

Creative Living



(D1E)

organizing

Dorothy Lehmkuhl

Don't second-guess

Dear Readers: Last week's "April Foolishness" column promised to address the problem of being a poor decision maker today.

Many people, especially those who are poorly organized, are poor decision makers and don't even know it.

Take a look around. Are your surfaces cluttered? One reason items are left out is the inability to decide what to do with them. These items seem to sneak up on you, especially through the mail. Are there letters from your congressman you might reply to, flimsy advertising materials you might go to, requests for contributions you might make, invitations to events you may attend?

One reason people suffer the decision dilemma is their fear of failure and/or criticism. Perhaps as children they were scolded for immature judgment. Or now they are afraid their boss or spouse will "let them have it" if they make a wrong turn. Maybe they are perfectionists who believe "If you can't do it right, don't do it at all" — so they fear making choices.

Indecision takes energy, causes anxieties and costs opportunities. Ask yourself (where appropriate): Will it help me attain my life-time goals? Could it produce disastrous results? Does it conform with my religious, moral or ethical standards? Is the cost (in money, time and/or energy) within my means? Is this truly worthwhile or just something that looks good at the moment? What will happen if I don't? Will I ever think of it again? Does it even matter?

Once you have set out your parameters and know you can't go too wrong: Don't worry — be happy! Poor decision makers tend to be over-anxious, build mountains out of molehills and take life too seriously. They don't want to be responsible for making a mistake. The only people who aren't making mistakes are those who are not doing anything. It's OK to make mistakes occasionally.

The overwhelming majority of decisions in our lives aren't all that important; so don't spend \$100 of energy on a 10-cent item. Once you've made your decision, stick with it and don't second-guess yourself. Right or wrong, get on with life. If it doesn't work out, chalk it up to another learning experience and do better next time.

condo queries

Robert M. Melsner

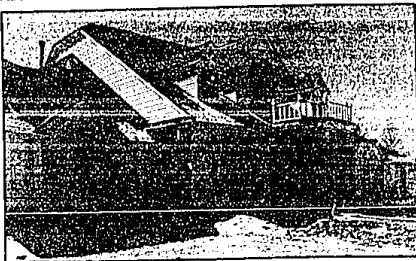
Q: We are disgusted with our developer who refuses to fix our leaky basement and leaky roof. We have attempted to get our management company to write the developer but have been unable to get any immediate remedies. The developer thinks that we are "cheaps" and will not take any action against him. He has also indicated that if we hire a lawyer he will not even talk to us. What are your comments?

A: These sound like, unfortunately, typical developer responses to an association whom the developer believes he can manipulate and, otherwise, intimidate. The board of directors should gather together and determine whether or not the problems are serious enough or not to pursue the developer. That can be accomplished with the assistance of legal and other consultants necessary in order to ascertain the scope and magnitude of the potential warranty claims against the developer and/or, in the case of a conversion, whether or not there were any misrepresentations and/or warranties made by the developer in connection with the conversion process. After an examination is made by the attorney with the aid of other consultants, the board can then make a proper business decision as to what course of action can be taken against the developer. Perhaps the developer at your condominium is in for a surprise.

Q: I am selling my house on a land contract and the purchaser has defaulted and has left the state. I can't find the purchaser and want to get access to the premises. Do I have to go to court?

A: Check your land contract to ascertain whether you have a right under the contract to obtain peaceful possession in the event of a default. If you are reasonably confident that the land contract vendee has abandoned the premises, you may have the right to take possession of same, if for no other reason than to preserve the property.

However, you should comply with all the provisions of the land contract in terms of providing notice to the land contract vendee to the extent possible. You will probably be best advised to commence the appropriate legal proceedings. To ensure you have embarked upon the process of properly obtaining possession of the premises or to otherwise clear title, you should consult with an experienced real estate lawyer in connection with this matter.



RANDY BORST/staff photographer

Village Green of Farmington Hills residents will enjoy a variety of special development amenities including a two-story, 8,000-square-foot, extended hours private clubhouse in a country-French manor house style.

Amenities aplenty at new Village Green project

PRE-LEASING — already at the 15 percent mark — is under way at Village Green of Farmington Hills

The 14th and newest of Holtzman & Silverman's Village Green luxury apartment communities in the metropolitan area, the resort-class complex is now under construction at Haggerty and 14 Mile roads, in the Farmington Hills-West Bloomfield Township area. The development features a total of 240 one-bedroom, one-bedroom-den, and two-bedroom apartment residences.

Located on a rolling, country setting of 20 acres in the heart of the northwest suburbs, Village Green of Farmington Hills will set a new standard in apartment living, introducing a blend of luxury and resort-class amenities to the market. This Village Green community is expressly designed to meet the current, unmet demand by young professionals for a variety of premium rental housing options convenient to nearby employment, retail, health care, religious, educational, cultural, entertainment and recreational centers.

ACCORDING TO Jonathan Holtzman, co-chairman of Holtzman & Silverman, "Population and economic trends show people are staying in apartments longer before buying their first homes. They want more features, amenities and services from their apartments. Accordingly, Village Green of Farmington Hills is designed to meet the needs of second- or third-time renters who luxury apartment living with the amenities and features which not be found in a starter home."

Residents will be able to choose from a selection of 12 floor plans at the development. The apartments will include special interior features such as first- and second-floor wood-burning fireplaces with quarry tile hearths, cathedral ceilings, bedroom windows with decorative shutters, and dining areas with triple window exposures, dens with double door entries and alcoves with built-in shelves.

Village Green of Farmington Hills exterior, inspired by country-French villages, incorporate deeply pitched, varying-height rooflines and gables, stately chimneys, multi-gabled windows, porches and balconies, white clapboard-like siding and limestone accents.

The community's 15 two-story buildings are arranged in clustered, village settings along winding streets with generous setbacks to maximize the extensively landscaped grounds and variety of natural site features including ponds, fountains and waterfalls.

MUCH OF THE SITE's gently rolling terrain is preserved for community park areas accented by two scenic ponds with fountains, gazebos and wooden swings.

Pre-leasing is now in progress. Apartments will range in size from 800 to 1,125 square feet. Rents will range from the mid-\$500 to mid-\$800 price range. The leasing center is located on Village Green Boulevard, east of Haggerty Road. For more information, call Sandra Kravitz, at 788-0070.

Irvine Group's Lagoons is taking shape

The location of the Lagoons Condominiums, an Irvine-Jacobson development built by the Irvine Group Inc., was inadvertently omitted from a story detailing the project appearing here last week.

The project, featuring three styles of condos in the \$189,000 price range, is located in West Bloomfield on Pontiac Trail, a mile east of Haggerty.

Sales information is available by contacting sales associate Rose Sobe at 363-6800.

The Irvine Group Inc. is a family business going into its third generation with Paul D. Levine as its current president. Other Irvine Group Inc. developments include the Meadows, Rolling Oaks West, Nova Woods and Sierra Pointe, all in Oakland County.

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