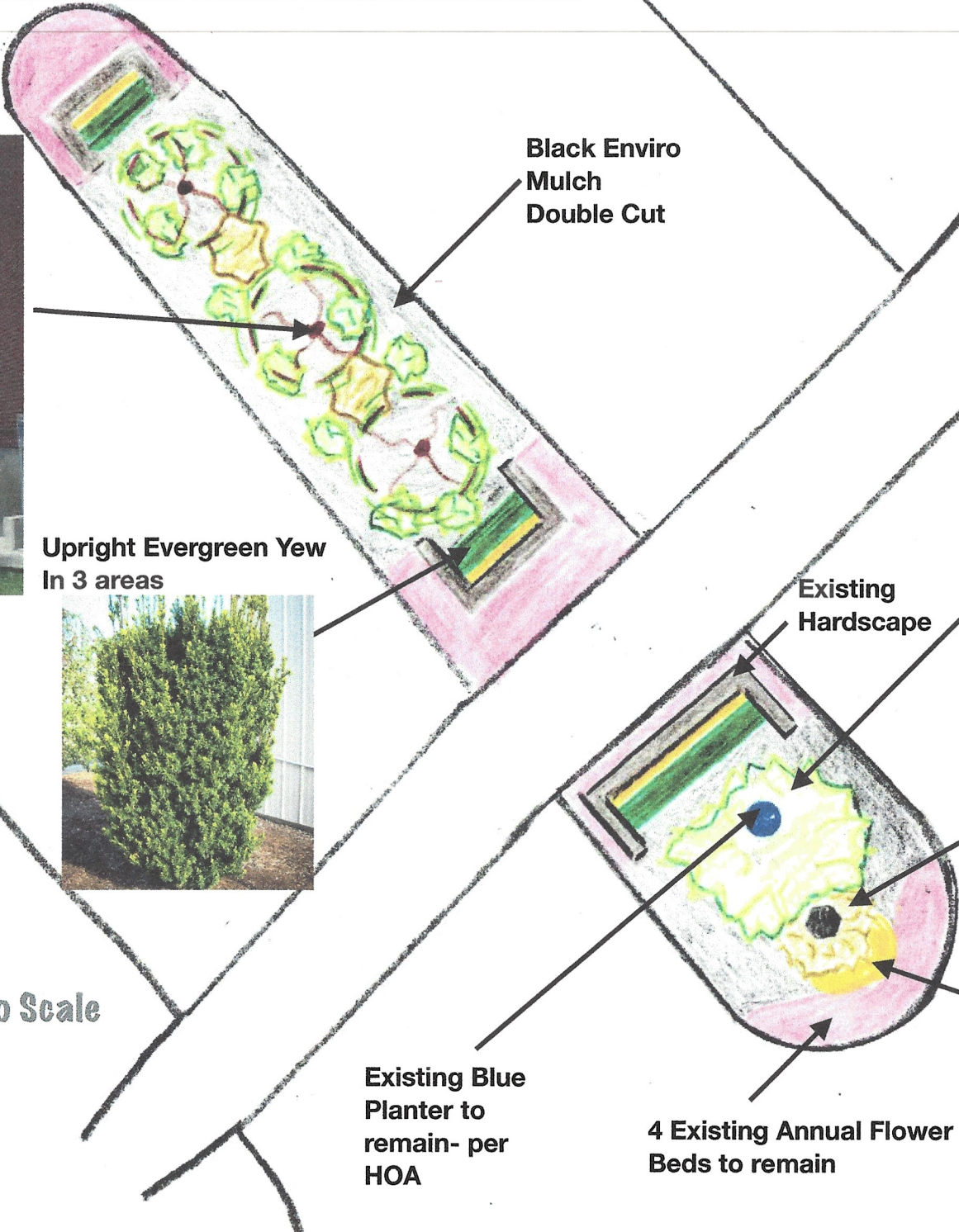
Jpn. Forest Grass- All Gold
In 4 areas



Existing Blue
Planter to
remain- per
HOA

4 Existing Annual Flower
Beds to remain

***Sketch NOT to Scale**



III. Contractor Proposal/Estimate



Begonia Brothers
 21141 Brickslope Drive, Northville, MI 48167
 888-889-8282
 Accounting@BegoniaBrothers.com



Secure Application

Your privacy and security are important



Review your proposal

Review each line item. Then just click the accept button to confirm and set up service.

Review the proposal below. Uncheck any services that you do not want.



**Begonia Brothers
 Landscape Services**
 www.BegoniaBrothers.com
 888-889-8282

12/22/2025 - Estimate valid for 30 days
 Bradford HOA
 22314 Worcester Dr.
 Novi, MI 48374

Hi Bob,

Please find the estimate for the work that you recently requested from Begonia Brothers Outdoor Services below. Please uncheck any services you do NOT want us to perform. The subtotal at the end of this document will reflect your changes.

Please scroll to the bottom of this document and click the blue box to sign your estimate and accept your proposal. This requires two steps.

- 1) Sign your name on the signature line with your computer mouse and click SAVE in the lower right corner.
- 2) You will be taken back to the proposal, Print your name above your signature, and click the red 'ACCEPT PROPOSAL' box at the bottom.

By doing this your document will be sent back to us with your changes and our system will send you a confirmation email. This gives us an automated "accepted date" and puts your job on the schedule.

If the confirmation email is not received a step was missed and the approval did not come through to us. We cannot start processing your order without a documented approval!

If you have any difficulty at all, please don't hesitate to contact our office for assistance.

Estimate Description	Quantity	Rate	Amount
☒ <u>Plants/Trees/Shrubs - Installation - 9 Mile Landscape Renovation</u>	1	0.00	0.00
Japanese Forest Grass - All Gold #1	24	26.00	624.00
Installation of Karl Forester Reed #2	13	29.00	377.00
Installation of Lil Quickfire Hydrangea #3	22	92.00	2024.00
Installation of Upright Hicks Yew #5	18	105.00	1890.00
Installation of Serviceberry, Autumn Brilliance - Tree form 2-2.5"	3	866.00	2598.00
☒ General Labor	1	740.00	740.00

Removal and disposal of existing material including disposal fee at waste facility.

☒	General Labor Commercial weed barrier installed in center island with ground staples	1	1680.00	1680.00
☒	Mulch - Black Dyed 6 yards of Black commercial double cut hardwood mulch	6	85.00	510.00
			Sales Tax	\$0.00
			Total	\$10,443.00

Note: Estimates over \$3000 will require a downpayment of 50% prior to scheduling the service.

If you have any questions or comments, please contact us at Services@BegoniaBrothers.com.

Thank you for your business!

21141 Brickscape Drive
Northville, MI 48167-2527

888-889-8282 Services@BegoniaBrothers.com



Based on your selections your Subtotal is: 10443.00

[Click here to sign estimate](#)

Thank you for using our online account management solution! If you have any questions or concerns you may contact us by email by [clicking here](#)

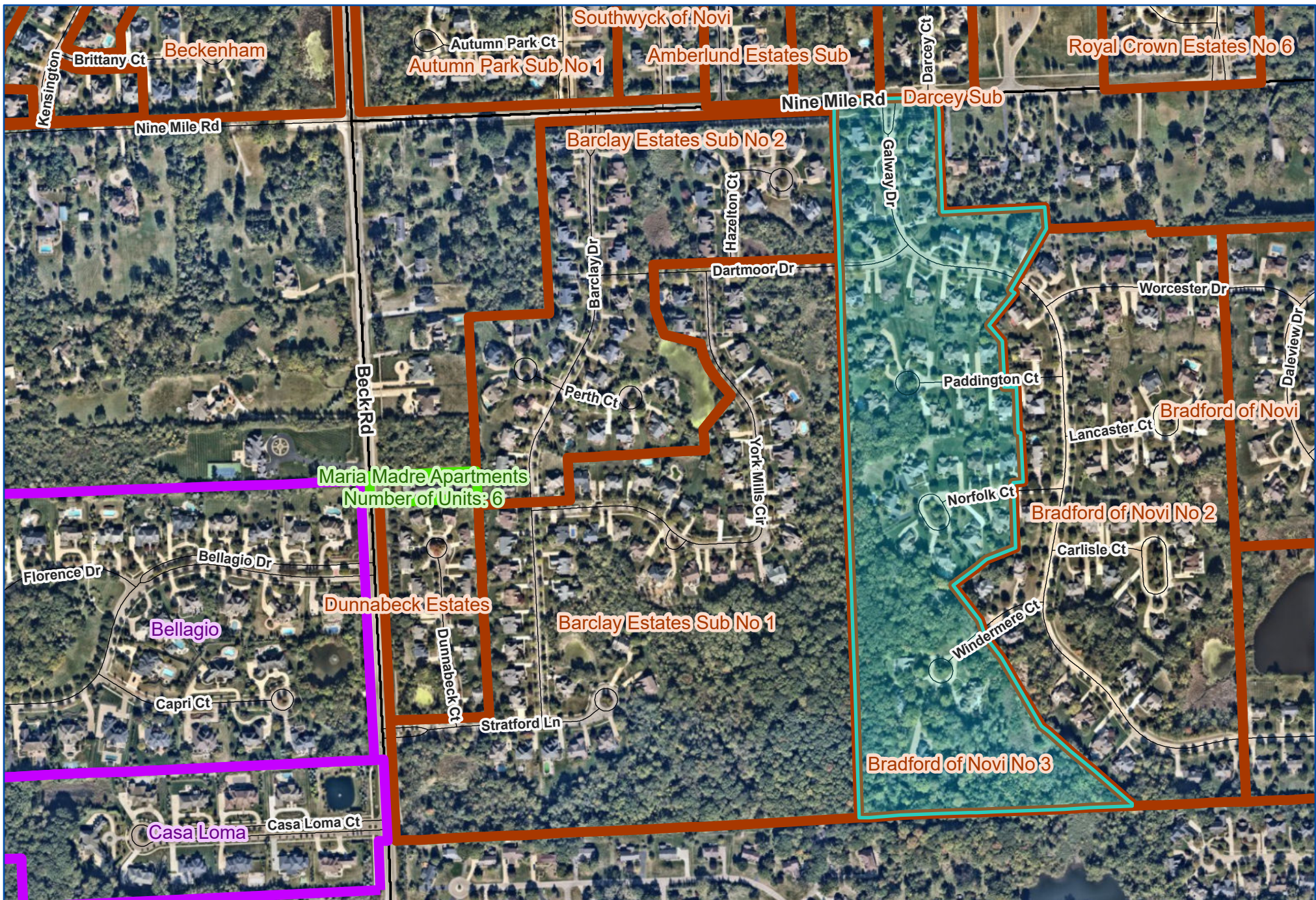
About your proposal:
888-889-8282

IV. Financials

Bradford of Novi HOA Financial Statement December 31

	2024 Actual income and costs Dec 31,2024	2025 Actual income and costs Dec 31, 2025
Income		
Current year dues collected (131 lots at \$400 in 2024)	52,615.00	59,850.00
Dues overpayment		10.00
Paid 2023 delinquent dues	350.00	0.00
Paid late fee plus penalties	1,960.00	310.00
Interest Income/refund	3.63	1.03
Total Income (cash)	54,928.63	60,171.03
Expenses		
Accounting and Tax filing fees	596.38	597.72
Annual meeting expenses	-	-
Christmas decorations (L)	3,750.00	3,380.00
Electricity	748.00	751.29
Bank fees (stop payment)	-	-
Fertilization (L)	1,550.00	2,100.00
Insurance	1,758.00	2,159.00
Irrigation set up (L)	800.00	790.00
Landscape Maintenace (L)	9,660.00	13,132.00
Lawn Cutting (L)	7,670.00	5,616.00
Legal fees	55.00	127.50
Maintenance / Repairs	7,972.67	1,892.90
Other /Office supplies	17.80	6.63
Postage plus PO box rental	182.00	207.60
Snow removal (L)	760.00	690.00
Social events	280.11	50.08
Tree cutting - wetlands	0.00	2,000.00
Upgrade 9 Mile entrance - Landscape	15,522.82	1,244.00
Upgrade 9 Mile entrance - Electricity	8,376.00	-
Upgrade Taft entrance - Landscape	0.00	1,536.00
Upgrade cul-de-sacs - addt'l mulch	-	3,213.00
Water	5,325.76	5,496.21
Web Site/page development/maintenance	0	49.52
Yard of the Month (4 awards in 2020)	0	-
Total - expenses	65,024.54	45,039.45
Increase / (decrease) in cash	(10,095.91)	15,131.58
Starting cash balance -- January 1, 2023	23,339.63	13,243.72
Ending cash balance	13,243.72	28,375.30
Balance Per Bank	13,243.72	28,375.30

V. Map



Date Printed: 3/13/2026

Map Author:

Scale: 1 inch = 621 feet



Bradford of Novi



City of Novi
 Civic Center
 45175 Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

VI. Photos (taken by City staff)





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