

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

Jacunski wins honor



Charlotte Jacunski, a Realtor associate with Century 21 Row in Livonia, placed among the Top 21 Century 21 agents in the Great Lakes region for gross closed commissions as of the midpoint of this year. Jacunski lives in Livonia.

Agents complete training

Susan LaCarter, Carol Taylor, Stephanie Taylor, Michelle Wilson and Sally Witt, all with Heritage Real Estate/Better Homes & Gardens, have completed the training of the Historic Real Estate Program and are now certified by the National Trust for Historic Preservation. The course covered such topics as historical architectural styles, legal/regulatory issues governing historic properties and tax incentives as they relate to historic home ownership.

Garrett joins McNabny

Linda K. Garrett, a Clarkston resident, has joined McNabny Property Management in Bloomfield Hills as an assistant director of property management. She will be responsible for the organization and development of the residential property management division. Garrett, who received her property management education from the Institute of Real Estate Management, has 10 years experience in the field.

REAL ESTATE

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Fixer-uppers: Some of the participants in the annual home renovation project sponsored by the Western Wayne Oakland County Association of Realtors take a break from their work.

Realtors roll up sleeves again

BY DOUG FUNKE
STAFF WRITER

It was a day well spent. That was the thinking of several dozen Realtors, financial managers, title insurance salespeople and friends who gathered recently to fix up and clean up the property of a single mom in Farmington Hills. Front and rear doors were replaced, windows scraped and repainted. New paneling was applied. The weather-beaten garage received vinyl siding, the driveway a new batch of stones. Extensive landscaping also was the order of the day.

"I'm overwhelmed," said Robin Smith, who grew up in the house and now lives there with sons Daniel and Dylan. "They told me a lot of people were going to show up, but you have to see it to believe it. It's great."

The third annual home renovation project was sponsored by the Western Wayne Oakland County Association of Realtors.

"I think every single person who shows up just loves helping someone," said Dan Havery, manager of real estate lending for Dearborn Federal Credit Union and co-chairman of the project. "It's not for the recognition. Last night, I slept only an hour and a half. Havery said while taking a break from installing a front door. "You get excited, ready to go. It's really coming together nice."

Diane Winkelmann, a Realtor with Red Carpet Kelm Midwest in Farmington, also coordinated the renovation project.

"I think it's important that the membership reach out to the community in a positive way," she said. "I want everyone to know we're warm, fuzzy people."

"There's a Ralph Waldo Emerson quote I like - 'What lies before us and what lies behind us is nothing com-

pared to what lies within us," Winkelmann said.

"Sometimes, when we work on a project like this, it makes us more tolerant of problems in our daily life. And we get a working knowledge of the dynamics of a house."

"You meet people in a professional capacity, they perform miracles and have fun doing it," Winkelmann said. "The work appeared to be a labor of

love for all the volunteers. "It's probably the most feel-good thing I'll do all year," said Teri Spiro, a Realtor with Century 21 Town & Country in West Bloomfield. She kept the volunteers on task at the house on work day.

"This is what we do for a living," Spiro said. "We go into houses and evaluate deficiencies every day on some level. We're making suggestions.

"I made a list of all duties. I have my clipboard over there," she said. "There are months of planning. This is the fun part."

John Michniak, a Realtor with Coldwell Banker Schweitzer in Northville, shoveled stones onto the driveway.

"One thing I want people to know is Realtors enjoy the enjoyment of homeowners," he said. "We really take a lot of pleasure in seeing people happy and doing this."

Ron McNeal, a Realtor with the Prudential Preview in Northville dug a stump from a diseased overgreen from the ground.

"You get more out of it than you put in," McNeal said. "If you're the least bit introspective, you know how lucky you've had it."

Eric Rader, manager of Real Estate One in Livonia, worked on the back door replacement.

"Real estate is what we do. Home ownership is what it's all about," he said. "We feel it's an obligation. We feel every business has to give back to the community where it makes its bread and butter."

Smith and her family came to the attention of WWOOC through Farmington's Head Start preschool program.

"I was shocked," she recalled. "I really do appreciate everyone's time and effort. I'm thankful for their help."

Plumbing, roof repairs and insulation subsequently were completed the house. Some electrical upgrades remain to be finished.

"I couldn't do it without everyone else," Winkelmann said. "Every year it's a different challenge. It's still just as much fun. I wish we had the physical and financial ability to do 10 houses a year."

Here's lineup of helpers

- The following individuals and business contributed time, money or both to the third annual Western Wayne Oakland County Association of Realtors home renovation project.
- Ann Asenberry, Betty Bjornsen, Danielle Boke, Kathy Boudreau, Denise Bryngelson, Scott Campbell, Thomas Cook, LaVada Cowans, Marie Blanche Cox, Diana Craig, Zana Diehl and Eric Esser.
- Ann M. Ford, Jonny Gan, Carl Giroux, Mary Catherine Glazek, Mike Goewey, Lisa Gontopp, Tim Haggerty, Carole Halmakanga, Dan Havery, Bonnie Haymaker, Christie Hickman, Mark Hudson, Lerri Hunter and Thomas Huster.
- Jan Jockett, William Law, Marie Law, Craig Lee, Dennis Lucas, Monica Luther, Larry Martin, John McArdle, Mary McLeod, Ron McNeal, Sandy Meener, John Michniak, Susan Moriarty, Connie Murrish, John O'Brien, and Pauline Olaszewski.
- Michael Peck, Lynetta Perry, Donna Phillips, Steve Pincusky, Eric Rader, Dorothy Reisman, Darlene Scovell, Mary Ann Seaver, Larry Sowers, Turi and Tim Spiro, JoAnn and Roger Steuwe and Pat Stokas.
- Michael Talo, Gori Treflek, Debra Watson, Dehanna Watson, Jim Walters, Rebecca Williamson, Bob Wilson, Diane Winkelmann and the Winkelmann children, Rudy Winston and Nick Wusert.
- Allied Electric, American Financial Mortgage Corp., Brightmoor Electric, Bushel Mart, Century 21 Hartford-Farmington, Century 21 Hartford North-Livonia, Century 21 John Cole, Century 21 Row and Century 21 Town & Country-West Bloomfield.
- Coldwell Banker Preferred, Coldwell Banker Schweitzer-Northville, Countrywide Windows & Siding, Dearborn Federal Credit Union, D&C Plumbing & Supplies, Delet Doors, Eagle Plumbing, Fiberglass Insulation, First of America and First Michigan Title.
- GE Capital Mortgage Insurance, Heritage Bakery, Home Depot, J&J Machine Products, John Adams Mortgage Co., Kem-Tec Land Surveyors, Metropolitan Title, the Michigan Group-Livonia and Newcomer's Home Inspection Service.
- Observer & Eccentric Newspapers, One Way Realty/Omega Mortgage, Pioneer Mortgage, Pizun's Pizzeria, the Prudential Great Lakes-Farmington Hills, the Prudential Preview Properties-Northville, Real Estate One-Livonia and Real Estate One-West Bloomfield.
- Red Carpet Kelm Midwest, RE/MAX 100-Nowi, Remerica Hometown One-Plymouth, Remerica of Michigan, Rock Financial-Canton, Santeis Vaulta and SDI Electrical.
- Seal Tight Home Treatment, Showers Gutters Siding World-Livonia, Standard Federal-Farmington Hills, Stuefke Nursery, Wagner Appraisal, Waste management, Weir, Manuel Snyder & Ranke-Plymouth, the William Fall Group and Underwriter's Agency.

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ROBERT M. MEISNER

Compensation needed if ALL your land use limited

REAL ESTATE QUERIES

Q. I have heard of a concept of inverse condemnation and am wondering whether you can give me some insight into what it means.

A. The Constitution of the United States guarantees that the taking of property cannot be done without just compensation. The taking of property will require "just compensation" if a landowner's property either is invaded physically or is regulated "too far."

Compensation is required where a land use regulation either does not advance substantially legitimate state interests or denies the land owner all economically viable use of the land. However, compensation is not required where the land-use regulation merely results in a

diminution of the property's value.

In short, land can be condemned even though the property has not been physically seized by the municipality, but rather where a regulation denies all economically beneficial or productive use of one's land. This is a legal concept that is utilized in the law of condemnation.

Q. I am a member of a condominium association that has a weighted average for voting and assessing costs. I understand that there is a movement going on to do a special assessment of a lump sum to everyone.

Is this legal since the master deed says that all assessments, costs of administration and votes must be done using the weighted average?

A. Assuming the facts that you have indicated are correct, and the assessment is benefiting all of the

co-owners, the association must assess based on percentage of value.

However, there are exceptions to the rule based upon the contents of the documents and the nature of the additional assessment so that it is difficult, without reviewing the documents as to all of the specifics of the additional assessments, to give you a definitive response.

You are best advised to consult legal counsel.

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 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.

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