

Creative Living



Monday, February 27, 1989 O&E

(OYE)



organizing
Dorothy Lehmkuhl

Q. In response to your Jan. 23 article "Cut inane details," the next time a co-worker explains how he managed a big deal, a lawyer wants to tell you how he won a case, a friend describes a long sickness ending in death, or the president tries to explain averting a missile crisis, tell them to "cut to the bottom line." Did he get the deal, did he win the case, did the patient die, was the missile crisis averted. Give them a verbal pat on the back to "make their day" and explain that the general public has only two minutes to listen to others because we are so tied up in our lives that conversation is no longer a part of our lives. We don't really care what others are doing, going through or thinking.

We wonder what is happening to the people in the world today. The teen suicide who everyone thought was doing great, the rapist who lived next door and was just a regular guy, the gunman who randomly shot into a crowd, the drug users, the child abuse cases, the homeless, the high divorce rate, etc., etc., etc. Maybe no one had time to listen.

A. I'm listening, agree and thank you for a superlative letter. Because you've made your point so well, I'm printing your rebuttal verbatim.

However, the purpose of that article was to encourage readers to monitor their own speaking habits, not to discourage listening. The two-minute reference (research showing the time an average listener maintains interest without input) was directed toward interaction as an aid to facilitating meaningful conversation. It was not a suggestion to cut others off after listening only two minutes. I indicated people should concentrate on their own "bottom line," not others'. (Perhaps you should have "listened" to my points more carefully.)

Due to space limitations, the newspaper cut the last paragraph I submitted for that column. It concluded with a suggestion to be patient with talkative people and that "being a good listener is a talent and a virtue." Still, I'll submit to the wet noodle because I evidently did not express myself well enough.

P.S. I commend you for a concise letter, sans one inane detail. It was forceful, zoomed to the heart of the subject and was much more effective than if you had rambled on for several pages. (Don't you wish everyone did?) Thanks for making my day.



condo queries
Robert M. Meisner

Land contract: to build or not

Q: I am buying a lot on a land contract and plan to build a home on it. I have used a standard land contract agreement, although I, unfortunately, did not have legal counsel at the time of entering into the agreement. I want to sign a building contract now but the land contract vendor says I can't until I pay off the land contract. The land contract does not call for a balloon payment until two years from now. What can I do?

A: See an attorney. Under most land contracts, unless there is a specific provision in the land contract preventing you from building on the property, you are not precluded from doing so. Your land contract vendor may be bluffing, particularly since he realized that you do not have legal counsel. Get a legal opinion and then negotiate, if necessary.

Robert M. Meisner is a Birmingham attorney specializing in condominiums, real estate and corporate law. 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, Birmingham 48010. This column provides general information and should not be construed as legal opinion.

Folksy feeling

Heathers 'villages' promote community ties

By Joan Boram
special writer

The Heathers condominium development has been awarded the "Eminent Conceptor Award" by the Consulting Engineers Council of Michigan. State winners will be entered in a national competition. Engineering firm for the Heathers was Giffels-Webster.

IF MENTION of a gravel pit reminds you of Norman Rockwell and the of "swimmin'" hole, the Heathers will give you cause to reroute your train of thought.

Developed by Robertson Brothers, community builders on the site of the old Beardsley pit in Bloomfield Hills, the Heathers consists of four "villages": Braewyck, Southkirk, Cambridge, and the soon-to-be-completed Collinwood. Designed to encourage a neighborhood feel, the villages promote close community ties and a nostalgic small town charm.

A 170-ACRE, \$80 million development, located north of Square Lake between Adams and Oquico roads, the Heathers required \$3.4 million in earth moving expenses to convert the area, which included 28 acres of designated, protected wetlands, into a resort community.

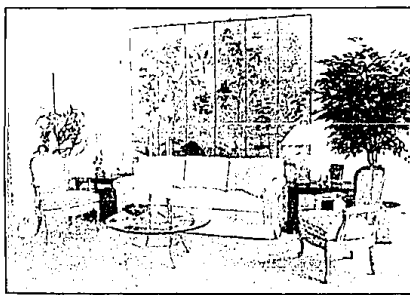
After complex negotiations with the Department of Natural Resources, the wetlands were integrated into the overall design of the project. In addition, some wetlands were relocated to make room for the

nine-hole golf course — making the Robertson Brothers experts in the development field on "How to Build a Wetlands!" More than 2,000 hardwood and flowering trees have been planted to replace the scrub trees removed from the site.

The New England-style architecture of Collinwood Village is perfectly suited to the village's location, between the third and fourth holes of the Heathers golf course. The fourplex stacked ranch style buildings each have attached garages, private entries and covered decks.

GENEROUSLY proportioned Palladian windows allow sunlight to flood into the units, and provide residents full view of the lush natural countryside that surrounds them. Lavish use of mirrors by designers Perlmutter-Freilwald enhances the interplay of light and space.

The first level, 1,550-square-foot Courtney units, include a grand, master suite with king-sized walk-in closet, as well as a bedroom/den with guest bath. Cooking is a pleasure in a stepsaver kitchen with a corner pantry, state-of-the-art appliances and lots of extra storage. Ceilings soar over the living and dining rooms, while a wood-burning fire-



The living room in the Heathers' Courtney model.

place adds coziness to the spacious living area. And — washing over it all — lots of lovely, glorious, natural light.

On the second level, the 2,000-square-foot Windsor immediately strikes the visitor with its soaring ceilings and angled walls. Two complete and separate bedroom suites provide the ultimate in privacy and offer full baths and huge closets that any clothing maven would kill for. A pass-through kitchen allows the hostess to include her guests in party preparations, while a fire crackles in the living room fireplace.

More intimately, a cozy nook provides for breakfast a deux. There is a separate den convenient to all areas of the home. Floor-to-ceiling windows provide a full view of the manicured grounds and surrounding lakes.

Homeowners at the Heathers are entitled to the opportunity to enjoy all the recreational amenities included in the community. These include three regulation tennis courts, a swimming pool with generous decking for sunbathers and a clubhouse with informal dining facilities. A championship golf course designed by renowned golf course architect Willian Newcomb nestles among rolling green hills, extending past ponds and wooded parklands.

THE ENTIRE Heathers community is scheduled for completion in 1993. Cost of Collinwood units are: \$135,000-\$155,000. Prices at the other villages are: Braewyck, from \$180,000; Southkirk, from \$242,000; Cambridge, from \$259,000. For more information, call Kathy Dew, sales manager, at 644-3460.



A pass-through kitchen allows the hostess to include her guests in party preparations in the Windsor model in the Collinwood village.

Staff photos
by John Stormzand

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