

full-length wall closet (walk-in option), separate tub and shower and double-sink vanity. The main floor also has a den, great room with sloped ceiling and kitchen/eating nook.

A two-story ceiling at the front door enables a bridge upstairs to overlook the great room. Two bedrooms and a full bath are on the second level.

"This is our biggest seller," said Joyce Hancock, sales rep for Dynasty. "A lot of people prefer to be down and have the children upstairs."

The cost is \$190,900. The Majesty, a ranch of 1,550 square

feet, has three bedrooms, 2 1/2 baths, great room with cathedral ceiling and kitchen/eating nook. The base price is \$174,900.

Two other models are under construction. The Princess, a 2,500-square-foot colonial, offers a choice of three or four bedrooms, and Imperial

II, a 2,400-square-foot two-story, has the same basic layout as Imperial I, except for three bedrooms upstairs.

The base price for both the Majesty and Imperial II is \$194,900.

The property tax rate for a house in the Bluffs is about \$34.70 per \$1,000 of state

equalized valuation, half of market value. That means the owner of a house worth \$190,000 would pay \$3,300.

Darlene Macdonaki bought a two-story with the master on the main floor and two larger bedrooms upstairs.

"I like everything about the house —

the floor plan, the master on the first floor away from the city. "Building a home can be a stressful experience. The builder (Dynasty) was delightful to work with," she added.

John and Jennifer Nance along with daughters Nicole and Tara moved into a ranch.

"We were looking for a specific house. We were sliding down and wanted a ranch," Jennifer said. "We're back on a ravine with a dock and not much of a yard. We love it. We have animals — deer, squirrels, raccoons, all kinds of birds."

"We built one other house in Ohio," she

added. "This, by far, has been a very easy experience. They (Riverside people) are wonderful."

Dynasty models (810) 651-1899 and Riviera models (810) 652-9756 at the Bluffs are open noon to 6 p.m. daily, closed Thursdays.

BUSINESS DATEBOOK

Datebook features upcoming events around the suburban business community. To list an event, write: Datebook, Building & Business, Observer & Eccentric Newspapers, 36251 Schoolcraft, Livonia, 48150. Our fax number is (313) 591-7279.

FRIDAY, APRIL 28

FINANCIAL MANAGEMENT
Wash College presents a seminar "Financial Management for Small Businesses" 9 a.m. to 4 p.m. on campus in Troy. Cost is \$99. Group discounts are available. To register, call (810) 689-6178 ext. 260.

DIGITAL VIDEO
Aerodata and Autodesk, digital technology and software companies, sponsor a series of free seminars on the digital video revolution 9 a.m. to 11 a.m. and 6-8 p.m. on the date and April 29 and 30 at the Dearborn Hyatt Regency. To register, call (810) 488-0568.

SATURDAY, APRIL 29

RETIREMENT PLANS
Harris Retirement Services presents a workshop "Women & Retirement" for women in the workforce serious about preparing for retirement 9 a.m. to noon at St. Mary's Cultural Center,

18100 Meridian, Livonia. Topics include Social Security, choosing a planner and legal documents. Cost is \$20. Advance registration required at (313) 464-3535.

MONDAY, MAY 1

PROCUREMENT CONFERENCE
The Michigan Minority Business Development Council presents its 14th annual procurement conference, which brings small businesses owned by minorities together with large corporations, this date through May 3 at the Westin Hotel, Renaissance Center, Detroit. For information, call (313) 873-3200.

TUESDAY, MAY 2

AFFIRMATIVE ACTION
The American Society of Employers of Affirmative Action sponsors a two-day seminar "Writing an Affirmative Action Plan" 9 a.m. to 4:30 p.m. on the date and May 3 at its offices, 23815 Northwest, Southfield. Cost is \$295 for members, \$350 for non-members. Advance registration requested at (810) 353-4500.

PROPERTY MANAGERS

The Real Estate Investors Association presents a program "Women in Real Estate" 7 p.m. at the Ramada in Southgate, Northline one block east of I-75. Cost for non-members is \$10. For information, call Wayne Koehler at (313) 277-4168.

WEDNESDAY, MAY 3

SALES BROKER
The Builders Association of Southeastern Michigan presents a seminar "Closing the Sale: Getting to Yes" 8:45-10:15 a.m. at its offices, 30175 Northwest, Southfield. Free for Farmington Hills. For DAMA members, \$25 for non-members. To register, call (810) 737-4477.

MAY 10 NORTH

The National Association of Women Business Owners North Network meets 7:30 a.m. at Auburn Hills Holiday Inn, I-75 at University for networking and member presentations. Cost, which includes continental breakfast, is \$10 for members, \$20 for non-members. Reservations are required. For information, call (810) 253-3711.

BUSINESS STARTUPS

The Business Enterprise Development Center sponsors a workshop "How to Start a Business" 9-11:30 a.m. at its offices, Long Lake Crossing, 1301 W. Long Lake, Suite 150, Troy. Cost is \$10 for a workbook. To register, call (810) 952-5800.

TECHNOLOGY CONFERENCE

Farmington/Terrington Hills Chamber of Commerce sponsors a two-day technology conference and exposition "Fightsnap '95" this date and May 4 at the Farmington Hills Activity Center, 26000 11 Mile, Cost is \$149. Group and daily rates available. For information, call (810) 474-3440.

EMPLOYMENT REGULATIONS

The Institute of Business Law, Cal State University, presents its 7th annual conference "Employment Regulations in Michigan" this date and May 4 at the Novi Hilton, 2111 Haggerty. Cost is \$95, but several discounts are available. For information, call (310) 450-0500.

THURSDAY, MAY 4

INTERNET MARKETING
The Internet Factory presents a seminar "How to Market Your Product and Services on the Internet" 8-10:30 a.m. at the Community House, 380 Bates, Birmingham. Cost is \$50. To register, call (810) 642-0790.

ECD TOUR

The Detroit Section of the Society of Women Engineers and Energy Conversion Devices host a tour of ECD, a leader in thin film technology, solar panels and battery power, 6:30 p.m. at ECD on Skokie between Crooks and Coolidge, Troy. No charge. For information, call (313) 322-6996.

DIRECT MARKETING

Direct Marketing Association of Detroit hosts Larry Brophy, Goodman president, speaking on a variety of topics 11:30 a.m. at the Southfield Radisson. Cost is \$19 for members and \$24 for non-members with reservations, \$3 additional for walk-ins. To register, call (810) 258-8803.

TUESDAY, MAY 9

STOCK STRATEGY
Dean Witter Reynolds hosts a free

seminar "How to Invest in a Blue Chip Strategy for Above Average Growth Potential" 5:30-7 p.m. at the Livonia Marriott, Six Mile at I-75. To register, call Greg Loasoco at (800) 676-0600.

HEALTH/WELFARE PLANS

The Detroit Area Chapter International Society of Certified Employee Benefit Specialists presents a seminar "Fundamentals of Health and Welfare Plans" 7:15 a.m. to 8:25 a.m. at the KSU management Education Center, Troy. Cost is \$140. Advance registration required at (810) 988-0309.

WEDNESDAY, MAY 10

SMALL BUSINESS DAY
The U.S. Small Business Administration and a consortium of business associations host the 13th annual Michigan Small Business Day with workshops and reception ceremonies beginning noon at the Athenaeum Hotel and International Conference Center in Detroit's Greenfield. Cost is \$75. A reduced rate is available for either a luncheon or banquet only. For information, call (313) 228-0075, ext. 82.

THURSDAY, MAY 11

SELF-STARTERS

The National Association of Career Women Metro Detroit Chapter presents a program "Professional Women and Self-Esteem" 11:30 a.m. to 1:30 p.m. at Marjorie's Restaurant, 25483 Telegraph, Southfield. Cost is \$18 for members, \$18 for non-members. To register, call (810) 268-7770.

SUPERVISOR

Schoolcraft College's Continuing Education Service offers a five-week management course "First Line Supervision" 7-10 p.m. Thursdays starting this date on campus in Livonia. Cost is \$132. To register, call (313) 482-4443.

CPA/ATTORNEY CONFERENCE

The Michigan Association of Certified Public Accountants and the Lawton section of the State Bar of Michigan conduct a joint CPA/attorney conference 7:45 a.m. to 4:30 p.m. at the Novi Sheraton. A keynote panel discusses "Aspects of Buying and Selling a Business." Twelve breakfast sessions available. Cost is \$125. To register, call (810) 855-2288.

MONDAY, MAY 15

WORKSHOP, TERMINATION

Adia Personnel Services sponsors a free seminar "Legalities of Termination" 9-11:30 a.m. at the Troy Marriott. To register, call Linda Tucker at (810) 442-7800.

TUESDAY, MAY 16

BUILDER'S LICENSE

Livonia Community Education and Michigan Builders Institute of Rochester Hills offer a 16-hour seminar to help people pass the state builder's licensing exam 6-10 p.m. Tuesdays and Thursdays through May 25 at Regency Middle School, 15555 Henry Run, Livonia. Cost is \$150. Registration required by May 12 at (313) 523-9277 during business hours.

BUSINESS MARKETPLACE

Marketplace features a glimpse of suburban business news and notes, including corporate name changes, new products, office openings, new affiliations, new positions, mergers, acquisitions and new ways of doing business. Write: Marketplace, Building & Business, Observer & Eccentric Newspapers, 36251 Schoolcraft, Livonia, 48150. Our fax number is (313) 591-7279.

CONTRACTORS ASSOCIATION

The Greater Detroit Chapter of the Associated General Contractors of America, headquartered in Southfield, has been singled out by national industry leaders as Chapter of the Year.

NIEBYLSKI PRACTICE

Sinal Hospital internist Dr. Nibylski, M.D., a Farmington Hills resident, has relocated his practice to 2014 Beech Daly Dearborn Heights from Bingham Farms.

NIH CONSULTANTS

NIH Consultants of Farmington Hills has received a Michigan Chamber of Commerce Environmental Quality Award.

Vic's World Class Market on Grand River

The structure includes a fruit market, gourmet grocery and coffee shop, espresso bar, '50s-style malt shop, 176-seat, full-service restaurant, butcher shop, deli, bakery, seafood shop and an 8,000-square-foot greenhouse with floral department.

BLANCHARD COMPANIES

Paula Blanchard, a public relations expert, has formed the Paula Blanchard Companies with operations in Troy and Washington, D.C.

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Guest Speakers

Mike Jenkins, Director, Investment Marketing, Fidelity Investments
Bruce Rockwell, Senior Vice President - First of Michigan Corporation

Date: May 9, 1995 Time: 7:30 p.m.

Location: Southfield Radisson at Prudential Town Center 10 Mile at Evergreen, Southfield

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