

condo queries

Robert M. Meisner

Q. One of the board members has asked me, as an attorney, whether or not the association's attorney was doing the right thing when he started a foreclosure action against a co-owner joining the first mortgagee of record in the lawsuit. The board hired the attorney because apparently he represents a number of condominium associations and he is "cheap."

A. The condominium statute gives the first mortgage holder of record a priority in regard to the claim of the association for back assessments. Accordingly, it is not necessary to join the mortgagee unless there is some question as to the priority of the mortgagee's interest against the association.

Accordingly, joining the mortgage company may be a way of embarrassing the co-owner and could result in the co-owner suing the association and its board of directors for abuse of process and/or slander of title. It may also be an unnecessary expenditure of legal fees and costs and, accordingly, the funds of the association. Here may be an example where the so-called "cheap lawyer" may actually be causing the association to expend more money unnecessarily.

Q. The developer of our condominium project claims to be selling units "as is" even though he is doing extensive renovations. The salesperson has indicated that these renovations will be of top quality and will be all encompassing throughout the condominium. I am wondering whether to believe the developer's sales agent. Do you have any recommendations?

A. There is an implied warranty that the renovations will be done in a workmanlike and satisfactory fashion. To the extent possible, do not accept any documents which relieve the developer from that responsibility. Also, confirm the representations made by the sales agent in writing if at all possible. Be wary of the situation where the developer says one thing orally through his sales agents and says another thing in writing in the document. You may be best advised to look at another condominium project under the circumstances.

briefly speaking

VAAL SUMMER CLASSES

Four class offerings plus two 10-week do-what-you-want studio sessions are being offered in the summer class lineup by the Visual Arts Association of Livonia. Classes offered include "Messing Around with Watercolor," starting June 7, a pastel workshop, Friday, Saturday, June 24-25; a watercolor workshop, Saturday, July 9 and Sunday, July 16; and a watercolor workshop on Tuesday, Aug. 9 and Thursday, Aug. 11. Studio sessions, which will have no instructor, will be held on Wednesdays, beginning June 8 and Fridays, starting June 10.

For more information or to register, call 464-6772 or 421-3207. Classes are held in Jefferson Center, 9501 Henry Huff Road, Livonia.

PALETTE AND BRUSH EXHIBITION

A reception 2-5 p.m. Saturday, May 29, will open the Palette and Brush Club's annual spring exhibition, Kaleidoscope, at the Birmingham-Bloomfield Art Association, Cranbrook Road near 14 Mile. The show will continue through June 16. The show is being juried by Roy Frost Fleming, area artist and teacher.

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COBBLESTONE FARM CRAFTS

Historic Cobblestone Farm, 2781 Packard Road, Ann Arbor, will be the scene of an arts and crafts fair from noon to 5 p.m. Saturday, June 4, and Sunday, June 5. Sixty artisans from the midwest area will exhibit a wide range of arts and crafts in the juried show.

Family entertainment will highlight the fair both days 1-4 p.m. Saturday has a country folk theme with the Cobblestone Fair Country Dancers performing with live music. Sunday afternoon will feature stylized jazz by Continuum. Food will be available. Parking is free. Tours of the restored 19th-century farm house will be offered from noon to 5 p.m. for a nominal charge. There is no admission charge for the fair itself.

DOLLS EXHIBIT

16 Hands Gallery of Contemporary Crafts will host an exhibit of dolls, featuring four contemporary dollmakers: Deborah Banyas, Constance Harper, Steward Wilson and Georgia Landau. The exhibit continues through June 25.

Gallery hours are 11 a.m. to 6 p.m. Monday-Thursday, 1-8 p.m. Friday and 10 a.m. to 6 p.m. Saturday. The gallery is in downtown Ann Arbor at 119 W. Washington, in the Earle Building, and across from the Old German restaurant.

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DECORATOR PERFECT best describes this sensational townhouse in Grasswains that features upgraded oak cabinet in kitchen, fireplace, skylights, basement and private entry. \$93,000 851-1900 (COU)



SAVE YOUR MONEY - Why rent when you can make an investment in your own condo. Lower level one bedroom overlooking the common in a Vignette area of Farmington Hills. Wash and dryer hook-ups in the unit. \$49,900 851-1900 (TW)




3 BEDROOM BRICK RANCH. Very lovely home, oversized 2 car garage, new carpeting. Dog area fenced. Stove, refrigerator, washer and dryer included. Move-in condition. Immediate occupancy. \$61,500 859-2300



THREE BEDROOM RANCH CONDO with finished basement. Excellent value in beautiful Lakewood Park homes. Near schools. Close to expressways. Priced right! \$75,000. 477-1111


OPEN HOUSES • 2 TO 5 P.M.

BIRMINGHAM 1021 1023 Starkey, \$199,500 2150 Brock, \$179,900 4780 Walnut Lake Rd., \$189,700	644-4700 644-4700 644-4700
BLOOMFIELD HILLS 5201 Arroyo, \$255,000 COMMERCIAL 451 Sunde, \$38,000	644-4700 644-4700
FARMINGTON 3202 Oxford, \$110,000 3277 Shawnessy, \$23,900	477-1111 477-1111
FARMINGTON HILLS 3433 Marlar Ct., \$182,000 3125 Park, \$12,200 2110 Dwyer, \$47,500 2416 East Ct., \$158,000 2723 Pottery Crossing, \$214,900	644-4700 477-1111 477-1111 851-1900 851-1900
LIVONIA 15380 Mattman, \$129,950 15200 Fox, \$13,900 REAR 16648 Woodruff, \$29,900	477-1111 477-1111 477-1111

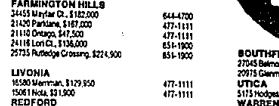


REALTORS

WEST BLOOMFIELD 7182 Westbury Blvd., \$159,900 531 Westbury Ct., \$152,000 3624 Elm, \$229,200 6893 Edmore, \$182,800 5100 Edmore, \$143,000 4132 Old Dominion, \$179,000 5332 Fox Hunt Lane, \$179,900 5202 Lockwood, \$209,000 2112 Hidden Lake, \$156,000	477-1111 644-4700 644-4700 644-4700 644-4700 851-1900 841-0700 841-0700 681-7300
COMMERCIAL 1524 Georgetown, \$205,000 4022 Gortney, \$199,000 4881 Wilmore Place, \$24,000 4025 Wilmore Place, \$23,000	644-4700 644-4700 644-4700
FARMINGTON HILLS 15000 Park, \$96,900	477-1111
NORTHVILLE 616 New Court, \$218,900	477-1111
WATERFORD 3632 Fort Cove Ct., \$189,500 15000 Park, \$189,900 8154 Parkmoor, \$114,900	641-5700 644-4700



THREE BEDROOM TOWNHOUSE in mint condition. Condo with finished rec room or 4th bedroom and full bath. Neutral colors, decor. 2 car garage, and unit with extra parking. Move-in condition. Immediate occupancy. \$124,900. 477-1111



FARMINGTON HILLS 3543 Marlar Ct., \$182,000
3125 Park, \$12,200
2110 Dwyer, \$47,500
2416 East Ct., \$158,000
2723 Pottery Crossing, \$214,900

SOUTHFIELD
2724 Sherman, \$84,900
2071 Sherman, \$120,000

WARREN
5173 Florence, \$69,500


WADSWORTH
2668 Woodley, \$79,900



IMMACULATE COLONIAL 3 bedroom, approx. 1753 sq. ft., 2 1/2 baths, neutral carpet, fireplace in family room, finished rec room with built-in desk unit. Central air, patio, fenced in yard. \$91,900 859-2300




DOWNTOWN FARMINGTON charming 3 bedroom historical home. Gracious wrap-around porch, cherry country kitchen, dining room with woodburning stove, natural woodwork, dry Utzigen basement, excellent location \$110,000. 477-1111




BIRMINGHAM COME TRUE: 3 bedroom, large family room with fireplace, full basement, country kitchen, wood-fully \$123,900 851-1900 (LPL)



HARD TO FIND 4 BEDROOM RANCH. Large lined lot-circular drive, updated and very well decorated. 2 full baths, family room 2 1/2 x 13 ft with stone fireplace, built-in bookcase and 2nd fireplace in living room. fireplace. Double oven in kitchen. Entry entry. \$111,000 851-1900 (LPL)



FARMINGTON HILLS, 4 bedrooms, 2 1/2 baths, 1324 ft. Florida room with wood floors. Family room with fireplace. In-ground pool to enjoy the summer. \$154,900 848-6430



THREE BEDROOM COLONIAL. New construction by experienced builder. Full basement, large finished in living room, two car attached garage. \$159,900 477-1111



CHARMING, completely renovated farmhouse, located on 5 1/2 acre lot. Hicest setting in area. Living room with out to deck that overlooks apple trees. Located on private road across from Meadowbrook Country Club. Serious buyers only. \$225,000 548-5400



SOUTHFIELD SMALL BUNGALOW. Cedar lined closet gives a luxury look to master bedroom. In master kitchen without that crowded feeling. Basement and 1 car attached garage. \$52,000 859-2300



UNION LAKE PRIVILEGES - Newly redesigned 3 bedroom colonial Library, full wood family room, large backyard. Exceptional buy! \$74,900 848-6430