## REAL ESTATE LISTINGS

Listings features news and notes about subur-ban real estate. To list an announcement, write: Listings, Real Estate Editor, Observer & Eccentin Newspapers, 805 E. Maple, Birmingham 48009. Our fax number is (810) 644-1314.

### B SCHOLARSHIP WIFEERS

B SCIOCLARSHIP WINDOWS:
For the second consecutive year, Farmington-based Western Wayne Oakland County Association of Realtors prevented that the control of Realtors prevented that the control of Realtors prevented to the control of Realtors prevented to the control of Realtors prevented to the control of Realtors of Realtors, Scholarships ranging from \$200 to \$300 went to Amy L. Pulk, Realford, Neil Lobey, Northville; Carol Hainline and Share Bajorek, both of Livonic; Stacey Conwell, Farmington; Asabin Shah, Kevin Sturgill and Jennifer Marie Weigard, all of Canton; Christian Pomodoro, Farmington Hills; Jonathan Dekiere, Plymouth, and Roger B. Wilson, Commerce.

son, Commerce.

Curtis Shinsky, WWOCAR president, said in just two years the number of program applicants and scholarship awards have tripled.

and scholarship awards have tripled.
Scholarship recipients, who must be nominated by a WWOCAR member, attended a reception Aug. 4 in Faministon. To select winners, WWOCAR looked at class content, the course's relevancy to the student's curriculum, the nominee's GPA, the course's coat and a student essay.

E ON BALES TEAM
Molly Macdonald of Bloomfield Hills was promoted to the sales team of The Crossings of Oakland, a Robertson Brothers Group Development in Oakland Township. She's worked in Robertson's main office for two years.

In her new position, she'll concentrate on sales at Bridlewood Village, the development's newest phase of homes.

E SELLING YOUR OWN

An upcoming real estate seminar may answer some important questions for homeowners thinking about selling their own home.

The seasion, sponsored by Philip Lang of Red Carpet Neim-Superior Inc. in Lathrup Village, will run 7-9 pm. Monday, Aug. 22, in the South-field Public Library's Marcotte Room, 26000 Ev-ergreen, Southfield.

Homeowners will learn proper home-selling pro-cedures and how to avoid mistakes and aggrava-tion during the home-selling process. Lang will discuss the major do's and don'ts of selling on your own and answer homeowner questions. Stan-dard Federal will supply current information about the mortgage market.

### REAL ESTATE NEWS

# Realtor board hones professional edge

BY JANCE TIGAR-KRAMER
NESCALL WITE

The Western Wayne Oakland
County Association of Realtors
(WWOCAR) is gearing up for a chaltenge facing Realtor boards around
the state Jan.

That's when Board of Choice — a
big change for the real estate industry
— starts in Michigan. The change
won't directly affect home buyers and
sellers, but it will save brokers and
sellers, but it will save brokers and
selres agents hefly dues and applicational Realtor associations.

The open board policy agents to join any real estate board in
Michigan to access (for additional
fees) any Multipe Listing Service file
in the state. Now, some agents join
four of five boards, mainly to get the
stress home listings.

Board of Choice starts nationwide
in January 1996. At the urging of its
membership, Lansing-based Michigan Association of Realtors decided
to kick in the open board policy a year
carlier.

■ 'Being the largest (Realter) board in the state, we've always stressed service to our members. Our focus won't change.'

Art Mullen, Jr. WWOCAR executive VP

"Being the largest (Realtor) board in the state, we've always streased streased some members. Our focus won't change," said Art Mullen Jr., WWOCAR executive vice president and a member of the Michigan Asso-ciation of Realtors Board of Choice

ciation of Realtors Board of Choice study group.

"We're excited about the change," asid Marts Saint-James, director of education for Farmington-based WWOCAR. "We'll still share information and ideas with other boards, but differently, As Lee lacocca said, The competition is good and we have to be better."

Saint-James already is boefing up

her board's continuing education curriculum, which includes classes for Realtor designations, and specialized courses for attorneys, tax consultants, mortgage lenders, appraisers and other professionals. Last spring, her fair housing awareness seminar drew more than 125 attendees.

Kathleen Redillis, WWO-CAR's education marketing administrator, was hired this year to market its more than 125 courses to real estate industry employees. The association also offers legal counsel to members, an on-site print shop and Realtor's store. This charge means members will have the freedom to decide what

board to join based on its service level and what they want to pay," said Dan Dressman, Michigan Association of Realtors serecutive vice president. "Some of the charters granted to Realtor beards are based on market areas in existence 50 to 75 years ago. Over the years, market boundaries have changed. Board of Choice will allow natural market areas to he formed," he said.

WWOCAR's charter, granted in 1920, is bounded by Napler Road to the west; Woodward to the east; Vah Born and Belleville Street to the south, and the lakes area and 14 Mile to Inkster Road on the north.

to intster fload on the north.

Still, their 2,700 members regularly
sell homes outside the chartet,
"(Board of Choice) is a reflection of
what's going on in the business world.
We'll have a much leaner, meaner,
market-driven association that offers
better services at a better cost for
members. That means a better-doucated, more professional Realtor,"
sald Dressman.

## Don't let annoyances fester; deed can address B&Bs



Q. I live on the third floor of a condinium complex in northern Michler and the family and, unfortunately, they repeatedly and and the front door and tritles.

I do not know how to go about telling them so that we won't have any conflicts. The other problem is that they repeatedly have any conflicts. The other problem is that they repeatedly have a "gung" there. They are not necessarily rowdy or noley at night, but over the weekend, they sometimes sleep 17 in their place. Is there a fire law about how many can occupy a dreelling and to apply a night at one time? about how many can occupy a dwelling unit at one time?

A. I presume that you live in a condominium complex, 't ut even if you do not, the bylaws of your association should cover issues concerning excessive noise and creating an annoyance to your neighbors.

Even though those clauses are somewhat ambiguous in nature, they are many times enforceable, depending upon the facts of your case.

As to the number of occupants in a unit, there may well be various health and safety hazards in the municipality in which you reside, as well as in the condominium or association bylaws.

laws.

Again, sleeping 17 in one unit of
1,100 square feet as you indicated
would seem to be, per se, unreasonable. I would have the association
write them a letter requesting their
cooperation and compliance.
You may also inquire of the municipality as to the fire laws. Sitting

back and doing nothing may result in the problem getting worse.

Q. We live in a homeowners association in a rural area where there is a deed restriction restricting the use of the property to real-dential purposes of one family.

One of the association members wants to open a bed and breakfast. Is that, in your opinion, a volation of the restriction? The people who own the home plan to operate the bed and breakfast while they are using the erroperty as their primary.

bed and breakfast while they are using the property as their prima-ry residence.

A. Assuming the deed restriction is unambiguous, it would be my opinion that the restriction would preclude the home's use as a bed and break-fest alice it was resumable the fast, since it was presumably the intent of the covenant to prohibit use other than for a single-family resi-dence.

Obviously, operating a bed and breakfast creates more than a single-family residence and the association should consider its legal alternatives, including injunctive relief.

There is a recent Illinois case that conforms with the analysis, although it is not necessarily binding here in Michigan.

Robert M. Meisner is a Birming-ham-area attorney concentrating his practice in the areas of condomini; ums, real estate and corporate law. You are invited to submit questions by writing: Robert M. Meisner, 30200 Telegraph Road, Suite 467, Bingham Farms, MI 48025. This column pro-vides general information and should not be construed as legal opinion. To leave a voice-mail message for Robert M. Meisner, dial (313) 953-2047, mailbox 1871.

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Ask for Rosalee Hill (819) 647-1900 or (Pager) 450-0317 COLDWELL BANKER SCHWEITZER



RED CARPET Seminar

A panel of speakers will discuss What you need to know to purchase a house in the '90's.

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