

Building's standouts honored

Builder of year

Continued from Page 1

Glieberman started building prefab and modular homes on scattered lots in Detroit after purchasing control of the company in 1970. His first venture in a large subdivision was in Clinton Township in 1973.

He followed up with the Beachwalk Apartments in Novi, Crosswinds East in Clinton, Crosswinds West in Novi, Crosswinds of Farmington Hills, Greenpointe of West Bloomfield and current projects.

"It's a normal progression of events," Glieberman said of the transformation from manager to in-fill builder to subdivision builder.

Glieberman has built a business philosophy over the years.

"Number one, you have to be well organized. You must be willing to invest your own capital, borrow very little, do a lot with your own staff and do not subcontract as much as the higher end.

"You hire the very best people available and fund them properly. You give them good leadership and teach them to treat the customer like it was a member of their family buying the house.

"MANAGEMENT IS the key more than ever before. We have computers, fax machines, car phones. It's so much easier to know my costs today."

Glieberman recently purchased the professional Ottawa Rough Riders of the Canadian Football League and tends to an extensive collection of some 50 vintage cars. He assures that his building business won't be sidetracked by the football venture.

Glieberman's wife, Sandee, talked about her husband's drive. "He loves what he does. If it's challenging, he goes for it. He is, I guess, workaholic. He loves to work. He's up early and continues until after dinner sometime."

James Bonadeo, president of the builder's association, nominated Glieberman for the award.

"He is the man of the year when it comes to building low-cost housing," Bonadeo said. "He's done an outstanding job. He's good at it."

Bonadeo further described Glieberman as "kind of a hard businessman" and "kind of a loner" who's very successful at what he does. "From what I see, he's pretty much all work," Bonadeo said.

Glieberman, a director for the National Association of Home Builders, said he attends building shows and seminars to stay current. "Education is very important," he said. "I listen to tapes all the time. I think I have one in my pocket now."

He reaches in and pulls out a cassette on financial forecasting with a triumphant smile.

Several other builders and those affiliated with the construction industry will be honored by their colleagues in the Builders Association of Southeastern Michigan during their annual awards get-together Dec. 5.

Dominic Joseph Mocerri, a partner in Mocerri Management and Development of Grand Blanc, will be recognized as Developer of the Year. Ida Lucas of S.R. Jacobson in Birmingham will be introduced as Entrepreneur of the Year. Beverly Friedman of The Selective Group in Farmington Hills as New Salesperson of the Year. Cathy McCleod of Peterson-Knecht Insurance Agency in Farmington Hills will be acknowledged as Associate of the Year, for non-builders who support the industry.

Paul Hoenke of Paul's Consulting Services in Warren will receive accolades as Spike of the Year for membership recruitment.

Distinguished service awards will be presented to Irvin H. Yackness, vice president and general counsel, for ongoing service to the building industry, and Daniel T. Murphy, Oakland County executive, for service to government.

Melvin Kaftan of Kaftan Enterprises in Southfield will be honored for service to the apartment industry and Earlene Bonadeo of Bonadeo Builders in Plymouth for service to



the association's Women's Forum. James Bonadeo, outgoing BASM president, will receive special recognition for serving an unprecedented three terms in that post. Committee members and builders participating in the Homearama

Dec. 6-22 in Novi also will be recognized.

They include Steve Taglione of B.B.C. Group in Farmington Hills; Dan Barton of D&J Property in Canton; Larry Cohen of Cohen Associates in West Bloomfield; and Craig S. Corbell of Michigan Custom Home Builders Group in Livonia.

Also, Leo Soave of Soave Building in Livonia; Adam Helfman of Fairway Custom Homes in Southfield; Thomas H. Schroder of Cornerstone Building Inc. in Novi; Kevin Blondo of Blondo Designers & Builders in Northville; Paul Dyhdalo of Daimler Corp. in Warren; and Robert Halsop of Palis Homes of Michigan in Royal Oak.

Paneling: cosmetic treatment for walls

(AP) — Wall paneling can add beauty to a not-so-beautiful room. It hides uneven plaster, old wall paper and masonry — and once installed, requires little upkeep.

Wall paneling has come a long way from the limited choices available in a variety of colors or finished to resemble delicately veined marble or rough-hewn stone.

If you decide to panel a room, keep in mind the following factors:

- The size of the room will diminish by the thickness of the paneling, plus that of the furring strips — thin pieces of wood that are attached to walls as a base for the paneling — if used.
- If paneling is a dark color or a wood tone, the room will also appear to shrink.
- Electrical outlets and wall switches will often have to be moved

forward to be level with the paneling's surface. (Electric collars for the wall boxes are available from electrical supply stores.)

Heating and air conditioning registers also will need extender collars. (Ask a heating contractor to make them.) If there are electric baseboard heaters, the power will have to be turned off and the heaters removed.

Door and window frames, baseboards and ceiling moldings are usually removed and replaced with trim

that matches the paneling. But you can fit the paneling around your current trim if you want.

HOW MANY standard 4-by-8-foot panels will you need?

If your ceiling height is 8 feet, as it is in most houses, just measure each wall's width and divide by 4 feet. Subtract, on the average, a half panel for each fireplace or window and two-thirds of a panel for a door. Panels must be bought whole. If your calculations end in a fraction, round out to the next whole number.

Hall of fame inductee

Continued from Page 1

Levine never has been one to make impulsive decisions, yet he has been a trendsetter, those who know him say.

"He investigates everything he does very thoroughly," said his son, Paul Levine, president of The Irvine Group. "He's very thorough and progressive. When we got into computers seven, eight years ago. He did the investigation and the implementation."

"HE BELIEVES very much in the association and the industry," Paul said. "He's worked 20 years on the carpenters health and welfare board. He has always emphasized we should build a quality product and give good service to a customer."

"He doesn't make a lot of noise, but he's always been a leader," said James Bonadeo, BASM president. "He was one of the first to adapt to computers, and on labor-saving devices in the industry he's always been in the forefront."

"I remember when I joined the association. Evergreen looked up to him and this was 40 years ago," Bonadeo said.

"He develops his building plan of action in a very academic fashion," said Irvin H. Yackness, executive vice president of the association. "He's very numbers-oriented. He's very knowledgeable about the technical end of the business."

"He's very respected both for his knowledge of the building business and his ethics and integrity," Yackness said.

IT'S CHRISTMAS TIME AT QUAIL RUN
4 Builders Models
Dramatically Reduced in Plymouth
Priced from...\$289,000
Located off Ann Arbor Rd., 1/2 mile W. of Back. Models located 500 ft. south on Hillcrest Rd. in...
QUAIL RUN SUBDIVISION
Open 1-6 Daily & Sunday (Closed Thursday)
For more information call... 453-0200

Salley Pointe
condominiums
BEAT RISING RENTS - BUY NOW AND SAVE
\$137 MOVES YOU IN* FROM \$68,500
2 BEDROOM - 2 BATH UNITS
Take advantage of mortgage interest and property tax deductions and build equity in your own home at the same time.
Limited offer - Sales price of \$68,500 with \$1550 down payment. Mortgage balance of \$66,950. Payments of \$250.00 per month plus taxes and association fees.
Approximate tax savings in the 28% tax bracket will be \$180.00 per month.
12-5 Daily (Closed Thursday) 981-6550
SALES BY CENTURY 21, HARTFORD SOUTH, INC.

Buy time at LOCHMOOR...
Time to fish, time to sail, time to golf, time to relax... Enjoy the woods and the water in a carefree ranch condominium home from the \$130's.
When You Want To Get Away, just drive a few miles north on I-75 to Jolly Road, the first exit past the Palace of Auburn Hills turn right and look for our entrance just a couple of miles north.
Come Home! We'll make it easy for you to take it easy with unbeatable financing and immediate occupancy.
LOCHMOOR
AT VOORHEIS LAKE
391-2221 or 335-8900
Developed by THE WILSON GROUP
Open Daily 10 a.m. to 6 p.m. (Closed Thursday)
Call 391-2221

LIVONIA
Single Family Homes Starting at \$119,900
WESTERN GOLF ESTATES
Model Open: Daily 1-6 p.m. Sat. & Sun. 1-5 p.m. Closed Thursday
Model Phones: 458-3755
Built With Quality By: CMBORNE CONSTRUCTION
Marketed by: RE/MAX FOREMOST, INC. 473-6200 422-7849

On The Water... BLUE HERON POINTE
Beachfront Cluster Homes in Northville Township
Crystal clear water for swimming, boating & fishing... a lifestyle you'd love to come home to!
Featuring spacious ranch and 2 story luxury homes with walkout lower levels and private docks patios overlooking calm water and sandy beachfronts.
from \$199,500
344-8808
Sales Center
Models Open Noon-6:30 pm

Many Build Their Dreams from the Ground Up. But Few do it in the City of Bloomfield Hills.
HIDDEN RIDGE.
An unprecedented offering of nine professionally planned magnificent home sites of one and a half acres each.
Where privacy and distinction are assured through qualified deed restrictions.
Building sites priced from \$495,000. Developed by Hughes Properties. For information or a private viewing, call 313.647.2600.
HIDDEN RIDGE

Bridgetown
"LOCATED IN THE QUAIN VILLAGE OF CHELSEA"
194 to Chelsea exit, 1/2 mile to stop light left 1 block
Models open 7 days 12 noon-5 p.m.
(313) 475-7810
Colonial & Ranch Models
2-3 bedrooms, 2 baths, 2 car garage, full basement, central air, GE built-ins, deluxe floor covering, patio deck & more.
From **\$119,900**
Association dues: \$65.00 per month
Building last phase. Units available for immediate occupancy.
"A Lloyd Bridges Development"

Eaton Estates on the Water
Spectacular CUSTOM BUILT CONDOMINIUM HOMES in Plymouth Township
If you have ever considered living in a luxury condominium community such as Eaton Estates, NOW is the time to buy! Choose from either \$10,000 off purchase price, or \$10,000 rebate on extras, or 80 CLOSING COSTS (select models). This offer valid until December 31, 1991. Hurry! Limited units left.
455-4220
Open Fri.-Mon. 1-6 p.m.
From \$229,500