

**WALLED LAKE IMPROVEMENT BOARD
c/o CITY OF NOVI
26300 LEE BEGOLE DRIVE
NOVI, MI 48375**

VIA EMAIL ONLY

September 17, 2025

Jan Ziozios, City Assessor
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

Re: Certification of Delinquent Assessments
Walled Lake Improvement Board

This letter is to notify you that the Walled Lake Improvement Board has approved at our September 16, 2025 meeting to certify the 2024 delinquent assessments reported by the City of Novi for 23 parcels (attached).

The Lake Board is required by paragraph 6 of Resolution #5 (attached) to certify the delinquency to the City Assessing Official for the City in which the property is located, who shall then report the delinquency to the City Council in which the property is located to reassess on the City's annual tax roll of that year the delinquent sum and accrued interest (0.5% per month since February 16, 2025) plus an additional penalty of 6% of the total amount reported.

Please forward the copy of the delinquency report provided to your City Council to the Walled Lake Improvement Board for our records. Please contact me with any questions.

Sincerely,

WALLED LAKE IMPROVEMENT BOARD



Megan Mikus
Secretary/ Treasurer

Attachments via email:

2024 Walled Lake Improvement Board Special Assessment Delinquent Roll from the City of Novi
Resolution 5 Confirming Assessment Roll 2020-2024

cc: Tina Glenn, Novi Assistant City Treasurer
Tina Miller, Lake Board Chairperson

City of Novi, Delinquent Lake Board Assessments

<i>Parcel # Owner</i>	<u>Principal 2024 Delinquent Balance</u>	<u>1/2% per month Penalty</u>	<u>Additional 6% Penalty</u>	<u>City of Novi Total Installment</u>
50-22-02-327-007 I YOUNG, MARTIN	\$ 196.34	\$ 5.89	\$ 11.78	\$ 214.01
50-22-02-327-018 I LEVY, KIMBERLEE E	\$ 196.34	\$ 5.89	\$ 11.78	\$ 214.01
50-22-02-327-019 I LEVY, KIMBERLEE E	\$ 196.34	\$ 5.89	\$ 11.78	\$ 214.01
50-22-02-355-010 I CHAMPAGNE, DAVID M	\$ 196.34	\$ 5.89	\$ 11.78	\$ 214.01
50-22-02-355-011 I CHAMPAGNE, DAVID	\$ 196.34	\$ 5.89	\$ 11.78	\$ 214.01
50-22-03-126-014 I KALLURI, YOGESHWAR REDDY	\$ 19.65	\$ 0.59	\$ 1.18	\$ 21.42
50-22-03-151-009 I CORRIVEAU, MARC R.	\$ 39.26	\$ 1.18	\$ 2.36	\$ 42.80
50-22-03-152-016 I PNC BANK	\$ 39.26	\$ 1.18	\$ 2.36	\$ 42.80
50-22-03-153-046 I EBERLEIN, GREG & TEHVA	\$ 39.26	\$ 1.18	\$ 2.36	\$ 42.80
50-22-03-155-020 I COON, RONALD	\$ 196.34	\$ 5.89	\$ 11.78	\$ 214.01
50-22-03-201-001 I PRIOR, JOHN M	\$ 39.26	\$ 1.18	\$ 2.36	\$ 42.80
50-22-03-328-004 I DAVIS, BRANDON R	\$ 196.34	\$ 5.89	\$ 11.78	\$ 214.01
50-22-03-329-004 I GOMEZ, REBECA M. DELGADO	\$ 196.34	\$ 5.89	\$ 11.78	\$ 214.01

<i>Parcel # Owner</i>	Principal 2024 Delinquent <u>Balance</u>	1/2% per month <u>Penalty</u>	Additional 6% <u>Penalty</u>	City of Novi Total <u>Installment</u>
50-22-03-330-006 I ANTOUNPOUR, CLAUDINE	\$ 196.34	\$ 5.89	\$ 11.78	\$ 214.01
50-22-03-351-016 I AL-MUFTI, BECKER	\$ 196.34	\$ 5.89	\$ 11.78	\$ 214.01
50-22-03-379-013 I ASHBAUGH, MARK	\$ 39.26	\$ 1.18	\$ 2.36	\$ 42.80
50-22-03-380-005 I UNGER, KRISTEN	\$ 39.26	\$ 1.18	\$ 2.36	\$ 42.80
50-22-03-402-002 I VAUGHN, ANDREW	\$ 196.34	\$ 5.89	\$ 11.78	\$ 214.01
50-22-03-404-009 I NAPIERALA, HALINA	\$ 196.34	\$ 5.89	\$ 11.78	\$ 214.01
50-22-03-453-007 I SIMMONS, NANCY J	\$ 39.26	\$ 1.18	\$ 2.36	\$ 42.80
50-22-03-455-005 I BATES, KEVIN & RENEE	\$ 39.26	\$ 1.18	\$ 2.36	\$ 42.80
50-22-03-481-011 I KOZELL PROPERTIES LLC	\$ 39.26	\$ 1.18	\$ 2.36	\$ 42.80
50-22-04-429-018 I YANG & LI FAMILY TRUST	\$ 39.26	\$ 1.18	\$ 2.36	\$ 42.80
23	<u>\$ 2,768.33</u>	<u>\$ 83.07</u>	<u>\$ 166.14</u>	<u>\$ 3,017.54</u>

STATE OF MICHIGAN

COUNTY OF OAKLAND

WALLED LAKE IMPROVEMENT BOARD

WALLED LAKE IMPROVEMENT BOARD SPECIAL ASSESSMENT DISTRICT

RESOLUTION CONFIRMING ASSESSMENT ROLL

R E C I T A T I O N S:

It has been determined that the Walled Lake Improvement Board will implement a renewed five-year aquatic weed control program for Walled Lake (the Project).

The Project is intended to make annual improvements to Walled Lake for the years 2021, 2022, 2023, 2024 and 2025 for the benefit of the properties identified in Exhibit 1, which properties together shall constitute The Walled Lake Improvement Board Special Assessment District, hereinafter referred to as the “Lake Board SAD”, and for administrative purposes to be known as SAD 177 in the City of Novi and SAD 175 in the City of Walled Lake.

Plans for the Project, the estimated cost of the Project, and the special assessment district boundaries were approved by Resolution of the Walled Lake Improvement Board following a public hearing on November 5, 2009, and the Project is renewed for another five year period commencing in 2021. The Lake Board resolution further directed the Assessors for the City of Novi and for the City of Walled Lake to prepare a proposed assessment roll.

In accordance with the direction of the Walled Lake Improvement Board, the City Assessors have prepared a proposed special assessment roll allocating the total cost of the Project to the property within the Lake Board SAD and the Assessors have filed such roll with the Lake Board.

A public hearing to review the proposed special assessment roll was set and duly noticed in accordance with law for the purpose of hearing objections to the proposed assessment roll.

The public hearing was conducted in accordance with the notice, and the Walled Lake Improvement Board determined that it would be appropriate to approve and confirm the proposed assessment roll.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The special assessment roll for the Walled Lake improvement Board Project, the Lake Board SAD, in the total amount of \$496,003.93 (\$99,200.78 annually for years 2020 through 2024), attached as Exhibit 1 to this resolution, shall be and is hereby adopted and confirmed, and shall be collected from the properties benefited within the Lake Board District.

2. The Walled Lake Improvement Board Secretary/Treasurer is directed to endorse on the assessment roll the date of this confirmation.

3. All amounts of an assessment shall be assessed against each parcel of land in the Lake Board SAD as described on the Special Assessment Roll (Exhibit 1) to be due and payable in five installments, the first to be due on the **16th** day of **February, 2021**, and the several subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the first installment.

4. Any portion of an assessment which has not been paid on or before the **1st** day of **September** of the tax year in which it becomes due shall be reported to the City Council for the City in which the property is located for reassessment upon that City's tax roll, including a six percent administration fee.

5. The Clerks for the Cities of Novi and Walled Lake are directed to attach their warrants as required by law to the roll and to direct the roll, with their warrants attached, to the respective City Treasurer. The City Treasurer for the Cities of Novi and Walled Lake shall thereupon collect the special assessment from those properties listed in Exhibit 1 which are located within

each City's jurisdiction in accordance with the terms of this Resolution, the warrant, and the statutes of the State of Michigan.

6. If the City of Novi or the City of Walled Lake Treasurer reports as delinquent any assessment or part of an assessment on a property located within its jurisdiction, the Lake Board shall certify the delinquency to that City's Assessing official, who shall reassess on that City's annual tax roll of that year the delinquent sum plus a six percent administrative fee, and additional penalties as provided by law.

AYES: Miller, Ambrose, Markham, Mikus, Warren

NAYS:

ABSTENTIONS:

ABSENT:

CERTIFICATION

It is hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Walled Lake Improvement Board located within the Cities of Novi and Walled Lake at a meeting duly called and held on the 9th day of September, 2020.

WALLED LAKE IMPROVEMENT BOARD

BY: Megan K. Mikus
MEGAN MIKUS, SECRETARY-TREASURER

6266004

Exhibit 1