#### REAL ESTATE NEWS

## REAL ESTATE LISTINGS

Listings features news and notes about suburban real estate. Special white Jance Tigar-kramer compiles it. To list an announcement, write: Listings, Real Estate Editor, Observer & Ed-centric Newspapers, 805 E. Maple, Birmingham 48009. Our fax number is (810) 644-1314.

E LARN DIABOND AWARD

Cynthla Lorenez, a Realtor for Century 21

M.L. Corporate Transfree Service,
Inc. as 30110 Orthard Lake Road,
Famington Hills, received a dismond award for her high level of realestate service. Brokes/owner Mark
Zehnder presented the award at the
semi-annual Goldfest Rally at Laurel Manor in Livonia.

"Cindy is remarkable for her attention to all the details from start
to finish. She delivers a high level of quality of
service," said Zehnder.

The former West Bloomfield resident has 17
years of real estate experience in Oakland County
and Western Wayne County. Since moving to
Hartland Township, abe a spanded her services
to Livingston County. She joined Century 21 MJL
eight years ago and has earned several Century 21
swards, including Ruby Level membership in the
Master's Club. She was recently named Top Office
Producer.

B NAME TOP REALTOR
Jim Antecki, broker/owner of Fairlane Realty,
Inc. Dearborn, was named Dearborn Board of Realton's Realton of the Year. The 17-year Livonia
resident is a two-time recipient of the award.
Antecki will be boacred with winners from other
reas Realton boards at the Michigan Association
of Realtons 80th annual expo/conference Oct. 1012 at the Westin Hotel in Detroit. He's also a candidate for the 1994 State Realton of the Year

E NAME RELOCATION EXPERTS

Five sales associates from Coldwell Banker
Schweitzer Real Eatate have earned Certified Corporate Property Specialist (CPS) designations
from Coldwell Banker Relocation Services.
They are Barbara Magnus Small, Birmingham; Sue Heglin, Livonia; Donna Meyka and
Janet Thomas, Plymouth; Terry Banlah, Troy,
-and Donna Lee and Lois Alix, Bloomfield Township.

### Max Broock ready for next century

The renovation of Max Broock Re-altors Inc. In downtown Birmingham should meet the agency's business needs well into the next century. A landmark at 300 S. Woodward since 1947, Max Broock has been redesigned inside and out and stripped of its aged wallboard and oversized offices to make way for changes in the real estate business, said Max Broock president Bowen Broock.

Broock.

The only remaining benchmark is the traditional red, black and white

The only remaining benchmark is the traditional red, black and white sign out front.

"The office spoke of another time. The entry was dreary and the office was out of date," said Broock, whose grandfather opened the first Max Broock agnoy in Detroit in 1895.

"First, we asked ourselves if we should move, but the community identifies with this location, so we de-

cided against it."

Since April, 33 Birmingham sales agents have set up shop in a leased office adjacent to the firm's head-quarters at 74 W. Long Lake Road in Bloomfield Hills. Target completion for the Birmingham office is mid-October. The contractor is Usatan Construction in Aubum Hills.

Like many renovations, this one began as a redecorating project — some updates and redesigned areas for computers and electronic equipment. As the project evolved, Broock decided it was wiser to ready the 4,000 square-foot agency for the next decade than do piecemeal updates year after year.

"The whole manner in which we involuce people to property and buyers troduce people to property and buyers."

"The whole manner in which we in-troduce people to property and buyers to sellers has changed," said Broock. Realtors used to meet their clients at the home. Today, for security and other reasons, we recommend they meet in the office. We needed a

brighter, more inviting place with private areas to discuss financial matters."

For starters, the drab foyer facing Woodward Avenue to the east and a purking lot to the south was replaced with a bright, siry reception area. The entry a curved wall is made of Kalwall, well-insulated, synthetic materiel that trannmits natural light like traditional glass block. The arched shape is repeated in the manplaces on the sales floor.

Workers took a sledge hammer to a wall separating the main office from a small addition built in 1955. That added a few square feet, but mostly opened up the tight quarters to allow for office cubicles for 40 agents and glassed-in area for electronic equipment.

Sleek grey faminated desk units

ment.

Sleek grey laminated desk units from Herman Miller will furnish the sales floor. Several private offices

overlooking Woodward and Brown
Street will be furnished with transitional-style mahogany desks also
from Herman Miller.

Neutral taupe and belge tones are
used throughout with lots of interesting texture in the weven carpet, wallcoverings and ceramic tile.
Nearly every area receives some
natural light during the day, a higchange from the chereises old office
run from the ceiling to the deaktops.
New restrooms and doorways are barrier-free.

"The building will be contemporary for Birmingham but atill agetiers." said Doug Atkinson of Brown
Associates Architects in Bloomfield
Hills, who worked with Max Brock.
"The building hadn't been touched;
since the 1940s. There were side-byside offices, dark and narrow halis,
tight spaces and lots of wastal
areas."

### Probe 'adult community' status; know seller's role



Q. Several years ago, I purchased a condominium in an "adult community" where you had to be 50 years of age. Since then, they have voted to raise it to 55 years, but I was not present at the time of the vote, nor did I however, I was not presence anyway.

A I am not able to determine from the facts you have given to me whether the association properly became an adult community under the circumstances, even if it got the requisite number of co-owners to vote.

Whether or not an adult community is permissible under 55 years of age is extremely doubtful. Whether or not the association dotted the i's and

crossed their t's in regard to satisfy-ing federal and/or state law require-ments to establish an adult commu-nity also is questionable.

nity also is questionable.

If you were not given notice of an annual meeting upon which a vote was taken, that may be a technical violation of the amendment process. Even though the requisite number of co-owners were obtained, it's conceivable that if you had had notice, you might have objected to the action taken by the association at the meeting, in person or by proxy.

in person or by proxy.

You may or may not wish to contest
the propriety of the amendment process, but the best remedy I can prescribe is to retain an attorney to write
an opinion as to the propriety of the
amendment process and whether the
condominium project in which you
live is truly an adult community at
this point.

Short of that I would be bestent-

this point.

Short of that, I would be hesitant to violate any of the professed regulations that are now in effect at your condominium.

Q. Under the seller's disclosure law, how detailed does the seller have to be in terms of inspecting the property to make a disclosure?

A. Under the law, sellers are only required to disclose what they have learned about the property from living there.

Unless advised by someone, the seller is not held to have any expertise in construction, architecture or any other area specifically related to construction or the condition of property improvements.

construction or the condition of property improvements.

The seller's disclosure statement required by the statute provides that the seller would not have conducted any inspection of inaccessible areas such as the foundation or the roof.

Further, the seller's disclosure statement specifically provides that representations made by the seller in the statement are not warranties of any kind and are not a substitute for any inspections the purchasers should continue to obtain.

It was apparently the intent of the

It was apparently the intent of the Legislature to provide for legislation

to be filled out by unknowledgeable people, and not to attempt to grade the quality or condition of the partic-ular amenities of the property,

For example, the sellers may be required to indicate whether the root; leak or don't leak, but are not required to attempt to describe either the source of the leak or the cost direpairing the leak. Ultimately, the courts will be called upon to answer, some of the ambiguities created by the new legislation.

Robert M. Meisner is a Birming-Robert M. Meinner is a Birming-ham-area altorney concentrating his practice in the areas of condomini-tums, real estate and corporate lain. You are invited to submit questions by uriting: Robert M. Meinner, 32020 Telegraph Road, Suite 467, Bingham Farms, M. 40205. This column pro-vides general information and should not be construst as legal opinion. To leave a voice-mail message for Robert M. Meisner, dial 953-2047, mailbox 1871.

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