



Listings features notes and news about subur-Lastinge relations notes and news Bourd Subdi-ban real estate. To list an event, write: Listings, Real Estate Editor, Observer & Eccentric Newspa pers, 36251 Schoolcraft, Livonia 48150, Our fax number is 313-591-7279.

## ASSOCIATE LAUDED

Associate LAUDED The Birminghem-Bloomfield Board of Realtors has solected Mary do Cartson, a sales egent with Mar Broock of Bloomfield hills, Realtor. Associated thils, Realtor. Associated the board of Realtors and the board of the Birminghem. Disomfield board. Sha also the board of presence. The Bloomfield Hills, resident has been recog-miced for attensional content with sever-ties board presence. The Bloomfield Hills, resident has been recog-miced for attensional content with sever-ties board presence.

nice for strong volunteer involvement with sev at organizations, including the Junior Group of Goodwill Industries, Junior League of Birming, hem, American Cancer Society and St. Joseph

Mercy Hospital. She and her husband Don have three children.

### E NATIONAL HONORS

NATIONAL HONORS Rick Bowling of Plymouth, owner of the local office AmeriSpec Home Inspection Service, was inducted into the President's Circle, reserved for the top franchisees in this North American net-work of home inspection companies. His company is the second leading producer in the Midwest. He is part of a nationwide study group formulating policy and standards for the entire network.

# NOW A PARTNER

NOW A PARTNER Dean Appraiael Co., a real estate appraisal and consulting firm in Birmingham, has promoted Anthony Sanna to partner. He specializes in the appraisal of office buildings and commercial prop-erties. Sanna joined Dean five years ago. He has achieved the most advanced appraiser designation of MAI from the Appraisal Institute.

More tips to help you sell your house

Weir, Manuel, Snyder & Ranko, with real estate offices in Birming-ham, Rochester, Troy, Weat Bloom-field and Plymouth, offers these help-ful hints when selling your house:

Make a good first impression. The grounds should be properly main-tained summer or winter. Have the lawn mowed and raked, shrubs trimmed, driveway and sidewalks swept or shoveled clean and all debris removed from property.

Arrange shade or drapes to give maximum amount of light in all rooms. Replace all burned-out light bulbs and repair faulty switches. Light colors add cheerfulness to dark

Minor redecorating is recommended, if needed, such as painting, rug shampooing, etc. it will create a much more appealing appearance.

rooms, especially kitchens. Minor redecorating is recommend-ed, if needed, such as painting, rug shampooing, etc. It will create a much more appenling appearance. Cracks in plaster, loose door knobs, crooked or broken light fixtures are among the small items that can be casily repaired. Small things some-times hinder a sale more than obvi-ous larger repairs. If you have pets, it's recommended

loose on the common areas and are creating a nuisance to the other mem-bers of the association, the board may be within its rights to pursue the co-owner of these rabbits.

It would be, of course, important to review the particular documents of your condominium to determine what controls, if any, the association has over the rabibits under its "animal" clause set forth in the documents.

they be kept out of the way or out of the houses, if possible. Also be sure there are no lingering pet dots. Wyour house should be comfortably warm in cold weather and maderately cool in hot weather, through air con-ditioning, or other alternative mea-sures. Don't let dirty laundry pile up, do a little everyday or so. Make sure the beds are made, the bathrooms sparkle and the kitchen is neat and clean.

Don't cook odorous foods before a showing and simmer a tea kettle with-

showing and simmer a tea settle with a spice mixture. Buyers ask a great many questions: of our sales associates when being. shown through a house and most pr fer to do this in privacy. The custor er usually feels more relaxed wh related when

er usually feels more relaxed when-you are not present. Always be ready to show your house. A delayed prospect may go elsewhere and could cost you a sale; Your real estate person will always arrange appointments as far in ad-vance as possible.

To reach Weir, Manuel, Snyder & Ranke's relocation service, call 1-800-662-1950.





MEISNEE The bylaws don't specifically deal with rabbits, but refer to "animals being domesticated. Does the board have a right to pursue the co-owner for multifaining an ex-cessive number of rabbits which, obviously, multiply on a regular basis?

I presume that there is enough room in your "rural" condominium to maintain these rabbits with some de-

However, if the rabbits are running

gree of order.

Moreover, I would suggest that the condominium seriously consider put-ting some limitation on the number of rabbits being maintained by a co-owner, if in fact there is no specific limitation on the maintenance of rab-

We have formed an advisory committee for our campground condominium. We are adjacent to a marina condominium and some of the members of the advisory com-mittee are also on the advisory committee of the marina.

Is there any potential conflict of interest because there are certain

disputes between both associa-tions?

It would be hard for me to conclude that there is a direct conflict at this time without knowing more of the facts. However, if the advisory committee members of the respective associa-tions ultimately become directors of each association and the two associa-tions have conflicting interests, those directors may well be in conflict to serve on both boards.

The advisory committee of both as-sociations should retain legal counsel to advise them individually as to the

He's the only person on the 25-member board to serve on both the

potential issue of conflict as well as assist them in the preparation for taking over control of their respective associations.

Robert M. Meisner is a Birn Robert M. Meisner is a Birming-ham attorney concentrating his pro-tice in the areas of condominiums, real estate and corporate law. You are invited to submit questions by writing Robert M. Meisner at 30200 Tele-graph Road, Suite 467, Bingham Farms 48025. This column provides general information and should not be construed as legal opinion. To leave a voice mail message for Robert Meis-ner, dial 953-2047, mail box 1871.

# Realtor re-elected to board a Donald McKeon, sales manager and a partner at Hall & Hunter, Real-tors in Birmingham, has been :e-elected to a two-year term on the Michigan Association of Realtors Board of Directors.

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MAR's board of directors as well as the Board of Real Estate Brokers and Salespersons, the state licensing board.

McKeon will begin a three-year term in January as a director of the National Association of Realtors.

