

# Novi: A Community That's on the Go

From a stop on the old toll road to a community just minutes away from the Metropolitan area via expressways. That's the story of the Village of Novi.

As one drives along Grand River or was a Toll Rd., and every town so many miles apart had Toll gates which were numbered. Novi was numbered Toll Gate NO/VI in the Roman Numerals. Years later when NO/VI was becoming cleared and developed the citizens decided to give the town a name. Using the Toll Gate number they came up with the name Novi.

Following their moccasined footsteps came the French Couriers, the English fur traders and many settlers from New England and Virginia. They trekked along the original Grand River Trail. Some 100 years ago Novi had,

Some parts of this region still retain the wild flowers and shrubs so familiar to those early travelers. Like them you too can still admire the buttercups, violets, and other flowers that give color and beauty to what is still standing of the dark woods which once covered the land.

When you realize that nearly all of the lush farming area and rolling country was actually hacked out of the heavy forest by folks whose grandchildren in some instances still occupy the original homesteaded land, it may seem unreal that in such a comparatively short space of time the Southern

Michigan area has seen such changes.

Today Novi is a thriving community. The Village's largest celebration is the Village Anniversary every August complete with entertainment booths, street dancing and prizes. Each year the Novi Chamber of Commerce sponsors a Halloween party for youngsters of all ages.

The Village has many fine churches, education and recreational facilities. It boasts its own Township Park at Walled Lake

complete with picnic, boating, fishing and camping facilities.

The newest park, the Novi roadside State Park between Beck and Taft Rds., offers additional outdoor recreational facilities.

Kensington Park is within four miles of the Village.

In 1954 the area was under the Township form of government. Following the incorporation into a Village in 1958, Novi became "Michigan's Largest Village." Its boundaries include an area of 32 square miles.

## Why UNRA Members Sold \$133,083,197 In Homes During 1965

Unrivalled in experience and specializing in the area in which they operate, members of the United Northwestern Realty Association also have the supreme and exclusive selling tool of the MULTI-LIST service. But they are not satisfied to rely on only one tool.

They require all their salesmen to take an extensive training course at Association headquarters. In addition, University of Michigan courses are given for brokers and real estate salesmen twice every week. An amazing number of them have earned University of Michigan Certificates in Real Estate.

Weekly luncheon meetings at Association headquarters keep members up-to-date on housing trends, mortgage situations and appraisal findings. U.N.R.A. members are the best educated, best informed, most energetic and reliable real estate firms in Metropolitan Detroit.

With their training, the facilities at their disposal and the desirability of the area they serve, is it any wonder that they have the best chance of selling your home quickly and at the best possible price?

### It Pays to Deal with a Professional

Keeping the Realtor's six percent commission and selling the house yourself may sound inviting, but you must carefully consider all the angles, including these:

An exasperating failure to sell for the right price, especially toward the end of a negotiation, might discourage you so badly you settle for less. A Realtor takes it in stride, and goes after another buyer at the right price. Your price once lowered under such circumstances, could not be restored.

The Realtor has a head start, when he gets the go-ahead, in his up-to-date card file. He knows who's looking for what you want to sell. He has the information of (Continued on Page 19)

## Novi Has Services That Go With A City

A village of 32 square miles with a population of 6,390 in the 1960 federal census, Novi is serviced by a police and fire department, a library and a department of public works.

The Novi School system is currently planning for the construction of a junior and senior high school.

In addition to the Village Council, the area is also governed under some aspects of the Township state law. The governmental offices of both Township and Village are located on Novi Rd. just south of Grand River.

The community boasts a community hall which opened its doors in 1954. This building was completely financed by special fund raising projects and is now owned by the citizens of the area.

Present planning of the chamber of commerce call for the construction of a community swimming pool in the near future.

A land use plan which has been tentatively approved by the Village Planning Board emphasizes the elements of "country living", but allows for sufficient area for industry to help provide a balanced tax base and commercial areas to service the growing population.

Residential land uses are divided into three main categories under the plan. They call for: Low density residential with minimum lot area of one acre; medium density with a minimum of two lots per acre; and high density with a minimum of four living units per net acre which includes both single and multiple dwellings.

The school census reveals an average of 2.2 children per family of school age and from this it was estimated that within the Village of Novi the school population is 3.9 per family. Based on these figures there is expected to be an ultimate population of about 79,029 within the Village sometime after 2020.

## No Matter What You're Looking For

IF IT'S LOCATED IN NOVI . . . FRANK MOBARAK

IS THE Realtor TO SEE!

**THERE IS NO NEED FOR YOUR FAMILY TO BE LEFT OUT.** Novi is growing . . . fast. It is a community that today is recognized as one of the best potential growth cities in Suburban Detroit today. (Shades of Warren) As Novi grows you will want to plan your family's future to the best advantage. In making these plans, we can be most helpful. We are specialists in this field and quite capable of helping you with your real estate needs . . . now or later.

START NOW TO MAKE YOUR FUTURE DREAMS a REALITY . . . Call Us Today!

WE OFFER MANY Professional Services

When you have any questions involving Real Estate, rely on a REALTOR . . . he is licensed to help you.

"WHEN YOU THINK OF REAL ESTATE in NOVI . . . THINK MOBARAK!"

- HOMES
- SMALL FARMS
- ACREAGE



FOR YOUR SECURITY, SATISFACTION, and SAFETY . . . ALWAYS DEAL WITH A REALTOR

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