

briefly speaking

CONCERT SERIES

Livonia's Music Under the Stars series continues tonight (Thursday) with the big band sound of the Saxophone Symphony. The concert is held in Civic Center Park, Five Mile and Farmington roads. Lawn chairs are suggested. The music begins at 7:30 p.m.

Next week, the series will feature Dixieland music by the Tallgate Ramblers. The series is sponsored by the Livonia Arts Commission.

REDFORD SERIES

The first in a series of summer concerts under the stars, co-sponsored by the Redford Township Parks and Recreation Department and the Redford Jaycees, will feature the Redford Civic Symphony with popular vocalists Kate Patterson, Peggy and Carl Jones and Ted Gomulka. The concert, which begins at 7:30 p.m. Tuesday, July 12 at Capitol Park, has a "Singing Down Broadway" theme. Lawn chairs are suggested. The orchestra will be under the direction of John Gajec.

BONSAI SEMINARS

Eaton Nursery Ltd. will present two free seminars on "Bonsai: The Art of Miniature Gardening" this weekend. Seminars are scheduled for 11 a.m. and 2 p.m. at the West Bloomfield store, 5899 W. Maple Road, on Saturday, and again on Sunday at the Rochester Hills store, 1655 Auburn. Speaker will be George Greco, who has studied under John Yoshio Nako, the 87-year-old Japanese Bonsai master.

During the workshop, Greco will discuss the history of the Bonsai as well as explain and demonstrate how to grow and maintain the classic plant.

SUMMER ARTS FESTIVAL

The Michigan Guild of Artists will present the 18th annual Summer Arts Festival Wednesday, July 20, through Saturday, July 23, in downtown Ann Arbor. Hours are from 9 a.m. to 9 p.m. Wednesday through Saturday and 9 a.m. to 6 p.m. Sunday. The festival features 540 of the finest artists from all over the country.

The Summer Arts Festival is the largest of the three fairs that comprise the "Ann Arbor Art Fair." The three art festivals jointly attract over 500,000 visitors to Ann Arbor during the four days.

ST. CLAIR ANTIQUE SHOW AND SALE

The St. Clair Antique Show and Sale will be held at St. Clair Riverview Plaza Friday-Sunday, July 22-24. Hours are 9 a.m. to 9 p.m. Friday-Saturday and 10 a.m. to 6 p.m. Sunday. The plaza is located across from the St. Clair Inn, south of Port Huron and south of Marysville, off I-94 at the St. Clair exit.

EXHIBITORS WANTED

Exhibitors are needed for the annual Scarborough Fair, sponsored by the Garden City School and Community Education Center. The fair will take place from 10 a.m. to 4 p.m. Saturday, Sept. 17, at Cambridge Adult and Community Education Center, 2801 Cambridge Road, Garden City. Artists and crafts people are being sought for the juried event. For more information, call 422-7198.

FIVE SENSES

Special activities during the Ann Arbor Arts Festival will be offered by the Ann Arbor Hands-On Museum for children ages 5-10 while parents browse at the art fair.

Children may participate in supervised hands-on science activities 1:30-4:30 p.m. all four days. Cost per session is \$10. Preregistration is necessary. Focus of the activities will be a science safari.

Weekend demonstrations for the month of July will explore the world of sensory perception and the role our five senses play in it. Visitors will be able to sniff mystery smells, identify sounds and record their tastes for sweet, sour and bitter. Demonstrations are held at 1 p.m. and 3 p.m. Saturdays and 2 p.m. and 4 p.m. Sundays.

Weeklong summer classes are also being offered. For more information, call 995-5439.

PHOTO CONTEST

Amateur photographers may participate in the photography contest and exhibit being sponsored by Livonia Mall July 18-24. Grand prize will be \$500. Either color or black and white entries will be accepted. Prints must be 8-by-10 or larger, mounted and matted. There is no limit on the number of photographs an individual may submit.

Entries should be sent or delivered to the Livonia Mall Merchants Association, 29514 Seven Mile, Livonia, on or before 6 p.m. July 15. A fee of \$2 per photograph is required. Entry blanks are available at the mall management office.

OLDE TYME SUMMER

"Olde Tyme Summer in the Country Folk Art Show and Sale" will be Friday-Sunday, July 15-17 in the new Flint IMA Sports Arena, intersection of I-69 at Center Road.

Among the area artists participating in the show will be Debra Sloops who will display cut and painted lampshades. Approximately 70 craftsmen will take part in the juried show. Special features will include demonstrations by several of the folk artists and guest lectures on basketmaking, spinning and weaving.

ART AT MEADOW BROOK

Three area artists will be among the artists and artisans taking part in the Art at Meadow Brook scheduled for Saturday-Sunday, Aug. 20 and 21. Taking part will be Cynde and Ernest Friday of Livonia and Francis J. Baker of Plymouth. There is no admission charge for the event held in the courtyard and gardens of Meadow Brook Hall, on the campus of Oakland University, Rochester.

LIFEWAYS EXHIBIT

Lifeways: Photography of Juanita Anderson and James Dozier, approximately 25 color photographs will be on view at the National Conference of Artists Gallery through Saturday, July 23.

Through images taken in Senegal, Brazil and Detroit, Lifeways explores the endurance and excitement of world cultures. Lifeways is open to the public during regular gallery hours, 11 a.m. to 5 p.m. Wednesday through Saturday. For more information, call 884-5775.



condo queries

Robert M. Meisner

Q. Our real estate broker has told us that she can assist us in regard to the purchase of our unit and we don't need a lawyer because they generally fool things up. She says the sellers are very sensitive and will not negotiate on any of the terms. Should we have an attorney?

A. The real estate broker is unethical if she suggests to you that you should not have an attorney. To the contrary, the broker has a legal obligation to advise you that an attorney to represent you, at least at the closing, is a good idea.

Many realtors feel that attorneys "screw up" deals. Many attorneys, on the other hand, feel that realtors do not represent the interests of the purchaser, because, among other things, they are being paid by the seller and are not legally trained. It is suggested that you find a real estate attorney who is experienced in his area so that he does not have to prove his worth by coming up with unnecessary requirements and stipulations but, on the other hand, can give you sound advice by which you will rely in negotiating with your seller and his broker.

Q. Please clear the air on the law regarding latent defects. I am selling my condo and have had problems with the association in making certain repairs to the common elements. I am basically fed up and want to get out. What do I have to tell the prospective purchaser?

A. You have to tell the prospective purchaser what you know about any defects, patent or latent, concerning your condominium unit. With the context of that obligation, you will have to advise the prospective purchaser of latent defects you know about concerning the common elements that are appurtenant to your unit.

In that regard, you will have to read your condominium document to ascertain, by way of example, whether the perimeter walls are common elements.

If, for example, you are having problems with a perimeter wall, you should do whatever is necessary to ensure that the association takes care of the problem. But if it has not been taken care of by the time of your completed sale, you must disclose that to your prospective purchaser.

That purchaser should necessarily become concerned about the willingness of the association to correct the problem, which may be a consideration as to whether the purchaser wants to buy into your condominium project.

Robert M. Meisner is a Birmingham attorney specializing in condominiums, real estate and corporate law. You are invited to submit topics that you would like to see discussed in this column, including questions about condominiums, by writing to him at 30200 Telegraph, Suite 487, Birmingham 48010. This column provides general information and should not be construed as legal opinion.

Dance workshops set

The Detroit Dance Collective is holding auditions for male dancers beginning Aug. 1. They must be 18 or older and experienced performers trained in modern dance and ballet. A resume and professional letter of reference must be presented at the auditions. Apprentice positions are also available.

The collective will hold a dance workshop at Oakland Community College, Royal Oak campus, Aug. 1-11, 15-18, and 22-25. Daytime and evening classes for adults and teens at all skill levels in modern dance, ballet, jazz, choreography and Tai Chi will be available. For registration/information, call 548-9664.

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OPEN SUNDAY 1-4

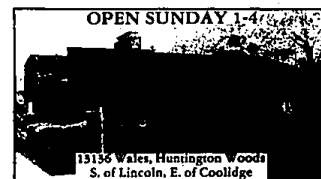
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OPEN SUNDAY 1-4

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Departs Thursdays, Returns Fridays

July 7, 1988
July 21, 1988
August 11, 1988
August 25, 1988
November 18, 1988

Free Travel Parties!

Color Slides
No Obligation. Guest Speaker
Door Prizes.
Please call 278-4102 for reservations.
Wednesday July 27, 1988 1:30 p.m.
Livonia/Riverview Hotel, 35555 Plymouth Rd.
120 ft. East of the 10 Mile Light.
Monday August 8, 1988 2:30 p.m.
Southfield/Riverview Hotel
1500 Town Centre Rd.

Price Includes:
✓ Round Trip Air Transportation
✓ 4 Days at the Lucerne Hotel
✓ Miami Beach
✓ 5 Day Caribbean Cruise

MEXICAN RIVIERA CRUISE

Departs Thursdays, Returns Fridays

February 2, 1989
March 2, 1989

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