

Novi Neighborhood Entryway Enhancement Matching Grant Application

1. APPLICANT INFORMATION

- a. Walden Woods One HOA (www.onewoods.com)
- b. Established 1993 – 40+ years ago
- c. First time applicant for the matching grant
- d. Project Leaders:
 - i. Tami Bethune and Adam Whitesel
 - ii. Commons Care Committee Members
 - iii. 25922 Arcadia Dr and 25890 Arcadia Dr. respectively
 - iv. 248-345-2054 and 517-719-9054
 - v. Tbethune08@att.net and adamtwhitesel@gmail.com

2. PROJECT INFORMATION

- a. It's time for a refresh on the frontage at 11 Mile Road and Arcadia Drive. The annual application of fresh mulch has smothered our annuals and hidden our ledge rock and in the spring the daffodils struggle to surface. Our healthy evergreen trees have grown so tall they shade what was formerly a sun-bathed landscape bed full of colorful seasonal perennials. Our irrigation runs from a well-water source provided by the adjacent homeowner. The marquee is now heavily stained with iron and the capstones are gray from exposure over the years. The Walden Woods black and gold signage needs some putty and fresh paint. The stamped concrete edging, installed around 12 years ago, needs to be cleaned of lichen and re-sealed for protection from the weather.
 - i. Our intention is to restore the fresh look of yesteryear to our marque and landscaping which will add value to our neighborhood, and our city, by improving the aesthetics of our entryway.
- b. Attached is a sketch of our entryway and the proposed plantings. Also you will find photos of the entryway from 2013, 2018 and today which show the changes that have taken place.
- c. Attached is a map of the location of our entryway. We have only one entryway, located at 11 Mile Road and Arcadia Drive, adjacent to and west of Parkview Elementary School.
- d. This project meets the review criteria.
 - i. It is the only entrance to our subdivision.
 - ii. It is clearly visible from 11 Mile Road, a city street.
 - iii. This is a rehabilitation of existing landscaping features.
 - iv. We have permission from the adjacent homeowner to use their exterior water source as needed to complete the project. Since our earliest days collecting HOA dues, we credit the adjacent homeowner for water usage by reducing their annual dues.
 - v. We do not have any invasive species included in our new plantings.
 - vi. We have not been awarded a grant in the previous 2 years, or at any other time.

- e. Proposed Plants:
 - i. Hydrangea – Vanilla Strawberry (Hydrangea paniculata 'Renhy')
 - ii. Weigela – Spilled Wine (Weigela florida 'Bokraspiwi')

3. FUNDING INFORMATION

- a. Estimated total cost => \$5,053
- b. Service Providers:
 - i. Blackstone Landscaping, Vince Stempien, Owner – 248-939-3600
 - ii. RDP Painting, Ryan Dixon, Owner – 248-345-0916
 - iii. Trillium Diversified Services, Pete Horwood, Owner – 877-392-3792
- c. Total amount of grant funds requested => \$2,526.50
- d. This project does not exceed the \$5,000 1:1 match offer.
- e. There are no in-kind donations or cash assistance for this project.
- f. Itemized unit and total cost estimates

<u>ITEM</u>	<u>UNITS</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
Hydrangea	9	85.00	\$765
Weigela	8	86.00	\$688
Ledge rock – 2.5'x4.5'	3	230.00	\$690
Compost planting mix	3 Yds	85.00	\$255
Mulch	7 Yds	85.00	\$595
Blackstone Landscaping Labor and Haul Fee			\$250
RDP Paint and Labor			\$900
Trillium Sealants and Labor			\$910
Total Cost of Project			\$5,053

PHOTOS OF THE ENTRYWAY OF WALDEN WOODS ONE => NEXT PAGE

PHOTOS OF WALDEN WOODS ONE ENTRYWAY – Arcadia Dr and Eleven Mile Rd



JULY 2013



SEPTEMBER
2018



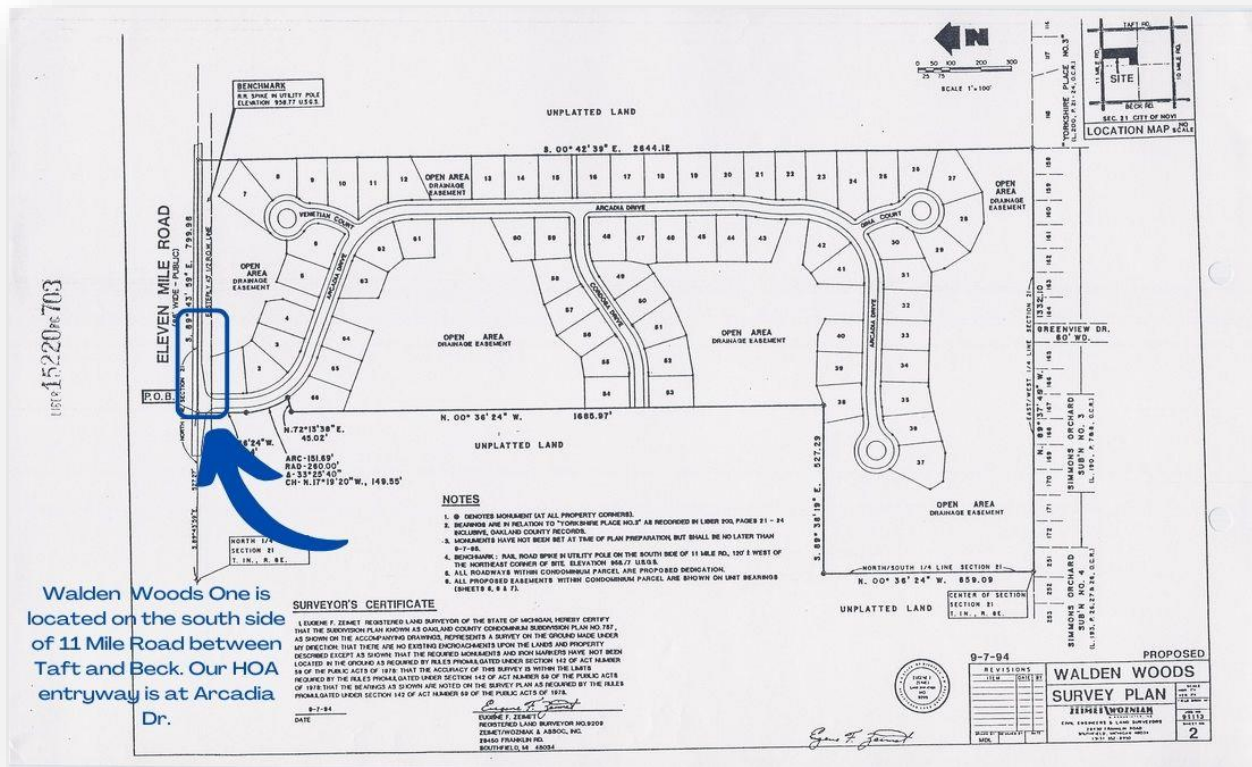
JULY 2023



JULY 2023

Map of the Walden Woods One Entryway at Arcadia Drive and 11 Mile Road

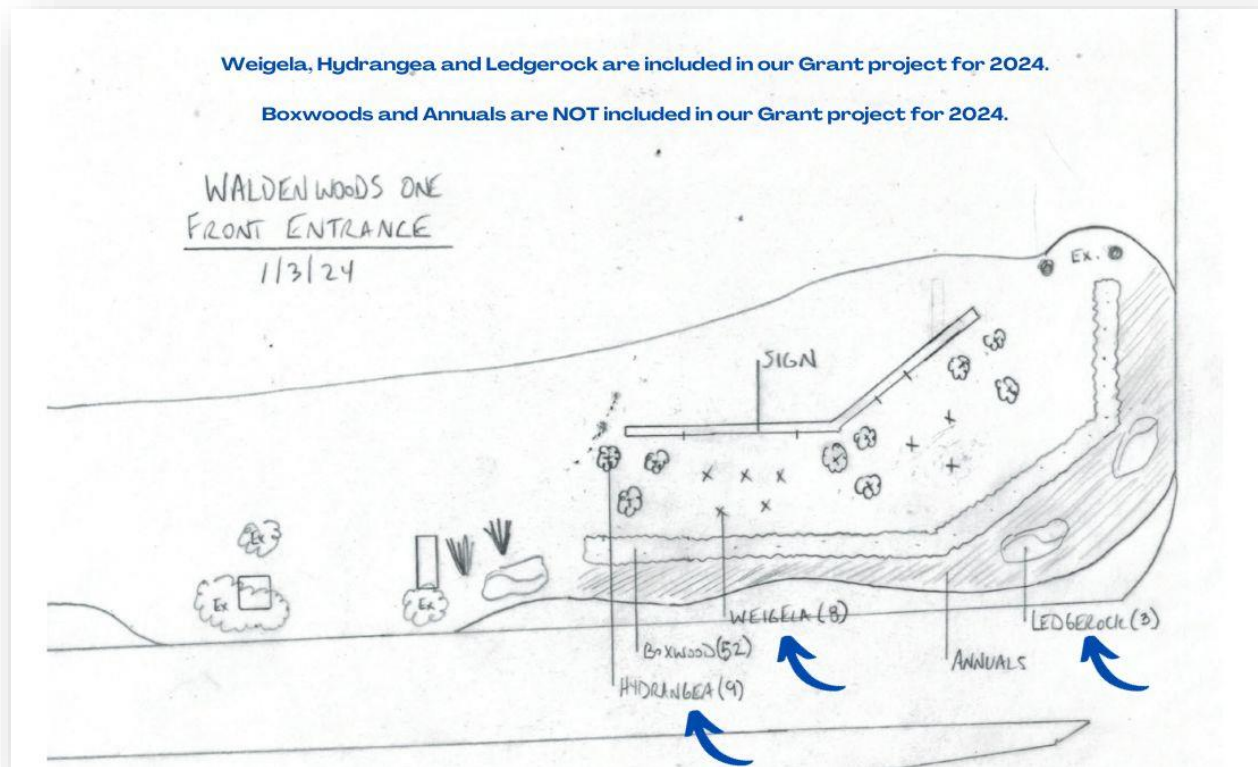
Walden Woods One is located on the south side of 11 Mile Road between Taft and Beck. Our HOA entryway is located on 11 Mile Road and Arcadia Drive.



Sketch of Landscaping Improvements (Next Page)

Weigela, Hydrangea and Ledgerock are included in our Grant project for 2024.

Boxwoods and Annuals are NOT included in our Grant project for 2024.



This has been reviewed by the board members of Walden Woods One and is approved for completion in early 2024.

Thank you for offering this opportunity to Novi's Homeowners Associations and for your consideration of our application.

Tami Bethune, 248-345-2054, tbethune08@att.net

25922 Arcadia Dr., Novi, MI

Adam Whitesel, 517-719-9054, adamtwhitesel@gmail.com

25890 Arcadia Dr., Novi, MI

Submitted to the Beautification Committee via email at entrywaygrant@cityofnovi.org. A phone number was provided also – 248-347-0445.

Water for Irrigation at Frontage of Walden Woods One – Neighborly Agreement

From: LinLin Zhang <linlinzhang0129@gmail.com>

Subject: Re: Reimbursement for watering

Date: May 3, 2019 at 8:09:44 PM EDT

To: "Treasurer, Walden Woods HOA" <treasurer@onewoods.com>

I agree

Thanks for letting me know the check is on it way, and thanks for doing it very beginning. And if you don't hear from me means I get the check, if I don't get check within two weeks, then I will send out email to let you know.

Thanks Mike

Have a good weekend

Sent from my iPhone

On May 3, 2019, at 4:13 PM, Treasurer, Walden Woods HOA <treasurer@onewoods.com> wrote:

Hello LinLin,

Pursuant to our agreement, and in light of receipt of your 2019 HOA dues, I have initiated a payment of \$50 to you through our bank bill payment service. Hopefully you will get this quicker than you did last year. It is scheduled to be delivered by next Wednesday, but we know that date has some variability in it.

It has been brought to my attention that we don't have anything formally documented as to our arrangement, so I will do that with this email. It is my understanding that for a \$50 annual fee, you agree to maintain your sprinkler system in a way that regularly waters our entrance landscaping. We may contact you from time to time to ask you to adjust your system as required to ensure that our landscaping is appropriately watered.

We thank you for working with us on this.

Please reply to this email with an "I agree" so can have documentation on record of our mutual agreement.

Best regards,

Mike Allie

President & Treasurer
Walden Woods HOA

ASSOCIATION BUDGET

Walden Woods I Homeowner's Association

2021 Income & Expenses vs Budget and 2022 Budget

Category	2021 Income/ Expenses	2021 Budget	(Over)/ Under Budget	2022 Budget	Increase from 2020 Budget
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Income

Dues:2021 Dues	\$15,840.00	\$ 15,840.00	\$0.00	\$ 19,800.00	\$3,960.00
Dues:Penalties	\$50.00	0	(\$50.00)		\$0.00
TOTAL INCOME	\$15,890.00	\$15,840.00	(\$50.00)	\$ 19,800.00	\$3,960.00

Expenses

Annual Meeting	\$15.89		(\$15.89)	15.89	\$15.89
Capital Improvements			\$0.00		\$0.00
Collections		\$375.00	\$375.00	\$400.00	\$25.00
Government Fees	\$20.00	\$40.00	\$20.00	\$20.00	(\$20.00)
Insurance	\$1,283.00	\$1,400.00	\$117.00	\$1,400.00	\$0.00
Landscape Services	\$10,928.33	\$11,000.00	\$71.67	\$12,500.00	\$1,500.00
Legal Fees	\$1,529.63	\$1,200.00	(\$329.63)	\$4,000.00	\$2,800.00
Office	\$0.00		\$0.00	100	\$100.00
Office:P.O. Box	\$188.00	\$175.00	(\$13.00)	\$200.00	\$25.00
Signage/Mailboxes	\$225.00	\$1,500.00	\$1,275.00	\$1,500.00	\$0.00
Snow Removal	\$1,800.00	\$1,800.00	\$0.00	\$1,000.00	(\$800.00)
Social Committee	\$394.95	\$500.00	\$105.05	\$500.00	\$0.00
Supplies	\$0.00	\$100.00	\$100.00	\$100.00	\$0.00
Utilities:Electric	\$198.15	\$275.00	\$76.85	\$250.00	(\$25.00)
Utilities:Water	\$1,361.84	\$1,800.00	\$438.16	\$1,500.00	(\$300.00)
Website		\$300.00	\$600.00	\$600.00	\$300.00
TOTAL EXPENSES	\$17,944.79	\$20,465.00	\$2,820.21	\$24,085.89	\$3,620.89
Surplus (Shortfall)	(\$2,054.79)	(\$4,625.00)	\$2,770.21	(\$4,285.89)	

Bank Balance @ 12/31/2021	\$ 20,703.51
Bank Balance @ 12/31/2020	\$ 22,758.30
Decrease in bank balance during 2021	\$ 2,054.79

Walden Woods I Homeowners Association'
2021 Detail of Expenses

Name	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	TOTAL
Income													
Dues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dues:2021 Dues	\$0.00	\$0.00	\$240.00	\$6,720.00	\$8,400.00	\$240.00	\$0.00	\$240.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,840.00
Dues:Penalties	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
TOTAL INCOME	\$0.00	\$0.00	\$240.00	\$6,720.00	\$8,400.00	\$240.00	\$0.00	\$290.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,890.00
Expenses													
Annual Meeting	\$0.00	\$0.00	\$0.00	(\$15.89)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$15.89)
Government Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.00)
Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,283.00)	\$0.00	(\$1,283.00)
Landscape Services	(\$38.10)	\$0.00	(\$673.05)	(\$4,900.00)	(\$1,008.00)	\$0.00	\$0.00	\$0.00	(\$2,665.00)	\$0.00	(\$1,644.18)	\$0.00	(\$10,928.33)
Legal Services	(\$1,211.63)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$106.00)	(\$212.00)	\$0.00	(\$1,529.63)
Office	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Office:P.O. Box	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$188.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$188.00)
Signage/Mailboxes	(\$75.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$150.00)	\$0.00	(\$225.00)
Snow Removal	\$0.00	\$0.00	(\$1,800.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,800.00)
Utilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Utilities:Electric	(\$20.17)	(\$18.58)	(\$17.79)	(\$14.95)	(\$14.95)	(\$17.66)	(\$14.95)	(\$14.95)	(\$14.95)	(\$14.91)	(\$14.91)	(\$19.38)	(\$198.15)
Utilities:Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$723.60)	\$0.00	\$0.00	(\$638.24)	(\$1,361.84)
TOTAL EXPENSES	(\$1,370.17)	(\$18.58)	(\$2,490.84)	(\$4,968.60)	(\$1,121.95)	(\$225.66)	(\$65.48)	(\$14.95)	(\$3,403.55)	(\$147.18)	(\$3,304.09)	(\$813.74)	(\$17,944.79)
NET	(\$1,370.17)	(\$18.58)	(\$2,250.84)	\$1,751.40	\$7,278.05	\$14.34	(\$65.48)	\$275.05	(\$3,403.55)	(\$147.18)	(\$3,304.09)	(\$813.74)	(\$2,054.79)

Growth in Expenses - Key Categories 2018 v 2021

Category	2018		2021		Increase
Landscape Services	\$	8,132	\$	10,928	34%
Snow Removal	\$	1,150	\$	1,800	57%
Water	\$	1,073	\$	1,361	27%

Walden Woods I Homeowner's Association

2022 Income & Expenses vs Budget and 2023 Budget

Category	2022 Income/ Expenses	2022 Budget	(Over)/ Under Budget	2023 Budget	Increase from 2022 Budget
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Income

Dues:2022 Dues	\$19,900.00	\$ 19,800.00	\$100.00	\$ 19,800.00	\$ -
Marketing Arrangement	\$3,874.19		\$3,874.19		\$ -
TOTAL INCOME	\$23,774.19	\$19,800.00	\$3,974.19	\$ 19,800.00	\$ -

Expenses

Annual Meeting	\$15.89	15.89	\$0.00	15.89	\$0.00
Capital Improvements			\$0.00		\$0.00
Collections		\$400.00	\$400.00	\$400.00	\$0.00
Government Fees	\$20.00	\$20.00	\$0.00	\$20.00	\$0.00
Insurance	\$1,194.00	\$1,400.00	\$206.00	\$1,400.00	\$0.00
Landscape Services	\$11,594.41	\$12,500.00	\$905.59	\$12,000.00	(\$500.00)
Legal Fees	\$6,456.82	\$4,000.00	(\$2,456.82)	\$3,000.00	(\$1,000.00)
Office		100	\$100.00	100	\$0.00
Office:P.O. Box	\$212.00	\$200.00	(\$12.00)	\$250.00	\$50.00
Signage/Mailboxes		\$1,500.00	\$1,500.00	\$1,500.00	\$0.00
Snow Removal	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00
Social Committee	\$512.27	\$500.00	(\$12.27)	\$600.00	\$100.00
Supplies		\$100.00	\$100.00	\$100.00	\$0.00
Utilities:Electric	\$204.22	\$250.00	\$45.78	\$250.00	\$0.00
Utilities:Water	\$1,288.12	\$1,500.00	\$211.88	\$1,500.00	\$0.00
Website	\$300.00	\$600.00	\$300.00	\$600.00	\$0.00
TOTAL EXPENSES	\$22,797.73	\$24,085.89	\$1,288.16	\$22,735.89	(\$1,350.00)
Surplus (Shortfall)	\$976.46	(\$4,285.89)	\$5,262.35	(\$2,935.89)	

Bank Balance @ 12/31/2021	\$ 20,703.51
Bank Balance @ 12/31/2022	\$ 21,679.97
Increase in bank balance during 2022	\$ 976.46

Walden Woods I Homeowner's Association 2022 Income & Expenses by Month

[illegible]

Walden Woods I Homeowner's Association

2023 Income & Expenses vs Budget and 2024 DRAFT Budget

Category		2023 Income/ Expenses	2023 Budget	(Over)/ Under Budget	2024 Budget
INCOME					
	Marketing Arrangements	\$4,404.26		4,404.26	2,400.00
	Dues	\$0.00		-	
	Dues:2023 Dues	\$19,800.00	19,800.00	-	19,800.00
	Dues:Penalties	\$125.00		125.00	
	TOTAL INCOME	\$24,329.26	19,800.00	4,529.26	22,200.00
EXPENSES					
	Annual Meeting	\$16.95	15.89	(1.06)	50.00
	Capital Improvements				2,600.00
	Collections	\$198.00	400.00	202.00	500.00
	Government Fees	\$20.00	20.00	0.00	20.00
	Insurance	\$1,199.00	1,400.00	201.00	1,400.00
	Landscape Services	\$10,805.92	12,000.00	1194.08	13,000.00
	Legal Services	\$4,457.55	3,000.00	(1457.55)	500.00
	Office	\$0.00	100.00	100.00	
	Office:P.O. Box	\$226.00	250.00	24.00	275.00
	Signage/Mailboxes	\$350.00	1,500.00	1150.00	1,500.00
	Snow Removal	\$1,300.00	1,000.00	(300.00)	1,000.00
	Social Committee	\$324.45	600.00	275.55	600.00
	Supplies	\$57.89	100.00	42.11	100.00
	Utilities	\$1,396.63	1,750.00	353.37	1,500.00
	Website	\$669.81	600.00	(69.81)	500.00
	TOTAL EXPENSES	\$21,022.20	22,735.89	1713.69	23,545.00
Surplus (Shortfall)					
		\$3,307.06	(2,935.89)	6,242.95	(1,345.00)

Bank Balance @ 12/31/2022	21,679.97
Bank Balance @ 12/31/2023	24,987.03
Increase in Bank Balance for 2023	3,307.06