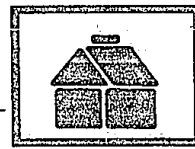


Creative Living

Marie McGee editor/591-2300



Monday, August 21, 1989 O&E

(Q11E)



organizing Dorothy Lehmkuhl

Q: My daughter made mediocre grades in high school because she didn't try very hard. Now she's leaving for college and I'm worried she may flunk out. Could time management help her in school?

A: Absolutely. Good time management is a basic key to success in college; it simply means taking advantage of the time you have and using it to the best advantage, without procrastinating.

At 18 it's time to replace childhood irresponsibility with more mature self-discipline. It would be wise for your daughter to establish a good routine right from the start. Since it's important to get to Do's in writing, she can begin by charting out each day of the week in time increments. Classes and "travel time," of course, would be blocked out first, along with regular study periods in each. Next time she's getting dressed and other necessities should also be charted.

Daytime hours are often squandered in school. Many students have large blocks of time between classes but plan to do their studying at night. When everyone gathers back in dorm rooms in the evening, however, there are so many distractions it doesn't get done. A goal of finding a quiet, non-distracting place to finish her studying before dinner each day could pave the way for success. (Research shows the sooner a student reviews material, the more information they will retain.) Nights and weekends can then serve as buffer periods to handle emergencies.

It's also important for your daughter to recognize her own delaying tactics. Many students actually retreat to soap operas just before semester exams. Others may just sit and worry about how much they have to do (often over-estimating actualities) instead of getting it done. If your daughter finds herself procrastinating, she should list everything she needs to do, estimate the time needed for each activity, and then schedule specific times to get it done.

Large tasks should be broken down into manageable units. If she has six hours of work to do on a class project due in two weeks, she could work on that project for one hour at 2 p.m. on Monday, Wednesday and Saturday each week, for instance. She can finish it easily that way without wearing herself out.

Our young neighbor recently came home from summer school with straight A's. He was delighted to find that by employing good time management techniques he could make A's — for the first time in his life — and still had plenty of time for fun. Your daughter can, too, if she will follow these simple guidelines.



condo queries Robert M. Melsner

Q: We have lived in our condominium since 1985 and in all that time it has been very difficult to find out any information about board meetings and decisions they make. Meetings are held in an informal Board member's mail which is a deterrent for others to attend and the place and time are not given. I have tried to have the board distribute minutes to the co-owners and have requested it by letter, but it has not been done. Do co-owners have a right to the minutes? Should meetings be held as described above? Thanks.

A: It has always been my position that minutes of the meetings of the board of directors are not necessarily a "record" which is open to review by all members of the association even though the condominium statute says that "books and records of the association may be inspected by members of the association at reasonable times."

Clearly, minutes of the association which deal with privileged communications between the board and counsel would not be obtainable under most instances by a co-owner. On the other hand, a co-owner may have a right to attend certain portions of the board meeting, at the board's discretion, to discuss questions or concerns. However, the board may and should conduct its meetings in executive session, particularly when sensitive issues are being discussed which, if published to the rest of the members of the association or the world for that matter, would undermine the interests of the Association.

In short, you may not have a right to a copy of the exact minutes, but a prudent condominium association should at least prepare a newsletter summarizing the salient events which have taken place at the board meeting. I would also direct a letter to the association requesting a copy of its financial statement and demand that it provide you with answers to certain questions you may have concerning the operation of the association.

Robert M. Melsner is a Birmingham attorney specializing in condominiums, real estate and corporate law.

Rose fanciers take Pleasure in selection

AP — One rose — a vigorous, pink floribunda aptly named Pleasure — has been chosen for the prestigious All-American Rose Selections award for 1990.

In recent years, several new rose introductions have been designated annually for the honor by the AARS, a non-profit organization of rose producers and introducers.

The selection of Pleasure, introduced by Jackson & Perkins Co. of Medford, Ore., and hybridized by William A. Warriner, was announced by AARS president Steven B. Hutton. Warriner, whose roses have won the award many times, retired in 1988 as J&P's vice president of research.

Pleasure, in widespread test gardens, was rated as very floriferous. It has coral pink buds that open to announce coral pink blooms of 30 to 55 large petals. The slightly fragrant blooms may reach four inches across. When fully open, the blooms, which begin as high-centered buds, are quite flat.

"Pleasure's upright bushes are ideal for landscaping," Hutton said. "The average or beginning gardener can easily grow Pleasure roses, as they are extremely fast-cycling and require little maintenance."

One prerequisite for being named an AARS rose is that it can be grown anywhere in the country. The two-year testing included canes of heat, drought, cold wind, insects, diseases and hard-to-please judges.

Pleasure will be available generally for planting next spring. The bushes grow three to four feet tall. Floribunda stems generally are short. Pleasure's foliage is medium

weeder's guide

Earl Aronson

green, and the plant is reported resistant to rust and powdery mildew.

EVERGREENS IN autumn: Evergreens do respond to fall weather, but not with the spectacular colors produced by maples, oaks and other deciduous trees. The oldest needles turn yellow, then brown, and finally drop gradually if the evergreen is healthy, rapidly if it is not.

For example, take the white pine, which has long, soft, bluish-green needles. The needles hold on to the tree for a year and a half. They expand in spring, hold on through the next year, and drop in the fall. The only needles that remain on the tree after drop are those that were produced earlier that same year.

Not all pines or other evergreens are as regular as white pine. In some, needle drop is influenced by plant vigor, climate or other factors. For instance, the ponderosa pine responds to environmental conditions. At low altitudes, the

needles remain on the tree for three to four years; at medium altitudes, about six years; and at high altitudes, eight or more years.

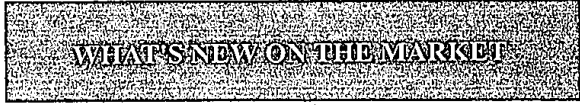
On dense shrubs and trees, such as arborvitae and juniper, there is needle drop in the interior, but it is little noticed. Healthy spruce may hold needles three to 10 years. Drop also is internal, and browning only becomes obvious if growth is stunted for some reason.

WATCH FOR DISEASES. Insect or other damage if there is any browning of needles evergreen on new growth. Austrian pines often drop four-year-old needles. Drooping of younger needles may indicate the presence of fungus diseases, such as needle blight or top light. Scotch pines normally drop needles three to four years old.

Spider mites are a common pest cause of browning of needles in junipers and spruces. They do most damage during hot weather. Spraying with an insecticide is important to keep the pests from building up.

If diseases are indicated, it is important to use a fungicide spray next season as needles develop. Clean up dropped needles this fall to help reduce the spread of diseases.

Earl Aronson is the garden writer for Associated Press. He welcomes gardening questions, but they must be accompanied by a stamped, self-addressed envelope.



Helping hand ideas for do-it-yourselfers

THE PRODUCT — A floor leveler and repair compound.

Manufacturer's claim — That this product trowels to level above-grade floors prior to the laying of tiles, linoleum and other floor coverings . . . that, in addition to leveling floors, it mixes easily with water to form a shrink-proof, quick-setting putty for the repair of wood, stone, concrete and plaster . . . that it is good for filling knot holes, nail and screw holes, wallboard joints and pattern castings . . . that it can be used for setting bathroom fixtures and repairing cracked or broken plaster around tubs and sinks . . . that it is non-flammable and contains no solvents . . . that it may be painted, sanded and sandpapered . . . and that it is excellent for repairing wood furniture, picture frames, moldings and rotted wood.

THE PRODUCT — A scraping, sanding abrasive tool.

Manufacturer's claim — That it will repair chipped edges and surfaces on soft metals . . . that it consists of a flexible steel blade with a silicone carbide abrasive surface . . . that it is designed primarily as a woodworking tool for use where sandpaper, sandblasts and power sanders might not be efficient in difficult-to-reach areas . . . that it has a special handle for easy operation . . . and that it comes in two models with fine and coarse abrasive surfaces.

THE PRODUCT — An adhesive designed to bond both rigid and flexible plastic permanently.

Manufacturer's claim — That this catalyzed acrylic adhesive provides a high-strength, flexible, waterproof and virtually temperature-resistant bond . . . that the product utilizes both an adhesive and an activator . . . that both substances are contained in a dispenser which re-

leases equal amounts of the adhesive and activator, which strokes are mixed before application . . . that it begins to set in two minutes and bonds most objects in 15 to 30 minutes . . . that it will bond damp or oily surfaces . . . that it will fill gaps on rough surfaces to create a strong, smooth bond . . . that it not only will bond plastic to plastic, but plastic to metal and metal to metal . . . that it is not recommended for polyethylene or polypropylene, but is effective on wood, masonry, glass, crystal, china and ceramic . . . and that it achieves surprising strength on small surface areas.

THE PRODUCT — A crosscut hand saw designed to fit easily inside a standard tool box.

Manufacturer's claim — That it cuts up to 10 percent faster than conventional hand saws . . . that the 9-point, 15-inch saw has built-in 45 degree and 90 degree mitre and square angles for convenient marking . . . that each tooth on the saw is precision set and bevel sharpened with three distinct cutting angles to provide constant blade-to-material contact during forward and reverse strokes . . . and that it has a special-gripped hardwood handle for easy handling.

(The floor leveler is manufactured by United Gilsonite Laboratories, P.O. Box 70, Scranton, PA 18501; the abrasive tool by Overview Ltd., 567 Windsor Road, Woodbridge, N.J. 07075; the plastic adhesive by Devcon Consumer, 780 A. E. C. Drive, Wood Dale, Ill. 60191; and the tool box hand saw by Stanley Tools, New Britain, Conn. 06150.)

(Do-it-yourselfers will find much helpful information in Andy Lang's handbook, "Practical Home Repairs," which can be obtained by sending \$3 to this paper at P. O. Box 1055, Brick, NJ 08723.)

BIRMINGHAM—BLOOMFIELD



BIRMINGHAM-COLONIAL
Great location for this charming home. So beautifully maintained with hardwood floors, top grade carpeting, new wiring, high-efficiency furnace and much more. Phone for further information. Just reduced \$174,500. H-51152



NEAR ST. HUGO
Wonderful family home in a lovely, lovely area! Family room opens to spacious kitchen, 4 bedrooms, 3 1/2 baths. Finished rec room has full bath. Freshly painted. Bloomfield Hills schools. \$182,500 H-51331



BIRMINGHAM CAPE COD
Nice setting with private backyard and golf course view across street. Possible main level master or den. 2 other bedrooms up. Lovely formal living room with hardwood floor and fireplace. Florida room with greenhouse window and walk-out to patio. \$154,500 H-51511

Mannott, Inc. Realtors
2111 12th St. Birmingham, AL 35203
Call 555-1172
Equal Housing Opportunity
Equal Housing Opportunity

Great American Yard Sale to help homeless

As the new school year begins, area families have a special opportunity to tidy up at home and, at the same time, help homeless families across the country by contributing items to the Great American Yard Sale.

Sponsored by Schweitzer Real Estate Inc./Better Homes and Gardens, the sale will be held at several locations in area from 10 a.m. to 4 p.m. Saturday, Sept. 16. Donated items are being accepted at Schweitzer offices. Proceeds from the sale will go to the Better Homes Foundation, the nation's only organization specifically dedicated to helping homeless families.

The Great American Yard Sale will be taking place at the same time in over 135 cities and towns across the country, according to Paul Schweitzer, president of the real estate firm. "We're sponsoring the sale because we believe every American family should have a home. The homeless families have more than 500,000 children — more than half of them under age 6. It's a terrible situation and we know that people here would like to help these unfortunate kids. This is a great way to do it."

The Great American Yard Sale will be taking place at the same time in over 135 cities and towns across the country.

through local community organizations and service providers. Rather than simply providing emergency shelter or food, the foundation's mission is to address the long-term problems of homeless families to help get them back on their feet and on their own again. The foundation is especially sensitive to the many needs of the children of these families. In addition to helping find housing and jobs, the foundation supports such vital services as pre-school programs, medical, dental, vision and hearing services for children; recreational and tutoring services for children; and job training, counseling and parenting workshops for parents. The foundation was founded in 1988 by Better Homes and Gardens magazine. The magazine's readers have contributed \$1 million to the effort since last Christmas, according to editor-in-chief David Jordan.

PHASE I CLOSE-OUT SALE

Choice lots ... in South Lyon

West Wind Farm
Premium homesites: \$19,900 to \$19,900 (1.8 Acre)
Medium home site: \$12,500 (1.2 Acre)
Colonial (22,000 Sq. Ft.)
Period streets, underground utilities

Greenock Hills
Premium homesites: \$13,000 to \$17,000
Medium home site: \$12,500 (1.2 Acre)
Colonial (22,000 Sq. Ft.)
Period streets, underground utilities

For more information Call...437-6782
Mon.-Fri. 10 a.m.-5 p.m.
Sat. & Sun. 11 a.m.-6 p.m.

Lot Sales by... **Colonial Acres Realty Inc.**
10237 Colonial Industrial Drive, South Lyon 48170