

Augusta Model: The Augusta at Spring Meadow comes with a variety of options inside and several different possible exterior looks, too.



Learn how to make every minute count

Lost time means money, whether it's dealing with trial prep, tax deadlines, investments, construction timelines or carpooling kids; so time management is essential in every part of life. The Oakland University Continuum Center will offer help with a workshop, "Six Steps to Effective Time Management," 7-9:30 p.m. Wednesday, Oct. 20 on the Rochester Hills campus. Participants, led by Robert Dailoy, will discover how to gain control over time, job and life.

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Sense from page 1F

three-bedroom ranch and a three/four-bedroom colonial — also are available for review on paper. All houses provide high ceilings, rooms that flow into each other, foyers that open up to the second level, fireplaces and basements. "Three-car garages are offered in the standard cost during early-construction stages," Shapiro said. "The one thing about the subdivision is it's West Bloomfield and Walled Lake schools," said Michael A. Chirco, MJC president. "And affordability. We're fortunate enough we bought land at the right price," he added. "We're offering a house on a 100-foot lot for what some places in West Bloomfield you'd pay for just a lot." Architectural requirements include requiring side garage entrances, some brick on all four sides and wood siding. Adjacent houses won't be allowed to have the exact exterior appearances. "I think people who buy in subs want to know there's continuity," Chirco said. "They know whether they have the highest price or lowest price, the house will hold it's value."

A large percentage of buyers are parents with children, Shapiro said. "It's a cross section. You have a lot of move-up people, first-time new buyers, too. We're also getting empty nesters." The first move-ins could arrive by the end of the year. The property tax rate in Spring Meadow is now \$54.66 per \$1,000 of state equalized valuation (half of market value). That means the owner of a \$220,000 house would pay \$6,000 in property taxes per year. A mandatory annual association fee of \$200 will cover maintenance of common areas, parks and snow removal. "The nice thing about this development is the allure, the beauty of it, starting with the ponds, trees," said Scott Jacobson, president of Jacobson Development. "We're also doing things like offering three-car garages as a standard feature and I don't think you'll find that at this price point. We came up with a product size in tune with the marketplace." "I think we hit the right price point," Chirco said. "For everything you're getting, it's good value."

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