## Dormant subdivisions' future stands at mercy of economy

Rection again," said Rick Lampi, Farmington Hills city planner, "It's pure guesswork but that's the figure I've heard more than any other."

One of Anson's far-flung Farmington Ridge neighbors is Connie Clark, who bought one of three model homes on Hollyhead, which can be seen from Haisted Road.

WHILE IT LOOKS lonely in such an indeveloped subdivision, Clark said it's probably ab lessing in these slow building times that more bomes weren't built on speculation.

"You see a lot of other subdivisions built recently with a lot of empty komes," she said. "There may be more wandalum in those areas."

bullt recently with a lot of empty homes, "he said. "There may be more vandalism in those areas."
Her bome and the two next to her vere built by Republic Development Co., which is still in business.

"Were hoping things pick up — exproved years," said Clark. "We'll just carrybody does," said Clark. "We'll just and year the said of the said

"We just closed on one house in the first week of September," Mrs. Rossi said. "I'm getting very good (potential home buyer) traffic now. We've got about three deposits on homes in the last two weeks. I just hope the inortigage goes through. That's the only part I'm not sure about."

INSTEAD OF being even more cau-tious, the Rossis are planning to build another model home banking on the be-lief that real estate business will im-prove in the spring. It will be a 2,900-square-toot home with a price tag of about \$170,000.

"We tell the customer if they can't afford the 2,900-square-foot-home we've got a 2,500-square-foot home. But, no, they like the big house to look at," Rossi said.

Mortgage rates of 14 percent don't look so bad when buyers can remember recent rates as high as 17.5 percent, Rossi said. But because mortgage rates remain sieep, she said, they are now offering a \$101,000 home as their lowend offerings.

Taiking the day after Thanksgiving, Rossi said it's tough to be encouraged by the economy but gives thanks for her family's good health and relative

"We've been able to get food on the table up to now but it's really discouraging," she said. "Every time you pick up the paper or hear the news on television you hear how bad it is. It's bad but they exaggerate.

"As long as they're working with the car factories I think we should see some activity this spring."

The fate of the undeveloped subdivisions doesn't concern Hal Rowe, zoning director of Farmington Hills.

"We're not concerned, we know it's oing to go. It's just a matter of time," e said.

Other subdivisions in similar limbo status include the 194-lot Farmington Hills Hunt Club subdivision, south of II Mile, east of Halated. Robert Binder of the Binder Building Co. was forced to default on the land almost a year ago. The account has been turned over to Standard Federal Savings of Troy.

Development in the Barbizon subdivision (70 lots total) is virtually at a standstill, according to eity planners, as are smaller subs such as Acorn Valley and Bridle Hill.

Barbizon is located between Orchard Lake Road and Middlebelt, north of Ten Mile. The developer of record is Frank Winton.

Acorn Valley (30 lots total) is located west of Inkster at 10½ Mile. The developer is Manny Dembs.

Description Hill Estates (60 lots total) is located west of Inkster at 9½ Mile. The developer of record is Paramount Homes. Bridle Hill Estates (60 lots total) is



Determined to survive the economic downturn in the housing industry is Antonia Rossi, of Rossi & Sone Builders who stands in front of a model 

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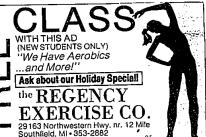
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