

## Creative Living



Monday, February 20, 1989 O&amp;E

(O)1E



organizing  
**Dorothy Lehmkuhl**

## More on mildew

Q: Help! I live in a small cottage in a marshy area with wood paneled closets. Mold, mildew or a sour smell descends on my clothes in my closets if they aren't in zippered plastic bags. Egads, what can I do?

A: It sounds as if a dehumidifier would also be a nice addition to your cottage. Placed close to your closet, it should dry out the air noticeably. Louvered closet doors will allow air circulation, so your clothes won't feel so damp and cold when you put them on.

Finally, silica gels or calcium chloride granules are quite effective in retarding mold and mildew growth. Found in hardware and other stores under various brand names, they have an amazing ability to rid the air of that mildewy smell. Use them in basements in damp spring weather when furnaces no longer dry out the air, and which are closed up for a period of time or even in your home while you are gone on vacation. Follow instructions carefully.

After some of the above precautions have been taken, wash or have cleaned every article of clothing in your closet and keep only clean items there. Put non-cleanables like shoes in a bright, toasty warm place to air out completely.

When replacing items, make sure they are thoroughly dry, and don't pack your clothes too tightly in your closet, so the air can circulate between them. Also remember that synthetic blends tend to retain mildew more than cotton.

By adding dry air and light, you can avoid cold starts in the mornings and your clothes will have a bright future.

Q: Can you help me cut my shopping time? An example: In the middle of other work I'll remember I need a greeting card and when I run out to get it, I end up browsing for other things.

A: Since shopping is usually more fun than work, many people use errands as an excuse to get out of other tasks.

First, consolidate your shopping. This takes planning. Schedule one time to buy all the greeting cards you'll need each month, keeping a few extra cards on hand to avoid emergency trips. If you are young and receive many wedding, baby and shower notices, invest more heavily in those cards. Sad but true, older folks should retain more get well and sympathy cards.

Do weekly meal planning and go to the grocery store only once a week. If you need something in between, add it to your list and adjust your menu, if necessary, instead of making another trip to the store.

Make only a few major clothes shopping trips per year, either when each season's clothes first arrive (when you'll pay premium prices) or during peak sales periods. For odds and ends, shop for specific items but cut browsing time.

One woman used to feel guilty during Christmas shopping forays because she would buy almost as much for herself as for others. Then she realized Fall was her busy period, affording little shopping time. Now she purposely saves winter clothes buying for December with the guilt. She found Christmas shopping more fun this year and her time was well utilized by "killing two birds with one stone." Lots of attractive clothes are on sale then, too.

Another shopping tip: Organize your trips by direction. Keep a list of errands, then choose which you will do on a given day according to location. Chart your journey either in a circle or in a straight line. For the straight line, take an expressway to the farthest point, if possible, then work your way back on slower routes. If you run out of time, the unfinished errands will be closest to home.

Finally, schedule errands/shopping for certain days: i.e. always make your trips on Tuesday afternoons and Saturday mornings. When and how much time will vary with individuals, but such a plan will save time and family members will begin to respect that it is when, and only when, you will run their errands.

## WHAT'S NEW

The product: A smoke alarm that is less than half the size of comparable models on the market.

Manufacturer's claim: That this alarm is based on the National Fire Protection Association's recommendations... that a new smoke chamber provides the same smoke sensitivity as larger models, in half the space... that the model uses advances based on microchip technology... that it results from expressed consumer preferences for less obtrusive and more attractive alarms... that it is part of a program to provide appropriate smoke alarms for every area of the house... and that some models have false alarm controls to help prevent nuisance alarms in such places as the kitchen.

The system is manufactured by Jameson Home Products, 28209 Downers Grove, Ill. 60515.

## Builders' show spreads out at new Cobo

The newly expanded Cobo Hall will be the site of the 1989 International Builders Home, Flower and Furniture Show, March 18-25, the largest show of its kind in the United States.

There will be more than 800 exhibition booths in the show, spanning 500,000 square feet — the entire top level of Cobo Hall. The show's nine-day run is expected to attract over a half million people.

This is the first year that the 71-year-old annual show takes on an international flavor, with exhibitors from around the world participating in the event.

Experts in every conceivable area of residential construction, heating and cooling, design, finance and remodeling will be on hand to demonstrate their wares and answer questions from the public.

**THE LATEST TRENDS** in home furnishings and construction will be exhibited. There will be actual demonstrations on many aspects of home remodeling, sure to be of interest to the do-it-yourself handyman.

The 1989 show will feature more actual model homes than ever. Manufactured homes, custom built modular homes, timber frame homes and homes made from logs will all be on display at the show.

Of course, it wouldn't be the popular "Builders Show" without the thousands of flowers, shrubs and greenery that will transform Cobo into a "breath of spring." An area more than the size of six football fields will be adorned with various landscaped gardens complete with gazebos, fountains, flowers, trees and lots of areas where visitors can sit and enjoy the sights and smells of spring. The

flowering plants have been "tricks-I" into blooming early just in time for the show, using horticultural magic that rivals Mother Nature.

New to the show this year is a traveling pictorial exhibit from the Smithsonian Institute of Washington, D.C.

**BACK THIS YEAR** by popular demand are an elaborate arts and crafts display, the "House of Nails" contest where the winner gets \$20,000, daily Treasure Chest drawing with prizes for the winners, as well as remote broadcasts from several of Detroit's best known radio stations.

Floral arrangements by Allied and FTD florists will adorn the show, and will be auctioned off on the closing day, with proceeds benefiting the March of Dimes.

For more information on the event, contact the Builders Association of Southeastern Michigan, 737-4477.

## Condo auction rules

Q: I read about an auction on condominiums that is taking place in a "conversion." Are there any legal problems that you can think of regarding the "auction?"

A: Having just attended one of these condominium auctions, I can tell you that the developer requires that a successful bidder sign a purchase agreement immediately as the auction is completed and further requests that the purchaser waive the nine-business-day cooling off period which the condominium statutes gives a purchaser when buying a unit from a developer.

In most situations, the purchaser is best advised not to waive the cooling off period so as to be given an opportunity to thoroughly review the condominium documents, the purchase agreement, the disclosure statement, and to otherwise consult with legal counsel.

In the case of an auction, perhaps, you can review the condominium documents and consult with counsel before the auction if you are serious about bidding on a unit.

Another revelation that was gleaned from the auction was that the purchase price ended up not being significantly lower than the asking price for the condominiums which were being offered by the developer before the auction. This was due, in part, to the marketing skills of the auctioneer in enticing people to come to the auction and bidding in at the auction.

The same problems which are attendant with any purchase of a condominium are applicable at an auction with the additional caveat that the purchaser is presumably under increased pressure because of the auction setting and the lack of an opportunity to have the condominium documents reviewed by legal counsel in order to make an informed decision.



condo queries  
**Robert M. Melsner**

Keep in mind that an auction is generally a marketing device by the developer to liquidate a significant number of units in the condominium project.

Q: I am a prospective purchaser of a "site condominium" and don't understand really what it is all about. I have talked to a so-called condominium specialist who tells me he doesn't know very much about it either. I thought I would go to the authority and hope you can give me some direction.

A: Site condominiums are a hot item which are being promoted by various attorneys in this community on behalf of their developer clients. The idea is to sell either land or a cubical of space, as defined in the condominium documents, to a purchaser even though no improvements are actually sold by the developer to the purchaser, i.e., what the purchaser is really getting is land and air space.

The purchaser then contracts with his own building contractor for the construction of a unit on the "lot" which he has purchased from the condominium developer. Obviously, limitations should be placed upon the type of structure that can be constructed by the purchaser.

The problem with the concept is that various municipalities believe it is a subterfuge for getting around the Subdivision Control Act. Currently, the attorney general is in the process of writing an opinion concerning the propriety of site condos.

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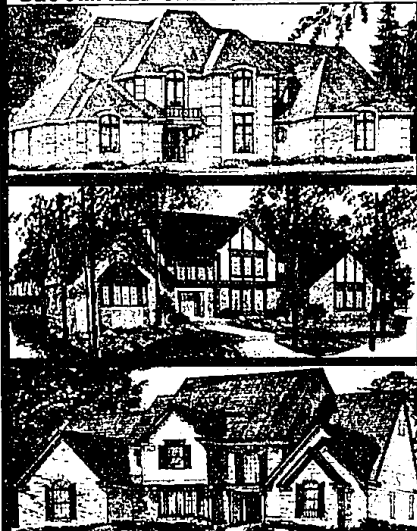
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