



condo queries

Robert M. Meisner

Q. Please tell me what it takes to change the bylaws for condominiums?

A. Generally, in the condominium documents, the requirement necessary to change the bylaws is set forth. It may vary from the master deed to the condominium bylaws to the association bylaws.

State statutes also regulate certain condominium projects with respect to the necessary provisions or requirements to amend the documents depending upon whether a co-owner's rights are affected. You should consult with your condominium association attorney as to what requirements are necessary to amend the bylaws in your particular instance.

Q. One of our condominiums was in arrears in the amount of \$3,000. When the bank foreclosed on the property, they advised us that they were not legally obligated to clear the lien we had filed. Do you agree

with the above? Do you have any other legal recourse?

A. Generally the first mortgagee has a statutory priority over the condominium association lien. That does not preclude the association from availing itself of its lien rights if it takes care of the first mortgage either by way of foreclosing the mortgage sale by bringing the mortgage balance current and then seeking to recoup that money out of the equity of the unit or bidding in at the sheriff's sale.

This is obviously a complicated matter and your association attorney should be consulted in connection with the alternative remedies available.

Robert Meisner is a Birmingham attorney specializing in condominiums, real estate and corporate law. Questions should be directed to him at 30200 Telegraph Road, Suite 407, Birmingham 48010. This column provides general information and should not be construed as legal opinion.

MY SISTER-IN-LAW, Sue Velthoven, thinks that I make the world's best barbecued chicken. So when she had a party at her lake property recently, she asked if I would grill the chicken for everyone. Apparently she bragged to my BBQ chicken because as soon as I lit up the grill, several women came over and watched every move I made. Blushing, I asked them, "What's going on here?" They said they had heard all about my famous BBQ chicken and asked me all kinds of cooking questions.

Knowing it was going to be a big letdown, I broke my silence and said, "seasoning salt." After a moment of silence, they all said, "And? What else?" they queried. "Just seasoning salt and well, BBQ sauce. I guess you must have some BBQ sauce. Actually, it's all in how you hold the bottle of seasoning salt. I hold it about 60 degrees and shake the bottle slightly up and down at about eight inches from the meat. . ."

ONE BY ONE, they each politely excused themselves and the famous chef was left alone.

It's true, my chicken recipe was disappointing, but that's not true regarding my color recipes. Since I started featuring favorite color recipes from teachers, artists and students, I have received many exciting color combinations.

Carmen Enriquez is one watercolorist whom I greatly admire. Her watercolors are, to me, state of the art. I asked Carmen if she wouldn't mind sharing some of her favorite color combinations and this is what she said:

"I generally don't like the green pigments (as they come from a tube), unless they have been modified. I have never seen a tree that was actually viridian or thalo green. Of the green available, I prefer terre verte and chromium oxide green. (Also listed as oxide of chromium green, depending on the manufacturer).

"Terre verte is a very delicate almost grey-green. Chromium oxide is a more intense green; closer to foliage greens but still usually needs some modification. Actually, any of the greens available can be used if you accept the fact that you are going to have to do some work mixing."

"If you have viridian or thalo green, by all means use it, but try mixing it with a little raw sienna or burnt sienna and see what happens."

"This is when a color wheel can be very useful. Remember that you can make a color less intense by mixing in a little of the complementary color. (The color directly across from it on your color wheel) Now, if you see that viridian is sort of blue-green, look directly across the color wheel from blue and you will find red-orange. Burnt sienna is really



artifacts

David Messing

Just a dull red-orange. Add a little burnt sienna and it will make your viridian much less intense. Be careful, though, add too much and you will end up with something looking more like a polluted river than a tree. Just a touch is usually all that is needed.

"WHAT CAN YOU do if you already have the viridian or thalo green on your paper and then discover it simply won't work? Let it dry and then put a wash (lots of water) of the complement over it. Because of the transparency of watercolor, they should combine usually and the second color should tone down the first."

"I usually like to mix my own greens from scratch using Payne's grey as a base, then adding different yellows, depending on the desired result. I keep in mind that a cool yellow (such as cadmium yellow light or cadmium lemon) will create more intense greens than a warm yellow (like cadmium yellow deep or new gamboge).

"Other suggestions: I love soft

greys. Nothing is more beautiful to me than a soft violet-grey or a soft rose-grey. One of my all-time favorites is (Winsor & Newton's) neutral tint. It is a beautiful violet-grey and very soft and delicate when diluted with a lot of water.

"Sometimes I use it pure and sometimes I will mix other colors with it. A touch of Indian red can create a wonderful rose-grey. A touch of French ultramarine can make a blue-violet grey. I highly recommend this pigment."

I also use Payne's grey alone and in mixtures. One thing to be aware of, however, is that this pigment can vary according to manufacturer. Made by one company, it might have a violet undertone, similar to neutral tint.

David Messing has been an art teacher for the past 10 years. He is the owner of the Art Store and More on Middlebelt Road in Livonia. Readers comments and questions are welcome. Send those to Messing in care of this newspaper, at 36251 Schoolcraft, Livonia 48154.

briefly speaking

ART AUCTION

Residential Care Alternatives will sponsor an art auction at 7 p.m. Saturday, June 27 in the Plymouth Hilton. Excellent original signed etchings, lithographs, serigraphs, paintings and sculptures will be featured. The event is a fund-raiser for Residential Care Alternatives, a non-profit, Detroit-Wayne County Community mental health agency. For more information, call 962-1460.

VAAL ART SHOW

The spring art exhibit of the Visual Arts Association of Livonia (VAAL) is now on display in the lobby of the Livonia City Hall from 8:30 a.m. to 5 p.m. Monday through Friday.

'FIGARO' CONTINUES

The Michigan Lyric Opera production of "The Marriage of Figaro" continues in the historic Margus Theater in Northville through Sunday, June 14. For ticket information, call 349-8110.

RACKHAM CABARET

The 100-voice Rackham symphony choir with orchestra will hold its annual Cabaret Under the Stars at the Edsel and Eleanor Ford house on

Lake St. Clair at 8 p.m. Saturday, June 20.

This year the choir will perform selections from Lerner & Lowe musicals, such as "Paint Your Wagon," "Camelot," and "My Fair Lady." Director is Frederic DeHaven.

Tickets are \$10. For more information, call 882-1285. The Ford house is at 1100 Lakeshore, Grosse Pointe Shores.

PRAIRIE HOME/COMMEMORATION

Eastern Michigan University's public radio station, WEMU-FM (89.1) will sponsor a celebration commemorating Garrison Keillor's last live broadcast of "A Prairie Home Companion" from 5-8 p.m. Saturday at Domino's Farms in Ann Arbor.

The day's activities will include bicycle exhibition, hayrides, musical entertainment, games for children, powder milk biscuit eating contest, trivia quizzes and prizes.

Keillor's final show will be broadcast via satellite from 6-8 p.m. All events are free and open to the public. Participants are encouraged to bring a picnic dinner. For more information, call 487-2225.

Summer sounds: in Ann Arbor

Continued from Page 1

The world's foremost mime, Marcel Marceau, returns to the festival for the fourth consecutive year. Having recently announced plans to permanently locate his World Mime Center in Ann Arbor, Marceau continues his long association with the Ann Arbor Summer Festival, delighting crowds with his legendary art and endearing alter ego, Bip.

OPENING NIGHT honors go to Dave Brubeck and his quartet. Most recognized for his personal keyboard style, Brubeck's works as a performer and composer are credited with drawing new audiences to jazz. The quartet has toured and recorded with a constellation of important musicians and has performed regularly at the White House since 1954.

Taking music to the front lines of technology, guest artists Bob James, Roger Powell, David Borden, David Gregory and others will present the MIDI Music Festival.

MIDI is the acronym for Musical Instrument Digital Interface. A lecture/demonstration will be presented prior to the performance.

In other musical presentations, the World Saxophone Quartet performs as the first festival offering by Ellipse Jazz. One of the most witty and enjoyable musical groups in all of jazz, the World Saxophone Quartet has gained international popularity through its two most recent recordings, "World Saxophone Quartet Live at the Brooklyn Academy of Music" and "World Saxophone Quartet Plays Duke Ellington."

ROUNDING OUT the festival music schedule will be a series of eight organ recitals featuring the complete works of Buxtehude performed by international organist Marilyn Mason and other guest artists. The organ series, celebrating Buxtehude's 350th birthday, will take place at Ann Arbor's First Congregational Church.

The festival will also have an unprecedented number of dance events. Leading off will be Ingeborg Mami Company, under the direction of choreographer Moses Pendleton (a co-founder of Pilobolus Dance Theater).

For more information about the 1987 Ann Arbor Summer Festival, or to request a free brochure, write to: Ann Arbor Summer Festival, P.O. 4070, Ann Arbor 48106, or call 747-2278.

...and closer to home

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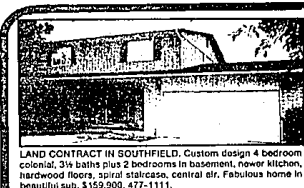
THE AUGUST LINEUP is as follows:

- Tuesday, Aug. 4, 7:30 p.m. the program will be back at Civic Center Park with a special concert of German music provided by the community band of Scheffenz, Germany.
- Thursday, Aug. 6, 7:30 p.m. Tom Saunders and Surfside Six Dixieland jazz at the Wilson Barn.
- Thursday, Aug. 13, 7:30 p.m. Austin Moro Big Band at Civic Center Park.
- Thursday, Aug. 20, 7:30 p.m.

Detroit Music Co. big band at Civic Center Park.

Grand finale of the season will Sunday, when dancing as well as listening will be featured at the concert with two groups sharing the spotlight: American Scene, playing Top 40 tunes, 2-3:30 p.m., followed by Panchito, 3:45-5:15 p.m. at Greenmead, Eight Mile and Newburgh roads, Livonia.

All the events are free and open to the public. For more information, call 421-2000, Ext. 221, or call the Arts Hotline, 425-2327.



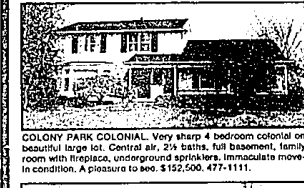
LAND CONTRACT IN SOUTHFIELD. Custom design 4 bedroom colonial, 3 1/2 baths plus 2 bedrooms in basement, new kitchen, hardwood floors, spiral staircase, central air, fabulous home in beautiful sub. \$159,900, 477-1111.



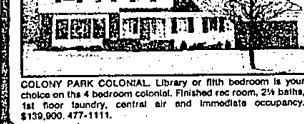
RANCH STYLE CONDO. A rare find. 2 bedroom Ranch in Stonehenge complex. Attached garage, kitchen appliances included and private patio. Immediate occupancy, move-in condition. \$71,900, 477-1111.



SHARP NOVI COLONIAL. Mini condition home in great location. Home has neutral decor, an updated kitchen and a dock overlooking a treed lot. Huge master bedroom with bath. \$119,900, 477-1111.



COLONY PARK COLONIAL. Very sharp 4 bedroom colonial on beautiful large lot. Central air, 2 1/2 baths, full basement, family room with fireplace, underground sprinklers. Immaculate move-in condition. A pleasure to see. \$152,500, 477-1111.



COLONY PARK COLONIAL. Library or fifth bedroom in your choice on the 4 bedroom colonial. Finished rec room, 2 1/2 baths, 1st floor laundry, central air and immediate occupancy. \$139,900, 477-1111.



IMMACULATE TOWNHOUSE, end unit, Farmington Hills. Ideally located in complex. 2 bedrooms, 1 1/2 baths, central air, attached garage. \$24,900, 851-1000, (TW)



MOVE RIGHT INTO THIS beautifully maintained 4 bedroom, 2 1/2 bath pilared colonial. This home offers a fireplace, family room, 1st floor utility room, central air and neutral decor. \$127,900, 851-1000, (ARD)



LARGE FAMILY HOME. Lathrup Village, 4 bedrooms, 3 1/2 baths, cheer drive, patio, fenced yard, new year around addition built on family room, new slate tile in foyer and kitchen. \$130,000, 559-2300.

OPEN SUNDAY 2 TO 5 P M

Real Estate One, INC.

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Call for confidential interview.

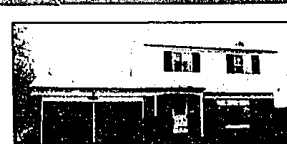
BERKLEY 4252 Thomas, \$67,700	528-1300	SOUTHFIELD 16153 Edwards \$29,900	645-1600
BLOOMFIELD HILLS 2568 Robindale, \$155,000	644-4700	TROY 2359 Newbould, \$117,000 2338 Atlas, \$102,900 543 Kanyon, \$77,500	528-1300 528-1300 528-1300
FARMINGTON HILLS 28907 Farmington Rd., \$133,000 35557 Johnston, \$173,500 39854 Plumbrock, \$199,900	477-1111 477-1111 477-1111	WEST BLOOMFIELD 8128 St. James, \$229,000 2900 Walnut Ln. Rd., \$728,900	644-4700 644-4700
NORTHVILLE 41374 Leigh Ln., \$29,900	261-0700	WESTLAND 26922 Grandview, \$44,000 6201 N. Byfield, \$72,900	326-2000 326-2000
OAK PARK 24521 Seneca, \$75,900	644-4700	CONDOMINIUMS 14 Mile & Oakbroke, \$159,900 22409 Stonehenge, \$71,900	644-4700 477-1111
REDFORD 17445 Deere, \$68,900	261-0700		



BEAUTIFUL MAINTAINED 3 bedroom ranch in country atmosphere. Updated formal kitchen with Jenn-Air, family room with fireplace, attached 2 car garage. Walking distance to Heritage Park. \$122,000 851-1000 (VW)



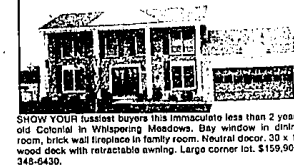
UNIQUE OPEN FLOOR PLAN. One of a kind in Canterbury Commons. 3 bed-down living room with formal dining area, updated kitchen and a 18 x 15 family room. \$130,900, 851-1000, (CLU)



BEAUTIFUL 3 BEDROOM. Brick Colonial with natural fireplace, Denber carpeting. Bath entry from hallway and master bedroom. Home is very clean, large kitchen area. Reduced. \$72,000. Owners motivated. 559-2300.



4 BEDROOM COLONIAL BRICK - 2 CAR. Luxurious lifestyle living on a corner lot. 2 1/2 baths, 2 1/2 car garage, suited for a family living in the lifestyle that will fit everyone's needs. Central air. \$99,900, 559-2300.



SHOW YOUR fastest buyers this immaculate less than 2 years old Colonial in Whispering Meadows. Bay window in dining room, brick wall fireplace in family room. Neutral decor. 30 x 14 wood deck with retractable awning. Large corner lot. \$159,900, 345-6420.



MOVE RIGHT IN this spotless 3 bedroom Colonial in Simmons Orchard. Master bedroom has his and her walk-in closets. Living room has brick fireplace with heat exchanger. \$107,000, 348-6400.



ORIGINAL OWNERS. Comfortable family home. Large breakfast room, first floor laundry, family room-full wall fireplace, large master suite, with walk-in closet, located on a cul-de-sac. \$89,000, 644-4700.



THE FEELING OF luxury is evident from the circular drive and park-like setting to the marble entry and circular staircase. French doors lead to a patio. Wet bar in family room, but the coupe de grace is the beautiful marble fireplace in the master bedroom. \$219,000, 681-5700.