



KMG PRESTIGE

Strategic Property Management Solutions

Mayor and Council –

Please see a new item for Council's benefit, an annual report from the contracted operator of Meadowbrook Commons.

- Victor

Since July 1, 2005, KMG Prestige has proudly served as the management company for Meadowbrook Commons, providing consistent leadership, high quality service, and a resident focused approach for more than 20 years.

KMG Prestige Commitment & Values

Our Commitment: Grow a high-functioning and talented team by integrating inclusion and engagement strategies into all recruiting, hiring, advancement, and retention practices.

Our Mission: Becoming the best, most respected property management company in the industry.

Our Vision: Create happy residents.

Our Mission Statement: Do the right thing.

Below is an overview highlighting key information about Meadowbrook Commons.

Team & Community Strength

Meadowbrook Commons is supported by a dedicated onsite staff of seven employees, including three long-tenured team members who have each served the community for more than 15-18 years. Their experience, consistency, and care play a vital role in maintaining the high level of service our residents expect.

Enhanced Resident Services

As a team, we have expanded supportive services to better meet resident needs. In 2025, we added rotational visits every 9–10 weeks from both a podiatrist and a dermatologist, ensuring convenient on-site care options for our senior residents.

Additionally, we host a yearly vaccination clinic and a mobile Secretary of State quarterly, providing essential services directly at the community for our residents' convenience and peace of mind.

Occupancy & Waitlist Overview

Meadowbrook Commons proudly serves 203 residents. Demand for our community remains exceptionally strong, with 157 approved applicants currently on our waitlist. Of these, 66 are current Novi residents and 91 are non-Novis residents.

Among Novi applicants, one is between the ages of 55 and 61, and 65 are age 62 and above.

In the past 90 days, we have welcomed four new residents. All four move-ins came from surrounding communities, including Commerce Township, Holly, Northville, and the Wixom area.

Waitlist Selection Criteria

Applicants are offered units based on the following priority order:

1. Novi residents age 62 and older
2. Novi residents ages 55–61
3. Non-Novis residents age 62 and older
4. Non-Novis residents ages 55–61

In the case of the four most recent move-ins, the selection process strictly followed this established criteria. Eligible Novi resident applicants were contacted first, however, those individuals either declined the available units or requested removal from the waitlist, as they had already secured alternative long-term housing arrangements. As a result, the available apartments were offered to the next qualified applicants in accordance with the waitlist priority order. The earliest application on file dates back to February 27, 2015.

2025 Capital Improvements

Throughout 2025, significant investments have been made to ensure Meadowbrook Commons remains safe, modern, and well maintained. Completed and one scheduled improvement include:

- Exterior building Painting – \$45,000.00 (spring 2026)
- Additional Cameras – \$32,900.00
- Pillar Rebuilds – \$65,741.00
- Courtyard Concrete – \$12,899.00
- Fitness Room Enhancements – \$10,456.00
- Shutters/Siding – Main Building – \$11,955.00
- Deck Repairs – \$4,800.00
- Steel Doors – \$5,754.00

- Staircase, Restrooms, Laundry & Trash Rooms Painting – \$6,563.00
- Sprinkler Repair for Pickleball Area – \$11,600.00

Total Investment for 2025: \$162,668.00

This total does not include the upcoming exterior building painting, which will be completed separately.

2026 – 2027 Planned Future Improvements

Looking ahead, Meadowbrook Commons will continue its long-term investment strategy with the following projects scheduled for 2026:

- Common Room Upgrades – \$69,400.00
- Meadowbrook Activity Center Restroom Upgrade – \$8,000.00
- Community Restroom Upgrade – \$8,000.00
- Exterior/Interior Renovations – \$900,000.00 (initial planning and design phase, number is a rough estimate)

Total 2026 Planned Improvements: \$985,400.00

2027–2028 Planned Future Improvements

Significant long-term improvements are planned for 2027 and 2028 to continue modernizing and enhancing the Meadowbrook Commons community.

- Courtyard – **\$585,000.00**
- Unit Renovations (Ranch & Apartments) – **\$890,538.00**
- Elevator Cab Replacement – **\$64,000.00**

Total 2027–2028 Improvements: \$1,539,538.00

KMG Prestige remains committed to maintaining Meadowbrook Commons as a safe, welcoming, and well managed community that the City of Novi and residents can take pride in. We appreciate your ongoing partnership and support.



These pictures show refurbished pillars. A gap is left at the bottom to prevent moisture from wicking up and causing rot.



10 exterior furnace/HVAC room doors were installed.