



Camden Court Condominium Association
c/o Meadow Management Inc., Agent
27780 Novi Road, Suite 110 Novi, MI 48377
248-348-5400 Fax 248-348-5960
Website: camdencourtnovi.com

January 20, 2023

Beautification Commission and the Novi City Counsel
45175 West 10 Mile Road
Novi, MI 48375-3006

Dear Commission and Counsel,

We, the Camden Court Condominium Association (CC), are submitting our application for the Novi Neighborhood Entryway Enhancement Matching Grant Program with this letter.

We have been planning for the changes that we know are necessary to the 13 Mile Road entrance to our community. We have carefully set aside the funds that will be provided exclusively for this project. The Grant matching funds will help us by freeing up some of our reserves for future improvements.

We are a strong community of caring residents of diverse backgrounds and ages. We take great pride in the upkeep and safety of Camden Court. We budget for replanting by our landscaping company Begonia Brothers and community volunteers that plant the flower beds along 13 Mile Road and Novi Road.

We are very concerned with how we spend our community's funds and have been able to keep our dues at an affordable level. This Grant will go a long way in helping our community.

The Camden Court Board of Directors:
Frank Ellias, President
Bill Bear, Vice President, Treasurer & Secretary
Mike Smith, Member-at-Large
Patrick Hornung, Member-at-Large

NOVI NEIGHBORHOOD ENTRYWAY ENHANCEMENT MATCHING GRANT PROGRAM

I) Applicant Information:

Applicant: Camden Court Condominium Association

Age of Community: 22+ years

First-time Applicant: NO (\$5,000.00 Grant Received in 2017)

Project Leader: Franklin (Frank) J. Ellias, Association President

Address: 29353 Whistler Drive, Novi, MI 48377-2725

Home Telephone: 248-960-0960

Cell Phone: 248-761-2221

Email: fjellias@sbcglobal.net

II) Project Information:

A) Description:

The purpose of this project is to beautify a 13 Mile Road entrance to the Camden Court neighborhood. The work will primarily be done at the 13 Mile Road and Whistler Drive entrance. At this entrance, in 2022 we had removed 5 large diseased pine trees on the South side of the 13 Mile Road sidewalk. By removing these pine trees it exposed our first home (Lot #1) to street visibility and street noise. We will be contracting with Begonia Brothers Landscaping to place flower beds with low shrubbery and annual flowers. The west flower bed will be combined with multiple trees to replace the missing pines. The project site plan is in the attached landscape drawings. A Begonia Brothers professional landscaper drafted our plans with an eye toward beautifying the area and conserving the environment. Overall, the people who drive and walk along 13 Mile Road will enjoy the beautiful flowers and interesting plants. Also, the improvements will better reflect the beauty of the homes within Camden Court.

B) Location of proposed project:

13 Mile Road and Whistler Drive (see attached maps).

C) Grant election Criteria & Evaluation Process:

This project meets all the criteria listed for this grant.

a. Project Need & Impact:

Ground was broken in Camden Court over 22 years ago and the community has been growing and thriving ever since! This project will update the existing entrance to the neighborhood along 13 Mile Road and Whistler Drive. We will be enhancing the look of that entrance area with something that better reflects the forward-thinking attitude of the City of Novi. The current entrance area looks barren and we want to make it look appealing. This project will not only impact the residents of the 56 homes in Camden Court but will be seen by many others since we are situated just East of the City parks on Walled Lake and is traveled daily by people on foot, car and bicycles. Our neighborhood is visible to so many people, including a large majority who are not from Novi itself. Our proposed project will create a landscape that will wear better against the elements while still bringing a sense of warmth and welcome to our neighborhood.

b. Project Feasibility:

Camden Court's Board of Directors has been working on this project for more than two years. We have invested much time into conceptualizing this project. We have been preparing for the project in our annual budgets for two cycles now. The Board realizes our horticultural and design shortcomings and has hired Begonia Brothers Landscaping Company to assist us.

c. Consideration of the environment:

This project does have a positive impact on property owners and does not have any negative impact to any City agency. The site of the project is on Camden Court's common area. This project will not bring any negative effects to the environment, but there will have many positive ones. As outlined above, this project will only serve to enhance the surrounding area, modernize our neighborhood's overall curb appeal and help restrict soil erosion.

D) All plantings (see attached site plan):

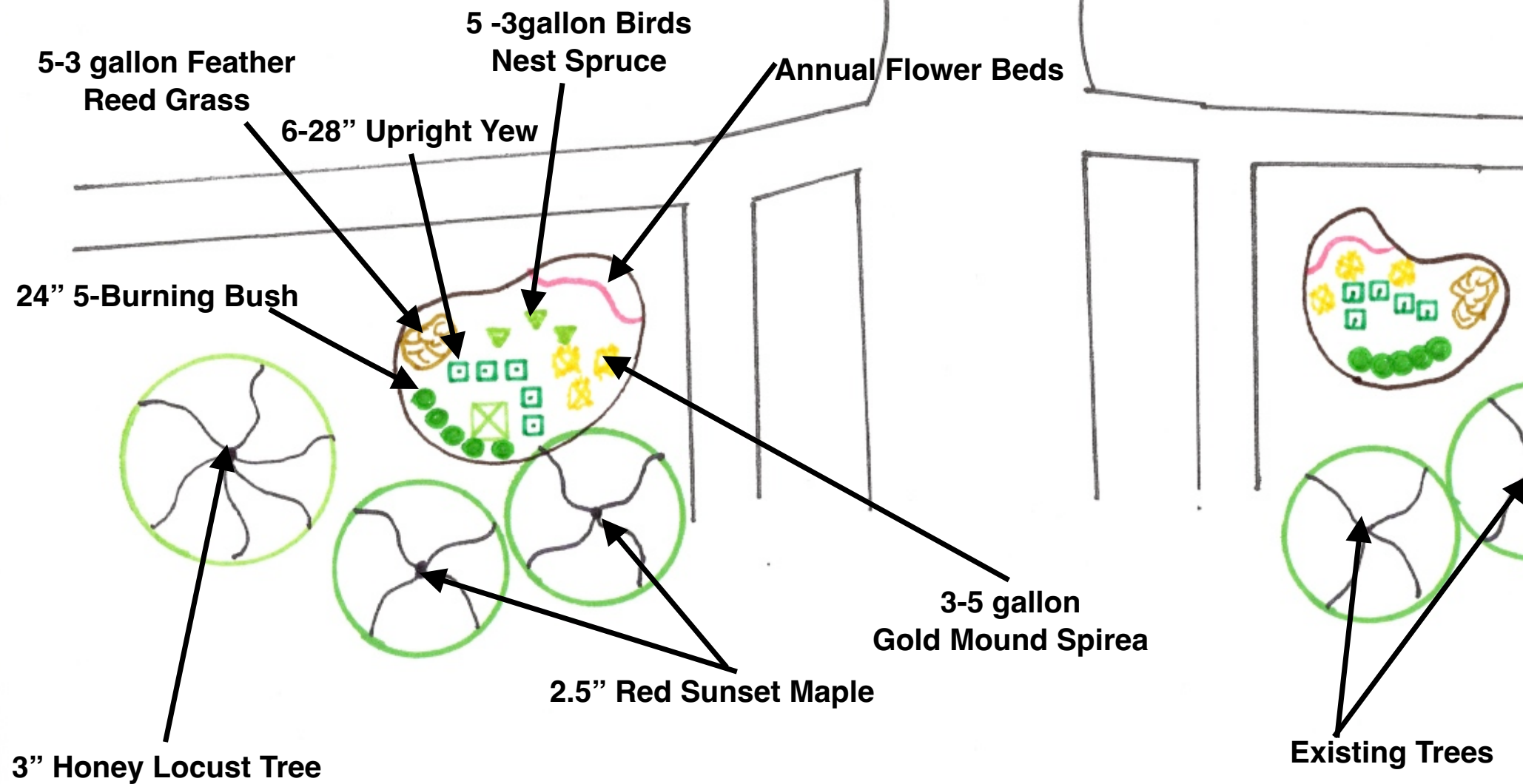
- a) Site preparation
- b) Upright Yew (6)
- c) Dense Yew (5)
- d) Burning Bush (10)
- e) Birds Nest Spruce (3)
- f) Gold Mound Spirea (6)
- g) Feather Reed Grass (10)
- h) Flats of annual flowers (12)
- i) Red Sunset Maple tree (2)
- j) Honey Locust tree (1)
- k) Mulch – Brown (8 yards)

III) Funding Information:

- a) Estimated Total Project Cost: \$8,613.00
 - b) Total City Funds Requested: \$4,306.50
 - c) Camden Court Project Cost: \$4,306.50
- Total In-Kind Donated and/or Cash: NONE

Please be aware that Camden Court's Board of Directors is very dedicated to this project. We have always been fiscally conservative, balancing our budget with minimal expense to our homeowners. We expect to complete this project without any threat of having to levy a special assessment. We have used our budget wisely and honorably, as you can see by touring our neighborhood -- we have extremely high standards for the appearance of the homes in our neighborhood. The Board conducts a number of "walk-arounds" from early spring to late fall to make sure there are minimal weeds, rotted boards or fading paint. This commitment to excellence is mirrored in our common areas.

Camden 13 Mile Whistler Entrance





Begonia Brothers Services LLC

21141 Brickscape Drive
Northville, MI 48167

Name/Address

Camden Court
c/o Meadow Management

Proposal and Contract

Date	Estimate No.
12/03/21	299325415

Phone: 888-889-8282

Fax: 866-980-9559

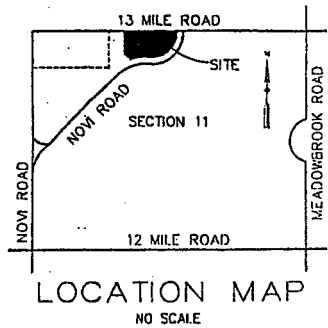
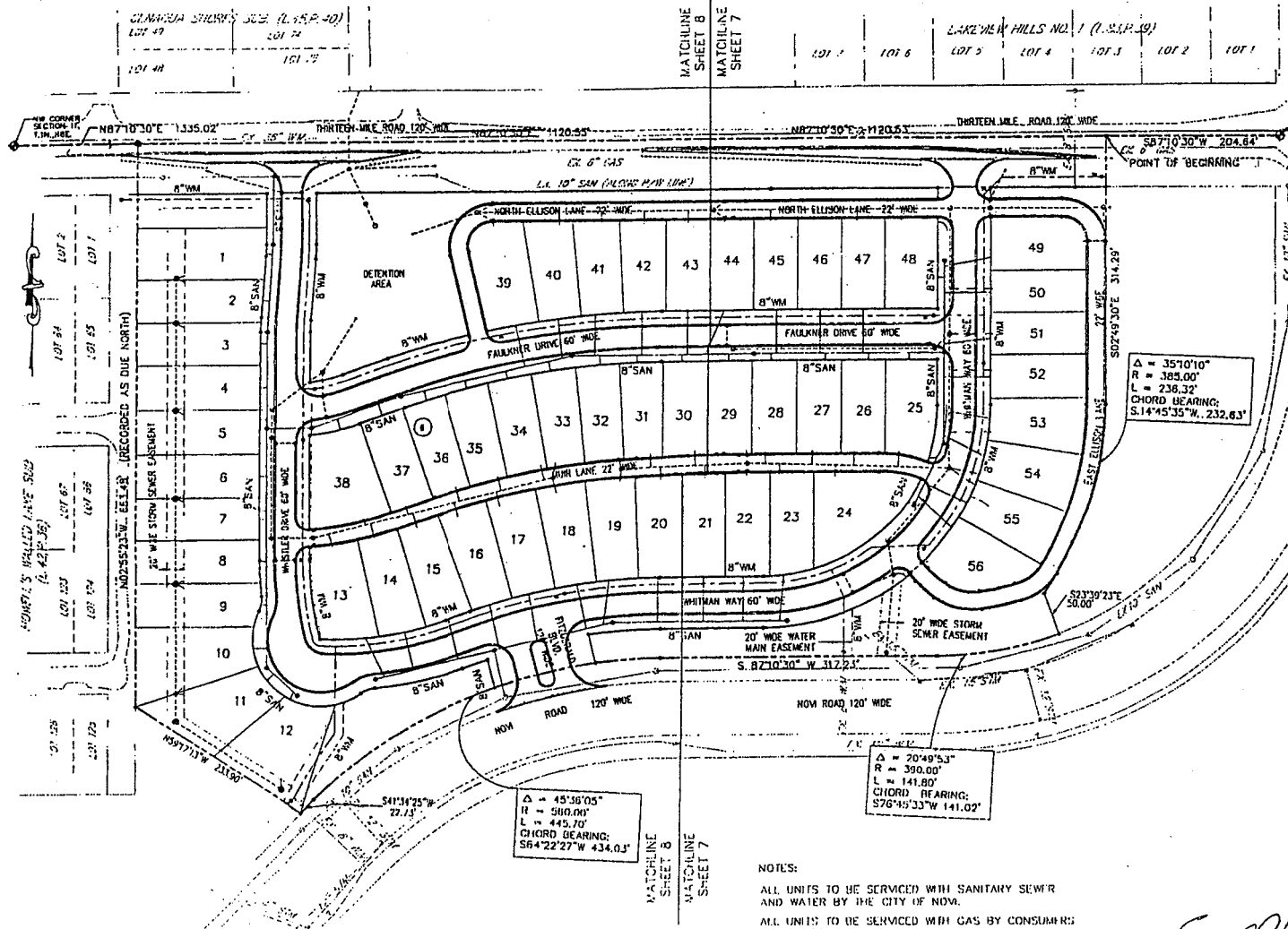
Email: info@begoniabrothers.com

Item	Description	Quantity	Cost	Total
Gen Labor	13 Mile/Whistler Entrance. Add 2 landscape beds one on each side. Beds will be INSIDE the public walkway. 2nd area proposed would be on West Side only adding 3 trees behind new landscape bed	11	55.00	605.00
Soil	Sod Removal to create new landscape beds, disposal	4	85.00	340.00
Mulch	Planting Mix for new beds	8	65.00	520.00
shrub	8 yards of brown dyed mulch	6	174.00	1,044.00
shrub	6- 28" Upright Yews- West Side	5	154.00	770.00
shrub	5-24" dense yews- East Side	10	82.00	820.00
shrub	10-24" Burning Bush	3	97.00	291.00
shrub	3- 5 gallon birds nest spruce	6	110.00	660.00
perennial	6-5 gallon gold mound spirea	10	63.00	630.00
Flower Flat	10- 3 gallon Feather Reed Grass	12	30.00	360.00
	12 flats for two annual beds , one in each new landscape bed near corners		0.00	0.00
Tree	Area # 2- 3 new trees on West Entrance Side behind newly created landscape bed	2	793.00	1,586.00
Tree	2.-3" - Red Sunset Maples	1	987.00	987.00
	3"- Honeylocust			
Please call us with any questions!			Total	\$8,613.00

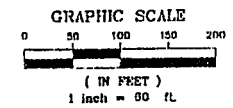
Begonia Brothers warrants the above plants to be disease and pest free at the time of delivery. Begonia Brothers' liability is limited to replacement of diseased and pest infested plants or refund of purchase price at Begonia Brothers option. The warranty described in this paragraph shall be in lieu of any other warranty expressed or implied, including but not limited to any implied warranty of merchantability or fitness for a particular purpose. It is the sole responsibility of the purchaser to maintain any plants after installation. Begonia Brothers is not responsible for watering, weeding, fertilizing or replacing any such material unless previously agreed upon in writing. Payment is due Net 30 with a 2% monthly finance charge on past due invoices.

Client Acceptance _____ Date _____

Contractor Approval _____ Date _____



UTILITY PLAN COMPOSITE CAMDEN COURT



LEGEND	
	GENERAL COMMON ELEMENT
	CONDO. SUB. BOUNDARY
	CONC. MONUMENT
	CONC. MONUMENT

NOTES:

ALL UNITS TO BE SERVICED WITH SANITARY SEWER AND WATER BY THE CITY OF NOV.

ALL UNITS TO BE SERVICED WITH GAS BY CONSUMERS' ENERGY COMPANY.

ALL UNITS TO BE SERVICED WITH ELECTRIC BY DTE.

ALL UNITS TO BE SERVICED WITH TELEPHONE BY AMERITECH.

GAS, ELECTRIC, AND TELEPHONE LINES ARE NOT SHOWN ON THIS DRAWING.

GAS, ELECTRIC, AND TELEPHONE LINES WILL BE SHOWN ON AS-BUILT PLANS.

EXISTING UTILITIES, AS SHOWN, INDICATE APPROX. LOCATIONS OF EACH UNIT'S UNIT, AS DISCLOSED BY THE RECORDS OF THE VARIOUS COMPANIES AND NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

UTILITY MAINS TO SERVICE ALL UNITS MUST BE BUILT. INDIVIDUAL UNIT LEADS NEED NOT BE BUILT.

Edward P. O'Rourke
 EDWARD P. O'ROURKE
 PROFESSIONAL SURVEYOR
 REGISTRATION NO. 16937
 SPALDING DEDECKER ASSOCIATES, INC.
 905 SOUTH BLVD. EAST
 ROCHESTER HILLS, MICHIGAN 48307
 PHONE: (248) 844-5400



PROPOSED 12-09-1999



2023 Annual Budget Summary

56 Units

\$160 per unit per month (\$1920.00 Annual)

Income Amount

Regular Assessment Income \$ 107,520.00

TOTAL Income \$ 107,520.00

Expense Amount

Administrative \$ 13,535.00

Landscape & Grounds \$ 81,337.00

Insurance & Taxes \$ 1,800.00

Utilities/ Operating \$ 10,848.00

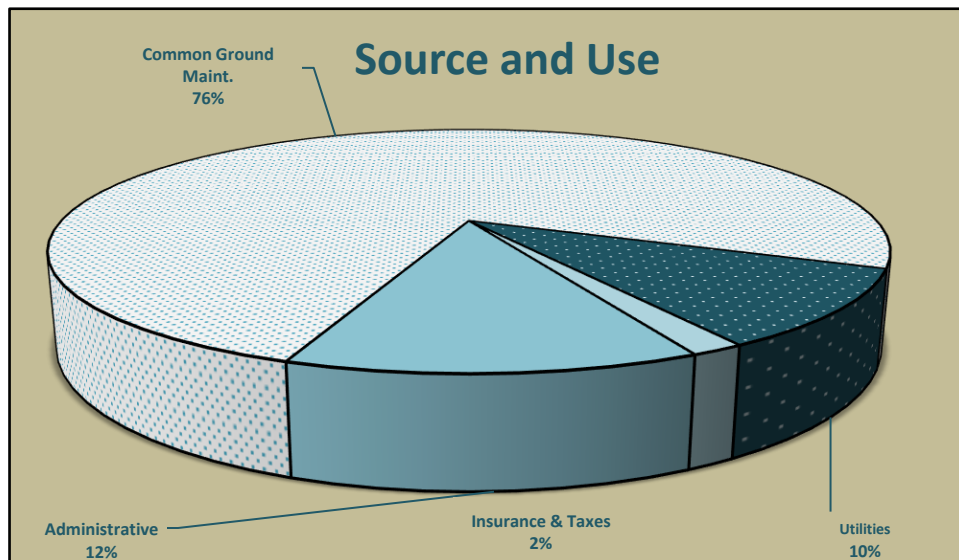
TOTAL Expense \$ 107,520.00

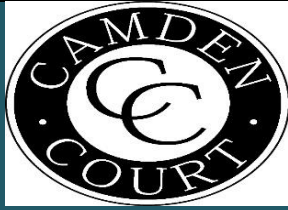
Reserves Amount

Contribution to Reserves (Minimum 10% Assessment Income) \$ -

TOTAL Contribution to Reserves \$ -

NET OPERATING INCOME \$ -





2023 Annual Budget Detail

56 Unit Total

\$160 per unit per month (\$1920.00 Annual)

Income	Amount
<u>Dues & Assessment Revenue</u>	
Association Dues	\$ 107,520.00
Transfer from Reserves	\$ -
TOTAL Assessment Revenue	\$ 107,520.00
TOTAL Income	\$ 107,520.00

Expenses	Amount
<u>Administrative</u>	
Accounting/Audit	\$ 900.00
Legal	\$ 500.00
Fees & Permits	\$ 20.00
Management	\$ 11,100.00
Copy & Printing	\$ 500.00
Social	\$ 250.00
Website	\$ 265.00
TOTAL Administrative	\$ 13,535.00
<u>Landscape & Grounds</u>	
Fertilization - Lawn	\$ 9,100.00
Fertilization - Trees	\$ 2,080.00
Vegetation Control	\$ 3,990.00
Irrigation Repairs/Service	\$ 3,000.00
Sidewalk Maintenance	\$ 1,000.00
Flowers	\$ 1,267.00
Tree Maintenance	\$ 4,000.00
Snow Removal - Walks	\$ 17,000.00
Lawn Contract	\$ 36,400.00
Pond Maintenance	\$ 500.00
Common Area Maintenance	\$ 3,000.00
TOTAL Common Grounds & Maintenance	\$ 81,337.00
<u>Insurance</u>	
Property & Liability Insurance includes D & O	\$ 1,800.00
TOTAL Insurance	\$ 1,800.00
<u>Utilities/ Operating</u>	
Water	\$ 10,098.00
Electricity	\$ 750.00
TOTAL Utilities/ Operating	\$ 10,848.00
TOTAL Expense	\$ 107,520.00

Excess Revenue / Expense	\$ -
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Camden Court Condominium

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Balance Sheet
As of 12/31/22**ASSETS**

CIT Bank Checking	\$ 615.75	
CIT Bank MM Reserve	26,567.54	
TOTAL ASSETS		\$ 27,183.29
		=====

LIABILITIES & EQUITY**CURRENT LIABILITIES:**

Accounts Payable	\$ 1,042.49	
Prepaid Assessments	255.00	
Subtotal Current Liab.		\$ 1,297.49

RESERVES:

Reserve MM	\$ 26,567.54	
Subtotal Reserves		\$ 26,567.54

EQUITY:

Retained Earnings	\$ 3,498.04	
Current Year Net Income/(Loss)	(4,179.78)	
Subtotal Equity		\$ (681.74)

TOTAL LIABILITIES & EQUITY		\$ 27,183.29
		=====

Camden Court Condominium

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Income/Expense Statement

Period: 12/01/22 to 12/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Insurance+Taxes								
05610	Property Insurance	.00	141.63	141.63	1,764.00	1,700.00	(64.00)	1,700.00
	Insurance+Taxes	.00	141.63	141.63	1,764.00	1,700.00	(64.00)	1,700.00
Reserves								
05750	Transfer from Savings	.00	.00	.00	(42,671.00)	.00	42,671.00	.00
05910	Reserve Expense	.00	708.37	708.37	42,671.00	8,500.00	(34,171.00)	8,500.00
	Reserves	.00	708.37	708.37	.00	8,500.00	8,500.00	8,500.00
	TOTAL EXPENSES	18,329.04	9,545.35	(8,783.69)	111,517.38	114,542.00	3,024.62	114,542.00
	Current Year Net Income/(loss)	(9,848.60)	(.22)	(9,848.38)	(4,179.78)	.00	(4,179.78)	.00

Camden Court Condominium

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Income/Expense Statement
Period: 12/01/22 to 12/31/22

Period: 12/01/22 to 12/31/22								
Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
04100	Association Fees	8,480.00	8,960.00	(480.00)	106,880.00	107,520.00	(640.00)	107,520.00
04200	Late & NSF Fees	.00	.00	.00	25.00	.00	25.00	.00
04300	Violation Fees	.00	.00	.00	250.00	.00	250.00	.00
04400	Miscellaneous Income	.00	.00	.00	175.00	.00	175.00	.00
04500	Interest	.44	.00	.44	7.60	.00	7.60	.00
04800	Reserve Funds	.00	585.13	(585.13)	.00	7,022.00	(7,022.00)	7,022.00
	Subtotal Income	8,480.44	9,545.13	(1,064.69)	107,337.60	114,542.00	(7,204.40)	114,542.00
EXPENSES								
Administrative								
05100	CPA Financials+Taxes	.00	75.00	75.00	900.00	900.00	.00	900.00
05120	Legal:Collection/Opinion	.00	41.63	41.63	720.00	500.00	(220.00)	500.00
05130	Permits+Licenses	.00	1.63	1.63	20.00	20.00	.00	20.00
05140	Management Fee	1,133.33	1,133.37	.04	13,600.00	13,600.00	.00	13,600.00
05190	Social Event	.00	20.87	20.87	150.16	250.00	99.84	250.00
05200	Copy/Print/Misc	220.00	20.87	(199.13)	1,332.81	250.00	(1,082.81)	250.00
05210	Website	.00	22.12	22.12	265.00	265.00	.00	265.00
	Administrative	1,353.33	1,315.49	(37.84)	16,987.97	15,785.00	(1,202.97)	15,785.00
Utilities								
05310	Electricity	73.39	60.00	(13.39)	685.41	720.00	34.59	720.00
05320	Water & Sewer	.00	833.37	833.37	6,946.00	10,000.00	3,054.00	10,000.00
	Utilities	73.39	893.37	819.98	7,631.41	10,720.00	3,088.59	10,720.00
Landscape+Grounds								
05410	Lawn Fertilizing	.00	758.37	758.37	9,081.03	9,100.00	18.97	9,100.00
05420	Tree+Shrub Fertilize	.00	173.37	173.37	1,614.54	2,080.00	465.46	2,080.00
05430	Vegetation Control	.00	332.50	332.50	2,992.17	3,990.00	997.83	3,990.00
05440	Irrigation Maint+Repair	1,080.00	166.63	(913.37)	3,787.19	2,000.00	(1,787.19)	2,000.00
05450	Common Area Maintenance	2,572.32	250.00	(2,322.32)	4,325.07	3,000.00	(1,325.07)	3,000.00
05460	Lawn Contract	4,550.00	3,033.37	(1,516.63)	36,400.00	36,400.00	.00	36,400.00
05470	Sidewalks Maintenance	.00	125.00	125.00	.00	1,500.00	1,500.00	1,500.00
05480	Flowers	.00	105.62	105.62	1,267.00	1,267.00	.00	1,267.00
05520	Tree Maintenance	.00	83.37	83.37	4,217.00	1,000.00	(3,217.00)	1,000.00
05530	Snow Removal-Sidewalks	8,700.00	1,416.63	(7,283.37)	21,450.00	17,000.00	(4,450.00)	17,000.00
05540	Pond Maintenance	.00	41.63	41.63	.00	500.00	500.00	500.00
	Landscape+Grounds	16,902.32	6,486.49	(10,415.83)	85,134.00	77,837.00	(7,297.00)	77,837.00