

REAL ESTATE NEWS

Re/Max teams to help children with speech disorders

Re/Max Realtors, with regional headquarters in Southfield, has teamed with William Beaumont Hospital to help children with hearing and speech problems attend a special preschool operated by the hospital in West Bloomfield. The Realtors have pledged at least \$50,000 to the program this year, freeing up grants that previously provided financial aid to preschool families for other pediatric projects at Beaumont.

Other planned fund-raisers include a raffle, golf outing and Las Vegas Night. Re/Max is the only company in this area that has directed that all donations collected in-house be used for scholarships, said Tina Latorre, a speech pathologist at the preschool. "We were very surprised, very excited, very relieved by it," Latorre said. "For us, it will actually provide more and more services for needy children."

At about the same time, International headquarters decided to get involved with Children's Miracle Network, a charity which has a relationship with Beaumont Hospital. "We mobilized very quickly," Sherman said. "We got committee members in each of our 21 offices. We printed a certificate of membership for those who join. They (agents) are independent business people and are doing this completely on their own accord. It's different with everyone. Some are donating a dollar amount, some a percentage." We're looking at \$25,000 from commissions and \$25,000 from other fund-raisers this year. We know we'll bypass that."

Meeting delays could present opportunities for challenges

Our bylaws state that the annual meetings of the association must take place on the first Tuesday of March. Many times we do not have a monthly meeting. Is that a violation of the bylaws? In the old days, certain condominium developers' attorneys used certain days of the month as a designated time for holding the meetings of the association. While I do not believe it would be a serious breach of the condominium documents to have the meeting on a day other than the prescribed date in the documents during the month, I do believe that the longer the meeting is delayed, the better chance a challenge to the holding of that meeting would have to succeed.

Generally speaking, I advise our association clients to have the meeting as close a proximity to the time set in the condominium documents as possible, and to otherwise amend the condominium documents to provide greater flexibility to the association for having the meetings for example, to have the bylaws provide that the meeting can take place during the month of March as opposed to any specific date.

I am the president of our condominium association and am having difficulty getting some of the co-owners to clean up around their unit where they have made plantings. We do not have any authority to take any action to get them to clean up the mess that they have planted. Any suggestions? with respect to change to the common elements embodied in a modification agreement. But if you look at your condominium documents you will no doubt find a provision in them that allows the board to maintain the common elements and to make any co-owner repair or replace common elements that be damaged because of his negligence. More than likely, your documents require that a co-owner assume the responsibility to make good on any landscaping modifications that he or she have done. You should also insure that your have a provision in your documents that allows you to go in and maintain or replace the landscaping in the co-owner's cost with the ability to collect the cost by filing a lien. If you do not have those provisions, you should have your documents revised.

CLASSIFIED REAL ESTATE

301 Open Houses
OPEN SUNDAY 1-4
BLOOMFIELD HILLS CONDOS
102 EASTRIDGE CONDOS
1500 WESTRIDGE CONDOS
1000 WESTRIDGE CONDOS
1000 WESTRIDGE CONDOS
1000 WESTRIDGE CONDOS
1000 WESTRIDGE CONDOS
1000 WESTRIDGE CONDOS
1000 WESTRIDGE CONDOS
1000 WESTRIDGE CONDOS
1000 WESTRIDGE CONDOS

301 Open Houses
OPEN SUNDAY 1-4
NIGHTMARE
1515 WINDHAM
1515 WINDHAM
1515 WINDHAM
1515 WINDHAM
1515 WINDHAM
1515 WINDHAM
1515 WINDHAM
1515 WINDHAM
1515 WINDHAM
1515 WINDHAM

CROSSWORD PUZZLER
Answer to Previous Puzzle
ACROSS
1 Stop
6 Begin
11 Spanish, as game
12 European capital
13 France
14 Italy
15 Legal matter
16 Human erect
17 Nile of scale
22 Pastime
23 Liberate
24 Public speakers
25 Frontiers
27 Residents
28 Warm
29 Unsteady
29 Haste
31 Highest

BY OWNER
Don't Miss Out While Interest Rates Are Still Low!
BIRMINGHAM
2 full baths Cape Cod Central air conditioning system 2 car garage walk-in closet finished basement must see! This one won't last! Open Sunday 1-5 \$195,000 647-5366
LAKE FRONT
METAMORA 4,600 sq ft 4 bedrooms, 3 baths, whirlpool tub, 3 fireplaces, kitchen tile, granite, hickory cabinets, oak trim throughout house 3 car garage, air, central vacuum. Sell \$349,000 720-6235
FARMINGTON HILLS
SHARP move in condition colonial 4 bedrooms, 2 1/2 baths 2 fireplaces, ceramic floor & kitchen, sprinklers, custom deck, great area. \$189,000 553-7616

CALL HOME LINE FOR MORE OPEN HOUSES 953-2020 24 Hours A Day With New Listings Added right up to The Weekend
302 Birmingham Bloomfield
BEVERLY HILLS
BLOOMFIELD HILLS PROPER OPEN HOUSE
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM

Compliments of The Birmingham-Bloomfield Board of Realtors
302 Birmingham Bloomfield
BLOOMFIELD TUDOR
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM
BIRMINGHAM