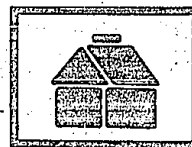


Creative Living



Monday, July 3, 1989 G&E

(D1E)



organizing Dorothy Lehmkuhl

Q. My office work is piled high and our family is leaving on vacation soon. I almost have to take some work along to catch up, yet feel I should be able to relax without it. How shall I handle this predicament?

A. As life's momentum accelerates, it seems we are never allowed to relax. Time management experts suggest cleaning out file folders while watching TV, catching up and reading while waiting for meetings to start, or listening to learning tapes while jogging or driving. There is no easy answer and decisions will vary with the individual.

One outstanding fact must be considered, however: the value of the coffee break was established long ago. Studies done in factories in the '40s proved that output was increased, not decreased, when employees took adequate breaks. Even the Bible states that God rested on the seventh day after creating the world. I think there is a message there.

You must evaluate several considerations. 1. Are you nearing burnout? If so, regardless of how important your work is, leave it home. Your emotional stability is more important than your work. 2. Will you really do your work while you are gone or will you let it dog you the whole time, ruining your fun, but not getting it done either? 3. Will work on your vacation impact on your family's good time and will you use it as an excuse to get out of doing something they want to do. (That ain't fair.)

If you can take it along, accomplish it promptly and then forget it for the remainder of your vacation, it might be OK. Promise yourself that you'll either do it within the first two days or not at all. If it will be a continual burden, however, leave it home. Another aspect is just how essential is your work? People totally immersed in their work tend to be unable "to see the forest for the trees." What will happen if it's not done? Are you over-emphasizing its significance? Only you know the answers and you must be completely honest with yourself.

You might consider returning home a day early to do your work before returning to the office. By leaving your troubles behind and becoming fully rested, you may then be able to whip it out in record time.

If you still can't decide, leave it home, period. The Less is Better campaign letters to decrease junk mail continue to pour in. Get your friends and associates to support this idea by writing Less is Better, PO Box 330, Franklin 48025.



condo queries Robert M. Melsner

Q. We are in the process of interviewing a management company and have asked them for recommendations concerning attorneys and CPAs. They indicate that they represent several associations in town and recommended what they considered to be a very inexpensive lawyer and CPA firm. When questioned more thoroughly, it appears that in 23 of their sites they use the same lawyer and CPA firm. One of our board members, who is a lawyer, suggested that there may be a problem with that. Do you have any comment?

A. The job of the board of directors, whether or not it is relying upon the advice of the management firm, is to pick the best CPA, attorney and other consultants which they can in order to best serve the interests of the association.

Many management companies have their "favorite" attorneys for various reasons, some of which are based upon an experience of working with the attorney and others are based upon a business and/or social relationship between the management company and the attorney and/or consultant.

When one management company has the extent of a relationship with the attorney, as posed in your question, one has to consider whether or not the attorney and CPA is in the position to independently and effectively represent the interests of the condominium association. In the event that the management company, who has been presumably responsible for so many referrals to the attorney, does not discharge its responsibilities, the attorney is obliged under its ethical responsibilities to advise the association. Will he or she do so when his economic well being is on the line?

At the least, inquiries should be made of the association's management company as to why it has chosen this attorney, in so many instances, over other attorneys even if others are more expensive, whether this attorney has the resources to be able to effectively represent the association within the number of accounts the management company seems to be steering to the attorney, etc. The management company may soon find that it may not have been a good idea to have put all of its eggs in one legal or accounting basket.

Painting like a professional

By Andy Lang
special writer

on the house

AP — When you hire a professional to paint the inside of your house, you are likely to measure his work, at least partly, by how little or how much he disturbs your way of life.

You don't want a painter who shows up at unscheduled times nor do you want one who starts something that could have been done in a certain period of time, but who stretches it out to several visits because he is handling several jobs at the same time. And, you don't want a painter who is tardy or negligent about cleaning up.

You are likely to feel that way even if the finished job is excellent, since it is too heavy a price to pay for competence. Sometimes you feel you would rather settle for a so-so result than one which leaves your house messy and cluttered for a protracted period.

ONE WAY TO AVOID the physical and mental stress of such a situation is to choose a painter who has been recommended by a neighbor or relative. A worker who covers everything that might be stained or damaged, who wipes drips constantly, and who is aware of the necessity for eternal vigilance is worth his weight in gold.

Since you know the value of certain procedures before, during and

after professional work, why not utilize them when you do the painting yourself? Take a little extra time to move the furniture into one section of the room and cover it carefully with dropcloths. Remove curtains, draperies, switches, outlet plates and anything else that might get splattered or be in the way no matter how careful you are.

Don't do what you don't want the painter to do. Arrange to finish a room or area at a single session, allowing timeouts for normal breaks. If somebody telephones you while you are busy, have someone else answer it. Or tell the caller quickly what the situation is and when you will return the call or just let the phone ring. While modern paints seldom show lap marks, you are looking for trouble if you hold a lengthy phone conversation when only half a wall is painted. Even when there are no lap marks as such, a slight variation in color may be discernible if the paint is allowed to settle in its container.

Once you have painted even a single room in your house, you will get a better idea of why a professional

sometimes will spend even more time not painting than he does painting. He — and so should you — takes time to get things out of the way to prevent hindrances and damage. And he prepares the surfaces to receive the paint properly so it will adhere securely. Paint is not friendly with dirt, which often has to be wiped or washed.

Grease has to be sealed to prevent it from bleeding through the paint. And mildew cannot be permitted to stay where it is. There are several

ways to remove mildew, but the simplest is to wash the area with a household bleach. Remember too, that mildew is a growth and will return at a later time if its principal cause, dampness, is not eliminated.

DON'T APPLY PAINT over a glossy surface. If the old surface still has some gloss on it, as is likely on something like a kitchen cabinet, the new paint will not adhere. It has to be sanded or steel-wooled lightly to cut down the gloss.

Once you have painted even a single room in your house, you will get a better idea of why a professional sometimes will spend more time not painting than he does painting.

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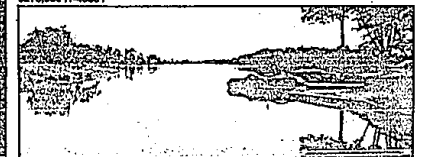
Honored



Oakland County resident Mildred Drucker-Pratt has been inducted into the National Association of Home Builders (NAHB) 1959 National Hall of Fame. Pratt is one of only seven honorees nationally to receive this highly prestigious award this year. Serving NAHB for 34 years in administrative and executive levels, Pratt worked directly with 25 association presidents. She was instrumental in the creation and growth of the Mortgage Finance Department, the National Housing Hall of Fame, the Housing Industry Heritage Center and the National Housing Endowment. Her husband, Troy builder Ted Pratt, is also a member of the Hall of Fame.



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