

Christ Church to host holiday musical events

The Gothic splendor of Christ Church Cranbrook, dedicated for Christmas by the setting Sunday, Dec. 20, for two musical programs.

The 14th annual "Carillon Concert for Christmas" by Christ Church Carillon Ensemble, featuring Buchanan at 4 p.m. will be followed at 5:15 p.m. by the first "Glorious Christmas" concert by the choir, music ensembles and musicians of Christ Church. Guest musicians will be Ginka Ortega, flutist, and Lillian Fenstermacher, Detroit Symphony Orchestra violinist.

The public is invited to attend the concerts at no charge. The carillon program can be enjoyed inside the church at Cranbrook and Lone Pine roads or outside, weather permitting.

THE 50-BELL carillon, played by

Buchanan in her last holiday concert before moving to Nashville, will ring out such traditional tunes as "Jingle Bells," "Silent Night," "Joy to the World," "What Child Is This?" and "O Come All Ye Faithful." Buchanan has been Christ Church carillonist since 1964.

In the "Glorious Christmas" program, many of the world's favorite carols and melodies will be sung by the audience as well as the adult, girl and boy choirs, and will be played on hand bells by the St. Dunstan's Singers and on violin, cello, flute and organ.

In addition to guest musicians, Dr. Ron Fox, Christ Church associate organist, will perform. Charles Raines, director of music, will direct the choirs.

For more information about each program, call Christ Church Cranbrook, an Episcopal church, at 644-4210.

condo queries

Robert M. Meisner

Q. We have a personality dispute on our board of directors that is resulting in no action being taken at the meetings. The president and the secretary are continuously fighting, and it has become an embarrassment to the other directors. What can be done?

A. A separate meeting should be held with each of the "combatants" on the board of directors with the other members of the board in an effort to discuss with them their responsibilities as officers of the association and presumably, members of the board of directors.

They should be encouraged to cooperate to the extent possible, even though their ideas may be different, since it is important for the association board to operate in harmony where possible in an effort to serve the best interest of all members of the association.

Beyond the fighting officers that they must set aside their own personal opinions or biases in making decisions on behalf of the association so as to ensure that they are objective and are operating in the best interests of all co-owners.

Q. We are experiencing substantial problems in our new home that

was warranted for a year, but the builder/developer has been slow or totally unwilling in certain respects to make repairs. I have written Michigan licensing and regulations, but they are not helping very quickly. Do you have any suggestions?

A. Be sure that you have provided the developer/builder with the notice required on the express warranty provided to you concerning the defects and deficiencies that you are complaining of and the developer has acknowledged receipt of your complaints.

If the developer has refused and/or has been unreasonably dilatory in responding to your complaints, you may be well advised to retain an attorney to write the developer and demand that the repairs be made in a reasonable time. Absent same, the attorney will advise the developer of the legal and administrative remedies which you have available.

Robert M. Meisner is a Birmingham attorney specializing in condominiums, real estate and corporate law. Questions should be directed to him at 3020 Telegraph Road, Suite 467, Birmingham 48010. This column provides general information and should not be construed as legal opinion.

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Comes with this Troy brick Ranch. Spotlit by a new natural cherry kitchen, fireplace, 3/4 acre lot and Birmingham Schools. \$129,900
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Spacious family home in gorgeous area of woods and ravines newly decorated and updated, two full and two half baths, library could be fourth bedroom, great floor plan with family room and Florida room on entry level. Full basement and 2 1/4 car garage allow ample storage, just reduced to \$205,000. MA
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Offers large living room, formal dining, modern kitchen with eating area and appliances, 2 large bedrooms, attached garage, finished rec room and more in popular Bedford Villa with clubhouse and pool. Anxious owner.
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