

# Farmington Observer

Volume 91 Number 23 Thursday, January 3, 1980 Farmington, Michigan 48 Pages Twenty-five cents  
 1980 Securities Commission Corporation. All Rights Reserved.



**This is winter?**

It was footballs instead of snowballs for Kathy Dempsey of Farmington Hills, who took advantage of the recent spell of mild winter weather to frolic in Farmington City Park. For more pictures captured during this unseasonable season, turn to Page 3A. (Staff photo by Randy Borst)

## Resolved

### Some promises made at year's end

By MARY GNIEWEK

Before the bells tolled at midnight Monday, a lot of people made a lot of promises for the new year.

The Farmington Observer asked a host of persons in downtown Farmington on New Year's Eve, the last day of the decade, what their resolutions for the new year would be.

Their responses ranged from a four-pack-a-day smoker promising never to puff another wisp in anyone's face to a retired gent who just resolved to stay home in 1980 and be happy.

"I plan to quit smoking and cut down on chocolate — all I have to do is stop buying it. That's the trick," said Debbi Eggert of Redford Township.

Bridgette Kelly of Novi didn't have to think for a minute about her resolution.

"I'm going to quit going to bars," she said. "I can't afford it."

Craig Boucher, an employee of the Farmington Center Co., hasn't decided on a resolution yet.

"Last year, I made a resolution to quit smoking. I lasted one week," he said. "I thought that was pretty good."

To quit smoking proved to be a popular resolution.

"I keep the same resolution every year: to stop smoking," said Rhoda Wicking of West Bloomfield.

"If something brightens in the continuation, I've done it successfully for nine years."

A FEW SHOPPERS said they don't make resolutions.

"I don't make them because I'd have



FRED TAMS: "I wish for a very peaceful year."



DEBBI EGGERT: "... to quit smoking and cut down on chocolate."

to break them," said Jess Buoncompagno of Livonia, caught window-shopping at a shoe store.

"I don't know yet. I'll have to wait until midnight to decide," said one woman as she dashed off to her car.

"I haven't thought about it," said JoAnn Smith of Livonia. "I don't usually make them."

"I don't have any. I never make any," said William Brown of Farmington Hills.

Two clerks at Godmar Pharmacy hope they can keep their health-conscious promises in 1980.

"I want to lose a little more weight," said Val Hamlin of Farmington Hills. "I lost nine pounds already. I have to lose five more."

"I just want to maintain my good health," said Gladys Boring of Northville.

In front of Harmony House Records and Tapes, Maryann Catlett of Farmington vowed to lose weight.

"Ten pounds," she said.

Maybe the luckiest person of all was Tony Dorazio of Farmington Hills who made his new year resolution on his birthday Aug. 31.

"I promised never to smoke again," he said. "I had been smoking for 20 years — four packs a day. It took me three or four months to get over it."

THERE WASN'T a happier resolution maker Monday than Fred Tams, owner of Georgette's Cafe.

"First, I wish for a very peaceful year. That's something we need right now," he said. "I wish that to everybody."

Then Tams announced that his wife, Georgette, who works beside him daily at their lunch counter in the Village Mall, is expecting their first child next August.

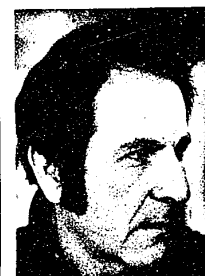
"That makes the whole year full of joy for me," he said.

Tony DiCicco of Farmington, out for a morning stroll, had one resolution for the new year.

"I just want to stay home and be happy," he said. "That's all."



VAL HAMLIN: "To lose a little more weight."



JESS BUONCOMPAGNO: "I don't make them because I'd have to break them."

## What will the housing market be in 1980?

By MARY GNIEWEK

Farmington area realtors are looking forward to a good year, but some builders and bankers predict a slow housing market in 1980.

"The existing housing market has a long way to go to get where it was before the federal reserve action in October which put interest rates in the 14 percent range," said Ron Sinclair, vice president of mortgages and loans at First Federal Savings and Loan Association of Detroit.

"We're looking to at least the second quarter or so before things start to come along."

First Federal's current interest rate on home mortgages is 13%, with a 20 percent down payment. To stimulate more sales, it will offer through Feb. 1 to all buyers the benefit of a lower interest rate on the sixth month anniversary of the loan (if, of course, the rate

drops after six months.) That's one reason Joe Bachleda of Century 21 Real Estate in Farmington believes 1980 will be a good year for home buyers.

"I'm the eternal optimist," Bachleda admitted. "But a lot of things indicate to me that 1980 will be a good year."

He cited the slow market of the past half year as one incentive for buyers.

"People are getting impatient," he said. "They've been kept from buying homes for the past six to eight months."

"ALSO, 1980 is an election year. I can't see anything being done not to help the economy. I think rates will come down significantly enough to stimulate action."

Don Maxwell, manager of Standard Federal Savings and Loan in Farmington Hills, sees things staying "pretty much the same" in 1980.

"The housing market will pick up if rates drop a little, but we'll have to

wait and see," Maxwell said. "It's going to be slow."

Standard Federal's rate is also 13% on a 20 percent down payment.

"If something brightens in the economy we may see lower rates but not by very much," he said.

According to Sinclair at First Federal, one problem is that many potential home buyers have equities tied up in their present home; one sale releasing those funds begets other sales. High interest rates have stopped the cycle.

"Those who are buying now are probably liquidating investments, like

stocks," Sinclair said. "1980 probably won't be a better year for us than 1979. It's very tough for us to make a prediction, we simply reflect the market."

One man who is predicting an upturn by September is Jerry Ruben, president of general realty for Republic Development of Farmington Hills.

"It's going to start out moderate and end up very good," Ruben predicted.

"IT'S BEEN SLOW the last four months, so lent up demand will be unleashed. By September, it should be

moving full steam ahead," he said. Another builder of residential homes disagrees with that analogy.

"The name of the game is money," said Roger Hostetter, president of Hostetter Homes Inc. of Farmington.

"Very few people can pay cash for their homes, so they're forced into borrowing funds. I think it will be slower because of interest rates and the economy in general."

"When the economy becomes inflationary, this is how the government deals with it. The federal reserve con-

trols the supply of money and the interest rate.

"Residential housing is the first hit, followed by industrial and commercial building."

Hostetter paints an optimistic picture only for subsidized housing projects in 1980.

Ann Shaw of the Durbin Realtors Co. of Farmington thinks 1980 is at least a good time for home buyers to look at the offerings.

"There are lots of houses on the market," she said. "There's lots to choose from."



Homes under construction will become a less frequent sight in the Farmington area if predictions for a slower housing market in 1980 come true.

**inside**

START THE NEW YEAR RIGHT. PLACE A CLASSIFIED AD IN YOUR HOMETOWN PAPER. CALL 644-1070 TODAY!

Sports . . . . . Section B  
 Entertainment . . . . . Section B  
 Suburban Life . . . . . Section C  
 Classified . . . . . Section D  
 The Inside Angle . . . . . A-8  
 Editorial Page . . . . . A-8  
 Obituaries . . . . . A-8  
 Community Calendar . . . . . C-2

NEWSLINE . . . . . 477-5450  
 CLASSIFIED LINE . . . . . 644-1070