LIBERTY PARK

LOCATION: DECLARATION DR
(TWELVE MILE RD, WEST OF NOVI RD)
PROJECT DESCRIPTION: REVITILIZATION OF ENTRYWAY SIGN PLANTINGS
GRANT AMOUNT REQUESTED: $5,000.00 (ONLY ELIGIBLE FOR **$3,375**)
TOTAL PROJECT COST: $6,750.00

Contents:

I. Application

Neighborhood Entryway Enhancement Matching Grant Application

I. Applicant

a) Liberty Park Condominium Association

b) +/- 20 years old

c) No, applied 2020

d) Samir Kumar, Association President
c/o Matt Lenart
Herriman & Assoc., Property Mgrs.
41486 Wilcox Rd.
Plymouth, MI 48170
734-459-5440
Mlenart@herriman.net

II. Project Information

a) The project involves a relocation of the signage to the brick wall behind the existing fountain at the 12 Mile entrance to the property and removal of the existing sign. This is deemed an improvement of visibility to exiting vehicles from Declaration Dr.
b) See attached photos of existing area and map of location. There are no landscape modifications or other infrastructure changes required.
c) See attached map of site location.
d) The project meets the grading criteria in that the property age exceeds ten years. The primary focus is safety enhancement for exiting the site, especially when 12 Mile is widened. The maintenance free application provides for years of no degradation in appearance. The proposed costs are provided by a professional sign company.
e) There is no impact on surrounding properties, only enhancement of existing fixtures. No permits are required except maybe a new sign permit from Novi.
f) N/A

III. Funding

a) Estimated costs are $6,750.
b) Proposal attached from Vital Signs.
248-496-4990
c) Total requested is $5000.
d) The Association is prepared to cover the matching portion and any extra costs.
e) N/A
f) N/A

IV. Attachments

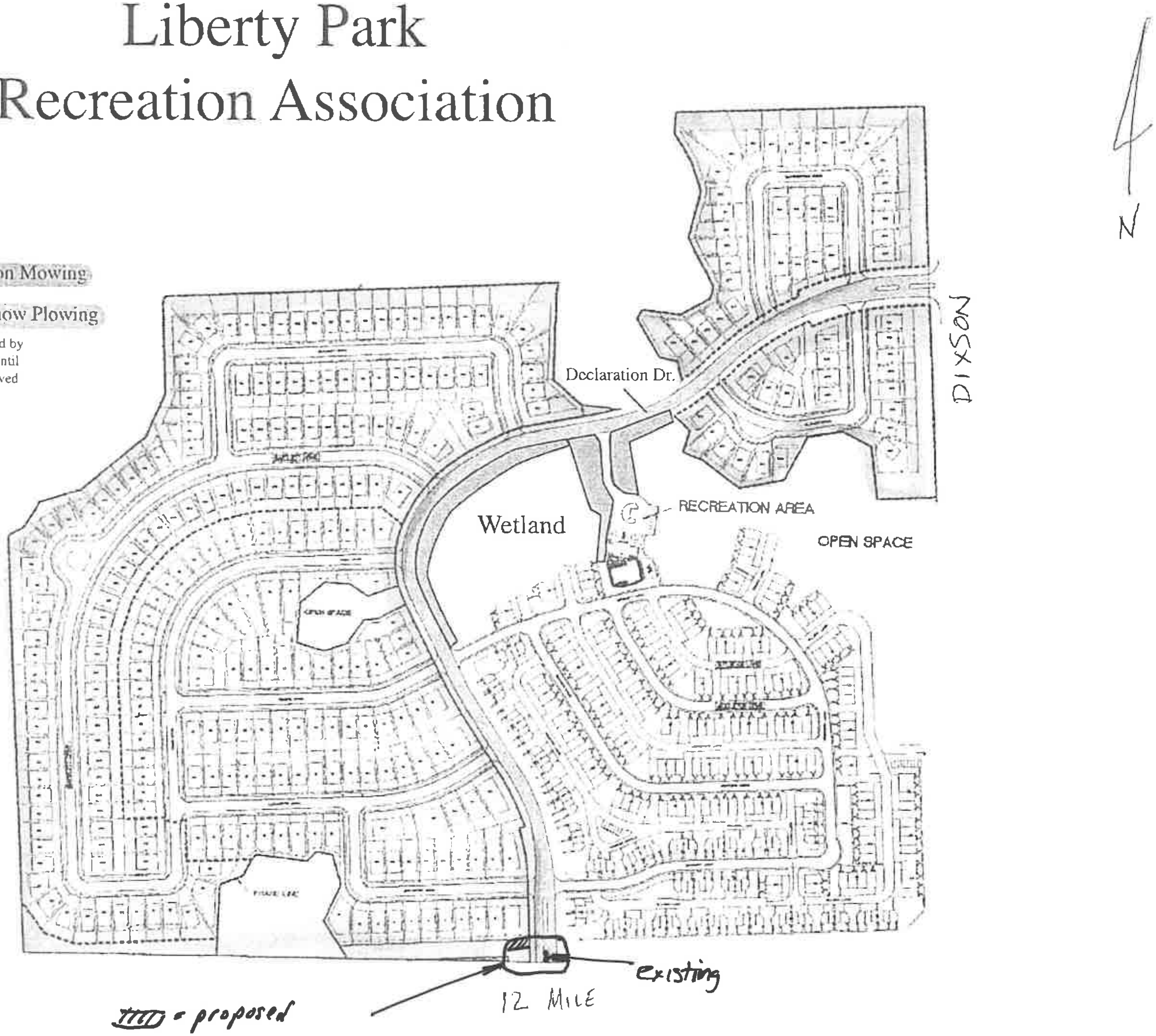
a) 2026 Budget
b) Spending history-N/A

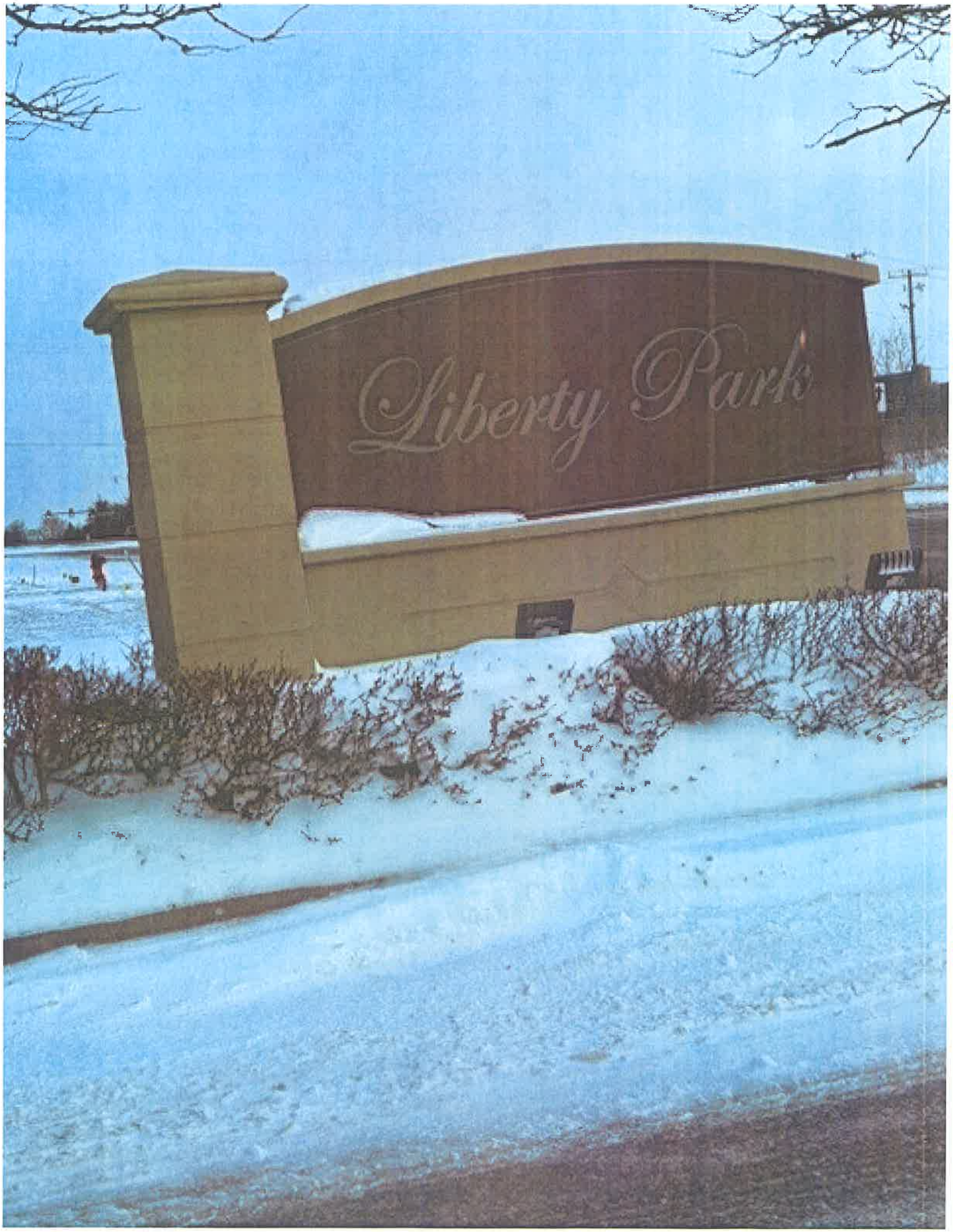
Liberty Park
Recreation Association

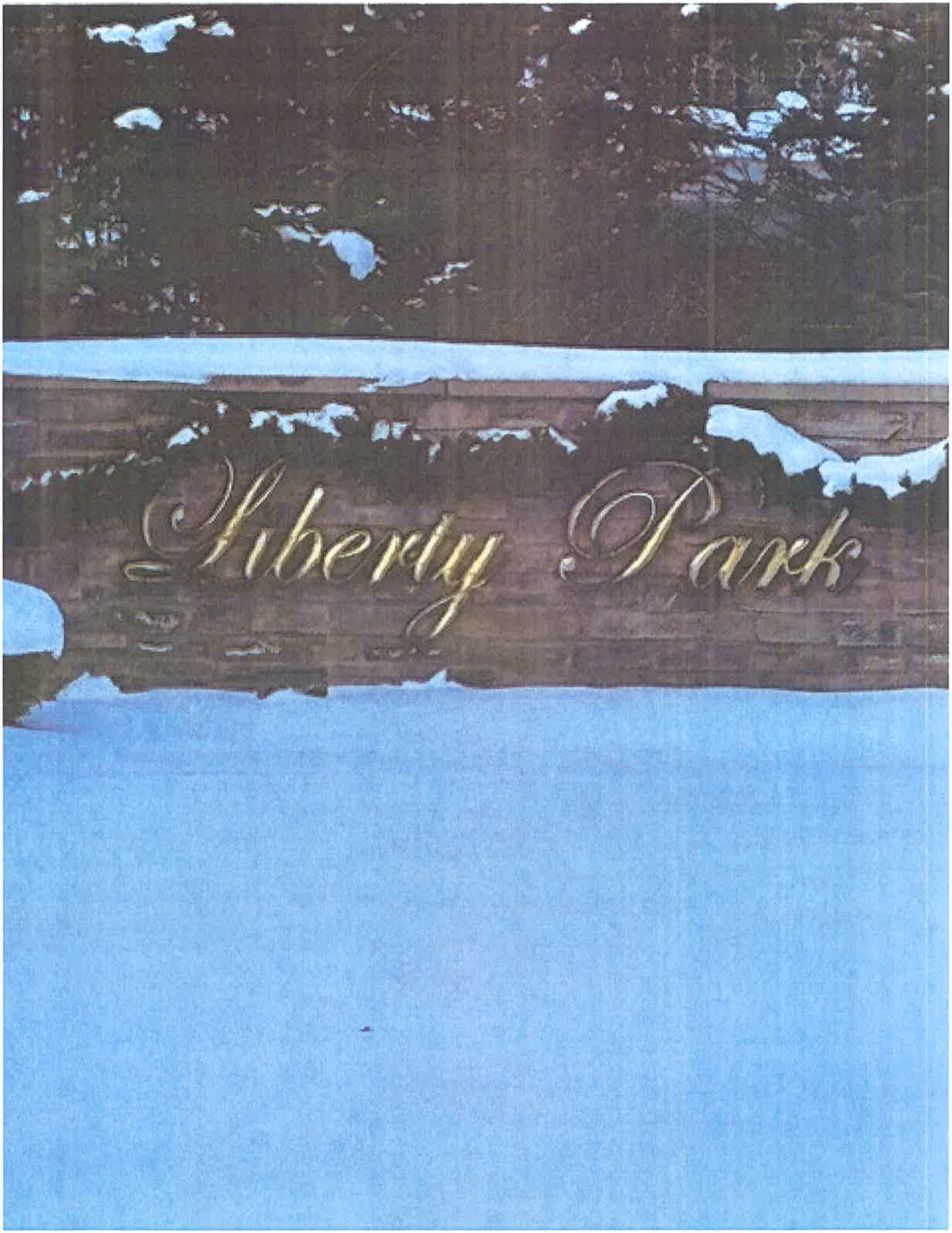
Master Association Mowing

Master Assoc. Snow Plowing

Delcaration Drive plowed by Recreation Association until dedicated. Pool area plowed only upon request




Liberty Park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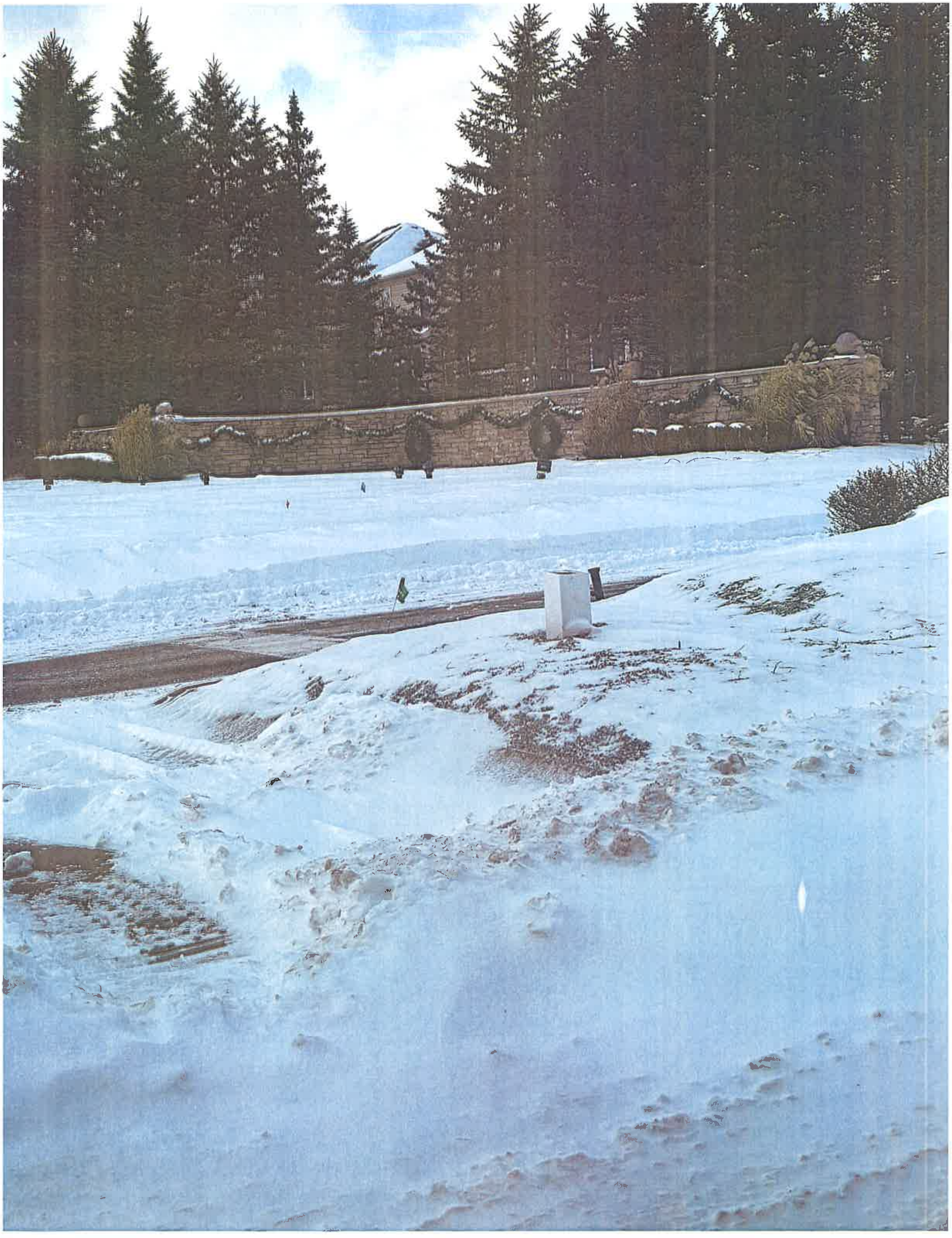


II. Contractor Proposal/Estimate

VITAL SIGNS
CUSTOM SIGN MANUFACTURER
37037 Schoolcraft Road
Livonia, MI 48150
PH 734-542-4800
www.vitalsignsmi.com

ESTIMATE

Date	Estimate #
1/30/2026	4283

Name & Address	Ship To
Herriman & Associates Matt Lenart	Liberty Park

Terms	Customer Contact	Customer Phone
	734-459-5440	

Qty	Description	Cost	Total
	Gold Leaf "Liberty Park" Stud-mounted letters -Installed on west masonry half-wall adjacent to 12 Mile Rd. entrance. -Stud-mounted letters in masonry brick -Gold leaf applied to face of sign		
1	Materials to manufacture Gold leaf sign	2,500.00	2,500.00T
1	Labor to manufacture Gold leaf sign	2,500.00	2,500.00
1	Installation of Gold leaf sign	800.00	800.00
1	Removal of existing monument sign	800.00	800.00
	PLEASE NOTE: -~~~PRELIMINARY QUOTE~~~SUBJECT TO CHANGE BASED ON MATERIAL COST AND PROJECT CONSTRUCTION -Permits will be added at cost to the final balance when acquired from city or municipality		

Disclaimer:
- Vital Signs will make the electrical connection to the sign if service is available and within 3 feet of sign location at time of installation.
- Vital Signs will obtain all permits needed to install signage. Work will commence once all necessary permits have been received by our office
- Vital Signs will not be held responsible for unknown obstacles which are beyond our control
- This estimate is based on clear access to site of sign
- Client agrees to non-disclosure of Vital Sign's drawings or proposals to obtain a sign made by another sign company

My signature below authorizes work to begin. I agree to pay the full amount according to the terms of this agreement. Work will commence once the signed estimate and 50% deposit is received by our office. Balance is due immediately upon completion of work. Vital Signs accepts the following methods of payment: Cash, Check or Credit Card

Signature:______________________________

Subtotal:	$6,600.00
Sales Tax: (6.0%)	$150.00
Estimate Total:	$6,750.00

III. Financials

Liberty Park Condominium Association

2026 Budget

Acct #		2025 Forecast	2025 Budget	2025 Variance	2026 Budget
	Annual Assessment-Per Home	$ 621	$ 621		$ 621
	OPERATING INCOME				
5110	Regular Assessments	189,405	189,405	-	189,405
5200	Late Charges-net	600	225	375	225
	Interest Income (also see Reserves interest)	40	600	(560)	600
	TOTAL OPERATING INCOME	**190,045**	**190,230**	**(185)**	**190,230**
	OPERATING EXPENSES				
	Administrative & Insurance				
6045	Audit/Review Fees	1,350	1,350	-	1,350
6090	Copies & Postage	25	1,000	975	1,000
6145	Insurance-Property & Liability	5,360	3,500	(1,860)	7,652
6170	Legal Fees	-	600	600	600
6195	Management Fees	18,300	20,088	1,788	18,850
6200	LP Recreational Facilities Dues	84,100	$ 74,725	(9,375)	80,825
6220	Miscellaneous Administrative	1,200	2,000	800	1,000
6295	Permits & Fees	20	20	-	20
	Total Administrative & Insurance	**110,355**	**103,283**	(7,072)	**111,297**
	Grounds & Other				
6670	Drains	-	-	-	-
6870	Mailbox and Miscellaneous Repairs	3,000	3,000	-	3,000
7300	Emergency Repairs	-	3,000	3,000	3,000
7375	Landscape Maintenance	28,234	29,787	1,553	29,787
7395	Miscellaneous Projects	5,000	10,000	5,000	4,000
7415	Mulch Tree Rings Along Steet	-	5,000	5,000	6,500
7420	Mulch Common Area Beds /Trees	8,641	10,000	1,359	9,000
7555	Snow Removal/Ice Melt	3,000	3,000	-	-
7565	Sprinkler System Maintenance	5,845	3,000	(2,845)	3,000
7625	Tree Trimming & Removal	1,995	1,500	(495)	1,000
8260	Electricity	9,460	5,400	(4,060)	9,500
8460	Water & Sewer	3,000	3,000	-	3,000
	Total Grounds & Other	**68,175**	**76,687**	8,512	**71,787**
	TOTAL OPERATING EXPENSES	**178,530**	**179,970**	1,440	**183,084**
	Net Results from Operations	11,515	10,260	1,255	7,146
8510	Transfers to Reserves	10,000	-	-	7,146
	Net Results after Transfers to Reserves	1,515	10,260	(8,745)	-
	Operating Fund Balance, Beginning of Yr	(35,651)	(35,651)		61,850
	Operating Fund Balance, End of Year	61,850	(25,391)		61,850
	RESERVE FUND INCOME				
8600	Transfers from Operations	10,000	-	10,000	7,146
8610	Investment Income	4,953	2,075	2,878	5,000
	TOTAL RESERVES INCOME	**14,953**	**2,075**	**12,878**	**12,146**
	RESERVES EXPENDITURES				
	12 Mile Signage-tentative				7,000
	Portal Expenses				3,000
8887	Reserve Study Update	-	-	-	-
	TOTAL RESERVES EXPENDITURES	-	-	-	**10,000**
	Net Reserves Fund Transactions	14,953	2,075	12,878	2,146
	RESERVES FUND EQUITY				
	Reserves Fund Balance, Beginning of Yr	**170,065**	**170,065**	-	**180,065**
	Add: Total Reserve Income	10,000	-	10,000	12,146
	Funds Available	180,065	170,065	10,000	192,211
	Less: Total Reserves Expenditures	-	-	-	10,000

Approved by Board of Directors

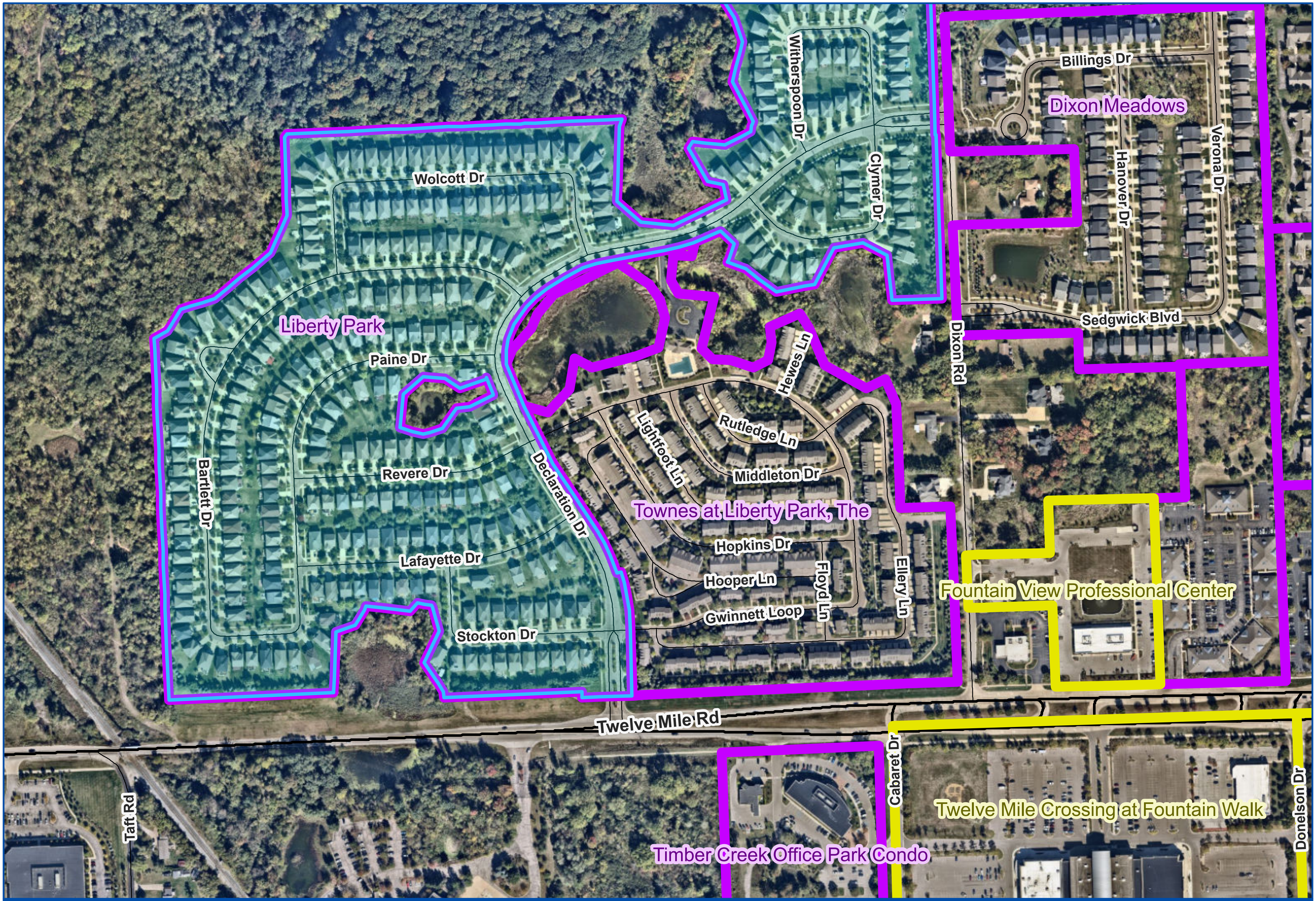
Liberty Park Condominium Association

2026 Budget

		2025	2025	2025	2026
Acct #		Forecast	Budget	Variance	Budget
	Reserves Fund Balance, End of Year	180,065	170,065	10,000	182,211

Approved by Board of Directors

IV. Map



Date Printed: 3/13/2026

Map Author:

Scale: 1 inch = 531 feet

Liberty Park

ft

0 120 240 480

City of Novi

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

V. Photos (taken by City staff)


Liberty Park