

# REAL ESTATE

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## Ageless energy drives builder

By DOUG FUNKER  
STAFF WRITER

H. Fred Campbell, a developer/builder, likes to show off a couple of ideas for speculative projects he has on drawing boards in his Southfield office.

One is a warehouse over a contamination site in Dearborn. Another is for an office/apartments/parking structure on land he owns across the street from Orchestra Hall in Detroit.

Campbell also shows off a brochure for Monterey Estates, a residential subdivision he developed on Belleville Lake.

Then there's the patents. He has nearly a dozen and is always looking for better ways to put things together.

What's especially amazing about all of Campbell's activity is that he will be 80 years old this month. The Bloomfield Hills resident has no plans to slow down.

"In the first place, I can't sit around doing nothing," Campbell said. "Then, I don't become a hernacle on the ship of life. I've been fortunate with good health. I'm enthusiastic and I stay enthusiastic. My motivation is contributing to my chosen field."

That he has. Campbell said his company has designed or built hundreds of manufacturing, industrial and office buildings.

Some of the more recognizable are Hobbs Executive Park in Troy, the Ford Parts Distribution Center in Redford, the UAW Conference Center at Black Lake and Gar Wood Industries in Wayne.

Yet, ask Campbell about his most memorable building accomplishment and it's one in which he played a behind-the-scenes rather than direct role.

"Savings Orchestra Hall was one of my biggest ones," he said. "I saw that it got done. It was a contribution to the city."

Campbell said his company provided the salary for a secretary to coordinate activities of the original Save Orchestra Hall movement. From there, the project snowballed.

Campbell fondly looks back at the challenge of attaching three Lord & Taylor stores to existing malls at Eastland, Westland and Twelve Oaks. "They all had to be done at the same time," he said. "It takes a lot out of you."

Campbell also shows up at the office every day, has covered a lot of ground over the years.

The first job he remembers is hauling bricks up ladders on construction sites.

He's also sold lots to individuals for home construction, worked as an architectural draftsman, built dozens of gas stations and physically relocated buildings when major streets in Detroit were widened during the Depression.

Tough times made a big impression on Campbell, who started on his own in 1929 after collaborating with an uncle.

"Competition was so tight," he recalled. "You could take your breath from a project in a week/barrow. That's how I learned to estimate so closely. Jobs were won and lost by \$10."



JOHN BOURGHEIM/STAFF PHOTOGRAPHER

Going strong: H. Fred Campbell, who started his own construction company in 1929, refuses to bow to time.

The growth of the auto industry was very good to Campbell. A solid reputation—building better, faster, for less was his calling card—gained plenty of referrals.

"A natural curiosity and good business judgment helped overcome a lack of formal education. I learned practically by just doing it and hiring good people who became my future," Campbell said. "I had the best engineers, the best architects."

Donald C. Tompkins worked for Campbell during the 1970s, starting as an engineer and rising to president.

"He's a very intelligent person," Tompkins said. "He was very persistent. He had a wide range of experiences."

"He did warehouses after warehouses. He had developed a system that allowed him to develop a better building for less cost."

"Fred was a very disciplined person," Tompkins added. "He's not lunch at the DAC or Dearborn County Club. When he walked into the dining room, they brought him a pad of paper and pencil immediately. You know it when you had a business lunch."

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builder

Geraldine, Campbell's wife of 14 years, acknowledges that her husband is a self-starter.

"I suppose it's a God-given drive," she said. "He's not a greedy man. It's not money. He loves working. Not the aggravation but the fun part of going to the office and doing what you do there. He loves accomplishing. He's just a worker."

Jim Trebilcock has been a friend of Campbell for years.

"He's got eternal energy—no question about that," Trebilcock said. "Fred's always got an interest in something new, something different. He's always looking forward. He says he'll never retire and I believe that."

Campbell bowls regularly and plays bridge. He can be found at the speaker's table at most luncheon meetings of the Detroit Economic Club.

"How do I keep up?" he said. "I'm a workaholic. I'm always looking for a better way to build a building."

### MOVERS & SHAKERS

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.

#### Barnett hired



Russell Barnett has been hired by Grubb & Ellis, a commercial real estate firm in Southfield, as director of retail services for the retail properties division in metro Detroit.

Barnett, a Bloomfield Hills resident, will provide tenant representation and professional brokerage services to owners of retail properties throughout the state.

Barnett graduated from Wayne State University and holds a degree from the University of San Francisco College of Law.

#### Boreland designated



Cynthia Boreland, a Realtor with Max Brock Realtors in Birmingham, has earned the professional designation Graduate Realtors Institute.

Boreland, a Birmingham resident, is a multi-million dollar producer.

#### Nahs designated



Tom Nahs, sales associate with Real Estate One in Livonia, has acquired the professional designation of Graduate Realtors Institute.

Nahs is a long-time resident of Livonia and a multi-million dollar producer.

#### Yaldoo joins RE/MAX



Brian S. Yaldoo has joined RE/MAX Executive Properties in Farmington Hills as a sales associate.

A three-year real estate veteran, Yaldoo was previously affiliated with Network Real estate.

Yaldoo owned and operated majestic market, a specialty food shop in Southfield.

## Before you rent you should have legal counsel

### REAL ESTATE QUESTIONS

Q: I read a recent real estate query which responded to an inquiry from a rental property owner about cheap legal services.

I have represented tenants over a good part of my legal career, which gives me a good perspective of both sides of the transaction.

In addition, I own a small summer rental property. Landlords who have neglected to comply with various statutes governing landlord/tenant relationships have often lamented that they simply don't know the law, which implicitly means that they should be excused from knowing the law.

My response is that anyone in the business of renting residential property ought to know the laws pertaining to that business. Perhaps you ought to address the value of obtaining legal counsel before one undertakes residential rental activities and the wisdom of spending a relatively small sum to avoid much larger consequences later.

A: As you point out in your letter to me, in our field, as in most fields, you usually get what you pay for. There are no free lunches and one who engages in commercial transactions such as residential real estate property transactions should be cognizant of the legal ramifications of what they do from whatever perspective they may be positioned.

While there are various agencies which can provide persons with limited economic means with reduced fee or free legal advice, it is important that anyone who contemplates entering into a landlord/tenant relationship or any other type of legal obligation should consult with an experienced and knowledgeable attorney who can provide the insight and avoid potential costly errors saving the person potentially thousands of dollars.

Q: With the advent of the new small site in satellite dishes, does our community association still have the right to ban satellite dishes which are specifically prohibited in the documents.

A: More than likely it does. Generally the prohibitions on exterior antennas are not limited to the issue of size, but merely the "width" of antennas. Before an association can move forward in the age of technology, it

must amend its documents to provide that the smaller and certainly less objectionable satellites are permitted.

Failure to address the issue of the size of the satellite provisions leaves the association with no alternative but to enforce the satellite provisions based on certain cases reported at a Community Associations Institute Law Seminar which this author attended in San Diego, Calif. Courts have reasoned that the fact an exterior satellite dish is hidden does not "remove the fact that a violation exists, however concealed, and that in a private agreement, as extinguished from a criminal situation, the Court may not impose its view on what may be reasonable, contrary to the agreement of the parties, or contrary to exercise of good faith by the association."

Robert M. Meisner is an Oakland County area attorney concentrating his practice in areas of condominium, real estate, corporate law and litigation. You are invited to submit topics which you would like to see discussed in this column by writing Robert M. Meisner, 30200 Telegraph Road, Suite 467, Bingham Farms, MI 48025. Meisner can be heard weekdays at 9:45 a.m. on WJON, 1480 AM. This column provides general information and should not be construed as legal opinion.