

New focus follows Birmingham merger

Fred Richter, president of Richter & Associates, Inc. in Northville, earned the master property manager (MPM) designation from the National Association of Residential Property Managers. A real estate broker since 1968, Richter is an accountant and real estate investment instructor at Schoolcraft College in Livonia. Richter & Associates, at 41740 Six Mile, manages nearly 200 rental properties valued at about \$20 million. Richter is on the National Association of Residential Property Managers board of directors.

Said Dickstein: "This is a good move for Real Estate One and Ralph Manuel. I like being innovative and being part of something that's innovative."

Limits key to allowing dogs; do audit to track defects

MEISNER The other type of restriction, there are benefits to having a condominium that prohibits dogs absolutely, that allows one or two dogs absolutely, or alternatively that allows any number of dogs. Any condominium that does not put any limitations on animals has to be prepared to embark upon a very strenuous and perhaps difficult enforcement policy to ensure that the dogs are properly maintained and that they do not cause a problem for the other residents.

The article that you are referring to may have dealt with a condo that was

Presumably, this should be done by an architect and/or engineer disciplined in the area of expertise necessary to determine the nature and extent of the defect.

A. Advertise in the newsletter at least six months before the election regarding the upcoming election. Send a separate call for a nomination letter. Send a followup postcard to interested candidates.

In terms of conducting a fair election, have a neutral party conduct the election and give everyone a chance to run, vote and voice opinions. Give the candidates an equal chance to speak showing no preference to any one candidate.

Finally, in terms of counting the ballots, have a neutral party count the ballots, count the ballots in the open, not in private, and allow owners to watch the counting process.

Robert M. Meisner is a Birmingham-area attorney concentrating his practice in the areas of condominiums, real estate and corporate law.

CLASSIFIED REAL ESTATE

Observer & Eccentric Community Classifieds

REAL ESTATE INDEX

REAL ESTATE FOR SALE
300-354

- #2 Deer Mountain
- #3 1/2 Acre Horse Property
- #4 1/2 Acre Wooded Acres-Crossed Lane
- #5 Apartment Bldg - 10 Units
- #6 Single House - 3 Bedrms
- #7 2 1/2 Acre Horse Property
- #8 2 1/2 Acre Horse Property
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EQUAL HOUSING OPPORTUNITY

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HOMELINE
953-2020

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COASTAL COMMERCIAL/INDUSTRIAL SALES OR LEASE 678-6773

- #1 1/2 Acre Horse Property
- #2 1/2 Acre Horse Property
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SINGLE DUTY RENTALS # 300-488

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THOMPSON-BROWN

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 "Call us for a career in Real Estate"
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LAKE SHERWOOD FRONTAGE. 3708
 Garwood Dr. Beautiful completely remodeled 2 story with finished walk-out, wet bar, new kitchen, ceramic foyer and baths. Karastan carpeting, deck, new furnace and roof. Must See! \$289,000.

GORGEOUS CASS LAKE FRONT. Three bedrooms, large master suite with whirlpool tub. Custom built quality throughout. Many special features. Den, deck, 3 fireplaces. 3,837 sq. ft. \$469,000.

SMARTING CONTEMPORARY. with co-habit 1 ceiling. Generous room sizes in this 2 bed room, 2 full bath upper and unit. Ceramic - year full basement, attached garage. Farm in Hill. \$124,900.

SPECTACULAR CONDO. immaculate, neutral decor, upgrades, Florida room, large bedroom, walk-in closet, quiet, secure, walk to downtown Farmington shopping, underground parking. fees included in maintenance. Must See! \$48,900.