



WILLOWBROOK FARMS

LOCATION: CLERMONT AVE, SCARBOROUGH LN, BETHANY WAY,
& AMANDA LN

(NEAR CORNER OF TEN MILE RD & MEADOWBROOK RD)

PROJECT DESCRIPTION: REVITALIZATION OF ENTRYWAY SIGN PLANTINGS

GRANT AMOUNT REQUESTED: \$5,000.00

TOTAL PROJECT COST: \$40,000.00



Contents:

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

I. Application

II. Contractor Proposal/Estimate

III. Financials

IV. Map

V. Photos (taken by City staff)



Willowbrook Farm Homeowners Association

A home of Novi community

Neighborhood Entryway Enhancement Matching Grant Application Novi,

January 22, 2026

Applicant:

a. Willowbrook Farm Homeowners Association

b. 1998 (27 years).

c. First-time Applicant.

d. Project Leader:

- Shyam Valloornatt
41139 Scarborough Lane
Novi, MI 48375-2890
- Phone: (248) 946-2139
- Email: bm2@wfha1.com

II. Project Information

a. Project purpose, plan and design:

The project objective is to enhance the appearance and appeal of the subdivision on all four entrances. This will provide a cleaner and more beautiful appearance than that is currently visually given.

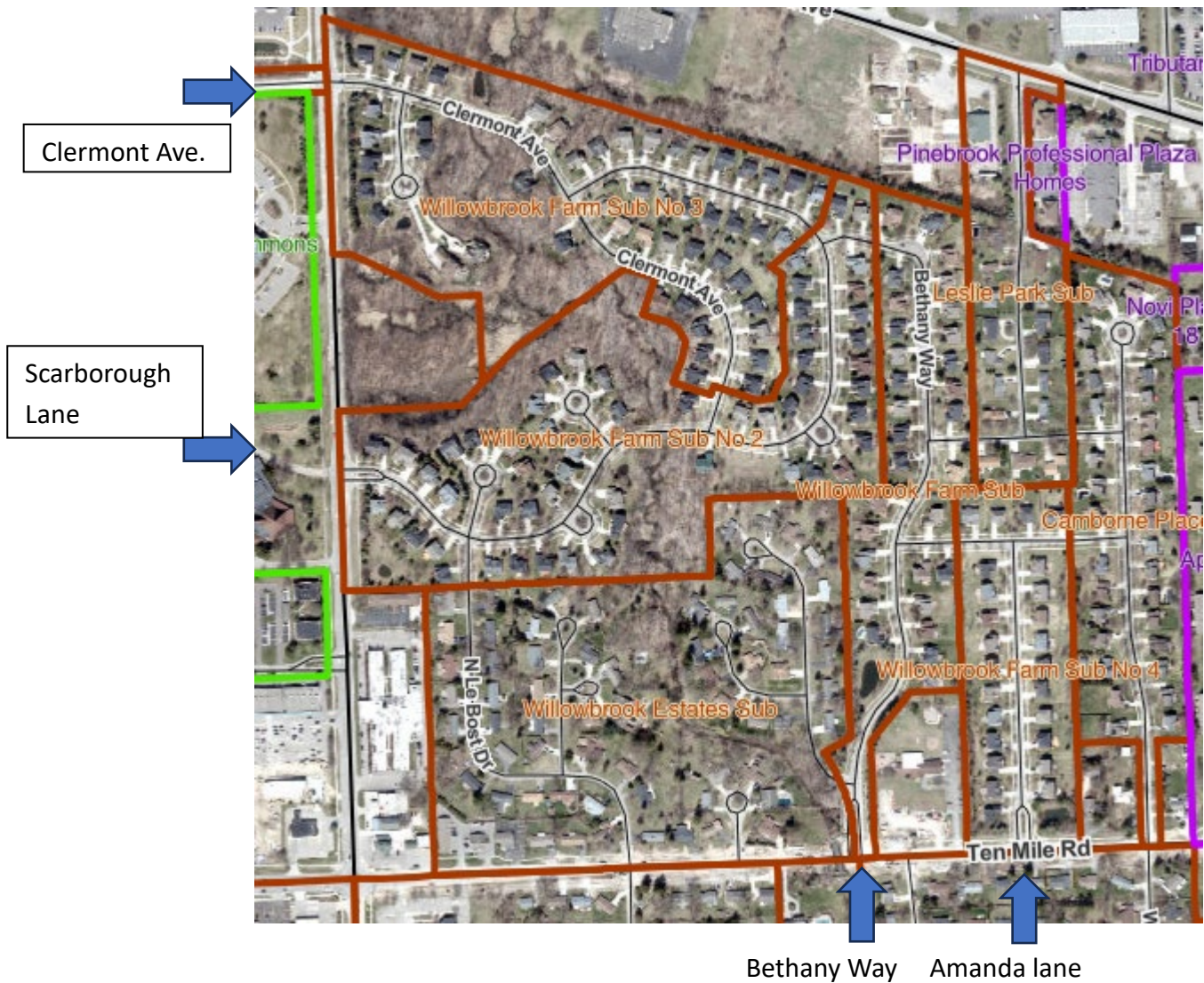
The upgraded entrances will better reflect the appearance to the subdivision better reflecting Novi's class.

b. Appended to this document, as a pdf file, is a copy of the quotation provided by Bailey's Lawn Care Inc. that describes the landscaping work, cost, and layout of the entrances and plants to be used.

c. Proposed project area's location: Location of the enhanced entrances are located as follows:

- 1) Amanda Lane off 10 Mile Road
- 2) Bethany Lane off 10 Mile Road
- 3) Scarborough Lane off Meadowbrook Road
- 4) Clermont Ave. off Meadowbrook Road

Attached map with the locations:



d. Qualification Criteria

The proposed improvements will provide updated landscape beds to greatly improve the appearance and quality of the 4 entrances to the subdivision. These are not routine maintenance of existing plants but a renewal of the complete landscaping areas.

2. Because the physical locations and sizes of the entrance areas addressed by this project are not affected, the project complies with City of Novi ordinances and regulations, Novi Residential Entryway Signage requirements, and state and local laws.
3. If there no impact on property owners or other non-city agencies.
4. Projects is environmentally sensitive and will be of a sustainable nature.
5. The neighborhood or Homeowner's Association has not been awarded a grant in the

previous two years

e. The project will not affect the surrounding environment. Further, there is no impact on property owners or other non-City agencies.

f. List of all proposed plants

- Thuja Hedge
- Yew hedge
- Tall Grass
- Coral Bells
- Annabelle Hydrangea
- Spirea
- Weigela
- Phlox (creeping)
- Salvia

Please note that the exact location of each plant is provided on the attached copy of the quotation, appended

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EXAMPLE:

III. Funding Information

a. Estimated Total Project Cost: \$40000.

b. Who provided this cost estimate?

- Bailey's Lawn Care Inc.
- Phone: 248.755.1977

c. Total amount of funds requested \$5,000 maximum

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.

e. Total amount to be donated through in-kind donations and/or cash assistance: \$0

- Summary of in-kind donations: None

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
- Well-defined, scaled plans of the proposed project with complete plant lists and specifications of any lighting



BaileysLawncareQu
ote_WFHA.pdf

AMANDA LANE ENTRANCE

REMOVAL:

REMOVE ALL PLANT MATERIAL DIRECTLY IN FRONT OF SIGN

INSTALL (CENTER ISLAND):

2 GRASSES TO EACH SIDE OF THE SIGN (4 TOTAL)

CREATE A BED OF COLORFUL CORAL BELLS DIRECTLY UNDER SIGN

INSTALL: 3 YDS. OF BROWNWOOD MULCH WITHIN BORDER EDGE

INSTALL (EAST & WEST SIDE OF ENTRANCE):

INSTALL 6 ANNABELLE HYDRANGEAS BEHIND EACH HEDGE (12 TOTAL)

PLANT CREEPING PHLOX FOR COLOR WITHIN BOTH LANDSCAPE BEDS

FRESHEN UP "STONE BARK" ROCK (2 YDS.)

MISC. MATERIALS & WORK

2 YARDS OF TOPSOIL/COMPOST

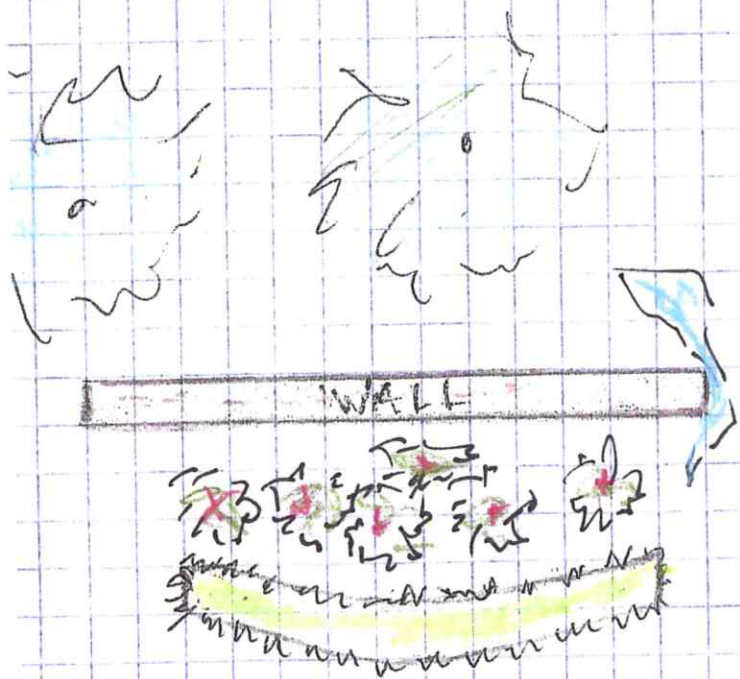
IRRIGATION WORK

LANDSCAPE FABRIC

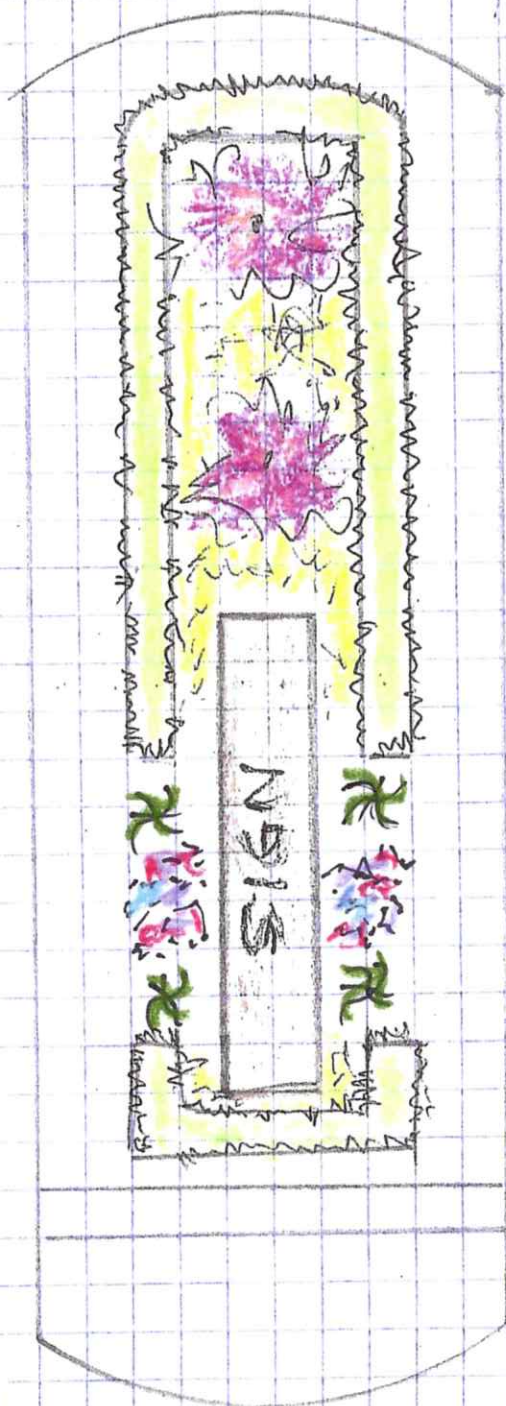
FERTILIZER

PRICE: \$4,075

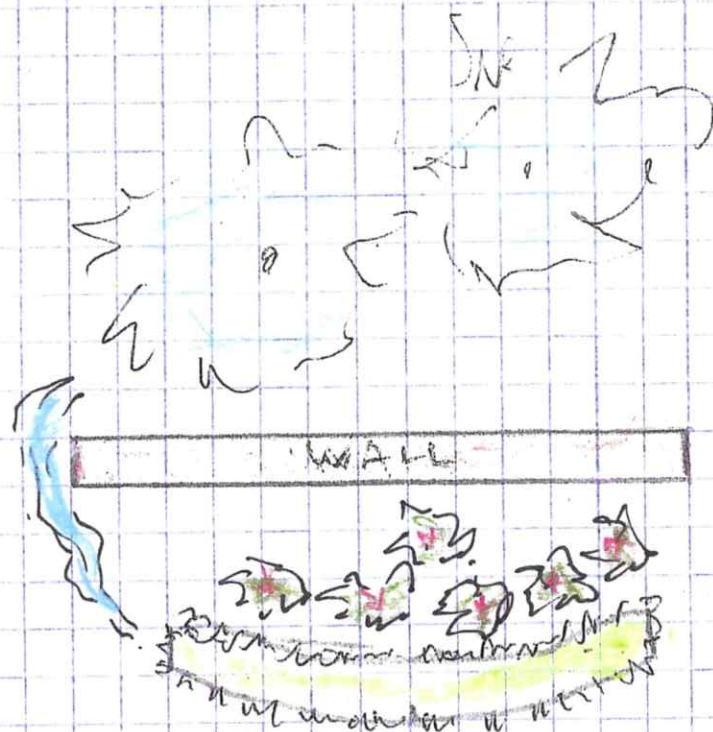
SCOPE AND PRICE OF WORK SUBJECT TO CHANGE DEPENDING ON SIGNAGE WORK AND ADJUSTMENTS TO PLAN.



-  ANNABELLE HYDRANGEA
-  TALL GRASSES
-  CORAL BELLS
-  PHLOX (CREEPING)



AMANDA LANE



BETHANY WAY ENTRANCE

REMOVAL:

REMOVE ALL BURNING BUSHES IN THE CENTER ISLAND

REMOVE "TREE" IN FRONT OF BRICK WALL

REMOVE YEWS & BOXWOOD HEDGE IN FRONT OF SIGN

INSTALL (WALL SIDE):

CREATE "BOX SHAPED" YEW (40) HEDGE THAT WRAPS AROUND WALL/SIGN

PLANT 12 ANNABELLE HYDRANGEAS WITHIN HEDGE IN FRONT OF SIGN

PLANT 18 GRASSES ALONG 22' SIDE OF WALL

INSTALL 2 YDS. OF BROWNWOOD MULCH WITHIN LANDSCAPE BED

CREATE A BED OF COLORFUL CORAL BELLS BY HEDGE

INSTALL (CENTER ISLAND):

PLANT 20 ANNABELLE HYDRANGEAS WITHIN HEDGES AND IN CENTER

PLANT 8 SPIREA & 6 SALVIA IN CENTER OF ISLAND

CREATE A 2' BORDER AROUND ISLAND WITH 2 TONS OF EGG ROCK

INSTALL 5YDS. OF BROWNWOOD MULCH IN CENTER AREA OF ISLAND

MISC. MATERIAL & WORK:

10 YARDS OF TOPSOIL/COMPOST

FERTILIZER

WEED FABRIC

IRRIGATION REWORKING TO ENSURE PROPER COVERAGE

PRICE: \$9,800

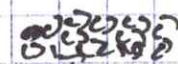
SCOPE AND PRICE OF WORK SUBJECT TO CHANGE DEPENDING ON SIGNAGE WORK
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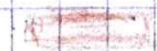
 ANNABELLE HYDRANGEA

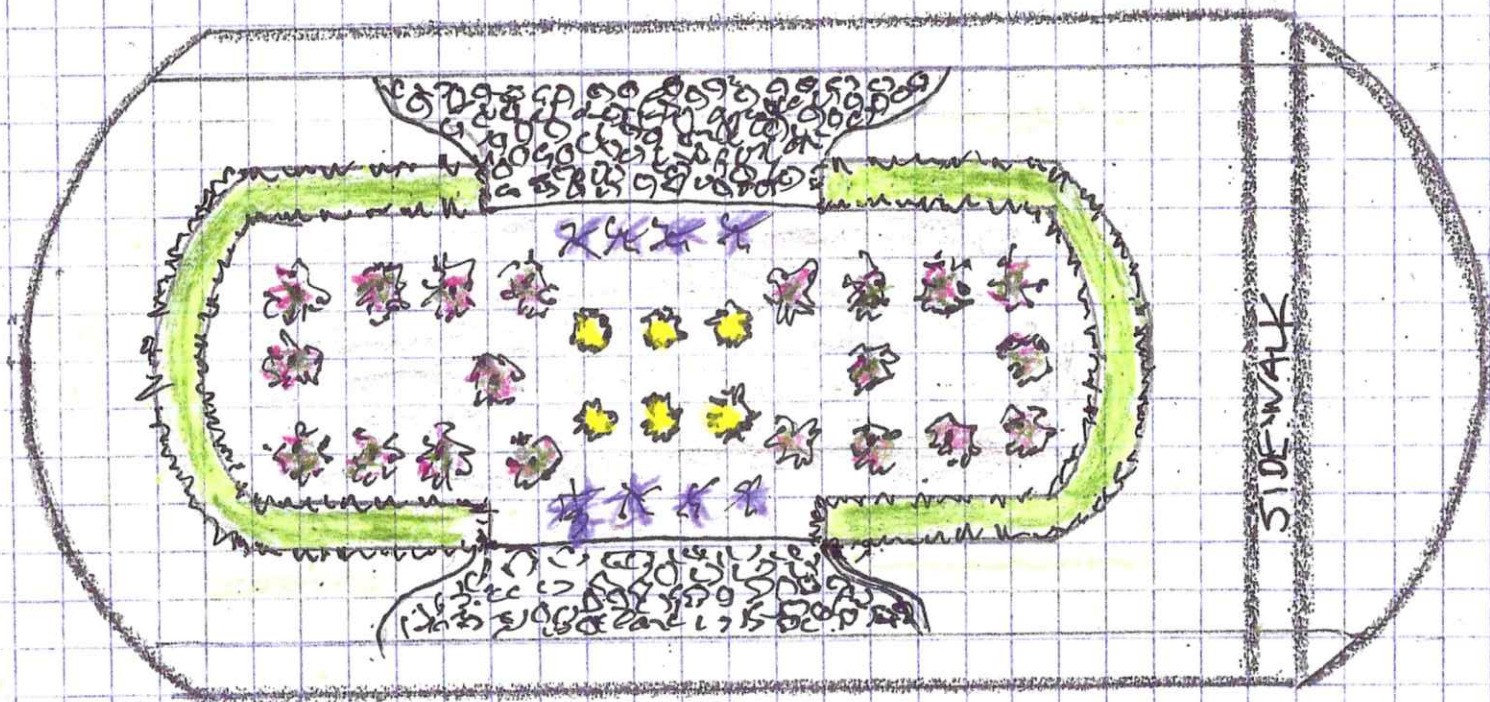
 SPIREA

 SALVIA

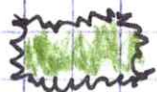
 EXISTING HEDGES

 EGG ROCK

 MULCH



BETHANY WAY ISLAND



HEDGE



ANNABELLE HYDRANGEA



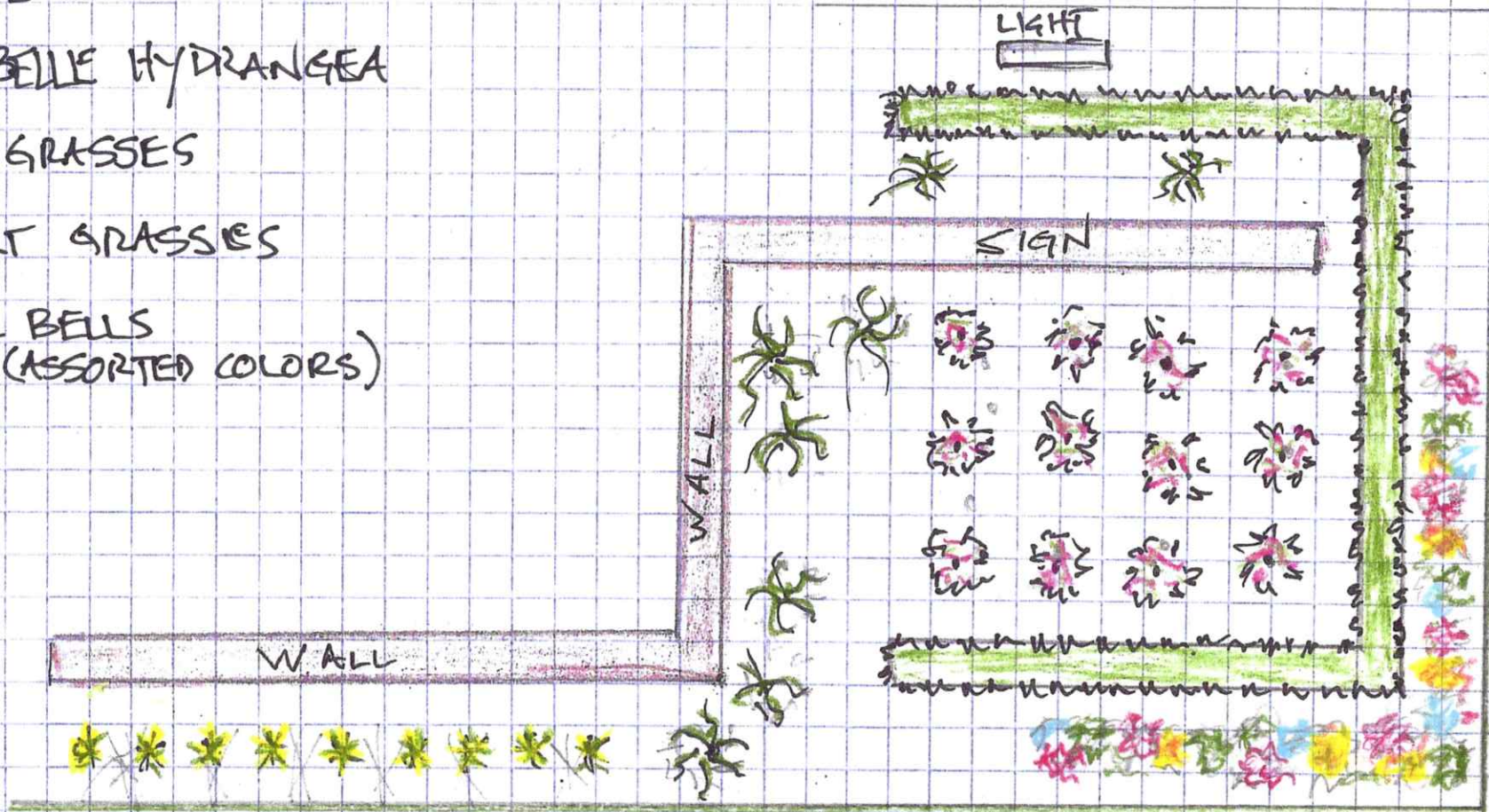
TALL GRASSES



SHORT GRASSES



CORAL BELLS
(ASSORTED COLORS)



BETHANY WAY

CLERMONT ENTRANCE

REMOVAL:

ROSES AND HOSTAS IN FRONT OF SIGN AND LIGHT

REMOVE EXISTING YEW HEDGES

REMOVE 4 TREES AT THE CORNERS OF EACH WALL

INSTALL (NORTH & SOUTH WALLS):

CREATE A THUJA TECHNY ABORVITEA HEDGE (50 TOTAL) ALONG BOTH WALLS

CREATE A YEW HEDGE (50 TOTAL) ALONG BOTH WALLS

PLANT ANNEBELLE HYDRANGES BETWEEN TECHNY & YEW HEDGES (14 TOTAL)

PLANT 3 GRASSES AT THE CORNERS OF EACH WALL (12 TOTAL)

COLORFUL BED OF CORAL BELLS IN FRONT OF DIANTHUS

REFRESH ENTIRE LANDSCAPE BEDS WITH "STONE BARK" ROCK (1 YD.)

MISC. MATERIAL & WORK:

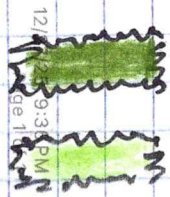
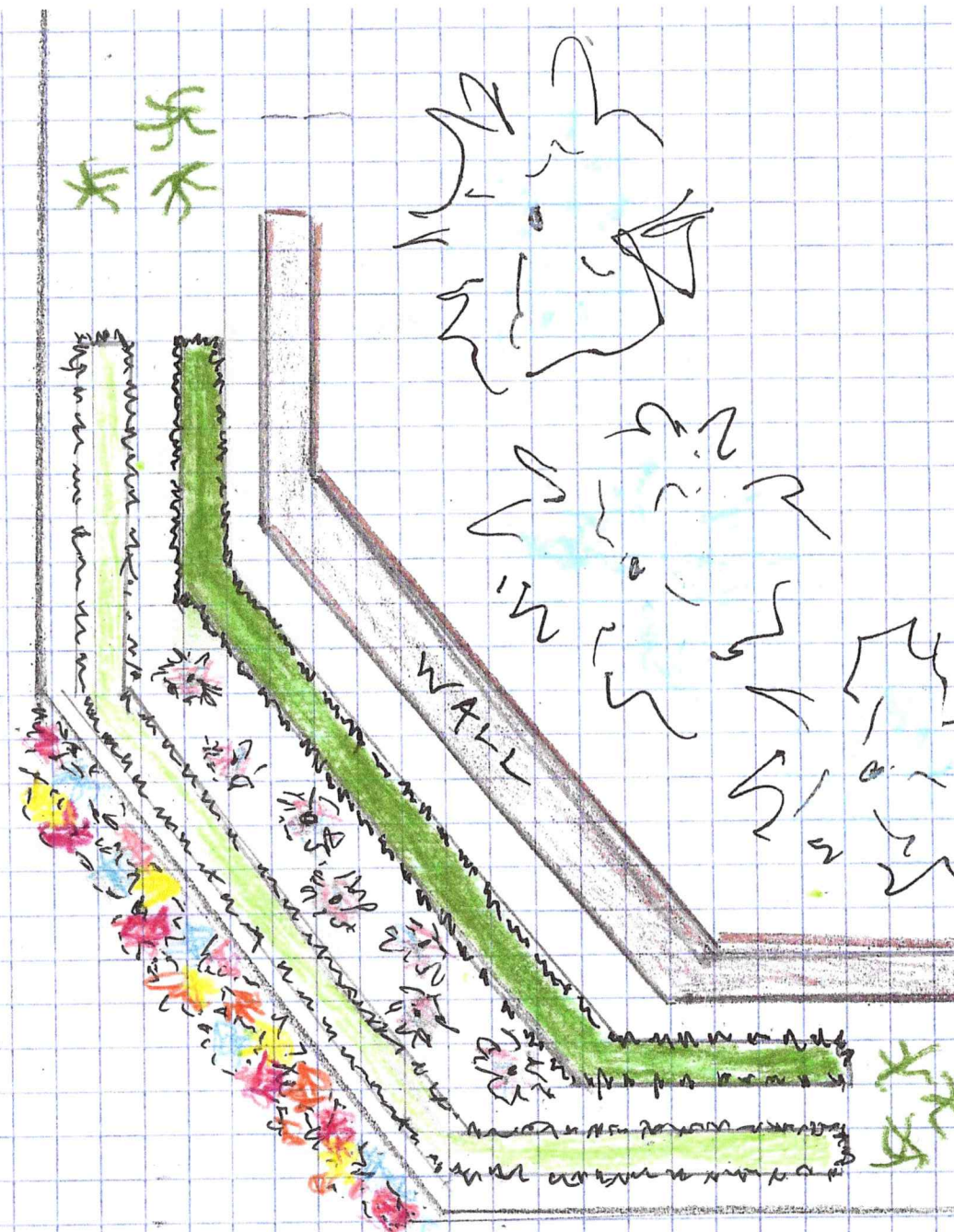
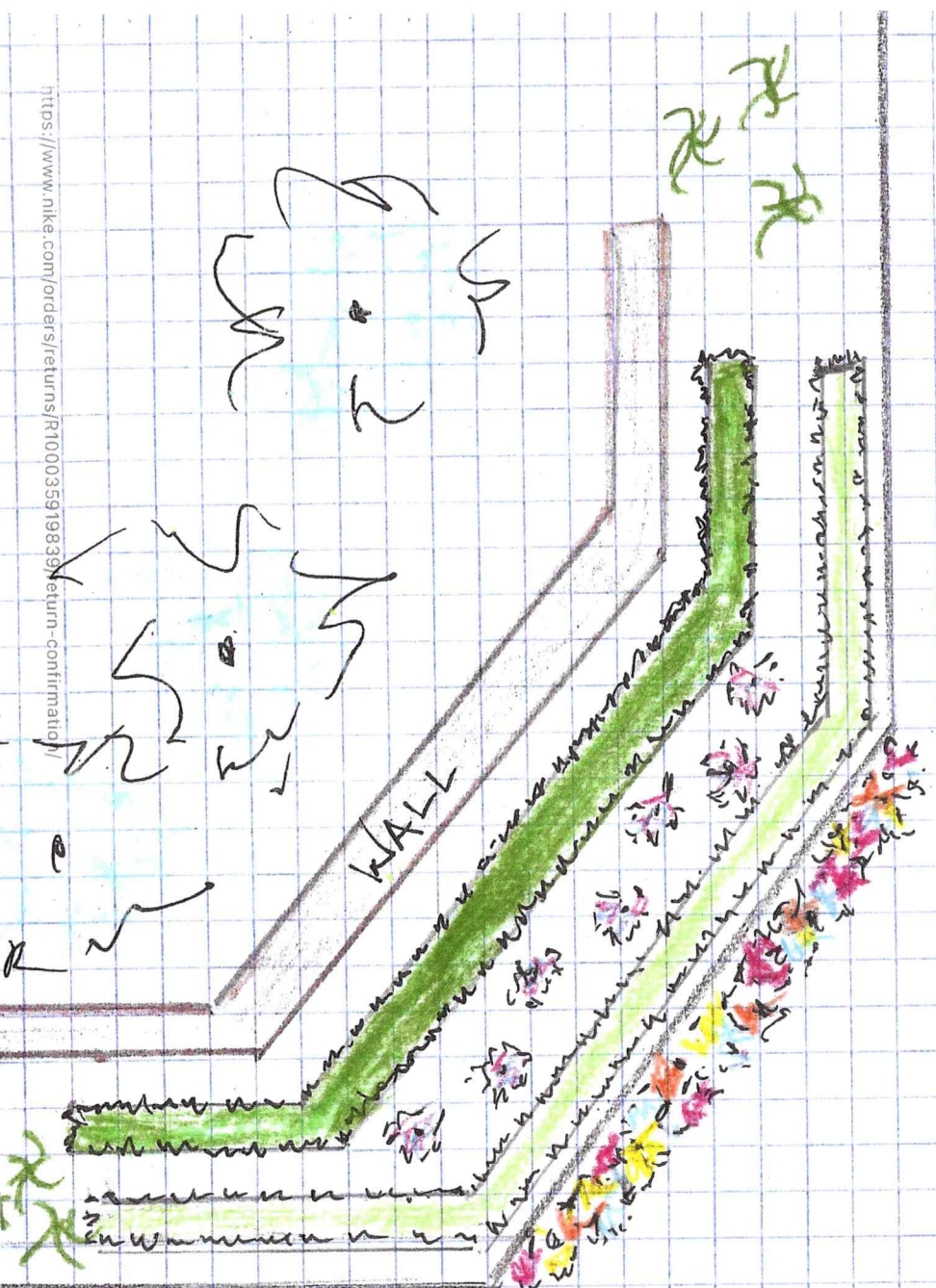
REINSTALL LANDSCAPE BED EDGING

TOPSOIL & COMPOST

FERTILIZER

PRICE: **\$16,350**

SCOPE AND PRICE OF WORK SUBJECT TO CHANGE DEPENDING ON SIGNAGE WORK
AND ADJUSTMENTS TO PLAN.



THUYA HEDGE
YEW HEDGE

CLERMONT

ANNABELLE HYDRANGEA
TALL GRASSES
CORAL BELLS

SCARBOROUGH LANE ENTRANCE

REMOVAL:

REMOVE ALL SMALLER PLANTINGS WITHIN ISLAND & WALL SIDES

REMOVE ALL BOXWOOD HEDGES @ NORTH & SOUTH WALLS

RESHAPE 2 TREES WITHIN CENTER ISLAND

INSTALL (CENTER ISLAND):

PLANT 4 SPIREA UNDER TREE AREA

CREATE HEDGE AT BACK OF ISLAND AREA(5 YEWS)

COLORFUL BEDS OF CORAL BELLS @ SIGN & TOP & BOTTOM OF ISLAND

REFRESH "STONE BARK" ROCK WITHIN ISLAND (½ TON)

INSTALL (NORTH & SOUTH WALLS):

CREATE "YEW" HEDGES IN FRONT OF WALLS (25 TOTAL)

PLANT 20 ANNABELLE HYDRANGEAS BEHIND NEW HEDGE

PLANT 20 LOW GRASSES WITHIN BEDS

PLANT 5 WEIGELA AT FAR SOUTH CORNER OF SOUTH WALL

PLANT "CREEPING PHLOX" WITHIN BED AND AROUND LARGE STONES IN BEDS

CREATE A COLORFUL BED OF CORAL BELLS THAT WRAP CORNER OF BEDS

PLANT 11 SPIREA WITHIN THE BEDS

PLANT SILVIA WITHIN THE BEDS

REFRESH "STONE BARK" ROCK WITHIN LANDSCAPE BEDS (2 YDS.)

MISC: MATERIAL & WORK:

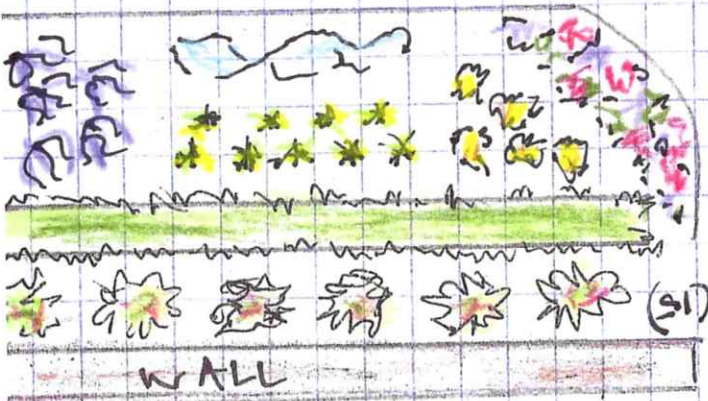
REINSTALL LANDSCAPE BED EDGING

TOPSOIL & COMPOST

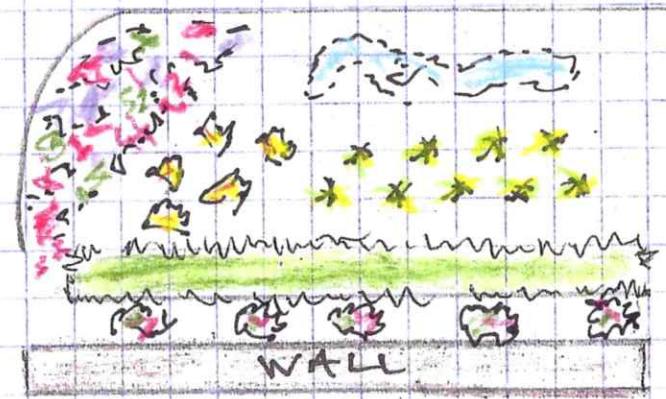
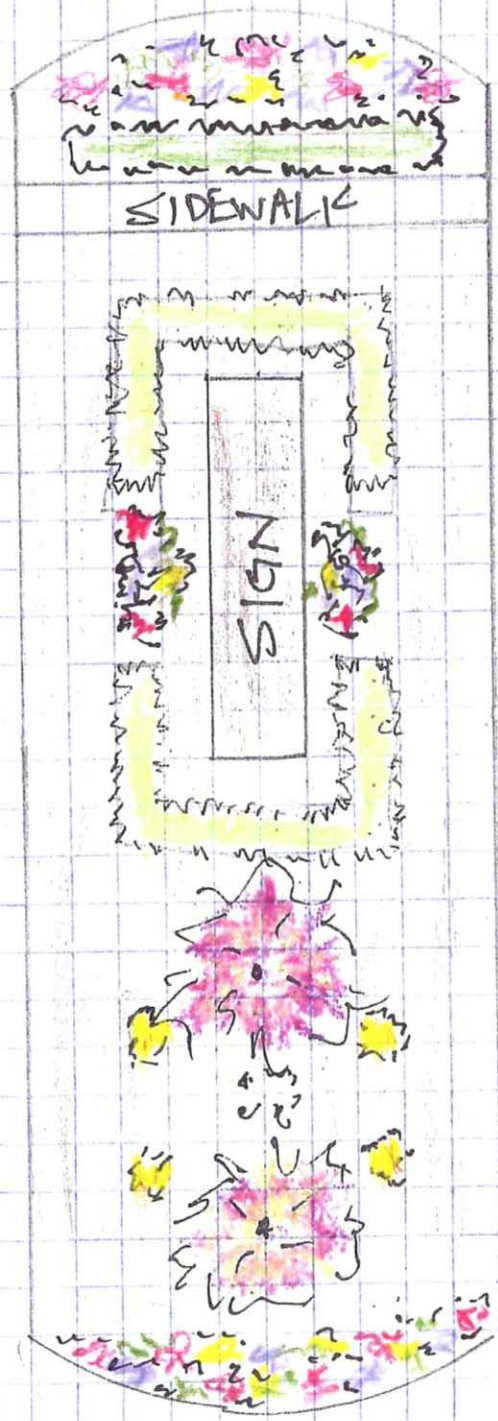
FERTILIZER

PRICE: \$9,950

SCOPE AND PRICE OF WORK SUBJECT TO CHANGE DEPENDING ON SIGNAGE WORK
AND ADJUSTMENTS TO PLAN.

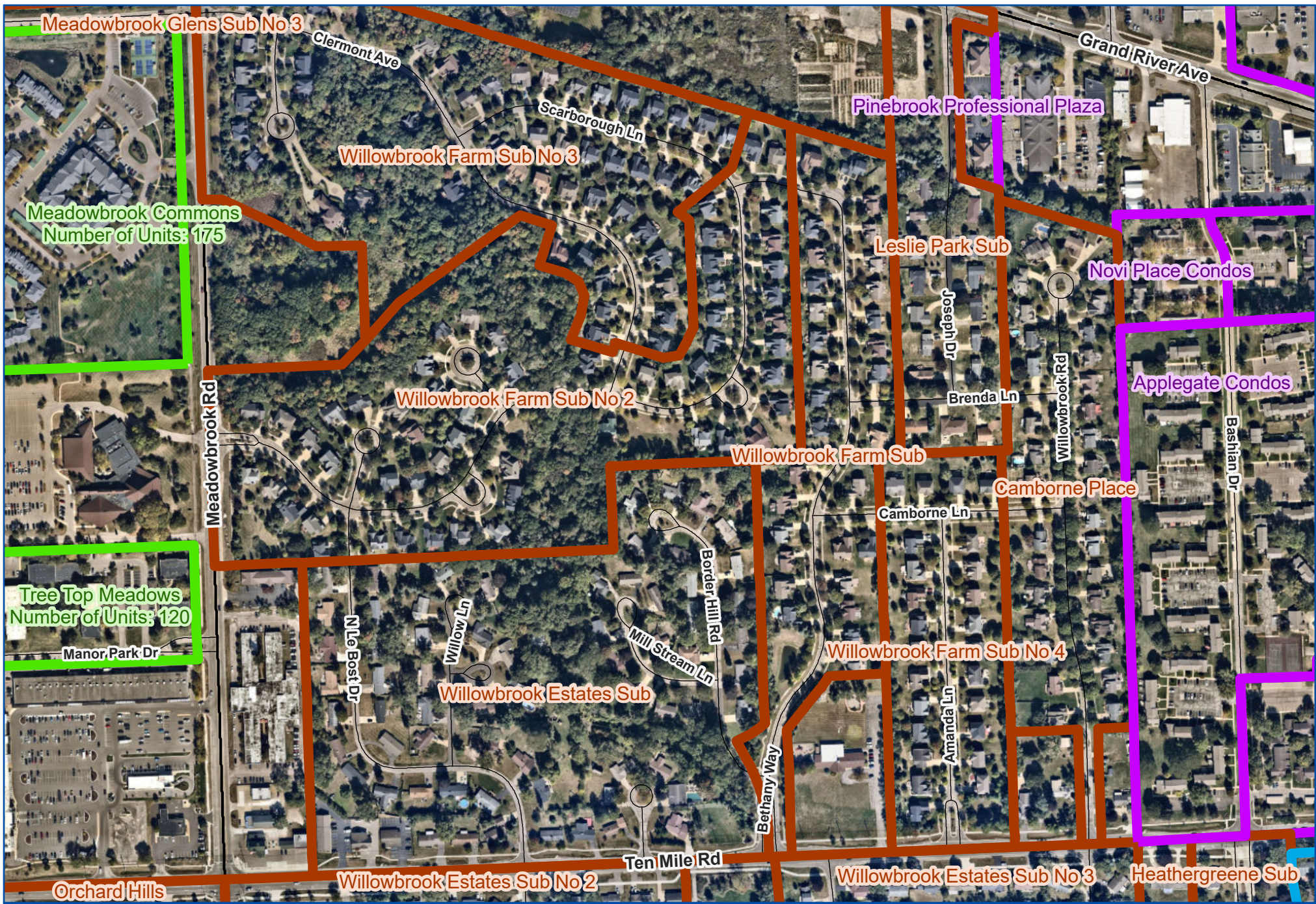


-  YEW HEDGE
-  ANNABELLE HYDRANGEA
-  SPIREA
-  WEIGELA
-  GRASSES
-  PHLOX (CREEPING)
-  CORAL BELLS



SCARBOROUGH

Willowbrook Farms HOA - Budget 2026.				
	Revenue Forecast	Allocated Budget	Actual Expenses To date	Projected Deficit / Surplus.
Opening Balance Jan 1st 2026	\$90,400			
2026 Annual Dues.	\$77,000	\$156,161	\$0	
Grand Total of available funds for 2026	\$167,400	\$156,161	\$0	\$11,239
Expenses - Contracted.		\$27,730	\$0	\$27,730
Landscape improvements Bethany way, Scarborough Lane, Amanda Lane and Clermont Ave.		\$35,000	\$0	\$35,000
Entrance monuments reconstruction project		\$75,000	\$0	\$75,000
Other non-landscape related budgeted expenses		\$18,431	\$0	\$18,431
Grand total		\$156,161	\$0	\$156,161



Date Printed: 3/13/2026

Map Author:

Scale: 1 inch = 506 feet



Willowbrook Farms



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



AMANDA LN





SPEED
LIMIT
25





AMANDA LN













WILLOWBROOK
FARM
VILLAGE























Bethany way







WILLOWBROOK
FARM
A SENECA DESIGNS DEVELOPMENT















WILLOWBROOK
FARM

SPEED
LIMIT
25































SCARBOROUGH LN

WILKINSON WOODS
A COMMUNITY IN
SCARBOROUGH, NH

