Creative Living



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condo queries Robert M.

Melsner

Simply put, can a landlord be responsible for assaults which occur within the leased premiers to a tenant?

A. In the Michigan case of Williams v Countingham's Drug Stores, the Supreme Court held that a landlord has more centrel in his relationship with his tenants than does a merchant in his relationship with his livities. The court reasoned that when a dangerous condition exists in the common areas of a building which tenants must necessarily use, the tenants can voice their complaints to the landlord.

The court went on to say that a landlord has a duty to investigate and to take available preventative measures when informed by his tenants that a possible dangerous condition exists in the common areas of the building, even though the landlords duryinght be alight. In short, the courts of this state have held that an award of money damages for an assault can be had when it is determined by the trier of fact that the landlord know or should have known of the dangerous propensities of persons entering the building.

Q. We are six and tired of paying city axis for garbage removal and the like, and fall to get adequate services from the city at our condo. Is there anything we can do about this injustice?

fall to get adequate services from the city at our condo. Is there anything we can do about this injustice?

A. Some municipalities are more enlightened than others regarding the responsibilities and the attendant services which they provide to condo associations. I would recommend, that in your case, that you contact the supervisor or mayor of your municipality and invite him or her to meet with you with the board of director's of your association to discuss why you're not receiving the same services as other members of the community.

Assuming that you get a negative response, I believe that you should mobilite the community associations in your vicinity to bring pollitical pressure upon the power that be in your community regarding the services to which you believe your association are entitled. Also consider the prospect of commencing legal proceedings against the municipality on the basis that you are being doned the greatifiest of your tax dollar.

This is a common problem among many associations and mobilitation on the part of community associations is needed to correct this apparent limitation.

ans is a common provern among many associations and mobilization on the part of community associations is needed to correct this apparent injustice.

Q. Can you please explain the recent Court of Appeais decision concerning site limitations on animals more clearly, as our condominious lawyer has been somewhat ambiguous in doing so.

A. A Macomb County Circuit judge ruled that an arbitrary size limitation on dogs was not a reasonable restriction. This decision was upheld by the Michigan Court of Appeals, which reasoned that the size of a day does not necessarily have a relationship to the propriety of keeping the dog in a condominium.

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The court further indicated that a total prohibition on dogs was probably permissible and that a small pit built could be more dangerous that a large sheep dog. Accordingly, you should have reviewed the pet restrictions of your documents to insure they are in compliance with recent court rulings and are otherwise enforceable.

Robert M: Meismer is a Birmingham attorney specialiting 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. Meismer, 30200 Telegraph Road, Suite 407. Birmingham 48010. This column provides general information and should not be construed at legal opinion.

BEADERS ASK:

spocial writer

Q. We are getting a squeak from the steps going from our first floor to the second. A careful examination abows an up and down movement when someone stands on the front trend where it goes out a bit over the riser. Will posting powdered graphite on that area stop the squeak?

A. Probably, Bit it will be only temporary. The loose tread should be fastened down by driving two or three nails into it near the edge. The nails should be harmered in at an angle so they form a V in the wood. Be sure the nails go into the stop of the riser, but also be careful they do not miss the riser entirely. Screws also can be used for the repair, but they will have to be countersunk and the indentations plugged or illied. If the stairs are made of oak or similar hardwood, drill pilot holes for either the nails or the screws.

(Andy Lang is a special writer for Associated Press.)

On vacation

Organizing columnist Dorothy Lehmkuhl is on vacation. Her col-umn will resume next week.

On the move Family health tips during relocation

HE KITCHEN is often called the "heart of the bome," traditionally serving as a gathering place for families and friends. It's a special place that transforms daily to meet the disparate activities of a family. At one moment, the kitchen is a quiet spot where friends share dreams over warm coffee. Later in the day, the cross the wind with activity as family members recount the day's events while busly preparing the evening meal.

For most families, the kitchen also seconds as a work area where youngsters grudgingly complete their homework. Interestingly, studies indicate that a person's sense of smell is the sense most closely tied to memory; as a result, the kitchen frequently represents an emotional tie to the treasured aromas of one's past.

past.
Of the estimated 47 million Americans who will move this year, many families will be temporarily thrown off balance when the security of

of balance when he security of their kitcher routine is disrupted. Thankfully, this stress is easily reduced if the family follows some produced if the family follows some produced in the family follows some produced in the family follows some produced the family follows some produced the family follows for the family follows follows for the family follows for family follows family follows for family follows for family follows for family family follows for family follows for family follows for family family follows for family family follows for family follows for family follows for family follows family follows for family follows f

• To guard against damage that can be caused by combustion, leak-age or explosion, dispose of aerosol cans of all kinds; liquids, such as fur-niture polish or bleach in bottles that could leak, matches; food in glass Jars. If it is absolutely essential to pack a liquid, such as a medical pre-scription, the lid or cap should be fastened tightly and taped. The con-nianer should then be placed in a tightly sealed plastic bag.

Take only those items you are sure will travel well. Do not take anything perishable. Temperature extremes are harmful to camed goods. High temperatures increased which, in turn, may rust the seams of a can. Storing canned goods in a cool, dry clean place is beat, preferably with temperatures below 85 degrees.

Be wary of badly dented or bulging cans since this may indicate the presence of botulism, a rare and often deadly food poisoning bacteria (Clostridium botulinum).

Open boxes of dried or powd-cred foods such as rice, macaroni and cereals should be discarded since they may attract bus. For a cress-town move, though, boxes may be scaled with tape. Small contain-ers of condiments, bouillon cubes, gelatin, etc., should be placed togeth-er in a small box before packing in a large carton. Be sure to cover holes of shaker tupe containers and seal with tupe.

Since spices are expensive, you can tape those which still have a tightly flitting cap. However, if the bottles or cans do not have a cap, it is best to discard the spice.

• If you are moving to a part of the country troubled by pests and in-sects, it is wise to have your new home treated by a pest service — preferably before your arrival.

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WHEN PREPARING KITCHEN appliances for a move, Lindenberger recommends thorough cleaning and drying of the products, especially the refrigerator, freezer and range. This is especially important if the appliance will be in storage for any length of time. The slightest bit of moditure in a warm, enclosed space is enough to cause the growth of mold and mildew with a resultant musty oder and stains difficult, if not impossible, to eradicate. Grease left on a range will turn rancia and gumny, catch dirt and dust, and leave yet on any terms that tooch it. Cleaning instructions for appliances are included in the owner's use-and-care manual which generally accompanies new appliances.

no manual is available, use a mild detergent solution or a good com-mercial freshener, following the manufacturer's instruction for its use. Or use a solution of three tableuse. Or use a solution of three table-spoons of baking sod dissolved in a quart of warm water to which one tablespoon of vinegar has been add-ed. Do not use harsh abrasives that will scratch or mar porcelain fin-ishes. A soft brush or vacuum colean-re will remove excess dust. Soft raga-make excellent drying and polishing cloths.

make excellent drying and polishing cloths.

In order to clean the kitchen range, remove the grids, grates, burner knobs, reflector pans, broiler pans, oven racks and other removable parts and clean them thoroughly. A degreaser (used according to the manufacturer's directions) and a stiff brush will do a good job of grease removal.

Steel wool and a wire brush are helpful in removing grease from the even and broiler rack. While a wide variety of oven cleaner is available, an excessively greasy oven can be easily cleaner if one half-cup of ammonia in a sunce dish is placed in the closed oven overnight. Use a mild detergent or the baking soda-vine-gar-water solution on the porcelain lints. Wipe out and dry the drawers and storage compartments, then replace the clean dry parts.

THE SAME CARE must be given

place the clean dry parts.

THE SAME CARE must be given to the cleaning of your refrigerator and freezer. According to Lindenperger, it's well worth a little estratime preparing your appliances for a move when you consider the monetary investment they represent. First, empty the appliance, then disconnect and defrost it. Once it has defrosted, remove all movable parts and wash. Wash the interior of the appliance throughly, growing special attention to cleaning cracks, cravities, drain tubes and all possible places in which foot particles or spilled food may be trapped. Thus we have the special property of the control of the compressor unit. Some refrigerators have a cold water dispenser or an automatic legender.

ONCE YOUR FAMILY has ar-

can make some sensible selections. As another alternative to fast food, try a family restaurant or enfected in the serves balanced meals with a minimum of fats and sugars. Careful meal planning can soother angled nerves and give your family members the energy they need to combat move-related stress.

The stress associated with relocation is also reduced through excercise. Lindenberger suggests the family take a break from household chores in the evening and walk through the new neighborhood. Not only is this an ideal means of relaxation, but the walk also fosters family communication.

It's a great opportunity to discuss

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the concerns of individual members, perhaps even solving potential problems or alloviating the fears that are a natural part of change. Besides keeping the lines of coomonication open, family walks also help everyone become acquainted with the new neighborhood and possibly even make some new friends.

United Van Lines' relocation service was created over 30 years ago to assist consumers with questions related to moving. It offers detailed information on more than 7,000 locations worldwide, booklets on a variety of moving-related topic and personal consultations with business executives concerned with the relocation of corporate personnel.

estimated 47 million Americans who will move this year, many families will be temporarily thrown off balance when the security of their kitchen routine is disrupted.

As a rule, should be empty when moved. Here's whv: — Home freezers were

not designed to be used as shipping containers. When put to such use, they can easily be damaged. - Frozen foods are highly perishable, There is no way to ensure that freezer temperature will remain at a safe level

> a freezer during transit

is impractical.

during transit since moving vans have no electric power to keep freezers running. - The use of dry ice as a refrigerant in

when warm water and ury. Wash and try the outside as well. Dust the compressor unit. Some refrigerators have a cold water dispensor or an automatic icemsare between the entrying, teave the sensor of the entrying, teave the outside open for a sensor of the entrying teave the outside open for a sensor of the parts you can't reach will have a chance to dry. The Invisible insulation holds moisture and dampness collects under the rubber gaskets on the doors. The open doors allow moisture to evaporate so the appliance will dry completely. Then replace the cleaned dry parts. Be sure the shelves are secure.

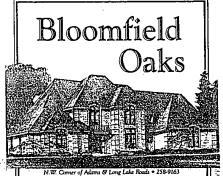
To keep the appliance fresh during a move, use a commercial freshner according to package direction or sprinkte the inside with baking soda. Upon arrival at destination, wash the freshner from the refrigerator or freezer with a damp cloth or sponge and the appliance wall emerge clean, fresh and ready for use. When it is reconnected, let it cool before placing food indeed, (If moved during cold weather, be sure to let your appliances warm up to room temperature before plugging them in . Plugging in a cold appliance could destroy it.)

When organizing for a move, de-

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When organizing for a move, decide which kitchen items will be needed immediately upon arrival at your destination, then carefully pack them into a moving box and mark kits box "load last." That way, this "survival" box will be unloaded first.

ONCE YOUR FAMILY has arrived at its new home, efforts must be made so the kitchen can again assume its position as the heart of your home. To facilitate the family's emotional transition, Lindenberger to the second of the second control of th



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