



CHURCHILL CROSSING

LOCATION: CHURCHILL BLVD

(W TEN MILE RD, WEST OF NOVI RD)

PROJECT DESCRIPTION: REVITALIZATION OF ENTRYWAY SIGN PLANTINGS

GRANT AMOUNT REQUESTED: \$4,437.50

TOTAL PROJECT COST: \$8,875.00



Contents:

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

I. Application

Neighborhood Entryway Enhancement Matching Grant Application

I. Applicant Information

- a. Homeowner's Association or Property Name: CHURCHILL CROSSING
- b. Age of the subdivision or neighborhood where the work will be done: 21 Years
- c. First-time Applicant? Yes.
- d. Project Leader: Sai Gadam
 - Office Held/Position within organization: President Homeowners' Association
 - Address :24692 Thatcher Dr Novi Michigan-48375
 - Telephone :248-912-5092
 - E-Mail: sugadam@gmail.com

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.

Churchill Crossing HOA Entrance Sign Landscape Renovation

Overview:

This project focuses on improving the landscaping around the Churchill Crossing entrance monument signs (East and West sign areas). The goal is to replace aging and overgrown shrubs with a cleaner, more modern, and low-maintenance design that enhances curb appeal and provides a uniform, welcoming entrance appearance.

Plan / Scope of Work

The work will be performed in two areas:

1) East Entrance Sign Area

- Remove 26 existing yew bushes that have become overgrown/outdated.
- Install a new hedge line of Green Mountain boxwoods (15–18") under the sign for a clean, structured look.

- Extend the front edge of the planting bed to accommodate the new layout and improve bed shape.
- Add layered plantings for color and texture:
 - Variegated hostas (2-gallon) in front and to the side bed areas.
 - Purple leaf Sand Cherry shrubs (5-gallon) placed on both sides of the sign near the pillars to provide accent color.
 - Feather Reed ornamental grasses (2-gallon) to add vertical height and movement.



2) West Entrance Sign Area

- Remove 24 existing yew bushes.
- Remove large shrubs and tree growth from the west side bed to open the area and reduce clutter.
- Install a matching hedge of Green Mountain boxwoods (15–18”) under the sign.
- Extend the front edge of the planting bed for better design balance and symmetry.

- Add similar layered plantings to match the East side:
 - Variegated hostas (2-gallon) in front and west bed areas.
 - Purpleleaf Sand Cherry shrubs (5-gallon) on both sides near the pillars.
 - Feather Reed ornamental grasses (2-gallon) to provide height and contrast.



Design Concept / Landscaping Layout

The design follows a layered landscape approach:

Front Layer (low height)

- Variegated hostas
- Provides a neat border, softens the bed edge, and adds light-colored foliage contrast.

Middle Layer (structured foundation)

- Green Mountain boxwood hedge
- Creates a consistent evergreen hedge line beneath the monument sign, providing a formal, clean foundation year-round.

Accent Layer (color focal points)

- Purple leaf Sand Cherry
- Adds deep purple foliage to frame the sign and highlight the monument pillars.

Vertical/Texture Layer

- Feather Reed ornamental grasses
- Adds height and texture to break up the hedge line and create a more premium landscaped appearance.

Expected Outcome / Benefits

- Improved curb appeal at both entrances
- Uniform and symmetrical appearance (East and West sides coordinated)
- Cleaner and more modern design
- Reduced overgrowth and better visibility around signage
- Low-maintenance plant selections suitable for HOA landscaping

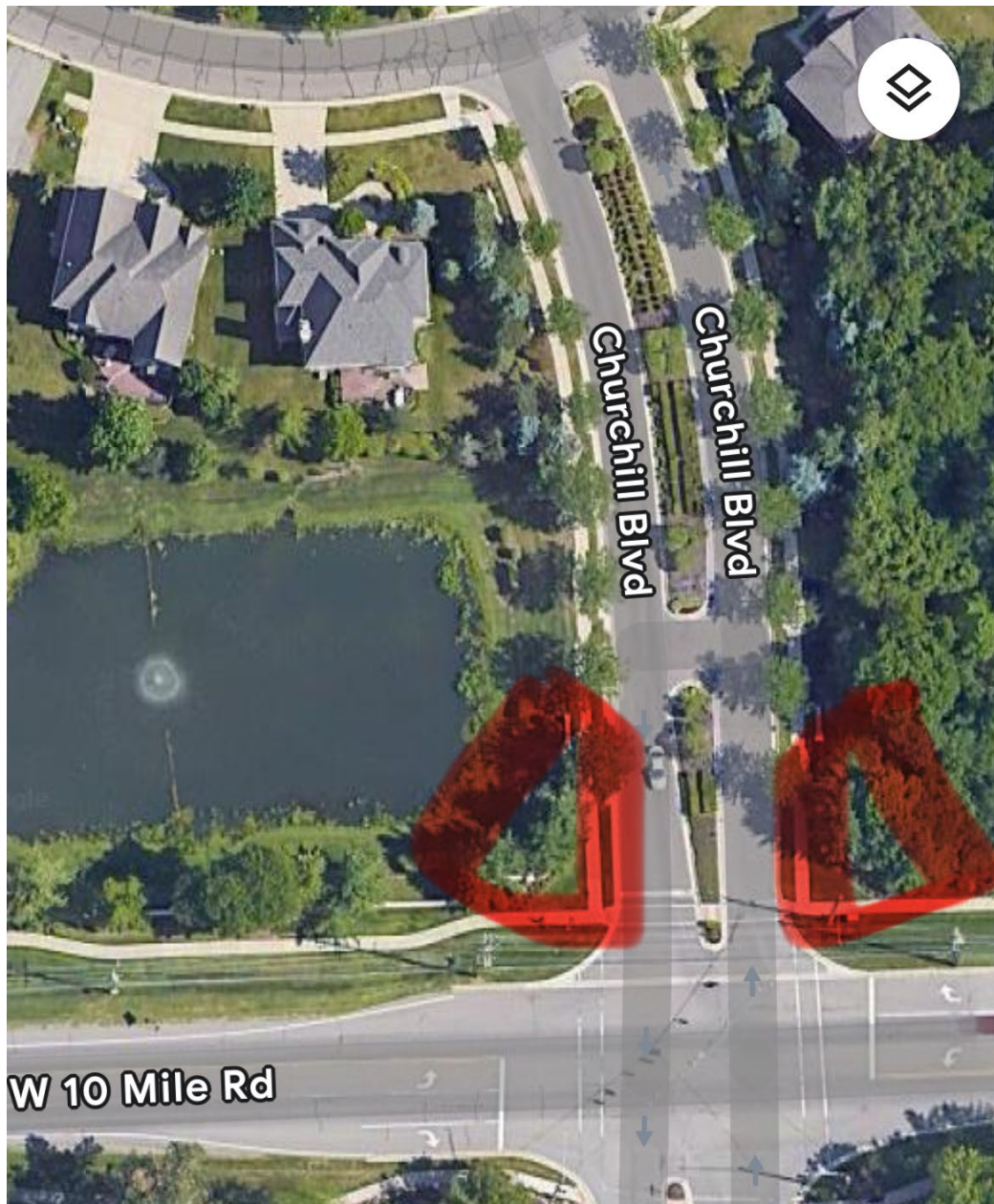
Project Cost

Total proposed cost: \$8,875.00

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

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.

This project focuses on improving the landscaping around the Churchill Crossing entrance monument signs (East and West sign areas). The goal is to replace aging and overgrown shrubs with a cleaner, more modern, and low-maintenance design that enhances curb appeal and provides a uniform, welcoming entrance appearance.



d. Explain how the project meets the review criteria listed in the Grant Selection Criteria & Evaluation Process section.

Project is based on criteria specified as the entrance is focused with plants approved by the city.

e. 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.

- Enhancing curb appeal and overall neighborhood appearance along city streets
- Creating a better first impression for visitors, homebuyers, and service providers

- Supporting property values and strengthening the local tax base
- Improving entrance visibility and safety by removing overgrown shrubs
- Contributing to a cleaner, more professional city streetscape and reducing blight concerns
- Improving the landscape health and long-term maintainability of the entrance areas

f. Provide a detailed list of 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.:

Detailed list of proposed plants listed in below attachment



ProposedPlan_Church
hill%20Crossing%20+

III. Funding Information

a. Estimated Total Project Costs : \$8,875.00

b. Who provided this cost estimate?

- Name, title, company :E&B Maintenance Services Inc. Owner-Mark Katulski
- Phone number :734-645-7720

c. Total amount of funds requested (50% project costs up to \$5,000 maximum) \$4437.50

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. • 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 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:

- 1)HOA Annual Budget
- 2)2025 Landscape spending statement
- 3)Proposed Entrance Improvement Plan
- 4)HOA Bank statement-Funds availability



2026_ChurchillCrossi ChruchillCrossings_L ProposedPlan_Churc Bank statement funds
ng_AnnualBudget.pdfandscapeSpending_2(hill%20Crossing%20+ availability.pdf



- 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
- Map with project location identified
- 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)

II. Contractor Proposal/Estimate

**Maintenance
Services, Inc.**24684 Hathaway
Farmington Hills, Michigan 48335**Invoice**

DATE	INVOICE NO.
9/1/2025	39606

BILL TO
John P. Carroll Co., Inc. 29250 West Nine Mile Road Farmington Hills, MI 48336

JOB LOCATION
Churchill Crossing

P.O. NO.	TERMS	DUE DATE	PROJECT
	Net 15	9/16/2025	

SERVICE DATE	SERVICE DESCRIPTION	QTY	UOM	RATE	AMOUNT
8/6/2025	Bush/Shrub Trimming Under Contract	1	Each	0.00	0.00
8/11/2025	Lawn Fertilization Treatment #4 Under Contract	1	App	0.00	0.00
8/29/2025	Completed Landscape Proposal dated 05/20/25 EXCLUDING Item #3	1	Each	9,365.00	9,365.00
9/1/2025	Property Maintenance Service 5 of 7	1	Each	3,452.86	3,452.86
Thank you for your business! We appreciate your prompt payment.				Total	\$12,817.86

Payments received after the due date will be assessed a late fee calculated at 18.0% of the outstanding balance. Minimum late fee is \$1.00.
All Credit Card Payments will have a 3% processing fee added to the transaction.

(877) Go E and B (877-463-2632)
www.eandbmaintenance.com

**Maintenance
Services, Inc.**24684 Hathaway
Farmington Hills, Michigan 48335**Invoice**

DATE	INVOICE NO.
10/1/2025	39705

BILL TO
John P. Carroll Co., Inc. 29250 West Nine Mile Road Farmington Hills, MI 48336

JOB LOCATION
Churchill Crossing

		P.O. NO.	TERMS	DUE DATE	PROJECT	
			Net 15	10/16/2025	Churchill Crossing	
SERVICE DATE	SERVICE DESCRIPTION	QTY	UOM	RATE	AMOUNT	
9/22/2025	Lawn Fertilization Treatment #5 Under Contract	1	App	0.00	0.00	
10/1/2025	Property Maintenance Service 6 of 7	1	Each	3,452.86	3,452.86	
Thank you for your business! We appreciate your prompt payment.				Total	\$3,452.86	

Payments received after the due date will be assessed a late fee calculated at 18.0% of the outstanding balance. Minimum late fee is \$1.00.
All Credit Card Payments will have a 3% processing fee added to the transaction.

(877) Go E and B (877-463-2632)
www.eandbmaintenance.com

**Maintenance
Services, Inc.**24684 Hathaway
Farmington Hills, Michigan 48335**Invoice**

DATE	INVOICE NO.
11/1/2025	39796

BILL TO
John P. Carroll Co., Inc. 29250 West Nine Mile Road Farmington Hills, MI 48336

JOB LOCATION
Churchill Crossing

		P.O. NO.	TERMS	DUE DATE	PROJECT
			Net 15	11/16/2025	Churchill Crossing
SERVICE DATE	SERVICE DESCRIPTION	QTY	UOM	RATE	AMOUNT
10/1/2025	Completed Landscape Proposal dated 09/22/25	1	Each	546.00	546.00
10/2/2025	Garbage Can Service	1	Each	75.00	75.00
10/8/2025	Bush/Shrub Trimming #2 Under Contract	1	Each	0.00	0.00
10/24/2025	Perennial Cut Down Under Contract	1	Each	0.00	0.00
10/27/2025	Garbage Can Service	1	Each	75.00	75.00
11/1/2025	Property Maintenance Service 7 of 7	1	Each	3,452.86	3,452.86
This is your final payment for the contract - Thank you for your business				Total	\$4,148.86

Payments received after the due date will be assessed a late fee calculated at 18.0% of the outstanding balance. Minimum late fee is \$1.00.
All Credit Card Payments will have a 3% processing fee added to the transaction.

(877) Go E and B (877-463-2632)
www.eandbmaintenance.com

III. Financials

Churchill Crossing Homeowners Association

2026 Annual Budget

Income

Income		
5119-0000 - 5119 HOMEOWNER FEES		151,235.00
	Total Income	151,235.00

Expense

Miscellaneous Administrative		
6312-0000 - 6312 COPIES & POSTAGE		1,000.00
6320-0000 - 6320 MANAGEMENT FEES		7,500.00
6340-0000 - 6340 LEGAL		1,000.00
6350-0000 - 6350 AUDIT/REVIEW FEES		2,500.00
6355-0000 - 6355 MISCELLANEOUS ADMINISTRATIVE		-
6390-0000 - 6390 SOCIAL EVENTS		2,000.00
6720-0000 - 6720 INSURANCE-PROPERTY/LIABILITY		4,000.00
6723-0000 - 6723 INSURANCE-WORKERS COMP		600.00
	Total Miscellaneous Administrative	18,600.00

Buildings		
6640-0000 - 6640 ELECTRICAL REPAIRS		3,000.00
6641-0000 - 6641 ENTRANCE SIGNS		-
6642-0000 - 6642 SNOW REMOVAL		12,500.00
6643-0000 - 6643 STREET LIGHT/SIGNS/BRICK		2,500.00
	Total Buildings	18,000.00

Other Grounds		
6518-0000 - 6518 HOLIDAY LIGHTING		5,000.00
6520-0000 - 6520 LANDSCAPING-ENTRANCE, GAZEBO		5,000.00
6522-0000 - 6522 LAWN MOWING		18,000.00
6523-0000 - 6523 MULCH		10,000.00
6524-0000 - 6524 OTHER GROUNDS		3,000.00
6525-0000 - 6525 POND MAINTENANCE		10,000.00
6526-0000 - 6526 SPRINKLER MAINTENANCE		3,000.00
6528-0000 - 6528 TREE TRIMMING/REMOVALS		2,000.00
6534-0000 - 6534 TREE/SHRUB SPRAYING		2,000.00
6535-0000 - 6535 LANDSCAPE FACELIFT		10,000.00
6536-0000 - 6536 PLAYGROUND MAINTENANCE		10,000.00
6537-0000 - 6537 CONCRETE REPAIRS		10,000.00
	Total Other Grounds	88,000.00

Utilities		
6210-0000 - 6210 ELECTRICITY		3,000.00
6215-0000 - 6215 WATER & SEWER		15,000.00
	Total Utilities	18,000.00

Transfer to Reserve		
6740-0000 - 6740 TRANSFER TO RESERVES		8,635.00
	Total Transfer to Reserve	8,635.00
	Total Expense	151,235.00



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

CHURCHILL CROSSING HOMEOWNERS
C/O JOHN P CARROLL CO INC
OPERATING
29250 W 9 MILE RD
FARMINGTON HILLS MI 48336-3706

Last statement: November 30, 2025

This statement: December 31, 2025

Total days in statement period: 31

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(7)

Direct inquiries to:

888-734-4567

Alliance Association Banking

3075 W. Ray Road, FL 4

Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX2136	Beginning balance	\$2,544.18
Enclosures	7	Total additions	62,526.30
Low balance	\$3,289.18	Total subtractions	12,977.09
Average balance	\$23,136.58	Ending balance	\$52,093.39
Avg collected balance	\$21,823		

CHECKS

Number	Date	Amount	Number	Date	Amount
100026	12-02	625.00	100030	12-24	802.36
100027	12-10	82.13	100033 *	12-31	40.26
100028	12-17	6,466.84	* Skip in check sequence		
100029	12-30	75.00			

DEBITS

Date	Description	Subtractions
12-23	Miscellaneous Debit EXTERNAL WEB API -	4,885.50

CREDITS

Date	Description	Additions
12-01	' Lockbox Deposit	745.00
12-02	' Lockbox Deposit	745.00
12-03	' Lockbox Deposit	745.00
12-04	' Lockbox Deposit	745.00

CHURCHILL CROSSING HOMEOWNERS
December 31, 2025

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XXXXXX2136

Date	Description	Additions
12-05	' Lockbox Deposit	1,465.00
12-08	' Lockbox Deposit	2,235.00
12-09	' Lockbox Deposit	2,980.00
12-10	' Lockbox Deposit	2,980.00
12-11	' Lockbox Deposit	5,210.00
12-12	' Lockbox Deposit	2,980.00
12-15	' Lockbox Deposit	4,720.00
12-16	' Lockbox Deposit	745.00
12-17	' Lockbox Deposit	2,235.00
12-18	' Lockbox Deposit	4,470.00
12-19	' Lockbox Deposit	1,490.00
12-22	' Lockbox Deposit	4,470.00
12-23	' Lockbox Deposit	745.00
12-24	' Lockbox Deposit	745.00
12-26	' Lockbox Deposit	1,490.00
12-29	' Lockbox Deposit	13,880.84
12-31	' Lockbox Deposit	6,705.00
12-31	' Interest Credit	0.46

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	2,544.18	12-10	14,477.05	12-22	34,330.21
12-01	3,289.18	12-11	19,687.05	12-23	30,189.71
12-02	3,409.18	12-12	22,667.05	12-24	30,132.35
12-03	4,154.18	12-15	27,387.05	12-26	31,622.35
12-04	4,899.18	12-16	28,132.05	12-29	45,503.19
12-05	6,364.18	12-17	23,900.21	12-30	45,428.19
12-08	8,599.18	12-18	28,370.21	12-31	52,093.39
12-09	11,579.18	12-19	29,860.21		

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	31
Average balance for APY	\$21,823.81
Interest earned	\$0.46

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Alliance Association Banking

IV. Map



Date Printed: 3/13/2026

Map Author:

Scale: 1 inch = 240 feet



Churchill Crossing



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

V. Photos (taken by City staff)



CHURCHILL
CROSSING

SINGH



CHURCHILL
CROSSING
SINGH











CHURCHILL BLVD

CHURCHILL
CROSSING
SINGH

TREE
TRIMMING
& REMOVAL
248-308-7308

CHURCHILL
CROSSING
SINGH





PUSH
BUTTON
FOR
WALK
CROSSING

CHURCHILL
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