



condo queries

Robert M. Meisner

Q. We are a mobile home park association where the mobile home owners are renting pads from the owner of the park. We have learned recently about the ability to condominiumize our mobile home park. Can you give us any information?

A. Part of the 1978 Condominium Act contained a provision for the condominiumizing of mobile homes and mobile home parks. It may not be possible for the association in and of itself to condominiumize the park unless it buys the land from the owner of the park itself.

Perhaps a separate entity could be formed to purchase the mobile home park from the owner, where the mobile home owners could then develop their own mobile home condominium. It is, of course, an intriguing idea which will need further review and investigation by you.

Q. I am attempting to sell our farmhouse in the thumb area of Michigan and have had bad luck with the two realtors I have had so far. How can I get in touch with a

good realtor, if that is possible up there?

A. If you have confidence in a real estate firm in the Detroit area, contact them and see if they have any recommendations or whether they are a member of a realty network which might have an affiliate office in that area. This may allow the Detroit area realtor to monitor the affairs of the thumb area realtor.

Alternatively, you may contact the Chamber of Commerce or find out who is active in the realty board in the vicinity and contact that person who presumably may be serving as a realtor on a full-time basis and/or may be more professional in his activities.

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

Oakway's 'Belshazzar' meets demanding criteria

 By Mary Jane Doerr
special writer

THE OAKWAY Symphony Orchestra, soon to be renamed the Livonia Symphony, pulled out all stops, so to speak, Sunday in a blockbuster program featuring the demanding 1931 William Walton oratorio, "Belshazzar's Feast."

In Farmington's Harrison High School, the 200-member Ward Presbyterian Church choir of Livonia, led by the competent bass Steve Morscheck, was powerful enough to carry over the raucous tempos and raw harmonies in the orchestration of this contemporary work. The piece has moments of calm and melodic tunes that are interspersed between

review

the dramatically interesting volatile sections.

Under the direction of conductor Francesco Dilibasi, the symphony seemed to glory in this array of dissonance and fury.

"Belshazzar's Feast" is taken from the libretto of Osbert Sitwell and centers upon the story in Chapter 5 of Daniel, and parts of Isaiah and Psalms. Historically, Belshazzar is Nebuchadnezzar II, King of Babylon in the sixth century B.C. during the Jewish dispersion.

Walton was 29 at the time he composed this work, reputed to be one of

his finest. It placed him among England's great composers of this century. Later, in 1953, he composed the "Crown Imperial" for the coronation of Queen Elizabeth II.

IN THE ABSENCE OF program notes and a lack of biographies of either soloist Morscheck or conductor of Ward's choir, Dr. Jerry Smith, who trained the choir for this performance, nothing is known of the musical background of the performers. (Unless, of course, members of the audience were members of Ward's congregation.)

Obviously, the orchestra spent more time on the exceedingly difficult number than it did on the Easter portion of "Messiah" by Handel, which was performed during the first half of the program. The per-

formance revealed some faulty en-

trances and some untuned strings. Smith's change of tempo in the "Hallelujah Chorus" was dramatically effective, but not acceptable.

The well-trained Ward choir was very familiar with the selections from the famous Handel oratorio, which according to Oakway's vice president David Wassenaar, was the inspiration for the Walton Oratorio. As a choir, the group has a vigorous tone.

Dilibasi's choice of programming for this concert could not have been better.

Mary Jane Doerr is a freelance writer who resides in West Bloomfield. She has been a music reviewer for the Observer & Eccentric Newspapers for several years.

 Help Woodsy
spread
the word.

WOODRIDGE HILLS
Luxury condominium homes nestled in a charming wooded setting

BRIGHTON
— Now Taking Reservations —
PRE-CONSTRUCTION PRICES FROM \$106,950

- 3-4 bedrooms and 2-3 1/2 baths
- Hardwood floors and tile
- Full kitchen with granite and stainless steel appliances
- On-site parking with valet service
- Highly rated Brighton Schools
- City services

Adler
By Appointment Only
229-5722

Models under construction

Building better homes in Brighton for 23 years

Twice a week is better • Twice a week is better •

Arbor Village
CONDOMINIUM

...In the CHARTER TOWNSHIP OF CANTON

Arbor Village Condominium was built to provide practical living for many different lifestyles. Each residence is provided with a covered carport for your convenience.

features include:

- full basement
- ceramic tile baths
- skylights
- dishwasher, refrigerator, range
- central air
- fully carpeted
- fireplace (option)
- 1st floor laundry hook-up* (option)

Priced from \$67,900

MODEL HOURS
Daily 12-6 PM
MODEL PHONE
397-8080

Sales by: MICHIGAN CONDOMINIUM CORPORATION 286-7602
Built by: S.R. JOHNSTON CO.

EARL KEIM REALTY

Carol Mason, Inc.

12/SOUTHFIELD RD. - BEDFORD VILLA SUB

Quality built 3 bedroom, 1 1/2 bath ranch with open floor plan. 12 x 12 dining/kitchen, family room with natural fireplace and doorwall to patio. First floor laundry, full basement, 2 car garage and much more. \$93,900 (R-162) 547-2000

12/SOUTHFIELD RD. - BEDFORD VILLA SUB

Quality built 3 bedroom, 1 1/2 bath ranch with open floor plan. 12 x 12 dining/kitchen, family room with natural fireplace and doorwall to patio. First floor laundry, full basement, 2 car garage and much more. \$93,900 (R-162) 547-2000

12/SOUTHFIELD RD. - BEDFORD VILLA SUB

Quality built 3 bedroom, 1 1/2 bath ranch with open floor plan. 12 x 12 dining/kitchen, family room with natural fireplace and doorwall to patio. First floor laundry, full basement, 2 car garage and much more. \$93,900 (R-162) 547-2000

Chamberlain REALTORS
Serving the area's finest communities since 1918

HUNTINGTON WOODS
Beautiful 1920's Dutch Colonial with leaded windows, cove ceilings, marble floor, alcove window seats and more. Much updating including roof, siding, boiler, electrical service, storm, 3 bedrooms, sunroom, 2 car garage. \$128,000 (D-263) 557-6700

FARMINGTON HILLS
Super clean newly new brick ranch with 5 large bedrooms, attractive neutral decor, full basement, attached 2 1/2 car garage, fenced yard and a worry-free 7 year warranty. \$84,900 (R-216) 851-4400

IMMEDIATE OCCUPANCY
Country living in north Southfield. Almost 1/2 acre in the setting for this brick tri-level with 5 bedrooms, 2 full baths, large family room with fireplace, screened porch and 2 car attached garage. Must see to appreciate. \$104,900 (D-294) 557-6700

BEVERLY HILLS
Delightful, updated 3 bedroom brick/Aluminum ranch. 1 1/2 baths. Prefinished living room. 1st floor laundry. Gas forced air heat. Attached garage. Birmingham schools. \$89,900 (D-155) 647-4400

BIRMINGHAM 647-6400
ROYAL OAK 547-2000
ROCHESTER 651-4100
BLOOMFIELD 644-6788
SOUTHFIELD/LATHRUP 557-6700
TROY 644-1660
WEST BLOOMFIELD 851-6100

For a career in real estate contact any of the offices above

Here's the key ...


 Creative
Living

 to finding
your new
home...

 THE
Observer & Eccentric
NEWSPAPERS