REAL ESTATE NEWS

Moving? Best get a battle plan

Whether you're moving up, down or just out, you'll want to develop a plan to minimize the headaches of relocating.
"Begin your planning at least one month in advance," said Mary M. Arlinghaus, president of the Birmingham-Bloomfield Board of Realtors.
"Confirm closing dates with your real estate professional before scheduling your moving date. If you're renting, confirm your move-in date. Make a list of all important documents that must be transferred such as children's school records, financial and medical records," she said. You don't have to take everything with you, especially if you're moving a long distance. This is always a good time for cleaning closets and the basement where long-forgotten items are atored.
You might consider holding agrage sale to offset some dyour moving expenses. If you donate times to charity, get a receipt for tax purposes.

tax purposes.
Provide change of address no-

Coldwell agents win awards

Five area Coldwell Banker
Schweitzer Real Estate
sales associates recently
were honored among the
1,500 Coldwell agents in
Michigan at the firm's secand annual Midwest Region
Mid-Year Sales Rally.
From the Plymouth office,
Chris Knight, Frank Julian,
Judy Rumpel and Lucia
Capitchioni won sales
wards. Chuck Page was
honored from the Troy office.

ice.
John Goodman from
Northville took first place in
two categories.
Coldwell Banker

nweitzer set a company ord with \$65 million sold d closed during the Schweitze and month of June.

tice to the post office, credit card bills, magazine publishers and other organizations with which you're affiliated. "Begin the

you're affiliated.
"Begin the chore of packing early, particularly those seldom-used items," Arlinghaus said. "If you've hired a moving company, ask about boxes and packing pa-

ask about boxes and packing pa-per. "A local grocery store is a good source for boxes for the do-it-yourself mover," she continued. "Ask for boxes in advance. Smaller stores may receive ship-ments only once a week and will only give away boxes if you're there at a specified time to pick them up."

vourself mover," she continued.

**Ask for boxes in advance.

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Save old newspapers for packing material. For fragile items, you may want to consider buying special packing boxes to ensure safety during transit. Wardrobe boxes may be purchased at many tailer rental locations.

Try creative packing with odd
Try creative packing with odd-

asize and fragic items. Move mat-tresses with old sheets on them to provide protection from dirt. An antique floor lamp may best be moved rolled up in a rug, or a crystal decanter packed in the middle of bath towels for cushion-

ing.

Don't let creative packing lead to confusion when unpacking. Make certain all boxes are clearly labeled. For things too precious to risk damage, move by hand, if possible.

linghaus said.
Two weeks before moving day, contact local utility companies to let them know when to disconnect service. Arrange for utility service in your new home. Plan carefully for the transfer of checking and saviness accounts.

for the transfer of checking and savings accounts.

If you're taking on the task of moving yourself, organize loading to maximize space in the truck and ensure that the heavy box of books doesn't get loaded on the china.

books doesn't get loaded on the china.

And if it's a short distance to your new digs, consider transferring some staples like pots, pans, silverware, glasses and plates before the main move. That will cut down on work on the big day and give you a start on organizing to your tastes.

Upon arriving at your new home, take a quick survey of each room, is the house or spartment in the condition you were advised?

What home buyers want

Brick exteriors, three bedrooms, two baths and a basement are two baths and a basement are priorities for buyers in today's existing home market.

That's what members of the Western Wayne Oakland County Association of Realtors indicated when recently surveyed as to the importance prospective buyers place on various home features.

The results showed the ranch to be the most sought-after style, followed by two story and story and a half. Brick was the overwhelming choice for exteriors followed by two story and story and a half. Brick was the overwhelming choice for exteriors followed by two story and story and a half. Brick was the overwhelming choice for exteriors followed by two story and story and a half. Brick was the overwhelming choice for exteriors followed by a combination of brick and siding.

Three-bedroom houses were by far the most popular size. A majority of buyers (55 percent) look for two full baths and more than a third (35 percent) 1½ baths.

A basement is the prime feature most often sought, followed in descending order by attached garages, large lots and fireplaces.

In questions on location, rank.

should make all such improve-ments," said Bill Deacon, WWOCAR president. "The sur-vey suggests these are factors that could make homes more sell-able, but such investment may not al-ways be to the seller's advantage.

"More importantly, the home should be fairly priced against similar properties in the same general area and, above all, should be freshly-cleaned with all systems in prime working order," Deacon said.

Home buyers, concerned about today's economic trends, may search more extensively to find just the right property than ever

just the right property than ever before. Then survey among the WWOCAR's 2,500 members indi-cates that about 55 percent of buyers look over 10 or more hous-es before making a decision. An-other 26 percent see at least five different properties.

It's compliance time for medical leave act

has many employees and we are wondering if CONDO QUERIES



wondering if we have to comply with the new Federal Family and Medical Leave Act? Employers had to start ROBERT M. Com plying with the new to 12 weeks per year of unpaid, plo protected leave to care for a new baby, an alling relative or the employee's own illness. The act applies to those with 50 or more employees including part-timers and temporaries.

ing part-timers and temporarics. '
An employer who violates
the act may be liable for double
the employees' lost wages and
legal fees. Employers are cautioned to review all written polcies to make sure nothing runs
afoul of the act.
Recently, the Labor Department issued regulations concerning the application of the
act. Employers must give written information to employees
regarding their rights under
the act, prepare additional information for those who request a leave, keep records to
verify compliance and post notices explaining the act.

Please give us addice re-

Please give us advice re-garding updating our by-laws. We know we need some changes but we don't know enough about the state condo

chough about the state condo laws to proceed.

While it is important for every association to periodically update its by-laws, it is also important that it not under-take unnecessary legal tasks

which may prolong and other-wise undermine the desired ef-fect, which is to obtain a new and legally sufficient set of

You should list your various You should list your various concerns regarding your present by laws, particularly in the area of restrictions, rules and regulations to help an attorney-redraft your documents. Your-time and effort would be better, spent assisting the attorney in determining the problems at your condo rather than trying to redraft it yourself.

I have stayed in a condo in Clearwater Beach, Fla., and wonder how their associa-tion's board of directors meet despite the diversity of its members' clitzonship, both by state and country.

If you are interested in a hotel condo unit as an investment, obtain a copy of the association's by-laws. They would give you some insight asto how the board conducts its meetings. Many boards conduct meetings by conference call or take action by written resolutions. As a practical matter, the managing agent of the condo runs the day-to-day affairs while the board meets once or twice a year.

Robert M. Meisner is a Bir-mingham attorney concentrat-ing his practice in the areas of condominiums, real estate and corporate law. You are invited to submit questions by writing Robert M. Meisner at 30200 Telegraph Road, Suite 467, Bingham Forms 48025. This column provides general infor-mation and should not be con-strued as legal opinion. To leave a voice mail message for Robert Meisner, dial 953-2047, mail box 1871. Robert M. Meisner is a Bir-

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