

# Creative Living



Monday, October 24, 1988 O&E

(C)1E



## organizing

**Dorothy Lehmkuhl**

Q. It seems my car is always littered. Do you have any hints for organizing your car?

A. Exercising a bit of self-discipline and a few little rules can make a tremendous difference.

First, make it a habit to take every bit of litter with you each time you get out of your car. By practicing regular maintenance, you will never have a clutter build-up.

Second, utilize small bits of time to clean out your car. While getting gas, insert your gas tank cap into the nozzle handle for hands-free fillup and clean out your car or wash windows while you wait. Shake out your floor mat while you are caught in a traffic jam or waiting for someone. Carry a terrytosh hand towel to dust off the dash while you wait for a red light. Buy two towels (for alternating in the laundry) in a color to match your upholstery to also cover items you don't want others to see, wipe off fogged windows or clean up messes.

Extend your car's beauty by forbidding eating or drinking in your car, otherwise something will eventually be spilled. This can also help you break bad habits of consuming extra calories or unneeded caffeine while you drive.

A sure way to lose a camera or a purse is to place it on the top of your car. If you must lay something down, put it only on the front hood of the car so you will be able to see it before you drive away.

Certain items should be carried in your car, especially those for emergencies now that winter is approaching. Those include your owner's manual; photocopies of insurance and registration forms; spare tire, jack, tire "key" and lug wrench; tire puncture sealer; spare fuses; flashlight with magnet; warning flares; first-aid kit; fire extinguisher, CB radio; ice scraper; shovel; tire chains; umbrella; blanket, gloves, extra sweater; battery booster cables (and instructions if you aren't absolutely sure how to use them).

Another important item is a reflectorized "Please Call Police" sign. These are available in some emergency kits or for \$4.50 from the Los Angeles Commission on Assaults Against Women; 543 N. Fairfax Ave., Los Angeles, Ca 90036.

Items can be kept either in your dash pocket, under the seat (don't overflow that space) or in an attractive covered box (that won't roll over) in your trunk.

## Now is time to start work for next year

Autumn is the time to start working on next year's outdoor-living season and to reduce next season's potential garden-insect and disease problems.

Some landscape maintenance chores to be done include:

— Apply wood chips or mulches to areas around trees, evergreens or shrubs. Avoid materials likely to contain weed seeds, food for rodents or obnoxious odors.

— Add nitrogen fertilizer, but apply early in the season to avoid late growth subject to winter kill.

— Remove extended growth of ground covers that have overlapped sidewalks, driveways or patio areas.

— Trim shade trees to remove heavy lower limbs that obstruct views or are bothersome in other ways.

— Reshape boundaries of walks and driveways to encourage users to follow intended pathways.

— Remove or recycle objects, including weeds, that tend to detract from the basic quality of the landscape.

Consider adding a grassy mound or rock composition to relieve bareness in winter.

A FALL CLEANUP will reduce the inevitable spring garden invasion by insects. This should include removal of old plant debris and tilling the garden this fall to eliminate many over-

wintering insects and disease organisms.

Debris left in the garden provides winter homes for cucumber beetles, squash bugs, Colorado potato beetles and European corn borers. Remove plant material by raking and bagging or burning it, or plowing it under. This will eliminate many bugs, and limit your insect population largely to insects that migrate into the garden.

In the flower garden, iris borers lay eggs on iris foliage. Dig out infested plants and remove dead foliage to reduce this problem.

Take fallen fruit and leaves from fruit plantings to interrupt the life cycle of the apple maggot, a serious home-orchard problem.

Cleaning up fallen fruit and leaves also will help control apple scab, a fungus disease that affects apples, crab apples and mountain ash trees. Leaf-spot disease on hawthorn, elm and horse chestnut also can be reduced by raking leaves and fallen fruits and destroying them.

IF BLACKSPOT ON roses is a problem, prune plants of infected areas. Don't use these clippings as a winter mulch as it will encourage blackspot next year. One spot on one leaf in the neighborhood can produce enough spores to infect all nearby plants. A really good cleanup is recommended.

If you plan to compost diseased materials, be sure your compost pile is an active one where

## weeder's guide

**Earl Aronson**

plants will really decay. Putting plant materials on a rubbish heap will not destroy disease organisms, but composting will.

Associated Press gardening columnist Earl Aronson will answer questions from readers. Send those to him in care of AP News-features, 50 Rockefeller Plaza, New York, N.Y. Enclose a stamped, self-addressed envelope.



## condo queries

**Robert M. Melsner**

Q. I am thinking about developing a condominium project on raw land and am wondering whether or not I must deal with any regulatory bodies at the state level beside the DNR. I have heard that condominiums have been deregulated, but I am not sure what consequences that results in. Can you help?

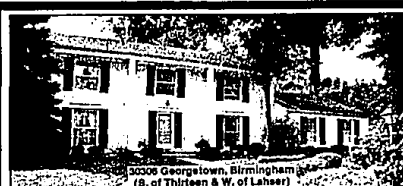
A. In 1983, Michigan effectively deregulated the sale of condominiums. What that meant, in effect, was that the developers would no longer have to seek approval from the Department of Commerce Securities Division before selling a condominium unit to the state.

That did not eliminate the various statutory requirements imposed upon developers in marketing condominiums. What it did minimize, however, was the need to seek approval for all the condominium documents, purchase agreements, advertising, and the like, which was previously required under the old scheme of regulation. The end result is that developers have much more latitude in regard to the processing of condominium projects, although there is also the incumbent additional risk upon developers,

their attorneys and advisers as well as the general public since there is no longer a regulatory body overseeing the accuracy and thoroughness of the entire condominium documentation process.

Q. When I purchased my condominium unit, the developer promised that additional units would not be built outside of my balcony which jut out from my living room. I am advised now that the developer is in the process of building a unit which will block my view of some beautiful natural foliage. What can I do?

A. Check to see whether the developer made any commitments in writing to you concerning this promise regarding future development. Also check the master deed to see whether the developer has followed the site plans and/or reserved the right to build additional units at any location in the condominium. You may still have a claim for relief against the developer but it would be much stronger if it were in writing and/or if the documents backed you up on your position. The lesson to be learned, of course, is to get any commitments made by the developer in writing.



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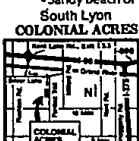
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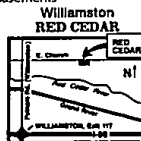
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