

BUILDING & BUSINESS

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BUILDING & BUSINESS OBSERVER STARS

This column highlights promotions, transfers, hirings and other key personnel moves within the suburban business community. Send a brief biographical summary — including the towns of residency and employment and a black-and-white photo, if desired — to: Stars, Building & Business, Observer & Eccentric Newspapers, 36251 Schoolcraft, Livonia 48150. Our fax number is (313) 591-7279.

Janet Chorkey of Birmingham was named director of marketing communications at Ford & Earl Associates Inc. in Troy. Chorkey had been director of public relations and publications at Cranbrook Educational Community in Bloomfield Hills. She also was editor of The Cranbrook Quarterly.



Chorkey

Julia K. Hansen of Southfield was named director of sales and marketing for Doubletree Guest Suites in Southfield (formerly Embassy Suites). Hansen held a similar position at Guest Quarter Suites in Columbus, Ohio. She received an award in 1992 for increasing revenue of the Columbus operation.



Hansen

Cindy Krainen of West Bloomfield was named vice president, hospitality and food service of Harper Associates in Farmington Hills. Krainen, a registered dietitian, has been employed by the executive search firm as a recruiter in the food service and hospitality since she joined the company in 1987.



Krainen

Rene L. Monforton of Livonia was promoted to assistant vice president and chief claim officer at AAA Michigan in Dearborn. Monforton had been claim director. He was promoted to claim director in 1993. Monforton joined AAA Michigan in 1961 as a claim representative.



Monforton

Houses offer access to lake, freeways

It's not really close in terms of miles. But a pair of area builders with sterling reputations have a subdivision under construction that provides lake living with great freeway access.

By DOUG FUNKE
STAFF WRITER



Eden Gardens, a subdivision with 31 lots, has good pedigree.

Donald L. Pratt, a residential builder in Troy, and Fred Capaldi, a Rochester Hills residential builder, have joined forces to erect houses in the rural community of Fenton Township. Each has won Builder of the Year designation from the Builders Association of Southeastern Michigan. Each has served as president of that professional group. Each continues a family tradition in the building industry.

Capaldi and Pratt have scaled down the best elements of floor plans they've previously developed for Eden Gardens. They offer a story and a half, a two story and a ranch. Prices start at \$154,900.

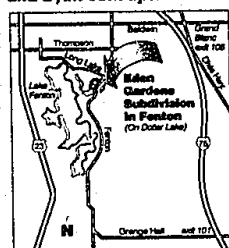
The partners can build each other's plans and will alternate jobs. About half of the lots front on Dollar Lake, a no-wake waterway perfect for rowboats, pontoon boats or sailboats. Lakefront lots carry a premium of \$18,000.

"One of the things we were looking at was getting into the affordable market," Pratt said. "Up here, affordable is \$160,000 and under." "The draws out here, naturally, are the water and the country living," said Capaldi. "These are nice size lots, 80-by-135 feet."

The development has good access to I-76 and US-23. Even



Shorewood: This 1,700-square-foot model at Eden Gardens features the master suite on the main floor, two bedrooms and a full bath upstairs.



though the site is as close to Flint as O&E communities, the drive would be reasonable for workers in Oakland County and Ann Arbor, the builders agree.

"I thought we'd be a good drawing card for people who work in Auburn Hills," Pratt said. "The (Chrysler) tech center is 30, 35 minutes away."

"This is a phenomenal spot for getting around the state," Pratt added.

Eden Gardens is serviced by city

sewers and well water. The subdivision will have streetlights but no sidewalks. The property is in the Lake Fenton Community Schools.

Two models are on site. The Shorewood, a 1,700-square-foot story-and-a-half, features the master bedroom suite on the main level and two bedrooms and a full bath upstairs.

The master showcases a separate tub and shower and walk-in closet. The first floor also has a formal den, great room, kitchen/eating nook, half bath and laundry.

A two-story foyer greets visitors at the front door. The great room has a sloped ceiling.

"We can't get custom out of our system," said Capaldi, who built the model.

The basic Shorewood is priced at \$164,900.

The Lakewood, 1,750 square feet erected by Pratt, places all three bedrooms and two full baths upstairs. The master has a shower only. Both secondary bedrooms have walk-in closets and ceiling lights.

A large great room highlights the main level with kitchen/eating nook, half bath and laundry.

A two-story foyer rises at the main entrance.

"Again, we tried to introduce as much light as possible," Pratt said.

The basic Lakewood is \$154,900.

The third floor plan, the Driftwood, a ranch of about 1,700 square feet, offers three bedrooms, 2 1/2 baths, great room, kitchen/eating nook and laundry for \$167,900.

Standard features on all floor plans include two-car garage, basement, fireplace, dishwasher and garbage disposal.

Vinyl siding is the standard exterior. Brick is extra.

The tax rate for residential property in Fenton Township serviced by the Lake Fenton Schools is about \$23.10 per \$1,000 of state equalized valuation, half of market value.

That means the owner of a \$165,000 house in Eden Gardens would pay about \$1,900 yearly in property taxes.

A flat fee of \$159 also is currently billed to residential property owners in Fenton for garbage collection and mesquite control.

Steve Haggard, a commercial pilot who regularly commutes to Metro airport, has purchased a Shorewood model with wife, Lou Ann, and sons, Jake and Sam.

The family will add a fourth bedroom and additional space in the garage.

The sub is on a cul-de-sac and won't have much traffic," Steve said. "We wanted to get to a smaller town. We've been told it has good schools."

Lake access is also a plus, he added.

"The model, I like the way it's laid out very efficiently," Haggard said. "With a fourth bedroom, there's no wasted space."

"Lakefront property is golden," said Wayne Ulrich, sales rep on site. "People sort of gravitate to that, especially in this area."

The sales office at Eden Gardens, (810) 680-6375, is open noon-5 p.m., daily, closed Thursdays and Fridays.

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