



18500 W. 13 Mile Road

Hours of Operation

Monday - Friday
8:00 a.m. - 4:30 p.m.

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The Villager

The Official Newsletter for Beverly Hills Residents

Investing in Village Infrastructure

The Village is undertaking several major infrastructure projects during Fiscal Year 2027. As of September 2026, some of these projects have been completed or are underway, while others are scheduled to begin later in the fiscal year. The accompanying Major Infrastructure Projects Map identifies the locations of many of these investments and provides residents with an overview of work occurring throughout the Village.

Road improvements include repaving Pierce Road from Beverly Road to 14 Mile Road; Kirkshire and Birwood from Bates to Edgewood; and 13 Mile Road from Southfield to Greenfield in partnership with the City of Southfield. The Village will also replace deteriorated sections of concrete roadway in the Georgetown South neighborhood.

Additional utility improvements include installing cured-in-place lining in 3,066 linear feet of the combined sewer system—approximately 2.63% of the system. The Village will also replace 3,205 linear feet of water main along Birwood, Buckingham, Kinross, and Locherbie between Riverside and Southfield. This work represents approximately 0.8% of the Village's water main system.

Sidewalk investments include continued construction of new sidewalks along Evergreen, 13 Mile, and 14 Mile roads, funded in part through a Transportation Alternatives Program grant. The Village is also continuing its third year of precision sidewalk cutting and second year of replacing sidewalk slabs that present trip hazards.

Other major investments not shown on the accompanying infrastructure map include a new playground and fence at Beverly Park, improvements to Beverly Green, and improvements at Riverside Park. Together, these projects represent a significant investment in the Village's roads, utilities, sidewalks, and public spaces.

Construction Project Map on page 3

Administrative Staff

Warren Rothe
Village Manager

Elizabeth Kutey
Finance Director

Peggy Linkswiler
Treasurer

Neil Johnston
Public Services Director

Susie Stec
Planning & Economic
Development Director

Carissa Brown
Village Clerk

Jacob Townsend
Building Official

Matthew Kulesza
Assistant Public Services
Director

Adam Landis
Assistant to the Village
Manager/ Office Manager

Holly Townsend
Building/ Rental Inspector

Darleen Ringe
Public Services Clerk

Lydia Williams
Building Clerk

Susan Goldstrom
Finance Clerk

Matt Young
Code Enforcement Officer

Community Photo Contest

The Village is excited to introduce the Beverly Hills Community Photo Contest, giving residents an opportunity to share the people, places and moments that make our community special. Whether it's a favorite spot in the Village, a beautiful seasonal scene or a memorable community moment, we want to see Beverly Hills through your eyes.

Residents may submit one photo by October 28th, with finalists selected by Village staff and community voting to follow on Facebook.

Scan the QR Code to submit your photo!



PEOPLE
PLACES
MOMENTS
A STRONGER
TOMORROW

COMMUNITY PHOTO CONTEST

— SHOW US BEVERLY HILLS THROUGH YOUR LENS —

The Village of Beverly Hills is looking for photos that capture what makes our community special. Share your best photos for a chance to be featured in the Village calendar, website, newsletter, social media and other Village publications.

Capture. Share. Celebrate.

OUR COMMUNITY. YOUR PERSPECTIVE.

SUBMISSION DEADLINE
Wednesday, October 28, 2026 at 11:59 p.m.

COMMUNITY/FACEBOOK VOTING
Friday, October 30 through Friday, November 6, 2026

FINALIST SELECTION
Village staff will review all eligible entries and select the finalists. Finalist photos will be posted on the Village of Beverly Hills Facebook page for community voting.

WHAT WE'RE LOOKING FOR

PARKS & NATURE
Parks, trees, trails, wildlife and seasonal scenery

COMMUNITY EVENTS
Concerts, Java & Jazz, Movie in the Park, Chalk Fest and more

NEIGHBORHOODS & LANDMARKS
Streetscapes, architecture and everyday views

EVERYDAY MOMENTS
The people, places and things that make Beverly Hills home

HOW TO ENTER
Submit your photo(s) by Wednesday, October 28, 2026. Please include:

- Your name
- Contact information
- A short title or description
- Where and when the photo was taken

GUIDELINES

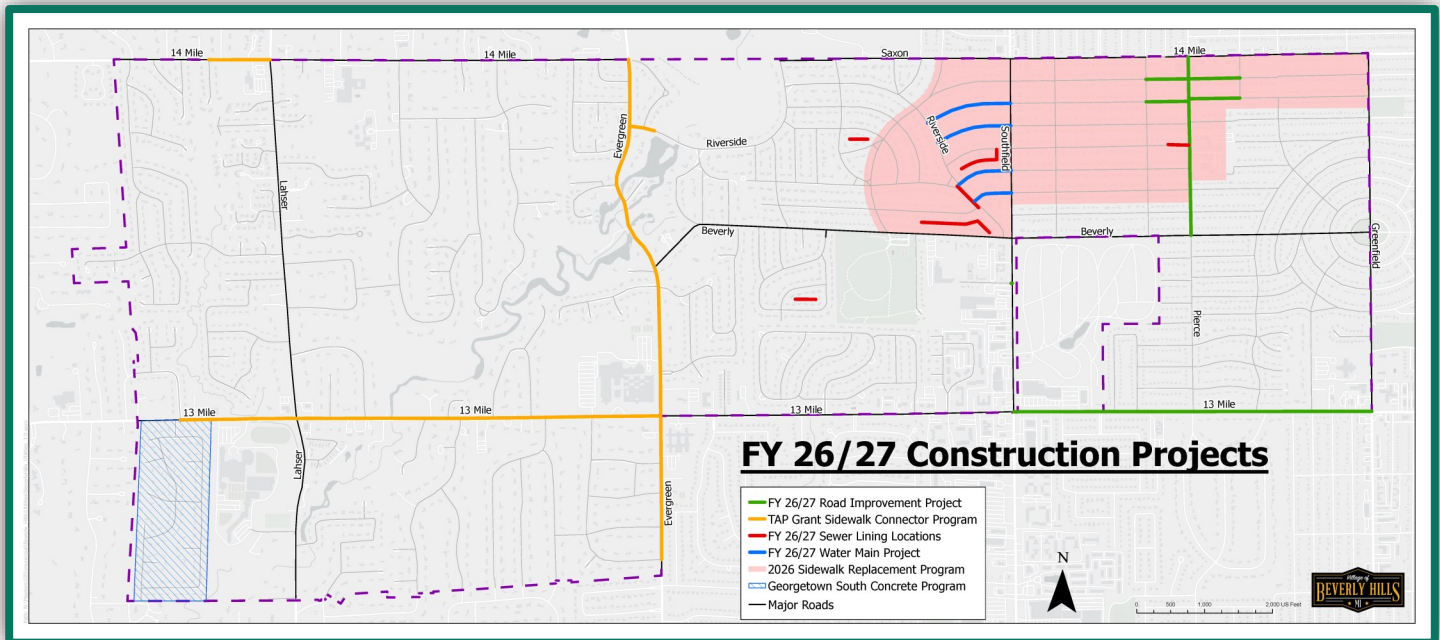
- Photos must be taken within the Village of Beverly Hills.
- Original photos only (high-resolution preferred).
- Photos should be appropriate for publication.
- If people are identifiable, you must have their permission.
- By submitting, you grant the Village permission to use the photo with photographer credit when possible.

SUBMIT ON VILLAGE WEBSITE

SUBMIT YOUR PHOTOS AT
[www.villagebeverlyhills.com/
community_photo_contest.php](http://www.villagebeverlyhills.com/community_photo_contest.php)

FOR MORE INFORMATION
Visit the Village website.

— SMALL VILLAGE. A BRIGHTER TOMORROW. —



The Code Corner

As summer comes to a close and fall arrives, it's a good time to review a few seasonal reminders. From falling leaves to falling snow—yes, I said that four-letter word!—here are a few Village codes to keep in mind as the seasons change.



Sec. 32-3. - Scattering prohibited.

No person shall by themselves, or by another, scatter, leave, distribute or deposit, except in proper containers, any form of solid waste in any street, alley, park or public place or upon the property of another within the corporate limits of the Village. No paper, lawn cuttings or rakings, leaves, weeds, ashes, other residential or commercial solid waste, hazardous waste, or builder's or contractor's refuse shall be thrown or swept into any street, gutter, intake, alley, vacant lot or other public or private property.

So please remember to rake up your leaves, it's not good for your lawn unless the leaves are chopped up AND spread like mulch. Also, if you have a lawn company raking leaves, they need to be informed they can not rake them into the street for later pick up.

Sec. 36-5. - Construction, reconstruction, repair and cleaning of sidewalks.

(f) *Ice, snow, and other obstructions.* The owners of property abutting or adjacent to sidewalks shall keep said sidewalk abutting or adjacent to their property free and clear of ice, snow or other obstructions, and if the owner or occupant fails to do so, the Village may do so and assess the cost thereof against the abutting property or owner thereof in accordance with the provisions of this section and the Charter.

Have a fun and safe Autumn and Winter and remember to be kind to one another.

- Matthew Young, Code Enforcement Officer

Beverly Park Playground— Opening Soon!



We're getting closer! The new playground at Beverly Park is taking shape, and the contractor is currently installing the turf as one of the final steps before opening.

For generations, Beverly Park has been a place where families gather, children play and neighbors come together. We're excited to see this

new playground become part of those traditions and create a place for today's kids and future generations to make memories of their own.

Thank you for your patience while the finishing touches are completed. The playground will be open soon, and we can't wait to welcome everyone back to play!

Only Two Curbside Chipping Weeks Left in 2026!

The Village has just two scheduled curbside chipping weeks remaining this year:

- ☐ Week of October 26th
- ☐ Week of November 16th (moved to the third week due to Thanksgiving)

Residents should place eligible branches at the curb on their regular trash day during the scheduled week. Branches will be collected and chipped sometime during that week.

Program Guidelines

- Branches must be 2–6 inches in diameter.
- Branches should be stacked (not bundled) with the cut ends facing the same direction and parallel to the curb.
- Twigs and branches smaller than 2 inches must be placed in your yard waste bag or container, cut to 4-foot lengths or less, and placed at the curb by 7:00 a.m. on your regular trash day.
- **Branches larger than 6 inches in diameter must be disposed of privately.**

Visit the Village website to view the curbside chipping regulations and complete program guidelines.

Public Services

Protecting Our Water ... It's as Easy as Seven Simple Steps

Did you know that over three million people depend on our lakes and streams for their drinking water? And that in Southeast Michigan there are over 300,000 registered boaters and 3.5 million people visit a local park each year?

With this many people depending on our lakes and streams for drinking water and recreation, we need to be careful how we treat our water. You might not be able to see the stream or lake from your house, but it's there! It might be a small stream or ditch or even a storm drain in the street. All of these lead directly to our lakes and streams. So, what we do at home affects our water!

Here are seven simple steps you can take in your home and yard to protect our lakes and streams.

- * **Help keep pollution out of storm drains.** Storm drains lead directly to our lakes and streams. So, never dump oil, pet waste, leaves, dirty water, or anything down a storm drain. Remember, only rain in the drain.
- * **Fertilize caringly and sparingly.** Excess fertilizer that gets into storm drains pollutes our lakes by causing large algae blooms and using up oxygen fish need to survive. Sweep excess fertilizer back onto your lawn, use a low or no phosphorus fertilizer, and have your soil tested to see what, if any, fertilizer is needed.
- * **Carefully store and dispose of household cleaners, chemicals, and oil.** Instead of putting hazardous products like antifreeze, motor oil, and pesticides in the trash, down the storm drain, or on the ground, take them to a local hazardous waste collection day.
- * **Clean up after your pet.** Whether on a walk or in your yard, promptly clean up after your pet. Not only will be you a good neighbor, you will also protect our water from harmful bacteria.
- * **Practice good car care.** Consider taking your car to a car wash or washing your car on the grass.
- * **Choose earth friendly landscaping.** Protect your pets, kids, and the environment by using pesticides sparingly. Also, water your lawn only when it needs it and choose plants native to Michigan.
- * **Save water.** Overwatering our lawns can easily carry pollution to the storm drains and to our lakes and streams. Consider using a broom instead of a hose to clean sidewalks and driveways. Direct hoses and sprinklers on the lawn, not the driveway. This will help save our lakes and streams and save you money.



For more easy steps on protecting our lakes and streams, visit www.semco.org. Remember, our water is our future – and it's ours to protect!

Community Development

Planning is Underway!

As was announced earlier this year, the Village is working with Giffels Webster to update the community's Master Plan and rewrite the Zoning Ordinance. This 2-year project will touch upon every element that comprises our community – housing, transportation, environment & sustainability, and economic development. The intent of the Master Plan is to bring all of these elements together and establish a clear, community-supported vision for our long-term future through a 2050 planning horizon.

The project officially kicked-off in July with a Joint Planning Commission – Village Council Meeting where they participated in a SWOTAR (Strengths, Weaknesses, Opportunities, Threats, Aspirations, and Results) and began to set the direction of the plan. Residents and stakeholders can anticipate regular, Master Plan-related discussion at the monthly Planning Commission meetings (4th Wednesdays at 7 pm). While the bulk of the work will be undertaken by administration and the Planning Commission, there will be a strong emphasis on community engagement.

A project website which will host surveys, background information, data, etc., is under development and will be linked on the Village's website. Residents will have the opportunity to take a series of short, topic-based surveys throughout the project beginning in October. Staff and project consultants will also be organizing focus groups, working with the schools on student engagement, and identifying additional opportunities for public input.

We are looking forward to planning with you! Questions? Contact Planning & Economic Development Director Susie Stec at sstec@beverlyhillsmi.gov.

Beverly – Southfield Intersection Study Update

First and foremost, thank you to everyone who attended the Beverly – Southfield Road Intersection Study Open House in July, encouraged their friends, family & neighbors to attend, as well as those submitted comments following the event! Your feedback is important as the Village works to improve pedestrian safety and accessibility in the community.

The intersection study kicked off at the beginning of the year with an online survey. More than 700 individuals participated in the survey over the course of a month. Safety concerns were the predominate theme for respondents, particularly as it relates to pedestrians and children and driver speeds. The survey results, coupled with the traffic and crash data collected and available, were used to guide and inform the design concepts developed for the Beverly – Southfield Roads intersection.



Ultimately, 4 design concepts were developed and presented to the public at our open house in July. These concepts included narrowing the current intersection, narrowing the intersection and add a cul-de-sac on Riverside Dr, changing the intersection to roundabout with a cul-de-sac on Riverside Dr, and the final design was a 5 – leg roundabout. Over 100 people attended the event and provided valuable feedback which has been used to further refine the design concepts.

A final presentation will be made to Village Council in November. If you have questions please contact Planning & Economic Development Director Susie Stec at sstec@beverlyhillsmi.gov.

2026 General Election Voting Information

The November 3, 2026 General Election is approaching. Beverly Hills residents have several options for casting their ballot, including voting early, voting absentee or voting at their assigned precinct on Election Day.

Early Voting will be available October 24 through November 1, 2026 at the Bloomfield Township Public Library, 1099 Lone Pine Road, Bloomfield Hills. An Oakland County early voting site will also be available at the Waterford Oaks Activity Center, 2800 Watkins Lake Road, Waterford.

Beverly Hills Election Day Polling Locations

Polls are open on **Tuesday, November 3 from 7:00 a.m. to 8:00 p.m.**

Precinct 1: Greenfield Elementary School
31200 Fairfax, Beverly Hills

Precinct 2: Beverly Elementary School
18305 Beverly Road, Beverly Hills

Precinct 3: Southfield Township Hall
18550 W. 13 Mile Road

Precinct 4: Berkshire Middle School
21707 W. 14 Mile Road, Beverly Hills

Precinct 5: Groves High School
20500 W. 13 Mile Road, Beverly Hills



Where Do I Vote?

Scan the QR code to find
your polling location.

Residents are encouraged to verify their precinct and polling location before Election Day. For additional election information, including early voting hours, absentee voting, voter registration and precinct information, visit the [Southfield Township Elections webpage](#).

Community Calendar

OCTOBER

6 - Village Council Meeting
12- Columbus Day/Indigenous Peoples Day—*trash on schedule*
12- Zoning Board of Appeals Meeting
13 - Southfield Twp Board Meeting
15 - Parks & Recreation Meeting
20 - Village Council Meeting
24 - Halloween Hoot at Beverly Park
26 - Curbside Chipping starts this week
28 - Planning Commission Meeting
31 - Halloween

NOVEMBER

1 - Daylight Savings Time End
3 - Election Day
4 - Village Council Meeting
9 - Zoning Board of Appeals
11 - Veterans Day— office closed
16 - Curbside Chipping starts this week
17 - Village Council Meeting
18 - Cable Board Meeting
18 - Planning Commission Meeting
19 - Parks & Recreation Meeting
26 - Thanksgiving— office closed
27 - Office closed
27 - Planning Commission Meeting

DECEMBER

1 - Village Council Meeting
4 - Hanukkah Begins
8 - Southfield Twp Board Meeting
14- Zoning Board of Appeals
15 - Village Council Meeting
16- Planning Commission
24— Christmas Eve— office closed
25— Christmas Day— office closed
31— New Year's Eve— office closed

JANUARY

1 - New Year's Day— office closed

Road Funding Proposal to Appear on November Ballot

This November, Beverly Hills voters will consider a proposed Charter amendment that would dedicate 0.75 mills of the Village's existing property tax authorization to public road and street improvements, maintenance, and construction.

The proposal would not increase the Village's total authorized millage rate. Instead, it would reallocate 0.75 mills from the amount currently authorized for public safety and establish a dedicated source of road funding for four years.

The Proposal at a Glance

- **Road allocation:** Up to 0.75 mills
- **Estimated revenue:** Approximately \$700,000 annually
- **Four-year estimate:** Approximately \$2.8 million
- **Levy period:** July 2027 through July 2030
- **Estimated increase in annual road funding:** Approximately 50%
- **Total Village millage authorization:** No change

What would change?

Under the current Charter, up to 9.90 mills (76% of the total authorized rate) may be levied for public safety. The proposed amendment would reduce that authorization to 9.15 mills and dedicate the remaining 0.75 mills to roads.

Current Allocation	Proposed Allocation
Public Safety: Up to 9.90 mills	Public Safety: Up to 9.15 mills
Roads: No dedicated allocation	Roads: Up to 0.75 mills
Combined: 9.90 mills	Combined: 9.90 mills
Under both scenarios, the remaining 3.0184 mills for general government, parks, and the library are unchanged.	

The Village's total authorized millage limit of 12.9184 mills would remain unchanged. Individual tax bills may still change because of changes in taxable value, required millage rollbacks, or millages levied by other governmental entities.

Why is the Village proposing this reallocation?

The Village currently maintains its road system primarily with State of Michigan transportation revenues and other available Village resources. These revenues support an ongoing road program but are not sufficient to address all identified maintenance, rehabilitation, and reconstruction needs.

At the same time, growth in the Village's taxable value has increased the revenue available to support public safety. The Public Safety Fund has also accumulated reserves in recent years. The proposed Charter amendment would preserve a dedicated 9.15-mill authorization for public safety while reallocating 0.75 mills to roads.

The proposed road allocation is expected to generate approximately \$700,000 annually. This would increase the funding available for Village road work by approximately 50 percent compared with current annual funding. Actual revenue would vary based on taxable value and any legally required millage rollbacks.

How would the road funding be used?

The Charter amendment would restrict the revenue to public road and street improvements, maintenance, and construction. Depending on road conditions and engineering recommendations, eligible work could include:

- Pavement preservation, including cape sealing
- Asphalt resurfacing and rehabilitation
- Asphalt and concrete patching
- Concrete road reconstruction
- Related drainage, restoration, and project work

Not every road requires the same treatment. Timely preservation can extend the useful life of a road at substantially less cost than waiting until reconstruction becomes necessary. A balanced road program combines preservation and repair with rehabilitation and reconstruction of more severely deteriorated roads.

How would roads be selected?

Projects would be selected by considering pavement condition, expected deterioration, traffic and safety needs, available treatment options, project cost, utility work, and opportunities to coordinate with other infrastructure projects. Focusing only on the roads in the worst condition could consume available funding on a small number of expensive projects while allowing other roads to deteriorate. Using a mixture of treatments allows the Village to address failed roads while extending the useful life of roads that remain in serviceable condition.

Based on current conditions and planning, major road segments identified for potential resurfacing or rehabilitation include 13 Mile Road from Evergreen to Lahser, Evergreen Road from Beverly to 14 Mile, and portions of Beverly Road. Final schedules and treatments may change based on updated road conditions, engineering findings, utility coordination, construction bids, grants, emergencies, and other factors.

Can the money be used for another purpose?

No. The proposed Charter language would dedicate the 0.75 mills to public road and street improvements, maintenance, and construction. The revenue could not be redirected to unrelated Village operations or services.

Revenue and expenditures would be separately accounted for through the Village's budget and financial reporting processes and would be reviewed as part of the annual independent audit.

What would the vote mean?

A **yes vote** would change how the Village's existing millage is allocated – not increase the total authorized rate. A **no vote** would retain the current allocation – not reduce the total authorized rate.

Additional information, including the complete ballot language, background report, financial information, and road-treatment descriptions, is available on the Village's website.



RECYCLING RULES



A Guide to Sorting Household Waste

RECYCLING CART

PAPER • CARDBOARD • JUNK MAIL
METAL CANS • FOIL PANS
GLASS BOTTLES • JARS
PLASTIC CONTAINERS
CARTONS • JUICE BOXES



No food residue. Keep items loose – not bagged.
No plastic bags, styrofoam, batteries, sharp items,
or tangles (cords, hoses, hangers).

YARD WASTE

LEAVES • GRASS
GARDEN DEBRIS • WOOD ASH
SMALL BRANCHES
PUMPKINS • STRAW BALES
RAW FRUIT + VEGETABLE SCRAPS



Use a paper yard-waste bag or labeled can.
No plastic bags or pet waste.
No diseased plant material.

GARBAGE

FOOD • PLASTIC BAGS • DIAPERS
PET WASTE • BROKEN DISHES
FOOD-SOILED PAPER
HOSES + CORDS
BULKY ITEMS – MATTRESSES +
CARPET + FURNITURE



Bag all trash. Cans must be less than
35 gallons and 60 lbs.
No batteries, tree stumps, concrete,
flammables, or tires.

SOCRRA DROP-OFF

STYROFOAM – NO PACKING PEANUTS
BATTERIES • SCRAP METAL • HOLIDAY LIGHTS
ELECTRONICS • CFL/LED BULBS
PAPER SHREDDING • BOOKS
HOUSEHOLD CHEMICALS • OIL BASED PAINTS
SHARPS



No plastic bags – take bags to a retailer.
Appointment and resident ID required.
SOCRRA 995 Coolidge, Troy



BATTERIES + ELECTRONICS:

Keep them out of all curbside bins.
Damaged batteries can start fires.



STILL USABLE? DONATE IT.

Clothing, furniture + household goods
may have a second life.
Consider local charities and donation centers.

QUESTIONS ABOUT HOW TO DISPOSE OF A MATERIAL?
ASK THE WASTE WIZARD – SCAN HERE



Around the Community

Beverly Hills Parks & Recreation

Halloween Hoot

Saturday, October 24, 2026 | 6:00 pm - 8:00 pm
Beverly Park, 18801 Beverly Road

Get ready for a spooktacular night at Halloween Hoot! Put on your favorite costume, grab your flashlights, and



Rooted in Beverly: Tree Planting Event

Sunday, November 8, 2026 | 9:00am
Beverly Park, 18801 Beverly Road

Join us for a community tree planting at Beverly Park as we add new tree seedlings to the park.

Cocoa and Lights in the Park

Friday, October 9, 2026 | 6:00pm
Beverly Park Pavilion, 18801 Beverly Road

Please join us for an enchanting evening featuring music and warm refreshments as we celebrate the start of the season.

NEXT

Wednesday Night @ The Movies

Wednesdays | 5:00 pm - 7:30 pm
Birmingham Next, 2121 Midvale Street

Enjoy newly released feature films, documentaries and now classics.

- **Wednesday, October 7, 2026:**
The Guernsey Literary and Potato Peel Pie Society
- **Wednesday, October 14, 2026:**
Skywalkers: A Love Story
- **Wednesday, October 21, 2026:**
The Elephant Whisperers
- **Wednesday, October 28, 2026:** *Hocus Pocus*

Detroit Behind the Scenes: The Parade Company & Detroit Opera House Tours

Thursday, November 5, 2026 | 9:15am-4:15pm

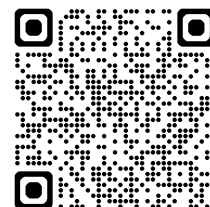
Join Birmingham Next and Bianco Travel for a fun-filled Detroit day trip featuring a behind-the-scenes tour of The Parade Company, an included lunch at Sindbad's Restaurant, and a guided tour of the Detroit Opera House. Round-trip deluxe motorcoach transportation and lunch are included. Cost: \$145 for members and \$155 for guests. Register by October 22, 2026; no refunds will be issued within two weeks of departure.

Ask the Attorney

Second Wednesday of every month | 1:00 pm - 2:00 pm

Local attorney, Diana Pugh Moak, will be at Next to provide assistance with your legal questions. Please call the Next office to schedule your complimentary 15-minute appointment. Only available to Next members.

Scan the QR code or visit Next's website for more information and to register for upcoming Next events!



Baldwin Public Library

Project Kidsight Vision Screening

Saturday, November 14, 2026 | 10:00 am - 12:00 pm
Baldwin Public Library 300 West Merrill St., Birmingham, MI 48009, Grams Discovery Room

This free vision screening for ages 6 months and older is fast, non-invasive, and has an accuracy rating of 98%.

Sponsored by the Beverly Hills Lions Club.



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18500 West Thirteen Mile Road
Beverly Hills, MI 48025
248-646-6404

Council President

John George

President Pro-Tem

Andrew Drummond

Council Members

Rock Abboud

Racheal Hrydziusko

Tracy Kecskemeti

Tim Mercer

Ryan O’Gorman



Printed on recycled paper



Beverly Hills Road Funding Proposal

November 2026 Ballot

Proposed Charter amendment regarding allocation of existing Village millage



Dedicated to roads
0.75 mills



Estimated annual revenue
~\$700,000



Estimated 4-year revenue
~\$2.8 million



Estimated effect on
road funding
~50% increase

What would change?

	Current	Proposed
Public Safety	Up to 9.90 mills	Up to 9.15 mills
Roads	No dedicated allocation	Up to 0.75 mills
Total Village millage authorization	12.9184 mills	12.9184 mills

Combined Public Safety + Roads authorization remains 9.90 mills.

Ballot outcomes



If approved

- Creates a dedicated road allocation for July 2027 through July 2030
- Revenue may be used for public road and street improvements, maintenance, and construction
- Village's total authorized millage rate does not change



If not approved

- Existing Charter allocation remains in place
- No dedicated road allocation is created
- Road work continues to rely on current State road funding and other available Village resources

Examples of eligible road work



Pavement preservation



Asphalt resurfacing



Major asphalt rehabilitation



Asphalt and concrete patching



Concrete road reconstruction



Related drainage and restoration work



Important note

This proposal changes how a portion of the Village's existing millage may be allocated. It does not change the Village's total authorized millage rate. Individual tax bills may still change because of taxable value changes, required millage rollbacks, or taxes levied by other governmental entities.

See Village website for full ballot language, reports, and additional information.