

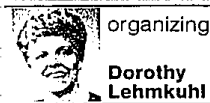
Creative Living

Marie McGee editor/591-2300



Monday, June 20, 1988 O&E

(O)E



organizing

Dorothy Lehmkuhl

Q. I have a terrible wax buildup on my floor and it just won't come off. What can I do?

A. The problem is easily solved - when you know how. The simple key is to match your wax remover to the wax you use. There are two basic types of wax: Wax based polishes and metal interlock finishes. The wax based polishes include the acrylic waxes commonly found in the grocery store. These waxes are softer than metal interlocks, require more coats for proper sealing and require buffing. They also wear off more easily and can be removed by detergents.

Metal interlock waxes are the ones preferred by professionals. This harder, more durable wax requires fewer coats and needs little or no buffing. It cannot, however, be removed with common detergents or detergent-based strippers.

The only ingredient which will "unlock" the metal interlock is ammonia, therefore an ammoniated wax stripper must be used to remove metal interlock waxes. Ammoniated strippers must be used carefully because they are extremely potent. They can "burn" the floor if instructions are not followed. Like anything else, however, there should be no problem if the rules are followed.

To strip, divide the floor into workable areas. Spread the stripper over the first area and wait until the solution looks gunky and creamy. Then spread the stripper over the second area to "work" while you remove wax from the first. To remove, use a floor squeegee to scrape the gunk into a dust pan, then pour into an empty bucket. Next, spread stripper over the third area as you strip the second and progress around the room in this manner until you finish.

Next, rinse your floor with a vinegar and water solution to remove the residue. Be sure to let the floor dry thoroughly before waxing. (Your floors will take much longer to dry when the humidity is high, so stripping on a low humidity day will speed up the whole process. A fan can also help.)

On your first coat of wax, cover only the main traffic areas. Allow to dry thoroughly. Then apply a second coat around the center of the room, stopping about six inches from walls and heavy furniture. Let dry completely. Finally, wax the entire room with a third coat. This method provides a hard cover over wear areas without showing lines where you ended the first two coats.

I recommend purchasing your waxes, strippers and squeegees at your local janitorial supply where you can buy professional quality products. (I shop at Oliver Supply in Pontiac.) Call others first to assure they sell retail, and be sure to buy matching waxes and strippers. Don't just assume since you buy at one place that they will work well together.



designing ways

Eve Garvin

There is no better way to brighten your home than doing it with plants and flowers. To me, there is something exhilarating about plants when present with imagination. You can do more than adding a splash of color.

On two occasions I substituted plants in lieu of drapery. In the dining room of each home I used ficus trees and plants. The one home sits on a hill with a bay window facing the road. On the outside of the bay, a ficus was placed on either side; in the bay, affording privacy, hanging plants and on the floor plants in brass and porcelain containers.

The effect was charming. The dining room in the other home had a doorway which faced a ravine. My client loved to look out on the natural setting. Here, I left the doorway free of an adornment but placed a 7-foot ficus on either side with branches bowing to each other, giving the effect of an arch.

WHEN YOU GROUP plants, you can mix shapes to get a sense of variety and pacing or you can repeat a basic shape. I find generally the greater the three-dimensional feeling you can achieve, the better a grouping of plants will look. If you have a typically rigid line of potted plants on a shelf or window ledge, shift a few pots to the front or rear. Try varying the heights. Stick to two or three types of containers. Too many can be jarring in the most harmonious room.

There are styles available in containers to blends with any setting. Porcelain, Oriental ceramic, handmade clay pots and mirrored metal are a few of the choices available.

Now, if you are one of those people who say, "I just don't have a green thumb," don't despair. You can achieve the look of natural plants by using silk. There was a time I felt artificial plants were a no-no, but today at Elliott's on Merriman Road in Livonia, you will find trees, plants and flowers so real you will have to touch them to be certain.

Condos began as apartments

By C. L. Rugenstein
special writer

BLOOMFIELD CLUB Condominium, an apartment-to-condominium conversion in the heart of Bloomfield Hills, has more than its address going for it.

In an area where the average asking price for a new home is around \$700,000, Bloomfield Club condos start at \$51,900 (for the one-bedroom ranch) and top out at \$69,900 (for the three-bedroom, two-bath model).

And Bloomfield Club's developer Eric Yale Lutz is proud enough of that fact to promote it as "The Condominium of the Decade," affordable living in Bloomfield Hills.

How did he manage such a marketing coup? Timing, said Lutz' director of marketing, Jim Morse.

"We bought it at a good price," Eric Yale Lutz and Associates, a real estate and investment company, entered a joint venture with Radnor Corp., (a subsidiary of Sun Oil) to buy the 24-building rental property in 1979 with the idea of converting to condos. But when sky high interest rates sent the real estate market into decline in 1981, Lutz and company decided to hide their time.

"IT WAS A GOOD rental property," Morse said, "and condos being a lower price product were hit harder by the crunch."

In the interim Lutz and company pulled \$2-million into renovations, mainly exterior and grounds improvements. By the mid '80s, the market turned again. Last October, with their apartment rentals up to \$525 per month, they decided to convert and go to market.

"This is the largest conversion in the Bloomfield-Birmingham area," Morse noted. It's also an ambitious venture with 192 units worth over 15 million in sales when the phase 3, three bedroom units are ready for market in August of this year. The condominium market now is steady Morse said, making people look a little more enthusiastically. "Many of them feel they'll miss out if they don't buy now."

What they're buying on the average of two per week are established residences (the apartments were built in 1970) with fully landscaped grounds and mature trees.

Twenty-four full brick buildings on 25 acres are Palladian-style and look more like large mansions than former apartments.

THE MANCHESTER is the one-bedroom model, with approximately

850 square feet of living space. The Huntington is the two-bedroom model, with 1,050 square feet. Room sizes for both are about the same, though the Huntington has a generous-sized second bathroom with shower.

Living rooms are large (26-by-11-foot approximately), and kitchens a bit small (about 8-by-7) but efficiently arranged. Buyers are offered the option of taking the units with the original appliances (including dishwashers and garbage disposals) or upgrading to new Whirlpool appliances. The original countertop in the model's kitchen was in surprisingly good condition and current, style-wise.

Bloomfield Club offers a choice of European modern style cabinets, but generally keep interior renovations to a minimum.

"On our last three projects we found that doing all the renovating didn't really sell," Morse explained. "Ninety percent of the owners chose to take it as it was and do their own redecorating."

NEW CARPETING WITH a color choice is an option included in the price, but buyers can keep the original carpeting and be credited for it.

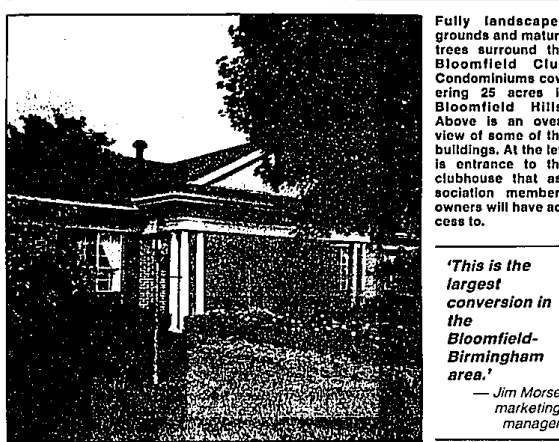
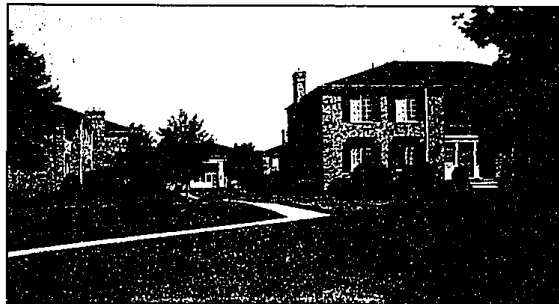
Lots of closet space is another amenity - both models have walk-in closets in the master bedroom. Buyers can opt for a private stackable laundry unit if they're willing to part with one hall closet and \$1,000.

Otherwise, each building has a coin-operated laundry facility in the common area of the basement. Each unit also has its own gas hot water heater, forced air furnace and central air conditioning. Private locking storage units are also available in the basement.

One amenity remaining to be completed is the pool. Morse says excavation will begin on it soon, and the sales office will eventually be converted to the clubhouse. They recently added a patio designed by landscape artist Jim Scott.

"Based on our experience, we thought we would attract empty-nesters and singles," Morse said of his target market. "But we saw more single women, ages 25-65, coming in to buy. Typically they're under 40 - they could afford more but are cautious because this is their first home."

MORSE SAID A profile done in April 1988 revealed 75 percent of Bloomfield Club buyers were starters, sensitive to monthly payments. Most of them had been renting.



Fully landscaped grounds and mature trees surround the Bloomfield Club Condominiums covering 25 acres in Bloomfield Hills. Above is an overview of some of the buildings. At the left is entrance to the clubhouse that association members owners will have access to.

'This is the largest conversion in the Bloomfield-Birmingham area.'

— Jim Morse
marketing manager

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