

# Farmington Observer & Eccentric

Volume 86 Number 25

Monday, January 13, 1975

Farmington, Michigan

24 Pages

Fifteen Cents

## Homeowner group battles development

By JUDY OWEN

Homeowner associations usually develop to form a common bond for residents in a new subdivision.

Depending on how many "extras" a developer has provided for residents, the association may find itself faced with developing and maintaining commonly owned land, arranging for street lighting, petitioning for improvements in roads and drawing up rules regarding future land development.

Once these needs are met, some associations just drift along with officers holding monthly meetings but doing little more than planning the summer picnic or the holiday wine-tasting party.

Problems faced by homeowners as associations vary. Length of time that the subdivision has been around and its location in the community can have a bearing on its business.

Woodbrook Subdivision is relatively new.

Although eight years old, the Woodbrook Subdivision Association is still in its infancy, in some respects.

THE SUBDIVISION, developed by Thompson-Brown, is at the northwest area of Farmington Hills off Fourteen Mile Road between Drake and Halstead roads.

Of the 110 buildable lots in the subdivision 82 have homes on them.

Building in the subdivision is at a standstill, according to Jody Soronen, who is midway through her second term as association president.

A moratorium was placed on building until sanitary sewers could be installed in the area.

The moratorium had been dug for one home, but those plans had to be scrapped and the hole filled in when the moratorium was slapped on.

WHEN IT was found that the sewers were needed, the association launched a door-to-door petition drive to obtain resident approval for the project.

That was more than a year ago, and the residents are awaiting an answer from the state on easement needs.

But on the other hand residents have opposed proposals to bring city water into the subdivision and instead prefer to rely on the community well installed when the area was developed.

Building in the area started about 18 years ago, Mrs. Soronen said. At that time the property owners obtained their own builders.

Several years later, model homes



JODY SORONEN

were built and development of the subdivision began in earnest.

Mrs. Soronen has lived in Woodbrook for 11 years. She recalls when she could look out the back window of her home on Springdale in the southern end of the subdivision and see Fourteen Mile Road.

WHILE MANY homes have long since obstructed that view, residents on any of the subdivision's perimeters have a clear view of undeveloped land.

Understandably, they are concerned about the future development of this land.

It was part of that land that drew more than 40 Woodbrook residents to a public hearing recently before the city council where they cited objections to a proposed cluster housing development which would have run from Drake to Halstead along Woodbrook's southern boundary.

One reason for resident objection was that a large portion of the property was a peat bog that was unsuitable for development.

They also objected to some of the cluster units which would have been built near some of the homes.

They feared that their streets might be the only passable thorough fares if a road built through the peat bog failed to stand up to traffic.

A SUBDIVISION spokesman described Woodbrook as an "island" surrounded on three sides by large tracts of yet-to-be developed land.

The developer of nearby Hunter's Ridge has proposed a planned residential development which is to run between Thirteen and Fourteen Mile roads to the west of Woodbrook.

The development would include both single-family and multiple units.

Mrs. Soronen said residents had little objection to that development. She said that the developer had approached the association to show plans and renderings of the homes.

Another developer, who proposed apartment and office buildings for the property east of Woodbrook, also came to talk to the association officials.

MRS. SORONEN said that, although residents may oppose these developments, she liked being contacted by the developers.

"You can catch more flies with honey, let's face it," she said. "But it also gives us a chance to bolster up the arguments."

The association keeps track of proposals which come before planning commissions in both Farmington Hills and neighboring West Bloomfield Township.

When it's not worrying about encroaching development, the association busies itself with plans for a skating rink being built on a vacant lot.

Residents are required to pay the \$150 annual assessment. An additional \$1 entitles them to association membership.

A number of women in the subdivision pitch in and keep weeds around the Woodbrook entrance at a minimum through the summer months.

Social life consists of the usual picnics and other gatherings.

Mrs. Soronen said that the small subdivision is congenial and it is the common interest of residents in maintaining their subdivision that cements it together.



Quiet gentleman

This barn painting is on the Barbera farm, 28895 Haggerty Road, Farmington Hills, but it's not a member of the family. It's the Duke of Urbino, done by local artist Doug Tyler as a summer project during 1973. (Photographed by Craig Newman)

## How to locate money for college

As June draws closer, graduating seniors with college in mind may find themselves increasingly worried about financing their continued education.

Parents may find themselves strapped for money and unable to contribute more than a meager amount to the fund, while the student himself may find he is ineligible for scholar ships from the university of his choice.

What can be done?

Business, organizations and individuals are often good sources of aid

for students as well as associations. State and federal governments both have various stipends available for use by qualified individuals.

School counselors are often good sources of information on the "whens, whats and hows" of scholarships, loans and grants.

The U.S. Office of Education offers five programs of financial assistance, including the Basic Educational Opportunity Grants, Supplemental Educational Opportunity Grants, College Work-Study, National Direct Student Loans and Guaranteed Student Loans.

ELIGIBILITY is determined by enrollment in or acceptance by an approved postsecondary educational institution. This may be a college or university, vocational school, technical school or hospital or school of nursing.

Requirements and procedures for each of the five different grants are as follows:

The BASIC EDUCATIONAL OPPORTUNITY GRANT PROGRAM (Basic Grants) makes funds available to eligible students attending approved colleges, community or junior colleges, vocational school, technical institutes, hospital schools of nursing and other post-high school institutions.

In academic year 1973-74, you may apply for a Basic Grant if you are entering an approved postsecondary educational institution for the first time, and on a full-time basis.

Next comes the part which may put a bruise or two into a parent's sense of pride and security.

An "application for determination of expected family contribution" must be completed and sent to Box B, Iowa City, Iowa, 52240.

Applications should be available from nearby high schools post offices, state employment offices, county agricultural extension agents, colleges, Talent Search and Upward Bound projects or by writing to Box G, Iowa City, Iowa, 52240.

The next four weeks should bring an analysis of the amount your family could be reasonably expected to contribute toward your education.

This analysis must be submitted to your school, which will calculate the amount of the Basic Grant you are eligible to receive.

Awarded amounts are based on the analysis, cost of attendance at your school and a payment schedule issued to all approved educational institutions by the U.S. Office of Education.

The NATIONAL DIRECT STUDENT LOAN (NDSL) is for students who are enrolled at least half-time in a participating postsecondary institution and who need a loan to meet their educational expenses.

YOU MAY borrow a total of: (a) \$2,500 if you are enrolled in a vocational program or if you have completed less than two years of a program leading to a bachelor's degree; (b) \$5,000 if you are an undergraduate who has already completed two years of study toward a bachelor's degree. This total includes any amount you borrowed under NSDL for your first two years' study.

For graduate study, you may borrow a total of \$10,000, which includes any amount you borrowed under the program while still an undergraduate.

Now here's the hitch. Because it's a loan, it must be paid back. Repayment begins nine months after you graduate or leave school for whatever reason.

You have 10 years to pay it back. Meanwhile, you'll be charged three percent interest on the unpaid balance of the loan principal.

Need more time? No payments are required for up to three years while you are in the Armed Forces, Peace Corps or VISTA.

THERE ARE loan cancellation provisions for borrowers who go into certain fields of teaching or specified military duty. Ask a financial aid officer at your school for specifics.

If you have an exceptional financial need and wouldn't be able to continue your education without a grant, you may apply for the SUPPLEMENTAL EDUCATIONAL OPPORTUNITY GRANT (SEOG) program.

You are eligible to apply if you are enrolled at least half-time as an undergraduate or vocational student in an educational institution participating in

(See HOW TO, next page)

## Lottery funds await claim

FARMINGTON — You hear about some persons being taken to the cleaners but if you purchased a Michigan lottery ticket at Flair Cleaners the week of Dec. 19 you may be at least \$10,000 richer.

Management of the dry cleaning establishment at 3476 Grand River was notified by the state lottery commission that a winning ticket had been purchased there but the prize had not been claimed.

Signs were posted throughout the community, but attempts to locate the winner have so far proved unsuccessful.

The winning number, 947-584, was drawn Dec. 19. The ticket holder is eligible for the \$200,000 drawing.

This is the second big winner who has purchased a ticket at the cleaners.

If the money is unclaimed, it is returned to the state lottery fund.

## Resident builds fireplace

## Petite mason tailors stones

By JUDY OWEN

Some people run up against a stone wall. Others build their own.

Mrs. Russell Bault of Farmington Hills probably falls into the latter category.

Her "stone wall" is a split fieldstone fireplace she built in her living room.

Not too much of an accomplishment unless you figure that petite Mrs. Bault weighs 105 pounds and that the

eight-inch thick fieldstone covers one wall of the room.

The whole project took several months.

In the meantime, the family lived with fieldstone pieces all over the living room floor.

While the Baults found some of the stones themselves, most were purchased. Splitting was almost impossible, so they had it done professionally.

Once it was moved inside, Mrs. Bault began the tedious task of fitting and refitting to try to get the right piece in the right spot.

WHEN THE Baults purchased the home they believed the brick trim could be improved on the fireplace in the living room.

"Fifty percent of the time the stone you picked didn't fit the spot," Mrs. Bault said. She only placed four or

five stones a day which meant a continual mixing of new mortar each day.

For the higher spots, she used a ladder and rolled the stone up the steps.

Complicating the whole thing was the coved ceiling which made finishing the upper section difficult.

Mrs. Bault said that she came by her interest in masonry naturally.

Her mother had done some stonework including an inside fireplace and a two-story chimney. She even did all the flue work in the chimney.

She recruited her mother to help her get started.

The two women placed a time capsule with their names, ages and completion date in the fireplace.

Although she said she is pleased with the end result, Mrs. Bault doesn't expect to try it again.

Since she finished, she has turned to the less strenuous pursuit of creating wall hangings of natural materials such as pine cones cat tails and other dried plants.

## The Observer & Eccentric index

News Section A  
 Columns 8  
 Obituaries 2  
 Opinion 8  
 Sports 12-14  
 Starborn Life 9-11  
 Classifieds Section B



Tons of stone went into Mrs. Russell Bault's fireplace.