

REAL ESTATE NEWS

REAL ESTATE LISTINGS

Listings features news and notes about suburban real estate. To list an announcement, write: Listings, Real Estate Editor, Observer & Eccentric Newspapers, 805 E. Maple, Birmingham 48009. Our fax number is (810) 644-1314.

LEASING CONTRACT

One of the nation's largest real estate management and services companies has been awarded the management and leasing contract for One Northwestern Plaza in Southfield.

Newport Beach, Calif.-based Koll is in the process of coming up with a plan for the building in order to meet the needs of the Southfield market.

"The addition of this premier office building to the Koll portfolio marks the firm's first venture into the Southfield market, and represents an outstanding opportunity for Koll," said Joe Gordon, vice president of the property division.

Gordon will oversee the venture from his office in Chicago.

One Northwestern Plaza, a 242,000-square-foot, 13-story multi-tenant office building, is 94 percent occupied. It's home to several triple A-rated insurance firms. It will be managed onsite by Koll property manager David Kramer.

PREPARING TO MERGE

The Birmingham-Bloomfield Board of Realtors, the Rochester Area Association of Realtors and the South Oakland County Board of Realtors have put together a six-member task force to work out details of the upcoming merger of the boards.

The merger of the three into one joint board, tentatively named the Metropolitan-Oakland Association of Realtors, is scheduled to be completed by May 1995.

The new board will service the three boards' 2,800 members.

Task force members are: Nita Anderson of Prudential Great Lakes (BBBR), Robert Taylor Jr. of Chamberlain Realtors (BBBR), Caroline McGuire of Re/Max Professional (RAAR), Carol Shelton of Real Estate One (RAAR), Bob Corbett of Century 21 Campbell Realty (SOCBOR) and James Sands of Standard Federal Bank (SOCBOR).

Direct queries about the three-board merger to Professional Association Services in Bloomfield Hills: (810) 646-2563.

—Compiled by Becky Burns

Realtors eye joining board of their choice

By BECKY BURNS
SPECIAL WRITER

Personal relations are returning to the forefront of the real estate world's continuous effort to bring its members closer together.

Beginning Jan. 1, regional boundaries will lift, allowing principal brokers the opportunity to join the real estate board or association in the state, without regard to market area.

"I think it's a good idea — anything that gives you the freedom of choice," said Donna Alpert, Realtor at Cranbrook Associate Realtors, West Bloomfield.

But local Realtors have been limited to joining only the board or association in their offices' region.

"Sometimes, people, even though their office may not be in that area, may specialize in that area," said Al-

pert, a member of the Birmingham-Bloomfield Board of Realtors.

Wayne Drake, a Realtor at Real Estate One, Livonia, agreed with Alpert that the option to belong to a board in an area other than where the office is located makes sense for some Realtors.

"If you have a knowledge of an area, you're not doing a disservice to your customers," he said.

Not only will Realtors now be able to choose a primary board to join, they also will have the option to choose a secondary board. This will allow for access to even more information, something both Drake and Alpert stressed as important.

"I would like to see Board of Choice be a benefit to Realtors, and then obviously it will be a benefit to customers," Drake said.

Another benefit, he said, is the in-

crease in competition that's sure to arise between boards. He compared the current board setup to a monopoly and a bureaucracy, saying regional boards have too much power.

"I have a tendency to believe it's like large government," he said, adding that there's a lot of money involved. "I think they need to run a tighter ship on that."

Drake is among the thousands of members who belong to the Western Wayne South Oakland Board of Realtors. He feels if he were part of a smaller board, his voice and vote may count for more.

He could join a board up in the Upper Peninsula that has maybe 200 members," he said.

Coinciding with Board of Choice, the National Association of Realtors has set up some new guidelines, requiring real estate boards to meet

minimum criteria. The state associations will certify the boards, which are encouraged to merge with other boards if they cannot meet the requirements.

These requirements include: bylaws, elections, membership meetings, dues collection and financial functions, staff services, legal counsel, executive officer, newsletter, orientation, educational programs and enforcement of the code of ethics.

Mergers can benefit boards by decreasing operation costs, increasing political influence at the state and national levels, offering more educational opportunities and providing assurance that the NAR's minimum board services standards will be met.

BBBR, the Rochester Area Association of Realtors and the South Oakland County Board of Realtors have set a merger date for May 1995.

You can limit blackballing ruses, fireworks use



ROBERT M. MEISNER
CPA

Q. The board of our cooperative has a management company we have asked to supply us with names of CPAs for an audit. The management company has given us several names, but indicates that in the case of at least one, while the CPA is nationally known as an expert, he is "too expensive."

A. I find that somewhat unusual for a management firm to tell us, since they have advised the management firm that we want a competent and capable CPA help for our cooperative.

I am also learning from experience that the other CPA recommended by the management company is someone with whom the management company works in many projects and may have done some accounting work for the principal of the management company.

Q. How do I bring this to the attention of the board so that they can see what they are dealing with?

A. Many times, management companies will be asked to recommend professionals. They can, by either the inclusion of their voice in verbalizing that recommendation, or by uttering certain words, namely "you cannot afford him/her," effectively blackball that particular professional.

This may be a ruse on the part of the management company to keep out the professional involved, simply for selfish, self-serving purposes, or it may be based upon experience obtained by the management company in actual dealings with the professional involved.

To the extent that the management company has an ongoing relationship as you have depicted with the other CPA, I would question the objectivity of the management company in terms of making that recommendation and, for that matter, determine whether the management company and the CPA involved are in a potential or actual conflict of interest.

A truly good management company will suggest to the association that they get the very best professional it can possibly afford and determine a way that the best CPA can be hired.

Q. We have a recreational condominium project and on almost every holiday, there are an extraordinary number of fireworks that are set off on the condominium premises.

While we appreciate the need for the members to enjoy themselves, can we restrict the use of fireworks at the condominium project and, as a secondary matter, how can we enforce it?

A. Under most condominium documents, there is a prohibition against obnoxious and/or offensive activities, excessively noisy activities and the maintenance of firearms or other projectiles that could be dangerous.

It would appear that the use of fireworks can be dangerous to the residents of the condominium in a number of respects and if your bylaws do not specifically prohibit the use and/

or detonation of fireworks, perhaps a rule and/or amendment to the condominium documents is necessary.

As with any other rule, the association should have a multitude of remedies available to enforce the rules, including, if necessary, ultimate resort to court to seek injunctive relief.

The association should embark upon a uniform and rigorous bylaw enforcement policy relating to all of its restrictions, including the use of fireworks, if that is the desire of the organization.

Robert M. Meisner is a Birmingham-area 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, 30200 Telegraph Road, Suite 467, Bingham Farms, MI 48025. This column provides general information and should not be construed as legal opinion. To leave a voice-mail message for Robert M. Meisner, dial (313) 963-2047, mailbox 1871.

CLASSIFIED REAL ESTATE



Observer & Eccentric Community Classifieds REAL ESTATE INDEX

REAL ESTATE FOR SALE 4300-344

- 21 Clear House
- 22 of Birmingham-Bloomfield
- 23 of Birmingham-Bloomfield
- 24 of Birmingham-Bloomfield
- 25 of Birmingham-Bloomfield
- 26 of Birmingham-Bloomfield
- 27 of Birmingham-Bloomfield
- 28 of Birmingham-Bloomfield
- 29 of Birmingham-Bloomfield
- 30 of Birmingham-Bloomfield
- 31 of Birmingham-Bloomfield
- 32 of Birmingham-Bloomfield
- 33 of Birmingham-Bloomfield
- 34 of Birmingham-Bloomfield
- 35 of Birmingham-Bloomfield
- 36 of Birmingham-Bloomfield
- 37 of Birmingham-Bloomfield
- 38 of Birmingham-Bloomfield
- 39 of Birmingham-Bloomfield
- 40 of Birmingham-Bloomfield
- 41 of Birmingham-Bloomfield
- 42 of Birmingham-Bloomfield
- 43 of Birmingham-Bloomfield
- 44 of Birmingham-Bloomfield
- 45 of Birmingham-Bloomfield
- 46 of Birmingham-Bloomfield
- 47 of Birmingham-Bloomfield
- 48 of Birmingham-Bloomfield
- 49 of Birmingham-Bloomfield
- 50 of Birmingham-Bloomfield
- 51 of Birmingham-Bloomfield
- 52 of Birmingham-Bloomfield
- 53 of Birmingham-Bloomfield
- 54 of Birmingham-Bloomfield
- 55 of Birmingham-Bloomfield
- 56 of Birmingham-Bloomfield
- 57 of Birmingham-Bloomfield
- 58 of Birmingham-Bloomfield
- 59 of Birmingham-Bloomfield
- 60 of Birmingham-Bloomfield
- 61 of Birmingham-Bloomfield
- 62 of Birmingham-Bloomfield
- 63 of Birmingham-Bloomfield
- 64 of Birmingham-Bloomfield
- 65 of Birmingham-Bloomfield
- 66 of Birmingham-Bloomfield
- 67 of Birmingham-Bloomfield
- 68 of Birmingham-Bloomfield
- 69 of Birmingham-Bloomfield
- 70 of Birmingham-Bloomfield
- 71 of Birmingham-Bloomfield
- 72 of Birmingham-Bloomfield
- 73 of Birmingham-Bloomfield
- 74 of Birmingham-Bloomfield
- 75 of Birmingham-Bloomfield
- 76 of Birmingham-Bloomfield
- 77 of Birmingham-Bloomfield
- 78 of Birmingham-Bloomfield
- 79 of Birmingham-Bloomfield
- 80 of Birmingham-Bloomfield
- 81 of Birmingham-Bloomfield
- 82 of Birmingham-Bloomfield
- 83 of Birmingham-Bloomfield
- 84 of Birmingham-Bloomfield
- 85 of Birmingham-Bloomfield
- 86 of Birmingham-Bloomfield
- 87 of Birmingham-Bloomfield
- 88 of Birmingham-Bloomfield
- 89 of Birmingham-Bloomfield
- 90 of Birmingham-Bloomfield
- 91 of Birmingham-Bloomfield
- 92 of Birmingham-Bloomfield
- 93 of Birmingham-Bloomfield
- 94 of Birmingham-Bloomfield
- 95 of Birmingham-Bloomfield
- 96 of Birmingham-Bloomfield
- 97 of Birmingham-Bloomfield
- 98 of Birmingham-Bloomfield
- 99 of Birmingham-Bloomfield
- 100 of Birmingham-Bloomfield

EQUAL HOUSING OPPORTUNITY

All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to discriminate on the basis of race, color, sex, religion, national origin, or handicap in the sale, rental, or financing of housing. The newspaper will not knowingly accept any advertising for real estate which is in violation of this act. Any advertiser who is found to be in violation of this act will be removed from this publication and the advertiser's name will be published in this publication as a violator of the act.

Place your Classified Real Estate Advertisement in more than 160,000 affluent Suburban Detroit Homes

FOR THE LATEST INFORMATION ON OPEN HOUSES - CALL

HOMELINE 313-953-2020

WE ACCEPT

DIAL CLASSIFIED DIRECT
Wayne County 313-591-0900
Oakland County 810-644-1070
Rochester/Rochester Hills 810-852-3222
Fax Your Ad 313-953-2232

301 Open Houses

HUNTINGTON WOODS
OPEN SUNDAY - 1 TO 4 P.M.
1214 Lakeland, Wares & Hwy 24
Call: 810-644-1314

301 Open Houses

BEVERLY HILLS
OPEN SUNDAY 2-5 P.M.
Spectacular brick ranch on a beautiful lot with stone fireplace. Double built with granite, hardwood floors, updated kitchen, stone fireplace, updated bathroom, beautiful landscaping, close to schools. Call: 313-953-2020

HANNETT • WILSON & WHITEHOUSE
(810) 648-8200

OPEN SUNDAY 1-4 P.M.

4420 Squirrel Rd. • Bloomfield
Sprawling 4 bedroom, 2 1/2 bath, brick ranch w/ family room. White kitchen, large corner lot and 2 car garage. *\$199,900

Ask for Carl Cohen
642-8100
Century 21 Town & Country

Fleet Mortgage Corp.

WE PAY ALL OR PART OF YOUR CLOSING COSTS!

NO OBSTRUCTION FEE NO DIRT OUT POINTS

Call to See How Fleet Mortgage Can Get You Into Your Home For Less Money.

313-462-4041

*Many Loan Programs To Choose From

301 Open Houses

OPEN SUN 12:00-4:00
1701 COLLETT, 1700 LAUREL WITH CHARM AND 1362 square feet. 3 bedrooms, 4 1/2 bathrooms, large lot, hardwood floors, granite counter, stainless steel appliances, close to schools. Call: 313-953-2020

301 Open Houses

OPEN SUN 1-4 P.M.
1718 Woodland Dr. of Ford Road, 4 bedrooms, 2 1/2 baths, large lot, hardwood floors, granite counter, stainless steel appliances, close to schools. Call: 313-953-2020

301 Open Houses

OPEN SUN 1-4 P.M.
1718 Woodland Dr. of Ford Road, 4 bedrooms, 2 1/2 baths, large lot, hardwood floors, granite counter, stainless steel appliances, close to schools. Call: 313-953-2020

CALL HOMELINE FOR MORE OPEN HOUSES 953-2020

24 Hours a Day
With New Listings Added Right Up to The Weekend

See Large Display Proms in This Section for Instructions

PLYMOUTH
3 bedroom Cape Cod in Season Estates. 3 1/2 baths, private deck, finished basement, 1st floor master bedroom and bath, hardwood floors. Just reduced to \$339,000!

PLYMOUTH
Charming craftsman condo. Features 2 bedrooms, lots of storage, garage and newer carpet, parquet floors, move-in condition. Why rent? Just \$42,900. 313-455-5880

LYON TWP.
Tranquil country setting on 3 acres for this 1909 built ranch featuring living room with marble fireplace, large oak kitchen with island, 2 1/2 baths and so much more! \$189,900. 810-348-1212

NORTHVILLE
4.5 bedroom home well located in sub. 1st floor bedroom, 1st floor laundry, newer carpet, parquet floors, move-in condition. \$204,900. 810-348-1212

NOVI
Best of both worlds! Spacious and well cared for 4 bedroom colonial, great location, excellent schools. \$207,900. 810-348-1212

DEARBORN HEIGHTS
Nice 3 bedroom ranch with updated bath. Newer furnace and vinyl windows, freshly painted. District 7 schools. \$83,000. 313-455-5880

Century 21 SUBURBAN

Plymouth (313) 455-5880
1-800-537-4421

Northville (810) 349-1212
1-800-369-2334

ROCHESTER HILLS

OPEN SUNDAY 1-4 P.M.
1710 Black Maple Dr. S. of Walton, E. of Old Perch
Spectacular 4 bedroom, 2 1/2 bath brick Tudor, completely renovated and professionally decorated in neutral decor. Hardwood floors, Berber carpet, library, private wooded lot with 2 tier deck. \$237,500

Ask For Carl Cohen 642-8100

Century 21 Town & Country

301 Open Houses

BLOOMFIELD TWP.
OPEN SUN 1-4 P.M.
313 of Lincoln, W. of Lakeshore
QUALITY HOME! 4 bedroom wood-look tile. Fantastic kitchen, granite counter, stainless steel appliances, large deck, hardwood floors, large deck, close to schools. Call: 313-953-2020

301 Open Houses

OPEN SUN 1-4 P.M.
1718 Woodland Dr. of Ford Road, 4 bedrooms, 2 1/2 baths, large lot, hardwood floors, granite counter, stainless steel appliances, close to schools. Call: 313-953-2020

302 Birmingham Birmingham

BIRMINGHAM
Solid built ranch in "country feel" sub. 4 bedrooms, large kitchen, hardwood floors, garage and basement. This one just list at \$89,900. 810-348-1212

302 Birmingham Birmingham

BIRMINGHAM
Solid built ranch in "country feel" sub. 4 bedrooms, large kitchen, hardwood floors, garage and basement. This one just list at \$89,900. 810-348-1212

302 Birmingham Birmingham

BIRMINGHAM
Solid built ranch in "country feel" sub. 4 bedrooms, large kitchen, hardwood floors, garage and basement. This one just list at \$89,900. 810-348-1212

302 Birmingham Birmingham

BIRMINGHAM
Solid built ranch in "country feel" sub. 4 bedrooms, large kitchen, hardwood floors, garage and basement. This one just list at \$89,900. 810-348-1212