

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.

## Reed Installed



**Doris Reed**, a Bloomfield Hills resident, has been installed as incoming president for the state chapter of the Women's Council of Realtors for 1996.

Reed, a Certified Residential Specialist, Graduate Realtors Institute and Leadership Training Graduate, is a Realtor with Ralph Manuel Associates in Birmingham.

The Women's Council of Realtors provides programs for career growth and development of leadership skills.

## Named manager

**Lynne Eberhardt** has been named portfolio manager at Cushman & Wakefield of Michigan, a commercial real estate firm in Southfield.

She previously worked as a commercial manager at Insignia in Southfield and as a senior property manager for PM Realty in Novi.

Eberhardt attended Stephens College in Columbia, Mo., and the University of Central Oklahoma in Edmond concentrating in business.

## Glelow joins

**Matthew W. Glelow** has joined Kenneth Neumann/Joel Smith and Associates in Southfield as project architect.

He brings 18 years of professional experience in project design, design development and construction documents for corporate, retail and residential projects.

Glelow earned a bachelor of science degree in architecture from Lawrence Technological University in Southfield. He is a member of the American Institute of Architects, the Michigan Society of Architects and Building Officials and Code Administrators.

## Anderson joins

**Erio Anderson** has joined the office properties division of Grubb & Ellis in Southfield. He will specialize in the brokerage of commercial properties and land in northern Oakland County.

Anderson brings nearly 10 years experience to his current position including stints as a real estate partner with Boston Market and an agent with CB Commercial.



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# REAL ESTATE

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Winter preparations: Bob and Shirley Schacht of Livonia work together to winterize their property. Guards placed over gutters when leaves fall are later removed to allow for better water drainage.

## Act now to assure a snug house

By DONALD FURNESS  
STAFF WRITER

Is your house ready for winter? Most aren't, say remodelers and professional home inspection service providers.

"They take the leaves, bring the hoses in and figure they're done," said John Newmyer, a Walling Lake remodeler and president of the Michigan Remodeling Association.

"I doubt very many look at gutters, clean windows and look at the chymantle closer on storm doors," he added.

"I think people think about it when things get real cold, then decide to wait until next year," said Nick Bowling, owner of an AmeriSpec Home Inspection Service franchise in Plymouth.

"Maintenance on a house is nowhere near as important to people as maintenance on a car," said Steven Tarnow, owner of Preferred Building in West Bloomfield.

"There's a lot of little things that can make your house more comfortable in winter — and work better," Tarnow said.

Let's start with the roof, perhaps the most important part of the house because it protects everything inside.

"Roofs should be cleaned off," Newmyer said. "Getters do it with a leaf blower or a broom. You're not knocking granules off shingles."

"A lot of lawn maintenance companies will do that for you," he added. "If you let them on the roof, check that they have workers comp and li-

**Attention to the house now will pay off later when the wind howls, temperatures plummet and the snow files. Here's what to look for.**

**bility insurance.** While you're on or near the roof, clean the gutters and downspouts. Rammed leaves, twigs and silt.

"If gutters are full of leaves and water turns to ice, it can actually push under shingles and drip inside," Tarnow said. "You want to get water away from the house and make sure no ice dams or icicles form that may cause damage."

If downspouts aren't connected to a drain, run water through at full blast before disconnecting the hose for the season. Remove and clean downspout extenders, if possible, to make sure lines are clear all the way through.

Walk around the outside of the house and look for low spots around the base of the structure.

"Sixty percent of basement leaks are due to how the lot drains," Bowling said. "Make sure soil slopes away from the house."

Some fill dirt and raking now could make a difference come the spring thaw.

You can keep an eye out for other things while you're walking around looking at drainage.

People should check to make sure all the lights are working. Check

security," Tarnow said. "Look at the (electrical) lines from the pole to the house and meter to make sure the covering isn't worn."

Don't touch, if you see a problem. Contact Detroit Edison or Consumers Power.

Drain hoses before storing them in the garage or basement. Don't stop there, however.

"You want to drain the pipe," Newmyer said.

Turn off the water shut-off valve inside the house near the outside hose connection, then open the outside valve for water to drain before shutting it for the season.

Don't forget about that lawn sprinkling system.

"Have it turned off and be blown out," Tarnow said. "Really, pipes aren't buried that deep. Water will freeze, expand, and you don't want a surprise (break) in spring."

Lubricate the garage door.

Inside the house, check the tension at the hydraulic closer on doors other than the main door.

An adjustment may be necessary so the door shuts properly and won't be damaged or blown away by strong winter winds.

Remove screens from casement windows, Newmyer advises.

"Screens seem to collect more moisture on windows," he said. "That damages the integrity of the paint job and, in turn, damages the window."

If you're going to clean windows, clean the sash and frame, too. Weatherstrip doors. Caulk and reglaze windows, but make sure that the temperature is warm enough for the sealant to take hold.

Don't mistakenly caulk over weep holes at windows. Be sure condensation, rain and snow have somewhere to drain, Bowling said.

Then there's the mechanicals. Clean or replace the furnace filter.

"I change my filters once a month," Tarnow said.

"I use a reusable filter, put it in the laundry tub, rinse it out, put it in."

Humidifiers also should be cleaned, filters checked.

If you don't have a humidifier, moisture can be added to a house that's shut tightly during winter by placing small containers of water near heating ducts.

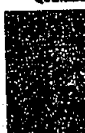
Remove the fuses at the air conditioning compressor outside the house if you want to save a couple dollars per month on your electric bill, Bowling suggested.

But don't use air conditioning for at least 24 hours after reinstalling the fuses in spring to avoid damaging the unit.

Test smoke detectors. Change batteries if necessary.

## Address numbers too small? See insurance company

REAL ESTATE  
QUESTIONS



ROBERT M. MEISNER

**Q.** I am concerned about the numbering on the outside of our condominium units since they are very difficult to observe at night and I am concerned that if there is an emergency, emergency vehicles such as the police and fire department will not be able to readily find our unit. The association has refused to take any corrective action because it does not want to spend the money. The developer was apparently careless in this matter. What can we do?

**A.** The association should be put on notice that the numbering system at your condominium is apparently dangerous and a potential safety hazard. Perhaps the insurance carrier for the association ought to also be notified as it may impact the association to take some corrective action. In any

event, the association may be incurring potential liability in the event of an unfortunate casualty, and the association should not embark upon a penny-wise and pound foolish attitude since it may come back to haunt the board and the association as a whole.

**Q.** We are interested in buying an expensive residential lot in a multi-dimensional project that includes boat docks, various condominiums and single family homes. The lot prices are extremely expensive, and we are talking about a site condominium in northern Michigan. Do you have any suggestions?

**A.** There are a number of major developments that are going up of a mixed use variety, i.e., single family homes, site condominiums, marinas and various amenities. As in the case of any purchase, you should not only be concerned about the individual unit that you are purchasing, but the overall development and attendant restrictions that may be imposed upon you individually in regard to the community association.

Also be concerned about whether you have an absolute right to participate in various amenities such as a clubhouse, boat dock rights and the like or whether they are optional and can be revoked by the developer. As in any purchase, particularly of a complex nature involving interlocking arrangements between various associations, you are well advised to have an experienced and knowledgeable attorney assist you before you become bound by a purchase agreement.

**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, 30200 Telegraph Road, Suite 407, Bingham Farms, Michigan 48025.

This column provides general information and should not be construed as legal opinion.