

REAL ESTATE NEWS

Realtors promote fire safety

If it works once, why not try it again?

That's the thinking of Coldwell Banker Schweitzer Real Estate offices, which again this year will co-sponsor a series of community events relating to Fire Prevention Week.

"We sell houses. This is a way for us to tell people how to protect their houses and themselves," said Barry Barber, manager of the Bloomfield Hills office. "It works hand in hand."

"We do it because we believe in community service," said Jackie Steuer, manager of the West Bloomfield office. "If we can help educate the public on fire safety, that's wonderful."

The West Bloomfield office on Northwestern Highway will be involved in several activities the week of Oct. 3.

Sales associates will distribute fire safety educational materials and promotional items to children 1-4 p.m. Sunday at the Farmington Hills fire station on Drake between 12 and 13 Mile roads.

The fire department will offer educational training including how to escape from a controlled Smoke House.

Coldwell Banker Schweitzer agents also will distribute educational materials and fun items

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Jackie Steuer,
West Bloomfield

like coloring sheets, stickers and balloons 6-8 p.m. Tuesday at the Ground Round on Orchard Lake between 13 and 14 Mile roads. The Farmington Hills Fire Dept. will have a fire truck in front of the restaurant for children to explore. Sparky the fire dog and Pluggie the talking fire hydrant will offer safety tips.

Sales associates also will mingle with adults and children to hand out fire safety materials 6-8 p.m. Tuesday at the Pizza Hut next to their office on Northwest-ern at 14 Mile.

West Bloomfield fire personnel will talk about fire safety and have a truck available to tour.

The Coldwell Banker Schweitzer office on Long Lake Road in Bloomfield Hills also plans to be involved in a couple of activities.

Sales associates will distribute safety materials at the Children's Village of Oakland County off Telegraph 9-11 a.m. Monday.

Birmingham firefighters, and Sparky the fire dog will lead a safety demonstration.

Salespeople will help teach fire safety and distribute educational materials at the Mature Mingles Senior Center on Wing Lake Road 10-11:30 a.m. Tuesday.

Jeff Duncan, a Birmingham firefighter, is scheduled to give a safety demonstration. Fire extinguishers, smoke detectors and safety ladders, donated by Sears of Novi, will be given away. An old-fashioned pipe organ, compliments of Huntington Bank, will provide music. Cider and doughnuts will be served.

Coldwell Banker Schweitzer's Northville office on Six Mile between 10 and 11 Mile roads will host a Smoke House, an emergency escape simulator operated by Northville's Fire Department, 10 a.m. to 5 p.m. Sunday.

Fire trucks and an EMS unit will be on hand. Police officers will be available to fingerprint children. Safety materials will be distributed, fire safety equipment raffled and refreshments available.

Buyer takes a bath over septic system

CONDO QUERIES



ROBERT M. MEISNER

When we bought \$730,000 house, we were told we had city water. I now find that we have a septic system and well with no sewer, as promised. The lot is worth \$500,000. Am I in a position to make a legal argument under the circumstances?

To the extent that representations were made to you by the seller or the Realtor, and to the extent that you relied on those representations to your detriment in deciding to buy the house, you do have a cause of action for damages.

But I would suggest that the representations could have been avoided by your obtaining an inspection of the premises before your purchase although I cannot tell from the question whether that was part of the agreement.

If you had an attorney representing you, the attorney may have suggested that you confirm the validity of these material representations before you closed. You apparently are paying the price for buying a very expensive property but perhaps not carefully following through with the details although the seller may well be responsible for your loss.

"You apparently are paying the price for buying a very expensive property but perhaps not carefully following through with the details although the seller may well be responsible for your loss."

Our board has hired a management company that has many sites and has promoted itself as a company that can better contract with subcontractors because of its size. The problem is that we are in the middle of the contract with the management company, but we cannot get them to perform their duties because they are too busy. We talked to the principal of the management company who has all kinds of excuses. How can we extricate ourselves from the contract?

There should be a provision in your management agreement that allows you to terminate your contract for cause which can be substantiated in regard to the management company's alleged unwillingness or inability to perform its duties under the management contract. If you have made reasonable efforts to get the management company to discharge its contractual duties, consult with your association attorney.

You should also know that many management agreements are negotiated or have a clause that provides the association with a "you" of the agreement even if there is not cause. Check your contract; you may have a legal basis to terminate the contract and if necessary, seek damages for the lack of performance by the management company. But it may be more cost effective for you to try to negotiate with the management company to try to resolve the problem or peacefully terminate the agreement as of a specified date.

Robert M. Meisner is a Birmingham attorney concentrating his practice in the areas of condominiums, real estate and corporate law. You are invited to submit questions by writing Robert M. Meisner at 30200 Telegraph Road, Suite 467, Bingham Farms 48025. This column provides general information and should not be construed as legal opinion. To leave a voice mail message for Robert Meisner, dial 953-2047, mail box 1871.

Joint effort to benefit Lighthouse

The Birmingham-Bloomfield Board of Realtors and Standard Federal Bank, headquartered in Troy, are combining to promote a benefit for Lighthouse of Oakland County, a human services agency.

A social evening including a private preview and shopping of Neiman Marcus fall and winter collections, hors d'oeuvres, drinks

and raffle, will be held Wednesday, Oct. 13, at the store in the Somerset Collection.

Tickets, at \$30, are available by calling Kerry R. Schreiber, chairwoman of the realty board's community service committee and Realtor associate for Max Brook, at 646-1400.

Lighthouse is a non-profit agency that concentrates on

homelessness and hunger prevention. Lighthouse currently is involved in an ambitious neighborhood revitalization program in Pontiac.

"One reason we've chosen this to be our charity is it fits in with what we do," Schreiber said. "It's also an excellently run organization."

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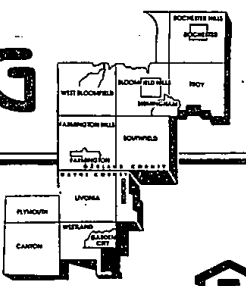
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