

Creative Living

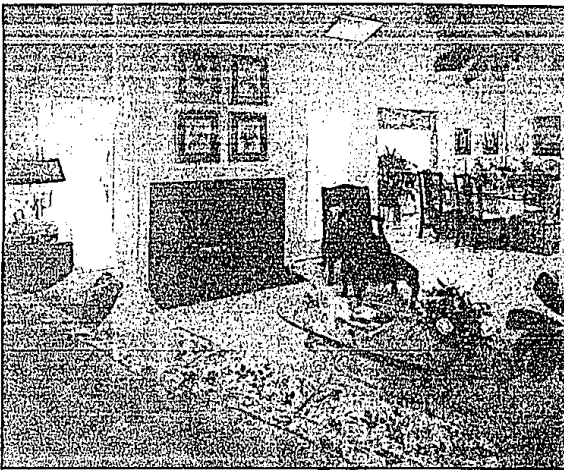
Marie McGoo editor/591-2300

Monday, July 31, 1989 O&E



(O)E

Resort class condos in golf setting



Living room of the Bay Tree condominium. Award-winning Chicago designer Sara Olesker coordinated the interiors.

By Corinne Abatt
staff writer

AS GOLF grows rapidly as a popular leisure time activity, builders and developers have picked up on the theme. Vacation condos and year-around homes ring lush green fairways and offer stunning views of the tees and the manicured, bunkered greens.

One of the most recent to capitalize on the public's interest in golf is the Holtzman & Silverman/The Fisher Group who are developing The Fairways, a condominium community at the southeast corner of Square Lake and Rochester Road in Troy.

Sylvan Glen golf course is on the southwest corner of the same intersection. So, while the course isn't connected to The Fairways, it is directly across the road — about two good wood shots away.

The two- and three-bedroom units, ranging in size from 1,400-2,000 square feet, are priced from \$130,000. There will eventually be 98 townhouse- and ranch-style residences, four or six to a building. The building sites are attractively arranged on a well-landscaped site with a large, picturesque man-made pond in the center with tennis courts at one end and clubhouse and large outdoor pool at another.

SEVERAL MORE small ponds, fountains, extensive landscaping. Lots of plantings and trees, brick detailing along the walkways and the gently curving streets give the development a pleasant country look. The exterior, "eastern seaboard,"

style brings a fresh, clean look to this new community.

That is accomplished through the use of brick, limestone and siding in combination with multipaned windows and skylights, columns and long, vertical rooflines with gable ends.

The interiors of the models, done by Sara Olesker Ltd. of Chicago, carry on the bright, fresh, traditional/country look. Olesker, as in her past work here, has a nice touch for the sophisticated/country look — warm, inviting and quite chic.

This is particularly the case in the three-bedroom, 2½ bath Baytree model where she has used lots of polished chintz, bright lemon carpeting, Queen Anne and Chippendale pieces, deep green accents and English ivy wall covering in the kitchen.

IN ANOTHER model, the two bedroom, 2½ bath Augusta, she went for a jewel-toned, California look and in the two-bedroom, 2½ bath ranch, the Carmel, she created an elegant interior using peach, celadon and ivory.

These different approaches give the visitor a good idea of how the many choices of flooring, carpeting and cabinetry will look. All residences have full lower levels with full-size windows, large enough and with plenty of natural light, to be completed as a pleasant guest suite and/or a family activity area. Each residence has a separate courtyard entrance and attached garage (one and two car).

Models are open noon to 6 p.m. daily. For information, call 878-0900.

organizing
Dorothy
Lehmkuhl

Handling disliked tasks

Q. I travel on my job and must turn in expense reports. When I get back though, I always find 10 other things that need doing and several days often go by before getting it filled out. Does everyone have an aversion to expense reports?

A. You seem to be suffering from the "Working Hard To Get Out of Work" syndrome. This is a skilled procrastinator's ploy which is amazingly effective. Here's the rule: When a disliked task needs doing, any other work ranks a higher priority.

One woman hates ironing, but dislikes sending Christmas cards even more, so the only time her ironing is caught up is — you guessed it — right before Christmas. When it's time to clean closets another woman can think of a million telephone calls she just has to make.

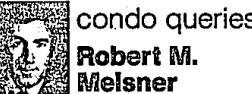
A friend of mine loves giving speeches. Although she knows the material inside out, putting talks together is somehow excruciating and she avoids it as long as possible. That's when her desk is cleanest because her weaknesses overtake her and she will do any "To Do" in sight rather than sticking to outlining her speeches.

Disliked tasks vary for different people. One person may mow the lawn as a means of getting out of paying bills while another may pay bills to avoid lawn mowing. "Having" to run errands is a great excuse for not cleaning out the garage. At the office, telephone calls, coffee breaks and "having to discuss an issue" with someone else are effective avoidance factors. All too many parents help being "busy" to avoid spending quality time with their children. A pity.

To overcome the problem: 1) Identify distasteful tasks which aren't getting done 2) Acknowledge to yourself the excuses you are using to avoid them and 3) Using self discipline, do them first. Doing hated tasks first is well worth the effort because it's such a relief to have them done. You can then regard yourself with more pleasurable activities the rest of the day while enjoying a feeling of freedom. Also, you can then more clearly without the burden of dreaded work hanging over you.

On your next trip, take an expense report with you, fill it out first daily and it will effectively be complete when you return.

You can obtain a booklet of Dorothy Lehmkuhl's first 52 weekly columns by sending a long self addressed envelope with 65 cents postage and a \$5 check to Organizing Techniques, 6165 Worthington, Birmingham 48010.

condo queries
Robert M.
Melsner

Q. Our condo association has asked to inspect our unit for electrical problems. They claim there is a safety hazard, and there is some talk about them placing certain fixtures in the unit. Do they have the right to gain access to the unit for inspection?

A. It depends on your condominium documents, but most documents allow the association reasonable access in order to inspect the common elements and to avoid safety problems to the extent that a condition in your unit may cause a safety problem for other units and/or the common areas. The association has a good argument. On the other hand, the association should be prudent in regard to the extent of the repairs to your unit to insure that it is not encroaching upon individual rights and responsibilities of co-owners. Also, the contractor retained by the association should be monitored to insure that there are no abuses. You may also wish to consult the electrical inspector for the municipality in order to confirm that the actions taken by the contractor for the association are proper.

Q. Can you please describe what one purchases in buying a cooperative unit. I am thinking of buying one in Detroit, and I am wondering how it differs from a condo.

A. When you buy a cooperative, you are in effect buying a share of stock in a cooperative association. Also, you sign a proprietary lease with cooperative leasing out a particular unit in the cooperative project. If you default in the payment to the cooperative of the monthly service charge, the cooperative has the right to seek your eviction and to repossess your stock certificate. Cooperatives generally are more difficult to finance as banks in this locale have not been receptive to providing cooperative financing. It is also sometimes more difficult to ascertain the true market value of a cooperative unit. Caution is always the better part of valor as in any purchase of real estate.

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, by writing Mr. Robert Melsner, 30200 Telegraph Road, Suite 467, Birmingham, 48010. This column provides general information and should not be construed as legal opinion.

WHAT'S NEW ON THE MARKET

THE PRODUCT — A tape rule with adhesive backing.

Manufacturer's claim — That this metal rule has blades that incorporate a peel-away adhesive backing that enables them to be affixed to most work surfaces for effortless measuring. . . that there are two models, one 8-foot long, the other 12-foot long. . . that the measuring blades are ideal for workbench edges, layout, and drawing tables, counter top and any work surface where speed and reliability are required. . . and that both blades are protected with a plastic film for added durability and corrosion resistance.

THE PRODUCT — A 100 percent fabric blind.

Manufacturer's claim — That this product combines the soft, elegant look of textured fabric and a translucent quality with the convenience of a conventional horizontal blind. . . that the fabric construction permits a gentle level of light to fill the room when the blind is closed and a stream of sunlight when it is open. . . that there are two types of fabrics available, one richly textured open weave, the other a more tailored design. . . that the blinds have a custom-crafted fabric valance and a fabric-covered bottom rail. . . that the blinds are treated with a fabric protector and an anti-static guard to repel dust and dirt. . . and that the same fabric is available by the yard for special top treatments of the blinds.

THE PRODUCT — A loud alarm to guard against the movement of objects inside the house.

Manufacturer's claim — That this alarm protects against unwanted opening of doors, windows and drawers of any type, as well as against

the taking of objects and items from their desired locations. . . that it is battery operated with no wires, no installation and cannot be turned off except by somebody who knows the security code. . . that it works with hotel doors, mobile homes, car doors, storage facilities, computers, audio-video equipment, safes, copiers, file cabinets and art work. . . and that the 9-volt power supply unit is easy to hide from intruders.

THE PRODUCT — A new line of programmable electronic thermostats.

Manufacturer's claim — That these thermostats are powered by batteries to allow greater compatibility and reliability with heating and air conditioning systems. . . that they allow the user to program each day of the week individually to meet the needs of the most demanding lifestyles. . . that there are four temperature set points per day to provide automatic climate control. . . that self-touch keypads are similar to those found on microwave ovens to assure proper registration of programming. . . that there is a quick-touch temperature override to allow consumers to accommodate changes in heater or cooling requirements. . . and that the climate control information center features large, easy-to-read liquid crystal displays.

(The tape rule is manufactured by Stanley Works, New Britain, Conn. 06050; the fabric blind by Window Covering Division, Hunter Douglas, Upper Saddle River, New Jersey 07058; the alarm by Hart Technological Inc., 6520 14th Ave., Brooklyn, NY 11219; and the thermostats by Jameson Home Products, 2820 Thatcher Rd., Downers Grove, Ill. 60515.)

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Homearama set to go

In this seventh annual showcase of "new idea" houses by the Builders Association of Southeastern Michigan (BASM), 10 showstove houses built especially for Homearama in the \$375,000-\$475,000 price range will be shown at Hills of Oakland Subdivision, developed by Mocer Development Co., Grand Blanc, on Adams Road, just north of Dutton Road, in Oakland Township, north of Rochester. Homearama opens Aug. 31 and runs through Sept. 24.

Homearama hours have been expanded again this year.

"Homearama's major focus continues to be to offer the finest homes at the most convenient times for the general public," said James S. Bonadeo, president of BASM and of Bonadeo Builders in Plymouth.

New hours this year will be 3-11 p.m. Monday through Friday, and noon to 11 p.m. Saturday, Sunday and holidays.

EACH HOUSE is the creation of its own team of a BASM builder, an architect, an interior designer and a landscaper, incorporating their latest and best ideas in design, lifestyle, construction techniques and materials, interior decoration and energy conservation.

"This year's Homearama homes will exhibit the very latest in housing trends," said Dennis P. Dickinson of Ralph Manuel Associates — Realtors, chairman of the 1989 Homearama.

Admission is \$5 per person, which includes a plan book covering all Homearama homes.

TRANQUIL POND VIEW

Spacious all brick colonial in a lovely setting. Backs to a commons area for added space and privacy. Beautiful neutral decor throughout with attention to fine detail. Master with cathedral ceiling and skylight, second floor laundry, extensive decking. Farmington Hills. \$189,900 H-4575

CONTEMPORARY WITH STYLE

So many quality features plus UPPER STRAITS LAKE access make this home special. Great room with wall of windows, custom fireplace, special family area with adjoining spa room and wet bar, luxurious master suite, 3 car garage. \$250,000 H-4203

LIKE NEW IN BIRMINGHAM

Lots of new features in this charmer with prime location. Fabulous master suite with 10 FOOT JACUZZI, extra-large walk-in closet and dramatic dressing area. New kitchen with all appliances. Lower level family room. \$208,500 H-4701

31111 BIRMINGHAM HILLS ROAD

Call (313) 437-1159 for more information.