

MEMORANDUM



TO: CHARLES BOULARD, COMM. DEVELOPMENT DIRECTOR
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: RESIDENTIAL PROPERTY MAINTENANCE PROGRAM,
ZONES – 9,10 & 17 UPDATE
DATE: DECEMBER 17, 2025

BACKGROUND:

The City of Novi Code Compliance Officers have continued the Residential Property Maintenance Program, conducting 2,978 home inspections since its inception. The primary objective remains to achieve voluntary compliance and reduce the need for further enforcement action. In many instances, proactive maintenance efforts have been observed prior to enforcement.

Code Compliance Officers initiate the Exterior Property Maintenance Program by contacting homeowners by mail, outlining the intent and timeline of the Program. Included is a brochure explaining the program and a Homeowner Inspection Checklist. The checklist should be used as a tool in determining if their property is following City of Novi ordinances.

The goal of the program is to identify areas of opportunity that will increase housing stock values, improve the overall quality of life for residents, and create an environment of pride and accountability. The City of Novi is interested in assisting homeowners before any problems become major unexpected expenses.

Additionally, our team has provided residents with valuable resources, including access to grants and support programs. Feedback from residents and HOA leadership has been positive, reflecting the program's success.

Attached is a breakdown of the 2025 program, a spreadsheet of 2025 & previous years' program data, and photo examples of 2025 highlights.

ZONES COMPLETED: (Spring/Summer 2025)

INSPECTION ZONE 17:

ORCHARD RIDGE

Metrics

- 4/4/2025 Inspected 177 Properties
- 22 Violations were found on 22 properties
- The program resulted in a 100% compliance rate

ORCHARD HILLS 1 & 2

Metrics

- 4/24/2025 Inspected 171 Properties
- 31 Violations were found on 25 properties
- The program resulted in a 92% compliance rate without extension
- 2 property owners were given an extension to April 1st, 2026

INSPECTION ZONE 9 & 10:

EAST LAKE, SHAWOOD LAKE & BACKLOTS

Metrics

- 6/26/2025 Inspected 210 Properties
- 67 Violations were found on 55 properties
- The program resulted in a 91% compliance rate without extension
- 5 property owners were given an extension to April 1st, 2026

WOODS OF NOVI

Metrics

- 6/30/2025 Inspected 82 Properties
- 45 Violations were found on 45 properties
- The program resulted in a 100% compliance rate without extension

SOUTH LAKE & BACKLOTS

Metrics

- 8/26/2025 Inspected 248 Properties
- 148 Violations were found on 92 properties
- The program resulted in a 90% compliance rate without extension
- 9 property owners were given an extension to April 1st, 2026

WEST LAKE, SUMMERLIN & NORTH HAVEN

Metrics

- 9/2/2025 Inspected 273 Properties.
- 79 Violations were found on 58 properties
- The program resulted in a 90% compliance rate without extension
- 6 property owners were given an extension to April 1st, 2026

City of Novi

Neighborhood Property Maintenance Metrics

Program Year: 2025

Subdivision Name	Total Parcels	Total Violations	% Violations	Notes
Orchard Ridge	177	22	12.43%	Violations / Parcels
Orchard Hills 1 and 2	171	31	18.13%	Violations / Parcels
East Lake Drive	210	67	31.90%	Violations / Parcels
West Lake Drive	273	79	28.94%	Violations / Parcels
South Lake Drive	248	148	59.68%	Violations / Parcels
Woods of Novi	82	45	54.88%	Violations / Parcels
Total Parcels	1161			
Total Parcels with corrections needed		297	25.58%	From Total Parcels
Total violations		392	1.32	Corrections per notice
Parcels abated prior to reinspection		190	63.97%	Compliance with 1st notice
Parcels requiring 2nd notice		107	36.03%	Compliance with 2nd notice
Parcels abated by Final inspection		275	92.59%	Compliance w/o Citations
PM Extended		22	7.41%	Extended to Spring 2026
Violations by type				Per Total Violations
Painting/siding		263	67.09%	
Windows/Doors		21	5.36%	
Roof		39	9.95%	
Gutters and trim		18	4.59%	
Accessory structure/sheds/fences		24	6.12%	
Inoperable vehicles		5	1.28%	
Trash/Debris		6	1.53%	
Concrete/Steps		12	3.06%	
Tree/Bush trimming		2	0.51%	
Address Posting		2	0.51%	
Total		392	100.00%	

Totals for the Property Maintenance Program

Total Parcels

2023	837
2024	980
2025	1161
Total Parcels for Property Maintenance Program	2978

Total Parcels with corrections needed

From total parcels

2023	150	17.92%
2024	96	9.80%
2025	297	25.58%
Total for the Property Maintenance program	543	18.23%

Total Violations found (regardless of number of parcels)

From correction needed

2023	198	1.32
2024	116	1.21
2025	392	1.32
Total Property Maintenance Program	706	1.30

Average Per Parcel

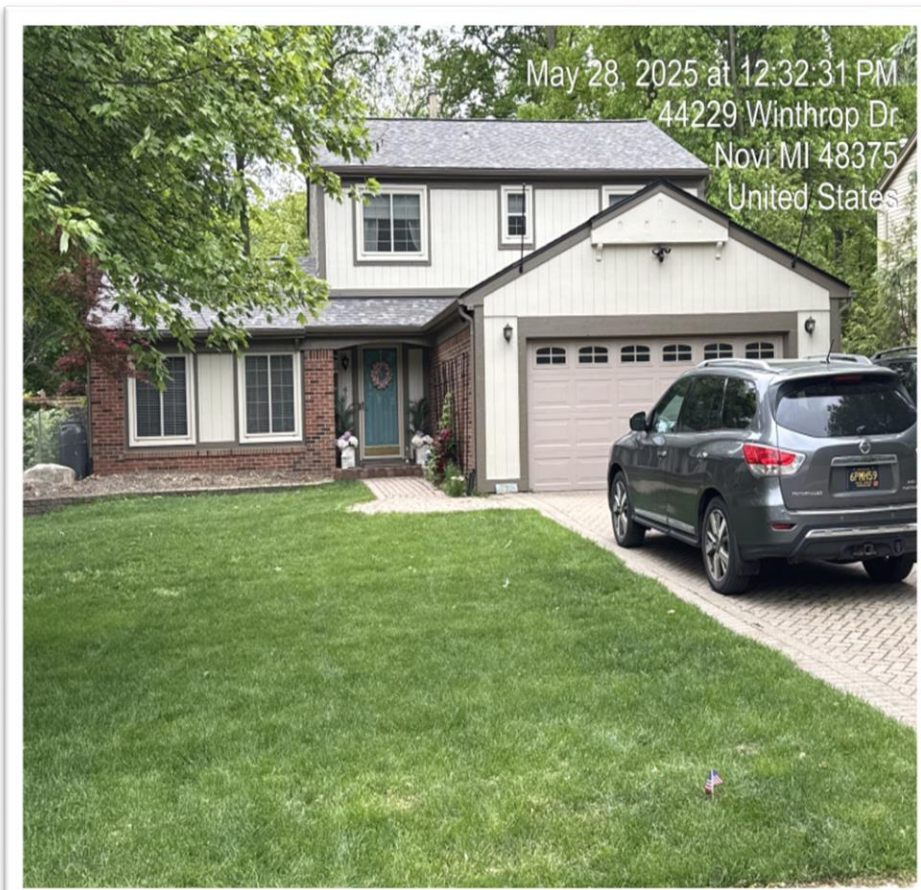
Property Maintenance Extended (Current)

2023	0	0.00%
2024	6	6.25%
2025	22	7.41%
Total Property Maintenance Program	28	5.16%

From correction needed



Before- Protective treatments of paint, siding, and trim were peeling, rotting, and deteriorating.



After- Installation of new protective treatments of trim boards, siding, and replacement of fascia boards. New paint of full exterior and all protective treatments



Before- Wood rotting on entire house, peeling, flaking and chipping paint. Window trim is missing, rotted, and needs repairs.



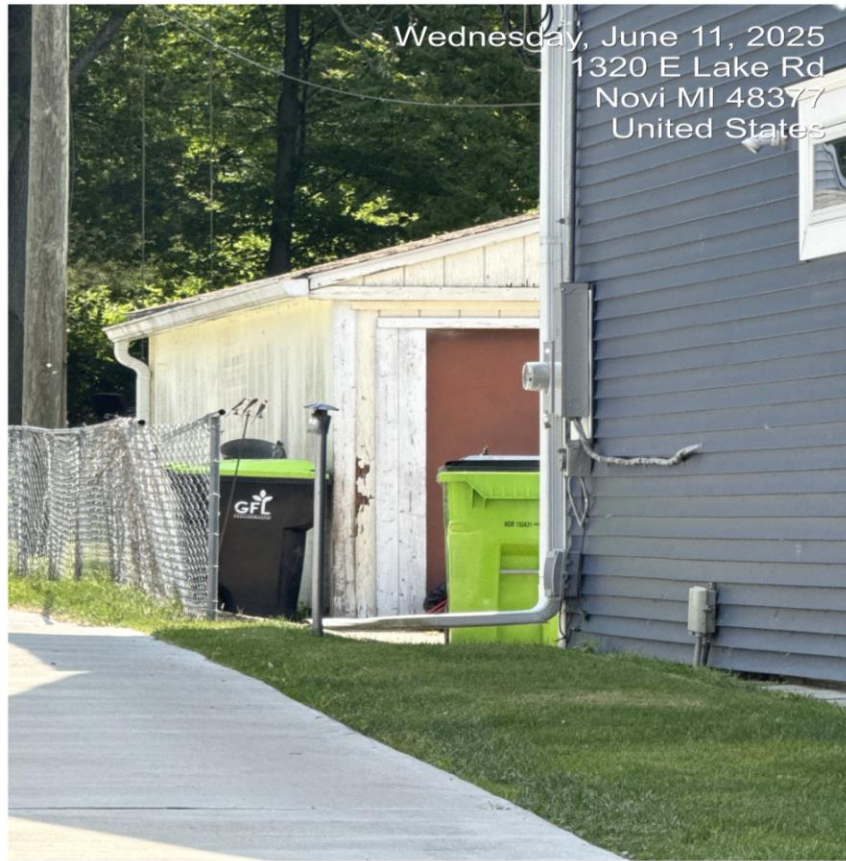
After- All rotting wood trim, boards and siding has been repaired or replaced on the exterior. Full exterior paint job has been completed. New storm door to match trim.



Before- Exterior surfaces have peeling, flaking, and chipped paint. Rotting wood on cornices, trim and dormer vents. Garage door has peeling paint and missing moldings.



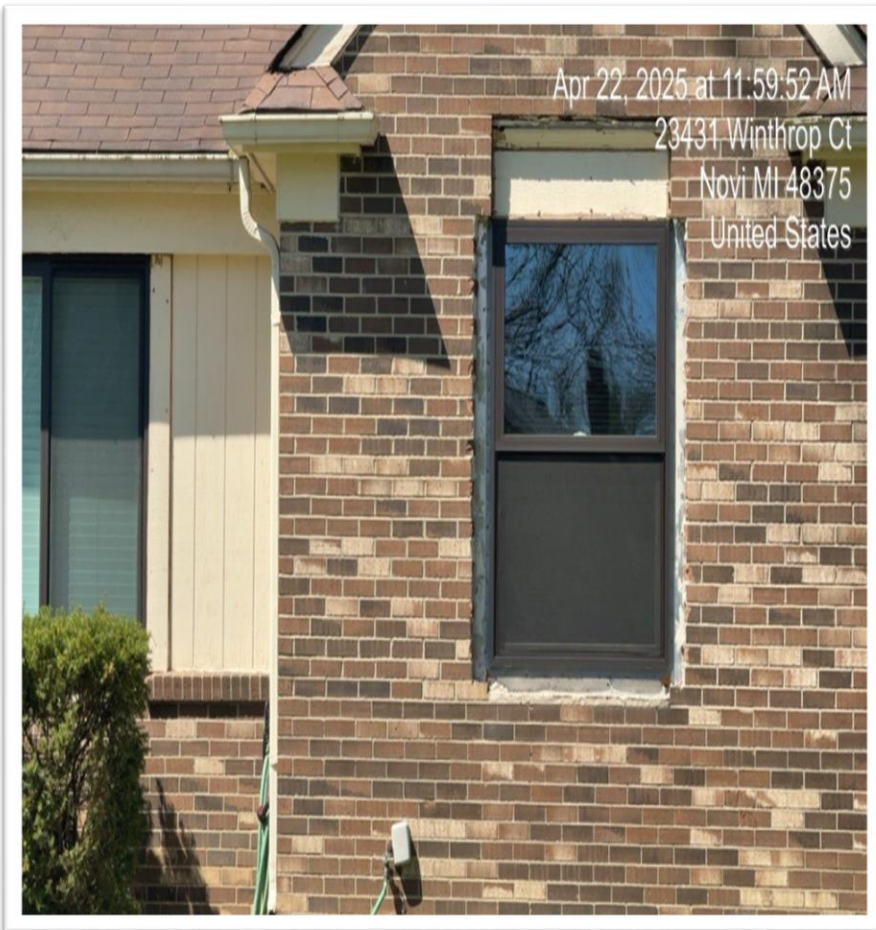
After- Replaced all damaged wood, soffit, and trim that was peeling, flaking and chipped. New garage doors installed with new moldings. Painting of full exterior and doors completed.



Before- Accessory Structure (Garage) has peeling, flaking, rotted, and chipped paint. The garage door has rust and the downspout is loose.



After- Repaired all wood rot, scraped and painted. New garage door installed along with new paint for entire garage and garage door. New downspout added. Fence repaired to upright status.



Before – Window has peeling paint, rotted trim boards, wood rot above window and damaged windowpane



After- Replaced window, replaced wood above window with tuckpointing the brick, replaced windowpane and replaced trim around window with matching aluminum trim