

# Creative Living



Monday, July 10, 1989 O&E

(O&E)



**organizing**  
**Dorothy Lehmkuhl**

**Q.** I love fishing but it seems whenever I want something it's either nowhere to be found in the boat or it's the one item I've bought. How can I prevent play from being as complicated as work?

**A.** Fishing is meant to be fun, but it can be an exercise in futility if you aren't outfitted properly — not only with the right equipment but also by organizing it for easy (and non-frustrating) use.

Grabbing your fishing net to land that lunker can be an upsetting experience if it's tangled amid stray coils of monofilament with triple hooks. Having to reach out to the end of a downrigger could cause a chilling plunge without swivel mounts and cannon-ball retrievers.

Advance planning is the key to your success. A permanent set of basic tools (screwdrivers, etc.) is invaluable. Secure your downrigger balls in holders made to cradle them properly so they don't roll relentlessly with each dip of the boat. Make sure your mooring cover/canvas is in good shape so a missing snap or small rip doesn't leave your boat filled with water.

Keep a pad and pen on your boat and write down missing items as you need them. Then buy only what you need — not 20 of the same lures while forgetting the insect repellent and suntan lotion. Create a checklist of everything you need each time, laminate it and keep it in with your equipment.

Three time-saving strategies include: creating a specific place for each item and returning it there after each use; leaving as much equipment on your boat as possible, either in lockable storage or by mounting it; and using an accessible well organized dock box or cart for the rest.

If you need more boat storage space, look around for seemingly unusable space. For extra lures, try cutting slots in dense foam and attaching it into a recessed spot. For easy access, slide a small set of utility drawers into a side pocket to hold paraphernalia like hooks, slinkers, rubber bands, etc.

When installing new electronic equipment, leave room for that Loran C you'll eventually want and put your LCD graph on a swivel mount to move away from the direct sun.

You're probably heard these ideas before but the acid test is whether you have followed through.

If you haven't mailed in your campaign letter to decrease bulk mail, send it today to: Less Is Better, PO Box 330, Franklin 48025.

## condo queries

**Robert M. Melsner**

**Q.** In our condominium, we are having a number of water leaks in the walls and there is a debate on the board as to what we should do. Some wish to go to the township building inspector for help. What has been your experience in that regard?

**A.** Unfortunately, building inspectors and/or township officials are not generally in a position to force the developer to make repairs to correct defects and deficiencies in condominiums and other multi-family residences, particularly if the condominium developer has completed the project and is no longer seeking certificates of occupancy from the municipality.

Moreover, building inspectors rely on the minimum code of requirements of the municipality to determine the adequacy of the construction by the developer and in some instances, there are no code requirements with respect to various problems at the condo.

Finally, assuming that the building inspector is willing to do something and the developer fails to do anything in response to the building inspector's request, the only real recourse that the complainant has is to file a complaint with licensing and regulation in Lansing against the builder's license. It is a time consuming, frustrating and arduous task that rarely results in a builder losing its license and, then, only after administrative hearings which are generally more lengthy than actual litigation. Don't hold your breath for a prompt resolution.

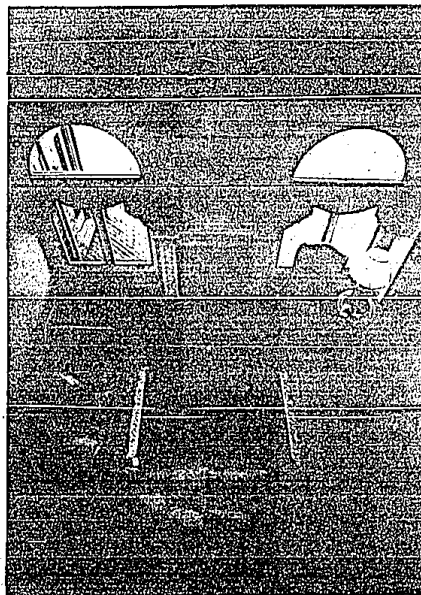
**Q.** Does an apartment owner have to provide special parking spaces for handicapped persons?

**A.** The regulations of the Fair Housing Amendments Act of 1988 clarifies that it is part of the landlord's obligation to make reasonable accommodations for handicapped persons. A landlord may be required to provide special parking spaces to individuals when the accommodations are necessary to afford the person an equal opportunity to the use and enjoyment of his or her dwelling. Keep in close touch with your counsel on the new regulations being promulgated in this burgeoning area of the law.

Robert M. Melsner is a Birmingham attorney specializing in condominiums, real estate and corporate law. You are invited to submit topics which you would like to see discussed in this column.

# Pick and choose

## Flexibility is key in Oakland Farms homes



photos by JIM RIDER/artist photographer

An overview of the living room in an Oakland Farms subdivision model.

By Becky Eminger  
special writer

**T**HINK OF options, package deals, exciting trim packages, and custom engineering amid luxurious surroundings. Do images of Detroit's finest automobiles come to mind? Think again. We're talking about new homes that incorporate the latest trends but offer flexibility to the buyer to make it his dream castle. On Rochester Road, two miles past downtown Rochester, Harbor Oaks Development Corp. offers one-half to three-quarters acre lots upon which to build your own home design or one of the four basic models they offer in a subdivision called Oakland Farms. Some of the lots border protected wetlands. A total of 98 lots will be available in phases.

Two types of colonial homes are offered, each with four bedrooms and library. The ranch home has three bedrooms and a gathering room. The newest style is the three-bedroom raised ranch.

ACCORDING TO PAUL Sanderson, sales manager, the models incorporate some of the latest trends. The raised ranch, a story-and-a-half home, revamps the old Cape Cod style. The master suite is on the main floor and two bedrooms and a bath make up the upper level. Three-bedroom homes are gaining popularity due to smaller families. Three-car garages are also a popular choice, affording storage for boats or extra vehicles.

But don't think that fewer bedrooms means smaller living space. The 2,300- to 3,000-square foot homes allow ample room to entertain. The space is further enhanced by decorator accents the builder offers. Rounded corners installed with the drywall give a soft curvilinear line to the interior walls. Because the most popular choices in this community are traditional exteriors and contemporary interiors, such touches make a difference.

Sanderson believes they are one of the few builders offering paneled drywall, another stylish option for interesting walls. The drywall features inset panels molded into the ceiling areas of the wall, allowing for easy decorating and color accents. This is especially popular in dining rooms. Both drywall options are included for a short time at no additional cost.

the raised ranch. A butler's pantry adjoins both the kitchen and dining room. While the concept comes from past lifestyles, this adaptation works well for '80s style entertaining. Leaded glass doors hide anything from barware to linens. Additionally, a walk-in pantry provides everyday storage.

The upper level begins with a bridge gallery, an over-sized landing at the top of the stairs that lends itself to office space, a playroom or a study. A windowless "whatsis" room, also on the upper level, could serve as a cedar closet or a storage room. The builders put a lot of thought into the package of options offered. Sanderson says, "they walk through the houses and think how people will live in them."

The current package includes the following items at no additional cost to enhance the home: hardwood floors in the front entry, kitchen and breakfast nook; a marble floor in the first floor powder room; Brass faucets in the vanity.

Two skylights and a ceiling fan add light and air to the main living space. The library has french doors inside and stone facing outside.

A jacuzzi is situated in the master bath, which is separated from the bedroom by a dressing room area. The bedroom also has a private entrance to the deck.

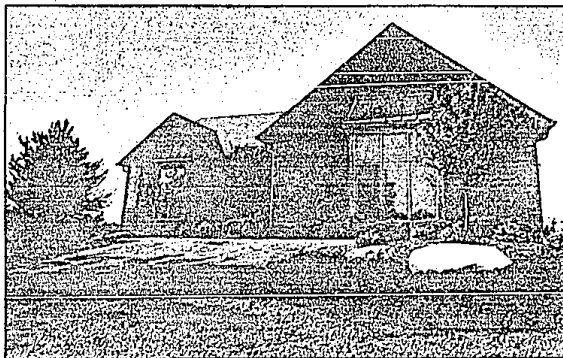
The focal point of the great room is the marble fireplace. However, any style fireplace can be built to suit the owner.

All the lighting fixtures in the model are included. The first floor laundry room has premium flooring and built-in cabinets.

The package is offered, just as with cars, to give the homeowner special upgraded details that make the difference between a bread-and-butter home and a luxury showplace. The models are open Monday through Sunday, 1-7 p.m. and are closed Fridays.

## Get award

Harbor Oaks Development Corp. received a beautification award from the Waterford Township Parks and Recreation Department for excellent utilization of existing greenery in connection with the new multi-family condominium complex in Waterford. Cited in the award was the project's extensive landscaping with ornamental and native plants and a lovely walkway to nearby Eagle Lake.



One of the models offered in the Oakland Farms subdivision is a three-bedroom raised ranch in which the master bedroom is on the first floor.

## DEER CREEK SUBDIVISION

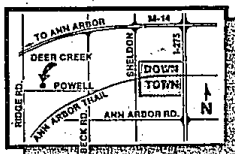
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