

Creative Living



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(O1E)



organizing

Dorothy Lehmkuhl

Q. Does attitude have much to do with organizing? I tend to put off my work because I dread it.

A. Attitude has everything to do with organizing. In fact, attitude has a lot to do with success in life. In career, relationships, accomplishments and even in health. Have you ever known a person who seems to drag through life? The sun is shining, it's a beautiful day and Mr. Negative will find something to grumble about.

My best friend and neighbor in another city used a strange expression. She'd say, "I just quick ran some errands." Nothing was a burden to Carol, her house was always immaculate without seeming effort, and she was a joy to be around.

Another neighbor was the opposite, Ms. Negative just "had" to get the vacuuming done, but she'd delay it for days. When she finally did get around to it, she'd drag out the vacuum and then find a dozen excuses not to get the job done. Mrs. Negative's home was never neat or clean, and she was frankly not much fun to be around.

Listen to your Self-Talk. Do you constantly make excuses? The pessimist says, "I don't have time," the optimist, "I can't find time." The pessimist, "It can't be done," the optimist, "I can find a way." Pessimist: "That's a dirty job," optimist: "Working up a sweat will be good for me." Pessimist: "Why should I pick up that litter?" optimist: "Someone has to do it." Pessimist: "I dread writing checks," optimist: "I'll do it now while I have time." Pessimist: "What a problem!" optimist: "No problem!"

While not all optimists are well ordered, or vice versa, it seems people with control over their lives have a more affirmative attitude about their work. In observing them carefully, notice how they clean up after themselves almost automatically, without effort. They will show you a picture, for instance, and, instead of excusing themselves with, "I'll put it away later," they simply replace it without missing a beat. They just naturally put tools away when they are finished, hardly realizing they are doing it.

Attitude (height of success) can be determined by attitude. Many people have a positive attitude on the job because they know promotions depend on it, but are contrary about organizing at home. When things get into disarray, they become even more negative about restoring order, convincing themselves it is an overwhelming task. Instead of dreading work, consider it a challenge you can control.

condo queries

Robert M. Melsner

Q. Our condominium is experiencing several construction defects in the common elements of the condominium. The board is perplexed as to what to do. Having met with the developer several times but getting no satisfactory response, they are concerned about the cost that might be incurred in pursuing litigation and are somewhat apprehensive about initiating any proceedings. As a member of the board, I feel they have an obligation to do so. Do you have an opinion?

A. Generally speaking, the board of directors of the association has the responsibility to ensure that the developer has delivered the common elements of the condominium in a workmanlike and proper fashion. To the extent that the developer has not done so, the board of directors has the responsibility to pursue the developer to ensure that it meets its legal and contractual responsibilities to the association and its members in a manner which, if pursued, could result in the institution of legal proceedings.

The association should consult with an experienced condominium-litigator in regard to the various theories or avenues available to the association in regard to dealing with the developer. Sometimes the mere presence of an experienced condominium lawyer on behalf of the association will cause certain developers to come to the negotiating table in an effort to resolve the matter amicably for fear of the ramifications of litigation.

All this and kingfishers, too

By C. L. Rugenstein
special writer

MOST REVIEWS of Blue Heron Pointe condominiums focus on the ambitious wetlands preserve being created in a reclaimed Northville gravel pit, and justly so. But the domestic preserves being built for Blue Heron's human inhabitants are equally impressive.

For starters, the words "spacious" and "gracious" come to mind on a walk-through of the Blue Heron models. And the use of recessed and arch windows in gables creates a welcome light and openness.

One enters from the private courtyard through a glass-paneled, solid oak door, hand-carved in Charlevoix. Most of the rest of the house is visible from here, including a generous view of the 18-acre lake the condos back up to. The lavish use of oak and European ceramic tile throughout gives the feel of a country manor. Indeed, many of the prints gracing the walls were country and hunt scenes, in tune with the builder's theme.

"We wanted to stay traditional, to reflect the unique character of Northville," said Earl La Fave, partner with his brother, Steven, and Dennis Park in Beck Developers, builders of Blue Heron. "This is a quaint, quiet place; we wanted to create a feeling of community within the community."

The condos come in two styles with lots of options and teacup for buyers to make minor floor plan changes so long as they don't interfere with the structure, La Fave said.

THE "SUNSEEKER," Blue Heron's two bedroom-two

bath ranch, boasted oak tongue-and-groove flooring as a standard feature for the kitchen. Arched, built, solid oak cabinets were also standard, as were top-of-the-line G.E. appliances.

Floor plan changes could include an optional loft, to add another bedroom and 600 square feet to the ranch's 1,800-square-foot area.

The model's lower level was also finished, adding another two rooms and bath to the walk-out "entertainment" area (with wet bar). This option could add another 1,000 square feet for an overall total of more than 4,000 square feet of living space in the ranch. Choice of either option would also add \$25,000 to the ranch's base price of \$237,500.

TWO-BEDROOM COLONIAL MODELS start at \$206,000 and also have a couple of variations in floor plans. The balcony left overlooking the living room could be finished off as a third bedroom with a large walk-in closet. The master bedroom has its own private bathroom with separate glass-enclosed shower stalls, a standard feature in both models.

An enticing feature of the "Skylight" colonial model was the doorwall to the deck off the formal dining room, overlooking the lake. Besides self-storing screens, which were in place in time, permitting a cool breeze to wait through, a show card listed as standard "a breath of fresh air."

While the builders hope the beach-front community will foster neighborliness and an open lifestyle, the staggered walls between units will still allow for privacy.

Billed as "a lake community," Blue Heron Pointe will

have non-motorized boating, fishing, swimming and other water sports in the spring-fed lake. But the big draw will be the two-mile boardwalk, with paths and observation points around the wetlands preserve.

RESIDENTS WILL BE ABLE TO watch rare kingfishers and playful purple martins as well as blue herons in a habitat specially created by Beck's landscape architects to attract and support them.

The site had previously been owned by Old Northville Sand and Gravel Co., then an investor who wanted to build, according to La Fave. But the steep, eroded banks made it too expensive to build without extensive reclamation work. Enter La Fave, who also owns an earth-moving company and a trucking company. The overlapping interests made it possible to reclaim and build on 39 of the 67 acres of the site.

La Fave had the water on the site tested by an independent biologist and found it to be some of the purest in southeast Michigan. His cooperation with the Department of Natural Resources and Northville officials in the planning of his development won their blessings on the project.

Beck Development's reward for its efforts was having the condos snapped up even before they went on the market.

Blue Heron's four phases will have a total of 140 cluster homes. La Fave expects phases two and three to be completed this summer.

Blue Heron Pointe models, on Beck Road between Six and Seven Mile roads, are open daily except Thursdays 1-6 p.m. For more information, call 344-8808.



STEVE JONES

Previously a gravel pit, the site of Blue Heron Pointe will retain much of the natural environment. Residents, for instance, will be able to watch rare kingfishers and blue herons in the nearby wetlands, which were preserved.



STEVE JONES

Interior of the colonial model.

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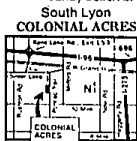
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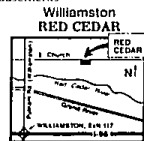
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