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Farmington Socially Speaking

By KATHY ZISKA GR. 4-7261

It is told to me that the avid golfers know where it is, by just mentioning Callaway Gardens. If you're not an avid golfer, it's in Pine Mountain, Ga.

The week was delightful for the week of golfing sponsored by the Farmington Country Club at Callaway Gardens, where there are 36 holes of golf.

Farmington residents attending were: Mr. and Mrs. Carl Cowan, Mr. and Mrs. Pat Birney, Mr. and Mrs. E.O.

Clark, Mr. and Mrs. Russell Clark, Mr. and Mrs. Beaght Brogren, Mr. and Mrs. George Ricker, Mr. and Mrs. L.J. Foster, Mr. and Mrs. Don Landsberg, Mr. and Mrs. Richard Russell, Mrs. Fred Showtell, Mr. and Mrs. Jack Dunn, Mr. and Mrs. Richard Andridge, Mr. Allan Vance, Mr. and Mrs. Rex Glasson, Mrs. Lee Vorce, Mr. and Mrs. Michael Graybill, Mr. and Mrs. William

Havel, Mr. and Mrs. William Patterson, Mr. and Mrs. Walter Dolan and Mr. and Mrs. Len Moore.

GAY FORD, daughter of Mr. and Mrs. Blaine Ford of LeLaine Avenue has the honor of being the first freshman ever elected as president of Lazalier Hall at Central Michigan University, Mount Pleasant.

It was very late evening when Mr. and Mrs. Ford received the call from their very excited daughter. The call was made, after a fully clothed shower ceremony, which was inescapable.

Hope you remember where you put your box of sunshine cards, because you'll probably want to send one to Ken Trombley of LeLaine who will be recuperating at home after his stay in the hospital. And, you'll want to send a sunshine to Mrs. Elaine Haskell of Frederick Street who is being kept company by a cast to her hip.

Our very own famous Farmington potter, John P. Glick, is having a presentation "Art in the Home" in the Somerset Hall in Troy. The exhibit extends through March 28; however, if you want to be sure to meet the artist, the time to do so is Thursday, March 19 from 7 to 9 p.m.

Andrew Is Here

FARMINGTON Mr. and Mrs. Michael Ellis (Carol Bosley) of Farmington announce the birth of a son, Andrew Michael, March 9 in St. Mary Hospital. Andrew's parents are both graduates of Farmington High School class of 1967.

The baby's maternal grandmother is Mrs. Beverly Bosley of Farmington. His paternal grandmother is Mrs. Lenore Nichols of Farmington.

Explode Multiple Myths

Continued from Page 1A

the value of existing residential houses adjacent to the proposed apartment complex on Farmington Rd. would be reduced by \$5,000, and houses within 200 feet would have a \$3,000 reduction in value.

To answer that claim, Dinan researched actual sales of housing near apartment projects in the city.

Referring to Stenson's claim, Dinan says: "This has proven to be erroneous based on our research conducted of actual sales during the years 1967-69.

"In analyzing these sales, we find that there is no appreciable difference in value of houses immediately adjacent to this complex (Kelly's) or in the near vicinity with comparable housing sold within the subdivisions."

A typical home in Warner Farms sold for \$24,000 in 1968 and \$27,000 in 1969, reports Dinan. There were two homes adjacent to the Farmington West Apartments that were sold, Dinan adds, one in 1968 for \$23,500 and in 1969 for \$27,500.

In Farmington Oaks, a home adjacent to the Kensington Manor apartments was sold in 1969 for \$39,000. That home was purchased in 1967 for \$32,500 before construction of the apartments and in the two years after construction increased 25% in sales value.

Another home purchased in 1964 for \$24,500 which is within 250 feet of Kensington Manor is now listed for \$42,550.

Dinan documented his report with letters from three local realtors claiming they have had little difficulty selling homes located adjacent to apartments.

ANOTHER ARGUMENT against apartments presented by homeowners March 9 was that the city is saturated with multiples and should not allow further construction.

To answer this third argument, Dinan surveyed communities in surrounding areas to develop housing trends.

"It should be noted that there is a definite trend to apartment living based on the number of units that have been constructed during the past seven years," he said.

From 1954-61 there were only 12,000 multiple units in the metropolitan area. During the next seven years, more than 90,000 apartment units have been built.

This is primarily due, says

Dinan, to the fact that more than 40% of the households in the metropolitan area consist of only one or two members.

In his report, Dinan presents the following ratio of apartments to total housing units for the following communities: Southfield, 32%; Royal Oak, 25%; Birmingham, 19%; Oak Park, 11%; and Farmington, 20%.

DINAN RECEIVED an opinion from George Scrubb, director of the Oakland County Planning Commission, that there are no hard and fast rules or guidelines for apartment development.

Each community has its own innate characteristics which affect the ultimate development of apartments, says Scrubb.

"The fact that for the first

time in history more apartment units were constructed than single-family residences in 1969 bears out the fact that family formations are tending towards apartment living because of economic factors involved in purchasing single-family houses," adds Scrubb.

A FINAL ANALYSIS made multiple family municipal costs compared to single-family homes.

Dinan found that cost to the city from apartment projects was only 25% that of single-family homes.

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Powell Urges Government Involvement

FARMINGTON Christian Powell (R-West Bloomfield), chairman of the legislative committee of the Oakland County Board of Commissioners, urged the members of the Republican Women's Organization of Farmington Hills to become involved in local government.

Powell, one of the Farmington area's two representatives on the County Board, stressed that people should become involved in the specifics of government programs and set some priorities or they will be taxed beyond their ability to pay.

"Unless Voters and taxpayers become interested and involved in local government they will lose their local and county government," Powell added.

Powell spoke at the March meeting of the club held in the home of Mrs. Vernon Fisher, Mrs. Ivan Clarke was in charge of refreshments and Mrs. Ervin Raugh and Mrs. Lester Schaeffer presided at the tea table.

The club's annual membership tea will be April 9 in the Farmington Community Center at 24705 Farmington Rd. Members of the Farmington Musicals will present a program on the life and music of George Gershwin.

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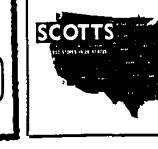
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