lumn highlights promotions, This column highlights promotions, transfers, hilings, awards won and other key personnel moves within the suburban real estate community. Sand a birld biographical summary—including the towns of residence and amployment and a black and white photo if distinct—to: Movers and Shakers, Observer & Eccentric Newspapers, 36251 Schoolcraft, Livonia, 48150. Our fax number is (313)-591-7279

Workman receives CRB



estate brokerage manager for
the Michigan
Group in Livonia, has
received the
professional designation of Certified Real Estate Broker-

Realter brokers
Realters holding a CRB are considered experts in market trend analysis and marketing, as well as in recruiting and training sales associates. Workman also is a Certified Buyer

Clark is construction GM



THE PERSON Kumpula joins Novi firm



Susan Kumpula of Livonia has become a sales associate with ERA Rymal Symes in Novi. "This is another indication of

Suan Kumpula indication of guiding principle here at ERA Rymal Symes of providing the highest quality service through the most qualified salespersons in the industry, said Ben Skelton, vice president.

6 promoted with TTCI

Trerice Tosto Colliers International, a commercial/industrial real estate firm in Bingham Farms, announces six promotions to vice president.

Larry H. Emmons SIOR of Bioomfield Hills, Douglas P. Fura, Commerce Township, Lawrence A. Kelly, Brighton, and Wayne Robert, Milford, were promoted in the industrial brokerage division.

John J. Godwin, West Bioomfield, was elevated in the investment browas elevated in the investment browses general constitutions.

was elevated in the investment bro-kerage division, Donald L. Niemiec, Westland, in the property tax consult-



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Tolling together. Ray and Lisa Smigelski, left, Lee and Noel Bittinger, Michael and Tracy Katz, George and Clara Goodling and Sheila and Louis Rose enjoy their spause's company at work as used as at home.

BY DOUG FUNDE STATE STA Couples tout team approach

Try the courts before you picket your landlord



Q. We have a problem with our developer and have not sought legal counsel, but plan to picket, distribute leaflets and verbally express our opinions regarding the developer's misdeeds. We are in the process of getting organized and want to know what our rights are.

A Your proposed actions will incite the developer to seek legal redress, perhaps by claiming that you are trespassing, defaming or otherwise interforing with itt business relationships. It might also claim that you have violated a covenant under the Master Deed if in fact you display signs, it signs are prohibited. On the other hand, there is some authority in an out-of-state case that allows unit owners to picket, distribute leaflets and verbally express their opions since these actions are protected by the First Amendment to the U.S. Constitution.

However, to the extent that signs are in violation of any covenants in the Master Deed, the developer may have a right to withhold the use of such signs and to otherwise not trespass on any property that he retains, i.e. the units that he is selling. However, this is a drastic course of action, and you are better advised to seek legal counsel to examine what legal rights you have to purse the developer and all other persons responsible for the apparent defects that you have in your condominium. It is this writer's experience over the years that condominium associations that seek legal redress are generally the most successful.

Q. Our condominium is considering charging a rental fee for reviewing the rental transac-tion and inspecting the rental unit. It would be an administrative inspection fee. Is this reason-

A. In an outstate case, interpreting the New Jersey Condominium Act, the court authorized the associa-yn to assess rental fees and recognized the condo-

minium association's power and responsibility over the common elements. The appeals court gave the condominium association the right to charge a fee for inspecting the unit to make sure that there is no damage. The condominium associatior may also review the lease to ensure that both the owner and prospective tenant comply with the Master Deed, condominium association bylaws and rules pertain ing to rentals. The costs of review and inspection are not considered costs of common expenses. Whether or not that would be sustained in Michigan, of course, is something that would have to be decided on a case-by-case basis.

Robert M. Meisner is an Oakland County area attorney concentrating his practice in the areas of condominiums, real estate, corporate law and litigation. You are invited to submit topics that you would like to see discussed in this column, including questions about condominiums, by uriting Robert M. Meisner, 30200 Telegraph Road, Suite 467, Bingham Farms MI 48025. This column provides general information and should not be construed as legal opinionn.