



BECKENHAM SUBDIVISION

LOCATION: BECKENHAM BLVD AND KENSINGTON DR
(NEAR INTERSECTION OF BECK RD & NINE MILE RD)

PROJECT DESCRIPTION: TREE TRIMMING, REMOVAL AND REPLACEMENT

GRANT AMOUNT REQUESTED: \$5,000

TOTAL PROJECT COST: \$10,900



Contents:

- I. Application
- II. Contractor Proposal/Estimate
- III. Financials
- IV. Map
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I. Application

Neighborhood Entryway Enhancement Matching Grant Application

I. Applicant Information

- a. Homeowner's Association or Property Name - Beckenham
- b. Age of the subdivision or neighborhood where the work will be done – 28 years
- c. First-time Applicant? If not, please list the date of last application submission – Last Beckenham application was 1/27/2022
- d. Project Leader – Kristin Kamienecki
 - Office Held/Position within organization – HOA Board member
 - Address – 47533 Brittany CT, Novi
 - Telephone – 248-921-8101
 - E-Mail – kamienkr@yahoo.com

II. Project Information

Project purpose is to beautify and improve the appearance of the Beckenham subdivision entrances (Beck Rd and 9 mile) with addition of and replacement of trees and shrubs. This project involves the removal of multiple dead and storm damaged trees. Map below.

Project meets criteria as the subdivision is more than 10 years old, has environmental impact, improves existing conditions, is a positive impact as its in a very visible location, will be a permanent physical improvement, and costs are reasonable.

There are no negative impacts on the surrounding environment (area owners or non-City agencies).

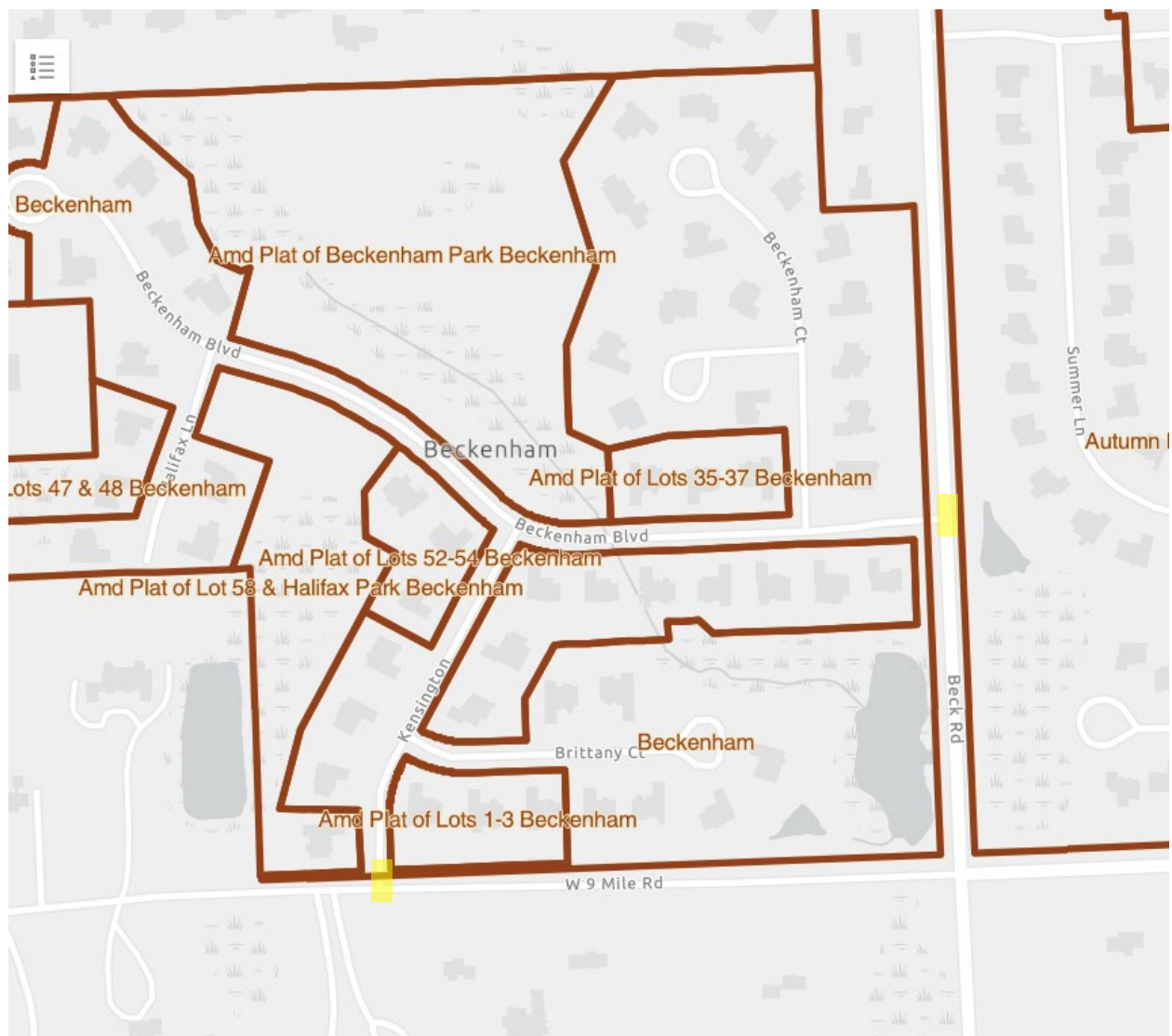
New plants are Green Giants (*Thuja plicata x standishii* 'Green Giant'), no invasive species.

III. Funding information

Total project cost is \$10,900.

Estimate provided by: Doug Bruce, Apex Brick & Landscape Inc. 1066 Old Milford Farms, Milford, MI 48381, phone # 734-981-4223.

Funds requested is \$5,000. Additional cost is \$900.





BECK ROAD

NO
THRU
TRAFFIC





47455

Beckenham Blvd

Beckenham Blvd

Beckenham Blvd

Beckenham Blvd

Beckenham Blvd



m Blvd

Beckenham Ct

Beckenham Blvd

Beck Rd



Beckenham Blvd

II. Contractor Proposal/Estimate



ESTIMATE

Apex Brick & Landscape Inc.

1066 Old Milford Farms

Milford, MI 48381

BrickPaverServices.com

DATE: 12/16/2025

ADDRESS

HOME OWNER ASSOCIATION

BECKENHAM BLVD.

NOVI, MI

TREE PLANTING

AMOUNT

16.00	5' GREEN GIANT TO BE PLACED IN SELECT AREAS OF PROPERTY. OUTLINED BY H.O.A.	\$ 350.00	\$ 5,600.00
2.00	PINE TREE REMOVAL AND HAUL OFF. TREES ON SOUTH SIDE OF ENTRANCE TO BE REMOVED (ESTIMATED 5" DIAMETER)	\$	850.00
BLK	TRIM UP ALL EVERGREEN TREES ON NORTH AND SOUTH SIDE ENTRANCE (BECK RD.) LIMB TREES 2/3 OF TOTAL HEIGHT OF TREES AND HAUL OFF. ESTIMATED 14 TREES.	\$	4,200.00
1.00	TRIM MAPLE ON NORTH SIDE ENTRANCE AS NEEDED.	\$	250.00

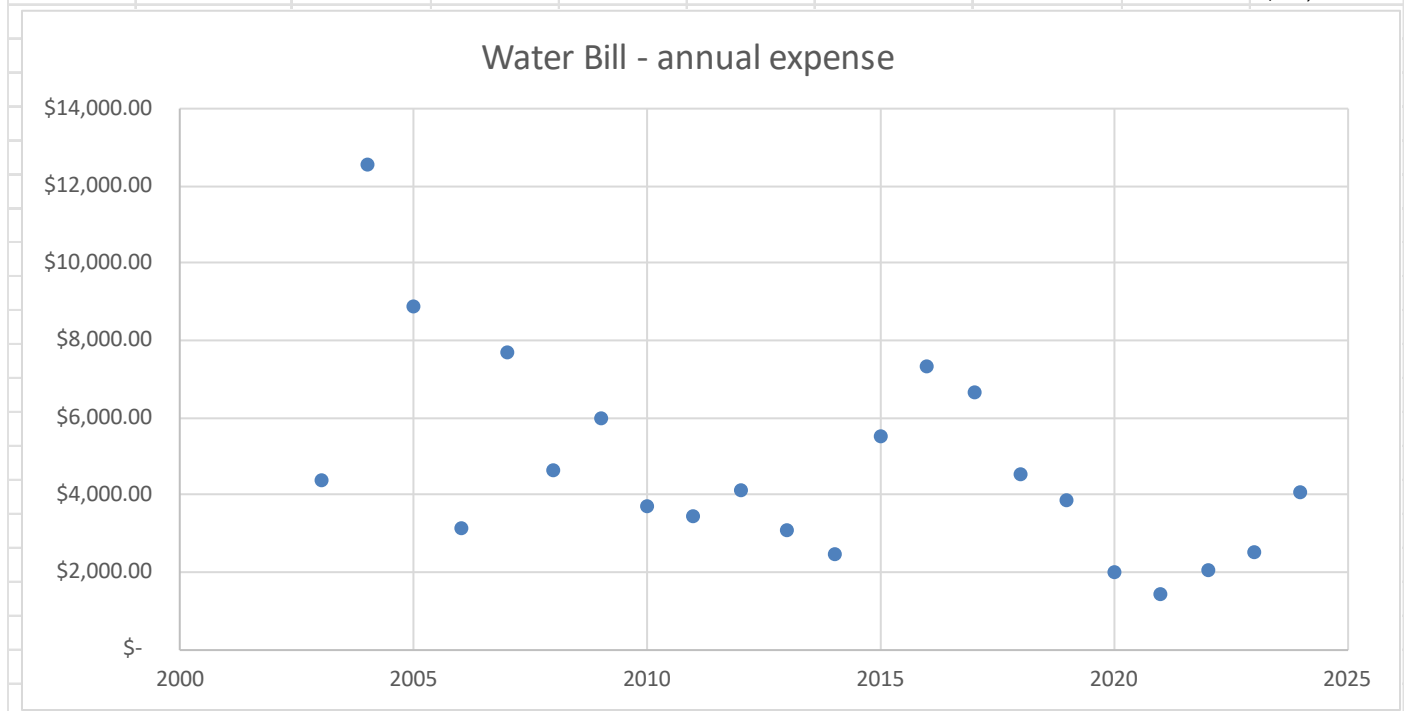
TOTAL \$ 10,900.00

III. Financials

Beckenham Homeowners Association Treasurer's Report

	2024 Budget	Actual Expenses in 2024	2025 Budget		
Beautification Committee					
Spring Plantings	\$ 1,465.00	\$ 1,185.00	\$ 1,465.00		
Fall Decorations - mums plantings	\$ 563.00	\$ 563.00	\$ 563.00		
Holiday Lighting	\$ 3,829.00	\$ 3,829.00	\$ 3,829.00		
Total Beautification Committee	\$ 5,857.00	\$ 5,577.00	\$ 5,857.00		
Common Grounds - Begonia Brothers					
Lawn Cutting	\$ 6,986.00	\$ 6,986.00	\$ 6,986.00		
Weeding	\$ 1,278.00	\$ 1,278.00	\$ 1,278.00		
Weeds in streets	\$ 500.00	\$ 310.00	\$ 500.00		
Split Day Lillies	-	\$ 280.00	\$ -		
Bush / Shrub Trimming	\$ 1,346.00	\$ 1,346.00	\$ 1,346.00		
Spring Cleanup	\$ 770.00	\$ 770.00	\$ 770.00		
Mid-Fall Cleanup	\$ 975.00	\$ 987.50	\$ 975.00		
Final Fall Cleanup	\$ 1,000.00	\$ 987.50	\$ 1,000.00		
Community Tree Pruning	\$ 400.00	\$ 200.00	\$ 400.00		
Mulch	\$ 6,028.00	\$ 6,028.00	\$ 6,028.00		
Fertilizer - Wagenschultz - 4 applications	\$ 1,160.00	\$ 1,120.00	\$ 1,160.00		
Total Common Grounds	\$ 20,443.00	\$ 20,293.00	\$ 20,443.00		
Improvements					
Trees & Bushes	\$ 6,500.00	\$ -	\$ 8,000.00		
Sidewalk Gap Fill		\$ 700.00	\$ -		
Wildflowers	\$ 3,200.00	\$ 3,795.00	\$ 1,250.00		
Liability Insurance	\$ 1,100.00	\$ 1,172.00	\$ 1,250.00		
Accounting	\$ 1,600.00	\$ 1,600.00	\$ 1,000.00		
Projects					
Backflow Certification	\$ -	\$ -	\$ 3,600.00		
Rust stains cleanup	\$ 100.00	\$ 121.43	\$ 100.00		
Mailbox Installation		\$ 39,356.00			
Rust removal system	\$ -	\$ -	\$ 2,000.00		
Grass Seeding- commons	\$ 2,250.00	\$ -	\$ -		
Perennials		\$ 21.17			
Ground Cover in Commons	\$ -		\$ -		
Total Projects	\$ 2,350.00	\$ 39,498.60	\$ 5,700.00		
Maintenance					
Snow Removal	\$ 1,500.00	\$ 850.00	\$ 1,500.00		
Electrical - Nine Mile Entrance lights	\$ 200.00	\$ -	\$ 200.00		
Electrical - Beck Road Entrance Light	\$ 200.00	\$ 22.71	\$ 200.00		
Sprinkler opening/closing	\$ 2,000.00	\$ 1,836.00	\$ 2,000.00		
Sprinkler repairs	\$ 500.00	\$ 715.00	\$ 500.00		
Dead Tree Removal	\$ 500.00	\$ 3,975.00	\$ 500.00		
Misc Cleanup	\$ 500.00		\$ 500.00		
Total Maintenance	\$ 6,050.00	\$ 7,398.71	\$ 5,400.00		
Miscellaneous					
Bank Service Charges		\$ -			
Michigan Annual Report	\$ 20.00	\$ 20.00	\$ 20.00		
Office Supplies / Printing / Mailing	\$ 20.00	\$ 14.60	\$ 20.00		
P.O. Box	\$ 190.00	\$ 182.00	\$ 190.00		
Small Claims Filing / Collection Fees		\$ -			
Total Miscellaneous	\$ 230.00	\$ 216.60	\$ 230.00		
Utilities					
DTE Energy		\$ 966.90			
Water		\$ 4,075.30			
Total Utilities	\$ 3,500.00	\$ 5,042.20	\$ 5,500.00		
TOTAL	\$ 47,630.00	\$ 85,293.11	\$ 54,630.00		
Annual Homeowner Assessment	\$ 930.00			\$ 52,130.00	
Account Balances	Savings	Checking	Total	Assessment	Total Dues
2023 Year-end Balance	\$ 3,715.16	\$ 4,101.05	\$ 7,816.21	\$900	\$ 50,450.00
Income				\$910	\$ 51,010.00
2024 Membership Dues Collections	\$ 52,080.00			\$920	\$ 51,570.00
Mailbox Assessment	\$ 38,931.15			\$930	\$ 52,130.00
Griffin Well Connection Fee	\$ 50.00			\$940	\$ 52,690.00
Interest Earned	\$ 3.94			\$950	\$ 53,250.00
Total Income	\$ 91,065.09			\$960	\$ 53,810.00
Expenses in 2024	\$ 85,293.11			\$970	\$ 54,370.00
Net Increase (Decrease) in Working Capital	\$ 5,771.98			\$980	\$ 54,930.00
2024 Year-end Balance	\$ 10,619.60	\$ 2,968.59	\$ 13,588.19	\$990	\$ 55,490.00

	Beckenham Near Halifax 0021-22993-00-1	Brittany Court 0021-22994-00-1	Beckenham West End 0021-22995-00-1	Beckenham Ct 0021-22996-00-1	Baldwin Court 0021-22997-00-1	9 Mile - Kensington 0021-22998-00-1	Beck Road 0021-22999-00-1		ANNUAL TOTAL
2003	\$ 382.13	\$ 491.15	\$ 123.23	\$ 117.57	\$ 125.10	\$ 676.85	\$ 2,473.33		\$ 4,389.36
2004	\$ 1,112.70	\$1,132.56	\$ 217.06	\$ 269.98	\$ 187.38	\$ 2,328.10	\$ 7,310.10		\$12,557.88
2005	\$ 1,902.90	\$ 476.03	\$ 189.74	\$ 109.23	\$ 123.58	\$ 1,614.70	\$ 4,464.40		\$ 8,880.58
2006	\$ 416.80	\$ 272.15	\$ 166.92	\$ 141.15	\$ 169.13	\$ 535.40	\$ 1,410.90		\$ 3,112.45
2007	\$ 1,214.90	\$ 311.87	\$ 200.21	\$ 207.56	\$ 177.40	\$ 1,182.60	\$ 4,413.20		\$ 7,707.74
2008	\$ 491.03	\$ 405.42	\$ 210.55	\$ 198.00	\$ 195.49	\$ 864.80	\$ 2,286.00		\$ 4,651.29
2009	\$ 1,906.80	\$ 394.35	\$ 226.43	\$ 192.78	\$ 146.00	\$ 468.00	\$ 2,648.30		\$ 5,982.66
2010	\$ 227.37	\$ 244.78	\$ 263.41	\$ 83.80	\$ 89.14	\$ 532.23	\$ 2,250.53		\$ 3,691.26
2011	\$ 368.00	\$ 290.21	\$ 237.01	\$ 268.89	\$ 174.96	\$ 1,038.30	\$ 1,069.50		\$ 3,446.87
2012	\$ 1,132.00	\$ 433.94	\$ 286.19	\$ 398.93	\$ 228.42	\$ 1,615.70			\$ 4,095.18
2013	\$ 509.80	\$ 145.55	\$ 130.00	\$ 137.44	\$ 137.44	\$ 2,028.40			\$ 3,088.63
2014	\$ 374.00	\$ 260.45	\$ 167.72	\$ 403.76	\$ 134.00	\$ 1,118.60			\$ 2,458.53
2015	\$ 1,844.40	\$ 247.35	\$ 250.35	\$ 419.01	\$ 368.43	\$ 2,380.80			\$ 5,510.34
2016	\$ 1,812.50	\$ 698.95	\$ 539.60	\$ 625.20	\$ 543.60	\$ 3,083.50			\$ 7,303.35
2017	\$ 1,419.00	\$ 770.80	\$ 607.60	\$ 430.80	\$ 478.40	\$ 2,953.00			\$ 6,659.60
2018	\$ 2,175.50	\$ 517.40	\$ 288.60	\$ 260.00	\$ 324.35	\$ 947.00			\$ 4,512.85
2019	\$ 1,304.60	\$ 353.42	\$ 294.70	\$ 382.78	\$ 455.42	\$ 1,070.60			\$ 3,861.52
2020	\$ 644.60	\$ 424.36	\$ 178.28	\$ 86.00	\$ 170.59	\$ 489.70			\$ 1,993.53
2021	\$ 414.60	\$ 210.16	\$ 179.12	\$ 86.00	\$ 132.56	\$ 414.20			\$ 1,436.64
2022	\$ 655.40	\$ 380.52	\$ 221.32	\$ 181.52	\$ 189.48	\$ 418.20			\$ 2,046.44
2023									\$ 2,531.65
2024									\$ 4,075.30



IV. Map



Date Printed: 3/13/2026

Map Author:

Scale: 1 inch = 397 feet



Beckenham



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

V. Photos (taken by City staff)



AD

















Beckenham

A Single Development



KENSINGTON DR

NO
THRU
TRAFFIC

Beechenham
A Kings Development



KENSINGTON DR

NO
THRU
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