



condo queries

Robert M. Melsner

Q. During our recent trip to Florida, we decided to buy a condominium. The broker said that everything could be done by mail and that there are "plenty of laws" in Florida to protect our interests. What do you recommend that we do?

A. It is true that there is a substantial body of statutory and case law which has been developed in Florida. It is, no doubt, because of the amount of condominium development as well as the abuses, which have taken place, in many instances, by condominium developers in Florida.

However, the same kinds of problems that relate to the purchase of a condominium here in Michigan would apply in Florida and you are well advised to seek competent counsel, either here in Michigan (presuming that the attorney is capable of assisting you with respect to the purchase of a condominium in Florida) or in the locale in which you purchased the unit, if that is convenient for you.

Buying an out-of-state condominium sometimes poses additional potential legal problems necessitating the assistance of experienced legal counsel.

Q. In 1977, I bought a condominium in Farmington and have since discovered that everyone pays the same fee, which includes heat, water, maintenance and insurance. Since there are many different layouts, I wonder if this is a fair fee to all. I feel that the fee should be based on whether there are one or two bedrooms or, perhaps, by square footage. More people naturally use more water and require more heat. I would appreciate your opinion on this matter as I would like to present it to the board and I would like to have some rationale as to my opinion.

A. It is impossible for me to tell you whether, in fact, you are paying the proper assessment without reviewing the condominium documents, and, in particular, the condominium master deed, which sets forth the basis upon which assessments will be paid by the respective co-owners.

The master deed must establish some criteria for establishing percentages of value, which in 1977, was the basis by which assessments were to be allocated among various co-owners. The developer may have made the assessments equal if the

percentages of the value were equal, notwithstanding the variances of square footage of the units.

You should have an attorney review the condominium documents, have him provide you with an opinion and, if the board is wrong, bring it to the attention of the board of directors immediately.

Robert M. Melsner is a Birmingham attorney specializing in condominiums, real estate and corporate law. Questions should be directed to him in care of 30200 Telegraph Rd., Suite 467, Birmingham 48010. This column provides general information and should not be construed as legal opinion.



A RARE FIND!

This is the one you have been waiting for! An achievement in luxury. A vintage Birmingham house that has been completely renovated. Contrast of new glass and cathedral ceilings against the old stone creates an allure that is unique. \$310,000. OPEN SUNDAY 1-4 P.M. 172 E. Lincoln, Birmingham.



PRIVATE SETTING

for a Franklin Jewel. Spacious contemporary ranch for gracious living and entertaining. Use of glass brings outside in. 3 docks for outdoor enjoyment. The warmth of woods against the coldness of marble create a sophisticated atmosphere. Remodeled kitchen, well maintained, much updating throughout. \$298,000.

Marion Wolock

Ralph Manuel Associates

647-7100

or

540-0513

Parents are invited to learn about Suzuki

The Institute of Music and Dance will hold a free parent orientation session on the Suzuki method at 7:30 p.m. today, IMD/North, International School, 13 Mile and Evergreen, Southfield.

Suzuki Instruction in flute, cello and violin is offered at the Institute of Music and Dance. Lessons are available at the Institute's Detroit and Grosse Pointe locations as well as in Southfield. The method stresses learning by imitation rather than by reading music.

Nearly 100 outstanding musicians and dancers are on the Institute's faculty. The Institute is the largest school of its kind in Michigan. Along with the College of Art and Design, the Institute of Music and Dance is an affiliate of the Center for Creative Studies.

The orientation session is 90 long. Parents are asked to attend without their children. For more information, call the Institute of Music and Dance at 831-2870.

GRAND OPENING
PHASE 2
IN THE HEART OF
West BLOOMFIELD
Aspen Ridge
CONDOS

NEW FURNISHED 2 and 3 BEDROOM
MULTI-LEVEL CONDO Models on Display

- Attached 2-Car Garage • Basement
- Formica Kitchens • Fireplace
- Carpeting • Ceramic Foyers
- and much, much more!

Beautiful Condos
from \$133,000

TRI-MOUNT
Development Co.
737-2380
Open Daily 1-6
(closed Thurs.)
A Few Left in Phase 1
with 60-Day Occupancy.

Aspen Ridge
15 Mile Rd., Maple

GRAND OPENING
PHASE II
Farmington Glen
Visit our 1988 Models

Buy Now!
...at affordable prices

Farmington Glen is a new home community of quality built homes situated in the city of Farmington Hills, in an area of rolling terrain and natural beauty. Each home is given special attention to detail and luxury with custom features such as master suites on first floor, island kitchens and much more.

- Contemporary, Ranches, Colonials
- Park and Pond Communities
- Various Floor Plans
- Your Lot or Ours

Open Daily 1-6 P.M.
Located off 13 Mile
West of Halsted

14 Mile Rd.
Haggerty Farmington Glen Halsted
13 Mile Rd.
(13 Mile Rd. NOW OPEN)

Presented by:
Singh-Shapiro Const. • DeAngelis Bldg. Co. and Roux & Assoc. • Corecity Bldg. Co.
661-9210 661-9801 661-9799

MISTY WOODS
OF BLOOMFIELD

West Bloomfield
\$76,240 to \$89,900

Incredible standard features include our very best views of the ponds and nature areas, attached garage with electric opener, 2 bedrooms/2 baths, private balconies, separate laundry and storage rooms, washer/dryer and fully equipped kitchens.

Long Lake Rd.
Lone Pine Rd.
Misty Woods
Maple Rd.

Furnished Model Open: Located off Lone Pine Road just east of Orchard Lake Road. Open Daily 1-5 & Weekends 1-6. Closed Thursday.

Sales Center: 626-6295
RALPH MANUEL
ASSOCIATES • REALTORS
851-6900
A Rubin/Davis Development

The Robertson Rewards

Patio Homes... The Inside Story

Who says "You can't have it all!" Robertson Brothers provides you with living rewards inside and out with the innovative Patio Home at The Heathers. A patio home is a single family home with all of the benefits of condominium purchase. Inside, you'll find glamor, enchantment and breath-taking space enhanced with the most luxurious features. Comfort and quality are trademarks of the Robertson organization, well in evidence.

And most rewarding is The Heathers community. It's a 170 acre playground with golf course, a magnificent club-

house, tennis courts, pool, spectacular vistas and sparkling lakes. Would you settle for less?

Square Lake Road between Opdyke and Squirrel Roads in Bloomfield Hills "Award winning community"

—Professional Builder

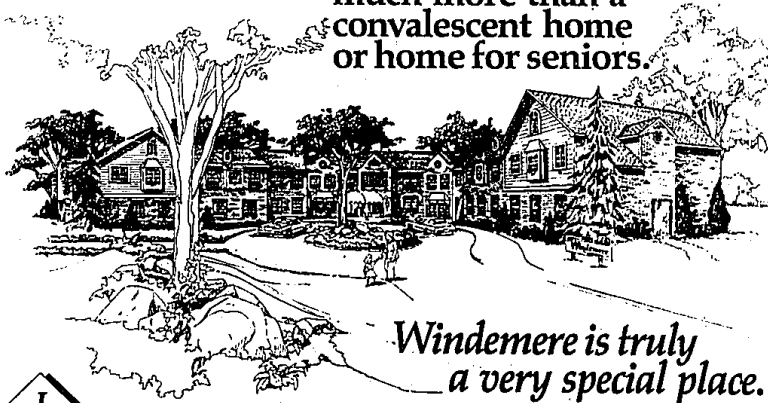
Patio Homes from \$209,900
Other models from \$179,000

THE HEATHERS
Sales Offices 333-0300 • Open noon to six everyday or call your Realtor.

Rb ROBERTSON BROTHERS CO. COMMUNITY DEVELOPERS

Windemere is more...

much more than a
convalescent home
or home for seniors.



*Windemere is truly
a very special place.*

It includes exceptional skilled care nursing and medical services while preserving the environmental characteristics of a Herman Frankel Organization Residential Community.

There is complete separation between the SKILLED CARE NURSING RESIDENCE on the upper floor and the SUPPORTIVE CARE RESIDENCE on the lower floor. The hillside location gives both levels direct access to the lavishly landscaped grounds.

Rex Lanyi, a caring nursing home professional, and Herman Frankel, as a residential developer combined

their skills to provide superior nursing and medical services in a residential environment that preserves dignity, beauty, and maximum independence.

WINDEMERE serves the needs of those requiring state-of-the-art nursing and medical services and WINDEMERE MANOR provides a warm inviting residential environment with nursing and medical services quickly available on an as-needed basis.

Words cannot describe Windemere. You must see it to appreciate what it offers. Please drop in or call 661-1700 for an appointment.



A Skilled Nursing Care and Supportive Residence
Farmington Road (now paved)
between 14 mile and Maple Road