

# REAL ESTATE

THURSDAY, OCTOBER 5, 1995 • PAGE 1 SECTION E

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.

## Feeley earns GRI



**Eleanor Feeley**, a Realtor with Prudential Great Lakes Realty in Rochester Hills, has earned the professional designation Realtors Institute. She also has earned the Certified Home Marketing Specialist designation through the Prudential Referral Services Division of Prudential Relocation Management. Feeley also is a member of the Women's Council of Realtors.

## Burt in top 20



**John Burt**, an associate broker with Re/Max North in Oxford, has placed on the top 20 sales list for the company's Detroit region with nearly 70 so far this year. Burt attributes his success to a unique marketing plan and a personal assistant who keeps him free to show and sell houses.

## Charnes named VP



**Ellen E. Charnes** was named a vice president of corporate services for Morris & Berke, a Troy firm specializing in commercial and industrial real estate. The newly expanded department represents local and national companies, corporations and Fortune 500 firms.

## Dilworth named VP



**Dennis J. Dilworth** was named vice president of corporate services for Morris & Berke, a Troy firm specializing in commercial and industrial real estate. The newly expanded department represents local and national companies, corporations and Fortune 500 firms.



Helping hands: Realtors Who Care spent a day sprucing up a house in Livonia.

## Realtors, friends pitch in to fix house

By Donna Ficker  
STAFF WRITER

Real estate agents and associates in the mortgage, title and insurance business love to sell houses. That's how they make their living. For many, there's also a genuine affection for helping other people realize their dreams.

For the second year now, a group calling itself Realtors Who Care, affiliated with the Western Wayne Oakland County Association of Realtors, has renovated a house for a single mom with children who needed a helping hand.

"It felt wonderful," said Diane Winkolmann, a Realtor associate with Red Carpet Kalm Midwest in Farmington and co-chairwoman of the improvement project.

There was a sense of camaraderie, a sense we were accomplishing something.

Realtors Who Care solicited donations of supplies and cash to get the job done and, just as important, got down to the dirty business of doing much of the work themselves. They installed a new furnace and water heater, rebuilt the front porch, put up new gutters and downspouts, replaced some doors, painted, landscaped and assembled play equipment.

"This is just tremendous dedication from everybody. Not just talkers, doers," said Al Marshall, marketing director at Great Lakes Title in Livonia and co-chairman of Realtors Who Care. "Every time you fix a house up, everybody benefits."

A blustery day kept some 40 Realtors and associates busy.

### Some of those who care:

The following individuals and business participated with Realtors Who Care during the recent Livonia renovation.

**Coldwell Banker Preferred:** Acorn Appraisal, Curtis Building, Community Title Service, Dearborn Federal Credit Union, HomeAmerica Homeowners One, First Security, Hines Park Lincoln Mercury, Rock Financial, Great Lakes Title, Michigan Group/Union, Prudential Great Lakes Realty-Farmington Hills, Citizens Mortgage, Red Carpet Kalm Midwest, ERA Account Realty, JSA International, First of America, Prudential Village Realtors, Homes for Sale Magazine, Denise Staffed, the Winkolmann Children.

**Selective Group, Century 21 Today, Century 21 Row, First Michigan Title, AmeriSpec Home Inspection, First Federal of Michigan, Standard Federal, Jim Wietler, Interurban Insurance, Metropolitan Title, Spolane Electric, Jim Jenkins, Livonia True Value Hardware, H.A. Sun Heating & Cooling.**

**Lentex Furnace, Showcase Gutters, Home Depot/Horville, Jesse Maldonado, Fintex Insurance, Steinkopf Murphy, Bushel Mart, Quiksilver Photo, Color Title & Carpet-West Bloomfield, One Way Realty, Omega Mortgage.**

**Hurta Ace Hardware, Hygrode Food Products, Pritchard Heating & A/C, Real Estate One-Northville, Weir, Manuel, Snyder & Ranks and Carmack Appraisals.**

**Susan Morlarity, Ron McNeal, Karen Brown, Robert Zickels, Jshanna LeBlanc, Betty Bjornsen, Paula McLeod, Al Marshall, Pat Stokes, Carl Groux, Patricia McGoon, Tom Iabelli, Ted Scarpia, Primo Fizzina, Dave Reed.**

**Zana Diehl, Jack Kenny, Pam Assemany, John McArdle, Pat Murphy, Chris Miller, Jim Haro, Carol Hainline, Anita Bowers, Jean Gelsch, Diane Winkolmann, JoAnn Stevers, Sandy Ouberty, Rhonda Schimatz, Donnie Dunn, Lynn Gander, Carolyn Bailey, Larry Martin, Mike Workman, Tim Haggerty, Lorie Hunter, Jim Bryington, Doug Kaminsky, Kelly Boudreau, Irene Garma, Can Haverly, Larion Kasmir, Charlene Stafford.**

**The Kroll family, the Trapp family and the McArdle family.**

year, her son didn't want his friends to come to the house. He was embarrassed. The night we finished, the boy wanted to bring his friends over. It almost brings tears to your eyes."

Tom Iabelli, broker/owner of Red Carpet Kalm Midwest, was shoveling dirt into a wheelbarrow to be distributed around the yard.

"I got a lot of pleasure out of helping people," he said. "I do a lot of this through the church and the real estate association. Unless you do it and know the feeling, you don't understand it."

"I think it's important to help people," said Carol Hainline, a Realtor with Century 21 Row in Livonia as she stickered numbers on a new mailbox. "Everytime at some point in time needs some help in their life."

Tammy Sunman, who lives in the three-bedroom ranch in northeast Livonia with four children, works full time and attends Schoolcraft College. She was referred to Realtors Who Care by Livonia Head Start.

"This coincides with everything blue in my life — getting off ADC, going to work, going back to school," Sunman said. "I'm very excited. I think it's awesome."

"This isn't a handout," Winkolmann said. "This is a reward. She's been busting her butt."

"You're talking necessities, not luxuries," Marshall said.

Sunman perhaps best summarized the work effort as she applied paint to the side of her house, "We do good work."

want to keep it that way for as many people as we can."

"It's continued community development, helping out in a community we do business in," Haverly said. "It's a good way to meet each other, a lot more casual. Basically, it's a whole lot of fun."

"This is what we do — houses," said Pam Assemany, a Realtor with the Michigan Group in Livonia.

"It's so heartwarming to see what happens following this," said Betty Bjornsen, also a Realtor with the Michigan Group.

"The lady whose house we did last

## You must file with some real estate transactions

### REAL ESTATE QUERIES



ROBERT M. MEISNER

**Q.** Apparently Michigan Public Act 415 requires certain owners of real estate to file with the local assessor affidavits stating the value of real estate involving certain transactions. Does this apply to real estate transactions and should lawyers involved in other areas be concerned?

**A.** Public Act 415 was enacted to address the effect of the constitutional amendment limiting property assessment increases. Failure to file the affidavit required by the act results in a \$5-per-day penalty.

Real property attorneys can therefore expect to file a transfer affidavit for clients any time property is conveyed by deed or land contract, subject to certain exceptions for conveyances into trusts and between spouses.

Estate planning attorneys must review all con-

veyances into a trust, as well as all testate or intestate distributions to determine if Act 415 is triggered. Business and corporate attorneys should analyze all transactions involving the sale of shares of stock in a corporation or the transfer of any interest in Act 415 nership or other legal entity to determine if Act 415 applies. "Transfer of ownership" for the purposes of Act 415 encompasses certain stock transfers, long-term leases, and changes in designation of beneficiaries under a trust.

**Q.** Can you confirm a recent story I heard regarding some ghosts in a condominium and the response of the association in that regard? Did this really happen?

**A.** I am advised that in a Connecticut condominium, a pair of so-called "ghost hunters" asked a Catholic bishop to conduct an exorcism in a unit at the condominium project.

The residents of the condominium contacted the ghost hunters after experiencing paranormal activity

in the unit, including the appearance of two ghosts and an "unseen force."

According to the Bristol Press, the owners promptly held a séance and determined that the unit was haunted by an evil human spirit and two demonic spirits.

The spirits were unleashed because of witchcraft rituals performed by previous tenants, according to the ghost hunter. There was no determination by the association, however, as to whether there had been any violation of the condominium documents, either by the alleged intrusion of the ghosts and/or by the exorcism.

Robert M. Meisner 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. Meisner, 30300 Telegraph Road, Suite 467, Bingham Farms MI 48025. This column provides general information and should not be construed as legal opinion.

## Classified Ad Index

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