

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

Honored as leader



Howard Novetaky
Howard Novetaky, a sales associate with ERA Rymal Symes Realtors in West Bloomfield, has received national recognition from Electronic Realty Associates L.P. for team leadership.

"Customer satisfaction is the single most important factor for real estate success," Novetaky said. "I always put my customers first and, in turn, was able to reach my sales goals."

Thomas earns RRC



Karen Thomas
Karen Thomas, a Realtor with Coldwell Banker Schweitzer Real Estate in West Bloomfield, has earned Referral and Relocation Certification (RRC) through the National Association of Realtors.

Thomas sells new and existing homes in western Wayne and Oakland counties.

Skarb promoted



Mary Skarb
Mary Skarb has been promoted to foreclosure assistant at Ralph R. Roberts Real Estate. Her division helps southeastern Oakland County families facing foreclosure become aware of the options available to save their houses.

Skarb's duties will include extensive research, correspondence with homeowners facing foreclosure and insurance and title work for acquired property.

Hill joins Kahn

Erie J. Hill, a Bloomfield Hills resident, has joined Albert Kahn Associates as a managing director to lead redevelopment of Detroit and urban areas across the country. Hill, an adjunct professor of architecture at the University of Michigan, previously was chief operating officer at Rosacetti Associates Architects in Birmingham.

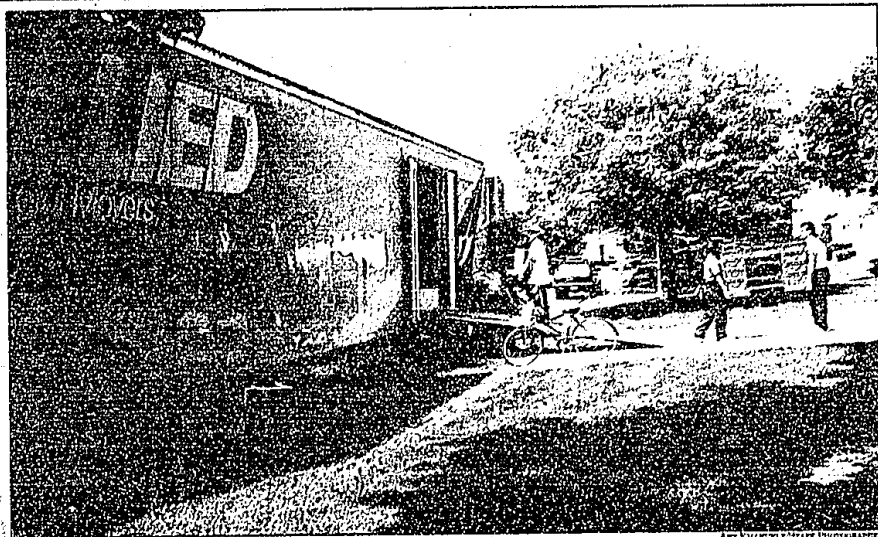


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REAL ESTATE QUERIES

REAL ESTATE

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Relocating:
A smooth move requires a plan and patience.

Moving day doesn't have to be scary

By JILL HOCKMAN
SPECIAL WRITER

Don't pack your dishes in garbage bags. Don't forget to pick up your dry cleaning.

And before the loaded truck leaves your home on moving day, check every room, closet and cupboard for possessions that were left behind.

There are just a few of the moving tips offered by professionals who work every day with families moving to new homes.

Everybody who's moved from one house to another has a humorous — or tragic — moving story. But professional movers and moving truck renters have hundreds of them.

There was the man who paid \$900 to rent a heated van to move his plants cross-country.

Then there's the story about the moving company whose truck had to negotiate the length of a muddy, unpaved driveway to deliver a load to a recently constructed house (the customer was charged extra).

And one family that was running behind actually dumped dishes into a garbage bag. (The moving company refused to move it).

Most families move during the summer months between Memorial and Labor Day, implying companies say. And by following some simple tips from professionals in the moving business, families can help make those moves — or any move — more efficient and less painful.

More than 29,000 houses were sold in Oakland and Wayne counties last year, according to Realcomp II Limited, a service that lists houses for six hours of Realtors.

U-Haul's calculations show that the Detroit area was the sixth-most-popular destination among its truck

renters during the first quarter of 1995.

If you were one of those families, you may have some stories of your own. But if you're planning a move, take some advice from the experts.

Most moving companies offer free guides packed with tips on moving. And most moving professionals are happy to share moving stories and hints.

The first step to moving: sell, give or throw away the things you don't need.

"Start tossing out right away," said Marlene Olson, relocation coordinator for Reliance Moving/Allied Van Lines in Canton. "Get rid of things you're never going to use again, because you're wasting your money to move it."

If you've planned to give something away, do it before the movers show up. Items can be inadvertently packed, and it's time-consuming and expensive for a moving crew to partially unload a truck to uncover a bureau that was supposed to go to a neighbor.

Next, decide whether to hire a moving company or do it yourself. Professional movers can charge from \$100 to \$5,000 — or even more — depending on the load and move distance, said Bill Phelps, general manager of Palmer Moving and Storage.

Families who move themselves spend about 60 percent less than those who hire professional movers, according to Janet Cooper, public relations manager for U-Haul.

Marc Brouillard, who rents Ryder trucks in Farmington Hills, said some families can save that much even if they hire someone to load and unload their rental truck.

But some do-it-yourselfers cite other reasons for their decisions and are "not necessarily 100 percent economy-

driven," said Cooper of U-Haul. Some people want to take a drive across the country. Others don't trust someone else with their belongings.

In addition to comparing rental truck prices, self-movers should consider whether that truck will be comfortable to drive and ride in, said John Brouillard, who owns Camp-R-Cruise Inc. with his brother, Marc.

It's also smart to compare deck heights, as a truck with a lower deck is often easier to load, said Cooper.

Once they decide on a rental truck, do-it-yourself movers should reserve it at least three weeks in advance, especially if moving at the end of the month, the Brouillards said.

Renters should check if the truck is covered under their insurance and buy more coverage if needed. In most cases, truck rental is not covered by existing insurance.

The photographs of dinged, dented and torn-apart rental trucks that are posted on the wall at Camp-R-Cruise prove that accidents do happen. That's why the Brouillards display the photographs.

Families who want someone else to do most of the work should ask for price estimates from several professional movers. Most large moving companies set their prices the same way but offer different discount rates.

For local moves, customers are charged by the hour. For other moves, the rates, which are set by the federal government, are based on the weight of the shipment and the distance of the move. Companies can then offer a discount of that rate.

Special services such as packing and extra stair flights are also factored into the moving price. Price estimates are usually calculated at the house by a moving company representative. When comparing moving companies,

customers should ask about the company's insurance, said Tony Lanzilotti, the manager at Two Men And A Truck moving company in Southfield.

Some companies offer low rates because they're not insured, and if a mover drops a television set down the stairs, the customer is responsible for replacing it.

"Everybody knows accidents happen," Lanzilotti said.

Customers should also check on their moving crew's experience and accident claim ratios, said Phelps.

"If I were moving, knowing what I know, I would want to know about who's coming out," he said.

Moving companies keep statistical accident records on their drivers, and rate them 1 through 6. Customers should ask for a driver with a 1, 2 or 3 accident rating, he said.

Phelps said customers can book professional moves on relatively short notice during the winter, but summer moves should be booked three weeks to one month in advance.

A little common sense can eliminate most moving-day mishaps.

Families should be around the house to answer any questions that the movers may have while packing, loading or unloading, Phelps said. "We have an expectation that you're going to be there to assist," he said.

Another tip: Keep your schedule open and flexible on moving and packing days. If you're having professional pack your belongings, don't plan a going-away party at your house on the night before you leave — the movers may still be packing.

And don't schedule a 3 p.m. flight to your new hometown on moving day — the truck may not yet be loaded.

"Prepare for it to be longer than you expected. Build some leeway into your schedule," Phelps said.

Satellite dish antenna has to go, court rules

REAL ESTATE QUERIES



ROBERT M. MELANER

Q: Do you have any recent cases around the country in regard to satellite dishes in terms of the authority of the association to enforce a prohibition on them?

A: In a recent Florida Court of Appeals decision decided in May 1995, the court ordered a homeowner to remove his backyard satellite dish.

The homeowner's dish antenna was approved by a master association before he bought his property.

However, once he moved into his expensive house, the subdivision association — of which he was a member — ordered him to remove the dish.

He argued that the backyard dish was covered with patio-umbrella fabric and hidden behind a 12-foot-high hedge. He also claimed that the master association had greater authority.

The court in Florida rejected his arguments and required him to remove the dish and pay the association \$50,000 in legal fees.

Q: A year ago I bought a detached condominium and have been leasing it out. The association decided to build a big pool in the back of the condominiums so that they could pump water for grass sprinkling. Instead of paying high water bills. There was a vote, and the people agreed to do so.

However, after that, without notice, they built a small building as a power house, etc. They built it at the end of my lot, and it turned out to be an eyesore. The association has told me that I have nothing to say about the matter and built it anyway. Apparently they did not like the fact that I was leasing my unit. I am wondering if I have any legal say as to this matter, especially since I think that there was no need for this building.

A: It appears that the condominium made a structural capital improvement to the condominium project.

To the extent that the structural capital improvement interferes with your use and enjoyment of your unit, you may have recourse against the association. The association may have had a responsibility to

seek the approval of the co-owners on the construction of the building, particularly if they needed to specially assess for its construction. Moreover, to the extent that the construction of the building materially alters the architectural integrity of the condominium, you may also have had a say so in the building, assuming it was justified in the first instance to be constructed.

Your best recourse, of course, was before the building was constructed when you should have sought legal counsel to apprise you of your legal rights.

It may be extremely difficult now to get rid of the building, but you may have a claim for damages depending upon the circumstances, as well as what your documents provide for in this situation.

Robert M. Melaner is a Birmingham area attorney concentrating his practice in the areas of condominiums, real estate, corporate law and litigation. You are invited to submit topics which you would like to see discussed in this column, including questions about condominiums, by writing Robert M. Melaner, 30200 Telegraph Road, Suite 407, Bingham Farms, Michigan 48025. This column provides general information and should not be construed as legal opinion.